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
June 10, 2024 9:00 AM
City Hall Commission Chamber
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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. 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 at 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. *MINUTES FOR APPROVAL: MARCH 25, 2024 REGULAR MEETING*

C. *PLAT 2404-002 VOSO UNIT 149 FINAL PLAT*

D. *PLAT 2404-003 VOSO UNIT 150 FINAL PLAT*

E. *SP 2305-007 CONVENIENCE STORE WITH GAS (WAWA)*

F. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 143, 144, 145, 232, 233, AND 234*

G. *BUDGETED FINANCIAL ITEMS*

1. *REHAB AND COATING OF 27 MANHOLES AND 3 LIFT STATION WET WELLS FOR THE AMOUNT OF $191,610.68*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***ORDINANCE NO. O2024-20 -*** *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 2403-002 Pest Bear Office

The applicant is seeking approval from the City Commission acting to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by rezoning request RZ 2403-002 (O2024-21).
The Special Magistrate recommends approval.

C. ***ORDINANCE NO. O2024-27 -*** *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 2307-002 Densan Park Phase 4

D09-028
The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by rezoning request RZ 2307-002.
The Planning and Zoning/Special Magistrate recommends approval of Ordinance Number O2024-27 to be considered by the City Commission for

further action.

D. ***ORDINANCE NO. O2024-29 -*** *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 2403-003 Freeman-Allen Home Site

F01-116
The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 1.00 MOL. The request is accompanied by rezoning request RZ 2403-003 (O2024-30).
The Planning and Zoning/Special Magistrate recommends approval of Ordinance O2024-29 to be considered by the City Commission for further action.

E. ***ORDINANCE NO. O2024-31 -*** *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 2403-004 Empey Home Site

G16ED001
The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.125 MOL. The request is accompanied by rezoning request RZ 2403-004 (O2024-31).
The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-31 to be considered by the City Commission for further action.

F. ***ORDINANCE NO. O2024-33 -*** *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 2404-001 301 Lots

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by rezoning request RZ 2404-001 (O2024-34).
The Special Magistrate recommends approval.

5. <u>Public Hearings - Timed - Quasi-Judicial</u>

A. ***ORDINANCE NO. O2024-21 -*** *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 2403-002 Pest Bear Office

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C (County) to C-3 (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).
The Special Magistrate recommends approval of O2024-21 subject to the approval of O2024-20, which establishes a future land use appropriate to the proposed zoning.

B. ***ORDINANCE NO. O2024-28 -*** *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 2307-002 Densan Park Phase 4

D09-028
The applicant seeks approval from the City of Wildwood City Commission for a zoning map amendment to change the zoning district from A10C (Sumter County) to R-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2307-002 (O2024-27).
The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-28 (attached) subject to approval of O2024-27,

which establishes a Future Land Use appropriate to the proposed zoning.

C. ***ORDINANCE NO. O2024-30 -*** *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 2403-003 Freeman-Allen Home Site

F01-116
The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR5C (Sumter County) to RMU (City) for the parcel listed above on 1.00 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-003 (O2024-29).
The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-30 to be considered by the City Commission for further action.

D. ***ORDINANCE NO. O2024-32 -*** *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 2403-004 Empey Home Site

G16ED001
The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.125ACRES, MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-004 (O2024-31)
The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-32 to be considered by the City Commission for further action.

E. ***ORDINANCE NO. O2024-34 -*** *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 2404-001 301 Lots

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-33).
The Special Magistrate recommends approval of O2024-34 subject to the approval of O2024-33, which establishes a future land use appropriate to the proposed zoning.

F. ***ORDINANCE NO. O2024-35 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.442 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 503 AND 503D, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

AN 2404-001 Zheng Home Site

Staff recommends approval.

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

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

A. ***ORDINANCE NO. O2024-36 -*** *AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

Petition to Amend the Boundary Line of Village Community Development District No. 15

The Board of Supervisors of the Villages No. 15 Community Development District (the “District”) has petitioned the City of Wildwood to amend Ordinance 2023-7 to reflect a net decrease in the size of the District by 2.00 acres, such that the resulting District will total 1,380.4 acres MOL. The net increase in the size of the District has no effect on the City limits.
Staff recommends approval

B. ***ORDINANCE NO. O2024-37 -*** *AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF*

THE MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Petition to Amend the Boundary Line of Middleton CDD A

The Board of Supervisors of the Middleton Community Development District A (the "District") has petitioned the City of Wildwood to amend Ordinance O2022-35 to reflect a net decrease in the size of the District by 1800.9 acres, such that the resulting District will total 683.7 acres MOL. The net decrease in the size of the District has no effect on the City limits.
Staff recommends approval

8. Resolutions for Approval

9. Financial & Contracts & Agreements

A. *HIGHFIELD AT TWISTED OAKS DEVELOPER'S AGREEMENT*

B. *TWISTED OAKS DEVELOPER'S AGREEMENT FIRST AMENDMENT AND RESTATEMENT*

C. *MAIN STREET PARKING GARAGE OWNER DIRECT PURCHASE INVOICE NO. 2 IN THE AMOUNT OF $1,122,925.08*

D. *MUNICIPAL SERVICES COMPLEX PAY APP #22 IN THE AMOUNT OF $56,908.25*

E. *PUBLIC WORKS NEW HVAC SYSTEM PAY APPLICATION #3 IN THE AMOUNT OF $51,367.06*

F. *ST CLAIR STREET IMPROVEMENTS PROJECT PAY APPLICATION #2 IN THE AMOUNT OF $84,112.09*

G. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 5 IN THE AMOUNT OF $465,212.95*

H. *INTERLOCAL AGREEMENT WITH THE VILLAGES CHARTER SCHOOL FOR ESTABLISHING AND FUNDING A SCHOOL CROSSING GUARD PROGRAM*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *GRANT UPDATE REPORT FOR JUNE 2024*

13. Other Department Reports

A. *INFORMATION TECHNOLOGY DEPARTMENT REPORT*

B. *POLICE DEPARTMENT 2023 ANNUAL REPORT*

C. *WILDWOOD POLICE DEPARTMENT YEAR TO DATE REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

June 17, 2024 - Chat with a Commissioner: Commissioner Bivins at MLK Community Center from 12pm to 1pm

June 17, 2024 - City Commission Meeting at City Hall at 7pm

June 18, 2024 - Police Department Safety Coalition Meeting at First Baptist Church of Oxford from 10am to 11:30am

June 22, 2024 - Stand-Up Comedy Night at Warfield Auditorium at 6:30pm

June 10, 2024 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *06/30/24*
Expend Account Range: *First to zzz-zzz-zz-zzzz* ***Include Non-Budget:*** *No*
Print Zero YTD Activity: *No* ***Prior Year:*** *Thru 09/30/23*

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	12,981,779.45	16,400,130.00	16,320,472.88	79,657.12 -	100
001-312-4100	LOCAL OPTION GAS TAX	707,889.09	1,125,000.00	634,602.67	490,397.33 -	56
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	3,810,789.17	4,415,000.00	2,679,971.43	1,735,028.57 -	61
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,046,042.62	1,050,000.00	686,147.36	363,852.64 -	65
001-313-1010	FRANCHISE TAX- SECO	1,551,762.62	1,600,000.00	890,507.73	709,492.27 -	56
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	79,325.50	90,000.00	45,828.39	44,171.61 -	51
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	313,002.40	360,000.00	200,237.71	159,762.29 -	56
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	38,038.20	60,000.00	0.00	60,000.00 -	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	323.45	0.00	2,383.79	2,383.79	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	61,554.15	75,000.00	46,577.83	28,422.17 -	62
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	695,643.83	965,000.00	482,601.73	482,398.27 -	50
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	43.63	0.00	401.22	401.22	0
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	226,460.71	220,000.00	129,549.38	90,450.62 -	59
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	319,218.50	350,000.00	279,008.00	70,992.00 -	80
001-313-5003	FRANCHISE FEE - SEWWC	184,025.83	325,000.00	0.00	325,000.00 -	0
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	892,572.55	890,710.00	568,513.60	322,196.40 -	64
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,233,030.50	1,360,000.00	845,792.14	514,207.86 -	62
001-314-3000	UTILITY TAX-WATER SALES	133,214.91	115,000.00	68,608.48	46,391.52 -	60
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	226,700.44	250,000.00	154,212.65	95,787.35 -	62
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	132,936.81	200,000.00	81,282.20	118,717.80 -	41
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,676.56	17,000.00	11,411.56	5,588.44 -	67
001-314-4030	FERRELLGAS LP	1,698.35	1,500.00	1,245.17	254.83 -	83
001-314-4040	CIRCLE K STORES	278.72	200.00	193.83	6.17 -	97
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	54,268.08	55,000.00	38,371.35	16,628.65 -	70
001-314-4081	LEESBURG GAS UTILITY TAX	92,701.29	90,000.00	73,655.47	16,344.53 -	82

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	0.00	0.00	47.29	47.29	0
001-314-4100	INTERCONN RESOURCES LLC	13,251.17	15,000.00	6,861.87	8,138.13 -	46
001-314-4150	CVS	308.56	300.00	284.21	15.79 -	95
001-314-4151	AMERIGAS PROPANE	6,851.95	9,000.00	2,666.71	6,333.29 -	30
001-314-4152	LOWE'S PROPANE TAX	2,059.38	2,500.00	1,430.84	1,069.16 -	57
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	355.46	300.00	233.87	66.13 -	78
001-314-4160	TECO-PEOPLES GAS	318,155.92	360,000.00	265,920.34	94,079.66 -	74
001-314-4162	GAS SOUTH UTILITY TAX	670.25	400.00	572.91	172.91	143
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	214,991.27	170,000.00	115,968.63	54,031.37 -	68
001-314-4191	PUBLIX UTILITY TAX	1,027.22	1,000.00	563.58	436.42 -	56
001-314-9010	STATE COMMUNICATIONS TAX	613,531.57	680,000.00	547,463.24	132,536.76 -	81
001-331-5000	FEMA GRANT	65,810.15	0.00	3,110.30	3,110.30	0
001-335-1200	STATE REVENUE SHARING	832,340.97	881,300.00	574,527.72	306,772.28 -	65
001-335-1400	MOBILE HOME LICENSES	16,522.99	15,000.00	11,964.59	3,035.41 -	80
001-335-1600	STATE BEVERAGE LICENSES	7,609.04	7,500.00	9,661.20	2,161.20	129
001-335-1800	1/2 CENT SALES TAX	2,082,056.67	1,919,500.00	1,289,718.02	629,781.98 -	67
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	647,525.92	759,000.00	423,114.09	335,885.91 -	56
001-341-2010	TREE MITIGATION PERMITS	93,452.00	500.00	60,928.00	60,428.00	***
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	101,080.62	70,000.00	102,322.41	32,322.41	146
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	530.00	0.00	984.25	984.25	0
001-347-5304	COMMUNITY CENTER STAFF FEES	300.00	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CE	11,804.65	10,000.00	7,609.51	2,390.49 -	76
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,863.62	1,500.00	1,949.61	449.61	130
001-347-5307	OUTDOOR BUILDING RENTALS	199.08	100.00	217.33	117.33	217
001-347-5308	OPEN SPACE RENTALS	1,190.30	800.00	630.10	169.90 -	79
001-350-1000	FINES	45,332.73	30,000.00	55,179.25	25,179.25	184
001-351-1002	CODE ENFORCEMENT	2,212.86	1,500.00	2,954.43	1,454.43	197
001-351-3000	POLICE-2ND DOLLAR FUND	3,636.85	2,500.00	4,966.23	2,466.23	199

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-361-0000	INTEREST EARNINGS	197,068.73	100,000.00	164,731.42	64,731.42	165
001-369-0000	OTHER MISCELLANEOUS REVENUE	12,884.48	10,000.00	3,252.38	6,747.62 -	33
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,765.05	18,300.00	0.00	18,300.00 -	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	17,899.50	15,000.00	14,284.94	715.06 -	95
001-369-0042	JACKSON ST. DAYCARE BDLG LEASE	0.00	10,000.00	0.00	10,000.00 -	0
001-369-0050	AUCTION PROCEEDS	28,512.67	0.00	3,620.00	3,620.00	0
001-369-0052	SPONSORSHIPS	0.00	0.00	6,000.00	6,000.00	0
001-369-0058	DONATIONS	16,716.00	0.00	11,414.25	11,414.25	0
001-369-0076	BASEBALL FIELD RENTAL	5,035.07	3,000.00	2,246.84	753.16 -	75
001-369-0078	FIELD PREPARATION FEES	954.24	500.00	840.00	340.00	168
001-369-0792	PROGRAM REGISTRATION FEES	40,566.41	30,000.00	20,774.80	9,225.20 -	69
001-369-0794	CONCESSION / VENDOR FEES	55.00	0.00	620.00	620.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	5,065.45	5,000.00	20,911.37	15,911.37	418
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	5,525.39	3,500.00	5,285.48	1,785.48	151
001-369-3748	MISC. GRANTS/VESTS	2,800.00	2,500.00	2,800.00	300.00	112
001-369-4000	FUEL TAX REFUND	9,999.57	12,000.00	8,207.43	3,792.57 -	68
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	0.00	0.00	21,489.96	21,489.96	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00 -	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00 -	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FU	0.00	12,000,000.00	0.00	12,000,000.00 -	0
	GENERAL FUND Revenue Totals	**30,667,296.12**	**47,584,840.00**	**28,019,905.97**	**19,564,934.03 -**	**58**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	49,416.89	51,690.00	38,265.12	13,424.88	74
001-511-10-2100	FICA EXPENSE	3,780.22	3,960.00	2,927.37	1,032.63	74
001-511-10-2200	RETIREMENT	27,624.40	30,340.00	22,453.92	7,886.08	74
001-511-10-2300	LIFE & HEALTH INSURANCE	469.49	450.00	213.75	236.25	48

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-10-2600	WORKERS COMPENSATION INSURANCE	163.59	250.00	378.13	128.13 -	151
001-511-30-3100	PROFESSIONAL SERVICES	2,520.00	6,000.00	190.00	5,810.00	3
001-511-30-4000	TRAVEL & PER DIEM	3,858.10	7,000.00	2,157.42	4,842.58	31
001-511-30-4100	TELEPHONE EXPENSE	1,087.28	2,000.00	635.48	1,364.52	32
001-511-30-4110	IT LICENSING / EQUIPMENT	5,121.35	5,970.00	4,858.51	1,111.49	81
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	0.00	95.00	95.00 -	0
001-511-30-4300	UTILITIES EXPENSE	0.00	0.00	153.51	153.51 -	0
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	2,708.35	2,500.00	0.00	2,500.00	0
001-511-30-5100	OFFICE SUPPLIES	0.00	150.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	23.15	400.00	64.00	336.00	16
001-511-30-5400	SUBSCRIPTIONS/DUES	4,212.00	6,300.00	4,791.87	1,508.13	76
001-511-30-5500	TRAINING	1,725.00	2,800.00	250.00	2,550.00	9
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	300,000.00	0.00	300,000.00	0
	511 LEGISLATIVE- CITY COMMISSION:	**102,709.82**	**420,310.00**	**77,434.08**	**342,875.92**	**18**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	408,684.90	509,290.00	289,405.13	219,884.87	57
001-512-10-1500	SICK LEAVE	4,591.46	0.00	10,352.55	10,352.55 -	0
001-512-10-1600	VACATION PAY	26,104.49	0.00	17,810.91	17,810.91 -	0
001-512-10-1800	HOLIDAY PAY	18,026.99	0.00	14,398.04	14,398.04 -	0
001-512-10-2100	FICA EXPENSE	34,295.27	38,970.00	24,595.37	14,374.63	63
001-512-10-2200	RETIREMENT	115,018.34	138,110.00	91,325.01	46,784.99	66
001-512-10-2210	BENEFIT ADMIN FEES	153.00	0.00	81.00	81.00 -	0
001-512-10-2300	LIFE & HEALTH INSURANCE	40,486.96	46,800.00	30,540.90	16,259.10	65
001-512-10-2600	WORKERS COMPENSATION INSURANCE	545.36	500.00	756.27	256.27 -	151
001-512-30-3100	PROFESSIONAL SERVICES	133,044.45	321,804.00	154,897.02	166,906.98	48
001-512-30-3400	OTHER CONTRACTUAL SERVICES	105.00	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-30-3450	CLOTHING AND UNIFORMS	183.96	750.00	0.00	750.00	0
001-512-30-4000	TRAVEL & PER DIEM	7,320.95	10,600.00	6,558.53	4,041.47	62
001-512-30-4100	TELEPHONE EXPENSE	3,985.51	5,000.00	2,330.46	2,669.54	47
001-512-30-4110	IT LICENSING / EQUIPMENT	11,800.91	23,150.00	20,565.19	2,584.81	89
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,819.40	4,000.00	1,474.55	2,525.45	37
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	277.35	1,000.00	268.59	731.41	27
001-512-30-4600	REPAIR & MAINTENANCE	1,097.68	5,800.00	1,074.26	4,725.74	19
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	638.69	2,500.00	300.50	2,199.50	12
001-512-30-5100	OFFICE SUPPLIES	1,403.47	2,000.00	622.87	1,377.13	31
001-512-30-5200	OPERATING SUPPLIES	7,042.67	18,750.00	1,306.43	17,443.57	7
001-512-30-5250	FUEL EXPENSE	0.00	0.00	66.60	66.60 -	0
001-512-30-5400	SUBSCRIPTIONS/DUES	3,596.75	6,300.00	2,405.78	3,894.22	38
001-512-30-5500	TRAINING	4,457.85	9,700.00	1,892.99	7,807.01	20
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	4,633.40	0.00	0.00	0.00	0
	512 EXECUTIVE- CITY MANAGER:	**829,314.81**	**1,145,024.00**	**673,028.95**	**471,995.05**	**59**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	226,411.79	389,130.00	192,408.28	196,721.72	49
001-513-10-1300	OVERTIME	0.00	500.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,431.84	0.00	6,306.88	6,306.88 -	0
001-513-10-1600	VACATION PAY	12,552.80	0.00	12,448.73	12,448.73 -	0
001-513-10-1800	HOLIDAY PAY	8,838.03	0.00	8,413.05	8,413.05 -	0
001-513-10-2100	FICA EXPENSE	19,448.22	30,380.00	16,797.65	13,582.35	55
001-513-10-2200	RETIREMENT	36,260.78	51,660.00	33,365.86	18,294.14	65
001-513-10-2210	BENEFIT ADMIN FEES	75.00	0.00	40.50	40.50 -	0
001-513-10-2300	LIFE & HEALTH INSURANCE	36,748.71	49,500.00	33,827.01	15,672.99	68
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	314.50	185.50	63
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,090.71	1,000.00	1,512.62	512.62 -	151

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-30-3100	PROFESSIONAL SERVICES	4,000.00	13,390.00	1,030.00	12,360.00	8
001-513-30-3200	ACCOUNTING/AUDITING FEE	19,250.00	24,000.00	15,000.00	9,000.00	62
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,581.98	17,210.00	9,055.07	8,154.93	53
001-513-30-4000	TRAVEL & PER DIEM	601.17	3,350.00	17.00	3,333.00	1
001-513-30-4100	TELEPHONE EXPENSE	5,437.91	7,510.00	3,070.94	4,439.06	41
001-513-30-4110	IT LICENSING / EQUIPMENT	31,339.27	71,720.00	61,889.86	9,830.14	86
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,434.80	1,580.00	1,223.36	356.64	77
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	2,412.78	7,880.00	1,335.14	6,544.86	17
001-513-30-4300	UTILITIES EXPENSE	18,888.70	27,300.00	11,028.35	16,271.65	40
001-513-30-4400	RENTAL & LEASING	3,127.85	3,940.00	2,085.38	1,854.62	53
001-513-30-4500	GENERAL INSURANCE	189,109.92	400,000.00	315,166.50	84,833.50	79
001-513-30-4600	REPAIR & MAINTENANCE	14,957.33	33,060.00	20,680.44	12,379.56	63
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,611.16	6,000.00	3,513.37	2,486.63	59
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	3,752.67	6,830.00	1,716.27	5,113.73	25
001-513-30-5200	OPERATING SUPPLIES	6,126.97	7,930.00	4,194.52	3,735.48	53
001-513-30-5400	SUBSCRIPTIONS/DUES	357.50	2,090.00	187.50	1,902.50	9
001-513-30-5500	TRAINING	799.00	9,530.00	1,196.00	8,334.00	13
001-513-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	10,000.00	0.00	10,000.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	112,593.26	115,381.00	57,337.42	58,043.58	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	21,834.28	19,049.00	9,876.35	9,172.65	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	229,425.30	235,452.00	116,963.00	118,489.00	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	62,185.41	56,158.00	28,842.34	27,315.66	51
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	333,314.33	339,580.00	339,576.44	3.56	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	89,263.05	83,010.00	83,009.40	0.60	100
	513 CLERK/FINANCE DEPARTMENT:	**1,516,262.52**	**2,025,120.00**	**1,393,429.73**	**631,690.27**	**69**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-10-1200	SALARIES	535,548.42	907,790.00	425,492.72	482,297.28	47
001-516-10-1300	OVERTIME	951.80	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	14,218.60	0.00	12,015.91	12,015.91 -	0
001-516-10-1600	VACATION PAY	26,461.79	0.00	22,842.07	22,842.07 -	0
001-516-10-1800	HOLIDAY PAY	20,973.43	0.00	18,246.32	18,246.32 -	0
001-516-10-2100	FICA EXPENSE	45,759.45	69,530.00	36,612.48	32,917.52	53
001-516-10-2200	RETIREMENT	86,933.28	154,060.00	76,393.87	77,666.13	50
001-516-10-2210	BENEFIT ADMIN FEES	103.50	0.00	90.00	90.00 -	0
001-516-10-2300	LIFE & HEALTH INSURANCE	80,945.20	107,640.00	67,135.66	40,504.34	62
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,636.07	1,500.00	2,268.89	768.89 -	151
001-516-30-3100	PROFESSIONAL SERVICES	598,946.74	835,000.00	397,459.62	437,540.38	48
001-516-30-3400	OTHER CONTRACTUAL SERVICES	951.75	1,000.00	0.00	1,000.00	0
001-516-30-3450	CLOTHING AND UNIFORMS	1,015.88	2,150.00	0.00	2,150.00	0
001-516-30-4000	TRAVEL & PER DIEM	5,530.85	14,980.00	1,681.88	13,298.12	11
001-516-30-4100	TELEPHONE EXPENSE	7,125.87	8,000.00	4,822.78	3,177.22	60
001-516-30-4110	IT LICENSING / EQUIPMENT	37,471.62	111,810.00	64,334.26	47,475.74	58
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	28,356.57	35,200.00	16,533.12	18,666.88	47
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,530.23	2,000.00	771.21	1,228.79	39
001-516-30-4600	REPAIR & MAINTENANCE	2,237.89	2,500.00	1,453.12	1,046.88	58
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	2,398.31	5,000.00	9,605.41	4,605.41 -	192
001-516-30-4950	CODE ENFORCEMENT	8,266.28	58,500.00	11,481.97	47,018.03	20
001-516-30-5100	OFFICE SUPPLIES	1,827.88	10,000.00	1,051.14	8,948.86	11
001-516-30-5200	OPERATING SUPPLIES	3,409.32	10,000.00	2,539.31	7,460.69	25
001-516-30-5250	FUEL EXPENSE	1,423.51	1,800.00	236.04	1,563.96	13
001-516-30-5400	SUBSCRIPTIONS/DUES	1,934.17	5,180.00	1,506.94	3,673.06	29
001-516-30-5500	TRAINING	9,509.07	24,180.00	2,408.11	21,771.89	10
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	11,128.33	0.00	0.00	0.00	0
	516 DEVELOPMENT SERVICES:	**1,536,595.81**	**2,368,820.00**	**1,176,982.83**	**1,191,837.17**	**50**

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	144,288.61	258,440.00	141,525.29	116,914.71	55
001-518-10-1500	SICK LEAVE	3,232.96	0.00	3,738.55	3,738.55 -	0
001-518-10-1600	VACATION PAY	6,919.23	0.00	9,161.54	9,161.54 -	0
001-518-10-1800	HOLIDAY PAY	3,694.26	0.00	4,953.58	4,953.58 -	0
001-518-10-2100	FICA EXPENSE	12,097.18	19,780.00	11,889.41	7,890.59	60
001-518-10-2200	RETIREMENT	19,744.44	35,080.00	21,627.72	13,452.28	62
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0
001-518-10-2300	LIFE & HEALTH INSURANCE	20,727.19	37,440.00	23,606.85	13,833.15	63
001-518-10-2600	WORKERS COMPENSATION INSURANCE	218.13	200.00	302.51	102.51 -	151
001-518-30-3100	PROFESSIONAL SERVICES	22,897.00	45,320.00	130.00	45,190.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	5,971.32	15,000.00	2,909.48	12,090.52	19
001-518-30-4000	TRAVEL & PER DIEM	1,998.28	7,500.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	8,114.39	7,500.00	4,743.58	2,756.42	63
001-518-30-4110	IT LICENSING / EQUIPMENT	12,054.30	14,400.00	11,279.24	3,120.76	78
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	250.00	19.00	231.00	8
001-518-30-4300	UTILITIES EXPENSE	2,173.19	2,300.00	934.00	1,366.00	41
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	20.29	2,000.00	1,045.12	954.88	52
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	397.91	1,000.00	0.00	1,000.00	0
001-518-30-5100	OFFICE SUPPLIES	604.22	1,200.00	124.77	1,075.23	10
001-518-30-5200	OPERATING SUPPLIES	5,279.04	5,000.00	4,821.90	178.10	96
001-518-30-5400	SUBSCRIPTIONS/DUES	350.00	2,500.00	372.33	2,127.67	15
001-518-30-5500	TRAINING	2,434.91	12,000.00	224.00	11,776.00	2
001-518-30-5550	LICENSING	15,120.10	43,625.00	9,233.98	34,391.02	21
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	4,072.69	16,000.00	0.00	16,000.00	0
	518 INFORMATION TECHNOLOGY DEPARTME	**292,463.64**	**527,035.00**	**252,642.85**	**274,392.15**	**48**

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001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	122,335.60	206,190.00	106,242.87	99,947.13	52
001-519-10-1500	SICK LEAVE	1,838.36	0.00	4,887.83	4,887.83 -	0
001-519-10-1600	VACATION PAY	6,336.13	0.00	4,515.38	4,515.38 -	0
001-519-10-1800	HOLIDAY PAY	5,277.49	0.00	4,923.82	4,923.82 -	0
001-519-10-2100	FICA EXPENSE	10,387.46	15,780.00	9,223.42	6,556.58	58
001-519-10-2200	RETIREMENT	16,901.01	27,980.00	16,361.36	11,618.64	58
001-519-10-2210	BENEFIT ADMIN FEES	49.50	0.00	40.50	40.50 -	0
001-519-10-2300	LIFE & HEALTH INSURANCE	17,342.88	28,080.00	14,258.76	13,821.24	51
001-519-10-2600	WORKERS COMPENSATION INSURANCE	119.99	110.00	166.34	56.34 -	151
001-519-30-3100	PROFESSIONAL SERVICES	33,205.00	37,825.00	1,367.50	36,457.50	4
001-519-30-3400	OTHER CONTRACTUAL SERVICES	4,397.96	6,400.00	3,367.39	3,032.61	53
001-519-30-4000	TRAVEL & PER DIEM	3,208.81	5,500.00	474.55	5,025.45	9
001-519-30-4100	TELEPHONE EXPENSE	4,805.63	4,750.00	2,747.13	2,002.87	58
001-519-30-4110	IT LICENSING / EQUIPMENT	21,442.11	45,880.00	35,626.29	10,253.71	78
001-519-30-4150	ADVERTISING/RECRUITING	1,780.25	7,200.00	4,390.04	2,809.96	61
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	166.92	500.00	83.63	416.37	17
001-519-30-4300	UTILITIES EXPENSE	1,941.27	2,300.00	910.81	1,389.19	40
001-519-30-4400	RENTAL & LEASING	0.00	60.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,987.75	3,500.00	3,210.07	289.93	92
001-519-30-4800	EMPLOYEE PROGRAMS	8,414.36	13,200.00	8,922.50	4,277.50	68
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	637.16	1,000.00	10.72	989.28	1
001-519-30-5100	OFFICE SUPPLIES	1,294.92	2,900.00	895.44	2,004.56	31
001-519-30-5200	OPERATING SUPPLIES	2,234.93	5,300.00	1,469.29	3,830.71	28
001-519-30-5250	FUEL EXPENSE	680.38	600.00	171.33	428.67	29
001-519-30-5400	SUBSCRIPTIONS/DUES	2,486.82	1,600.00	1,488.78	111.22	93
001-519-30-5500	TRAINING	5,562.77	5,450.00	3,324.45	2,125.55	61
001-519-30-5501	STAFF TRAINING PROGRAMS	2,394.70	6,450.00	707.63	5,742.37	11

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	519 HUMAN RESOURCE DEPARTMENT:	**278,230.16**	**428,555.00**	**229,787.83**	**198,767.17**	**54**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,405,192.12	4,202,570.00	1,968,311.61	2,234,258.39	47
001-521-10-1220	UNIFORM ALLOWANCE	14,160.00	14,820.00	10,740.00	4,080.00	72
001-521-10-1250	ON CALL	6,375.00	10,400.00	8,300.00	2,100.00	80
001-521-10-1260	SHIFT DIFFERENTIAL	12,907.03	20,080.00	10,250.06	9,829.94	51
001-521-10-1300	OVERTIME	122,261.90	157,000.00	89,584.73	67,415.27	57
001-521-10-1500	SICK LEAVE	56,978.41	0.00	39,897.28	39,897.28 -	0
001-521-10-1600	VACATION PAY	110,427.31	0.00	88,795.04	88,795.04 -	0
001-521-10-1700	INCENTIVE PAY	23,270.00	56,000.00	17,480.00	38,520.00	31
001-521-10-1800	HOLIDAY PAY	96,792.19	0.00	83,539.41	83,539.41 -	0
001-521-10-1820	HOLIDAY PREMIUM	107,836.95	82,000.00	78,387.78	3,612.22	96
001-521-10-2100	FICA EXPENSE	226,149.00	346,430.00	183,101.84	163,328.16	53
001-521-10-2200	RETIREMENT	814,482.29	1,529,280.00	730,474.12	798,805.88	48
001-521-10-2210	BENEFIT ADMIN FEES	418.50	0.00	391.50	391.50 -	0
001-521-10-2300	LIFE & HEALTH INSURANCE	365,935.51	575,640.00	326,506.67	249,133.33	57
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	4,608.24	0.00	0.00	0.00	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	70,894.89	75,000.00	113,444.82	38,444.82 -	151
001-521-30-3100	PROFESSIONAL SERVICES	17,862.90	52,000.00	16,696.32	35,303.68	32
001-521-30-3400	OTHER CONTRACTUAL SERVICES	38,152.58	61,500.00	25,238.10	36,261.90	41
001-521-30-3450	CLOTHING AND UNIFORMS	9,092.53	15,000.00	11,212.45	3,787.55	75
001-521-30-3500	INVESTIGATIONS	8,792.29	17,000.00	5,658.80	11,341.20	33
001-521-30-4000	TRAVEL & PER DIEM	9,544.20	12,000.00	8,660.48	3,339.52	72
001-521-30-4100	TELEPHONE EXPENSE	62,549.63	82,000.00	40,783.35	41,216.65	50
001-521-30-4110	IT LICENSING / EQUIPMENT	214,454.17	268,200.00	86,349.28	181,850.72	32
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	149.98	3,000.00	512.68	2,487.32	17
001-521-30-4300	UTILITIES EXPENSE	63,841.54	54,000.00	28,600.93	25,399.07	53

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-521-30-4400	RENTAL & LEASING	2,133.43	10,500.00	1,186.03	9,313.97	11
001-521-30-4600	REPAIR & MAINTENANCE	83,232.20	75,000.00	48,502.92	26,497.08	65
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	77.89	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	3,662.09	6,500.00	1,004.14	5,495.86	15
001-521-30-5100	OFFICE SUPPLIES	1,587.89	5,000.00	1,517.61	3,482.39	30
001-521-30-5200	OPERATING SUPPLIES	52,647.04	85,000.00	32,547.66	52,452.34	38
001-521-30-5250	FUEL EXPENSE	149,285.20	180,000.00	86,785.82	93,214.18	48
001-521-30-5400	SUBSCRIPTIONS/DUES	1,675.05	3,000.00	1,413.60	1,586.40	47
001-521-30-5500	TRAINING	36,516.56	40,000.00	9,871.46	30,128.54	25
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	208,278.80	40,000.00	0.00	40,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	81,449.00	672,987.38	118,387.38	554,600.00	18
	521 POLICE DEPARTMENT:	**5,483,674.31**	**8,755,907.38**	**4,274,133.87**	**4,481,773.51**	**49**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	955,823.84	1,538,070.00	857,106.98	680,963.02	56
001-541-10-1250	ON CALL	3,900.00	3,900.00	4,400.00	500.00 -	113
001-541-10-1300	OVERTIME	11,916.51	12,000.00	13,356.56	1,356.56 -	111
001-541-10-1500	SICK LEAVE	51,790.96	0.00	33,216.96	33,216.96 -	0
001-541-10-1600	VACATION PAY	55,362.39	0.00	50,978.46	50,978.46 -	0
001-541-10-1800	HOLIDAY PAY	39,263.68	0.00	37,670.46	37,670.46 -	0
001-541-10-1820	HOLIDAY PREMIUM	7,596.03	0.00	1,601.77	1,601.77 -	0
001-541-10-2100	FICA EXPENSE	86,232.68	118,880.00	76,330.81	42,549.19	64
001-541-10-2200	RETIREMENT	171,716.50	236,570.00	159,888.70	76,681.30	68
001-541-10-2210	BENEFIT ADMIN FEES	0.00	0.00	27.00	27.00 -	0
001-541-10-2300	LIFE & HEALTH INSURANCE	165,630.32	243,360.00	155,010.66	88,349.34	64
001-541-10-2500	UNEMPLOYMENT COMPENSATION	39.50	2,000.00	0.00	2,000.00	0
001-541-10-2600	WORKERS COMPENSATION INSURANCE	21,813.82	25,000.00	37,814.94	12,814.94 -	151
001-541-30-3100	PROFESSIONAL SERVICES	132,049.76	454,949.25	82,736.27	372,212.98	18

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-3400	OTHER CONTRACTUAL SERVICES	352,499.68	1,096,640.74	844,804.26	251,836.48	77
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	242,817.84	395,000.00	170,357.17	224,642.83	43
001-541-30-3450	CLOTHING AND UNIFORMS	8,765.60	8,000.00	5,835.81	2,164.19	73
001-541-30-4000	TRAVEL & PER DIEM	1,435.34	5,500.00	205.26	5,294.74	4
001-541-30-4100	TELEPHONE EXPENSE	20,442.43	24,600.00	15,530.70	9,069.30	63
001-541-30-4110	IT LICENSING / EQUIPMENT	34,153.45	83,100.00	44,030.59	39,069.41	53
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	92.07	150.00	58.12	91.88	39
001-541-30-4300	UTILITIES EXPENSE	22,780.35	23,200.00	15,867.12	7,332.88	68
001-541-30-4350	VILLAGES STREET LIGHTING	507,878.07	600,000.00	326,695.72	273,304.28	54
001-541-30-4400	RENTAL & LEASING	3,349.34	24,580.00	16,812.30	7,767.70	68
001-541-30-4600	REPAIR & MAINTENANCE	45,875.13	51,500.00	35,440.60	16,059.40	69
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,968.35	35,000.00	4,975.43	30,024.57	14
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	0.00	1,000,000.00	170,101.80	829,898.20	17
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	322.10	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	3,904.13	6,000.00	3,989.45	2,010.55	66
001-541-30-4960	BOOT ALLOWANCE	3,154.56	4,200.00	2,232.51	1,967.49	53
001-541-30-5100	OFFICE SUPPLIES	2,537.48	3,000.00	1,270.03	1,729.97	42
001-541-30-5200	OPERATING SUPPLIES	71,147.55	70,000.00	40,671.04	29,328.96	58
001-541-30-5250	FUEL EXPENSE	31,160.82	35,000.00	15,343.01	19,656.99	44
001-541-30-5400	SUBSCRIPTIONS/DUES	5,204.03	14,815.00	3,448.51	11,366.49	23
001-541-30-5500	TRAINING	11,459.60	22,080.00	4,649.28	17,430.72	21
001-541-60-6115	CITY HALL / ANNEX REHAB	14,174.39	58,821.19	19,543.08	39,278.11	33
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	150,000.00	26,126.52	123,873.48	17
001-541-60-6210	PUBLIC WORKS BUILDING	6,308.00	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	75,000.00	74,069.96	930.04	99
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	303,139.02	231,297.00	102,616.86	128,680.14	44
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	28,171.17	29,240.00	29,231.37	8.63	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	2,160.33	1,110.00	1,100.13	9.87	99

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	541 PUBLIC WORKS/STREET DEPT.	**3,453,036.82**	**6,685,563.18**	**3,485,146.20**	**3,200,416.98**	**52**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	222,326.47	292,280.00	166,240.52	126,039.48	57
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	5,641.21	0.00	4,087.18	4,087.18 -	0
001-549-10-1600	VACATION PAY	14,415.13	0.00	13,227.56	13,227.56 -	0
001-549-10-1800	HOLIDAY PAY	9,083.30	0.00	7,421.82	7,421.82 -	0
001-549-10-2100	FICA EXPENSE	19,237.17	22,480.00	14,609.63	7,870.37	65
001-549-10-2200	RETIREMENT	31,312.42	39,870.00	25,915.70	13,954.30	65
001-549-10-2210	BENEFIT ADMIN FEES	36.00	0.00	85.50	85.50 -	0
001-549-10-2300	LIFE & HEALTH INSURANCE	40,971.87	46,800.00	32,530.27	14,269.73	70
001-549-10-2600	WORKERS COMPENSATION INSURANCE	8,507.44	8,200.00	12,403.31	4,203.31 -	151
001-549-30-3100	PROFESSIONAL SERVICES	25.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	2,915.64	8,000.00	5,559.30	2,440.70	69
001-549-30-3450	CLOTHING AND UNIFORMS	2,587.72	1,500.00	1,473.31	26.69	98
001-549-30-4000	TRAVEL & PER DIEM	3.84	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	3,840.48	3,500.00	981.49	2,518.51	28
001-549-30-4110	IT LICENSING / EQUIPMENT	12,132.52	31,500.00	15,517.02	15,982.98	49
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	24.20	75.80	24
001-549-30-4300	UTILITIES EXPENSE	5,044.47	7,000.00	2,567.41	4,432.59	37
001-549-30-4400	RENTAL & LEASING	1,721.35	2,500.00	1,319.72	1,180.28	53
001-549-30-4600	REPAIR & MAINTENANCE	3,105.14	5,000.00	3,757.35	1,242.65	75
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	622.34	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	1,212.89	1,500.00	63.57	1,436.43	4
001-549-30-5200	OPERATING SUPPLIES	32,637.84	35,000.00	24,760.68	10,239.32	71
001-549-30-5250	FUEL EXPENSE	3,445.46	3,600.00	2,395.84	1,204.16	67

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-5400	SUBSCRIPTIONS/DUES	886.54	500.00	239.00	261.00	48
001-549-30-5500	TRAINING	1,434.00	3,000.00	150.00	2,850.00	5
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	84,300.11	45,000.00	19,817.59	25,182.41	44
	549 FLEET MAINTENANCE DEPT:	**507,446.35**	**560,230.00**	**355,322.97**	**204,907.03**	**63**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	542,650.87	1,027,940.00	424,719.32	603,220.68	41
001-572-10-1250	ON CALL	3,900.00	3,500.00	3,900.00	400.00 -	111
001-572-10-1300	OVERTIME	9,050.86	2,000.00	10,940.64	8,940.64 -	547
001-572-10-1500	SICK LEAVE	18,053.57	0.00	8,929.01	8,929.01 -	0
001-572-10-1600	VACATION PAY	19,144.82	0.00	23,635.88	23,635.88 -	0
001-572-10-1800	HOLIDAY PAY	20,144.75	0.00	17,315.12	17,315.12 -	0
001-572-10-1820	HOLIDAY PREMIUM	0.00	0.00	3,552.27	3,552.27 -	0
001-572-10-2100	FICA EXPENSE	47,180.34	79,060.00	38,180.43	40,879.57	48
001-572-10-2200	RETIREMENT	74,454.67	140,240.00	66,911.51	73,328.49	48
001-572-10-2210	BENEFIT ADMIN FEES	9.00	0.00	9.00	9.00 -	0
001-572-10-2300	LIFE & HEALTH INSURANCE	110,296.50	168,480.00	93,157.79	75,322.21	55
001-572-10-2600	WORKERS COMPENSATION INSURANCE	6,544.18	6,500.00	9,831.92	3,331.92 -	151
001-572-30-3100	PROFESSIONAL SERVICES	15,126.79	14,000.00	3,679.52	10,320.48	26
001-572-30-3400	OTHER CONTRACTUAL SERVICES	101,881.05	159,200.00	88,347.60	70,852.40	55
001-572-30-3450	CLOTHING AND UNIFORMS	2,882.30	8,250.00	3,716.98	4,533.02	45
001-572-30-4000	TRAVEL & PER DIEM	839.57	4,550.00	124.15	4,425.85	3
001-572-30-4100	TELEPHONE EXPENSE	24,706.92	14,600.00	17,783.10	3,183.10 -	122
001-572-30-4110	IT LICENSING / EQUIPMENT	39,819.80	53,720.00	26,798.49	26,921.51	50
001-572-30-4150	ADVERTISING AND PROMOTIONS	31,535.41	25,000.00	13,568.00	11,432.00	54
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	5.46	200.00	2.56	197.44	1
001-572-30-4300	UTILITIES EXPENSE	32,955.60	35,000.00	27,665.20	7,334.80	79
001-572-30-4400	RENTAL & LEASING	3,516.27	6,900.00	5,097.92	1,802.08	74

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-4600	REPAIR & MAINTENANCE	35,138.45	48,650.00	38,854.54	9,795.46	80
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	23,464.57	36,000.00	3,193.71	32,806.29	9
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,495.52	15,000.00	1,522.88	13,477.12	10
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	4,930.49	5,720.00	1,703.43	4,016.57	30
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,356.54	15,000.00	4,620.30	10,379.70	31
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	424.19	5,000.00	88.26 -	5,088.26	2 -
001-572-30-4910	SPECIAL EVENTS	132,975.30	165,800.00	112,967.72	52,832.28	68
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	89,783.22	104,400.00	58,299.10	46,100.90	56
001-572-30-4920	SUMMER RECREATION PROGRAM	13,595.23	48,000.00	7,650.49	40,349.51	16
001-572-30-4960	BOOT ALLOWANCE	928.71	1,580.00	874.04	705.96	55
001-572-30-5100	OFFICE SUPPLIES	3,185.48	4,500.00	1,696.16	2,803.84	38
001-572-30-5200	OPERATING SUPPLIES	77,301.88	81,500.00	42,242.46	39,257.54	52
001-572-30-5250	FUEL EXPENSE	22,070.55	25,000.00	10,352.13	14,647.87	41
001-572-30-5280	LANDSCAPING	27,066.27	15,000.00	7,849.03	7,150.97	52
001-572-30-5400	SUBSCRIPTIONS/DUES	426.58	3,210.00	682.83	2,527.17	21
001-572-30-5500	TRAINING	5,990.37	7,200.00	5,363.81	1,836.19	74
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	38,696.00	14,500.00	8,608.50	5,891.50	59
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	13,000.00	10,971.00	2,029.00	84
001-572-60-6351	MLK PARK PROJECT	94,686.97	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	153,369.91	107,750.00	105,095.10	2,654.90	98
	572 PARKS & RECREATION:	**1,841,584.96**	**2,465,950.00**	**1,310,325.38**	**1,155,624.62**	**53**
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	48,503.94	140,290.00	41,091.36	99,198.64	29
001-575-10-1300	OVERTIME	0.00	0.00	112.50	112.50 -	0
001-575-10-2100	FICA EXPENSE	3,710.66	10,740.00	3,152.18	7,587.82	29
001-575-10-2200	RETIREMENT	6,024.14	19,040.00	5,094.23	13,945.77	27
001-575-10-2300	LIFE & HEALTH INSURANCE	4.75	200.00	0.00	200.00	0

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001-575-30-3100	PROFESSIONAL SERVICES	499.85	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	3,995.00	8,440.00	13,212.77	4,772.77 -	157
001-575-30-3450	CLOTHING AND UNIFORMS	0.00	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,979.72	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	133.68	250.00	1.92	248.08	1
001-575-30-4300	UTILITIES EXPENSE	52,039.39	40,000.00	25,733.98	14,266.02	64
001-575-30-4400	RENTAL & LEASING	981.12	1,600.00	1,825.57	225.57 -	114
001-575-30-4600	REPAIR & MAINTENANCE	2,826.34	30,000.00	24,817.33	5,182.67	83
001-575-30-5100	OFFICE SUPPLIES	897.95	1,000.00	10.59	989.41	1
001-575-30-5200	OPERATING SUPPLIES	3,715.25	10,000.00	8,864.89	1,135.11	89
001-575-30-5400	SUBSCRIPTIONS/DUES	75.00	0.00	75.00	75.00 -	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	250,000.00	353.24	249,646.76	0
	575 COMMUNITY CENTER:	**126,386.79**	**522,440.00**	**124,345.56**	**398,094.44**	**24**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	2,764,195.44	0.00	2,764,195.44	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	197,729.00	215,690.00	0.00	215,690.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	0.00	3,000,000.00	0.00	3,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,100,000.00	15,700,000.00	0.00	15,700,000.00	0
	581 Total	**10,297,729.00**	**18,915,690.00**	**0.00**	**18,915,690.00**	**0**
	GENERAL FUND Expenditure Totals	**26,265,434.99**	**47,584,840.00**	**13,352,580.25**	**34,232,259.75**	**28**

YTD	001 GENERAL FUND	Prior
28,019,905.97	**Revenues:**	**30,667,296.12**
13,352,580.25	**Expenditures:**	**26,265,434.99**
14,667,325.72	**Net Income:**	**4,401,861.13**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	371.16	200.00	159.85	40.15 -	80
101-364-1000	CEMETERY LOT SALES	1,400.00	0.00	0.00	0.00	0
101-366-1350	CONTRIBUTIONS/DUES	560.00	2,000.00	1,290.00	710.00 -	64
101-366-1360	GRAVE OPENING PERMITS	900.00	600.00	300.00	300.00 -	50
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	100.00 -	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	62,970.00	0.00	62,970.00 -	0
	CEMETERY FUND Revenue Totals	**3,231.16**	**65,870.00**	**1,749.85**	**64,120.15 -**	**2**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	200.00	0.00	200.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	200.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0**
101-580-90-9999	CONTINGENCY	0.00	64,870.00	0.00	64,870.00	0
	CEMETERY FUND Expenditure Totals	**0.00**	**65,870.00**	**0.00**	**65,870.00**	**0**

YTD	101 CEMETERY FUND	Prior
1,749.85	**Revenues:**	**3,231.16**
0.00	**Expenditures:**	**0.00**
1,749.85	**Net Income:**	**3,231.16**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	11,802.03	0.00	10,791.96	10,791.96	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	367,422.00	368,670.00	0.00	368,670.00 -	0
104-382-0010	TRANSFER FROM GENERAL	197,729.00	215,690.00	0.00	215,690.00 -	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,396,500.00	0.00	1,396,500.00 -	0
	COMMUNITY REDEVELOPMENT Revenue Tot	**576,953.03**	**1,980,860.00**	**10,791.96**	**1,970,068.04 -**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	37,966.71	68,420.00	31,796.83	36,623.17	46
104-550-10-1500	SICK LEAVE	760.25	0.00	619.33	619.33 -	0
104-550-10-1600	VACATION PAY	3,405.20	0.00	2,595.76	2,595.76 -	0
104-550-10-1800	HOLIDAY PAY	1,499.38	0.00	1,418.86	1,418.86 -	0
104-550-10-2100	FICA EXPENSE	3,337.84	5,240.00	2,786.98	2,453.02	53
104-550-10-2200	RETIREMENT	14,128.34	23,620.00	12,575.90	11,044.10	53
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.88	3,600.00	2,679.78	920.22	74
104-550-30-3100	PROFESSIONAL SERVICES	0.00	40,000.00	0.00	40,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	200.00	200.00	175.00	25.00	88
104-550-30-5500	TRAINING	0.00	1,500.00	0.00	1,500.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	3,891.36	76,108.64	5
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	50,496.00	8,679.00	8,679.00	0.00	100
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	0.00	240,000.00	0.00	240,000.00	0
	550 COMM REDEVELOPMENT DEPT.:	**115,318.60**	**497,009.00**	**67,218.80**	**429,790.20**	**14**
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,483,851.00	0.00	1,483,851.00	0
	COMMUNITY REDEVELOPMENT Expenditure	**115,318.60**	**1,980,860.00**	**67,218.80**	**1,913,641.20**	**3**

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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YTD	104 COMMUNITY REDEVELOPMENT	Prior
10,791.96	Revenues:	576,953.03
67,218.80	Expenditures:	115,318.60
56,426.84 -	Net Income:	461,634.43

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Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
105-361-0000	INTEREST	91.20	100.00	13.58	86.42 -	14
105-369-0058	DONATIONS	30,942.00	15,000.00	20,182.00	5,182.00	135
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	18,000.00	0.00	18,000.00 -	0
	BAKER HOUSE Revenue Totals	**31,033.20**	**33,100.00**	**20,195.58**	**12,904.42 -**	**61**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	45,844.10	0.00	63.76	63.76 -	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	33,100.00	0.00	33,100.00	0
	BAKER HOUSE Expenditure Totals	**45,844.10**	**33,100.00**	**63.76**	**33,036.24**	**0**

YTD	**105 BAKER HOUSE**	**Prior**
20,195.58	**Revenues:**	**31,033.20**
63.76	**Expenditures:**	**45,844.10**
20,131.82	**Net Income:**	**14,810.90 -**

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

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	45.00	0
	WILDWOOD AREA HISTORICA Expenditure T	**0.00**	**45.00**	**0.00**	**45.00**	**0**

YTD	**106 WILDWOOD AREA HISTORICAL ASSOCI**	**Prior**
0.00	**Revenues:**	**0.00**
0.00	**Expenditures:**	**0.00**
0.00	**Net Income:**	**0.00**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
107-341-3004	RECREATION IMPACT FEES	416,261.25	225,000.00	207,513.72	17,486.28 -	92
107-361-0000	INTEREST	6,203.97	1,000.00	6,756.74	5,756.74	676
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	736,160.00	0.00	736,160.00 -	0
	RECREATION IMPACT FEES Revenue Totals	**422,465.22**	**962,160.00**	**214,270.46**	**747,889.54 -**	**22**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	962,160.00	0.00	962,160.00	0
	RECREATION IMPACT FEES Expenditure Tota	**0.00**	**962,160.00**	**0.00**	**962,160.00**	**0**

YTD	**107 RECREATION IMPACT FEES**	**Prior**
214,270.46	**Revenues:**	**422,465.22**
0.00	**Expenditures:**	**0.00**
214,270.46	**Net Income:**	**422,465.22**

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
108-341-3001	LAW ENFORCEMENT IMPACT FEES	743,696.30	1,100,000.00	658,853.85	441,146.15 -	60
108-361-0000	INTEREST	199.89	100.00	127.02	27.02	127
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,320,330.00	0.00	1,320,330.00 -	0
	LAW ENFORCEMENT IMPACT FEES Revenue	**743,896.19**	**2,420,430.00**	**658,980.87**	**1,761,449.13 -**	**27**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	399.26	0.00	234.65	234.65 -	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	400,000.00	0.00	400,000.00	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPM	138,184.26	608,375.44	443,739.27	164,636.17	73
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	**551,383.52**	**1,421,175.44**	**443,973.92**	**977,201.52**	**31**
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	999,254.56	0.00	999,254.56	0
	LAW ENFORCEMENT IMPACT Expenditure To	**551,383.52**	**2,420,430.00**	**443,973.92**	**1,976,456.08**	**18**

YTD	**108 LAW ENFORCEMENT IMPACT FEES**	**Prior**
658,980.87	**Revenues:**	**743,896.19**
443,973.92	**Expenditures:**	**551,383.52**
215,006.95	**Net Income:**	**192,512.67**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-334-9000	STATE GRANT REVENUE	0.00	900,000.00	0.00	900,000.00 -	0
301-361-0000	INTEREST	129,463.97	10,000.00	113,637.61	103,637.61	***
301-382-0010	TRANSFER FROM GENERAL FUND	10,100,000.00	15,700,000.00	0.00	15,700,000.00 -	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	13,481,125.00	0.00	13,481,125.00 -	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**10,229,463.97**	**30,091,125.00**	**113,637.61**	**29,977,487.39 -**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-511-60-6201	ANNEX NO. 2 REHAB	0.00	0.00	41.78	41.78 -	0
301-513-60-6201	CITY HALL HVAC PROJECT	55,153.13	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	44,105.56	850,700.00	840,077.75	10,622.25	99
301-516-60-6304	TRAILWINDS FOUNTAIN	24,811.56	0.00	559.82	559.82 -	0
	516 Total	**68,917.12**	**850,700.00**	**840,637.57**	**10,062.43**	**99**
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	12,425.00	21,269.00	12,869.00	8,400.00	61
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	39,900.00	414,200.00	226,033.67	188,166.33	55
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	604,899.39	140,445.45	70,747.32	69,698.13	50
301-541-60-6203	PW POLE BARN	118,900.00	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	6,250.00	111,000.00	59,572.94	51,427.06	54
301-541-60-6205	MSC HVAC UPGRADES	39,064.60	0.00	0.00	0.00	0
301-541-60-6301	PLEASANTDALE REHAB	891,144.28	407,173.92	383,999.48	23,174.44	94
301-541-60-6302	BARWICK REHAB	102,922.60	30,000.00	29,468.20	531.80	98
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	121,808.28	40,000.00	35,870.00	4,130.00	90
301-541-60-6305	PAVEMENT PRESERVATION PLAN	743,276.36	60,000.00	76,605.04	16,605.04 -	128
301-541-60-6306	CLAY DRAIN ROAD DESIGN	139,242.00	200,000.00	56,484.00	143,516.00	28

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	27,000.00	24,743.50	2,256.50	92
301-541-60-6308	HUEY ST IMPROVEMENTS	44,900.00	2,432,000.00	100,835.85	2,331,164.15	4
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	525,000.00	199,846.04	325,153.96	38
301-541-60-6310	DOWNTOWN PARKING GARAGE	276,116.16	7,600,000.00	4,008,680.18	3,591,319.82	53
301-541-60-6311	MSC ENTRANCE GATE	0.00	163,500.00	16,370.95	147,129.05	10
301-541-60-6312	BROKEN OAK DRIVE	0.00	438,000.00	437,327.61	672.39	100
	541 Total	**3,128,423.67**	**12,588,319.37**	**5,726,584.78**	**6,861,734.59**	**45**
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOM	247,643.71	0.00	0.00	0.00	0
301-572-60-6202	BAKER HOUSE RESTROOMS	42,082.63	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	646,463.08	385,000.00	156,456.00	228,544.00	41
301-572-60-6207	OUTREACH CENTER RE-ROOF	15,590.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	398,211.17	1,000,000.00	58,535.00	941,465.00	6
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	87,010.00	0.00	0.00	0.00	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	8,328.08	395,000.00	201,697.70	193,302.30	51
301-572-60-6305	CITY HALL COURTYARD REHAB	48,019.69	12,588.00	12,588.00	0.00	100
301-572-60-6307	DOG PARK IMPROVEMENTS	0.00	60,000.00	0.00	60,000.00	0
	572 Total	**1,493,348.36**	**1,852,588.00**	**429,276.70**	**1,423,311.30**	**23**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	37,930.00	50,000.00	13,520.00	36,480.00	27
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	9,728,249.63	0.00	9,728,249.63	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	0.00	5,000,000.00	0.00	5,000,000.00	0
	CAPITAL IMPROVEMENT FUN Expenditure To	**4,796,197.28**	**30,091,126.00**	**7,022,929.83**	**23,068,196.17**	**23**

YTD **301 CAPITAL IMPROVEMENT FUND** **Prior**

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113,637.61		**Revenues:**	**10,229,463.97**
7,022,929.83		**Expenditures:**	**4,796,197.28**
6,909,292.22 -		**Net Income:**	**5,433,266.69**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	3,565,912.59	4,016,300.00	2,194,095.07	1,822,204.93 -	55
401-343-3500	WATER- METER INSTALLATIONS	346,338.87	263,000.00	154,249.93	108,750.07 -	59
401-343-3510	WATER- OTHER (ON/OFF FEES)	40,145.00	30,000.00	20,110.00	9,890.00 -	67
401-343-3520	WATER INCOME-OTHER	21,611.81	10,000.00	10,343.53	343.53	103
401-343-3521	RETURN CHECK BILLINGS	25,482.58 -	0.00	0.00	0.00	0
401-343-3550	WATER UTILITY TAX	0.00	0.00	11,433.64	11,433.64	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	5,226,279.34	7,100,600.00	3,659,426.99	3,441,173.01 -	52
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	12,000.00 -	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,428.34	15,000.00	10,580.00	4,420.00 -	71
401-343-5520	TSS/COD WASTEWATER FEES	937,238.46	800,000.00	450,186.54	349,813.46 -	56
401-343-6100	REUSE WATER OPERATIONS	138,140.49	118,450.00	60,788.63	57,661.37 -	51
401-361-0000	INTEREST EARNINGS	104,713.63	50,000.00	64,744.10	14,744.10	129
401-381-1005	TRANSFER FROM SEWER CONNECTION FEE	228,590.00	0.00	0.00	0.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FU	2,965,188.00	0.00	0.00	0.00	0
401-381-1008	TRANSFER FROM WATER CONNECTION FEE	175,798.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	221,012.40	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	1,446,431.41	0.00	0.00	0.00	0
401-389-4000	STATE APPROPRIATIONS	100,000.00	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	7,600,000.00	0.00	7,600,000.00 -	0
	UTILITY FUND Revenue Totals	**15,507,345.76**	**20,015,350.00**	**6,635,958.43**	**13,379,391.57 -**	**33**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	146,569.52	191,040.00	104,480.31	86,559.69	55
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,945.89	0.00	6,106.26	6,106.26 -	0
401-530-10-1600	VACATION PAY	8,073.35	0.00	7,987.82	7,987.82 -	0
401-530-10-1800	HOLIDAY PAY	6,078.27	0.00	4,876.34	4,876.34 -	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2100	FICA EXPENSE	12,806.59	14,700.00	9,430.36	5,269.64	64
401-530-10-2200	RETIREMENT	20,844.77	25,880.00	16,752.26	9,127.74	65
401-530-10-2210	BENEFIT ADMIN FEES	129.00	0.00	27.00	27.00 -	0
401-530-10-2300	LIFE & HEALTH INSURANCE	34,072.48	37,440.00	25,054.28	12,385.72	67
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,090.70	1,000.00	1,512.62	512.62 -	151
401-530-30-3100	PROFESSIONAL SERVICES	2,750.00	3,000.00	1,180.00	1,820.00	39
401-530-30-3200	ACCOUNTING & AUDITING FEES	19,250.00	24,000.00	15,000.00	9,000.00	62
401-530-30-3400	OTHER CONTRACTUAL SERVICES	28,943.41	34,950.00	19,282.94	15,667.06	55
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,701.84	5,000.00	2,954.74	2,045.26	59
401-530-30-4110	IT LICENSING / EQUIPMENT	26,620.78	37,730.00	37,049.59	680.41	98
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	25,964.26	32,800.00	16,453.13	16,346.87	50
401-530-30-4300	UTILITIES EXPENSE	17,422.24	20,000.00	11,028.35	8,971.65	55
401-530-30-4400	RENTAL & LEASING	2,949.61	3,650.00	2,085.26	1,564.74	57
401-530-30-4500	GENERAL INSURANCE	186,069.91	400,000.00	314,964.50	85,035.50	79
401-530-30-4600	REPAIR & MAINTENANCE	10,473.19	23,700.00	20,596.96	3,103.04	87
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,260.79	14,500.00	10,658.79	3,841.21	74
401-530-30-5100	OFFICE SUPPLIES	970.43	1,000.00	343.40	656.60	34
401-530-30-5200	OPERATING SUPPLIES	4,579.90	5,500.00	2,236.64	3,263.36	41
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	500.00	37.50	462.50	8
401-530-30-5500	TRAINING	702.00	1,000.00	0.00	1,000.00	0
	530 PHYSICAL ENVIRONMENT/ADMIN:	**584,306.43**	**880,390.00**	**630,099.05**	**250,290.95**	**72**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	642,642.40	967,250.00	500,120.26	467,129.74	52
401-533-10-1250	ON CALL	7,950.00	7,800.00	8,800.00	1,000.00 -	113
401-533-10-1300	OVERTIME	11,878.23	15,000.00	8,887.91	6,112.09	59

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1500	SICK LEAVE	23,141.58	0.00	21,392.74	21,392.74 -	0
401-533-10-1600	VACATION PAY	39,942.19	0.00	28,901.41	28,901.41 -	0
401-533-10-1700	INCENTIVE PAY	0.00	0.00	250.00	250.00 -	0
401-533-10-1800	HOLIDAY PAY	24,209.16	0.00	21,858.39	21,858.39 -	0
401-533-10-1820	HOLIDAY PREMIUM	2,583.89	5,000.00	959.82	4,040.18	19
401-533-10-2100	FICA EXPENSE	57,882.46	76,130.00	45,555.08	30,574.92	60
401-533-10-2200	RETIREMENT	94,067.66	135,030.00	80,098.64	54,931.36	59
401-533-10-2210	BENEFIT ADMIN FEES	85.50	0.00	81.00	81.00 -	0
401-533-10-2300	LIFE & HEALTH INSURANCE	114,180.59	168,480.00	104,892.68	63,587.32	62
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	16,360.37	16,000.00	24,201.51	8,201.51 -	151
401-533-30-3100	PROFESSIONAL SERVICES	64,275.98	124,100.00	53,815.86	70,284.14	43
401-533-30-3400	OTHER CONTRACTUAL SERVICES	69,380.07	349,000.00	37,663.17	311,336.83	11
401-533-30-3450	CLOTHING AND UNIFORMS	5,724.11	9,000.00	5,910.55	3,089.45	66
401-533-30-4000	TRAVEL & PER DIEM	7,055.09	8,000.00	1,851.02	6,148.98	23
401-533-30-4100	TELEPHONE EXPENSE	32,434.59	38,600.00	20,257.59	18,342.41	52
401-533-30-4110	IT LICENSING / EQUIPMENT	37,240.50	83,500.00	38,500.35	44,999.65	46
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	1,221.31	3,500.00	975.18	2,524.82	28
401-533-30-4300	UTILITIES EXPENSE	202,062.93	185,000.00	98,020.98	86,979.02	53
401-533-30-4400	RENTAL & LEASING	14,413.20	9,000.00	1,903.86	7,096.14	21
401-533-30-4600	REPAIR & MAINTENANCE	83,881.43	130,000.00	79,925.17	50,074.83	61
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	4,030.00	970.00	81
401-533-30-4960	BOOT ALLOWANCE	1,062.16	3,000.00	1,803.42	1,196.58	60
401-533-30-5010	BAD DEBT EXPENSE	60.19	0.00	0.00	0.00	0
401-533-30-5100	OFFICE SUPPLIES	6,304.82	6,500.00	2,638.10	3,861.90	41
401-533-30-5200	OPERATING SUPPLIES	407,423.19	325,000.00	124,844.81	200,155.19	38
401-533-30-5220	WATER METERS	0.00	311,445.01	206,722.22	104,722.79	66
401-533-30-5250	FUEL EXPENSE	43,487.93	45,000.00	24,563.69	20,436.31	55

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5260	CHEMICALS	285,007.78	250,000.00	229,186.00	20,814.00	92
401-533-30-5270	LABORATORY SAMPLES	38,371.00	45,000.00	40,603.00	4,397.00	90
401-533-30-5400	SUBSCRIPTIONS/DUES	6,399.80	9,000.00	3,131.64	5,868.36	35
401-533-30-5500	TRAINING	5,191.95	7,600.00	1,357.18	6,242.82	18
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	34,253.00	87,750.00	26,551.85	61,198.15	30
401-533-60-6301	METER CHANGE OUT PROGRAM	81,600.00	137,500.00	115,407.65	22,092.35	84
401-533-60-6350	LOOP/UPGRADE WATER MAINS	55,255.00	550,000.00	102,819.05	447,180.95	19
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	7,125.00	419,566.00	80,217.00	339,349.00	19
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	19,188.55	738.55 -	104
401-533-60-6691	LEASE PURCHASE INTEREST PMT	3,151.86	3,160.00	2,409.86	750.14	76
	533 WATER DEPARTMENT:	**2,527,306.92**	**4,556,861.01**	**2,170,297.19**	**2,386,563.82**	**48**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	796,669.40	1,454,140.00	727,535.97	726,604.03	50
401-535-10-1250	ON CALL	11,700.00	19,500.00	13,200.00	6,300.00	68
401-535-10-1300	OVERTIME	17,642.88	19,500.00	17,385.63	2,114.37	89
401-535-10-1500	SICK LEAVE	21,642.51	0.00	36,775.09	36,775.09 -	0
401-535-10-1600	VACATION PAY	50,846.50	0.00	40,601.62	40,601.62 -	0
401-535-10-1700	INCENTIVE PAY	0.00	0.00	500.00	500.00 -	0
401-535-10-1800	HOLIDAY PAY	26,619.62	0.00	28,477.84	28,477.84 -	0
401-535-10-1820	HOLIDAY PREMIUM	10,363.17	12,000.00	6,719.35	5,280.65	56
401-535-10-2100	FICA EXPENSE	71,892.67	115,150.00	67,420.25	47,729.75	59
401-535-10-2200	RETIREMENT	118,000.52	204,250.00	121,773.09	82,476.91	60
401-535-10-2210	BENEFIT ADMIN FEES	103.50	0.00	238.50	238.50 -	0
401-535-10-2300	LIFE & HEALTH INSURANCE	136,447.11	290,160.00	132,418.05	157,741.95	46
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	32,720.75	32,000.00	48,403.12	16,403.12 -	151
401-535-30-3100	PROFESSIONAL SERVICES	191,662.95	137,686.00	126,308.82	11,377.18	92

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-3400	OTHER CONTRACTUAL SERVICES	118,857.29	498,000.00	151,369.08	346,630.92	30
401-535-30-3450	CLOTHING AND UNIFORMS	5,939.26	10,000.00	6,624.97	3,375.03	66
401-535-30-4000	TRAVEL & PER DIEM	2,788.56	4,500.00	3,900.83	599.17	87
401-535-30-4100	TELEPHONE EXPENSE	19,656.30	20,000.00	14,458.06	5,541.94	72
401-535-30-4110	IT LICENSING / EQUIPMENT	32,186.87	87,170.00	51,387.01	35,782.99	59
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	803.09	2,000.00	1,855.08	144.92	93
401-535-30-4300	UTILITIES EXPENSE	439,112.44	400,000.00	320,511.51	79,488.49	80
401-535-30-4400	RENTAL & LEASING	1,503.49	3,000.00	14,402.80	11,402.80 -	480
401-535-30-4600	REPAIR & MAINTENANCE	468,998.09	470,000.00	387,609.96	82,390.04	82
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	353.36	3,000.00	10,881.08	7,881.08 -	363
401-535-30-4940	LANDFILL DISPOSAL FEES	161,403.45	180,000.00	119,545.66	60,454.34	66
401-535-30-4960	BOOT ALLOWANCE	1,249.32	5,000.00	903.77	4,096.23	18
401-535-30-5100	OFFICE SUPPLIES	5,204.89	5,500.00	2,992.06	2,507.94	54
401-535-30-5200	OPERATING SUPPLIES	187,089.01	300,000.00	168,003.95	131,996.05	56
401-535-30-5250	FUEL EXPENSE	59,971.52	65,000.00	38,686.54	26,313.46	60
401-535-30-5260	CHEMICALS	200,187.21	200,000.00	171,529.25	28,470.75	86
401-535-30-5270	LABORATORY SAMPLES	43,141.00	65,000.00	28,805.00	36,195.00	44
401-535-30-5400	SUBSCRIPTIONS/DUES	1,171.85	4,000.00	2,611.64	1,388.36	65
401-535-30-5500	TRAINING	2,402.83	7,600.00	4,586.22	3,013.78	60
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	7,651.00	0.00	0.00	0.00	0
401-535-60-6250	LIFT STATION UPGRADES	175,657.00	720,556.00	422,209.63	298,346.37	59
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	137,920.00	86,594.00	46,594.00	40,000.00	54
401-535-60-6310	MILLENNIUM PARK PROJECT	0.00	117,989.62	85,424.62	32,565.00	72
401-535-60-6330	CR 209 LS UPGRADES	0.00	725,000.00	223,265.12	501,734.88	31
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	346,500.00	0.00	346,500.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	63,507.94	1,163,500.00	656,756.23	506,743.77	56
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	227,922.50	460,000.00	80,540.70	379,459.30	18
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	79,985.00	79,982.17	2.83	100

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Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
401-535-60-6691	LEASE PURCHASE INTEREST PMT	8,981.09	4,620.00	4,616.50	3.50	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.00	3,773,495.00	1,794,357.67	1,979,137.33	48
401-535-70-7303	WILDWOOD ESTATES LS	0.03 -	82,736.40	81,767.83	968.57	99
	535 WASTEWATER DEPARTMENT:	**3,859,970.91**	**12,177,632.02**	**6,343,936.27**	**5,833,695.75**	**52**
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	397,826.97	0.00	397,826.97	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,529,611.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	84,750.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	347,940.00	173,067.80	174,872.20	50
401-582-70-7105	DBT. SERV-PRIN-99 BOND REFIN	0.00	318,100.00	0.00	318,100.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	0.00	107,757.00	110,531.26	2,774.26 -	103
401-582-70-7203	INT EXP.-SRF LOAN-2 (1996)	0.00	1,000,000.00	0.00	1,000,000.00	0
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	39,105.08	31,980.00	16,889.64	15,090.36	53
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	26,859.96	26,863.00	24,083.78	2,779.22	90
	582 DEBT SERVICE:	**2,680,326.04**	**2,002,640.00**	**494,572.48**	**1,508,067.52**	**25**
	UTILITY FUND Expenditure Totals	**9,651,910.30**	**20,015,350.00**	**9,638,904.99**	**10,376,445.01**	**48**

YTD	**401 UTILITY FUND**	**Prior**
6,635,958.43	**Revenues:**	**15,507,345.76**
9,638,904.99	**Expenditures:**	**9,651,910.30**
3,002,946.56 -	**Net Income:**	**5,855,435.46**

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Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
402-361-0000	INTEREST	51,560.20	1,000.00	12,614.87	11,614.87	***
402-382-0010	TRANSFER FROM GENERAL FUND	0.00	3,000,000.00	0.00	3,000,000.00 -	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT F	0.00	5,000,000.00	0.00	5,000,000.00 -	0
402-382-4090	TRANSFER FROM WW SDC FUND	0.00	1,000,000.00	0.00	1,000,000.00 -	0
402-389-5000	CASH FORWARD	0.00	845,000.00	0.00	845,000.00 -	0
402-389-9001	LOAN PROCEEDS	0.00	120,000,000.00	0.00	120,000,000.00 -	0
402-389-9002	SRF LOAN PROCEEDS	0.00	12,000,000.00	0.00	12,000,000.00 -	0
	CAPITAL PROJECTS (LOAN/GRANT) Revenue	**51,560.20**	**141,846,000.00**	**12,614.87**	**141,833,385.13 -**	**0**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-70-7353	WWTP PROJECT	0.00	50,685,812.00	432,419.51	50,253,392.49	1
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	91,160,188.00	0.00	91,160,188.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	3,644,211.00	0.00	0.00	0.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**3,644,211.00**	**141,846,000.00**	**432,419.51**	**141,413,580.49**	**0**

YTD	**402 CAPITAL PROJECTS (LOAN/GRANT)**	**Prior**
12,614.87	**Revenues:**	**51,560.20**
432,419.51	**Expenditures:**	**3,644,211.00**
419,804.64 -	**Net Income:**	**3,592,650.80 -**

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Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
403-361-0000	INTEREST EARNINGS	555.13	100.00	199.41	99.41	199
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	63,300.00	0.00	63,300.00 -	0
	INDUSTRIAL FUND Revenue Totals	**555.13**	**63,400.00**	**199.41**	**63,200.59 -**	**0**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	**6,607.00**	**1,000.00**	**0.00**	**1,000.00**	**0**
403-580-90-9999	CONTINGENCY	0.00	52,400.00	0.00	52,400.00	0
403-581-00-0000	INDUSTRIAL PARK:	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	10,000.00	0
	INDUSTRIAL FUND Expenditure Totals	**16,607.00**	**63,400.00**	**0.00**	**63,400.00**	**0**

YTD	**403 INDUSTRIAL FUND**	**Prior**
199.41	**Revenues:**	**555.13**
0.00	**Expenditures:**	**16,607.00**
199.41	**Net Income:**	**16,051.87 -**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	43.51	0.00	14.82	14.82	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	310,000.00	0.00	310,000.00 -	0
	WATER CONNECTION FEES Revenue Totals	**43.51**	**310,000.00**	**14.82**	**309,985.18 -**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.33	0.00	210.57	210.57 -	0
404-533-70-7352	ASHLEY WTP PROJECT	0.05	260,192.70	224,125.00	36,067.70	86
	533 WATER CONNECTION FEES:	**361.38**	**260,192.70**	**224,335.57**	**35,857.13**	**86**
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	49,807.30	0.00	49,807.30	0
404-581-90-9101	TRANSFER TO W/S FUND	175,798.00	0.00	0.00	0.00	0
	WATER CONNECTION FEES Expenditure Tota	**176,159.38**	**310,000.00**	**224,335.57**	**85,664.43**	**72**

YTD	404 WATER CONNECTION FEES	Prior
14.82	**Revenues:**	**43.51**
224,335.57	**Expenditures:**	**176,159.38**
224,320.75 -	**Net Income:**	**176,115.87 -**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	26.27	0.00	9.04	9.04	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTI	0.00	183,800.00	0.00	183,800.00 -	0
	WASTEWATER CONNECTION FEES Revenue	**26.27**	**183,800.00**	**9.04**	**183,790.96 -**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	360.38	0.00	210.19	210.19 -	0
406-535-60-6393	WILDWOOD ESTATES LS	0.10 -	0.00	0.00	0.00	0
	535 SEWER TAP CONNECTION FEES:	**360.28**	**0.00**	**210.19**	**210.19 -**	**0**
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTIOI	0.00	183,800.00	0.00	183,800.00	0
406-581-90-9101	TRANSFER TO W/S FUND	228,590.00	0.00	0.00	0.00	0
	WASTEWATER CONNECTION F Expenditure T	**228,950.28**	**183,800.00**	**210.19**	**183,589.81**	**0**

YTD	406 WASTEWATER CONNECTION FEES	Prior
9.04	**Revenues:**	**26.27**
210.19	**Expenditures:**	**228,950.28**
201.15 -	**Net Income:**	**228,924.01 -**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,828,774.28	3,019,600.00	1,310,676.26	1,708,923.74 -	43
408-361-0000	INTEREST EARNED	415.69	100.00	304.89	204.89	305
408-389-5012	CASH FORWARD - WATER SDC	0.00	4,301,700.00	0.00	4,301,700.00 -	0
	WATER SDC FEES Revenue Totals	**1,829,189.97**	**7,321,400.00**	**1,310,981.15**	**6,010,418.85 -**	**17**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	890,000.00	0.00	890,000.00	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	383.92	0.00	224.01	224.01 -	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	156,000.00	0.00	156,000.00	0
408-533-60-6320	WATER USE PERMIT MODIFICATION	0.00	75,000.00	0.00	75,000.00	0
408-533-70-7311	CR501 WATER TREATMENT PLANT PROJECT	0.00	1,075,000.00	0.00	1,075,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.00	2,000,000.00	22,500.00	1,977,500.00	1
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	550,000.00	212,325.00	337,675.00	39
	533 Total	**383.92**	**4,746,000.00**	**235,049.01**	**4,510,950.99**	**5**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	2,319,370.00	0.00	2,319,370.00	0
408-581-90-9101	TRANSFER TO W/S FUND	914,241.53	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	222,960.00	111,236.07	111,723.93	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	35,017.20	33,070.00	16,778.73	16,291.27	51
	582 Total	**35,017.20**	**256,030.00**	**128,014.80**	**128,015.20**	**50**
	WATER SDC FEES Expenditure Totals	**949,642.65**	**7,321,400.00**	**363,063.81**	**6,958,336.19**	**5**

YTD	408 WATER SDC FEES	Prior
1,310,981.15	**Revenues:**	**1,829,189.97**
363,063.81	**Expenditures:**	**949,642.65**

	947,917.34	Net Income:	879,547.32

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,981,755.98	5,979,400.00	3,793,874.10	2,185,525.90 -	63
409-361-0000	INTEREST EARNED	860.27	500.00	727.14	227.14	145
409-389-5013	CASH FORWARD	0.00	9,500,000.00	0.00	9,500,000.00 -	0
	WASTEWATER SDC FEES Revenue Totals	**3,982,616.25**	**15,479,900.00**	**3,794,601.24**	**11,685,298.76 -**	**24**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	388.69	0.00	226.82	226.82 -	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	3,000,000.00	0.00	3,000,000.00	0
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	0.00	480,500.00	283,338.54	197,161.46	59
409-535-70-7346	WWTP FACILITY PLAN	0.31 -	11,751,660.06	472,710.65	11,278,949.41	4
409-535-70-7355	BRIDGE CROSSING PROJECT	0.00	126,477.22	126,477.22	0.00	100
	535 Total	**388.38**	**15,358,637.28**	**882,753.23**	**14,475,884.05**	**6**
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	954,337.28 -	0.00	954,337.28 -	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	0.00	1,000,000.00	0.00	1,000,000.00	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	753,202.28	0.00	0.00	0.00	0
	581 Total	**753,202.28**	**1,000,000.00**	**0.00**	**1,000,000.00**	**0**
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,480.00	2,222.86	2,257.14	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,810.00	34,902.00	34,908.00	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	330.51	310.00	157.40	152.60	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	1,075.23	1,000.00	510.25	489.75	51
	582 Total	**1,405.74**	**75,600.00**	**37,792.51**	**37,807.49**	**50**
	WASTEWATER SDC FEES Expenditure Totals	**754,996.40**	**15,479,900.00**	**920,545.74**	**14,559,354.26**	**6**

YTD **409 WASTEWATER SDC FEES** **Prior**

3,794,601.24	**Revenues:**	**3,982,616.25**
920,545.74	**Expenditures:**	**754,996.40**
2,874,055.50	**Net Income:**	**3,227,619.85**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

Revenue Account	*Description*	*Prior Yr Rev*	*Anticipated*	*YTD Rev*	*Excess/Deficit*	*% Real*
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	1,500.00 -	0
601-361-0000	INTEREST	278.76	10.00	94.73	84.73	947
	LAW ENFORCEMENT FUND Revenue Totals	**278.76**	**1,510.00**	**94.73**	**1,415.27 -**	**6**

Expenditure Account	*Description*	*Prior Yr Expd*	*Budgeted*	*YTD Expended*	*Unexpended*	*% Expd*
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	53,315.00	0.00	53,315.00	0
	LAW ENFORCEMENT FUND Expenditure Tota	**0.00**	**53,315.00**	**0.00**	**53,315.00**	**0**

YTD	**601 LAW ENFORCEMENT FUND**	**Prior**
94.73	**Revenues:**	**278.76**
0.00	**Expenditures:**	**0.00**
94.73	**Net Income:**	**278.76**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 10 2024

YTD	Grand Totals	Prior
40,794,005.99	Revenues:	64,045,954.74
32,466,246.37	Expenditures:	47,196,655.50
8,327,759.62	Net Income:	16,849,299.24

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 25, 2024 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Absent
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Courtney Kellem	Parks & Recreation Director	Present

Mayor Wolf called the meeting to order at 7 p.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - H were voted on together. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: November 27, 2023 Regular Meeting

C. Minutes for Approval: December 11, 2023 Regular Meeting

D. Minutes for Approval: January 8, 2024 Regular Meeting

E. Extension for Site Plan Approval of SP 2111-003 Mainstay Suite 37 Room Addition

F. Villages of Southern Oaks Right-of-Way Deed Unit No. 229

G. Villages of Southern Oaks Right-of-Way Deed Unit No. 230

H. Villages of Southern Oaks Right-of-Way Deed Unit No. 231

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. CP 2305-003 Lien Nails, LLC

Mayor Wolf read the title of Ordinance No. O2024-5, CP 2305-003 Lien Nails, LLC. The item was presented by Development Services Director Strickland. The applicant, Ryan Solscite with LPG Urban & Regional Planner, LLC, sought approval from the City Commission for a small scale comprehensive plan amendment to change the Future Land Use Map designation from Low Density Residential (City) to Public Facilities (City) for parcel D32-173 on 9.92 acres MOL. Strickland stated that staff received letters of opposition and in favor of the project. She also received another letter of opposition right before the meeting began from Danielle Moore, who lives on CR 121. Moore was present at the meeting and addressed the commission, voicing concerns about the project's access on CR 121 due to heavy traffic and speeding. No further comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. CP 2402-001 Evolve at Wildwood

Mayor Wolf read the title of Ordinance No. O2024-7, CP 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought approval from the City Commission for a small scale comprehensive plan amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for parcel D17-065 on 0.553 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2305-003 Lien Nails

Mayor Wolf read the title of Ordinance No. O2024-6, RZ 2305-003 Lien Nails. The item was presented by Development Services Director Strickland. The applicant, Ryan Solscite with LPG Urban & Regional Planner, LLC, sought approval from the City Commission for a zoning map amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for parcel D32-173 on 9.92 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. RZ 2402-001 Evolve at Wildwood

Mayor Wolf read the title of Ordinance No. O2024-8, RZ 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought approval from the City Commission for a zoning map amendment to change the zoning district from RR5C (Sumter County) to High Density Residential (City) for parcel D17-065 on 0.553 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. AN 2402-002 Perez Home Site

Mayor Wolf read the title of Ordinance No. O2024-9, AN 2402-002 Perez Home Site. The item was presented by Development Services Director Strickland. The applicant, Richard Ortengren, submitted a voluntary annexation for parcel D19-047, totaling approximately 4.688 acres and located at the northeast corner of CR 209 and CR 222. No comments were offered

or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

Gidget Gibson addressed the commission and spoke about the "By Memorial Day" initiative. The program included locating all the veterans' graves outside the National Cemetery, cleaning them up, recognizing them, and placing flags on their graves for Memorial Day. She requested permission from the commission to do so in Greenwood Cemetery and Wildwood Cemetery. City Manager McHugh asked Gibson how she planned to go about asking permission from the families of the deceased to move forward with the program. She responded that as long as they were following the requirements of the National Cemetery Association, they could ask for approval, but were not required. Mayor asked for a motion from the commission to approve of Gibson proceeding. Elliott asked if there was any cost associated with the program. Gibson responded that she had been covering the cost.

RESULT:	**Approved**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Letizia Haugabrook addressed the commission about concerns she had regarding roadwork being done in front of her home. She stated that while she was away from home, there was a water leak. She contacted the city and the leak was repaired, but when she returned home, the water had not been turned back on, so she contacted the city again, and a technician went out to turn it on. She then stated that due to the roadwork, neither she nor her neighbor had internet. Haugabrook said, in addition to those issues, the entrance to her property was very rough. She stated sedans could not enter her driveway because the repaving project caused a large dip at the entrance. She requested the city fix the issue. McHugh agreed with Haugabrook that the condition of her driveway was unacceptable, and they would work with the contractor to fix the issue.

David Booth, with Combat Veterans to Careers, addressed the commission and provided an overview of the program he runs. He asked the commission to revisit the Land Development Regulations (LDR) signage requirements. He stated there were signs he could be using to get the word out about his store to more people, but he was very limited under the signage regulations in place. He also mentioned he would donate the requested flags to Ms. Gibson.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

A. Resolution Adopting the Capital Projects and Major Initiatives Prioritization Matrix

Mayor Wolf read aloud the title of Resolution No. R2024-7, a resolution adopting a capital

project scoring matrix. City Manager McHugh presented the item. He commented that the matrix would be utilized as a tool to assist in prioritizing upcoming capital projects. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Ashley Water Treatment Plant Well No. 2 Project Pay Application No. 1 for the Amount of $212,325.00

Public Works Director Hockenbury presented a request for approval of Pay Application No. 1 for the Ashley Water Treatment Plant Well No. 2 project. Sawcross Inc. was awarded the project on June 26, 2023. The work included in the pay app request was for the controls, connections, and permitting for the project. Hockenbury stated there would most likely only be one additional pay app before the project was complete. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Osceola Force Main Project Pay Application No. 1 in the Amount of $83,680.79

Public Works Director Hockenbury presented a request to approve Pay Application No. 1 for pipe installation for the Osceola Force Main Project. The project rerouted the sanitary sewer flows from the Huey Street gravity system to the Trailwinds force main. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Annual Testing and Maintenance of City-Owned Generators by Ring Power for the Amount of $101,208.43

Public Works Director Hockenbury presented a request to approve annual testing and maintenance of city-owned generators by Ring Power. Hockenbury noted this would be procured through a Sourcewell Cooperative Pricing Agreement. Mayor Wolf asked for clarification whether the request was for all city-owned generators, to which City Manager McHugh replied that it was for all 45 city generators, including water, wastewater, and facilities. Wolf asked if the contract came about because the city did not have staff or time to perform maintenance on the equipment. McHugh responded that the city could do some of it,

but there were some things that were required to be maintained by Ring Power. No further comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. Stormwater Conveyance System Televising, Jetting, and Vactoring Services

Public Works Director Hockenbury presented a request for approval to engage EnviroWaste Services Group, Inc. for stormwater conveyance system televising, jetting, and vactoring services. The proposed work consisted of two components, both to be overseen by the Public Works Compliance Division, responsible for roadway and stormwater infrastructure inspections prior to acceptance by the City. The first component included conducting inspections to verify conditions as part of the 2-year roadway acceptance procedures within The Villages development. The second component included televising, jetting, and vactoring the city's existing stormwater conveyance system as needed. The services will be piggybacked off the City of Orlando's contract (IFB22-0182) for this project. Mayor Wolf asked if this could be handled by city staff, to which City Manager McHugh replied that staff had some capabilities, but the contract would focus mainly on the 2-year roadway acceptance with The Villages, while staff focused on the rest of the city. Hockenbury further explained that the contract would also include any necessary repairs to be done immediately onsite. No further comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. Pleasantdale Drive Improvements Project Pay Application No. 8 in the Amount of $60,234.94

Public Works Director Hockenbury presented a request for approval of Pay Application No. 8 for the Pleasantdale Drive Improvements Project. Hockenbury noted that this was the final pay app for the project. Mayor Wolf commented that the project looked very nice. No further comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

F. Broken Oak Drive Improvements Project Pay Application No. 5 in the Amount of $20,487.14

Public Works Director Hockenbury presented a request for approval of Pay Application No. 5 for the Broken Oak Drive Improvements project. Hockenbury noted that this was the final pay app for the project. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Request for Two City Commission Workshops in April 2024

City Manager McHugh presented a memo requesting two commission workshops in April. He requested a discussion on the mid-year budget report on April 15, 2024, and to give a presentation on the wastewater treatment plant project on April 29, 2024.

McHugh also advised the commissioners they had a flyer handout before them for the Police Department Autism 5K that would be held on April 20, 2024. Normally, the notification would go on the Consent Agenda to inform the commission about any roads that would need to be shut down for the event, but it did not make it onto the agenda. Mayor Wolf confirmed with McHugh that city staff would let residents know of the road closures.

McHugh stated he was looking forward to the city's Easter Eggstravaganza event on Saturday, March 30, 2024. He then introduced the new Parks and Recreation Director, Courtney Kellem. The commission welcomed her.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott stated he received the Home Rule Hero award from the Florida League of Cities for working with them on the legislation that would be passed by the House and Senate. He was able to communicate back from the House and Senate to report back to the residents what was being done. He was proud to be recognized for something he truly enjoyed doing. Mayor Wolf also commended him for his efforts. Elliott stated he was the judge for the Sumter County Teen Court on March 21, 2024, and provided an overview of the program. He also attended the city's flashlight Adult Easter Egg Hunt event and a ribbon cutting at Dunkin' Donuts.

Commissioner Green stated he had an East Central Florida Regional Planning Council meeting coming up in April. He also recognized Sumter County Commissioner Craig Estep in the audience and welcomed him. Green also spoke about the Adult Easter Egg Hunt event. He was very happy with the attendance, said it was well done, and recommended that anyone who had never participated in one go to the next one. A short discussion was held among the commission. They all agreed it was a great event, and gave kudos to Parks and Recreation.

15. City Attorney Reports

City Attorney Bills reported that he had received the Release of Road Reservations from the Board of Trustees of the Internal Improvement Trust Fund (TIITF) of the State of Florida. This would allow the city to continue with the closing of the property under contract with G3

Development, and allow the project and partnership to move forward. Mayor Wolf clarified the property was the proposed commercial space across US 301 from City Hall.

16. Adjournment

The meeting was adjourned at 7:47 p.m.

RESULT:	**Adjourned**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____ BY: _____
Jessica Barnes, City Clerk Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2404-002 VOSO Unit 149 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

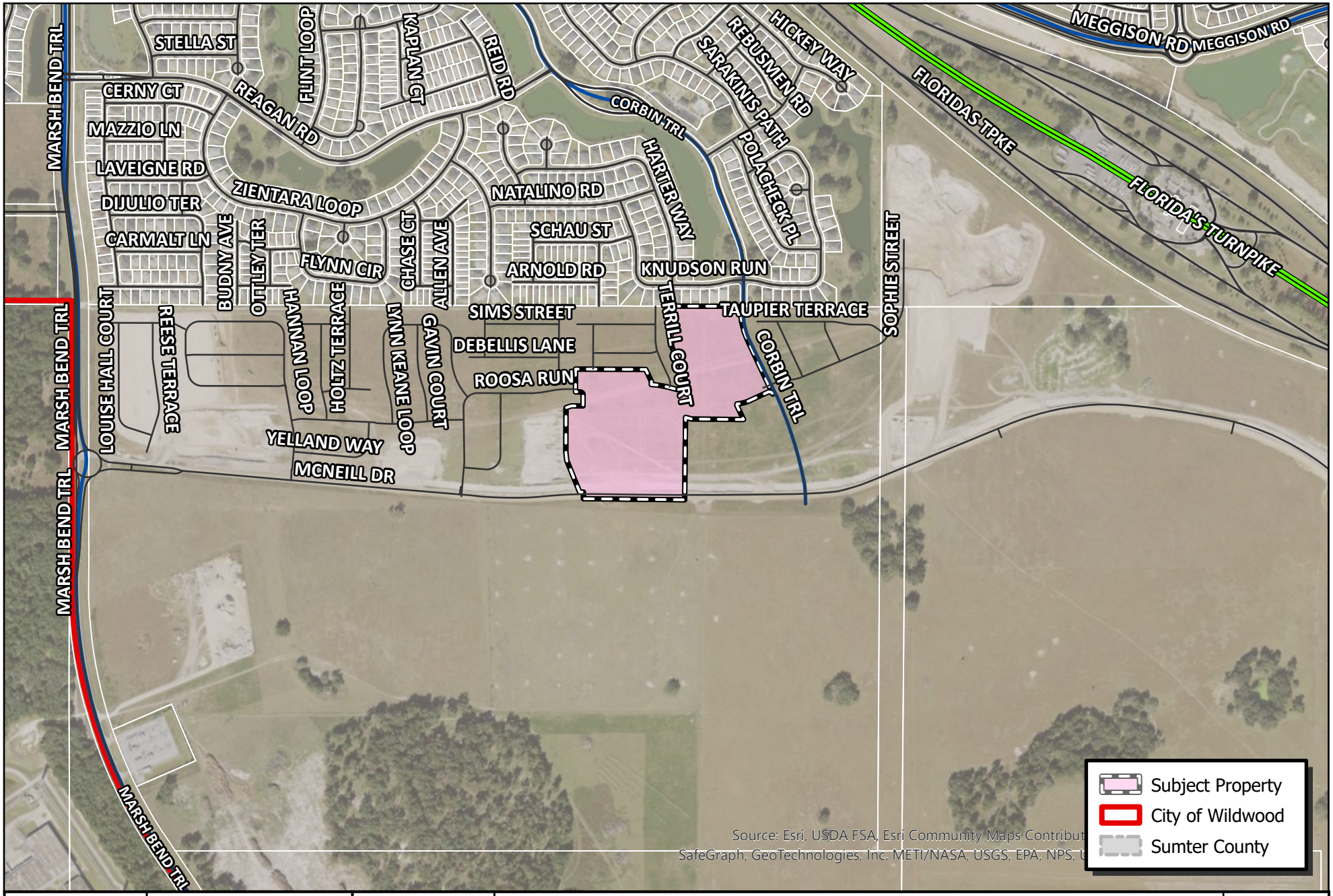
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2404-002 VOSO Unit 149 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	21.25 +/-
Property Location	The subject property is generally located approximately 0.55 miles east of Marsh Bend Trail and approximately 0.48 miles west of the Florida Turnpike, with portions along Corbin Trail.
Parcel	K03-005

The applicant is seeking approval from the City Commission for the VOSO Unit 147 Final Plat, a subdivision consisting of 77 lots and 3 tracts.

Plat 2404-002 meets the criteria set forth in the F.S. 177, the Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.

Date: 05/23/2024
Amanda Bondi
Planner II, 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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US Feet
0 90 180 360

PLAT 2404-002

VOSO - UNIT 149 FINAL PLAT

PARCEL K03-005

MAP 1B

LOCATION MAP

MAY 2024

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 149

SHEET 1 OF 4

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

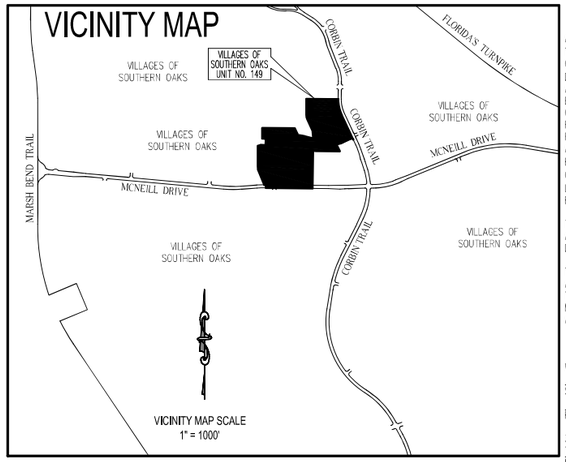
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF TRACT "C" AND ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 RUN S89°47'59"E, 79.18 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE DEPARTING SAID SOUTH TRACT LINE AND SECTION LINE RUN S00°15'46"W, 0.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 521.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'27", AN ARC DISTANCE OF 230.65 FEET TO THE POINT OF TANGENCY; THENCE S25°04'40"E, 378.02 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°04'40"W, 35.36 FEET TO WHICH A RADIAL LINE BEARS N64°55'20"E; THENCE WESTERLY 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 S64°55'20"W, 129.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'06", AN ARC DISTANCE OF 84.04 FEET; THENCE ALONG A RADIAL LINE RUN S03°40'34"E, 10.00 FEET; THENCE S25°04'40"E, 100.60 FEET; THENCE N89°20'19"W, 333.61 FEET; THENCE N75°22'03"W, 41.95 FEET; THENCE S00°39'41"W, 531.74 FEET; THENCE N89°20'19"W, 652.82 FEET; THENCE N00°39'41"E, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF N89°48'03"W, 24.55 FEET TO WHICH A RADIAL LINE BEARS N00°39'41"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°55'28", AN ARC DISTANCE OF 24.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N22°08'52"W, 221.06 FEET; THENCE N05°23'55"W, 55.42 FEET; THENCE N00°10'26"E, 283.85 FEET; THENCE N71°32'44"E, 36.93 FEET; THENCE S89°49'34"E, 75.00 FEET; THENCE N00°10'26"E, 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N89°49'34"W, 29.56 FEET; THENCE N00°10'26"E, 146.59 FEET; THENCE S89°49'34"E, 452.89 FEET; THENCE S25°04'40"E, 85.53 FEET; THENCE S03°12'54"W, 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°09'27"E, 102.96 FEET TO WHICH A RADIAL LINE BEARS N03°12'54"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°15'17", AN ARC DISTANCE OF 103.13 FEET TO THE POINT OF TANGENCY; THENCE S75°31'49"E, 119.13 FEET; THENCE N14°28'11"E, 20.00 FEET; THENCE N03°28'41"W, 88.13 FEET; THENCE N25°04'40"W, 187.30 FEET; THENCE N13°50'41"W, 19.65 FEET; THENCE N08°37'15"W, 38.46 FEET; THENCE N00°10'26"E, 217.08 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 39, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 50, 50A THROUGH 50E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 39 AND ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 RUN S89°47'59"E, 367.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.25 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

77 LOTS – 3 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.

NOTES:

1.) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING S89°47'59"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" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACT "C" 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.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) 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; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, 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, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 149
CONVEYANCE AND GRANT OF EASEMENTS TO
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B" AND "C" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 149, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (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 ALSO GRANTS 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 FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

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

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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____.

JESSICA BARNES
CITY CLERK

ED WOLF
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
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
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.

SIGNATURE

DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 149, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B" AND "C" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: _____
SPENCER R. NOVAK, CHAIR

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 SPENCER R. NOVAK, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, 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

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 149, 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

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE

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

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SEAL

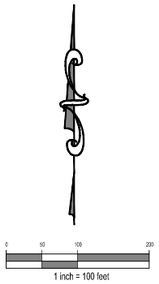
PREPARED BY: CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

VILLAGES OF SOUTHERN OAKS
UNIT NO. 149

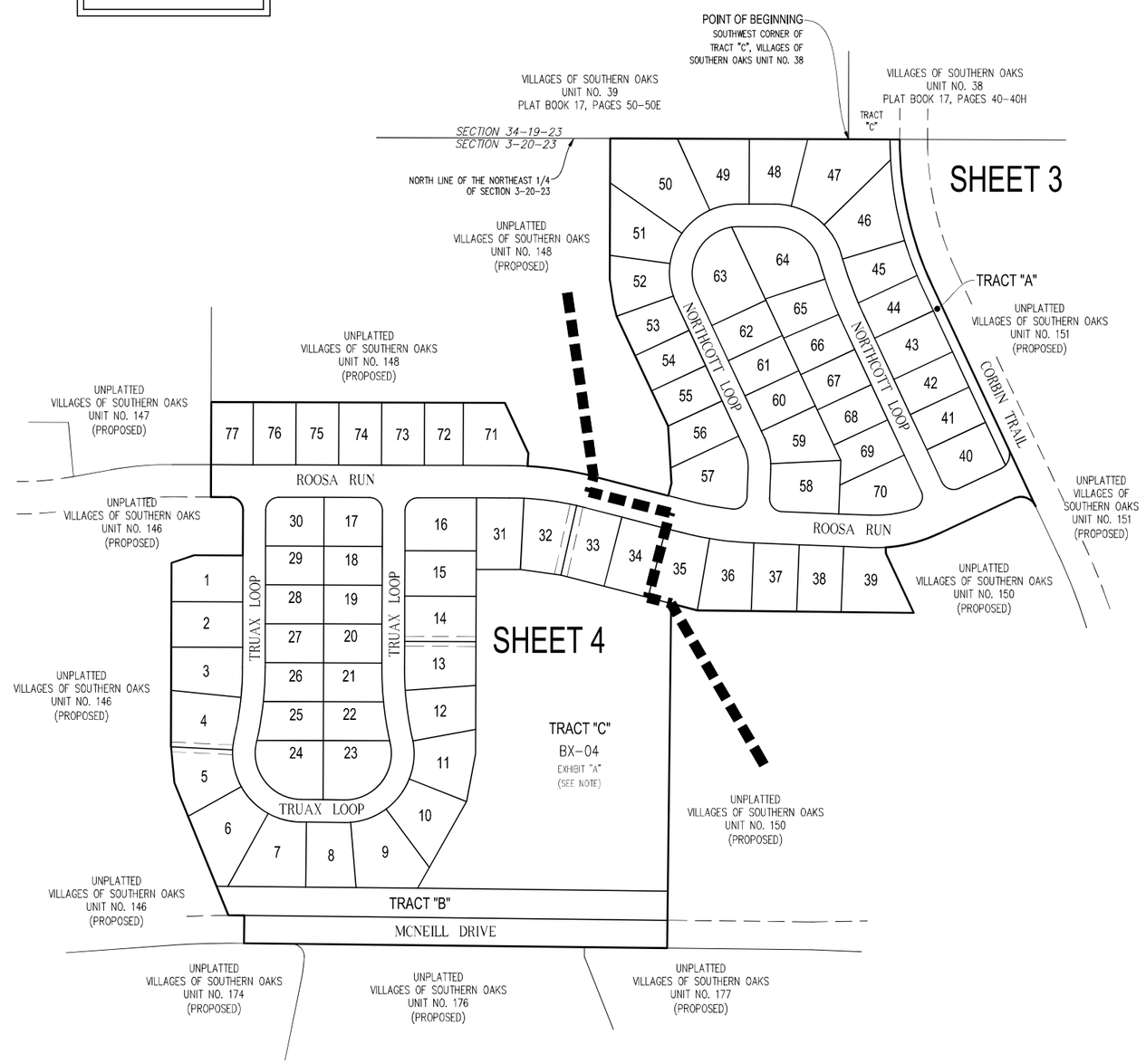
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____



KEY MAP



NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4562, PAGE 323. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	7,929	0.18
B	30,820	0.71
C	149,924	3.44

LEGEND

▣	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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.

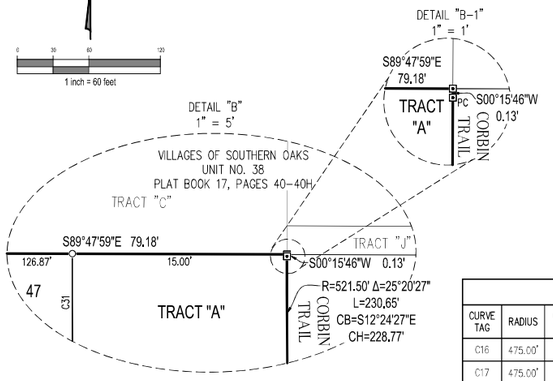
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

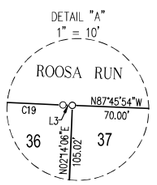
PREPARED BY: CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LB8498

VILLAGES OF SOUTHERN OAKS
UNIT NO. 149

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____






VILLAGES OF SOUTHERN OAKS
UNIT NO. 38
PLAT BOOK 17, PAGES 40-40H
VILLAGES OF SOUTHERN OAKS
UNIT NO. 39
PLAT BOOK 17, PAGES 50-50E
POINT OF BEGINNING
SOUTHWEST CORNER OF
TRACT "C", VILLAGES OF
SOUTHERN OAKS UNIT NO. 38
TRACT "C"
(BEARING BASIS)
S89°47'59"E 367.50'
S89°47'59"E 79.18'
PC
S00°15'46"W 0.13'
SECTION 34-19-23
SECTION 3-20-23
NORTH LINE OF THE NORTHEAST 1/4
OF SECTION 3-20-23
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 148
(PROPOSED)
103.52'
111.09'
90.19'
126.88'
SEE DETAIL "B"
CORBIN TRAIL
R=521.50' Δ=25°20'27" L=230.65'
CB=S12°24'27"E CH=228.77'
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 151
(PROPOSED)
TRACT "A"
PT
NORTHCOTT LOOP
ROOSA RUN
N08°37'15"W 38.46'
N13°50'41"W 19.65'
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 148
(PROPOSED)
R=525.00' Δ=11°15'17" L=103.13'
CB=S81°09'27"E CH=102.96'
MATCHLINE SHEET 4
SHEET 3
N14°28'11"E
20.00'
S75°31'49"E 119.13'
TRACT "C"
BX-04
EXHIBIT "A"
(SEE NOTE)
N75°22'03"W 41.95'
S00°39'41"W 531.74'
SHEET 4 MATCHLINE SHEET 3
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 150
(PROPOSED)
N89°20'19"W 333.61'
S03°40'34"E 10.00'(R)
R=225.00' Δ=21°24'06" L=84.04'
CB=S75°37'23"W CH=83.56'
R=25.00' Δ=90°00'00" L=39.27'
CB=N70°04'40"W CH=35.36'
N64°55'20"E(R)
S64°55'20"W 129.25'
132.50'
164.25'
POINT OF COMM
S25°04'40"E 378.02'
S25°04'40"E 328.02'
S25°04'40"E 100.60'
S25°04'40"E 100.00'
S25°04'40"E 466.69'
N25°04'40"W 187.30'
N00°10'26"E 217.08'
S64°49'03"E(R) 135.75'
S82°07'19"E(R) 93.81'
N70°32'19"E(R) 92.96'
S64°55'20"W 92.00'
N64°55'20"E 92.00'
S64°55'20"W 100.00'
N64°55'20"E 100.00'
S64°55'20"W 100.00'
N64°55'20"E 92.00'
S64°55'20"W 92.00'
N64°55'20"E 92.00'
S64°55'20"W 92.00'
N64°55'20"E 92.00'
S64°55'20"W 92

VILLAGES OF SOUTHERN OAKS UNIT NO. 149

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 4

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	482.50'	5°32'25"	46.66'	N02°56'38"E	46.64'
C2	482.50'	7°29'05"	62.47'	N09°25'23"E	62.43'
C3	106.50'	10°25'46"	19.39'	S07°55'03"W	19.36'
C4	106.50'	31°51'15"	59.21'	S13°13'27"E	58.45'
C5	106.50'	31°54'28"	59.31'	S45°06'18"E	58.55'
C6	106.50'	28°16'47"	52.57'	S75°11'56"E	52.03'
C7	106.50'	5°23'27"	10.02'	N87°57'57"E	10.02'
C8	106.50'	31°44'30"	59.00'	N69°23'59"E	58.25'
C9	106.50'	31°57'24"	59.40'	N37°33'07"E	58.63'
C10	106.50'	32°04'23"	59.62'	N05°32'08"E	58.84'
C11	106.50'	2°17'01"	4.24'	N11°38'34"W	4.24'
C12	482.50'	8°53'39"	74.90'	S08°20'15"E	74.82'
C13	482.50'	4°03'51"	34.23'	S01°51'30"E	34.22'
C14	20.00'	90°00'00"	31.42'	S45°10'26"W	28.28'
C15	475.00'	2°42'10"	22.41'	N88°28'29"W	22.40'
C16	475.00'	9°54'51"	82.19'	N82°09'59"W	82.09'
C17	475.00'	1°40'45"	13.92'	N76°22'11"W	13.92'
C18	525.00'	4°53'04"	44.76'	S77°58'21"E	44.74'
C40	475.00'	8°12'04"	67.99'	S79°37'51"E	67.93'
C52	525.00'	3°02'28"	27.87'	N86°18'20"W	27.86'
C53	20.00'	90°00'00"	31.42'	N44°49'34"W	28.28'
C54	517.50'	5°47'24"	52.30'	S02°43'16"E	52.27'
C55	517.50'	6°43'57"	60.81'	S08°58'57"E	60.77'
C56	517.50'	0°26'03"	3.94'	S12°34'00"E	3.94'
C57	71.50'	103°26'46"	129.09'	N38°56'18"E	112.26'
C58	71.50'	102°28'15"	127.87'	S38°06'12"E	111.50'
C59	517.50'	0°22'16"	3.35'	N12°56'48"E	3.35'
C60	517.50'	6°44'02"	60.82'	N09°23'39"E	60.79'
C61	517.50'	5°51'12"	52.87'	N03°06'02"E	52.85'
C62	20.00'	90°00'00"	31.42'	S45°10'26"W	28.28'
C65	500.00'	14°17'45"	124.76'	N82°40'42"W	124.43'
C66	500.00'	12°14'05"	106.77'	S81°38'52"E	106.57'
C72	500.00'	12°57'30"	113.08'	S06°18'19"E	112.84'
C73	89.00'	103°26'46"	160.69'	N38°56'18"E	139.73'
C74	89.00'	102°28'15"	159.17'	S38°06'12"E	138.79'
C75	500.00'	12°57'30"	113.08'	N06°39'11"E	112.84'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N89°20'19"W	8.71'
L2	N89°20'19"W	58.30'
L7	N00°10'26"E	7.79'
L8	N89°20'19"W	32.89'
L9	N89°20'19"W	34.11'
L10	N00°10'26"E	7.22'
L11	N89°20'19"W	67.00'

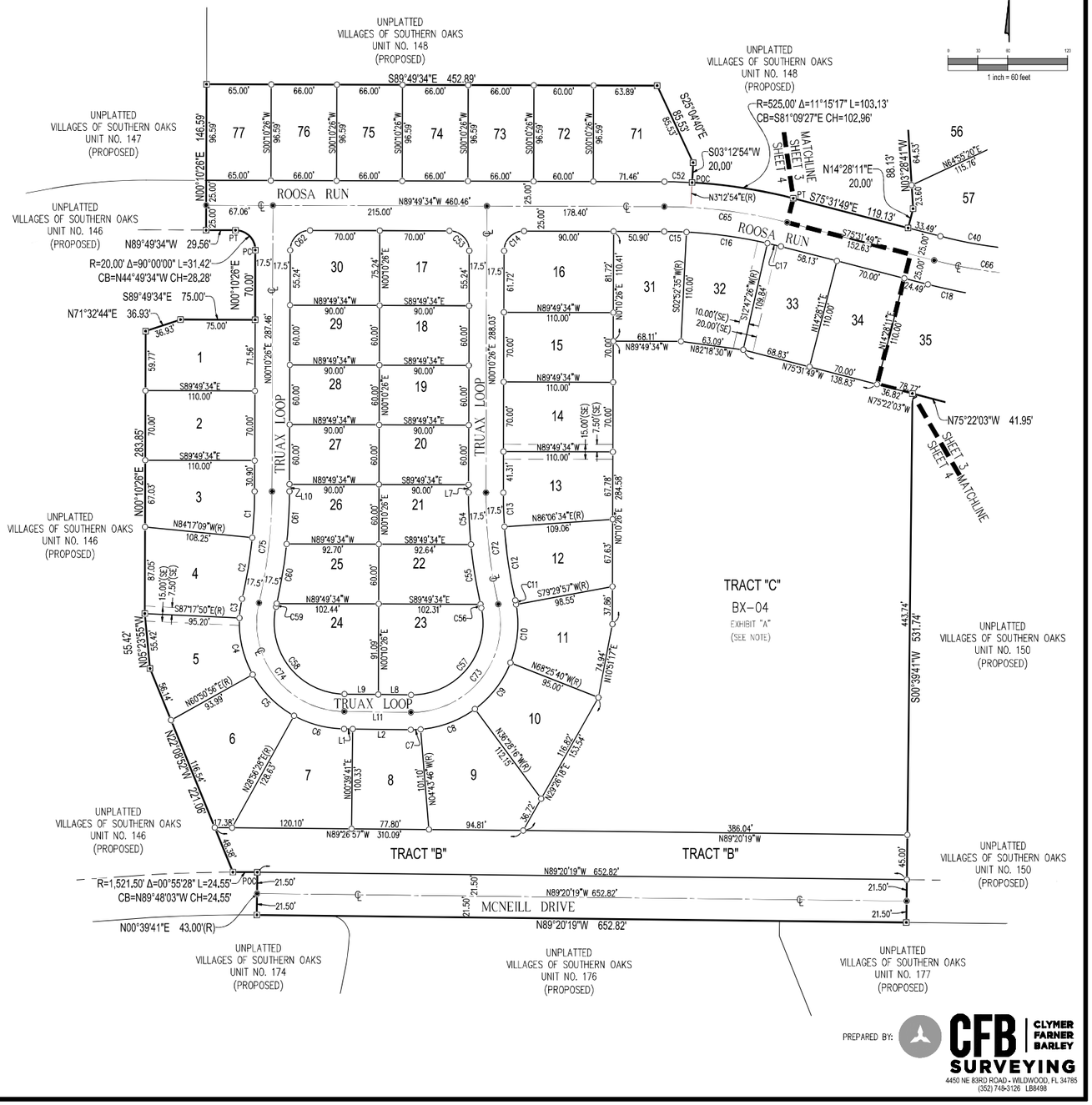
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	7,929	0.18
B	30,820	0.71
C	149,924	3.44

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 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 4562, PAGE 323. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)



PREPARED BY:

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2404-003 VOSO Unit 150 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

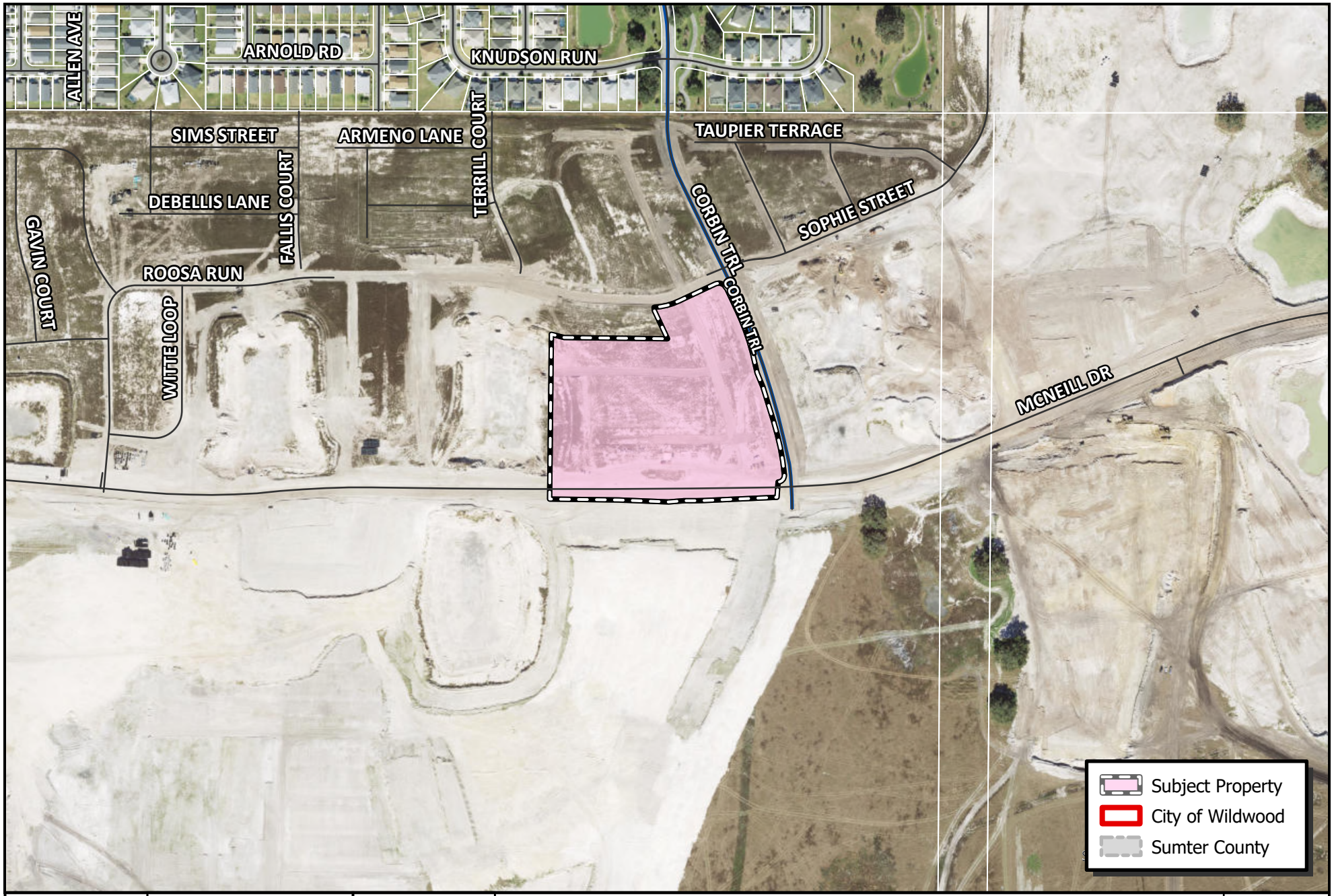
Case Number	PLAT 2404-003 VOSO Unit 150 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	9.29 +/-
Property Location	The subject property is generally located at the intersection of McNeill Drive and Corbin Trail, north of McNeill Drive and west of Corbin Trail.
Parcel	K03-005

The applicant is seeking approval from the City Commission for the VOSO Unit 150 Final Plat, a subdivision consisting of 42 lots and 4 tracts.

Plat 2404-003 meets the criteria set forth in the F.S. 177, the Villages of Southern Oaks 163 Agreement, the Land Development Regulations, and is consistent with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Date: 05/28/2024
Nong(Leni) Li
Planner II, Development Services



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

PLAT 2404-003

VOSO - UNIT 150 FINAL PLAT

PARCEL K03-005

MAP 1B

LOCATION MAP

APR 2024

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 150

SHEET 1 OF 2

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

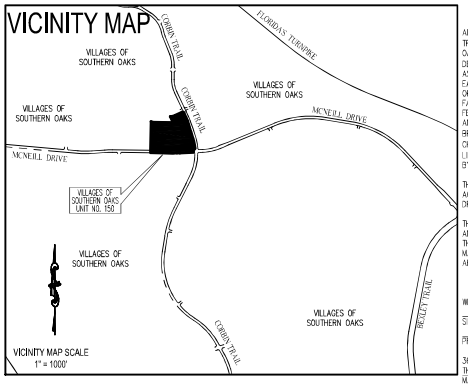
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF TRACT "C" AND ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 RUN S89°47'59"E, 79.18 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "C", THENCE DEPARTING SAID SOUTH BOUNDARY LINE RUN S00°15'46"W, 0.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 521.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'27", AN ARC DISTANCE OF 230.65 FEET TO THE POINT OF TANGENCY; THENCE S25°04'40"E, 378.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S25°04'40"E, 83.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 878.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'09", AN ARC DISTANCE OF 66.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'11", AN ARC DISTANCE OF 122.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 838.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'22", AN ARC DISTANCE OF 20.58 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°15'08"E, 50.28 FEET; THENCE S17°06'11"E, 117.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 878.40 FEET AND A CHORD BEARING AND DISTANCE OF S11°26'23"E, 173.38 FEET TO WHICH A RADIAL LINE BEARS N72°53'47"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'40", AN ARC DISTANCE OF 173.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°16'40", AN ARC DISTANCE OF 35.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S04°07'08"W, 49.33 FEET; THENCE S87°30'04"W, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 521.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'37", AN ARC DISTANCE OF 50.83 FEET TO THE POINT OF TANGENCY; THENCE N89°20'19"W, 14.37 FEET; THENCE S85°25'35"W, 50.24 FEET; THENCE N87°42'01"W, 160.50 FEET; THENCE N89°20'19"W, 223.15 FEET; THENCE N00°39'41"E, 537.74 FEET; THENCE S75°22'03"E, 41.95 FEET; THENCE S89°20'19"E, 333.61 FEET; THENCE N25°04'40"W, 100.60 FEET; THENCE N03°40'34"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET AND A CHORD BEARING AND DISTANCE OF N75°13'23"E, 83.56 FEET TO WHICH A RADIAL LINE BEARS S03°40'34"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°24'06", AN ARC DISTANCE OF 84.04 FEET TO THE POINT OF TANGENCY; THENCE N64°55'20"E, 129.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY 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 BEGINNING.

CONTAINING 9.29 ACRES, MORE OR LESS.

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

42 LOTS – 4 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.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 38 AS RECORDED IN PLAT BOOK 17, PAGES 40–40H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS BEING S89°47'59"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" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "C" AND "D" ARE 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.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) 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; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, 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, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES, BUT NOT ANY RAILINGS, LOCATED ON OR ADJACENT TO TRACTS A AND B OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS C AND D OF THE SUBDIVISION.

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 150 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 150, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (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 ALSO GRANTS 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 FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

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

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

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____.

JESSICA BARNES
CITY CLERK

ED WOLF
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
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
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.

SIGNATURE

DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C" AND "D" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

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

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

3601 KIESSEL ROAD
THE VILLAGES, FLORIDA 32163
MAILING ADDRESS

(2) _____
SIGNATURE

PRINT NAME

4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

BY: _____
SPENCER R. NOVAK, CHAIR

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 SPENCER R. NOVAK, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, 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

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 150, 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
REGISTRATION NO. 5912

DATE

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
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

PREPARED BY:
CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#498

VILLAGES OF SOUTHERN OAKS UNIT NO. 150

SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	746.00'	7°58'30"	103.84'	N21°05'26"W	103.75'
C2	42.50'	107°45'52"	79.94'	N36°46'45"E	68.66'
C3	89.00'	17°45'52"	27.59'	N81°46'45"E	27.48'
C4	25.00'	68°03'16"	29.69'	S30°53'42"W	27.98'
C5	25.00'	21°56'44"	9.58'	S14°06'18"E	9.52'
C6	863.50'	7°58'31"	120.19'	N21°05'26"W	120.10'
C7	863.50'	1°10'08"	17.62'	N24°29'37"W	17.62'
C8	763.50'	1°19'19"	17.61'	N24°25'01"W	17.61'
C9	763.50'	4°24'48"	58.81'	N21°32'58"W	58.80'
C10	863.50'	4°20'15"	65.37'	N21°44'25"W	65.35'
C11	863.50'	2°28'08"	37.21'	N18°20'14"W	37.20'
C12	763.50'	2°14'23"	29.85'	N18°13'22"W	29.84'
C13	863.50'	10°11'14"	153.53'	N12°00'33"W	153.33'
C14	863.50'	3°02'51"	45.93'	N15°34'46"W	45.92'
C15	60.00'	39°42'10"	41.58'	N02°44'54"E	40.75'
C16	60.00'	43°44'19"	45.80'	N44°28'08"E	44.70'
C17	863.50'	7°08'23"	107.60'	N10°29'08"W	107.53'
C18	60.00'	24°19'23"	25.47'	N78°30'00"E	25.28'
C19	15.00'	90°00'00"	23.56'	S45°39'41"W	21.21'
C20	15.00'	90°00'00"	23.56'	N44°20'19"W	21.21'
C21	25.00'	108°40'52"	47.42'	N36°19'15"E	40.62'
C22	728.50'	5°16'54"	67.15'	N20°39'08"W	67.13'
C23	728.50'	1°46'35"	22.59'	N24°11'23"W	22.59'
C24	225.00'	4°45'42"	18.70'	N67°18'10"E	18.69'
C25	225.00'	16°38'24"	65.35'	N78°00'13"E	65.12'
C26	25.00'	65°24'34"	28.54'	N77°36'42"W	27.02'
C27	25.00'	19°49'44"	8.65'	N34°59'33"W	8.61'
C28	235.00'	19°11'04"	78.69'	N76°43'54"E	78.32'
C29	25.00'	82°17'52"	35.91'	N58°15'07"W	32.90'
C30	106.50'	10°03'44"	18.70'	N85°37'49"E	18.68'
C31	25.00'	90°00'00"	39.27'	S45°39'41"W	35.36'
C32	25.00'	90°00'00"	39.27'	S44°20'19"E	35.36'
C33	25.00'	107°45'52"	47.02'	N36°46'45"E	40.39'
C34	872.50'	3°09'37"	48.12'	N89°04'53"E	48.12'
C35	900.00'	3°09'37"	49.64'	N89°04'53"E	49.63'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	846	0.019
B	41,172	0.945
C	70	0.002
D	70	0.002

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S72°53'49"W	24.88'
L2	S64°55'20"W	5.70'
L3	S19°55'20"W	8.00'
L4	S67°24'01"E	18.00'
L5	S23°39'42"E	18.00'
L6	N64°55'20"E	6.02'
L7	S70°04'40"E	8.25'
L8	N89°20'19"W	14.83'

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- ◙ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #6498
- ● INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #6498 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
PSS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

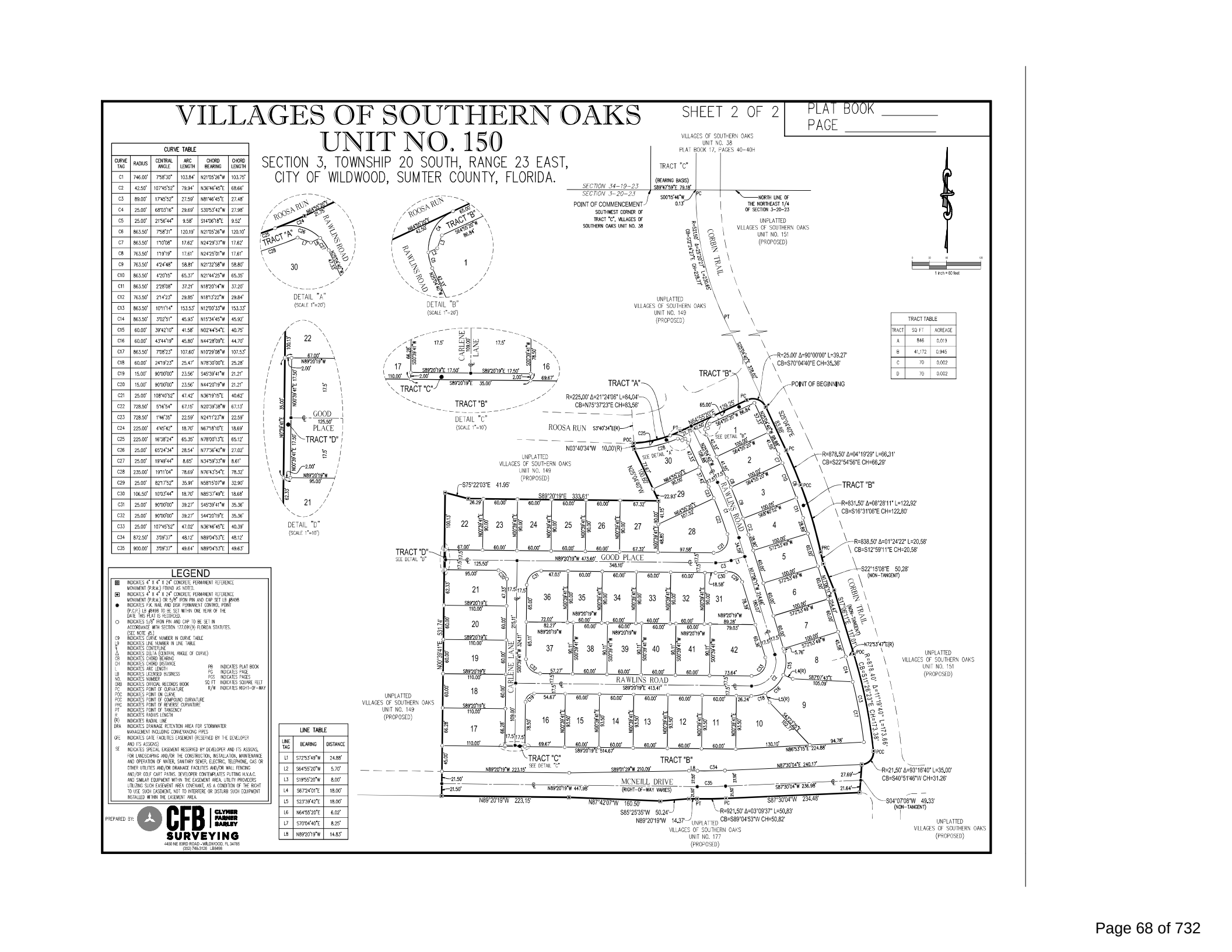
PREPARED BY:
CFB SURVEYING
CLYMER FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6498

DETAIL "A" (SCALE 1"=20')

DETAIL "B" (SCALE 1"=20')

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

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



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2305-007 Convenience Store with Gas (Wawa)**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-007 Convenience Store with Gas (Wawa)
Parcel Number:	Parcels G07-076, G07-078, and G07-250
Acreage:	Project Area Acreage is 3.82 +/-
Property Location:	Located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy)
Owner:	LG Wildwood, LLC
Applicant:	Dominic Raffin with Bowman

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans.

The applicant has addressed the City Attorney's final comments in relation to providing a deed addressing all matters in relation to access along Highway 301.

All elements of the SP 2305-007 Site Plan Application meet the criteria set forth in the Design District Standards, Land Development Regulations, and are consistent with the goals, objectives, and policies of the City’s Comprehensive Plan.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services



EST. 1877
WILDWOOD
FLORIDA

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

N

Feet
0 60 120

SP 2305-007

CONVENIENCE STORE WITH GAS

PARCELS G07-076, G07-078 & G07-250

MAP 1B

LOCATION MAP

AUGUST 2023

CIVIL CONSTRUCTION PLANS FOR:

WILDWOOD WAWA #5466 - C STORE

110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

PARCEL ID NUMBER: G07-076

PERMIT LIST	
PERMIT	PERMIT #
-	-
-	-
-	-
-	-
-	-
-	-

LEGAL DESCRIPTION:

NEW PARCEL A:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 62.82 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°31'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 629 SUMTER COUNTY RECORDS); THENCE SOUTH 00°09'29" EAST 8.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 44 (ALSO KNOWN AS EAST GULF ATLANTIC HIGHWAY); THENCE NORTH 89°31'52" EAST ALONG SAID RIGHT OF WAY LINE 125.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 89°31'52" EAST ALONG SAID RIGHT OF WAY LINE 166.25 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 00°00'00" EAST, 3.00 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 89°47'18" EAST, 48.46 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 4336 PAGE 16; THENCE SOUTH 00°22'33" EAST (SAID LINE BEING THE EAST LINE OF THE PARCEL RECORDED IN ORB 4336 PG.16, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°47'46" WEST, 342.16 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 3260 PAGE 558); THENCE NORTH 00°09'26" WEST ALONG THE WEST LINE OF SAID PARCEL 125.00 FEET; THENCE NORTH 89°47'46" WEST, 210.83 FEET TO THE EAST RIGHT OF WAY LINE OF US - 301; THENCE NORTH 01°24'35" EAST ALONG SAID LINE 74.17 FEET; THENCE NORTH 01°24'40" EAST, 15.84 FEET; THENCE SOUTH 45°00'52" EAST, 69.18 FEET; THENCE NORTH 89°56'34" EAST, 102.92 FEET; THENCE NORTH 81°12'18" EAST, 64.84 FEET; THENCE SOUTH 89°27'36" EAST, 123.96 FEET; THENCE NORTH 00°00'17" EAST, 405.84 FEET TO THE SOUTH LINE OF STATE ROUTE 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.81 ACRES OF LAND, MORE OR LESS.

NEW PARCEL B:

A PARCEL OF LAND IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 62.82 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°31'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 629 SUMTER COUNTY RECORDS); THENCE SOUTH 00°09'29" EAST 8.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 44 (ALSO KNOWN AS EAST GULF ATLANTIC HIGHWAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°31'52" EAST ALONG SAID RIGHT OF WAY LINE 125.10 FEET; THENCE SOUTH 00°00'17" WEST 405.84 FEET; THENCE NORTH 89°27'36" WEST 123.96 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN ORB 802 PAGE 629; THENCE NORTH 00°09'22" WEST ALONG SAID LINE 403.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING .

THE ABOVE DESCRIBED PARCEL CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.

NEW PARCEL C:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 89°47'46" EAST 58.22 FEET (RECORDED AS SOUTH 89°52'30" EAST 62.25 FEET) TO THE EAST LINE OF US HIGHWAY 301; THENCE NORTH 01°24'35" EAST ALONG SAID LINE 125.03 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 3620 PAGE 558 AND THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 499 PAGE 799; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°24'35" EAST 74.17 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 01°24'40" EAST, 15.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 01°24'40" EAST 113.73 FEET; THENCE NORTH 89°47'46" EAST ALONG SAID LINE 71.60 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN ORB 382 PAGE 582; THENCE SOUTH 89°47'46" EAST ALONG THE NORTH LINE OF SAID PARCEL 200.47 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN ORB 802 PAGE 629; THENCE SOUTH 00°09'22" EAST ALONG SAID LINE 99.46 FEET; THENCE SOUTH 81°12'18" WEST, 84.84 FEET; THENCE SOUTH 89°56'34" WEST, 102.92 FEET; THENCE NORTH 45°00'52" WEST, 69.18 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 301 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.05 ACRES OF LAND MORE OR LESS

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE COMMERCIAL REDEVELOPMENT OF 3.82 ± ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT INCLUDES THE DEMOLITION OF THE EXISTING INFRASTRUCTURE, PAVEMENT AREAS AND LANDSCAPING, AND CONSTRUCTION OF ±5,915 SF OF ONE STORY GAS STATION CONVENIENCE STORE WITH 8 FUELING PUMPS AND CANOPY, AND ASSOCIATED UTILITIES, PARKING AND LANDSCAPING.

PLANS ARE BASED UPON INFORMATION PROVIDED ON AN ALTA -NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD.
PROJECT NUMBER 011148-01-001_BNDY, DATED 11/09/2022.

SITE DATA TABLE

BUILDING TYPE:	U59 F/B R
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
NUMBER MPD'S:	8
TYPE OF MPD'S:	(4) 4+1 INTERIOR & (4) 3+1+1 EXTERIOR
NUMBER OF EMPLOYEES:	45-50 (PART TIME/FULL TIME)
TOTAL NUMBER OF PARKING SPACES:	54
NUMBER OF STANDARD PARKING SPACES (10' X 20'/12' X 20'):	48/1
NUMBER OF HANDICAP SPACES (12' X 20'):	3
NUMBER OF AIR SPACES (10' X 20'/ 11' X 20')	1/1
NUMBER OF TRUCK/OVERSIZED PARKING:	0
SQUARE FEET OF ASPHALT INSIDE OF RIGHT OF WAY (TO BE SEAL COATED):	0
SQUARE FEET OF LAWN AREA (TO BE MOWED):	±73,382 (SEE LANDSCAPING PLAN)
SQUARE FEET OF MULCH AREAS:	±10,000 (SEE LANDSCAPING PLAN)

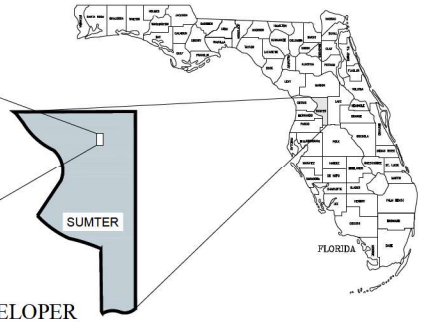
GOVERNING AND UTILITY AGENCIES CONTACTS

WATER/SEWER	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET, WILDWOOD, FL 34785 PHONE: (352) 330-1336	TELEPHONE	XFINITY INTERNET SERVICE 870 US HWY 27 LADY LAKE, FL 32159 PHONE: (800) 934-6489
STORMWATER	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 2379 BROAD STREET BROOKSVILLE, FL 34604 PHONE: (352) 796-7211	GAS COMPANY	TECO PEOPLES ASS. 316 SW 33RD AVENUE OCALA, FL 34474 PHONE: (352) 622-0111
SOLID WASTE	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET, WILDWOOD, FL 34785 PHONE: (352) 330-1336	BUILDING DEPARTMENT	CITY OF WILDWOOD DEVELOPMENT SERVICES 100 N. MAIN STREET WILDWOOD, FL 34785 PHONE: (352) 330-1334
TRANSPORTATION DEPARTMENT	FLORIDA DEPARTMENT OF TRANSPORTATION: DISTRICT-5 719 S. WOODLAND BLVD DE LAND, FL 32720 PHONE: (800) 780-7102	FIRE DEPARTMENT	SUMTER COUNTY FIRE AND EMERGENCY SERVICES 7375 POWELL ROAD WILDWOOD, FL 34785 PHONE: (352) 689-4400
ELECTRIC	DUKE ENERGY 4359 SE MARICAMP ROAD OCALA, FL 34480 PHONE: (800) 700-8744	PLANNING AND ZONING	CITY OF WILDWOOD DEVELOPMENT SERVICES 100 N. MAIN STREET WILDWOOD, FL 34785 PHONE: (352) 330-1334

SECTION 07, TOWNSHIP 19 SOUTH, RANGE 23 EAST



SITE LOCATION MAP
SCALE 1" = 1,000'



BENCHMARK:

1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING A TRIMBLE R-12 GPS RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENT PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION:

"D5PNC 81 601 014"
FOUND 3.5" F.D.O.T. BRASS DISK
Ft = 60.44' (N.A.V.D 88)
NORTHING = 1640800.88
EASTING = 641726.95

THE BEARING BASIS BEING THE SOUTH RIGHT-OF-WAY OF E GULF ATLANTIC HWY (E STATE ROAD 44); SAID LINE HAVING A RECORDED BEARING OF S89°53'40"E, AND A CALCULATED BEARING OF N89°31'52"E.

2. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT:

"D5PNC 81 601 014"
FOUND 3.5" F.D.O.T. BRASS DISK
EL = 60.44' (N.A.V.D. 88)
NORTHING = 1640800.88
EASTING = 641726.95

FLOOD NOTE:

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE(S) "X" , ACCORDING TO CITY OF WILDWOOD AREAS MAP 120299, FLOOD INSURANCE RATE MAP NUMBER 12119C0131D, DATED 09/27/2013.

OWNER / DEVELOPER

SUBJECT PROPERTY

1. PARCEL ID: G07 076
OWNER: POPE MELVIN & MARTHA J
ADDRESS: 110 E GULF-ATLANTIC HWY
WILDWOOD, FL 34785
TEL: 352-748-5042
EMAIL: MARTHA0P3@HOTMAIL.COM

ADJACENT PROPERTY

1. PARCEL ID: G07-077
OWNER: NOELL PROPERTIES ONE, LLC
ADDRESS: 1016 S MAIN ST,
WILDWOOD, FL 34785

2. PARCEL ID: G07-250
OWNER: WATSON GEORGE JR & SANDY C
CO-TRUSTTE
ADDRESS: 106 E SR 44,
WILDWOOD, FL 34785
TEL: 352-748-2305
EMAIL: SANDY@WILDWOODMOVER.COM

3. PARCEL ID: G07-075
OWNER: HATCHER JACK & VERMEL
ADDRESS: 200 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785

4. PARCEL ID: G07-073
OWNER: HATCHER JACK O & VERMEL
ADDRESS: 500 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785

5. PARCEL ID: G07-078
OWNER: STRICKLAND PATRICIA A
ADDRESS: 1010 S MAIN ST,
WILDWOOD, FL 34785

Sheet List Table			
Sheet Number	Sheet Title	REV1	REV2
C0.0	COVER SHEET	☒	
N1.0	GENERAL NOTES	☒	
DM1.0 - DM1.1	DEMOLITION PLAN	☒	☒
DM2.0	TREE PROTECTION PLAN	☒	
ES1.0 - ES1.1	EROSION CONTROL PLAN	☒	
ES2.0	EROSION CONTROL DETAILS		
C1.0	OVERALL SITE PLAN	☒	
C1.1 - C1.2	SITE PLAN	☒	
C1.3	GARBAGE AND STORE DELIVERY TRUCK PLAN		
C1.4	FUEL DELIVERY AND FIRE TRUCK PLAN	☒	
C2.0.0 - C2.0.1	PAVING AND GRADING PLAN	☒	
C2.1.0	DRAINAGE PLAN		
C2.1.1	ROOF DRAIN PLAN		
C2.2	SITE SECTION PROFILES	☒	
C2.3	RETENTION SECTION PROFILES		☒
C3.0	UTILITY PLAN	☒	☒
D1.0	WAWA STANDARD GENERAL DETAILS		
D1.1	WAWA STANDARD SITE DETAILS		
D1.2	WAWA UTILITY DETAILS		☒
D2.0	CONSTRUCTION DETAILS		
D2.1	CONSTRUCTION DETAILS		
D2.2	CONSTRUCTION DETAILS	☒	
D2.3	CONSTRUCTION DETAILS	☒	
D2.4	CONSTRUCTION DETAILS	☒	
D2.5	FDOT DETAILS	☒	
D2.6	FDOT DETAILS	☒	
D2.7	FDOT DETAILS	☒	
EX1.0 - EX1.3	WORK RESPONSIBILITY PLAN		
L1.1 - L1.2	LANDSCAPE PLAN		☒
L1.3	LANDSCAPE SPECIFICATIONS		
L2.1	IRRIGATION PLAN		
L2.2	IRRIGATION DETAILS		
L2.3	IRRIGATION SPECIFICATIONS		
1 - 5	PHOTOMETRIC PLANS		☒

LAND SURVEYOR:
BOWMAN CONSULTING GROUP, LTD. , INC.
SURVEYOR OF RECORD:
MAX R. GEORGE
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 474-7424

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
ERIK D. JULIANO
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 736-2114

LANDSCAPE ARCHITECT:
BOWMAN CONSULTING GROUP, LTD.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL - 33609
PHONE: (813) 687-4963

DEVELOPER:
LG INVESTMENTS, INC.
5944 CORAL RIDGE DR. PMB 312
CORAL SPRINGS, FL 33076
CONTACT: GENO RAY
PHONE: (724) 875-2975
EMAIL: GENO@IGINVEST.NET

END USER:
WAWA, FL INC
7022 TPC DRIVE
SUITE 200
ORLANDO, FL 32822
CONTACT: RYAN KEIDEL
EMAIL: KEIDEL@WAWA.COM

Digitally signed by Erik Juliano
DN: E=ejuliano@bowman.com, CN=Erik Juliano, O=Bowman Consulting Group, L=Melbourne, S=Florida, SERIALNUMBER=MA02023031321520, C=US
Reason: THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY ERIK D. JULIANO, P.E. ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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STORE # 5466
SUMTER COUNTY, FL

COVER SHEET
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE
No.68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS		
1	10/02/23	AHJ COMMENTS
2	11/30/23	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN
CED CHKD	
SCALE	NONE
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-001-01-C0-COV.DWG
SHEET	C0.0

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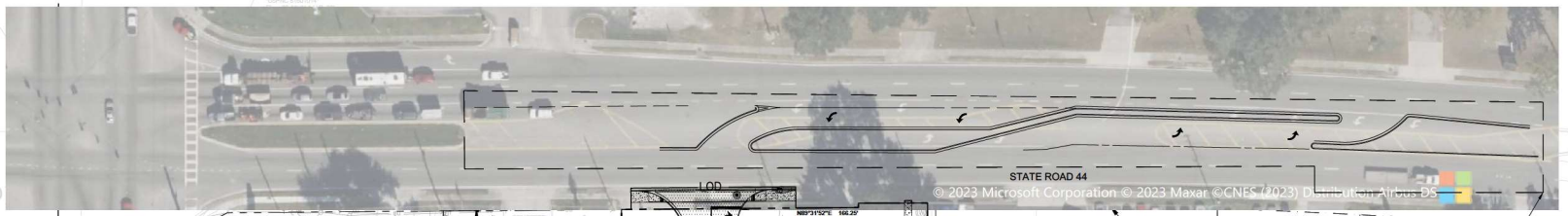

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SUITE 140
TAMPA, FL 33609
Phone: (813)736-2114
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OVERALL SITE PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

STORE # 5466
SUMTER COUNTY, FL
CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE
No. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS		
1	10/02/23	AHJ COMMENTS
2	11/20/23	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN	CED CHKD
SCALE	1" = 40'
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-001-04-C1.0-SIT.DWG
SHEET	C1.0

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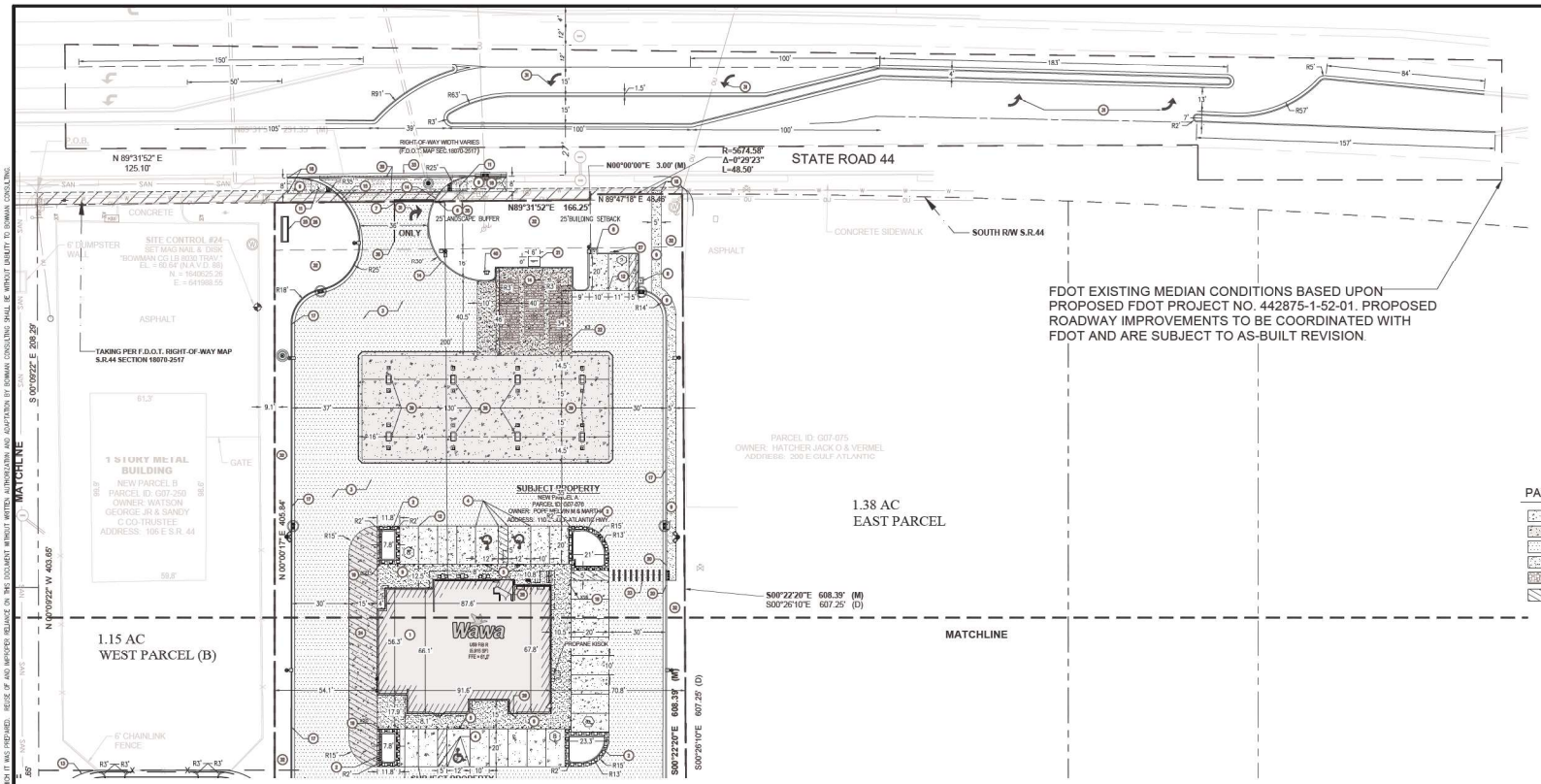

FDOT EXISTING MEDIAN CONDITIONS BASED UPON PROPOSED FDOT PROJECT NO. 442875-1-52-01. PROPOSED ROADWAY IMPROVEMENTS TO BE COORDINATED WITH FDOT AND ARE SUBJECT TO AS-BUILT REVISION.

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY AAI LAND SURVEYING SERVICES, INC, PROJECT NUMBER 36230, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY OF WILDWOOD SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. CITY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY F.A.C. RULE 62-555.314. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
7. SIGNS WILL BE REVIEWED SEPARATELY.
8. PROJECT WILL BE COMPLETED IN ONE PHASE.
9. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
10. MUST HAVE 3' WIDE CLEAR ZONE FROM BACK OF CURB TO LANDSCAPING.
11. PERMANENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
12. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

PROPOSED LEGEND

- PROPERTY LINE
- CURBING
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PARKING COUNT
- SIGNAGE
- DIRECTIONAL ARROW
- STORM STRUCTURES
- LIGHT STRUCTURE

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (8", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (8", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.1
- PROPOSED CONCRETE SIDEWALK (4", 3500 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE (6", 3500 PSI).
- PROPOSED STRIPING FOR LOADING ZONE AREA

PERMITS

AGENCY	PERMIT NO.
SWFWMD	866513
FDOT ACCESS	2023-A-592-00016
FDOT DRAINAGE	2023-0-592-00013
FDEP	TBD (PENDING PERMIT APPROVALS)

SITE LEGEND

1. 5,915 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
2. CORNER/PARKING ISLAND WITH WAWA TYPE 81 CURB TO BE FLUSH, SEE DETAIL SHEET D1.1.
3. ASPHALT PAVING, SEE DETAIL SHEET D1.1.
4. ACCESSIBLE STRIPING, SEE DETAIL SHEET D1.0.
5. ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET D1.0.
6. 36" X 36" STOP SIGN, PER FDOT STANDARD INDEX 11860 AND MUTCD STANDARD R1-1.
7. 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT STANDARD INDEX 711-001.
8. AIR PUMP ON 4'X4' CONCRETE PAD W/ 2 BOLLARDS, SEE DETAIL SHEET D1.0.
9. CONCRETE SIDEWALK, WIDTH VARIES,SEE DETAIL SHEET D1.1.
10. DUMPSTER ENCLOSURE, PER ARCHITECTURAL PLANS.
11. TYPE "CR-J" CURB RAMP, PER FDOT INDEX 522-002.
12. 4" SINGLE YELLOW SOLID LINE - SYSL#" (TYPICAL).
13. 6' BLACK CHAIN LINK FENCE.
14. TYPE "D" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
15. TYPE "F" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
16. WAWA TYPE B1 CURB, SEE DETAIL SHEET D1.0.
17. WAWA TYPE F1 CURB, SEE DETAIL SHEET D1.0.
18. MATCH EXISTING CONCRETE SIDEWALK OR CURB TO NEAREST EXPANSION JOINT.
19. PIPE BOLLARD, SEE DETAIL SHEET D1.0.
20. SMOOTH 3' CURB TRANSITION.
21. VENT STACK ON 6' X 6' CONCRETE PAD W/ 2 BOLLARDS, BY TENANT.
22. [illegible] BY TENANT.
23. 12" WIDE WHITE CROSSWALK STRIPING.
24. LOADING ZONE STRIPING, SYSL#" SPACED AT 2' O.C. @ 45° BOUND BY SYSL#".
25. GAS PRICE SIGN.
26. MONUMENT/PYLON SIGN.
27. "AIR PARKING ONLY" SIGN.
28. FRONT EMERGENCY EXIT.
29. REAR EMERGENCY EXIT.
30. CROSSWALK STRIPING, PER FDOT STANDARD PLANS INDEX 711-001
31. DIRECTIONAL ARROW, PER FDOT INDEX 711-001.
32. LANDSCAPE AREA.
33. VALLEY GUTTER.
34. ONE WAY RIGHT ARROW SIGN (R6 - 1R), SEE DETAIL SHEET D2.0.
35. RIGHT TURN ONLY SIGN (R3-5R), SEE DETAIL SHEET D2.0.
36. DOUBLE YELLOW STRIPING, PER FDOT INDEX 711-001.
37. 12" SINGLE YELLOW SOLID LINE.
38. (4) "4+1" INTERIOR GAS DISPENSER (MPD) BY TENANT, TYPICAL.
39. (4) "3+1+1" EXTERIOR GAS DISPENSER (MPD) BY TENANT, TYPICAL.
40. PROPOSED E-STOP.
41. PROPOSED FLUME.
42. PROPOSED (2) 4' SWING GATES.

SITE DATA

CURRENT LAND USE CLASSIFICATION:	WILDWOOD COMMERCIAL (2215C)
CURRENT ZONING CLASSIFICATION:	C-3 = GENERAL COMMERCIAL-HIGHWAY
CURRENT LOCAL JURISDICTION:	CITY OF WILDWOOD
OVERLAY DISTRICT:	N/A
FLOOD ZONE CLASSIFICATION:	ZONE-X FEMA PANEL NO 12119C0131J, DATED 09/27/2013

DIRECTION	PROPERTY USE	CURRENT LAND USE AND ZONING		FUTURE LAND USE AND ZONING	
EAST	AUTO SERVICE	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM
SOUTH	RESIDENTIAL LOT	MOBILE HOME PARK	MHP	COMMERCIAL	COM
WEST	RETAIL SHOP	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM
NORTH	FDOT ROAD	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM

SITE AREA CALCULATIONS

TOTAL SITE AREA	166,345 SF (3.82 AC.±) (100%)
TOTAL PROJECT AREA	152,890 SF (3.51 AC.±) (92%)
EXST. IMPERVIOUS AREA	10,050 SF (0.23 AC.±) (6.0%)
EXST. PERVIOUS AREA	156,295 SF (3.59 AC.±) (94.0%)
PROP. IMPERVIOUS AREA BUILDING SIDEWALK/PAVEMENT	5,915 SF (0.14 AC.±) (3.5%) 96,970 SF (2.22 AC.±) (63.7%)
PROP. PERVIOUS AREA OPEN SPACE	50,000 SF (1.15 AC.±) (32.8%)

BUILDING DATA

PROPOSED BUILDINGS:	1 (SINGLE STORY)
PROPOSED USE:	SERVICE STATION W/CONVENIENCE STORE
BUILDING TYPE:	US9 F/B-R
GROSS BUILDING AREA:	5,915 S.F.
BUILDING HEIGHT: WAWA GAS CANOPY	 2.3"-11.5" 25'-2"

DIRECTION	REQUIRED BUILDING SETBACK	PROVIDED BUILDING SETBACK	PROVIDED CANOPY SETBACK
FRONT (NORTH)	25'	200.0'	81.5'
REAR (SOUTH)	15'	333.80'	469'
SIDE (EAST)	15'	70.8'	35.4'
SIDE (WEST)	15'	54.1'	46.1'

DIRECTION	REQUIRED LANDSCAPE BUFFER	PROVIDED LANDSCAPE BUFFER
FRONT (NORTH)	25'	27.80'
REAR (SOUTH)	N/A	N/A
SIDE (EAST)	N/A	N/A
SIDE (WEST)	25'	N/A

PROPOSED PARKING DATA

REQUIRED PARKING SPACES:
CRITERIA FOR NUMBER OF STALLS:

4 SPACE PER 1000 SF GFA	25 SPACES
1 ACCESSIBLE SPACE PER 25	1 SPACE
TOTAL REQUIRED:	26 SPACES

PROVIDED PARKING SPACES:

STANDARD SPACES 10'x20'	48 SPACES
STANDARD SPACES 12'x20'	1 SPACE
ACCESSIBLE SPACES 12'x20'	3 SPACES
AIR SPACES 11'x20'	1 SPACE
10'x20'	1 SPACE
TOTAL PROVIDED PARKING SPACES	54 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
TYPICAL DIMENSIONS:

CITY OF WILDWOOD REQUIRED DIMENSION: WIDTH: 10'
PROPOSED DIMENSION: WIDTH: 10'
CITY OF WILWOOD REQUIRED DIMENSION: DEPTH: 20'
PROPOSED DIMENSION: DEPTH: 20'

PROPOSED ENTRANCE DRIVE AISLES: 24', & 36'
CITY OF WILDWOOD REQUIRED ENTRANCE DRIVE AISLES: 24' MIN.

PROPOSED TWO WAY AISLES: 24', 26', 34', & 36'
CITY OF WILDOOD REQUIRED TWO WAY AISLES: 24' MIN

N

GRAPHIC SCALE
0 30' 60'
(IN FEET)
SCALE: 1" = 30'

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SUITE 140
TAMPA, FL 33609
Phone: (813)736-2114
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STORE # 5466
SUMTER COUNTY, FL

SITE PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE NO. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PLAN STATUS

1	10/02/23	AHJ COMMENTS
2	11/20/23	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN
CED CHKD	
SCALE	1" = 30'
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-001-04-C1.1-SIT.DWG
SHEET	C1.1

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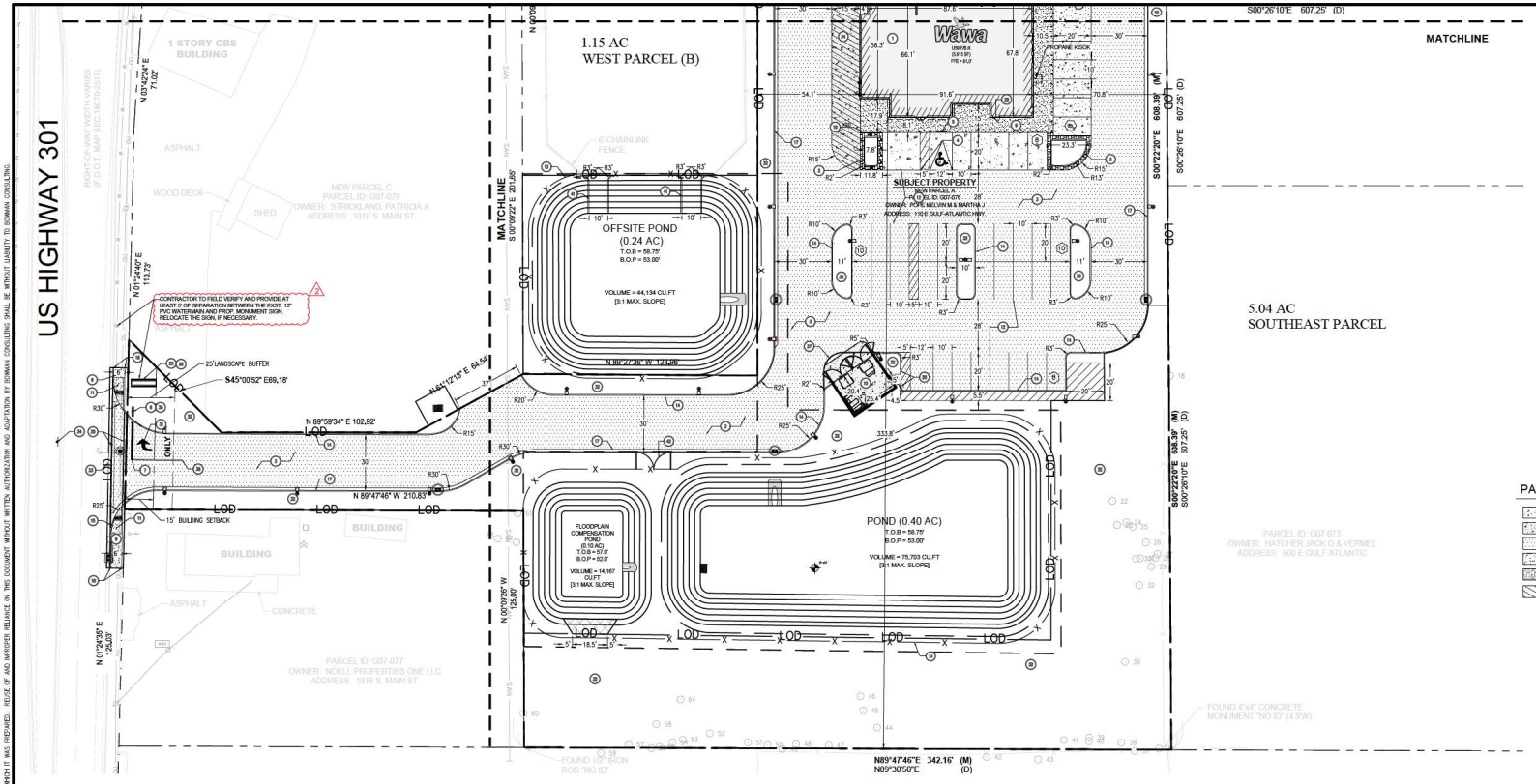

CONTRACTOR TO FIELD VERIFY AND PROVIDE AT LEAST 5' OF SEPARATION BETWEEN THE EXIST. 12" PVC WATERMAIN AND PROP. MONUMENT SIGN. RELOCATE THE SIGN, IF NECESSARY.

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY AAL LAND SURVEYING SERVICES, INC, PROJECT NUMBER 36230, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY OF WILDWOOD SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. CITY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY F.A.C. RULE 62-555.314. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
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9. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
10. MUST HAVE 3' WIDE CLEAR ZONE FROM BACK OF CURB TO LANDSCAPING.
11. PERMANENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
12. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

PROPOSED LEGEND

- PROPERTY LINE
- CURBING
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PARKING COUNT
- SIGNAGE
- DIRECTIONAL ARROW
- STORM STRUCTURES
- LIGHT STRUCTURE

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (6", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (8", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.1
- PROPOSED CONCRETE SIDEWALK (4", 3500 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE (6", 3500 PSI).
- PROPOSED STRIPING FOR LOADING ZONE AREA

PERMITS

AGENCY	PERMIT NO.
SWFWMD	866513
FDOT ACCESS	2023-A-592-00016
FDOT DRAINAGE	2023-0-592-00013
FDEP	TBD (PENDING PERMIT APPROVALS)

SITE LEGEND

1. 5,915 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
2. CORNER/PARKING ISLAND WITH WAWA TYPE B1 CURB TO BE FLUSH, SEE DETAIL SHEET D1.1.
3. ASPHALT PAVING, SEE DETAIL SHEET D1.1.
4. ACCESSIBLE STRIPING, SEE DETAIL SHEET D1.0.
5. ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET D1.0.
6. 36" X 36" STOP SIGN, PER FDOT STANDARD INDEX 11860 AND MUTCD STANDARD R1-1.
7. 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT STANDARD INDEX 711-001.
8. AIR PUMP ON 4'X4' CONCRETE PAD W/ 2 BOLLARDS, SEE DETAIL SHEET D1.0.
9. CONCRETE SIDEWALK, WIDTH VARIES,SEE DETAIL SHEET D1.1.
10. DUMPSTER ENCLOSURE, PER ARCHITECTURAL PLANS.
11. TYPE "CRLP" CURB RAMP, PER FDOT INDEX 522-002.
12. 4" SINGLE YELLOW SOLID LINE - SYSL#4" (TYPICAL).
13. 6' BLACK CHAIN LINK FENCE.
14. TYPE "D" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
15. TYPE "S" CURB, PER FDOT STANDARD PLANS INDEX 520-001.
16. WAWA TYPE B1 CURB, SEE DETAIL SHEET D1.0.
17. WAWA TYPE F1 CURB, SEE DETAIL SHEET D1.0.
18. MATCH EXISTING CONCRETE SIDEWALK OR CURB TO NEAREST EXPANSION JOINT.
19. PIPE BOLLARD, SEE DETAIL SHEET D1.0.
20. SMOOTH 3' CURB TRANSITION.
21. VENT STACK ON 6' X 6' CONCRETE PAD W/ 2 BOLLARDS, BY TENANT.
22. UNDERGROUND FUEL TANKS BY TENANT.
23. 12" WIDE WHITE CROSSWALK STRIPING.
24. LOADING ZONE STRIPING, SYSL#4" SPACED AT 2' O.C. @ 45° BOUND BY SYSL#".
25. GAS PRICE SIGN.
26. MONUMENT/PYLON SIGN.
27. "AIR PARKING ONLY" SIGN.
28. FRONT EMERGENCY EXIT.
29. REAR EMERGENCY EXIT.
30. CROSSWALK STRIPING, PER FDOT STANDARD PLANS INDEX 711-001
31. DIRECTIONAL ARROW, PER FDOT INDEX 711-001.
32. LANDSCAPE AREA.
33. VALLEY GUTTER.
34. ONE WAY RIGHT ARROW SIGN (R6 - 1R), SEE DETAIL SHEET D2.0.
35. RIGHT TURN ONLY SIGN (R3-5R), SEE DETAIL SHEET D2.0.
36. DOUBLE YELLOW STRIPING, PER FDOT INDEX 711-001.
37. 12" SINGLE YELLOW SOLID LINE.
38. (4) "4+1" INTERIOR GAS DISPENSER (MPD) BY TENANT, TYPICAL.
39. (4) "3+1+1" EXTERIOR GAS DISPENSER (MPD) BY TENANT, TYPICAL.
40. PROPOSED E-STOP.
41. PROPOSED FLUME.
42. PROPOSED (2) 4' SWING GATES.

SITE DATA

CURRENT LAND USE CLASSIFICATION:	WILDWOOD COMMERCIAL (2215C)
CURRENT ZONING CLASSIFICATION:	C-3 = GENERAL COMMERCIAL-HIGHWAY
CURRENT LOCAL JURISDICTION:	CITY OF WILDWOOD
OVERLAY DISTRICT:	N/A
FLOOD ZONE CLASSIFICATION:	ZONE-X FEMA PANEL NO 12119C0131D, DATED 09/27/2013

DIRECTION	PROPERTY USE	CURRENT LAND USE AND ZONING		FUTURE LAND USE AND ZONING	
EAST	AUTO SERVICE	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM
SOUTH	RESIDENTIAL LOT	MOBILE HOME PARK	MHP	COMMERCIAL	COM
WEST	RETAIL SHOP	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM
NORTH	FDOT ROAD	GENERAL COMMERCIAL - HIGHWAY	C3	COMMERCIAL	COM

SITE AREA CALCULATIONS

TOTAL SITE AREA	166,345 SF (3.82 AC.±) (100%)
TOTAL PROJECT AREA	152,890 SF (3.51 AC.±) (92%)
EXST. IMPERVIOUS AREA	10,050 SF (0.23 AC.±) (6.0%)
EXST. PERVIOUS AREA	156,295 SF (3.59 AC.±) (94.0%)
PROP. IMPERVIOUS AREA BUILDING SIDEWALK/PAVEMENT	5,915 SF (0.14 AC.±) (3.5%) 96,970 SF (2.22 AC.±) (63.7%)
PROP. PERVIOUS AREA OPEN SPACE	50,000 SF (1.15 AC±) (32.8%)

BUILDING DATA

PROPOSED BUILDINGS:	1 (SINGLE STORY)
PROPOSED USE:	SERVICE STATION W/CONVENIENCE STORE
BUILDING TYPE:	U59 F/B-R
GROSS BUILDING AREA:	5,915 S.F.
BUILDING HEIGHT: WAWA GAS CANOPY	 2.3'-11.5" 25'-2"

DIRECTION	REQUIRED BUILDING SETBACK	PROVIDED BUILDING SETBACK	PROVIDED CANOPY SETBACK
FRONT (NORTH)	25'	200.0'	81.5'
REAR (SOUTH)	15'	333.80'	469'
SIDE (EAST)	15'	70.8'	35.4'
SIDE (WEST)	15'	54.1'	46.1'

DIRECTION	REQUIRED LANDSCAPE BUFFER	PROVIDED LANDSCAPE BUFFER
FRONT (NORTH)	25'	27.60'
REAR (SOUTH)	N/A	N/A
SIDE (EAST)	N/A	N/A
SIDE (WEST)	25'	N/A

PROPOSED PARKING DATA

REQUIRED PARKING SPACES:
CRITERIA FOR NUMBER OF STALLS:

4 SPACE PER 1000 SF GFA	25 SPACES
1 ACCESSIBLE SPACE PER 25	1 SPACE
TOTAL REQUIRED:	26 SPACES

PROVIDED PARKING SPACES:

STANDARD SPACES 10'x20'	48 SPACES
STANDARD SPACES 12'x20'	1 SPACE
ACCESSIBLE SPACES 12'x20'	3 SPACES
AIR SPACES 11'x20'	1 SPACE
10'x20'	1 SPACE
TOTAL PROVIDED PARKING SPACES	54 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
TYPICAL DIMENSIONS:

CITY OF WILDWOOD REQUIRED DIMENSION: WIDTH: 10'
PROPOSED DIMENSION: WIDTH: 10'
CITY OF WILWOOD REQUIRED DIMENSION: DEPTH: 20'
PROPOSED DIMENSION: DEPTH: 20'

PROPOSED ENTRANCE DRIVE AISLES: 24', & 36'
CITY OF WILDWOOD REQUIRED ENTRANCE DRIVE AISLES: 24' MIN.

PROPOSED TWO WAY AISLES: 24', 26', 34', & 36'
CITY OF WILDOOD REQUIRED TWO WAY AISLES: 24' MIN

GRAPHIC SCALE
0 30' 60'
(IN FEET)
SCALE: 1" = 30'

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Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813)738-2114
www.bowmanconsulting.com
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STORE # 5466
SUMTER COUNTY, FL

SITE PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785

CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE
No. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS

	DATE	DESCRIPTION
1	10/02/23	AHJ COMMENTS
2	11/20/23	AHJ COMMENTS

DATE	DESCRIPTION	
MM	MM	CED
DESIGN	DRAWN	CHKD

SCALE 1" = 30'
JOB No. 011148-01-001
DATE 03/01/2023
FILE 011148-01-001-04-C1.2-SIT.DWG
SHEET C1.2

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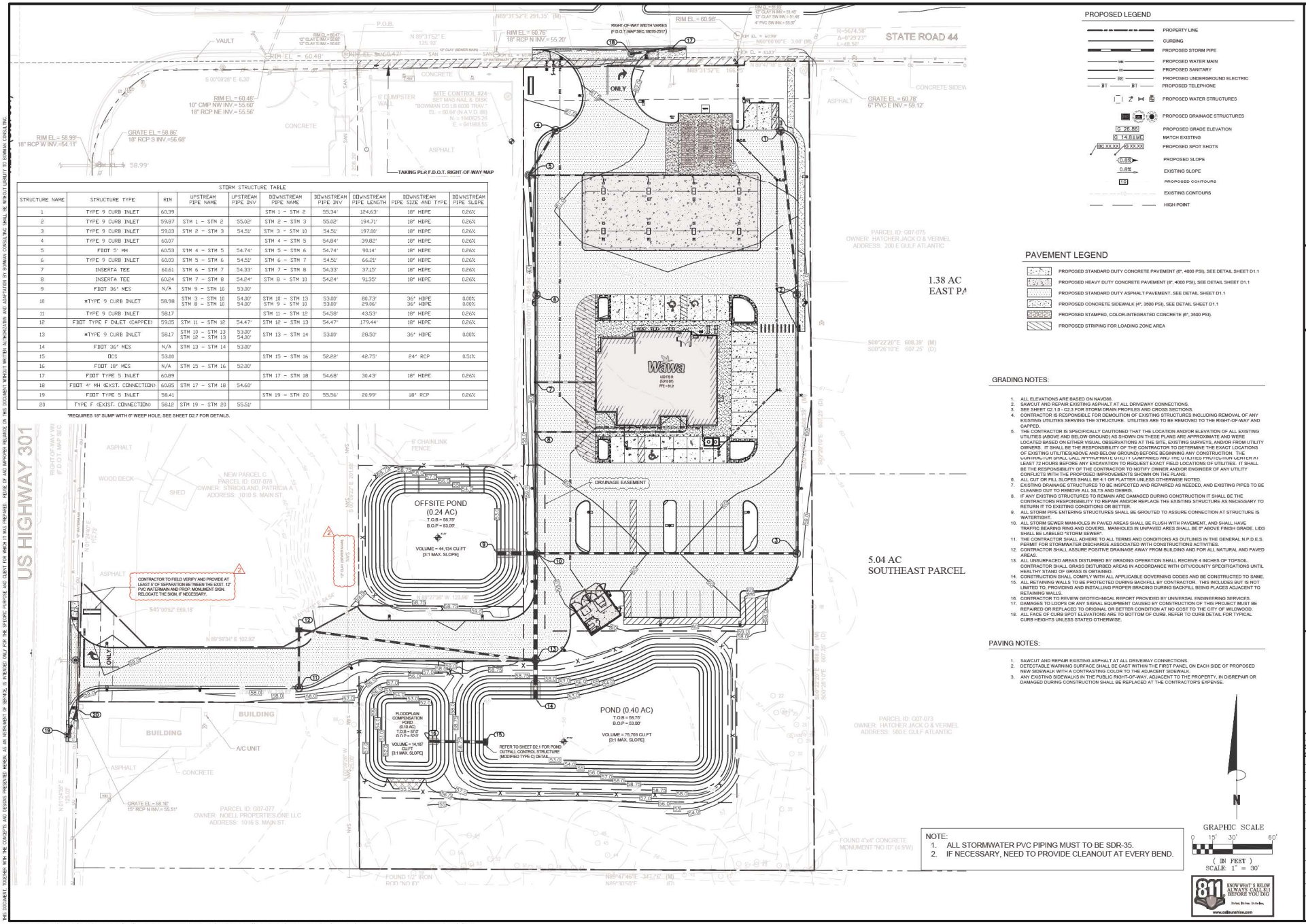

STORM STRUCTURE TABLE									
STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
1	TYPE 9 CURB INLET	60.39			STM 1 – STM 2	55.34'	124.63'	18" HDPE	0.26%
2	TYPE 9 CURB INLET	59.87	STM 1 – STM 2	55.02'	STM 2 – STM 3	55.02'	194.71'	18" HDPE	0.26%
3	TYPE 9 CURB INLET	59.03	STM 2 – STM 3	54.51'	STM 3 – STM 10	54.51'	197.09'	18" HDPE	0.26%
4	TYPE 9 CURB INLET	60.07			STM 4 – STM 5	54.84'	39.82'	18" HDPE	0.26%
5	FDOT 5' MH	60.53	STM 4 – STM 5	54.74'	STM 5 – STM 6	54.74'	90.14'	18" HDPE	0.26%
6	TYPE 9 CURB INLET	60.03	STM 5 – STM 6	54.51'	STM 6 – STM 7	54.51'	66.21'	18" HDPE	0.26%
7	INSERTA TEE	60.61	STM 6 – STM 7	54.33'	STM 7 – STM 8	54.33'	37.15'	18" HDPE	0.26%
8	INSERTA TEE	60.24	STM 7 – STM 8	54.24'	STM 8 – STM 10	54.24'	91.35'	18" HDPE	0.26%
9	FDOT 36" MES	N/A	STM 9 – STM 10	53.00'					
10	*TYPE 9 CURB INLET	58.98	STM 3 – STM 10 STM 8 – STM 10	54.00' 54.00'	STM 10 – STM 13 STM 9 – STM 10	53.00' 53.00'	80.73' 29.06'	36" HDPE 36" HDPE	0.00% 0.00%
11	TYPE 9 CURB INLET	58.17			STM 11 – STM 12	54.58'	43.53'	18" HDPE	0.26%
12	FDOT TYPE F INLET (CAPPED)	59.05	STM 11 – STM 12	54.47'	STM 12 – STM 13	54.47'	179.44'	18" HDPE	0.26%
13	*TYPE 9 CURB INLET	58.17	STM 10 – STM 13 STM 12 – STM 13	53.00' 54.00'	STM 13 – STM 14	53.00'	28.50'	36" HDPE	0.00%
14	FDOT 36" MES	N/A	STM 13 – STM 14	53.00'					
15	DCS	53.69			STM 15 – STM 16	52.22'	42.75'	24" RCP	0.51%
16	FDOT 18" MES	N/A	STM 15 – STM 16	52.00'					
17	FDOT TYPE 5 INLET	60.89			STM 17 – STM 18	54.68'	30.43'	18" HDPE	0.26%
18	FDOT 4' MH (EXIST. CONNECTION)	60.85	STM 17 – STM 18	54.60'					
19	FDOT TYPE 5 INLET	58.41			STM 19 – STM 20	55.56'	20.99'	18" RCP	0.26%
20	TYPE F (EXIST. CONNECTION)	58.12	STM 19 – STM 20	55.51'					

*REQUIRES 18" SUMP WITH 6" WEEP HOLE, SEE SHEET D2.7 FOR DETAILS.

PROPOSED LEGEND

- PROPERTY LINE
- CURBING
- PROPOSED STORM PIPE
- PROPOSED WATER MAIN
- PROPOSED SANITARY
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED WATER STRUCTURES
- PROPOSED DRAINAGE STRUCTURES
- G 26.86 — PROPOSED GRADE ELEVATION
- C 14.8±ME — MATCH EXISTING
- BC XX.XX / S XX.XX — PROPOSED SPOT SHOTS
- 0.6% — PROPOSED SLOPE
- 0.6% — EXISTING SLOPE
- 100 — PROPOSED CONTOURS
- EXISTING CONTOURS
- HIGH POINT

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (6", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (8", 4000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET D1.1
- PROPOSED CONCRETE SIDEWALK (4", 3000 PSI), SEE DETAIL SHEET D1.1
- PROPOSED STAMPED, COLOR-INTEGRATED CONCRETE (6", 3500 PSI).
- PROPOSED STRIPING FOR LOADING ZONE AREA

GRADING NOTES:

1. ALL ELEVATIONS ARE BASED ON NAVD88.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. SEE SHEET C2.1.0 - C2.3 FOR STORM DRAIN PROFILES AND CROSS SECTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY AND CAPPED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED ARES SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.
16. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES.
17. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO THE CITY OF WILDWOOD.
18. ALL FACE OF CURB SPOT ELEVATIONS ARE TO BOTTOM OF CURB. REFER TO CURB DETAIL FOR TYPICAL CURB HEIGHTS UNLESS STATED OTHERWISE.

PAVING NOTES:

1. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
2. DETECTABLE WARNING SURFACE SHALL BE CAST WITHIN THE FIRST PANEL ON EACH SIDE OF PROPOSED NEW SIDEWALK WITH A CONTRASTING COLOR TO THE ADJACENT SIDEWALK.
3. ANY EXISTING SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTY, IN DISREPAIR OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NOTE:
1. ALL STORMWATER PVC PIPING MUST TO BE SDR-35.
2. IF NECESSARY, NEED TO PROVIDE CLEANOUT AT EVERY BEND.

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'

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5404 CYPRESS CENTER DR.
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TAMPA, FL 33609
Phone: (813)739-2114
www.bowmanconsulting.com
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DRAINAGE PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785
STORE # 5466
SUMTER COUNTY, FL
CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE No. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PLAN STATUS		
1	10/02/23	AHJ COMMENTS
2	11/30/23	AHJ COMMENTS

DATE	DESCRIPTION
MM	MM	CED
DESIGN	DRAWN	CHKD
SCALE	1" = 30'	
JOB No.	011148-01-001	
DATE	03/01/2023	
FILE	011148-01-001-05-C2.1.0-PGD.DWG	
SHEET	C2.1.0	

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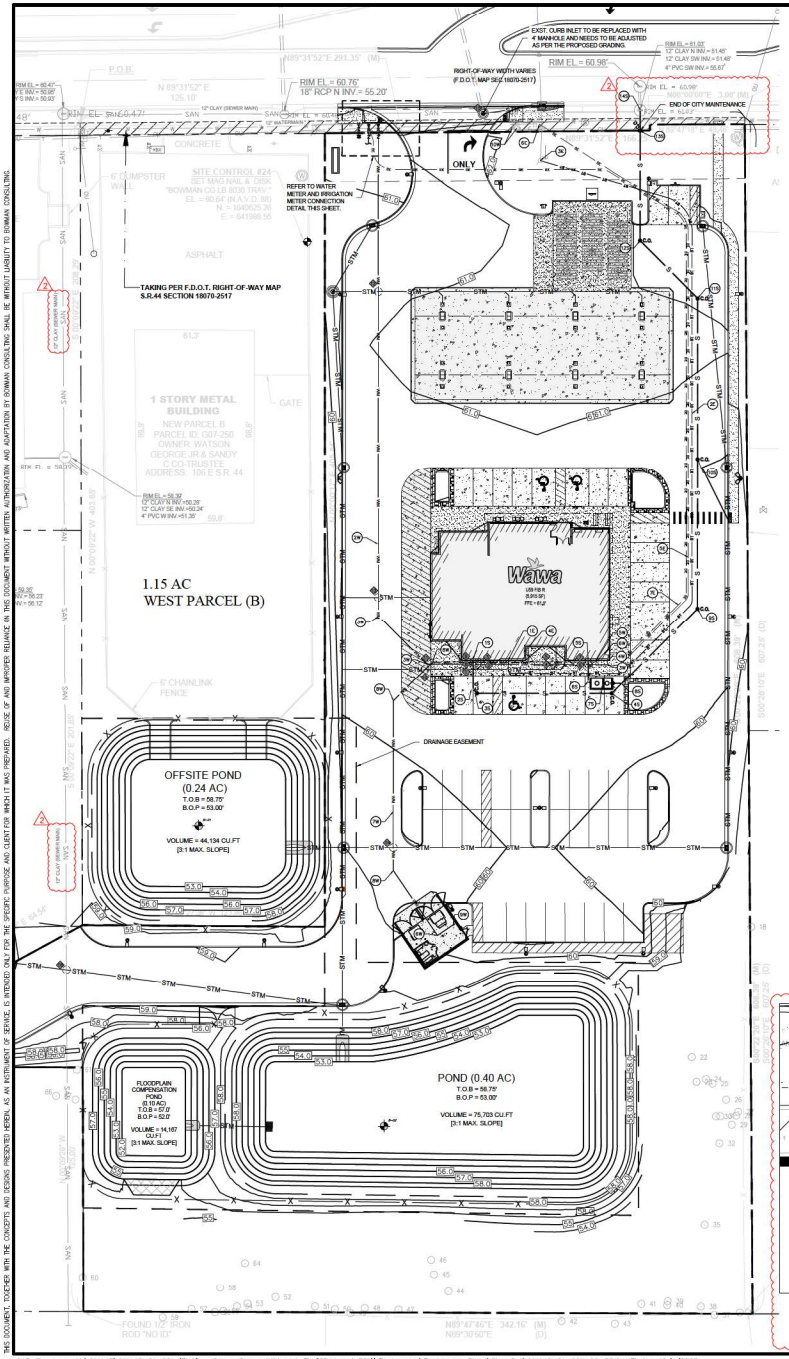


UTILITY CONSTRUCTION NOTES

WATER SERVICE

1W PROP. POINT OF CONNECTION FOR 2" P.E POTABLE WATER AND 1" P.E RECLAIM WATER TO EXISTING WATER MAIN. CONTRACTOR TO IDENTIFY THE SIZE OF EXISTING WATER MAIN. - END OF CITY MAINTENACE.

2W 372 LF OF 2" P.E DOMESTIC WATER SERVICE

3W 2" P.E - 45° BEND

4W PROPOSED LOCATION FOR 2" P.E POTABLE WATER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

5W PROPOSED LOCATION FOR 3/4" POTABLE WATER STUB OUT FOR TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

6W 3/4" - 90° BEND

7W 245 LF OF 1/2" P.E WATER SERVICE FROM BUILDING TO HOSE BIB @ DUMPSTER

8W 3/4" - 45° BEND

9W PROPSED 3/4" HOSE BIB CONNECTION

10W EXISTING WATER VALVE AND FIRE HYDRANT

11W PROPOSED 2" X 12" TAPPING SLEEVE AND CORP. STOP. REFER TO SHEET D2.3 FOR DETAIL.

12W PROPOSED 1" X 12" TAPPING SLEEVE AND CORP STOP. REFER TO SHEET D2.3 FOR DETAIL.

13W PROPOSED 2" WATER METER (POINT OF CONNECTION FOR DOMESTIC WATER SERVICE) WITH INTERNAL 2" CURB STOP. REFER TO DETAIL W-14 ON SHEET D2.3. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILDWOOD.

14W PROPOSED 1" IRRIGATION METER (POINT OF CONNECTION FOR IRRIGATION WATER SERVICE) WITH INTERNAL 1" CURB STOP.

15W PROPOSED 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR FOR DOMESTIC WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILDWOOD.

16W PROPOSED 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR FOR IRRIGATION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILDWOOD.

17W PROPOSED 1" PVC IRRIGATION WATER SERVICE. REFER TO LANDSCAPE PLANS FOR CONTINUATION.

18W PROPOSED FIRE HYDRANT ASSEMBLY WITH A 6" GATE VALVE. SEE SHEET D2.4 FOR DETAILS.

19W PROPOSED 6" D.I.P FIRE LINE. SEE SHEET D2.4 FOR DETAILS.

20W PROPOSED 12" X 6" TAPPING SLEEVE.

SANITARY SERVICE

1S SAN 1: BUILDING CONNECTION OUT @ INV = 55.81, SEE ARCHITECTURAL PLANS.

2S SAN 2: 6" CLEANOUT @ INV = 55.65' 15.2 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

3S SAN 3: 6" CLEANOUT @ INV = 55.63' 2.83 LF OF 6" PVC SANITARY SERVICE W. WYE CONNECTION @ 1.04%

4S SAN 4: 6" CLEANOUT @ INV = 54.90' 69.8 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

5S SAN 5: BUILDING CONNECTION OUT @ INV = 55.26', SEE ARCHITECTURAL PLANS.

6S SAN 6: 6" CLEANOUT @ INV = 55.15' 10.2 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

7S SAN 7 - SAN 8: 1250 GALLON GREASE INTERCEPTOR, PER DETAIL SHEET D1.1; INFLOW INV = 55.12', OUTFLOW INV = 54.87', 6" PVC PIPE @ 2.16%

8S SAN 9: 6" CLEANOUT @ INV = 54.82' 7" PVC SANITARY SERVICE W. WYE CONNECTION @ 1.04% 5" PVC SANITARY SERVICE W. WYE CONNECTION @ 1.04%

9S SAN 10: 6" CLEANOUT @ INV = 54.25' 59 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

10S SAN 11: 6" CLEANOUT @ INV = 53.46' 76.6 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

11S SAN 12: 6" CLEANOUT @ INV = 52.60' 82 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

12S SAN 13: 6" CLEANOUT @ INV = 52.17' 41.5 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%

13S SAN 14: TWO WAY 6" CLEANOUT @ INV = 51.59' 56 LF OF 6" PVC SANITARY SERVICE @ 1.04% - END OF CITY MAINTENANCE.

14S SAN 15: CONNECTION TO EXISTING 6" CLEANOUT @ INV = 51.48' 10 LF OF 6" PVC SANITARY SERVICE @ 1.04%

ELECTRIC SERVICE

1E PROPOSED LOCATION FOR UNDERGROUND TELEPHONE AND CABLE TIE-IN TO BUILDING. REFER TO ARCHITECTURAL PLAN FOR DETAILS.

2E CONTRACTOR TO PROVIDE (3) 4" UNDERGROUND CONDUITS FOR TELEPHONE AND CABLE. CONTRACTOR TO COORDIANTE WITH TELEPHONE AND CABLE COMPANY FOR CONDUIT SPECIFICATIONS.

3E PROPOSED POINT OF CONNECTION FOR TELEPHONE AND CABLE TIE-IN TO BUILDING. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.

4E PROPOSED LOCATION FOR ELECTRICAL SERVICE TIE-IN TO BUILDING. REFER TO ARCHITECTURAL PLAN FOR DETAILS.

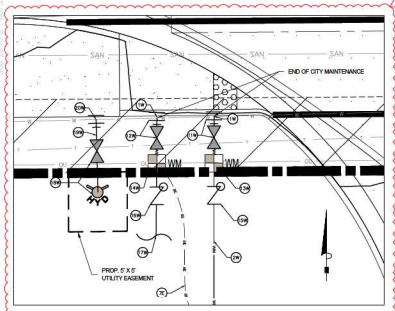
5E CONTRACTOR SHALL PROVIDE UNDERGROUND ELECTRICAL CONDUITS (6) 4" PVC & (1) 2" GRC FOR SERVICE, SPARES AND MONITORING. DEVELOPER TO COORDINATE SERVICE AND NEEDED EASEMENTS WITH THE UTILITY PROVIDER..

6E PROPOSED POINT OF CONNECTION FOR ELECTRICAL SERVICE TO THE EXISTING POLE MOUNTED TRANSFORMER. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY..

7E PROPOSED (1) 4" CONDUIT FOR BAS FROM WATER SERVICE ROOM NEEDED. ONSITE PERVIOUS AREA 90,000 SF TO BE IRRIGATED. REFER TO SHEET D2.3 FOR DETAIL. REFER TO DETAIL W-14 ON SHEET D2.3. CONTARCTOR SHALL COORDINATE WITH THE CITY OF WILDWOOD.

SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
1	BUILDING STUB	61.00			SAN 1 - SAN 2	55.81'	15.79'	6" PVC	1.04%
2	45° BEND	60.75	SAN 1 - SAN 2	55.64'	SAN 2 - SAN 3	55.64'	2.83'	6" PVC	1.04%
3	WYE W/CO	60.73	SAN 2 - SAN 3	55.61'	SAN 3 - SAN 4	55.61'	68.78'	6" PVC	1.04%
4	45° BEND	60.67	SAN 3 - SAN 4	54.90'	SAN 4 - SAN 9	54.90'	7.19'	6" PVC	1.04%
5	BUILDING STUB	61.00			SAN 5 - SAN 6	55.25'	10.96'	6" PVC	1.04%
6	45° BEND	60.82	SAN 5 - SAN 6	55.14'	SAN 6 - SAN 7	55.14'	1.41'	6" PVC	1.04%
7	GI IN	60.81	SAN 6 - SAN 7	55.12'					
8	GI OUT	60.77			SAN 8 - SAN 9	54.87'	4.49'	6" PVC	1.04%
9	WYE W/CO	60.75	SAN 4 - SAN 9	54.82'	SAN 9 - SAN 10	54.82'	54.92'	6" PVC	1.04%
10	WYE W/CO	60.38	SAN 9 - SAN 10	54.25'	SAN 10 - SAN 11	54.25'	76.55'	6" PVC	1.04%
11	TWO WAY CO	60.13	SAN 10 - SAN 11	53.46'	SAN 11 - SAN 12	53.46'	82.03'	6" PVC	1.04%
12	WYE W/CO	60.92	SAN 11 - SAN 12	52.60'	SAN 12 - SAN 13	52.60'	41.60'	6" PVC	1.04%
13	WYE W/CO	60.94	SAN 12 - SAN 13	52.17'	SAN 13 - SAN 14	52.17'	56.13'	6" PVC	1.04%
14	TWO WAY CO	61.47	SAN 13 - SAN 14	51.59'	SAN 14 - SAN 15	51.59'	10.34'	6" PVC	1.04%
15	EXST. SAN CLEANOUT	61.39	SAN 14 - SAN 15	51.48'					



WATER METER AND IRRIGATION METER CONNECTION DETAIL
SCALE: 1" = 5'

PIPE CONFLICT DATA

1 STORM OVER SANITARY PROP. 12" HDPE B.O.P. = 57.32' PROP. 6" PVC T.O.P.= 56.27' CLEARANCE = 1.05'	9 SEWER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
2 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	10 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
3 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	11 WATER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
4 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	12 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
5 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	13 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
6 SEWER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	14 STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
7 SEWER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	15 STORM OVER SANITARY PROP. 18" HDPE B.O.P. = 54.38' EXST. 12" CLAY T.O.P.= 52.84' CLEARANCE = 1.52'
8 SEWER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	16 STORM OVER SANITARY PROP. 18" HDPE B.O.P. = 54.38' EXST. 12" CLAY T.O.P.= 52.84' CLEARANCE = 1.52'

PROPOSED LEGEND

- PROPERTY LINE
- CURBING
- STM — STM — PROPOSED STORM PIPE
- W — PROPOSED WATER MAIN
- S — PROPOSED SANITARY
- E — E — PROPOSED UNDERGROUND ELECTRIC
- BT — BT — PROPOSED TELEPHONE
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PIPE CONFLICT

UTILITY NOTES:

1. APPLICANT TO SUBMIT UTILITIES CONSTRUCTION PERMIT APPLICATION AFTER THE APPROVAL OF THE BUILDING PERMIT.
2. APPLICANT TO PAY ALL REQUIRED FEES AND RECEIVE APPROVED UTILITIES CONSTRUCTION PERMIT PRIOR TO STAIT OF CONSTRUCTION, INCLUDING DEMOLITION.
3. WATER SERVICE TO BE TEMPORARILY DISCONTINUED (EXISTING) OR NOT INITIATED (NEW) OF APPLICANT OR ITS AGENT FAILS TO PAY FEES AND ACQUIRE UTILITIES CONSTRUCTION PERMIT PRIOR TO STARTING CONSTRUCTION.
4. APPLICANT MUST COMPLY WITH ALL REQUIRED STANDARDS.
5. SUNSHINE811.COM SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.
6. ANY CONTRACTOR THAT DAMAGES ANY PORTION OF THE CITY'S POTABLE WATER AND WASTEWATER INFRASTRUCTURE SHALL BE TOTALLY FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY SUCH DAMAGED INFRASTRUCTURE. ALL CONTRACTORS PROPOSING TO WORK DIRECTLY ON OR IN CLOSE PROXIMITY OF ANY PORTION OF THE CITY'S POTABLE WATER, WASTEWATER, AND/ OR RECLAIMED WATER INFRASTRUCTURE SHALL HAVE THE APPROPRIATE REPAIR MATERIALS (PIPE, FITTINGS, ETC.), TOOLS, AND QUALIFIED STAFF AVAILABLE ONSITE IN ORDER TO PERFORM IMMEDIATE REPAIRS SHOULD DAMAGE TO SUCH INFRASTRUCTURE OCCUR. IF THE REPAIR IS NOT MADE PERFORM IMMEDIATE REPAIRS SHOULD DAMAGE TO SUCH INFRASTRUCTURE OCCUR, IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY WUDD, WUDD MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH REPAIRS. THE CITY OF WILDWOOD UTILITIES DEPARTMENT, SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
7. CITY OF WILDWOOD UTILITIES SHALL BE NOTIFIED AT LEAST FIVE (5) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ITS FACILITIES.
8. ONLY CITY OF WILDWOOD SHALL OPERATE CITY OWNED WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH CITY OF WILDWOOD UTILITIES.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION . VALVES ON ALL WET TAPS SHALL REMAIN CLOSED UNTIL CLEARED BY CITY OF WILDWOOD.
10. ELEVATIONS SHALL REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
11. A FULL DRC REVIEW WILL BE PROVIDED BY CITY OF WILWOOD UTILITIES UPON UTILITIES PLAN SUBMITTAL OF THE PROPOSED DEVELOPMENT.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ACTIVITIES, SERVICES, FACILITIES, MISCELLANEOUS ITEMS, AND COSTS NECESSARY TO PROVIDE CITY OF WILDWOOD WATER AND WASTEWATER SERVICES TO THE PROPERTY AND WITHIN THE PROPERTY, AS APPROVED BY THE CITY OF WILDWOOD UTILITIES DEPARTMENT. THIS MAY INCLUDE AN EXTENSION OF THE CITY WATER AND WASTEWATER MAINS TO THE RIGHT-OF-WAY AREA AROUND THE DEVELOPMENT.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
14. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
15. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
16. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
17. SEWER PIPE SHALL BE SDR-35 PVC.
18. ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND.
19. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATION AND DETAILS.
20. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

GENERAL NOTES:

12. RETENTION / DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLAN APPROVAL. NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION / DETENTION AREA.
13. THE PROJECT OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED ON THE DRAINAGE PLAN.
14. REFER TO COVER SHEET FOR VERTICAL DATUM.

ALL WASTE WATER GRAVITY SYSTEMS ARE PRIVATELY OWNED. ALL WATER SYSTEMS AFTER THE WATER METER ARE PRIVATELY OWNED.

ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND ALL AREAS OF CONFLICT WITH PUBLIC MAIN

HYDRANT FLOW TEST DATA

BUILDING CONSTRUCTION TYPE	II (000)
BUILDING GROSS FLOOR AREA	5,915 SF
REQUIRED FIRE FLOW (PER NFPA)	1,750 GPM
HYDRANTS REQUIRED	EXST. 1 (PUBLIC) 200 FT, 1110 GPM PROP. 1 (PUBLIC) 206 FT, 1500 GPM
AVAILABLE FIRE FLOW	2,610 GPM

* LEGEND
B.O.P. - BOTTOM OF PIPE
T.O.P. - TOP OF PIPE

N

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'

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Certificate of Authorization License No. 30462
Bowman Consulting Group, Ltd.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813)739-2114
www.bowmanconsulting.com
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UTILITY PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785
STORE # 5466
SUMTER COUNTY, FL
CITY OF WILDWOOD

ERIK D. JULIANO
LICENSE NO. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PLAN STATUS

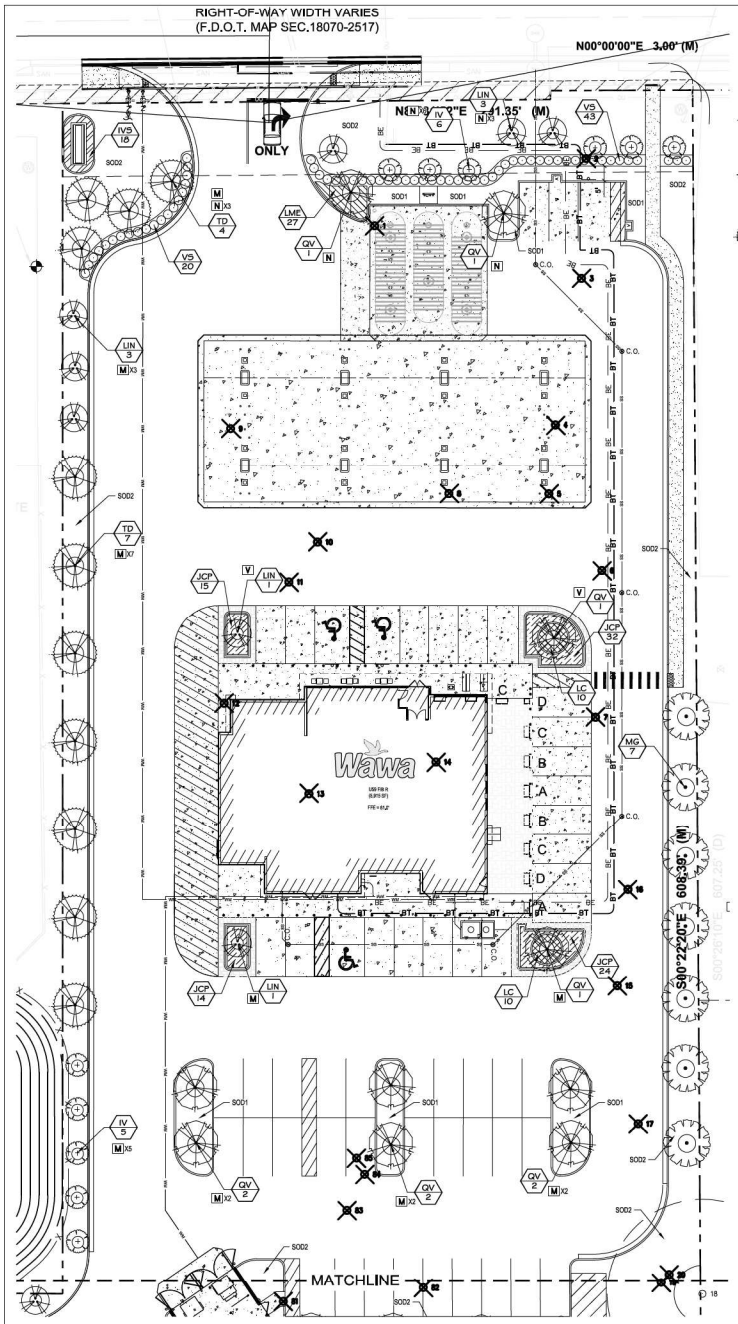
1	10/02/23	AHJ COMMENTS
2	11/30/23	AHJ COMMENTS

DATE	DESCRIPTION
MM DESIGN	MM DRAWN
CED CHKD	

SCALE 1" = 30'
JOB No. 011148-01-001
DATE 03/01/2023
FILE 011148-01-001-06-C3.0-UTL.DWG
SHEET C3.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE IN THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CAD file name: V:\011148\011148-01-001 (ENG) - Comm Dev - Wildwood, FL (SR44 and 301)\Engineering\Engineering Plans\Plan Set\011148-01-001-06-C3.0-UTL.dwg 12/1/2023



LANDSCAPE MATERIALS

2023-09-11 12:18

TREES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	IV	22	Ilex vomitoria	Yaupon Holly	B/B, Min. 8' ht. x 3`-4` sprd., 2" dbh
	LIN	14	Lagerstroemia Indica `Natchez`	Natchez Crape Myrtle	B/B, Min. 8' ht. x 3`-4` sprd., 2" dbh, Std.
	MG	16	Magnolia grandiflora `Brackens Brown Beauty`	Southern Magnolia `Brackens Brown Beauty	B/B, Min. 12' ht. x 4`-5` sprd., 3" dbh
	PE	24	Pinus elliottii `Densa`	Slash Pine `Densa`	B/B, Min. 12' ht. x 4`-5` sprd., 3" dbh
	QV	14	Quercus virginiana	Southern Live Oak	B/B, Min. 12' ht. x 4`-5` sprd., 3" dbh
	TD	26	Taxodium distichum	Bald Cypress	B/B, Min. 12' ht. x 4`-5` sprd., 3" dbh

SHRUBS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	VW	81	Viburnum obovatum	Walter`s Viburnum	Min. 7 gal., 30" ht. @ 36" o.c.
	VS	63	Viburnum suspensum	Sandankwa Viburnum	Min. 7 gal., 30" ht. @ 36" o.c.

SHRUB AREAS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	IVS	39	Ilex vomitoria `Schillings Dwarf`	Dwarf Schillings Holly	Min. 3 gal. @ 30" o.c.
	LC	20	Loropetalum chinense `Ruby`	Ruby Loropetalum	Min. 3 gal., 24" ht. x 18" spr., @ 30" o.c.

GROUND COVERS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	JCP	86	Juniperus chinensis `Parsonii`	Parsonl Juniper	Min. 3 gal. @ 30" o.c.
	LME	73	Liriope muscari `Emerald Goddess`	Emerald Goddess Liriope	Min. 1 gal. @ 24" o.c.

MULCH	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	MULCH	"Coco Brown" Flortmulch	Coco Brown Hardwood mulch	Cu. Yd., Min. 3" thick

SOD/SEED	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	SOD1	Stenotaphrum secundatum "Floratam"	St. Augustine "Floratam"	Sq. ft., 95% weed free roll all sod following Installation
	SOD2	Paspalum notatum	Bahia sod	Sq. ft., 95% weed free roll all sod following Installation

Note: The above material specifications are the minimum LDC requirements. Based on current market availability the contractor shall price and install larger container sizes as needed to meet this criteria at installation.

Quantities on plan take precedence over materials list. quantities on materials list are provided as a courtesy only.

TREE MITIGATION REQUIREMENT

Total of (44) native trees on subject parcel that meet the requirement for tree mitigation (Per Tree Protection Plan)

Tree protection summary	Ex. tree	No. removed	Trees provided
Total trees on site = 85	Sabal Palms	1	(15) trees have upsized from 2" to 3" = 15"
Total trees preserved = 41 (792")	Oaks	44	(14) 2" trees = 28"
Total trees to be removed = 44 (1,044")			(65) 3" trees = 195"
	Total	44 trees	Total trees provided for mitigation = 238" dbh
	Total dbh	1,044" dbh	

No. of trees / dbh inches provided on site for mitigation = 238"

Remainder trees will require a payment in lieu of replacement = 1,044" - 238" = 806"

REQUIRED TREE LEGEND

(label indicates how each tree satisfies the code requirement)

- N North R.O.W. buffer tree
- W West R.O.W. buffer tree.
- S South R.O.W. buffer tree.
- V Parking lot tree.
- M Tree Mitigation
- X Existing tree to be removed

LANDSCAPE REQUIREMENTS

Per City of Wildwood Design District Standards (Chapter 1)

Landscape buffer (Adjacent to R.O.W.)

North - S.R. 44 (25' buffer)
178' /100 = 1.78
1.78 x 3 = (5) canopy trees
1.78 x 5 = (9) understory trees
and a hedge to screen at least 30" ht. required and provided

West - Powell Rd. (25' buffer)
32' /100 = .32
.32 x 3 = (1) canopy trees
.32 x 5 = (2) understory trees
and a hedge to screen at least 30" ht.

Due to existing utility easement, The required buffer trees have been distributed on other planting location on site.

Landscape buffer (Between land used)

East - None
West - None
Southwest - None
Southeast - 20' buffer (adjacent to residential)
218' /100 = 2.18
2.18 x 3 = (7) canopy trees
2.18 x 5 = (11) understory trees

Parking Lot Landscape requirements

Min of 10% of gross square footage of paved parking lot and entranceway devoted to landscaping
66,857 sf x 10% = 6,686 sf

At least (1) canopy tree and (3) shrubs shall be provided in the interior lanscape area for (25) paved parking spaces

55 parking space / 25 = (2) canopy trees
55 parking space / 25 x 3 = (7) shrubs required and provided

Planting Standards and Requirements

Quality and Monoculture
When more than (10) trees or shrubs required, more than one species shall be provided, (2) species of canopy and understory trees and (2) species of shrubs provided

ADDITIONAL NOTES:

All areas of new planting shall be mulched with grade 'A' Pine Bark Mulch or approved equivalent as mandated by the City of Wildwood

Areas not planted with trees, shrubs, or groundcovers shall be sodded with bahia sod.

Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.

GENERAL LANDSCAPE NOTES:

1. All landscape material shall be fla, no. 1 grade or better, as specified in grades and standards for nursery plants, parts I and II, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen Standards for Nursery Stock. Landscape material shall be planted according to sound nursery practices.

2. All shrubs shall be a minimum of 30" high at the time of planting and spaced no greater than 30" on center. Shrubs shall not adversely impact existing tree root systems and shall be field adjusted if necessary.

3. All required canopy trees shall be a minimum of 8' overall height, with a min. 2" trunk dbh at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.

4. All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.

5. All plant material will be hand watered via water truck or acceptable means (approved by the owner) to maintain a healthy manner.

6. The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.

7. The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.

8. Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.

9. Contractor shall become acquainted with the related paving, site grading , and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.

10. The exact location of all existing structures, underground utilities, and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.

11. Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).

12. Quantities on plan take precedence over materials list. Quantities on materials list are provided as a courtesy only.

13. All landscape material shall be maintained in perpetuity to provided all required FDOT and local site clearance distances for vehicles.

NORTH

0 10' 20'
SCALE: 1"=20'

Always call 811 two full business days before you dig to have underground utilities located and marked.
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PENNONI ASSOCIATES INC.
Tampa Office
3242 Henderson Blvd, Suite 200
Tampa, FL 33609
T 813.286.0066

JASON E. RINARD, R.L.A.
FL REG NO 0001608
LANDSCAPE ARCHITECT

Digitally signed by Jason Rinard
Location: Tampa, FL
Contact Info: jrinard@pennoni.com
Date: 2023.09.14 14:40:59-04'00'

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES BE REPORTED TO OWNER BEFORE PROCEEDING WITH WORK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON E. RINARD, R.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Wawa Wildwood
110 Gulf-Atlantic Hwy
Wildwood, FL

LANDSCAPE PLAN

Bowman Consulting Ltd.
1410 N. Westshore Blvd., Suite 111
Tampa, FL

NO.	DATE	REVISIONS	BY
1	5-4-23	PER COMMENTS	KC

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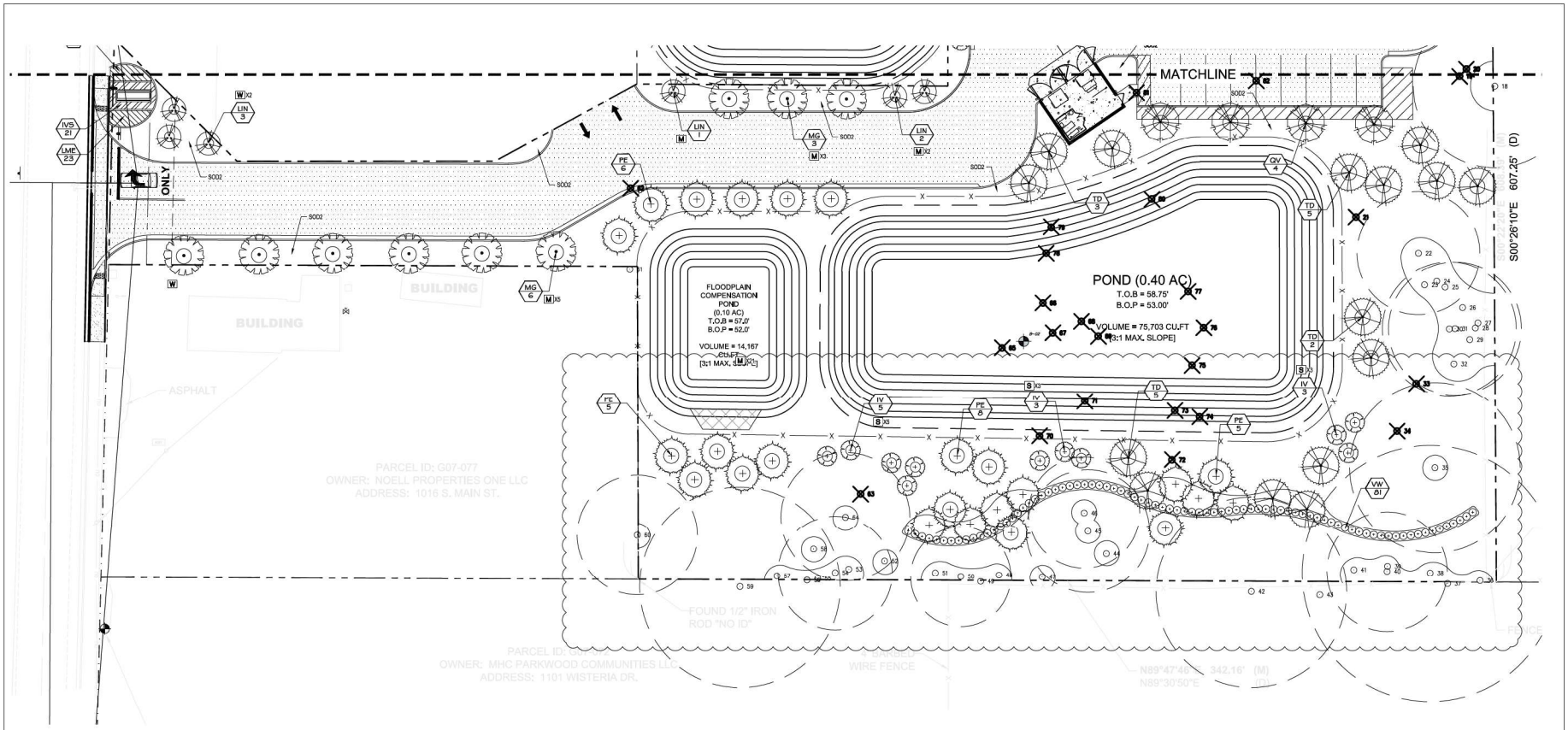
PROJECT	BOWMN23002
DATE	2023-03-16
DRAWING SCALE	1"=20'
DRAWN BY	KC
APPROVED BY	JER

L1.1

SHEET 1 OF 1



1. PALM PLANTING DETAIL
SCALE: NTS

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.
C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION-REFER TO POOR DRAINAGE CONDITION DETAIL.

OA = OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT = CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW = GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE.CABBAGE PALMS TO BE SELECTIVELY CUT,LEAVING 7-11 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2"X4"X18"WOOD BATTENS.
5. SECURE BATTENS WITH 2-FOAKBON STEEL BANDS TO HOLD BATTENS IN PLACE.NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"X4"S" SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2"X4"STAKES.
7. FLAG AT MIDPOINT AND AT BASE.
8. PROVIDE FLAGGING AT MIDPOINT AND BASE.
9. 3"SPECIFIED MULCH.
10. BERM SOIL TO HOLD WATER.
11. FINISH GRADE.
12. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
13. PREPARED PLANNING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

2. TREE PLANTING DETAIL
SCALE: NTS

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. THREE 2" X 8' LODGE POLES SPACES EVENLY AROUND TREE.
4. 3" MINIMUM OF CYPRESS MULCH COMPACTED OR AS SPECIFIED.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN).
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STACKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

3. SHRUB/GROUNDCOVER PLANTING
SCALE: NTS

NOTES
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"-2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

BEST FACE OF SHRUB/ GROUNDCOVER TO FACE FRONT OF PLANTING BED.
REFER TO PLANT SCHEDULE FOR SPACING.
MAINTAIN 12" DEAD ZONE AT BED EDGE.

SPECIFIC NOTES:

1. ALL TREE STAKING IS TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
2. ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.

NORTH
SCALE: 1"=20'

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Tampa Office
3242 Henderson Blvd. Suite 200
Tampa, FL 33609
T 813.258.0066

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JASON E. RINARD, R.L.A.
FL REG NO 0001608
LANDSCAPE ARCHITECT

Digitally signed by Jason Rinard
Location: Tampa, FL
Contact Info: jrinard@pennoni.com
Date: 2023.09.14 14:41:16-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON E. RINARD, R.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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1	9-4-23	PER COMMENTS	KC

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PROJECT	BOWMN23002
DATE	2023-03-16
DRAWING SCALE	1"=20'
DRAWN BY	KC
APPROVED BY	JER

L1.2

SHEET 1 OF 1

1.00 GENERAL CONDITIONS

1.01 SCOPE OF WORK

The work consists of: furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for the completion of this project as shown on the drawings, as included in the plant list, and as specified herein.

Work shall include landscape maintenance and watering of all contract planting areas until certification of acceptance by the Owner.

1.02 DEFINITIONS

A. "Contractor" shall mean the Landscape or Irrigation Contractor that has been sub- contracted to Install the Irrigation system by Wawa, Inc. or the Owner's Representative.

B. "Landscape Maintenance Contractor" shall mean the Landscape or Irrigation Contractor that has been sub- contracted to maintain the Irrigation system by the Wawa Representative.

C. "Documents" shall mean Irrigation Drawings, Notes, Details and the attached specifications

D. "Final Acceptance" shall mean that point in time when all requirements of the Irrigation Drawings and Specifications are completed, including any punch-list items, to the satisfaction of Wawa, Inc. or the Owner's Representative. The Contractor shall be notified in writing of Final Acceptance by the Wawa representative.

E. "Warranty Period" shall begin upon Issuance of the Final Acceptance and shall be for a period of twelve (12) months. At the end of the Warranty Period, the Wawa representative shall request an Inspection five (5) days in advance with the Contractor to release the Contractor from any future warranty work.

F. "Substitutions" -wherever brand names are used in these specifications, use only the brand specified. Make no substitutions as a part of this bid package.

1.03 CONTRACTOR QUALIFICATIONS

The bidding CONTRACTOR shall possess a valid CONTRACTOR's license as issued by the local or state government and shall include their license number on the enclosed bid form.

1.04 JOB SUPERVISION

The CONTRACTOR must designate a qualified full time on-site superintendent to oversee the project for the entire phase of the Installation. The superintendent shall have the authority to represent the CONTRACTOR in his absence and all directives given to him shall be as binding as if given directly to the CONTRACTOR.

1.04 GUARANTEE

The CONTRACTOR shall guarantee all plant materials and workmanship for a period of one year from date of final project acceptance.

1.05 RECORD DRAWINGS

The CONTRACTOR shall keep one record copy of all Specifications, Drawings, Addenda, Modifications, and Shop Drawings at the site in good order and clearly annotated to show all changes made during the construction process. These documents shall be available to the owner at all times and shall be delivered to the owner upon completion of the project.

1.06 PROTECTION OF EXISTING STRUCTURES

All existing buildings, walks, walls, paving, piping, other site construction items, and plantings already completed or established and designated to remain shall be protected from damage by the CONTRACTOR unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner, at no cost to the owner.

The CONTRACTOR shall be responsible for locating all utilities, whether public or private, prior to excavation. The information and data shown with respect to existing underground facilities at or appurtenances observed in the field. The owner and design professional shall not be responsible for the accuracy and completeness of any such information or data. The CONTRACTOR shall have full responsibility for the discovery and checking all such information and data; locating all underground facilities during construction; the safety and protection thereof; repairing any damage thereto resulting from the work. The cost of all will be considered as having been included in the contract price. The CONTRACTOR shall notify any affected utility companies or agencies in writing at least 48 hours prior to beginning construction.

1.07 PROTECTION OF EXISTING PLANT MATERIALS

The CONTRACTOR shall be responsible for all unauthorized cutting or damage to trees and shrubs existing or otherwise, caused by careless equipment operation, material stockpiling, etc. This shall include compaction by driving or parking inside the drip-line and spilling oil, gasoline, or other deleterious materials within the drip-line. No materials shall be burned on site.

Existing trees killed or damaged so that they are misshapen and/or unsightly shall be replaced at the cost to the CONTRACTOR of three hundred dollars ($300) per caliper inch on an escalating scale which adds an additional twenty (20) percent per Inch over four (4) Inches caliper as fixed and agreed liquidated damages. Caliper shall be measured six (6) Inches above ground level for trees up to and Including four (4) Inches in caliper and twelve (12) Inches above ground level for trees over four (4) Inches in caliper. See tree mitigation plan and notes, if applicable.

1.08 PERMITS AND FEES

It is the CONTRACTOR's responsibility to obtain all permits and pay all fees associated with the Installation of the proposed plant materials.

2.00 MATERIALS

2.01 PLANT MATERIALS

Plant species and size shall conform to those Indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants, latest edition, published by the Florida department of Agriculture and Consumer Services. All plants shall be Florida Grade No. 1 or better as determined by the Florida Division of plant Industry. All plants shall be healthy, vigorous, sound, well-branched, and free of disease and insects, Insect eggs and larvae shall have adequate root systems. Trees for planting in rows shall be uniform in size and shape. All materials shall be subject to approval by the owner. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only with approval from owner or owner's representative. No substitutions shall be made without written permission from the owner's representative.

Measurements: the height and/or width of trees shall be measured from the ground or across the normal spread of branches with the plants In their normal position. This measurement shall not Include the Immediate terminal growth. Plants larger In size than those specified In the plant list may be used if approved by the owner. If the use of larger plants Is approved, the ball of earth or spread of roots shall be increased In proportion to the size of the plant.

Inspection: plants shall be subject to Inspection and approval at the place of growth, or upon delivery to the site, as determined by the owner, for quality, size, and variety. Such approval shall not Impair the right of Inspection and rejection at the site during progress of the work or after completion for size and condition of root balls or roots, latent defects, or Injuries. Rejected plants shall be removed Immediately from the site. Notice requesting Inspection shall be submitted In writing by the CONTRACTOR at least one (1) week prior to anticipated date.

Material samples: listed below shall be submitted for approval, on site or as determined by the OWNER. Upon approval, delivery of materials may commence.

Material	Sample
Size	
Mulch	One (1) Cubic Foot
Topsoil Mix	One (1) Cubic Foot
Plants tagged in nursery)	One (1) of Each Variety (or

2.02 SOIL MIXTURE

CONTRACTOR shall test existing soil and amend as necessary In accordance with the guidelines below:

A. Soil Mixture (planting medium for plant pits) shall consist of two parts of topsoil and one-part sand, as described below. CONTRACTOR to submit samples and PH testing results of soil mixture for Owner's Representative approval prior to plant Installation operations commence.

B. Topsoil for use In preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character: reasonably free of subsoil, clay lumps, brush weeds and other litter: free of roots, stumps, stones larger than 2" In any direction, and other extraneous or toxic matter harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and have a PH between 5.5 and 7.0.

C. Sand shall be coarse, clean, well-draining, native sand.

Trees shall be planted In the existing native soil on site, unless determined to be unsuitable - at which point the CONTRACTOR shall contact owner's representative to discuss alternate recommendation prior to planting.

2.03 WATER

Water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate plant growth and shall not contain harmful, natural, or manufactured elements detrimental to plants. Water meeting the above standard shall be obtained on the site from the owner. If available, and the CONTRACTOR shall be responsible to make arrangements for its use by his tanks, hoses, sprinklers, etc. If such water is not available at the site, the CONTRACTOR shall provide satisfactory water from sources off the site at no additional cost to the owner. Watering/Irrigation restrictions may apply - refer to property's jurisdictional authority.

The CONTRACTOR shall provide treegator watering bags for all palms and trees throughout the warranty period If permanent or temporary Irrigation system is not available. Watering/Irrigation restrictions may apply - refer to property's jurisdictional authority. See Appendix A- Figure No. 1.

2.04 FERTILIZER

CONTRACTOR shall provide fertilizer application schedule to owner, as applicable to soil type, plant Installation type, and site's proposed use. Suggested fertilizer types shall be organic or otherwise naturally-derived.

- Fertilizer restrictions may apply - refer to property's jurisdictional authority.

2.05 MULCH

Mulch material shall be double-ground, hardwood mulch applied at a minimum depth of three (3) Inches. Clear mulch from each plant's crown (base). Mulch shall be "florimulch," eucalyptus mulch, or similar sustainably harvested hardwood mulch unless specified otherwise.

2.06 DIGGING AND HANDLING

Protect roots or root balls of plants at all times from sun, drying winds, water and freezing, as necessary and planting. Plant materials shall be adequately packed to prevent damage during transit. Trees transported more than ten (10) miles or which are not planted within three (3) days of delivery to the site shall be protected from sun, wind, and moisture by covering (“wilt-pruf” or equal) to minimize transpirational water loss.

Balled and Burlapped (B&B), and field grown (FG) plants shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a root ball shall be planted if the ball is cracked or broken. Plants shall not be handled by stems.

Plants marked "BR" In the plant list shall be dug with bare roots. Care shall be exercised that the roots do not dry out during transportation and prior to planting.

Protection of palms: only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (CT) shall be as specified after the minimum of fronds have been removed. All palms shall be braced per palm planting detail.

Excavation of tree pits shall be performed using extreme care to avoid damage to surface and subsurface elements such as utilities or hardscape elements, footers and prepared sub-bases.

2.07 CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well-rooted plants established In the container In which they are sold, The plants shall have tops which are of good quality and are In a healthy growing condition.

An established container grown plant shall be transplanted Into a container and grown In that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Container grown stock shall not be handled by their stems.

Root bound plants are not acceptable and will be rejected.

RPG = "roots plus grower" container products shall be used where specified.

2.08 COLLECTED STOCK

When the use of collected stock Is permitted as Indicated by the owner or owner's representative, the minimum sizes of root balls shall be equal to that specified for the next larger size of nursery grown stock of the same variety.

2.09 NATIVE STOCK

Plants collected from wild or native stands shall be considered nursery grown when they have been successfully re-established In a nursery row and grown under regular nursery cultural practices for a minimum of two (2) growing seasons and have attained adequate root and top growth to indicate full recovery from transplanting into the nursery row.

2.10 MATERIALS LIST

Quantities necessary to complete the work on the drawings shall be furnished by the CONTRACTOR.

Quantity estimates have been made carefully, but the Landscape Architect or owner assumes no liability for omissions or errors, Should a discrepancy occur between the plans and the plant list quantity, the owner's representative shall be notified for clarification prior to bidding or Installation. All dimensions and/or sizes specified shall be the minimum acceptable size.

2.11 FINE GRADING

Fine grading under this contract shall consist of final finished grading of lawn and planting areas that have been rough graded by others. Berming as shown on the drawings shall be the responsibility of the CONTRACTOR, unless otherwise noted.

The CONTRACTOR shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth. CONTRACTOR shall fine grade by hand and/or with all equipment necessary including a grading tractor with front-end loader for transporting soil within the site.

All planting areas shall be graded and maintained for positive drainage to surface/subsurface storm drain systems. Areas adjacent to buildings shall slope away from the buildings. Refer to the Civil Engineer's plans for final grades, if applicable.

2.12 PLANTING PROCEDURES

Clearing up before commencing work: the CONTRACTOR shall clean work and surrounding areas of all rubbish or objectionable matter daily. All mortar, cement, and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the CONTRACTOR find such soil conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call It to the attention of the owner's representative. Failure to do so before planting shall make the corrective measures the responsibility of the CONTRACTOR.

Verify locations of all utilities, conduits, supply lines and cables, including but not limited to:

Electric, Gas (lines and tanks), Water, Sanitary Sewer, Storm Water Systems, Cable, and Telephone.

Properly maintain and protect existing utilities.

Call Sunshine State One Call of Florida, Inc. (811) to locate utilities at least 48 hours prior to construction.

Subgrade excavations: CONTRACTOR Is responsible to remove all existing and Imported Limerock and Limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. CONTRACTOR Is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an Imported source. If Limerock or other adverse conditions occur In planted areas after 36" deep excavation by the CONTRACTOR, and positive drainage cannot be achieved, CONTRACTOR shall utilize poor drainage condition planting detail.

A. Furnish nursery's certificate of compliance with all requirements as specified herein. Inspect and select plant materials before plants are dug at nursery or growing site.

B. Comply with applicable federal, state, county, and local regulations governing landscape materials and work. Conform to accepted horticultural practices as used In the trade. Upon arrival at the site, plants shall be thoroughly watered and properly maintained until planted. Plants stored onsite shall not remain unplanted or appropriately heeled in for a period exceeding Twenty-Four (24) Hours. At all times skillful methods customary In good horticultural practices shall be exercised.

C. The work shall be coordinated with other trades to prevent conflicts. Coordinate planting with Irrigation work to assure availability of water and proper location of Irrigation appurtenances and plants.

D. All planting pits shall be excavated to size and depth In accordance with the USA standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and back filled with the prepared planting soil mixture as specified In Section E. Test all tree pits with water before planting to assure proper drainage percolation is available. No allowance will be made for last plants due to Improper drainage. If poor drainage exists, utilize "poor drainage condition" planting detail. Trees shall be set plumb and held in position until the planting mixture has been flushed Into place with a slow, full hose stream. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman. Proper "setting in" shall be assured to eliminate air pockets around the roots. "Jet stick" or equal is recommended.

E. Take all necessary precautions to avoid damage to buildings and building structures while Installing trees.

F. Soil mixture shall be as specified in Section E of these specifications.

G. Trees and shrubs shall be set straight at an elevation that, after settlement, the plant crown will stand One (1) to Two (2) Inches above grade. Each plant shall be set In the center of the pit. Planting soil mixture shall be back filled, thoroughly tamped around the ball, and settled by water (after tamping).

H. Amend pine and oak plant pits with ectomycorrhizal soil application per manufacturer's recommendation. All other plant pits shall be amended with endomycorrhizal soil application per manufacturer's recommendation. Provide product information submittal prior to Inoculation.

I. Fill hole with soil mixture, making certain all soil is saturated, To do this, fill hole with water and allow to soak minimum twenty (20) minutes, stirring if necessary to get soil thoroughly wet. Pack lightly with feet, add more wet soil mixture. Do not cover top of ball with soil mixture. All burlap, rope, wires, baskets, etc., shall be removed from the sides and tops of balls, but no burlap shall be pulled from underneath.

J. Trees shall be pruned, at the direction of the owner or owner's representative, to preserve the natural character of the plant. All soft wood or sucker growth and all broken or badly damaged branches shall be removed with a clean cut. All pruning to be performed by certified arborist, In accordance with ANSI a-300.

K. Shrubs and ground cover plants shall be evenly spaced in accordance with the drawings and as indicated on the plant list. Materials Installed shall meet minimum specimen requirements or quantities show on plans, whichever is greater. Cultivate all planting areas to a minimum depth of 6", remove and dispose all debris. Mix top 4" the planting soil mixture as specified in Section E. Thoroughly water all plants after Installation.

L. Tree guying and bracing shall be Installed by the CONTRACTOR In accordance with the plans to Insure stability and maintain trees In an upright position, If the CONTRACTOR and owner decide to waive the tree guying and bracing, the owner shall notify the project landscape architect In writing and agree to Indemnify and hold harmless the project landscape architect In the event unsupported trees planted under this contract fall and damage person or property.

M. All plant beds shall be kept free of noxious weeds until final acceptance of work, If directed by the owner, "round-up" shall be applied for weed control by qualified personnel to all planting areas In spot applications per manufacturer's precautions and specifications. Prior to final Inspection, treat all planting beds with an approved pre-emergent herbicide at an application rate recommended by the manufacturer, (As allowed by jurisdictional authority)

N. Plantings behind perpendicular parking lo to be located a minimum of 5' behind the curb line, where possible.

O. All landscape and grass areas are to be hand raked and left clear of all stones, rock, construction debris and any unsuitable materials.

P. The CONTRACTOR shall supply and Install a minimum 5' wide stone mulch bed with weed barrier and aluminum edging. In planting areas adjacent to underground gas storage tanks. The stone mulch bed shall be delineated with 5 ½" aluminum landscape edging, staked at 3' Intervals. Aluminum edging lo to be Dimension Series 3/16" x 5 ½" x 16' by Permaloc. See Appendix A- Figure No. 2. Weed barrier shall be 2 oz. spunbound filter fabric by Fabrikscape, Inc. or approved equal. See Appendix A- Figure No. 3, All weed barrier will be overlapped a minimum of 6" at all seams. Weed barrier shall not be visible In areas designated for stone mulch. Where stone is called for adjacent to curb or sidewalks, it shall be feathered down to curb level from a distance 24" from the curb. Stone mulch shall be 1"-3" brown river rock applied a minimum 3" thick In all designated areas. See Appendix A- Figure No. 5.

Q. All areas to be covered with stone mulch shall be treated with a pre-emergence herbicide (surflan, dacthal or approved equal) In accordance with applicable federal and state regulations and the manufacturer's Instructions.

2.13 LAWN SODDING

A. The work consists of lawn bed preparation, soil Preparation, and sodding complete, In strict accordance with the specifications and the applicable drawings to produce a turf grass lawn acceptable to the owner.

B. All areas that are to be sodded within the Wawa property line shall be certified 'Empire' Zoysia turf (*Zoysia japonica*) or St. Augustine grass "Floratam" (*Stenotaphrum secundatum*). All areas that are to be sodded outside of the Wawa property line (right-of-way) and stormwater retention ponds and swales shall be 'Argentine' Bahia turf (*Paspalum notatum*). See Landscape Plans for locations.

C. All areas that are to be sodded shall be cleared of any rough grass, weeds, and debris by means of a sod cutter to a depth of three (3) Inches, and the ground brought to an even grade. The entire surface shall be rolled with a roller weighing not more than one-hundred (100) pounds per foot of width. During the rolling, all depressions caused by settlement shall be filled with additional soil, and the surface shall be regraded and rolled until presenting a smooth and even finish to the required grade.

D. Prepare loose bed four (4) Inches deep, Hand rake until all bumps and depressions are removed. Wet prepared area thoroughly.

E. Sodding

1. The CONTRACTOR shall sod all areas that are not paved or planted as designated on the drawings within the contract limits, unless specifically noted otherwise.
2. The sod shall be certified to meet Florida State Plant Board Specifications, true to varietal type, and free from weeds, fungus, insects, and disease of any kind.
3. Sod panels shall be laid tightly together to make a solid sodded lawn area. Sod shall be laid uniformly against the edges of all curbs and other hardscape elements, paved and planted areas. Adjacent to buildings, a 24-Inch stone mulch strip shall be provided. Immediately following sod laying, the lawn areas shall be rolled with a lawn roller customarily used for such purposes, and then thoroughly Irrigated. If, in the opinion of the owner, top-dressing is necessary after rolling to fill the voids between the sod panels and to even out Inconsistencies In the sod, clean sand, as approved by the owner's representative, shall be uniformly spread over the entire surface of the sod and thoroughly watered In. Fertilize Installed sod as allowed by property's jurisdictional authority.

F. During delivery, prior to, and during the planting of the lawn areas, the sod panels shall always be protected from excessive drying and unnecessary exposure of the roots to the sun, All sod shall be stacked so as not to be damaged by sweating or excessive heat and moisture.

G. Lawn Maintenance

1. Within the contract limits, the CONTRACTOR shall produce a dense, well established lawn. The CONTRACTOR shall be responsible for the repair and re-sodding of all eroded, sunken, or bare spots (larger than 12"x12") until certification of acceptance by the owner's representative. Repaired sodding shall be accomplished as In the original work (including regrading if necessary).
2. CONTRACTOR responsible for establishing and maintaining sod lawn until acceptance by the owner's representative. Prior to and upon acceptance, CONTRACTOR to provide watering/Irrigation schedule to owner. Observe all applicable watering restrictions as set forth by the property's jurisdictional authority.

2.14 CLEANUP

Upon completion of all planting work and before final acceptance, the CONTRACTOR shall remove all material, equipment, and debris resulting from his work. All paved areas shall be cleaned, and the site left in a neat and acceptable condition as approved by the owner's representative.

2.15 FINAL INSPECTION AND ACCEPTANCE OF WORK

All plants and planting Included under this contract shall be maintained by watering, cultivating, spraying, and all other operations (such as re-staking or repairing guy supports) necessary to Insure a healthy plant condition by the CONTRACTOR until certification of acceptance by the owner's representative.

Final Inspection at the end of the warranty period shall be on planting, construction and all other Incidental work pertaining to this contract. Any replacement at this time shall be subject to the same One (1) Year Warranty (or as specified by the Landscape Architect or owner in writing) beginning with the time of replacement and ending with the same Inspection and acceptance herein described.

2.16 WARRANTY

A. The life and satisfactory condition of all plant material Installed (including sod) by the landscape CONTRACTOR shall be warranted by the CONTRACTOR for a minimum of One (1) calendar year commencing at the time of certification of acceptance by the owner's representative.

B. Any plant not found In a healthy growing condition at the end of the warranty period shall be removed from the site and replaced as soon as weather conditions permit. All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished planted and mulched as specified at no additional cost to the owner.

C. Lawns that are not In good condition at the end of the guarantee period shall be repaired until a good lawn results. It is understood that the Owner shall assume responsibility for watering all plant material and lawn area beginning with the date of substantial completeness.

D. In the event the owner does not contract with the CONTRACTOR for landscape and Irrigation maintenance, the CONTRACTOR should visit the project site periodically during the One (1) Year Warranty period to evaluate maintenance procedures being performed by the owner. CONTRACTOR shall notify the owner In writing of maintenance procedures or conditions which threaten vigorous and healthy plant growth. Site visits shall be conducted a minimum of once per month for a period of Twelve (12) Months from the date of acceptance.

3.00 RAISED PLANTERS

3.01 ANNUAL / PERENNIAL SELECTION

The nature and purpose of the raised planters Is to draw attention to the store and to the outdoor seating areas. The highest level of attention should be placed on their on-going care. All annual flowers shall be a minimum 4" pot size and all perennial flowers shall be a minimum 1 gallon pot size. Choose compact plants with healthy, unblemished leaves, good green color, and lots of flower buds. It is not necessary that they be In bloom at the time of Installation. Combinations of several flower colors and plant forms are appropriate for a "cottage garden" raised planter look.

In Florida, most annuals only last one season and are divided Into two typest warm season and cool season. Warm-season (tender) annuals are damaged by frosts or freezes and should be planted after the last frost date- typically March 15 for North Florida and February15 for Central Florida: frosts and freezes are rare In South Florida. Cool-season (hardy) annuals are Intolerant of heat, rainfall, and humidity. They are planted In fall and usually expire with the onset of summer (late May/June). See Figure No. 1 for list of warm season annuals/ perennials and Figure No. 2 for list of warm season annuals/ perennials. See Figure 3, 4 & 5 for Typical Planter Layouts A, B, C, and D.

3.02 SCHEDULE

A. All flower beds on the property will be changed four (4) times per year during the months of January, April, July and October, and all perennial beds will be changed (2) times per year during the months of April and October.

B. Contractor recognizes that flower beds are Intended to highlight and beautify high profile areas and should be selected for color, profusion and display.

C. All newly planted beds will have a minimum of 50% of the plants In bloom at the time of Installation.

D. Contractor will obtain prior approval of plant selection from owner or owner's representative before Installation.

3.03 INSTALLATION

A. The most Important step In establishing annuals and perennials is preparing the planting bed. Apply several Inches of organic matter to the soil surface and work Into the top 10 to12 Inches. A soil pH of 5.5 to 6.5 is recommended. Many county Extension offices test soil and make pH recommendations. Next, sprinkle a controlled-release fertilizer such as Osmocote®, Dynamite, or other similar product at the rate Indicated on the label, Thoroughly mix it Into the top 6 Inches of soil. Organic matter helps the soil retain moisture, and controlled-release fertilizer provides a continuous nutrient supply over an extended period of time. Product labels normally specify the time span that the fertilizer will be released (e.g., 3-4 months). Choose a release time suited to the life span of the annuals being planted.

B. Hand- water the annuals well before and after planting. Spacing of plants should be based on the mature size of the plant. Hand-water newly planted annuals as needed. Apply Ron-Star pre-emergent herbicide per manufacturer's directions and 2" layer of pine bark mulch fines.

C. All raised planter flower beds should be covered with 1" layer of Pine fines after planting.

D. Annually, prior to the spring change out, existing soil will be removed to a depth of 6" In all annual and perennial beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine bark.

3.04 MAINTENANCE

A. Flower beds will be reviewed at each service visit for the following:

1. Removal of all litter and debris.
2. Beds are to remain weed - free at all times.
3. All declining blooms are to be removed Immediately.
4. Inspect for the presence of Insect or disease activity and treat Immediately.

B. Maintain annuals throughout the growing season by pinching and deadheading practices. Pinching is a light pruning of stem tips to control the size and shape of the plant, Deadheading is the removal of spent blooms to Improve appearance and redirect plant energy Into new growth and flowers rather than seed production. Frequent "pinching" will result in healthier, more compact plants.

C. Most perennials require little maintenance other than occasional pruning and fertilizing. Timing of fertilizer applications and amounts may vary with different plants and parts of the state. Let the appearance and growth rate of the plant guide you. Many perennials require little or no fertilizer once established. Occasional pruning may be needed to remove dead flower spikes or unsightly leaves, or to reduce the size of the plant.

D. Pre-emergent herbicides are not to be used in flower beds.

E. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be Immediately replaced at the contractor's expense.

F. Fountain grass shall be cut back annually to a height of 12" In the early spring after the last frost date.

G. Monitor annuals frequently for Insects and diseases. Infestations detected In the early stages can be controlled by spot treatments before the entire planter Is Infested. An Insect Infestation on a few plants can be controlled by picking Insects off by hand or, In the case of disease, by removing Infected leaves. For severe Infestations, remove Infected plant Immediately. Contact your county's Extension office for recommendations on the selection and application of pesticides

H. The annual / perennial maintenance program shall be specified In the landscape maintenance contract In terms of planters and quantities to be Included in the program. The Contractor shall furnish all plant materials, soil amendments, and labor for the Installation and replacement of perennials at the price determined In the contract.

I. The Contractor shall be responsible for the full and complete care of all annual flowers and seasonal color plantings, Including watering, mulching, spraying, fertilization, and pruning such that the Owner is guaranteed that the annual/perennial planting mass shall maintain a healthy and vigorous appearance with quality color.

J. The Contractor shall notify the Owner requesting written authorization for any services over and above those specified in these Landscape Maintenance Specifications. The Contractor shall provide the Owner with an estimate of the total cost, or hourly and material rates if applicable, for all additional services. No additional services shall proceed without the Owner's approval.

3.05 WARRANTY

Any bedding plant that dies due to Insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PENNONI ASSOCIATES INC.
Tampa Office
3242 Henderson Blvd, Suite 200
Tampa, FL 33609
T 813.258.0066

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

JASON E. RINARD, R.L.A.
FL REG NO 0001608
LANDSCAPE ARCHITECT

Digitally signed by Jason Rinard
Location: Tampa, FL
Contact Info: jrinard@pennoni.com
Date: 2023.09.14 14:41:36-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON E. RINARD, R.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISIONS	BY
1	9-4-23	PER COMMENTS	KC

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Wawa Wildwood
110 Gulf-Atlantic Hwy
Wildwood, FL

Bowman Consulting Ltd.
1410 N. Westshore Blvd., Suite 111
Tampa, FL

LANDSCAPE SPECIFICATIONS

PROJECT	BOWMN23002
DATE	2023-03-16
DRAWING SCALE	1"=20'
DRAWN BY	KC
APPROVED BY	JER

L1.3

SHEET 1 OF 1

PLOTTED: 9/13/2023 10:01 AM, EDT by Kim Chesley PLOTSTYLE: ctb7.ctb PROJECT STATUS: —
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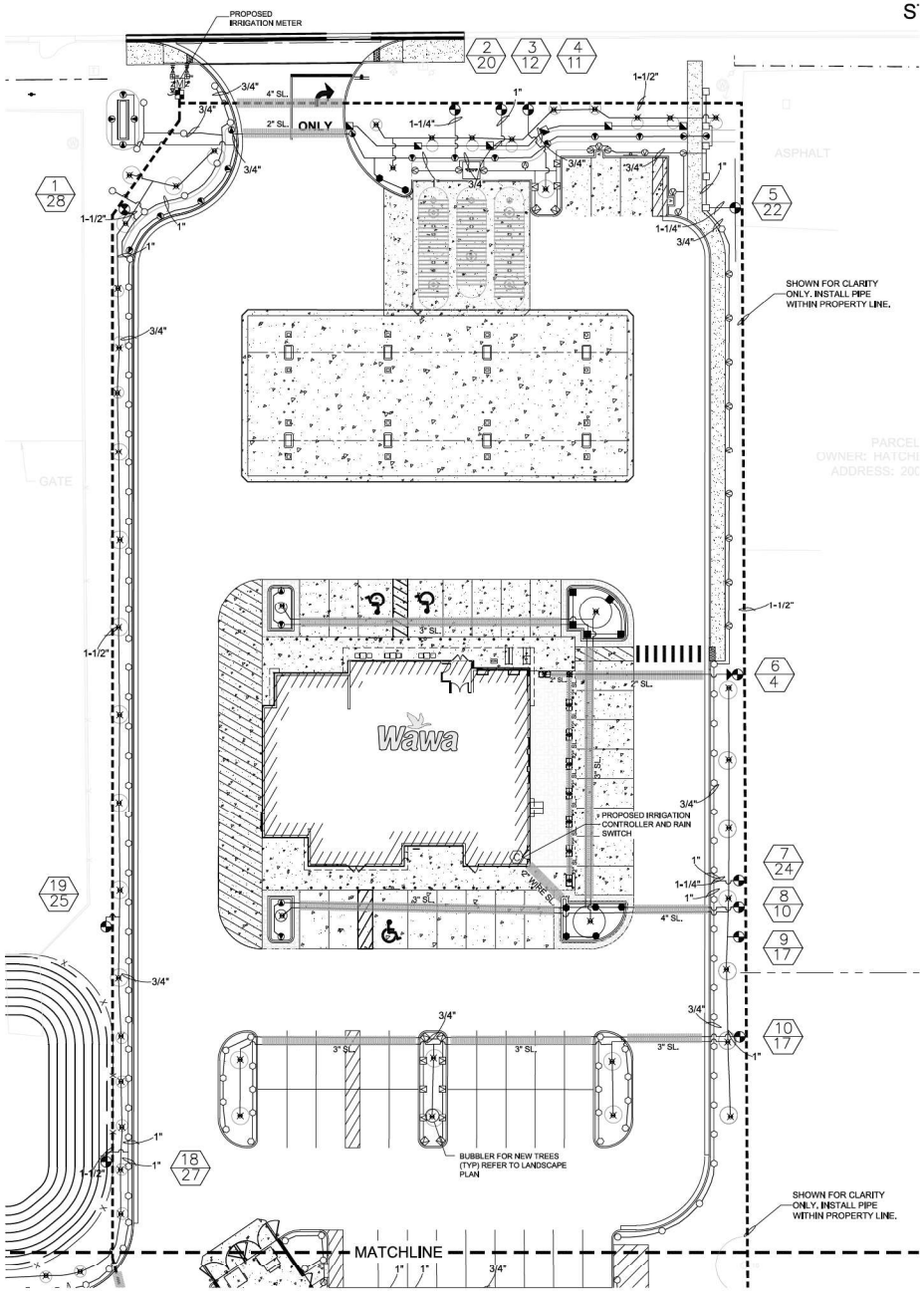

IRRIGATION LEGEND:

- RAIN BIRD 1806 SERIES POP-UP W/ 15' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 12' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 10' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 8' NOZZLE (ARC AS NEEDED)
- RAIN BIRD 1806 SERIES POP-UP W/ 15' STRIP NOZ. (ARC AS NEEDED)
- RAIN BIRD 1812 SERIES POP-UP W/ 15' NOZZLE (ARC AS REQUIRED)
- RAIN BIRD 1812 SERIES POP-UP W/ 12' NOZZLE (ARC AS REQUIRED)
- RAIN BIRD 1812 SERIES POP-UP W/ 10' NOZZLE (ARC AS REQUIRED)
- RAIN BIRD 1812 SERIES POP-UP W/ 8' NOZZLE (ARC AS REQUIRED)
- RAIN BIRD 1812 SERIES POP-UP W/ 15' STRIP NOZ. (ARC AS REQUIRED)
- RAINBIRD 5012 PCSAMR 12" PART CIRCLE ROTOR W/ 2.0 NOZ (ADJ. ARC)
- RAINBIRD 5012 PCSAMR 12" PART CIRCLE ROTOR W/ 3.0 NOZ (ADJ. ARC)
- RAIN BIRD PGA-100 1" REMOTE CONTROL VALVE
- RAIN BIRD PGA-100 REMOTE CONTROL VALVE W/ DFR100-140 MESH FILTER AND PRV075HF-25 REGULATOR
- M — POINT OF CONNECTION – 1" POTABLE WATER METER (30 GPM AT 55 PSI REQUIRED)
- RAINBIRD FLOW SENSOR FS-150P IN 12" VALVE BOX
- C — RAIN BIRD ESP-LXMEF IRRIGATION CONTROLLER W/ HUNTER "WIRELESS RAIN-CLIK" TO BE LOCATED IN THE WATER ROOM - CONFIRM EXACT LOCATION PRIOR TO CONSTRUCTION
- MAIN LINE - CL 200 PVC (UNLESS OTHERWISE REQUIRED BY LOCAL CODE) - SIZED AS INDICATED
- LATERAL LINE - PVC CLASS 160 (UNLESS OTHERWISE REQUIRED BY LOCAL CODE) - TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS AND MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI - MINIMUM PIPE SIZE TO BE 3/4"
- SLEEVING - PVC SCH 40 (4" UNLESS NOTED)
- MAXI JET STAKE W/ SIDE STRIP NOZZLE
- RAIN BIRD 1404 BUBBLER ON PVC FLEX PIPE
- 1 / 22 — STATION NUMBER / GALLONS PER MINUTE

VALVE DESIGNATION GUIDE

NORTH

0 10' 20'
SCALE: 1"=20'

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

PENNONI ASSOCIATES INC.
Tampa Office
3242 Henderson Blvd, Suite 200
Tampa, FL 33609
T 813.258.0066

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DISCREPANCIES BEFORE PROCEEDING WITH WORK.

JASON E. RINARD, R.L.A.
FL REG NO 6501668
LANDSCAPE ARCHITECT

Digitally signed by Jason Rinard
Location: Tampa, FL
Contact Info: jrinard@pennoni.com
Date: 2023.09.14 14:41:49-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON E. RINARD, R.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ANDERSON MHP

1651 HALL ROAD
PLANT CITY, FL

IRRIGATION PLAN

JEFF ANDERSON
CLIENT ADDRESS
CLIENT CITY, CLIENT STATE ZIP

NO.	DATE	REVISIONS	BY

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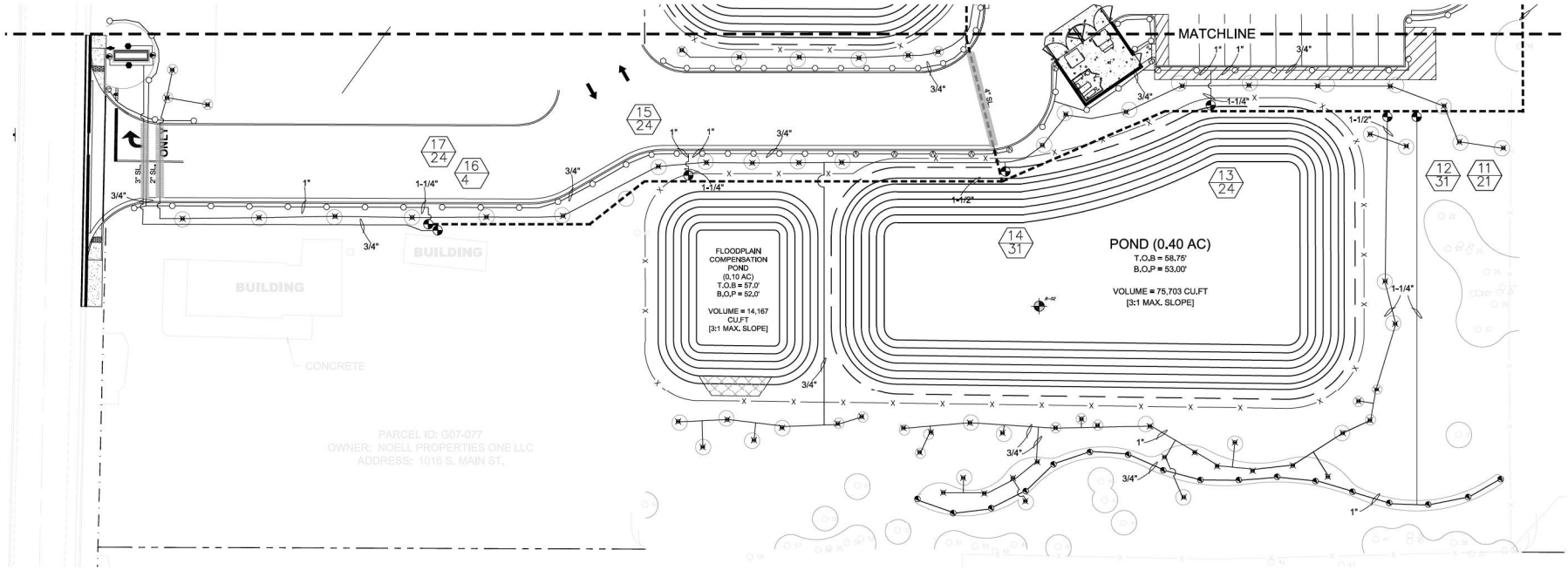
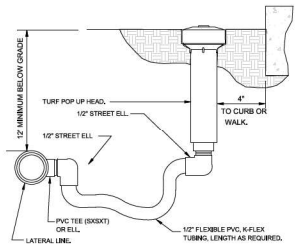
PROJECT	OOPCL 22001
DATE	2022-12-07
DRAWING SCALE	1"=50'
DRAWN BY	
APPROVED BY	VH

L2.1

SHEET 1 OF 1





5 L2.1 IRRIGATION SPRAY HEAD ASSEMBLY
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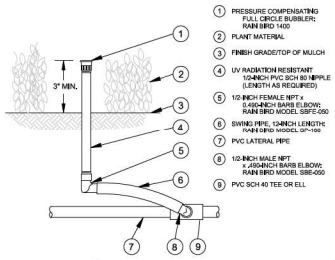

6 L2.1 PRESSURE COMPENSATING BUBBLER
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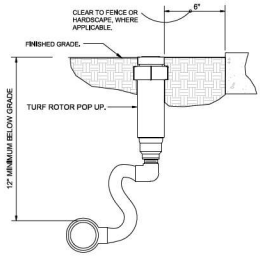

7 L2.1 TURF ROTOR ASSEMBLY DETAIL
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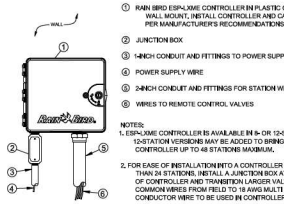
ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.



1 L2.1 ESP-LXME CONTROLLER IN CABINET
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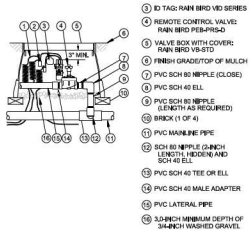

2 L2.1 IRRIGATION CONTROL VALVE DETAIL
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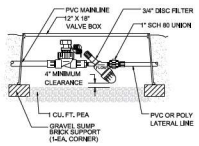

3 L2.1 IRRIGATION CONTROL VALVE WITH FILTER
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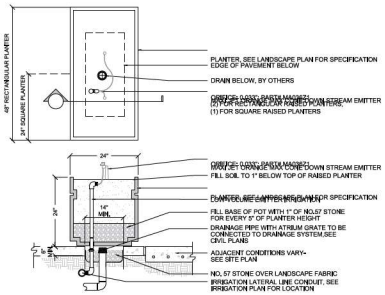

4 L2.2 TYPICAL RAISED PLANTER IRRIGATION DETAIL
NOT TO SCALE

NORTH
0 10' 20'
SCALE: 1"=20'

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PENNONI ASSOCIATES INC.
Tampa Office
3242 Henderson Blvd. Suite 200
Tampa, FL 33609
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JASON E. RINARD, R.L.A.
FL REG NO 0001608
LANDSCAPE ARCHITECT

Digitally signed by Jason Rinard
Location: Tampa, FL
Contact Info: jrinard@pennoni.com
Date: 2023.09.14 14:42:53-04'00'

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

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ANDERSON MHP
1651 HALL ROAD
PLANT CITY, FL

IRRIGATION DETAILS

JEFF ANDERSON
CLIENT ADDRESS
CLIENT CITY, CLIENT STATE ZIP

NO.	DATE	REVISIONS	BY

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PROJECT	OOPCL 22001
DATE	2022-12-07
DRAWING SCALE	1"=60'
DRAWN BY	
APPROVED BY	VH

L2.2
SHEET 1 OF 1

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Work to be performed under this Section shall consist of furnishing all labor and materials necessary to construct a complete working and tested sprinkler irrigation system as per all drawings and specifications.

B. Irrigation Contractor shall participate in coordination meetings as required with the Owner's Representative and related parties prior to commencement of construction.

1.02 REFERENCES

A. ANSI - American National Standards Institute

B. ASIC - American Society of Irrigation Consultants: ASIC Grounding Guideline.

C. ASSE - American Society of Sanitary Engineering: ASSE 1013, 1015: Backflow Preventers, Pressure Reducers.

D. ASTM - American Society of Testing and Materials

E. IA - The Irrigation Association; Main BMP Document.

F. NFPA - National Fire Protection Association; NFPA 70 National Electrical Codes.

G. UL - Underwriters Laboratories: UL Wires and Cables.

1.03 DEFINITIONS

A. Point of Connection: Location where Contractor shall tie into water supply to provide irrigation water to the Project.

B. Mainline: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

C. Lateral Pipe: The system of pipes that provide water from the valves to the sprinkler heads or emitters.

1.04 QUALITY ASSURANCE

A. The Irrigation system is to be installed by a contractor who specializes in irrigation design and installation and has installed at least 5 projects of equal or comparable size and complexity. Irrigation work shall be performed by a single firm, acceptable to the owner's representative and licensed as a contractor in the state where the project is to be installed.

B. All work to be performed to current standards of local governing municipality.

C. Referenced Standards: American Society for Testing and Materials, Annual Book of ASTM Standards, latest edition.

D. Codes and Standards: Irrigation design and installation shall comply with all applicable federal, state and local governing agency requirements and to industry standards. Notify Landscape Architect immediately in writing of any discrepancies, inconsistencies, or contradictory requirements.

E. Location of Equipment: Irrigation materials shown on plans are approximate location. Minor adjustments in the system layout will be permitted to clear final obstructions. Any major revisions to the irrigation system shall be submitted in writing to the Landscape Architect for approval. The final system layout must be acceptable to the Owner.

F. The number of heads or valves cannot be less than that indicated on plans without approval by Owner. Under no circumstances shall any turf areas be watered in combination with plant beds. Spacing of all sprinkler equipment selected shall not exceed the manufacturer's recommendations as published. "Head to head" coverage is required in all turf areas.

G. Substitutions: No substitutions from the Irrigation plan will be permitted without review and approval by the owner's representatives. Requests must be made at least 2 weeks in advance of the project start date, in the event the contractor desires to make substitutions of materials, sufficient descriptive literature, new design, and material samples must be furnished to establish the material's suitability for consideration, and the design as functional. The proposed material substitution must meet the original design intent as it pertains to water conservation.

H. All materials shall come from a regionally authorized Irrigation distributor for the product as specified for warranty purposes.

I. Workmanship: Install materials and equipment in a neat and professional manner following manufacturer's recommendations.

1.05 SUBMITTALS

A. Product Data: Submit manufacturer's brochure data and installation instructions prior to ordering of any materials. Delivered material shall match approved submittals.

B. Certifications: All general laborers and workers shall be previously trained and familiar with sprinkler installation, and have a minimum of one-year experience.

C. As-Built Drawings: Submit a CAD file of layout and daily dimensioning field installed points of connection, controllers, mainline and lateral line locations, size, and assembly. Include type and coverage of heads, type of valves, controllers, fittings, emitters, and accessories. The drawing shall be scaled no smaller than 1" = 30'-0". Submittal, review, and approval by the Owner's Representative and Landscape Architect of the As - Built Drawing shall precede Application for Final Payment by the Contractor

D. Operation and Maintenance Data:

1. Submit instructions covering full operation, care, and maintenance of system (and controls) and manufacturer's parts catalog.
2. Include year-to-year schedule showing length of time each valve is to be open to provide determined amount of water, drain procedures, diurnal features, etc.
3. Instruct Owner's maintenance personnel on how to operate controller, adjust sprinkler heads and other equipment, and use special tools for adjustments.

E. Keys:

1. Manual Valve Key: Furnish two 3 foot long valve keys to fit each type of valve assembly.
2. Controller: Furnish two keys for each automatic controller.
3. Tools: Furnish two sets of special tools required for removing, disassembling, and adjusting each type of valve supplied on the Project.

1.06 DELIVERY, STORAGE AND HANDLING

A. Deliver materials and equipment in such a manner as not to damage the parts or decrease the useful life of equipment.

B. Store materials away from detrimental elements. Coordinate with Owner's Representative, General Contractor, or Landscape Contractor, as appropriate, to secure a safe staging area.

C. Handle, load, unload, stack, and transport materials carefully to avoid damage. Handle pipe in accordance with manufacturer's recommendations.

1.07 JOB CONDITIONS

A. Prior to commencing any work required under the Contract, the Contractor shall locate all utilities, subsurface drainage, and underground construction so that proper precautions may be taken not to disturb or damage any subsurface improvements. Damage to any of the above mentioned items or other shall be promptly repaired by the contractor at no additional cost to the owner.

B. Water service and electric service will be supplied by the General Contractor to a designated area in landscape abutting the purpose of the automatic irrigation system. It is the responsibility of the Irrigation Contractor to coordinate the location of the waterline and electric service.

C. Irrigation System is to operate under the water pressure and flow rates prevailing at the project site. Irrigation Contractor shall be responsible for determining these parameters, and reporting any deviations to the Landscape Architect between these existing conditions and the required parameters as stated on the Irrigation plans.

D. Insurance on Irrigation materials or equipment stored or installed is the responsibility of the Irrigation Contractor. Such insurance shall cover fire, theft, and vandalism. Should the Irrigation Contractor elect not to provide such Insurance the Owner shall in no way be responsible for any losses incurred by the aforementioned acts. The Irrigation Contractor is responsible for all costs incurred in replacing damaged or stolen materials or equipment prior to Substantial Completion of the Work.

E. Obtain all required permits and pay all required fees at no additional cost to the Owner. Any penalties imposed due to failure to obtain permits or pay fees are the responsibility of the Irrigation Contractor.

F. Provide and maintain all passageways, guard fences, warning lights, and other protection devices required by local authorities or others having jurisdiction.

G. Irrigation Contractor shall adequately protect adjacent property as provided by law and the Contract Documents.

H. Existing Site Improvements: Perform Work in a manner that avoids damage to existing site improvements. The Irrigation Contractor is responsible for any damage of mechanical nature as well as damage resulting from leaks in the irrigation system whether due to negligence or otherwise.

I. Test water conditions: it shall be the responsibility of the Irrigation Contractor to measure or analyze the existing or anticipated water pressure at the point of connection.

1. In the event water pressure is insufficient to operate the system per designed pressure and flow, the Irrigation Contractor shall be responsible for notifying the Landscape Architect for specification of a Rain Bird booster pump capable of increasing the pressure as required. The contractor shall supply and install the booster pump. The booster pump shall be operated by a magnetic starter, flow, or pressure transducer/switch. Coordinate provision of adequate electrical service for the pump with General Contractor. The booster pump shall be provided in a lockable enclosure on a WWF reinforced concrete pad 5" thick, over 6" CAB base if it is to be installed outdoors. Indoor installation of a booster pump is also acceptable provided the proper approval, drainage, and space requirements exist. Install per local codes and manufacturers recommendations.

2. In the event the water pressure significantly exceeds an appropriate operating pressure, it shall be the Irrigation Contractor's responsibility to provide and install a pressure regulator downstream from the backflow preventer. Pressure regulation may be accomplished via a master valve with a pressure reducing dial, or may be accomplished at the individual zone valve locations with a pressure reducing dial.

3. Each spray head, rotary sprinkler or emission device must contain a built in, in-stem pressure regulator designed to optimize pressure at the nozzle. Sprays are 30 psi with standard nozzles, 45psi for use with rotary sprays.

J. Sleeves for Irrigation piping and wiring shall be coordinated and installed by the General Construction Contractor.

1. It shall be the Irrigation Contractor's responsibility to submit the Irrigation Design Drawing, showing these sleeves, in a timely manner, such that the General Construction Contractor is able to install sleeves within an appropriate sequence of work. I.e., without undoing, damaging, or otherwise compromising work that has already been installed.
2. Irrigation sleeves shall be Schedule 40 PVC pipe, minimum 2X pipe size of proposed Irrigation pressure pipes. A separate Schedule 40 PVC sleeve shall be installed for Irrigation wire. Ends of all Irrigation sleeves shall be marked with 2 x 2 wooden stakes or white pvc pipe, indicating in indelible marker "Irrigation Sleeve." General Contractor shall expose any Irrigation sleeves that are not marked for the Irrigation Contractor prior to start of Irrigation work. Coordination and scheduling for excavation of sleeve ends is the responsibility of the Irrigation Contractor.

1.08 WARRANTY

A. Warranty all Work for a period of one (1) year, starting on the Date of Substantial Completion, against defects in materials, equipment, workmanship, and any repairs required resulting from leaks or other defects of workmanship, material, or equipment.

PART 2 - PRODUCTS

2.01 GENERAL

A. Specific requirements concerning the various materials and the arrangements in which they are to be installed are outlined in this Specification.

B. Quality and Size

1. Material specified by name and / or model number in the Specifications, on the site, or detailed drawings are used for the purpose of identification of materials and to ensure specific use of that material in the construction of the system. No substitutions will be permitted without approval of the Owner.
2. All materials used in the system must be new and without flaws or defects of any type and be the best quality available. All sprays, rotors and valves shall have a minimum three (3) year warranty against material defects or defective workmanship.

2.02 NON-POTABLE WATER SOURCE

A. When non-potable water is made available at the point of connection, the Irrigation system must be distinguished from potable by the use of light purple color and, in some cases descriptive signage. All valves, valve boxes, Irrigation heads, dripline, hose bibs, quick couplers, valve keys, etc. must be painted or manufactured in the appropriate color to avoid improper use. Valves need to have purple valve tags to identify them as non-potable. Signage must also be used (CAUTION-NON-POTABLE WATER, DO NOT DRINK) at any distribution point (i.e. hose bib, quick coupling connection, etc.). Signage must be in both English and Spanish and posted as to be readily visible to potential users. Verify requirements with local agencies.

2.03 PIPE AND FITTINGS

A. All PVC pipe from sizes three (3) inches and above shall be Class 200, SDR 26, unplasticized rigid polyvinylchloride (PVC) pipe with integral bell and spigot ring gasket unless otherwise specified. Pipe from sizes two and one - half (2 1/2) to one and one - quarter (1 1/4) inch shall be Class 200, solvent weld PVC pipe. Pipe sizes one (1) and three - quarter (3/4) inch shall be Class 200, solvent weld PVC pipe. One - half (1/2) inch pipe shall be Class 315 solvent weld PVC pipe. All pipe shall be supplied in standard twenty (20) foot lengths and shall be from one of the following manufacturers: No polyethylene pipe will be accepted unless prior written approval is obtained by the landscape architect.

B. All pipe that is exposed or not below grade shall be Schedule 80 PVC or HDPE.

C. All pipe fittings size four (4) inches and greater shall be ductile iron. 3" fittings shall be ball and rubber gasket. Fittings 2-1/2" and under shall be Schedule 40 solvent weld PVC.

D. Solvent weld PVC pipe. If and when used in construction of this system, shall be rigid PVC pipe and shall be assembled using appropriate PVC pipe cleaner / primer and solvent cement in accordance with the manufacturer's recommendations.

E. Expansion Joints shall be installed every three hundred (300) feet of solvent weld pipings.

F. PVC Pipe Couplings Located Within Sleeves: PVC pipe couplings four (4) inches and smaller shall be solvent weld. PVC pipe couplings six (6) inches and larger shall be mechanical joints. Upon outlets, sleeves, pipe solvent weld or integral bell and rubber gasket, as described in Section 2.02.A, must be adhered to.

2.04 RISERS: Not allowed for sprinkler applications.

2.05 ELECTRIC WIRING

A. 120 Volt AC Wiring: 120 volt service to controller shall consist of three wires; one black, one white, and one ground. Electrical service is to be provided by the General Contractor unless otherwise directed by Owner's Representative. The Irrigation Contractors responsibility to coordinate the location of electrical service to be provided for controller.

B. Splices to control wiring shall be waterproof direct bury application. Use Rain Bird DBY T or R wire connectors. 3M DBY/R-6 are equal. No substitutions will be allowed.

C. Provide junction box, flush-mounted and gasketed per code as required.

D. Control Wiring shall be 24 volt solid wire Underwriter's Laboratory (UL) approved for direct burial in ground. Minimum wire size shall be fourteen (14) gauge. All control wiring and wiring connections from the controller to the valves is included in this Contract.

2.06 SPRINKLER HEADS

A. Spray Sprinkler Heads:

1. Rain Bird 1800 Series or RD1800 (non-potable). Sprinkler shall be of the fixed spray type designed for in ground installation. Sprinkler shall be capable of covering a maximum radius of fifteen (15) foot radius at 30 psi at maximum delivery of 3.7 gpm. Pop-up height shall be 6" or 12" as indicated on the plans.
2. Pop-Up Spray Sprinklers shall include a pressure regulating device to prevent high pressure misting at the nozzle stream. The pressure regulator shall be an integral part of the pop-up stem and shall regulate the nozzle pressure to 30 PSI or 45 psi (where applicable) for inlet pressures from 35 to 70 PSI. These units shall be identifiable from the top with "PRS" markings on the cap.
3. The addition of a check valve feature (SAM) shall be incorporated into the spray body and used in locations throughout the system where low head drainage is possible. In the event that the job site is flat, the SAM feature can be eliminated.
4. All sprinkler heads shall be connected to the lateral line by pre-assembled Rain Bird Swing Assemblies, SA-125050, 12" length Inlet. Use with Rain Bird's SB Series swivel barb fittings.
5. Spray Nozzles: High-efficiency nozzles distribution uniformity (DULQ) of 70 % or greater shall be used. The higher efficiency nozzle should result in better than a 1.2 SC, reducing runtime accordingly. All nozzles shall have a matched precipitation rate with other nozzles on the same zone.
   a. Utilize High precipitation high-efficiency nozzles for Improved wind resistance in all low or shortened run-times on flat areas or where infiltration rates allow. Provide Rain Bird HE-VAN 8", 10", 12" or 15' spray nozzles Spacing of 8 to 15 feet (DU of 73% to 78% respectively). Shall have an arc adjustment from 0 to 360 degrees.
   b. Utilize lower precipitation rate rotary nozzles (.6 in/p hour) on hilly areas and/or where infiltration is low and therefor runoff is expected. Provide Rain Bird R-Series (Full) or R-VAN (Adjustable) nozzles for strub or turf areas 8x8 to 15x15 SST, CST spacing, maximum 45 psi. Use the Rain Bird 5000 MPR Series Rotors (.6 in/p hour) on the same R-VAN zone for long distances 23ft> 35'

B. Tree Bubblers:

1. The pop-up full-circle bubbler for in-ground Installation shall be Rain Bird Model 1800 Series or RD1800 (non-potable) with a pressure compensating 1400 Series bubbler, Use a plastic adapter, PA-80 to connect to the spray body. The nozzle piston shall have a smooth external surface, riser wiper seal in cap, full-length stainless steel retraction spring, and filter screen. Sprinkler body constructed of non-corrosive heavy duty plastic. All parts shall be removable through top of unit by removal of threaded nozzle. Pop-up height shall be 6" (MB) or 12" as indicated on the plans.

C. Intermediate Rotors:

1. The full or part circle sprinkler shall be Rain Bird 5000 Series (NP for non-potable) utilizing the MPR Nozzle sets. Sprinkler shall be a single stream, water lubricated, gear drive type capable of covering the areas between 25 and 35 feet at a minimum base pressure of 45 psi. The wiper seal shall be pressure-activated triple-blade multi-function to protect internals from debris and assures positive pop-up and retraction. The sprinkler shall have a standard rubber cover, tapered stem for positive flushing, and a strong stainless steel retract spring for positive pop down. The part circle sprinkler shall have adjustable arc coverage of 40 to 360 degrees. Pop-up height shall be 6" or 12" as indicated on the plans.
   a. Pressures over 45 psi at the head: Regulate high or fluctuating pressure at the head, utilizing the Pressure Regulating Stems (PRS) with Flow Optimizer™ technology to reduce operating pressure to 45 psi for optimal nozzle performance. The sprinkler shall have a flow shut-off device (5000 Plus PRS only) that is integrated into the flow path of the rotor as well as adjustable arc coverage of 40 to 360 degrees.
   b. Elevation changes: The addition of a check valve feature (SAM) shall be incorporated into the spray body and used in locations throughout the system where low head drainage is possible. In the event that the job site is flat, the SAM feature can be eliminated.
   c. All rotor heads shall be connected to the lateral line by pre-assembled Rain Bird Swing TSJ Series Swing Joints.

2.07 TRADITIONALLY WIRED AUTOMATIC CONTROLLER

A. Rain Bird ESP-LXMEF (1 to 48 zones) (Remote capable) (Weather data can be used for watering schedules)

1. Irrigation controller shall have a modular station capacity, by receiving expansion modules of 4, 8, or 12 stations, to create a controller of up to 48 stations. The controller shall be of a hybrid type, housed in a wall-mountable, weather resistant plastic cabinet with a key-locking cabinet door suitable for outdoor installation. The controller shall have 4 separate and Independent programs which can have 8 different start times, start day cycles and station run times. The controller shall have a Cycle+Soak water management feature.
2. The controller shall incorporate a FloManager feature that shall provide real-time flow, power, and station management. FloWatch shall compare the current real-time flow rate to the learned rates and take user defined actions if problem is detected. FloWatch shall automatically determine the location of the flow problem and isolate the problem by turning off the affected station or master valve.
3. The controller shall be compatible with the IQ+3 Cloud Control Control System utilizing IQ+NCC Network Communication Cartridges providing remote computer control of the controller via a variety of communication options (Direct Connect Cable, Phone, GPRS/Cellular, Ethernet, Radio, and IQ+Net Communication Cables).
4. IQ+3 Cloud shall include IQ+Mobile to provide quick access to key features in an Interface designed for touchscreen devices found in smartphones or tablets.
5. The system shall provide manually programs and seasonal adjust based management allowed depletion scheduling. ET+rain weather sources shall include CIMIS Internet, ETM Weather Reach, and WSPROLT and WSPRO2 Weather Stations, and IQ Global Weather.

B. Shall include a 3-year trade warranty.

B. ELECTRIC WIRING

1. 120 Volt AC Wiring: 120 volt service to controller shall consist of three wires; one black, one white, and one ground. Electrical service is to be provided by the General Contractor unless otherwise directed by Owner's Representative. The Irrigation Contractors responsibility to coordinate the location of electrical service to be provided for controller.
2. Splices in controller wiring shall be waterproof direct bury application. Use Rain Bird DBY T or R wire connectors, 3M DBY/R-6 are equal. No substitutions will be allowed.
3. Provide junction box, flush-mounted and gasketed per code as required.
4. Control Wiring shall be 24 volt solid wire Underwriter's Laboratory (UL) approved for direct burial in ground. Minimum wire size shall be fourteen (14) gauge. All control wiring and wiring connections from the controller to the valves is included in this Contract.

2.08 AUTOMATIC RAIN / FREEZE SHUT OFF DEVICE

A. Rain Bird WR2RF Wireless rain freeze sensor shall employ an electro-mechanical actuating mechanism designed to cause a circuit interrupt if programmable low temperature or rainfall set points are satisfied.

B. The device shall be used with 24VAC controllers and shall be of sufficient capacity to be used with a maximum of 4A 24VAC 7VA solenoids plus an additional master valve or pump start that does not exceed 5VA.

C. The wireless rain sensor shall incorporate a problem that allows the Installer to select from several rainfall or low temperature settings that can be programmed through the use of Icons on a controller Interface.

D. A sensor LED shall communicate signal strength during the installation process.

E. The WR2RF shall be manufactured by Rain Bird Corporation, Glendora, California

2.09 FLOW SENSORS (used with ESP-LXMEF controller's flow manager)

A. The Rain Bird FS Series Flow Sensor shall be an in line type with a nonmagnetic, spinning Impeller (paddle wheel) as the only moving part. The electronics housing shall have two O-Rings and shall be easily removed from the meter body. The sensor electronics will be potted in an epoxy compound designed for prolonged immersion. Electrical connections shall be 2 single conductor 18 AWG leads 48 Inches (1.2 meters) long. Insulation shall be made using special direct burial "UF" type, electrically shielded cable to avoid interference, colored red for the positive lead and black for the negative lead. The flow sensor shall be capable of operating in line pressures up to 400 psi (27.5 bars) and liquid temperatures up to 200° F, and operating flow rates from 2 to 150 gpm and be found to 15 feet per second with Accuracy of ±1% and repeatability of ±1%. The meter body shall be cast SS-3-5-6 bronze, in 1" and 1½", female Iron pipe thread sizes. The Flow Sensor shall be appropriately sized based on the lowest -highest output flow to be read.

2.10 WATER MANAGEMENT

A. Description: The Irrigation central control system shall be the Rain Bird IQ™ Platform as hereafter specified and as shown on the drawings. The system shall be a fully programmable, providing the operator with absolute and full control of the entire control system. The system shall provide a degree of flexibility such that, in effect, anything that could be done at the satellite controller shall be capable of being done at the central computer. The IQ™ Platform shall be as manufactured by Rain Bird Corporation.

B. Rain Bird IQ+3.0 Cloud Platform specifications Include but are not limited to:

1. The system shall be cloud based with no annual fee allowing for multiple users to control the full functions of the Irrigation system at an Internet connected device (supplied by owner) that could be completed at the physical satellite controller.
2. The system shall be compatible with Rain Bird ESP-LXMEF traditionally-wired controller.
3. Users shall not be restricted to an initial controller capacity and can add controllers at will.
4. The system shall include IQ-Mobile for quick access to key features In an Interface designed for touchscreen devices found in smartphones or tablets.
5. IQ+3.0 Cloud shall Include the following features:
   a. Site, satellite, and station names
   b. Programming In seconds, minutes, and hours
   c. Daily or Monthly Seasonal Adjust % or ET station run time adjustments by site
   d. Dry-Run Graphical Program Review
   e. Manual Program, Test Program, Station starts
   f. Detailed logs and reports
   g. Automated or user Initiated satellite Synchronize & Retrieve Logs and Weather Source Retrieve Weather Data communication
   h. Automated Email Alarm/Warning and Satellite Station Run Time Reports
   i. Satellite PIN-Code Protection (4-digit PIN-Code required to make programming changes at the satellite)
   j. Satellite 2-Way Programming (changes made at the satellite can be viewed and accepted In the IQ software)
   k. Copy/Move Satellite Utility (copy or move a satellite to another site)
   l. Automated MAD (Management Allowed Depletion) Irrigation Scheduling adjustments
   m. Software uses Irrigation Association terminology and formulas
   n. ET/Rainfall Weather Sources Include: ETM! ET Manager Weather Reach Service, Rain Bird WSPROLT Weather Station or Rain Bird WSPRO2 Weather Station
   o. IQ Global Weather Internet Service which provides local weather data including rainfall
   p. 4 ET Checkbooks per satellite controller
   q. Export Microsoft Excel® for customized reports
   r. Retrieves minute-by-minute flow logs from flow sensor equipped ESP-LXMEF Satellite Controllers
   s. Flow Logs vs. Projected Flow Graphical Report Identifies which programs & stations where running at any point in time)
   t. Actual Flow Totals added to Satellite Station Run Time Report (Included In Automated Email Reports)
   u. Content-sensitive help system.
   v. User selectable language Includes English, Spanish, French, German, Italian and Portuguese.

C. Rain Bird IQ v3.0 Platform hardware

1. The Satellite Controller shall require a Rain Bird IQ Cartridge with an IP Address utilizing one of the following communication options to Interface between the system controller and the Rain Bird IQv3.0 Cloud:
   a. GPRS/3G Cellular Network (Includes 1 year of service) (IQ3G-USA) with an external Cellular Antenna (IQEXTANTGP),
   b. Ethernet Satellite Cartridge (IQLANCOM)
2. The cartridge shall be installed in the ESP-LX Series controller faceplate,
3. The communication cartridge shall be user configurable as a Direct, Server, or Client satellite controller.
4. The IQ+Cloud shall allow for shared access with a team, It shall not be restricted to satellite capacity and shall be mobile compatible with a Smart Phone or Tablet. Free registration is available at https://powerusersinfo.com/iq/.
5. Includes 4 ET Checkbooks per satellite controller

2.11 IRRIGATION WELL (AS REQUIRED) REFER TO SECTION 332116

2.12 METER: Submit product data as required.

2.13 BACKFLOW PREVENTER

A. To be supplied and installed by the Irrigation Contractor. The backflow preventer shall be a RPZ or RPDZ type, as required by code and shall meet or exceed specifications and standards set by the State and USC Foundation for Cross-Connection Control and Hydraulic Research, The Contractor shall check with local authorities for code compliance. The backflow preventer shall be shown on drawings. All exposed standpipe and fittings shall be copper or galvanized pipe to 18" below grade. The backflow preventer shall be installed per local code and manufacturers recommendations. Backflow preventer assembly must include (2) gate valves for flushing, unit, and two (2) ball valve test cocks for testing unit to manufacturer specs.

B. Solvent weld PVC Pipe, assemble according to Manufacturer's recommendations, using appropriate PVC pipe cleaner/primer and solvent cement.

2.14 VALVE BOXES

A. Control Valves and Quick Coupling Valves shall be Installed in Rain Bird VB-10RND or VB-12RND or multiple valves.

B. Valve box body and black lid shall be composed of 100% recycled HDPE. There shall be no pre-punched hole in the valve box lid. The standard rectangular body shall have 14 knock-outs molded into the sides that can be readily removed. The valve box shall have corrugated sides for lateral strength, Lids shall have beveled edges to minimize potential damage from lawn equipment. Lids shall be clearly marked with the words "Irrigation Control Valve" molded onto the top, Lids shall have a mending area measuring 6.0" by 2.0" suitable for branding or other identification. The locking device for weather and chip shall be made of stainless steel.

2.15 SLEEVES: Class 200 PVC Pipe Type 1220 or 1220 coordinate with and Installed by the General Contractor,

2.16 QUICK COUPLING VALVES (AS REQUIRED)

A. Rain Bird Quick Coupling Valves (QCVs) will be used for manual access to the pressurized main line so that a hose can be attached and used for hand watering. QCVs shall be constructed of brass with a spring loaded seal that will keep the valve in a closed position once the key is inserted into the valve.

B. Two-piece body design for easy servicing (Rain Bird models 5-RC, 1" Rubber Cover, 5-LRC, 1" Locking Rubber Cover, and 5-HRC, 1" Non-potable, Purple Locking Cover).

C. Irrigation Contractor to consult Owner's Representative to determine hose type. Key and swivel shall both be constructed of brass.

2.17 CONTROL VALVES;

A. Remote Control Zone or Master Valve model shall be Rain Bird PEB series (1", 1.5", 2"). The durable plastic valve shall be industrial-strength, glass-filled nylon, normally closed globe pattern design. Valve pressure rating shall not be less than 200 psi. Internal and external manual open/close control (internal and external bleed) shall provide the ability to manually open and close the valve without electronically energizing the solenoid. A brass flow control stem shall provide for accurate manual regulation and/or shut off of outlet flow. Slow closing to prevent water hammer and subsequent system damage. Accepts latching solenoid for use with battery-operated controllers of up to 150 psi. Operating flow rate of 5 to 200 gpm. Operating pressure range of 20 to 200 psi. Shall include a 5-year trade warranty.

   1. Provide a Rain Bird PESB-R electric remote control valve with scrubber technology & chlorine-resistant material to prevent debris build-up and clogging on harsh reclaimed water applications.

A. Drip Zone Control Kit (wide flow): Rain Bird XCZ-100-PRB-MC (1" PESB valve and 1" Quick-check PRSF filter). Wide Flow Commercial Control Zone Kit with Quick-check Indicator for drip zones with flows from .3 to 20 gpm, Kit shall include a PESB control valve and a pressure-regulating basket filter which combines filtration and pressure regulation in one Integrated unit for protection of downstream components of drip Irrigation system, Pressure regulating basket filter component specifications Include: Carbon steel (75 micron) filter screen constructed of stainless steel and a normally-open in-line pressure regulating device, Operating pressure range of 15 to 150 psi, Regulated pressure of 40 psi, Temperature rating to 150° F, Shall Include a 5-year trade warranty.

B. Drip Zone Control Kit (wide flow/medium): Rain Bird XCZ-150-PRB (1" PESB-R valve and 1" PRSF filter), Wide Flow Commercial Control Zone Kit for drip zones with flows from 3 to 20 gpm, Kit shall Include a PESB-R scrubber reddened control valve, and a pressure-regulating basket filter which combines filtration and pressure regulation in one Integrated unit for protection of downstream components of drip Irrigation system, Pressure regulating basket filter component specifications Include: Standard 200 mesh (75 micron) filter screen constructed of stainless steel and a normally-open in-line pressure regulating device. Operating flow rate of .3 to 20 gpm. Operating pressure range of 15 to 150 psi, Regulated pressure of 40 psi, Temperature rating to 150° F, Shall Include a 5-year trade warranty.

C. Drip Zone Control Kit (high flow/medium): Rain Bird XCZ-150-CLS (1 1/2" PEB Globe Valve, Pressure Regulating Filter 120 Mesh, 40 psi Pressure regulator) or for reclaimed applications use the XCZ-150-CCDR (1.5" PESB-R, Scrubber Globe Valve, Disc Filter 200 Mesh, 40 PSI Pressure Regulator), High Flow Commercial Control Zone Kit for drip zones with flows from 15 to 62 GPM, Inlet pressure rating: 15 to 116 PSI, Temperature rating 33° up to 110°F. Shall Include a 5-year trade warranty.

B. Low Pop-up Sprinkler Heads: Install in such manner that top is flush with finish grade, Where finish grade has not been established extend riser a minimum of twelve (12) inches above existing grade to mark location of head, After finish grade is established Install heads at specified height.

C. High Pop-up Shrub Heads: Finish height to be proposed by Irrigation Contractor as a function of plants specified on landscape plans and noted on Irrigation design submittal.

D. Backflow prevention sprinkler head assembly in such manner as to stabilize the sprinkler head so that no lateral motion occurs during operation.

2.18 DRIP LINE

A. Dripline shall be Rain Bird XFCV dripline with pressure-compensating dual-layered inline emitters. Emitter spacing and dripline row spacing should be indicated on construction drawings.

B. Refer to the Irrigation plans regarding spacing and prediction rate base on soil profile, Operating pressure range of 6.5 to 60 psi, Operating emitter flow rate shall be 0.9 GPH, Emitter spacing of 12 or 18 Inches.

   a. XFS-09-12: 0.9 GPH emitters spaced 12" on-center
   b. XFS-09-18: 0.9 GPH emitters spaced 18" on-center
   c. Accepts XF Series barbed 17mm Insert fittings fits all XF Series Dripline

C. Dripline Header shall be Rain Bird GF Header: The flexible, pre-manufactured header shall be made of polyethylene tubing and shall have factory Installed elbows for use with any 16-17mm drip Irrigation tubing.

The elbows shall be spaced evenly per listed spacing (12 Inch or 18 Inch spacing). The polyethylene shall be available in coil or 1 Inch, Refer to the Irrigation plans and manufacturer's recommendation regarding spacing and fittings for the Rain Bird GF Header models:

- XQF7512100: XQF 3/4" Dripline Header (12" Spacing 100' Coil)
- XQF7518100: XQF 3/4" Dripline Header(18" Spacing 100' Coil)
- XQF1012100: XQF 1" Dripline Header (12" Spacing 100' Coil)
- XQF1018100: XQF 1" Dripline Header (18" Spacing 100' Coil)
- Accepts TLF Series Twist Lock Fittings; 600 Series; fits all XF Series Dripline, 800 Series: fits 3/4 Inch GF Dripline Header, 1000 Series: fits 1 Inch GF Dripline Header

D. Drip System Operation Indicator Kit, Each drip zone shall Include a Rain Bird DPROD operational Indicator Installed close to the end of each zone.In an Inconspicuous location and noted on the as-built drawing. OPERIND is designed to open at 20psi, confirming normal pressure and flow are present.

2.19 ISOLATION VALVES

A. Provide all gate valves for isolation purposes, allowing full diameter opening when in full open position.

B. Manually operated valves shall be the same size as the line.

C. Valves three (3) inches or larger shall be brass construction, threaded, and rated for two hundred (200) psi WOG.

D. Valves four (4) inches or larger shall be cast Iron fitted with a rubber ring, slab _ type gasket.

PART 3 - EXECUTION

3.01 GENERAL

A. Supervision: Provide a full - time superintendent and necessary assistants on the job while Work is in progress. Irrigation contracting firm shall have a C.L.C. (certified Irrigation contractor) on site at all times and must be an employee of said Irrigation contracting company. The Superintendent represents the Irrigation Contractor in all functions, and directives given to Him by the Owner's Representative, Landscape Architect, General Construction Contractor, and / or Landscape Contractor are binding as if given to the Irrigation Contractor In person.

B. Inspection of Work In progress: During Installation the Owner's Representative or the Landscape Architect may review and observe the Work on a regular or random basis, and may reject any work and / or materials that do not meet the requirements of the Contract Documents. Rejected Work must be promptly corrected. No time extension will be allowed replacement or repair of rejected work.

3.02 REVIEW IN ADVANCE OF CONSTRUCTION: The Irrigation Contractor shall review the Project Site prior to start of Work to determine that all site conditions are acceptable for Irrigation Work to begin. Inform the Owner's Representative and the Landscape Architect of any and all unsuitable conditions. Do not proceed with Installation of Irrigation system until unsatisfactory conditions have been corrected in an acceptable manner.

3.03 PREPARATION: Flag all existing underground utilities prior to trenching and / or boring operations. Obtain locations of any new utilities from the Owner's Representative and / or the General Contractor, Irrigation Contractor is solely responsible for contacting the utility locating services and Owner's Representative (with 48 hours minimum notification) and locating on - site utilities in advance of Installation.

3.04 SLEEVING (by General Contractor)

A. Location of sleeving shall be coordinated with the General Construction Contractor. Make adjustments necessary to accommodate existing vegetation, utilities, and other existing conditions.

B. Repair of damage to existing utilities, structures or other construction resulting from Installation of sleeves is the responsibility of the Contractor Installing the sleeving.

3.05 PIPE

A. Pipe Joints

1. Follow Manufacturer's recommendations and use pipe and bell from the same manufacturer. Pipes two and one - half (2 1/2) inches and smaller use solvent weld system, Pipes three (3) Inches and larger use approved compression type push on joints.

B. Solvent weld PVC Pipe, assemble according to Manufacturer's recommendations, using appropriate PVC pipe cleaner/primer and solvent cement.

C. Pipes and Fittings

1. Install according to Manufacturer's recommendations including sweating In of PVC pipe to prevent excessive strain when contracting in cold weather.
2. Solvent weld fittings shall conform to Schedule 40 or Schedule 80 PVC dimensions and specifications for solvent weld fittings.

D. Lateral Lines

1. Install according to Manufacturer's recommendations using standard techniques.
2. Plug lines immediately upon installation to minimize infiltration of foreign matter.
3. Flush lateral lines and risers prior to Installation of sprinkler heads.

3.06 TRENCHING

A. All mainline to be installed in separate trenching process from lateral lines.

B. The lateral water pit will always be placed by hand and shoveled to evenly along both sides of the pipe and hand tamped into place. Care will be exercised to insure that soil does not bridge and final to go under the pipe. The soil in the trench shall be backfilled to the point of the same condition of the density of the surrounding soil. QCVs shall be installed on a triple elbow swing joint.

C. Irrigation Contractor to consult Owner's Representative to determine hose type. Key and swivel shall both be constructed of brass.

D. In backfilling trenches, the addition of water should be limited to optimum moisture content for tamping procedures. The contractor shall not crown the backfill on the trench area and shall leave the backfill level with existing soil. Will not be accepted as a finished job. All excess materials shall be removed from the site in a satisfactory manner.

E. During the entire prosecution of the work, the Contractor will be responsible for all open excavations and as a means of protection, shall keep such protective devices buried at proper intervals along the excavation to protect the public from injury.

F. Trenching and excavation in newly sodded areas: Prior to trenching and excavation remove sod, preserve, and replace after backfilling is completed.

G. Trenching and excavation in established grass or newly seeded areas: After trenching, excavation and backfilling is completed, re-grade trenched area consistent with surrounding area and reseed with turf seed matching existing grass or seed, Mulch seed after broadcasting.

H. Trenching and excavation through existing asphalt or concrete: Cutting, removal and replacement of asphalt or concrete is the responsibility of the Irrigation Contractor.

I. Trenching and excavation near existing trees: Irrigation Contractor shall paint the proposed trenching or excavation which occurs within the root zone within fifty (50) feet of the trunks of the existing trees, whichever is greater. Irrigation Contractor must contact Landscape Superintendent for review of the proposed trenching and excavation lines prior to proceeding with the work. Owner's Representative may adjust proposed trenching and excavation lines in order to avoid damage to tree root system and other plants. Such adjustments shall be made by the Irrigation Contractor at no additional cost to the Owner.

J. BACKFILLING

1. Backfill material shall be free from rocks, large stones, and other unsuitable material which could damage pipe or create settling problems. Backfill in six (6) lifts and tamp after each lift to prevent excessive settling.
2. Backfill trenches with plastic pipe when pipe is cool to avoid excessive contraction in cold weather. Backfilling during summer season or on other warm days may cause the pipe to expand in the early morning hours, or pipe may be water cooled prior to backfilling.
3. Minimum depth of cover of pipe is as follows: One - half (1/2) to one (1) Inch: Twelve (12) Inches/ One and one - quarter (1 ¼) to two (2) Inch: Fifteen (15) Inches / 3 & 4 Inch: Twenty-four (24) Inches

3.07 SPRINKLER HEADS

A. Sprinklers with a 1" and larger bottom Inlet shall be Installed on Rain Bird swing joints, minimum 3" of flexible pipe of curbs, drives and sidewalks. Sprinkler with a 3/4" and smaller Inlet may be Installed using flexible swing Joints. Consistency in placement must be maintained throughout the project in all cases.

B. Low Pop-up Sprinkler Heads: Install In such manner that top is flush with finish grade, Where finish grade has not been established extend riser a minimum of twelve (12) Inches above existing grade to mark location of head, After finish grade is established Install heads at specified height.

C. High Pop-up Shrub Heads: Finish height to be proposed by Irrigation Contractor as a function of plants specified on

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	5	A1	SINGLE	12019	1.010	B3-U0-G3	134.2	671	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
	1	A2	BACK-BACK	12019	1.010	B3-U0-G3	134.2	268.4	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
	1	A3	2 @ 90 DEGREES	12019	1.010	B3-U0-G3	134.2	268.4	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
	5	A4	SINGLE	8891	1.010	B1-U0-G2	134	670	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
	13	B4	SINGLE	9549	1.010	B1-U0-G2	134	1742	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
	2	B5	2 @ 90 degrees	16153	1.010	B2-U0-G3	202	808	CREE, INC.	ARE-EDG-4MB-DA-12-E-UL-XX-525-57K
	24	C1	SINGLE	13251	1.010	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-700-57K
	7	DL8	Single	1121	1.000	B1-U0-G0	11.5	80.5	Juno Lighting	2LEDTG2C-830F-WWH w_ 2LEDDRVG2-10-120
	13	EB1	Single	1388	1.000	B1-U1-G0	19	247	WAC Lighting	WP-LED119-30
	7	EF1	SSL-4_1	992	1.000	B1-U1-G0	17.444	488.432	FC Lighting	CVLWET1.5-4-4K-80CRI-1040
	4	EW1	Single	500	1.000	B0-U0-G0	10.5	42	CARIBONI GROUP	WS-W2509-3000K-BZ
	2	W3	SINGLE	1557	1.010	B0-U0-G1	25	50	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
	9	Z1	Single	3348	1.000	B1-U0-G1	25.4	228.6	COOPER LIGHTING SOLUTIONS - McGRAW-	ISC-SA1B-740-U-SL4-WH

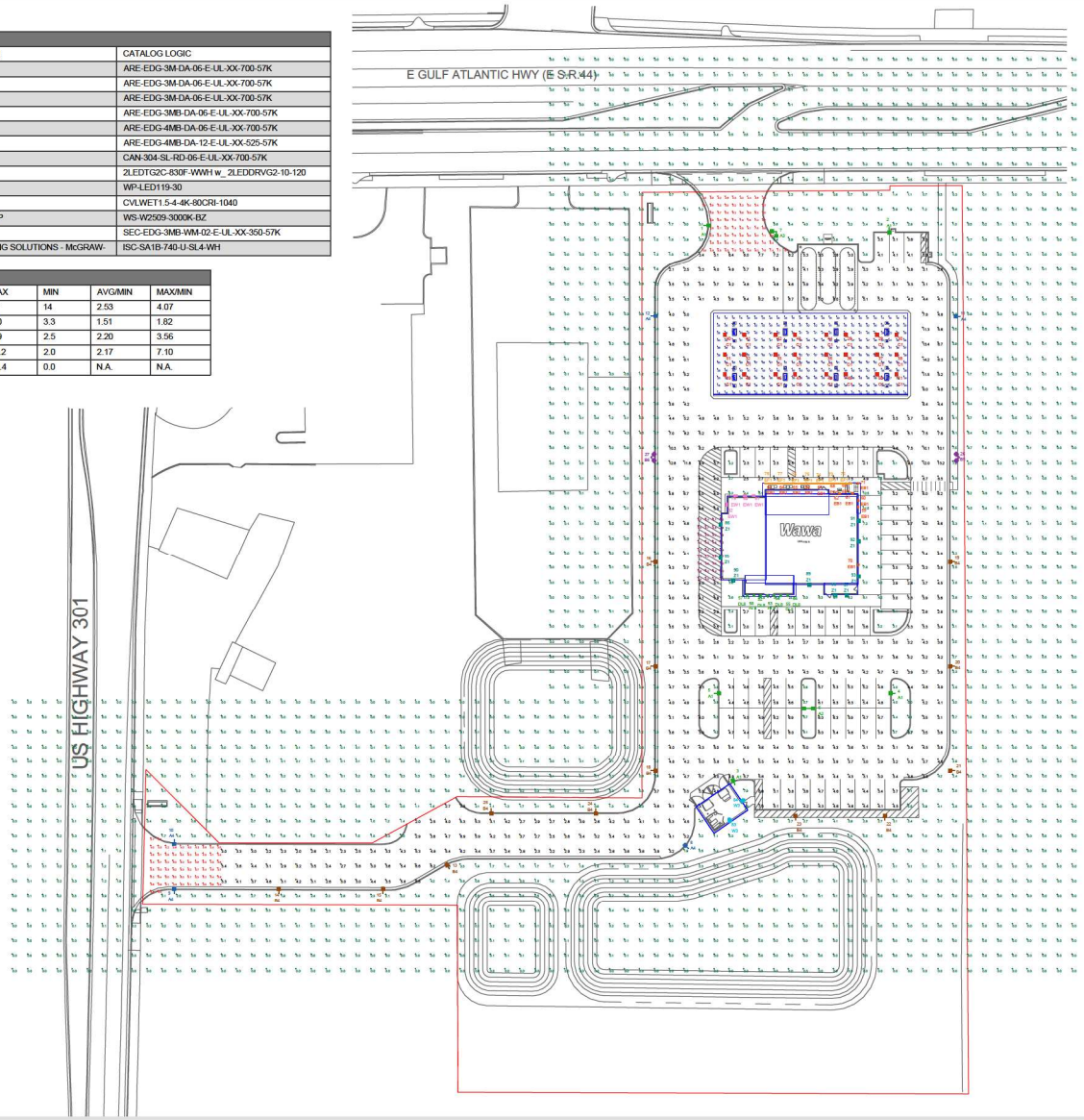
LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A1	20.5
2	A1	20.5
3	A1	20.5
4	A1	20.5
5	A1	20.5
6	A2	20.5
7	A3	20.5
8	A4	20.5
9	A4	20.5
10	A4	20.5
11	A4	20.5
12	A4	20.5
13	B4	20.5
14	B4	20.5
15	B4	20.5
16	B4	20.5
17	B4	20.5
18	B4	20.5
19	B4	20.5
20	B4	20.5
21	B4	20.5
22	B4	20.5
23	B4	20.5
24	B4	20.5
25	B4	20.5
26	B5	20.5
27	B5	20.5
28	C1	17.11
29	C1	17.11
30	C1	17.11
31	C1	19.32
32	C1	19.32
33	C1	19.32
34	C1	19.32
35	C1	19.32
36	C1	19.32
37	C1	19.32
38	C1	19.32
39	C1	21.53
40	C1	17.11
41	C1	17.11
42	C1	17.11
43	C1	17.11
44	C1	17.11
45	C1	21.53
46	C1	21.53

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
47	C1	21.53
48	C1	21.53
49	C1	21.53
50	C1	21.53
51	C1	21.53
52	DL8	11
53	DL8	11
54	DL8	11
55	DL8	11
56	DL8	11
57	DL8	11
58	DL8	11
59	EB1	10.5
60	EB1	10.5
61	EB1	10.5
62	EB1	10.5
63	EB1	10.5
64	EB1	10.5
65	EB1	10.5
66	EB1	10.5
67	EB1	10.5
68	EB1	10.5
69	EB1	10.5
70	EB1	14
71	EB1	10.5
72	EF1	11.833
73	EF1	11.833
74	EF1	11.833
75	EF1	11.833
76	EF1	11.833
77	EF1	11.833
78	EF1	11.833
79	EW1	14
80	EW1	14
81	EW1	14
82	EW1	14
83	W3	8
84	W3	8
85	Z1	14
86	Z1	14
87	Z1	14
88	Z1	14
89	Z1	14
90	Z1	14
91	Z1	14
92	Z1	14
93	Z1	14

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	35.44	57	14	2.53	4.07
DELIVERY AREA	4.99	6.0	3.3	1.51	1.82
ENTRANCE & EXIT DRIVES	5.49	8.9	2.5	2.20	3.56
PARKING AREA & INTERIOR DRIVE AISLES	4.34	14.2	2.0	2.17	7.10
UNDEFINED	0.70	31.4	0.0	N.A.	N.A.

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES



REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
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SCALE: 1" = 40'
LAYOUT BY: LMP
DWG SIZE: D
DATE: 09/13/23

PROJECT NAME:
WAWA
WILDWOOD, FL
DRAWING NUMBER:
RL-9081-S1

Wawa



① FRONT ELEVATION
3/16" = 1'-0"

GLAZING CALCS - FRONT ELEVATION:
CLEAR GLAZING - 462 SQFT
SPANDREL GLASS - 77 SQFT
TOTAL - 541 SQFT
TOTAL BUILDING - 1,753 SQFT
GLAZING - 541/1,753 = 31%

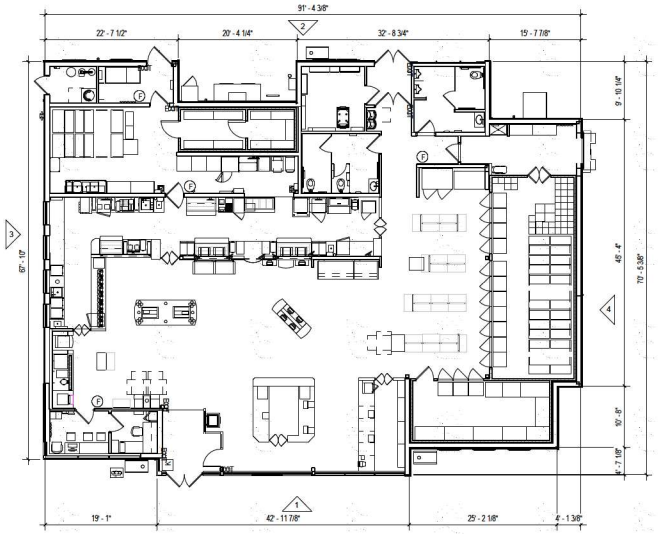
MATERIAL CALCS - FRONT ELEVATION:
BRICK - 301 SQFT
COMPOSITE - 383 SQFT
STUCCO/EIFS - 446 SQFT
TILE - 82 SQFT
TOTAL - 1,212 SQFT



② REAR ELEVATION
3/16" = 1'-0"

GLAZING CALCS - REAR ELEVATION:
CLEAR GLAZING - 68 SQFT
SPANDREL GLASS - 136 SQFT
TOTAL - 204 SQFT
TOTAL BUILDING - 1,712 SQFT
GLAZING - 204/1,712 = 30%

MATERIAL CALCS - REAR ELEVATION:
BRICK - 576 SQFT
COMPOSITE - 543
STUCCO/EIFS - 320 SQFT
TILE - 69 SQFT - 5%
TOTAL - 1,508 SQFT



⑤ FLOOR PLAN
1" = 10'-0"

MATERIALS:



EXTERIOR FINISH PACKAGE: BRICK-1



③ SIDE ELEVATION
3/16" = 1'-0"

GLAZING CALCS - SIDE ELEVATION:
CLEAR GLAZING - 110 SQFT
SPANDREL GLASS - 46 SQFT
TOTAL - 156 SQFT
TOTAL BUILDING - 1,337 SQFT
GLAZING - 300/1,337 = 22%

MATERIAL CALCS - SIDE ELEVATION:
BRICK - 806 SQFT
COMPOSITE - 224 SQFT
STUCCO/EIFS - 88 SQFT
TILE - 63 SQFT
TOTAL - 1,181 SQFT



④ SIDE ELEVATION
3/16" = 1'-0"

MATERIAL CALCS - SIDE ELEVATION:
BRICK - 363 SQFT
COMPOSITE - 552 SQFT
STUCCO/EIFS - 334 SQFT
TILE - 87 SQFT
TOTAL - 1,336 SQFT

HFA

WAWA U59FB-R

Wawa



① FRONT ELEVATION
3/16" = 1'-0"

GLAZING CALCS - FRONT ELEVATION:
CLEAR GLAZING - 462 SQFT
SPANDREL GLASS - 77 SQFT
TOTAL - 541 SQFT
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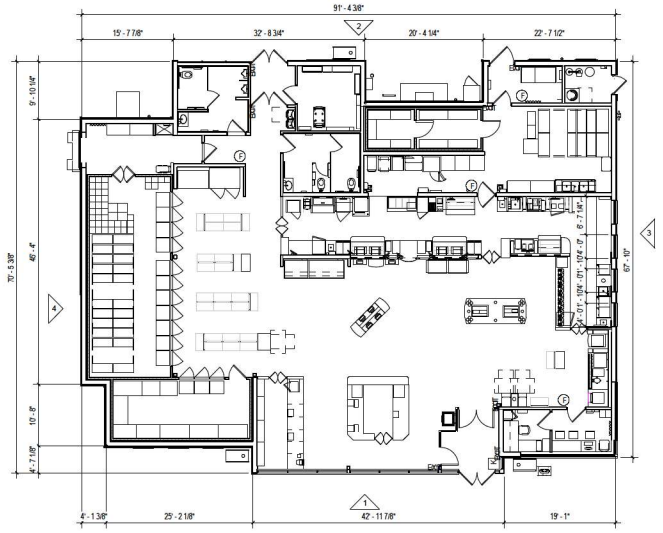


⑤ FLOOR PLAN
1" = 10'-0"

MATERIALS:



EXTERIOR FINISH PACKAGE: BRICK-1

HFA

WAWA U59FB-L

Wawa

Prepared by and return to:
Kenneth P. Wurtenberger, Esq.
Shahady & Wurtenberger, P.A.
7900 Peters Road Suite B-200
Fort Lauderdale, FL 33324
954-376-5950
File Number: **013354-000070**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13 day of **May, 2024** between **Sandy Eason, f.k.a. Sandy C. Watson and George Watson, Jr., f.k.a. George Watson, both individually and as Co-Trustees of the Watson Land Trust dated March 31, 2000** whose post office address is **106 E. Gulf Atlantic HWY, Wildwood, FL 34785**, grantor, and **LG Wildwood LLC, a Florida limited liability company** whose post office address is **5944 Coral Ridge Drive, #312, Coral Springs, FL 33076**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sumter County, Florida** to-wit:

The West 125 feet of the following description: Beginning at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 23 East; run thence South 62.82 feet to the South right of way line of State Road No. 44; thence North 89°53'40" East along said right of way line for a distance of 270.19 feet to the Point of Beginning for the following described tract of land: Continue thence North 89°53'40" East 339.87 feet; thence South 0°26'10" East 607.25 feet, more or less, to a point that is 660 feet North of the South boundary of the SW 1/4 of the SE 1/4 of said Section 7; thence North 89°30'50" West to a point that is South 0°06'20" East of the Point of Beginning; thence North 0°06'20" West 607.25 feet, more or less, to the Point of Beginning.

Parcel Identification Number: G07-250

Grantors, Sandy Eason and George Watson, Jr., warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address is: 106 E. Gulf Atlantic HWY, Wildwood, FL 34785.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Heather R. Lewis
Witness Name: Heather R. Lewis
Witness Address : 110 Cleveland Ave.
Wildwood, FL 34785

Witness Name: Christi Romero
Witness Address : 110 Cleveland Ave.
Wildwood, FL 34785

Sandy C Eason
Sandy Eason, individually and as Co-Trustee of the Watson Land Trust dated March 31, 2000

George Watson, Jr., individually and as Co-Trustee of the Watson Land Trust dated March 31, 2000

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 13 day of May, 2024 by Sandy Eason and George Watson, Jr., who [ ] are personally known or [✓] have each produced FL DL as identification.

[Notary Seal]

Notary Public State of Florida
Christi R Romero
My Commission HH 370119
Expires 4/11/2027

Notary Public

Printed Name: Christi Romero

My Commission Expires: 4/11/2027

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL. The subject parcel is zoned C-3 and it's generally located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy). The application was heard at the February 13 Project Review Committee meeting.

Case: SP 2305-007 Convenience Store with Gas (Wawa)

Applicant(s): John Burrows/Dominic Raffin with Bowman

Owner(s): Martha Pope, Patricia Strickland, and George and Sandy Watson

Parcel(s): G07-076, G07-078, and G07-250

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval contingent on the resolution of one outstanding City Attorney comment regarding an outstanding deed or cross access easement(s).

Dated: March 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 143, 144, 145, 232, 233, and 234**

REQUESTED ACTION: Staff recommends acceptance of deeds pursuant to the established roadway transfer procedures.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The city has been granted the following right-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the city for all the road right-of-way within the following subdivisions:

- Villages of Southern Oaks Unit No. 143
- Villages of Southern Oaks Unit No. 144
- Villages of Southern Oaks Unit No. 145
- Villages of Southern Oaks Unit No. 232
- Villages of Southern Oaks Unit No. 233
- Villages of Southern Oaks Unit No. 234

DATED: 5/17/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

18.50
.70
2 copy
21.20 ✓

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460015282 Date: 04/22/2024 Time: 11:47AM
Page 1 of 2 B: 4634 P: 543 By: MC
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 17th day of April, 2024, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 143**, per the Plat recorded in Plat Book 21, Pages 23, 23A through 23C, inclusive, Public Records of Sumter County, Florida.

All roadways, except Marsh Bend Trail, and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 144**, per the Plat recorded in Plat Book 21, Pages 22, 22A through 22D, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 145**, per the Plat recorded in Plat Book 21, Pages 24 and 24A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 232**, per the Plat recorded in Plat Book 21, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 233**, per the Plat recorded in Plat Book 21, Pages 20 and 20A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 234**, per the Plat recorded in Plat Book 21, Pages 21 and 21A, inclusive, Public Records of Sumter County, Florida.

Reserving therefrom unto Grantor and its assigns, and each of their successors, tenants and invitees, all easements, rights, and other privileges reserved by Grantor on the Plat referenced above (the "Plat"), and **subject to** all restrictions imposed against such lands on the Plat.

This Quitclaim Deed is given for the purpose of conforming the real property records of Sumter County to the Plat Book records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: Zoey Devine
Address: 3619 Kiessel Road
The Villages, Florida 32163

Print Name: Rosemary Karpovich
Address: 3619 Kiessel Road
The Villages, Florida 32163

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

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17th day of April, 2024, 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, who is personally known to me.

Notary Public – State of Florida
Print Name: Zoey Devine
My Commission Expires: _____
My Commission Number: _____

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

Office of General Counsel
Erick D. Langenbrunner, Esq.
(352) 753-6612

May 15, 2024

VIA FEDEX OVERNIGHT DELIVERY

City of Wildwood
Attn: Ms. Melanie Strickland, AICP, CPM
Development Services Director
100 N. Main Street
Wildwood, Florida 34785

RE: Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 143, 144, 145, 232, 233, and 234

Dear Ms. Strickland:

Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Village Community Development District No. 15 ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

All roadways located within **Villages of Southern Oaks Unit No. 143**, per the Plat recorded in Plat Book 21, Pages 23, 23A through 23C, inclusive, Public Records of Sumter County, Florida.

All roadways, except Marsh Bend Trail, located within **Villages of Southern Oaks Unit No. 144**, per the Plat recorded in Plat Book 21, Pages 22, 22A through 22D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 145**, per the Plat recorded in Plat Book 21, Pages 24 and 24A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, located within **Villages of Southern Oaks Unit No. 232**, per the Plat recorded in Plat Book 21, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 233**, per the Plat recorded in Plat Book 21, Pages 20 and 20A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, located within **Villages of Southern Oaks Unit No. 234**, per the Plat recorded in Plat Book 21, Pages 21 and 21A, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,

Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM
(via email: wthen@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
3619 Kiessel Road
The Villages, Florida 32163

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 9th day of May, 2024, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Florida 32162 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 143**, per the Plat recorded in Plat Book 21, Pages 23, 23A through 23C, inclusive, Public Records of Sumter County, Florida.

All roadways, except Marsh Bend Trail, located within **Villages of Southern Oaks Unit No. 144**, per the Plat recorded in Plat Book 21, Pages 22, 22A through 22D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 145**, per the Plat recorded in Plat Book 21, Pages 24 and 24A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, located within **Villages of Southern Oaks Unit No. 232**, per the Plat recorded in Plat Book 21, Pages 19, 19A through 19E, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 233**, per the Plat recorded in Plat Book 21, Pages 20 and 20A, inclusive, Public Records of Sumter County, Florida.

All roadways, except Bexley Trail, located within **Villages of Southern Oaks Unit No. 234**, per the Plat recorded in Plat Book 21, Pages 21 and 21A, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

Kenneth C. Blocker, District Manager
Address: 984 Old Mill Run
The Villages, Florida 32162

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

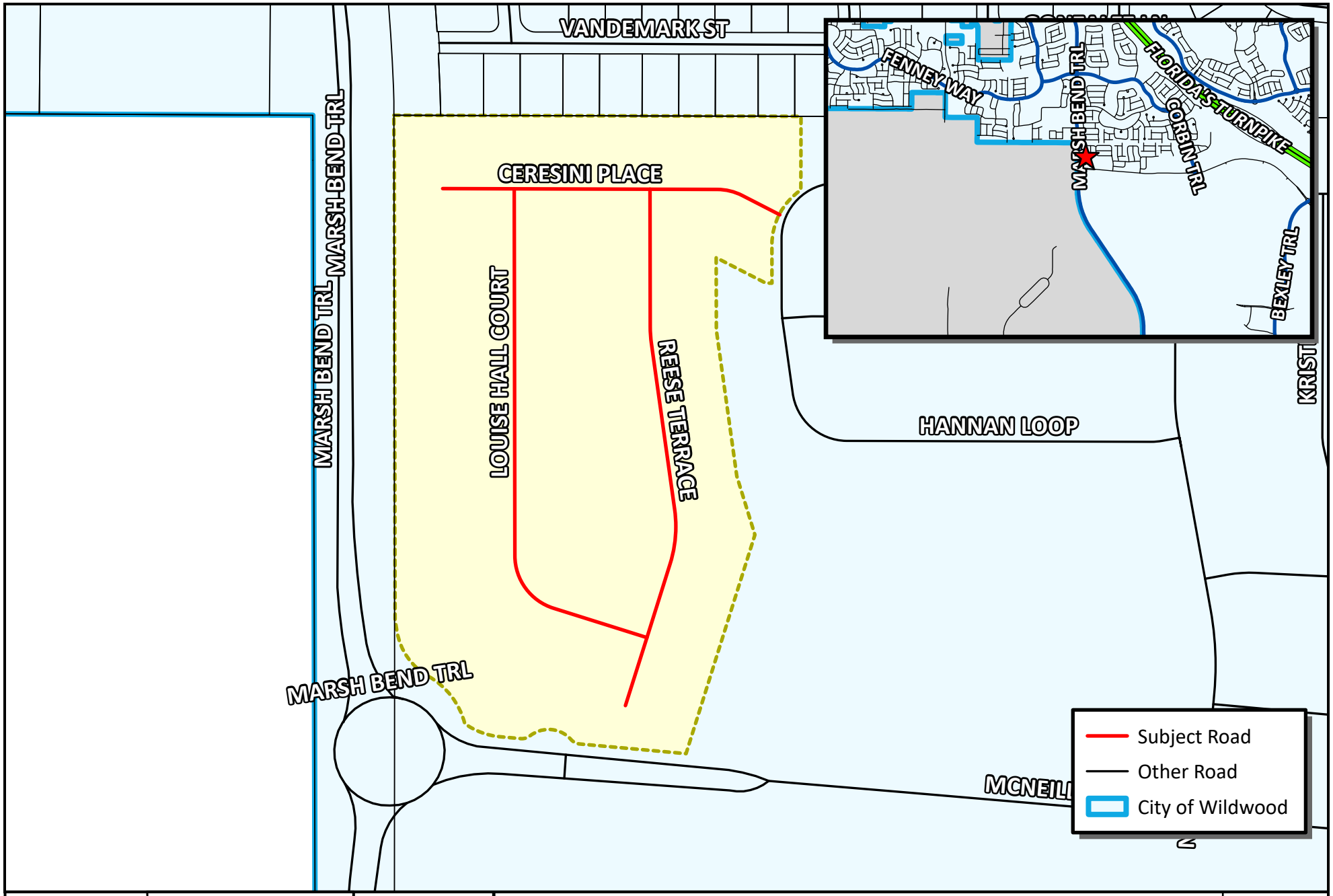
Spencer R. Novak, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of May, 2024, by Spencer R. Novak, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Jennifer Farlow
Commission Number:
Commission Expires:

JENNIFER FARLOW
MY COMMISSION # HH 186555
EXPIRES: November 1, 2025
Bonded Thru Notary Public Underwriters



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

RIGHT OF WAY DEED

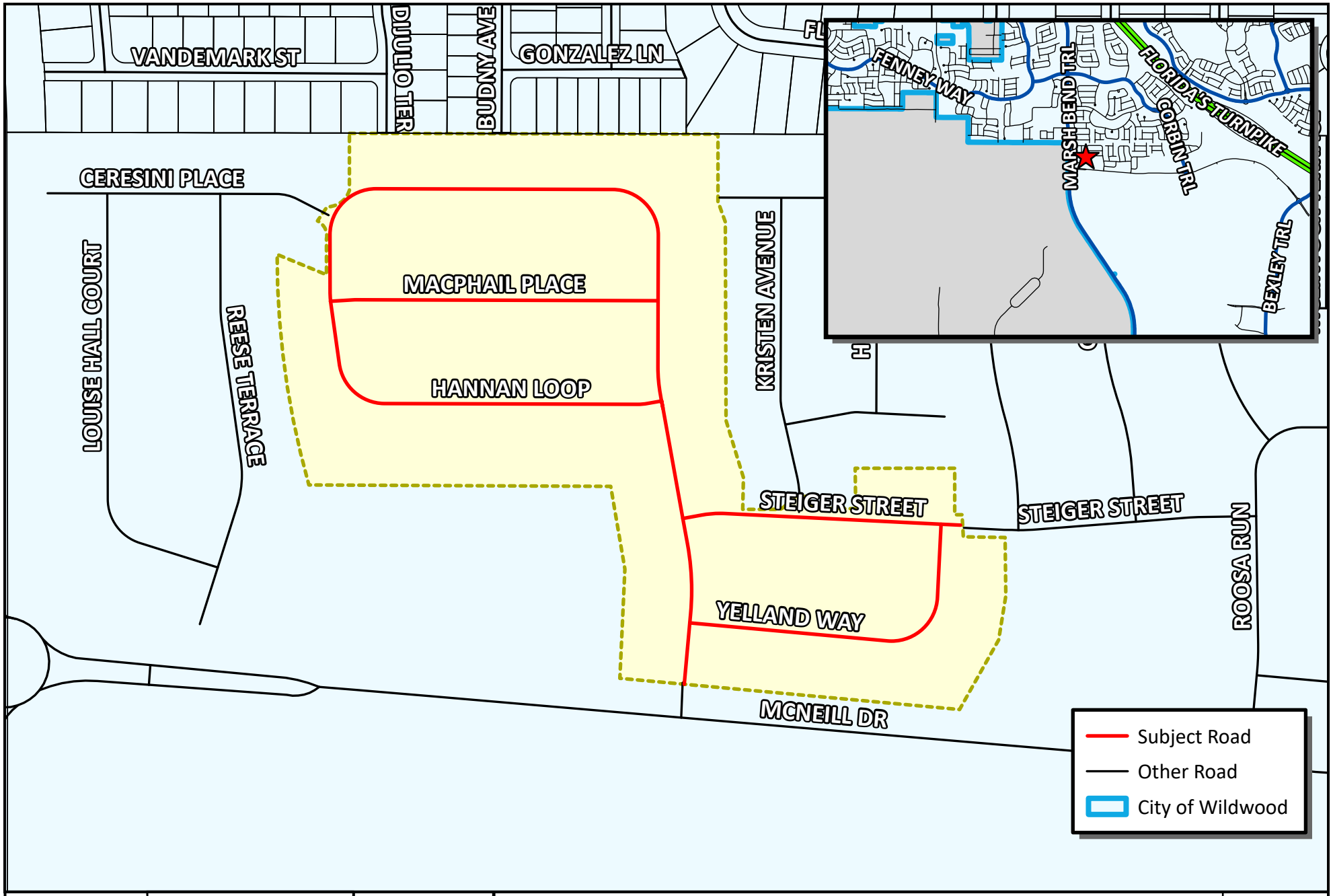
VOSO - UNIT 143 FINAL PLAT

PLAT 2401-007

MAP 1AV

LOCATION MAP

APR 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

RIGHT OF WAY DEED

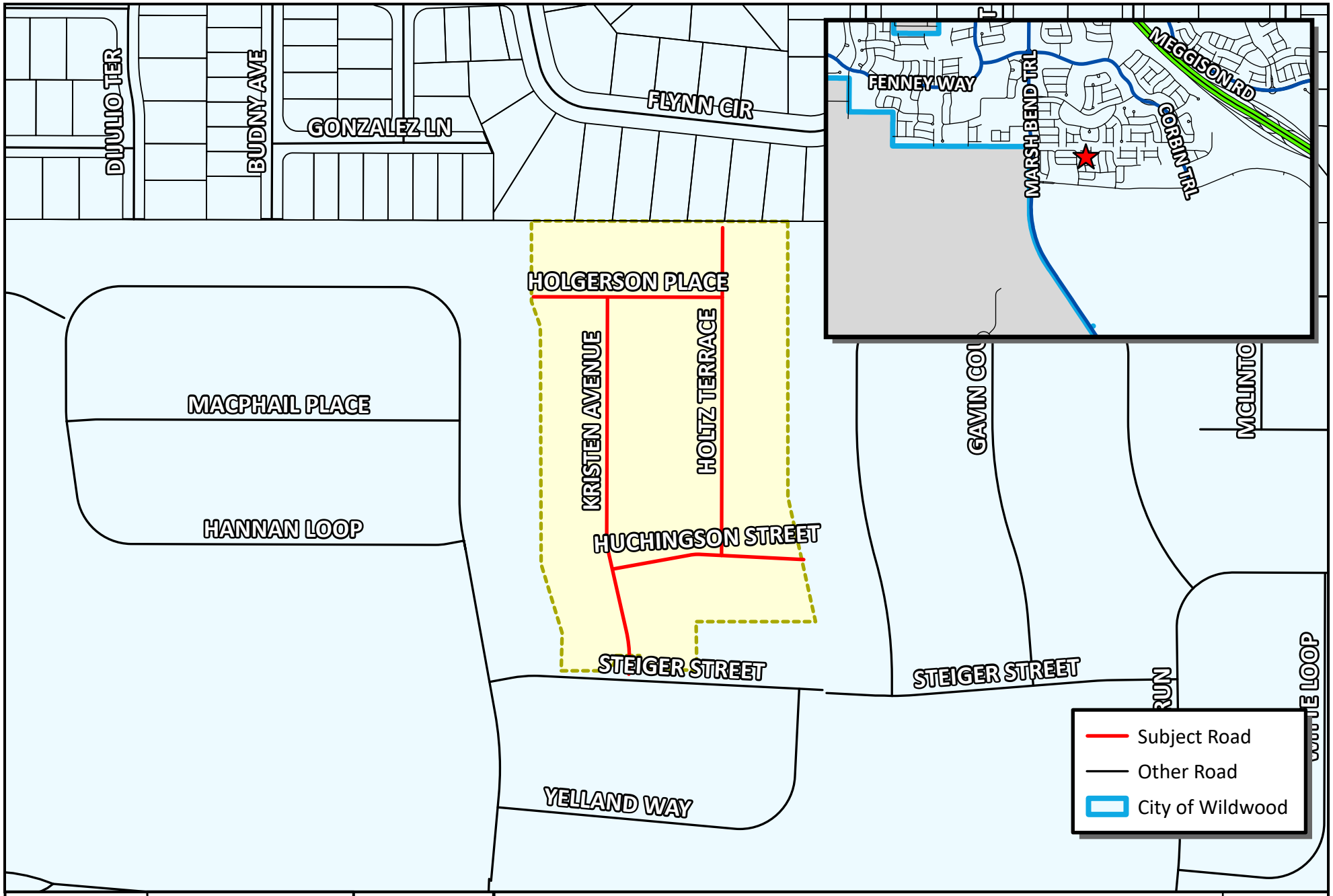
VOSO - UNIT 144 FINAL PLAT

PLAT 2401-009

MAP 1AV

LOCATION MAP

APR 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

RIGHT OF WAY DEED

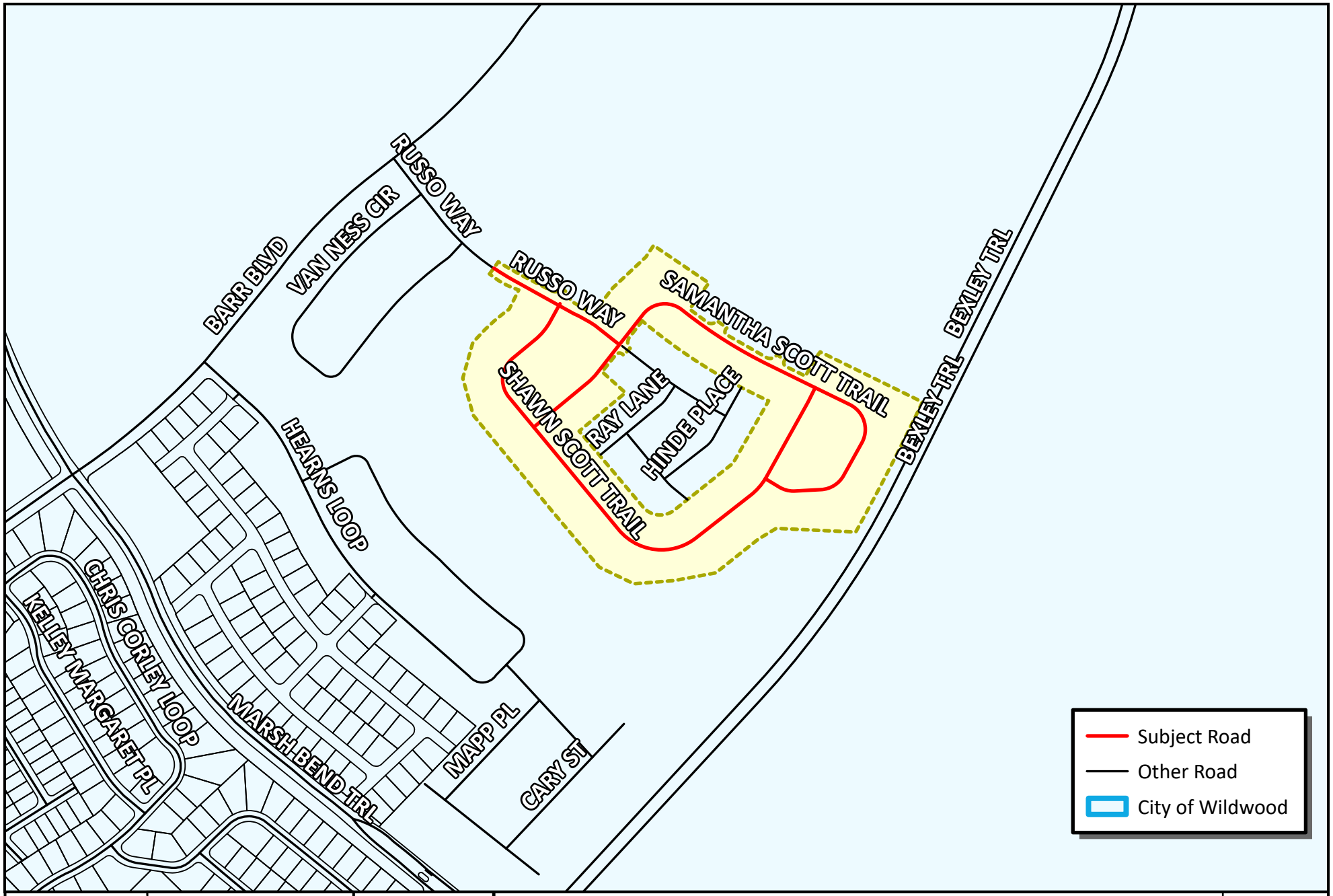
VOSO - UNIT 145 FINAL PLAT

PLAT 2402-001

MAP 1AV

LOCATION MAP

APR 2024



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 90 180 360

RIGHT OF WAY DEED

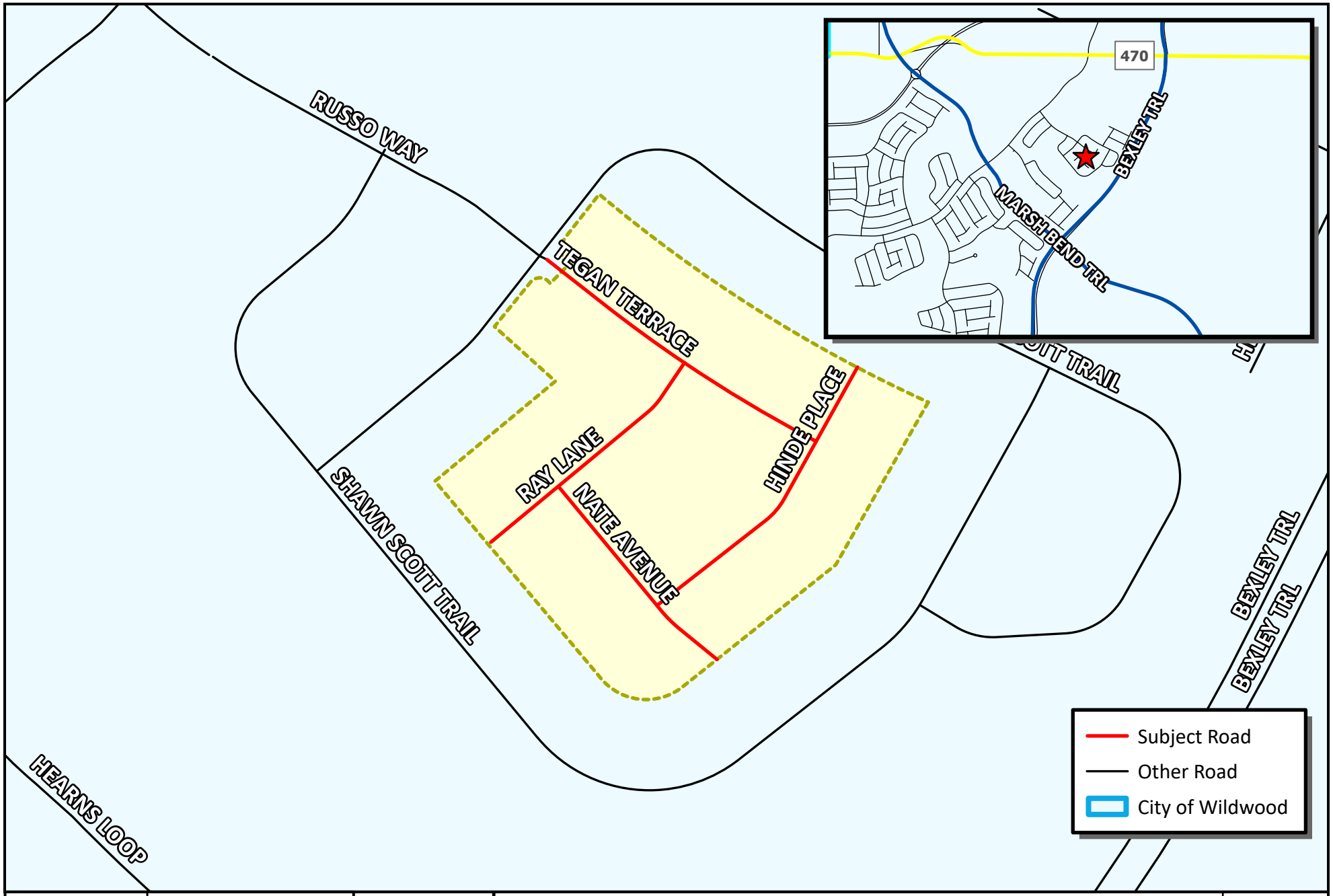
VOSO - UNIT 232 FINAL PLAT

PLAT 2401-006

MAP 1AV

LOCATION MAP

APR 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 35 70 140

RIGHT OF WAY DEED

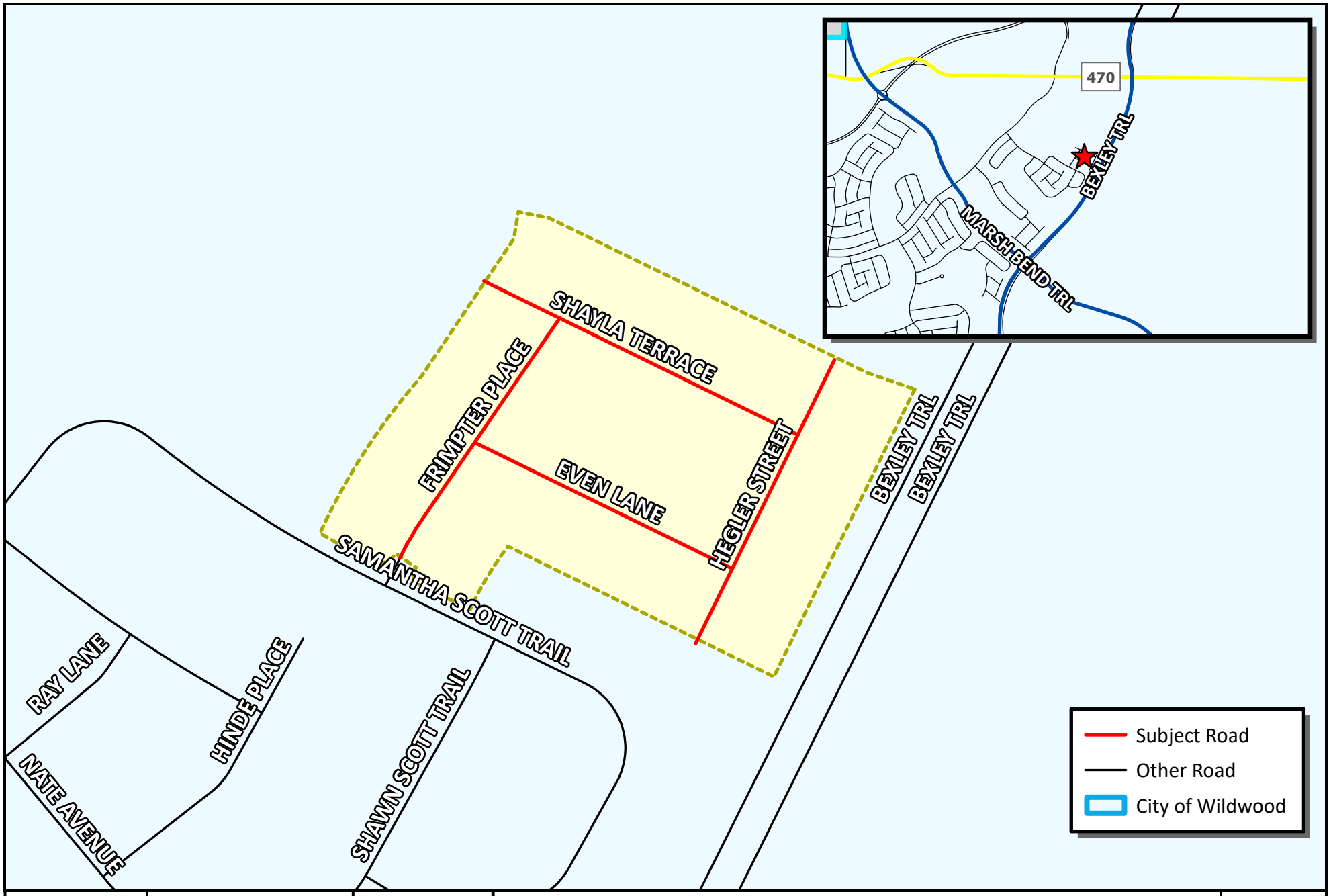
VOSO - UNIT 233 FINAL PLAT

PLAT 2312-005

MAP 1AV

LOCATION MAP

MAY 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 35 70 140

RIGHT OF WAY DEED

VOSO - UNIT 234 FINAL PLAT

PLAT 2311-001

MAP 1AV

LOCATION MAP

MAY 2024

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Rehab and Coating of 27 Manholes and 3 Lift Station Wet Wells for the Amount of $191,610.68**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Engineered Spray Solutions

Effective Date: 05/28/2024 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this project are available in account 401-535-30-3400 (Other Contractual Services)

HISTORY/FACTS/ISSUES:

The city's central sewer system needs preventative and periodic maintenance on a yearly basis. Due to certain waste and gases, the brick and concrete structure inside manholes deteriorates over time. To keep the system's integrity sound and functional without interruption in service, the Wastewater Division is requesting to rehab/epoxy coat the interior of 27 manholes and 3 lift station wet wells within the collection system, utilizing an existing "piggyback" contract. This is part of an ongoing maintenance program that is budgeted each year. The total cost for the project will be $191,610.68. Attached are both the contract and a quote from Engineered Spray Solutions, piggyback contract #PW2020-05 with the City of St Augustine. Staff recommend approval to have Engineered Spray Solutions conduct the annual maintenance of 27 manholes and 3 lift station wet wells for the amount of $191,610.68.

1306 Banana Road, Lakeland, Florida 33810
Office • 863-577-4821

May 23, 2024

To: Jason Martin
City of Wildwood Utilities
711 Huey St,
City of Wildwood, FL32785

Utilized Contract: City of St. Augustine RFP #PW2020-05.

Project: City of Wildwood- Twenty-seven (27) Manhole and three (3) lift stations to be rehabilitated with SprayWall Polyurethane Lining System.

- Mobilization of competent crew of four (4) and capable equipment to the City of Wildwood, FL project sites.
- 4’ diameter manholes measured a total of 204 vertical feet to be lined.
- 4’ diameter lift stations measured a total of 33 vertical feet to be lined.
- 5,000 psi high pressure water cleaning of the surface within host structure.
- Make suitable preparation to surface areas to prepare surface for the Euclid v100 has been estimated for proper surface preparation.
- Stop leaks with MasterRoq 355-1K chemical grout.
- Rebuild bench areas as needed.
- Replace frame and covers for all manholes with frame and covers supplied by the city. All frame and cover replacements in the pavement will utilize a 4’x’4 cold asphalt patch to repair pavement areas.
- For manholes, Spray-apply up to 250 mils of SprayWall Polyurethane Protective Lining system to chimney, walls, and bench area of manholes. A termination groove will be cut at the flow line to ensure proper adhesion. The flow channel is not to be lined.
- For lift stations, spray-apply up to 250 mils of SprayWall Polyurethane Protective Lining system to ceiling, walls, and fillet areas of lift station. A termination groove will be cut at the sump to ensure proper adhesion. The sump is not to be lined to prevent cracking due to normal pump vibrations.
- Visually inspect and electronic holiday inspection on SprayWall Polyurethane Protective Lining to ensure a 100% pinhole free monolith coating.
- Provide Maintenance of Traffic as needed.

- Bypassing has been accounted for in this proposal.
- Twenty to twenty-five (20-25) days of work estimated to complete this project.

Included: ESS professional crew and equipment, MOT, Bypassing of any Wastewater in Lift Stations

Exclusions: Dewatering, bonding,

Notes: Fifty-eight (58) gallons of 355 1k chemical grout for water stop is accounted for in this proposal. However, chemical grout for water stop if required beyond fifty-eight gallons, will be invoiced at $125.00/gallon, at a minimum of 6 gallons, with approved change order. Standby of crew for situations beyond our control could result in additional charges. Any items not included in the above Scope of Work are considered excluded and would be completed only by approved change order. Project is bid based on standard daylight work hours. Balance is due upon completion. Proposal price is valid for 30 days.

City of Wildwood- Twenty-Seven (27) Manhole Three (3) Lift Station Rehabilitation Project

Manhole 1-	$4,155.68
Manhole 2-	$5,209.12
Manhole 3-	$7,516.00
Manhole 4-	$3,828.96
Manhole 5-	$8,042.72
Manhole 6-	$5,935.84
Manhole 7-	$7,516.00
Manhole 8-	$5,935.84
Manhole 9-	$6,462.56
Manhole 10-	$4,355.68
Manhole 11-	$4,355.68
Manhole 12-	$5,409.12

Manhole 13-	$8,042.72
Manhole 14-	$6,462.56
Manhole 15-	$4,882.40
Manhole 16-	$5,409.12
Manhole 17-	$8,569.44
Manhole 18-	$8,569.44
Manhole 19-	$6,725.92
Manhole 20-	$6,725.92
Manhole 21-	$4,882.40
Manhole 22-	$5,935.84
Manhole 23-	$5,935.84
Manhole 24-	$4,355.68
Manhole 25-	$4,882.40
Manhole 26-	$5,409.12
Manhole 27-	$4,355.68
Lift Station 21-	$12,685.00
Lift Station 28-	$9,529.00
Lift Station 29-	$9,529.00

Total - $191,610.68

Respectfully Submitted,

Christian Hubbard

Christian Hubbard

Business Development

(863) 999-2790

chubbard@ess-1.net

It is mutually understood that in undertaking to correct/repair conditions present, other conditions that were hidden may become known. Such consequences will be beyond ESS's control, and ESS assumes no responsibility for such consequences. ESS will however, use its best skills and experience to avoid or minimize them. The owner assumes responsibility for any hazardous waste uncovered at this site.

1. The *buyer* has furnished pre-bid information used in planning the work covered in this proposal to ESS, and ESS assumes no responsibility for its accuracy. If the conditions are not in accordance with the information furnished to ESS by the *buyer* or others, the recommended procedures and scope of work in this proposal may not apply. The *buyer* will reimburse any additional expenses incurred by ESS as a result of this difference to ESS.

2. Any items of work not specifically included in this proposal shall not be the responsibility of ESS. Any alteration or deviation from the attached or referenced specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control.

3. It is mutually agreed that ESS shall retain all rights conferred upon it by the lien statutes of any State, Federal, or Territorial Government and will exercise lien rights if necessary. If ESS is not paid when required by this contract, interest of 1.5% will be charged per month. If the delinquent amount is referred to an attorney for collection, the buyer will pay all costs of collection including reasonable attorney fees and court costs. Should any legal action be required as a result of this contract, venue for such action shall be Polk County, Florida.

4. Our proposal is based on carrying out the work in a continuous manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control we will be compensated for standby of the crew and equipment.

5. If conditions beyond ESS's control make it impossible for us to render performance as specified, and buyer elects to terminate the contract, ESS will be entitled to a cancellation charge for any job set-up, in addition to reimbursement in full for all of ESS's costs (including labor, materials, and overhead), plus reasonable profit for all work performed to date of written notification by the buyer.

By executing this contract, owner agrees that all vendor requirements, including but not limited to pre-qualification, insurance, W-9, etc., have been adequately met.

CITY OF
ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

RECEIVED
OCT 18 2020
BY:

October 15, 2020

Engineered Spray Solutions, LLC
Attn: Mr. James Collier
1306 Banana Road
Lakeland, FL 33810

RE: Agreement for RFP #PW2020-05 for Sanitary Sewer Manhole Inspections and Rehabilitation

Dear Mr. Collier:

Accompanying this cover letter for your firm's records is the completely executed Agreement between the City of St. Augustine and Engineered Spray Solutions, LLC for Sanitary Sewer Manhole Inspections and Rehabilitation. We look forward to an excellent working relationship.

Please feel free to contact me at my office (904) 209-4305 or, via email, at swhitener@citystaug.com if you have any questions.

Sincerely,

SWhitener

Sharon F. Whitener, CPPO
Procurement Manager

SFW

Enclosure

xc: John P. Regan, City Manager
Meredith L. Breidenstein, Assistant City Manager
Reuben C. Franklin, Jr., Public Works Director
Todd J. Grant, Utilities Director
James C. Piggott, General Services Director
File

CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR THE SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE ("the City"), whose address is P. O. Box 210, St. Augustine, Florida 32085-0210, and ENGINEERED SPRAY SOLUTIONS LLC ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810. All references to the parties hereto include the parties, their officers, employees, agents, successors, and assigns.

In consideration of the payments hereinafter specified, the covenants and conditions of this Agreement, and other good and valuable consideration, the adequacy of which is hereby acknowledged, Contractor agrees to furnish and deliver all materials and perform all services and labor required for ("the Work"). In accordance with RFP Number PW2020-05, Contractor shall complete the Work in conformity with this Agreement, which consists of and incorporates all of the following documents: (1) advertisement for proposals; (2) Instructions to Respondents; (3) addenda; certifications, and affidavits; (4) proposal submittals; and (5) this Agreement, including the Scope of Work, Specifications, General Conditions and any Special Conditions or other attachments. If any provision in the body of this Agreement conflicts with any attachment hereto, the terms of this Agreement shall prevail unless the referenced attachment is a requirement pursuant to grant funding. This Agreement, including attachments, shall take precedence over all solicitation documents (items 1 - 4). The parties hereby agree to the following terms and conditions.

1. TERM OF AGREEMENT

(a) The term of this Agreement shall run from the Effective Date to the Final Completion Date. Time is of the essence for each and every aspect of this Agreement. Where additional time is allowed to complete the Work, the new time limit shall also be of the essence. All provisions of this Agreement that by their nature extend beyond the Completion Date shall survive termination or expiration of this Agreement.

(b) **Effective Date.** The Effective Date is the date upon which the last party to this Agreement has dated and executed the same.

(c) **Completion Date**. The Completion Date of this Agreement is September 30, 2021, unless extended by mutual written agreement of the parties. The Completion Date for specific work orders shall be the time for completion stated in the work order; which shall be agreed upon by both parties.

(d) This Agreement may be renewed by mutual and written consent of each party for no more than a total of four (4) consecutive years.

2. COMMENCEMENT OF WORK

(a) Contractor shall commence the Work within fourteen (14) days of issuance of a Work Order by the City, this date shall be known as the "Commencement Date." Contractor shall prosecute the Work regularly, diligently, and uninterruptedly so as to complete the Work ready for use in accordance with the Scope of Work and the time for completion stated therein. Contractor shall not commence the Work until any required submittals are received and approved.

3. LIQUIDATED DAMAGES

(a) If Contractor neglects, fails, or refuses to satisfactorily complete the Work by the Completion Date, Contractor shall, as a part of the consideration for this Agreement, pay the City the amount stipulated herein, not as a penalty, but as liquidated damages for such breach, for each calendar day Contractor is in default thereafter. This amount is fixed and agreed upon between the parties due to the impracticability and extreme difficulty of ascertaining the actual damages the City would sustain in such event. The amount of liquidated damages shall be $500.00 per day. Liquidated damages shall be deducted from payments as they become due and may be deducted from the retainage due upon completion. They constitute an agreed-upon liquidated sum solely for consequential damages attributable to delay and are not a substitute for any other consequential damages incurred by the City, such as the cost of finding a replacement Contractor for completion of the Work if this Agreement is terminated by the City for non-performance.

(b) Contractor shall not be charged with liquidated damages or any excess cost when the City determines that Contractor's reasons for the time extension are acceptable in accordance with **FORCE MAJEURE; DELAYS; EXTENSION OF COMPLETION DATE, as described below**. A written extension of the Completion Date constitutes a waiver of liquidated damages to the new Completion Date unless expressly provided therein to the contrary.

4. DELIVERABLES

(a) The Work is specified in the Scope of Work, Exhibit A. Contractor shall deliver all products and deliverables as stated therein. Contractor is responsible for the professional quality, technical accuracy, and timely completion of the Work. Both workmanship and materials shall be of good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials provided. Unless otherwise specifically provided for herein, Contractor shall provide and pay for all materials, labor, and other facilities and equipment necessary for performance of the Work. The City's Project Manager shall make a final acceptance inspection of the deliverables when completed and finished in all respects.

(b) If not otherwise addressed in the Scope of Work and/or Specifications, upon written request, Contractor shall submit written progress reports to the City's Project Manager at the frequency requested in the form approved by the Project Manager at no additional cost to the City. The progress report shall provide an updated progress schedule, taking into account all delays and approved changes in the Work. Failure to provide a progress report will be cause to withhold payment.

5. OWNERSHIP OF DELIVERABLES

All deliverables, including Work not accepted by the City, are City property when Contractor has received compensation therefor, in whole or in part. Any City source documents or other City or non-City documents, specifications, materials, reports, or accompanying data developed, secured, or used in the performance of the Work, excluding proprietary materials, as outlined in the Statement of Work, are City property and shall be safeguarded and provided to the City upon request. City plans and specifications shall not be used on other work and, with the exception of the original plans and specifications, shall be returned to the City upon request. This obligation shall survive termination or expiration of this Agreement.

6. **FUNDING OF AGREEMENT**

(a) For satisfactory performance of the Work, the City agrees to pay Contractor in accordance with the Unit Price Schedule, Exhibit D and as set forth in each Work Order and billed in accordance with the terms of the Work Order.

7. **PAYMENT OF INVOICES**

(a) Contractor shall submit monthly itemized invoices by one of the following two methods: (1) by mail to the City of St. Augustine, Financial Management, P. O. Box 210, St. Augustine, FL 32085-0210, or (2) by e-mail to purchasing@citystaug.com. Each invoice shall be submitted in detail sufficient for proper pre-audit and post-audit review. If necessary, for audit purposes, Contractor shall provide additional supporting information as required to document invoices.

8. **CONTRACT PAYMENT AND COMPLIANCE WITH THE LOCAL GOVERNMENT PROMPT PAYMENT ACT**

(a) Each month, the Contractor shall submit an application for payment for work performed to that point. The Owner will process and issue payment in compliance with the requirements of the Florida Local Government Prompt Payment Act as described below. Final payment in the amount of ten percent (10%) of the total project amount will be retained pending final inspection and acceptance of the project by the Owner and proof of complete payment to all subcontractors and suppliers.

(b) All invoices shall include the following information: (1) City contract number; (2) City encumbrance number; (3) City work-order number, if applicable; (4) Contractor's name and address (include remit address, if necessary); (5) Contractor's invoice number and date of invoice; (6) City Project Manager or Work Order Manager, if applicable; (7) Contractor's Project Manager; (8) supporting documentation as to cost and/or project completion (as per the cost schedule and other requirements of the Statement of Work; for work-orders, see special requirements under **WORK ORDERS**); (9) Progress Report (if required); (10) Diversity Report (if otherwise required herein). Invoices that do not correspond with this paragraph shall be returned without action, stating the basis for rejection. Payments shall be made within twenty (20) business days of receipt of an approved invoice. Disputes regarding invoice sufficiency are resolved pursuant to the dispute resolution procedure of this Agreement.

(c) As conditions precedent to final payment under this Contract, the Contractor shall furnish any manufacturers' guarantees or warranties for materials provided or equipment installed in the Work; shall have performed all other requirements pursuant to the Contract Documents; shall warrant all workmanship for a period of one (1) year after the date of final acceptance of the Work by the Owner and shall furnish signed copies of the Contractor's Warranty Guarantees signed by Contractor, subcontractors, materialsmen, suppliers, laborers or others furnishing work, labor, materials, machinery or fixtures in the performance of the Work. The City shall be the expressly designated beneficiary of any and all Warranty Guarantees. Acceptance of any Work or any possession taken by Owner shall not operate as a waiver of any provision of the Contract Documents or any right or power reserved to Owner, including any right to damages provided in the Contract Documents.

(d) In order to comply with the provisions of the Florida Local Government Prompt Payment Act, the City designates the following as its Agent:

1. James Wheeler, P.E.
   Public Works Department
   City of St. Augustine
   P.O. Box 210
   St. Augustine, FL 32085-0210
   904-209-4276 (Office)
   904-209-4286 (Fax)
   Email: jwheeler@citystaug.com

2. The City's Agent is required to review invoices or payment requests prior to processing for payment.

3. The due date for payment of construction services by the City shall be determined as follows:

   a) If the City's agent must approve the payment request or invoice submitted by the Contractor before the payment request or invoice is submitted to the City, payment shall be due twenty-five (25) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S. The Contractor may send the City an overdue notice. If the payment request or invoice is not rejected within four (4) business days after delivery of the overdue notice, the payment request or invoice shall be deemed accepted, except for any portion of the payment request or invoice that is fraudulent or misleading.

   b) If the City's agent need not approve the payment request or invoice submitted by the Contractor, payment is due twenty (20) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S.

   c) If a payment request or invoice submitted by the Contractor does not meet the contract requirements, the City must reject the payment request or invoice within twenty (20) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S. The rejection must be written and must specify the deficiency and the action necessary to make the payment request or invoice proper.

   d) If a payment request or invoice is rejected and the Contractor submits a payment request or invoice which corrects the deficiency, the corrected payment request or invoice must be paid or rejected ten (10) business days after the date the corrected payment request or invoice is stamped as received as provided in Section 218.74(1), F.S.

   e) If a dispute between the City and the Contractor cannot be resolved by the procedure described above, the dispute shall be resolved in accordance with the dispute resolution procedure described in Section 217.76(2), F.S.

f) If the City disputes only a portion of a payment request or invoice submitted by the Contractor, the City shall pay the undisputed portion in a timely manner in accordance with subsections (a) and (b) above.

4. Punch List

a) For projects less than $10,000,000.00.
Within thirty (30) calendar days of reaching Substantial Completion of the Work as defined in the Contract or, if not defined in the Contract, upon reaching beneficial occupancy or use, the City's Project Manager, the Project Engineer and the Contractor shall review the work, note any deficiencies and develop a single list of items required to render the construction services purchased by the City complete, satisfactory and acceptable. The list shall be delivered to the

Contractor no later than five (5) calendar days after it has been developed and reviewed.

b) For projects more than $10,000,000.00.
Within thirty (30) calendar days or, if extended by Contract, up to sixty (60) calendar days, of reaching Substantial Completion of the Work or, if not defined in the contract, upon reaching beneficial occupancy or use, the City's Project Manager, the Project Engineer and the Contractor shall review the Work, note any deficiencies and generate a list of items required to render the construction services purchased by the City complete, satisfactory and acceptable. The list shall be delivered to the Contractor no later than five (5) days after it has been developed and reviewed.

c) The Final Contract Completion Date shall be no fewer than thirty (30) days after delivery of the list of items. If the list is not provided to the Contractor by the agreed upon date for delivery of the list, the Contract Term for completion shall be extended by the number of days the City exceeded the delivery date.

(e) **Payments withheld.** The City may withhold or, on account of subsequently discovered evidence, nullify, in whole or in part, any payment to such an extent as may be necessary to protect the City from loss as a result of: (1) defective Work not remedied; (2) failure of Contractor to make payments when due to subcontractors or suppliers for materials or labor; (3) failure to maintain adequate progress in the Work; (4) damage to another contractor; or (5) any other material breach of this Agreement. Amounts withheld shall not be considered due and shall not be paid until the ground(s) for withholding payment have been remedied.

(f) **Payments.** The City shall pay Contractor one hundred percent (100%) of each approved invoice.

9. **COST OF LIVING INCREASES.** A Consumer Price Index ("CPI") – based Cost Schedule increase may be requested in writing no later than three months before the contract renewal date. The increase will be limited to the lesser of five percent or the result of the CPI percentage increase calculation expressed below. The CPI percentage increase shall be calculated by using the Consumer Price Index for All Urban Consumers ("CPI-U") numbers provided by the Bureau of Labor Statistics. The CPI percentage increase shall be calculated by subtracting from the most recent May CPI-U number the CPI-U number for the previous May, then dividing the remainder

by the previous May's number, and finally, multiplying the quotient by 100. Cost Schedule increases shall be prorated based upon the number of calendar months in the City's fiscal year that the contract has been in effect. (For example, a cost schedule increase for renewal of a contract initiated in March (six months into the City's fiscal year), would be limited to the lesser of either one-half of the CPI percentage increase or 2.5 percent upon renewal in October.) In the event this contract includes a provision for fuel adjustment, and an upward fuel adjustment is made during the contract year, the CPI percentage increase shall be multiplied by the percentage of the Total Compensation allocated to non-fuel costs. For example, if it is determined that the cost of fuel is 20 percent of the Total Compensation, the CPI percentage increase shall be multiplied by 0.8.

10. **PAYMENT AND RELEASE** Contractor's acceptance of final payment shall constitute a release in full of all Contractor claims against the City arising from the performance of this Agreement, with the exception of any pending claims for additional compensation that have been documented and filed as required by this Agreement.

11. **INDEMNIFICATION** Contractor shall indemnify and hold harmless, release, and forever discharge the City, its public officers, employees, agents, representatives, successors, and assigns, from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor, its employees or sub-contractors, in the performance of the Work and resulting from damages to property, personal injury, or loss of life.

12. **INSURANCE AND PERMITS.** Contractor shall acquire and maintain, at its own expense, all permits, and licenses required by law and shall maintain the same in full force and effect. Contractor is responsible for conformance with all State and Federal regulations and requirements. City of St. Augustine permit fees shall be waived.

    Contractor shall provide all insurance required by Exhibit B, Insurance Requirements, and shall not commence Work until it has provided Certificates of Insurance to the City as per Exhibit B. Receipt of Certificates of Insurance indicating less coverage than required does not constitute a waiver of the Insurance Requirements. Contractor waives its right of recovery against the City to the extent permitted by its insurance policies. Contractor's insurance shall be considered primary, and City insurance shall be considered excess, as may be applicable to Contractor's obligation to provide insurance.

13. **FUNDING CONTINGENCY.** This Agreement is at all times contingent upon funding availability, which may include a single source or multiple sources, including, but not limited to: (1) ad valorem tax revenues appropriated by the City's Commission; (2) annual appropriations by the Florida Legislature, or (3) appropriations from other agencies or funding sources. Agreements that extend for a period of more than one Fiscal Year are subject to annual appropriation of funds in the sole discretion and judgment of the City's Commission for each succeeding Fiscal Year. Should the Work not be funded, in whole or in part, in the current Fiscal Year or succeeding Fiscal Years, the City shall so notify Contractor and this Agreement shall be deemed terminated for convenience five (5) days after receipt of such notice, or within such additional time as the City may allow. For the purpose of this Agreement, "Fiscal Year" is defined as the period beginning on October 1 and ending on September 30.

14. **PROJECT MANAGEMENT AND PERSONNEL**

    (a) The Project Managers listed below shall be responsible for overall coordination and management of the Work. Either party may change its Project Manager upon three (3) business

days prior written notice to the other party. Written notice of change of address shall be provided within five (5) business days. All notices shall be in writing to the Project Managers at the addresses below and shall be sent by one of the following methods: (1) hand delivery; (2) U.S. certified mail; (3) national overnight courier; (4) e-mail or, (5) fax. Notices via certified mail are deemed delivered upon receipt. Notices via overnight courier are deemed delivered one (1) business day after having been deposited with the courier. Notices via e-mail or fax are deemed delivered on the date transmitted and received.

CITY	CONTRACTOR
James Wheeler, P.E., Project Manager	James J. Collier, Project Manager
City of St. Augustine	Engineered Spray Solutions LLC
P.O. Box 210	1306 Banana Road
St. Augustine, Florida 32085-0210	Lakeland, Florida 33810
904-209-4276 (office)	863-577-4821 (office)
904-209-4286 (fax)	863-853-8593 (fax)
E-mail: jwheeler@citystaug.com	E-mail: jcollier@ess-1.net

(b) The City's Project Manager shall have sole and complete responsibility for transmitting instructions, receiving information, and communicating City policies and decisions regarding all matters pertinent to performance of the Work, and may approve minor deviations in the Work that do not affect the Total Compensation or Completion Date or otherwise significantly modify the terms of the Agreement. For Work Order-based contracts, the City may designate a "Work Order Manager" on the Work Order, who will serve as the Project Manager for that Work Order and shall have the same responsibilities as the City's Project Manager. The City's Project Manager may approve minor deviations in the Work that do not affect the Total Compensation or Completion Date or otherwise significantly modify the terms of the Agreement. The City's Project Manager and, as appropriate, other City employees, shall meet with Contractor when necessary in the City's judgment to provide decisions regarding performance of the Work, as well as to review and comment on reports.

(c) Contractor shall provide efficient supervision of the Work, using its best skill and attention. Contractor shall keep on the worksite during its progress a competent superintendent, satisfactory to the City. The superintendent shall not be changed except with the City's consent, unless the superintendent proves to be unsatisfactory to Contractor and/or ceases to be in its employ. The superintendent shall represent Contractor in the absence of Contractor's Project Manager. All directions given to him shall be as binding as if given to Contractor. If the City produces documented evidence and informs the Contractor that any person on the job is incompetent, disorderly, or is working contrary to the Agreement or the City's instructions, that person shall thereupon be immediately dismissed from the project and shall not be given employment on any work connected with this Agreement. The City may request Contractor replace its Project Manager if said manager fails to carry the Work forward in a competent manner, follow instructions or specifications, or for other reasonable cause.

(d) Contractor shall maintain an adequate and competent professional staff. Contractor's employees, subcontractors, or agents shall be properly trained to meet or exceed any specified licensing, training and/or certification applicable to their profession. Upon request, Contractor shall furnish proof thereof.

15. **SCHEDULING AND WORK PLANNING; PROGRESS REPORTING**

(a) **Pre-work Conference.** Within ten (10) days after execution of this Agreement, Contractor shall schedule a pre-work conference with the City's Project Manager to discuss scheduling and other matters. Contractor shall provide a work plan for the City's approval not fewer than five (5) days prior to the pre-work conference. The City shall have ten (10) days to review the work plan. Not less than five (5) days prior to the pre-work conference, Contractor shall provide the City a list of each subcontract exceeding ten percent (10%) of the Total Compensation. The list shall include: (1) name, address, contract, phone number and email address of subcontractor, (2) description of subcontract work, and (3) estimated value of work.

(b) **Progress Reports**. Contractor shall provide to the City the project schedule and update/status reports as provided in the Scope of Work. Reports will provide detail on progress of the Work and outline any potential issues affecting completion or the overall schedule. Reports may be submitted in any form agreed to by City's Project Manager and Contractor, and may include emails, memos, and letters.

(c) **Daily Reporting.** The City may require Contractor to provide a daily report regarding the progress of the Work. The need for a daily report shall be determined at the pre-work conference. If required, a form shall be completed for each day any Work is performed until the project is accepted by the City. Completed forms shall be submitted to the City's Project Manager or other authorized representative by 9:00 a.m. of the following day.

(d) **Progress Meetings.** The City may elect to conduct on-site progress meetings with Contractor on a frequency to be determined by the City. In such event, Contractor shall make available its Project Manager and/or superintendent and other appropriate personnel to discuss matters pertinent to the Work.

(e) **Failure to Meet Schedule.** If progress of the Work falls five percent (5%) or more behind schedule, except as a result of City-approved delays, Contractor shall take all necessary steps to augment the work effort to get the project back on schedule. Should the progress of the Work fall ten percent (10%) or more behind schedule, the City may advise Contractor through a "cure" notice that this Agreement is subject to termination for cause if the failure is not cured within the time frame specified in said notice.

16. **FORCE MAJEURE; DELAYS**

(a) **Force Majeure.** Contractor shall not be liable for failure to carry out the terms of this Agreement to the extent such failure is due to a Force Majeure event, except for failures that could have been reasonably foreseen and guarded against so as to avoid or reduce the adverse impact thereof. A Force Majeure event is hereby defined as the failure to carry out any of the terms of this Agreement due to any one of the following circumstances beyond the control of Contractor: (a) the operation and effect of rules, regulations, or orders promulgated by any commission, county, municipality, or governmental agency of the State of Florida or the United States, (b) a restraining order, injunction, or similar decree of any court of competent jurisdiction, (c) war, (d) flood, (e) earthquake, (f) fire, (g) severe wind storm, (h) acts of public disturbance, (i) quarantine restrictions, (j) epidemics, (k) strikes, (l) freight embargoes, or (m) sabotage. The times specified herein for performances include delays that can ordinarily be anticipated due to adverse weather conditions. The

City is not obligated to grant an extension of time due to adverse weather conditions unless such conditions rise to the level of Force Majeure.

(b) **Delay.** Contractor shall not be compensated for delays caused by Contractor's inefficiency, rework made necessary by Contractor's error, failure to perform the Work as scheduled, or any other corrective or productivity measures made necessary by errors, omissions, or failures to properly perform the Work. Neither shall the Contractor be compensated for delays caused by events by force majeure as described in sub-para (a) above. Within ten (10) days after the onset of a delay, Contractor shall notify the City in writing of the delay, which shall provide: (1) a detailed description the delay and its probable duration, (2) the specified portion of the Work affected, and (3) an opinion as to the cause of the delay and liability (if any) for the delay. Notices provided more than ten (10) days after the inception of the delay shall only be effective as to additional time incurred during the ten (10) day period preceding receipt of such notice. In the case of continuing cause delay for the same cause, only one notice of delay is necessary. **Failure to provide this notice waives any claim for extension of time resulting from such delay**. If the delay is due to the failure of another City contractor to complete its work in a timely manner, changes ordered in the Work, a Force Majeure event, or any other cause which the City, in its sole judgment and discretion, determines to justify the delay, then the Completion Date may be extended as necessary to compensate for the delay. All time extensions shall be in the form of a written amendment signed by both parties.

17. **MODIFICATION OF SPECIFICATIONS; CHANGE ORDERS; EMERGENCY CHANGES IN WORK**

(a) **Modification of Specifications.** No oral agreement or conversation with any officer, agent, or employee of the City after execution of this Agreement shall affect or modify any of its terms. No one is authorized to change any provision of the specifications without written authorization of the City. The presence or absence of a City inspector shall not relieve Contractor from any requirements of this Agreement.

(b) **Change Orders**

(i) The City may alter, add to, or deduct from the Work by executing a Change Order without liability to Contractor, except for the reasonable cost of any additional Work. All such Work within Contractor's capacity to perform shall be performed pursuant to the Change Order. Any associated claim for extension of time will be adjusted when the Change Order is issued. The parties shall negotiate the cost of the Change Order on an equitable basis, which may be determined in one or more of the following ways: (1) estimate and acceptance of a lump sum, (2) unit prices named in the contract or subsequently agreed upon, (3) costs and percentage or by (4) cost and a fixed fee. If the parties cannot agree upon cost, Contractor shall implement the Change Order and shall maintain and present in such form as the City Project Manager may direct the correct amount of the net cost of labor and materials, together with vouchers. The Project Manager will certify the amount due Contractor, including reasonable allowances for overhead and profit. Pending a final determination of value, payments will be based upon the City Project Manager's certification. Final resolution of the amount due to Contractor shall be pursuant to the dispute resolution procedure.

(ii) For any Change Order requests submitted by Contractor, the City may determine that City instructions to correct deficient Work, to stop the Work due to deficiencies in the Work, or any other matters that impose additional costs upon Contractor, do not warrant an increase in the Total Compensation or extension of the Completion Date. If Contractor disputes this determination, final resolution shall be pursuant to the dispute resolution procedure.

(c) **Emergency Changes in Work.** In the event an emergency endangering life or property requires immediate action, the City may give Contractor an oral instruction to proceed with an emergency change in the Work, which will be confirmed in writing within five (5) days. Within fifteen (15) days after commencement of the emergency change in the Work, Contractor shall provide the City with a written estimate of any increased costs or delays as a result thereof. **Failure to so notify the City constitutes a waiver of any right to an extension of time or increase in compensation**. Within fifteen (15) days after receipt of Contractor's estimate, the parties shall negotiate a Change Order. If unable to reach agreement, disputed issues shall be resolved pursuant to the dispute resolution procedure. In no event shall Contractor decline to perform the emergency change in the Work.

18. **TERMINATION AND SUSPENSION**

(a) **City Termination for Cause.** The Agreement may be terminated by the City for cause in the event of any breach hereof, including, but not limited to, Contractor's: (1) failing to carry forward and complete the Work as provided herein; (2) failing to comply with applicable laws, regulations, permits, or ordinances; (3) failing to timely correct defective Work; (4) making a general assignment for the benefit of its creditors; (5) having a receiver appointed because of insolvency; (6) filing bankruptcy or having a petition for involuntary bankruptcy filed against it; (7) failing to make payments when due to subcontractors, vendors, or others for materials or labor used in the Work; (8) making a material misrepresentation to the City regarding the Work, or (9) any other material breach of this Agreement. In such event, the City shall provide Contractor with written notice of its intention to terminate this Agreement, stating the nature of the deficiency and the effective date of termination. At the City's sole judgment and discretion, the City may afford Contractor an opportunity to cure said deficiency, in which event the notice shall specify the time allowed. Upon termination, the City may take possession of the premises and of all materials thereon and finish the Work by whatever means it deems expedient. In such event, Contractor shall not receive any further payment until the Work is completed by the City. Contractor shall be liable for all costs involved in completing the Work, including additional managerial and administrative services, which shall be offset against any amount due to Contractor.

(b) **City Termination for Convenience.** Notwithstanding any other provision hereof, the City may at any time terminate this Agreement or any Work issued under it, in whole or in part, without cause, upon thirty (30) days written notice to Contractor. In such event, Contractor shall be compensated for any Work performed prior to the date of termination and for materials that were ordered prior to receipt of notice of termination that cannot be returned to the vendor, which shall become City property. Upon receipt of notice, Contractor shall discontinue the Work on the date and to the extent specified therein and shall place no further orders for materials, equipment, services, or facilities, except as needed to continue any portion of the Work not terminated. Contractor shall also make every reasonable effort to cancel, upon terms satisfactory to the City, all orders or subcontracts related to the terminated Work. Contractor may not claim any compensation not specifically provided

for herein, including, but not limited to: loss of anticipated profits; idle equipment, labor, and facilities; any additional claims of subcontractors and vendors.

(c) **City Suspension for Cause.** The City may issue a written partial or full Stop Work Notice in the event Contractor fails to comply with or is negligent in performing any provision hereof. All performance shall immediately cease as per such notice and no further billable costs shall be incurred. The City may terminate this Agreement if Contractor fails or refuses to comply with a Stop Work Notice.

(d) **City Suspension for Convenience.** The City may direct Contractor to stop Work, in whole or in part, whenever, in the City's sole judgment and discretion, such stoppage is necessary to ensure proper completion of the Work, avoid injury to third persons, or otherwise meet the City's objectives. The City shall provide Contractor not fewer than five (5) days written notice, except in emergency circumstances. Contractor shall immediately comply with such notice. Should such stoppage increase Contractor's cost, an equitable adjustment will be made by Change Order. The notice shall be effective until rescinded in writing, unless the period of suspension is stated in the notice.

(e) **Contractor's Right to Stop Work or Terminate Agreement**

(i) **Stop Work.** Contractor may stop work only under the following circumstances: (1) the Work is ordered temporarily discontinued by a court or other public authority; (2) it is necessary to stop work in order to protect the safety of Contractor or third persons; or (3) the City fails to pay Contractor when due any undisputed and adequately documented sum certified for payment by the City Project Manager. In such event, Contractor shall provide the City not fewer than seven (7) days prior written notice of its intention to stop work, except in emergency circumstances or when necessary to prevent injury to persons or property.

(ii) **Termination.** Contractor may terminate this Agreement under only the following circumstances: (1) the Work is ordered discontinued by a court or other public authority, through no act or fault of Contractor, for a period of not fewer than three months; (2) the City fails to pay Contractor when due any undisputed and adequately documented sum certified for payment by the City Project Manager. In such event, Contractor shall provide not fewer than twenty (20) days written notice of its intention to terminate and afford the City the opportunity to cure said deficiency within said time period.

(iii) **Duty to Perform.** Except as expressly provided above, in the event of any event, dispute, or other matter arising under this Agreement, Contractor shall fully perform the Work in accordance with the City's written instructions and may claim additional compensation as a Change Order, subject to the dispute resolution procedure.

19. **PROTECTION OF WORK.** Contractor shall protect and prevent damage to all finished and unfinished portions of the Work including, but not limited to, the protection of the same from damage by the elements, theft or vandalism. Restoration of such damage shall be the sole responsibility

of Contractor and shall not be cause for an increase in the Contract Consideration nor any extension of the Term.

20. **TRENCH SAFETY.** In the performance of this contract, Contractor may be requested to supply cost estimates for trench excavation to a depth exceeding five feet. Section 553.62, F.S., incorporates the Occupational Safety and Health Administration's excavation safety standards, 29 CFR s. 1926.650 Subpart P, as the standard. Contractor shall separately estimate the cost of compliance with those standards as required by Section 553.63, F.S. Such estimate shall be based on the linear feet of trench to be excavated and shall include written assurance of compliance with those standards and any applicable special shoring requirements.

21. **NO ASSIGNMENT.** The Contractor may not assign this Contract without the advance written approval of the City. For the purposes of this paragraph, assignment shall be interpreted to include any transfer of more than fifty (50%) percent of the ownership interests of the Contractor whether or not the Contractor is a sole proprietorship, partnership, corporation, limited liability company, limited partnership or any other business, organization or entity.

22. **COMPLIANCE WITH PUBLIC RECORDS ACT**

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

Telephone:	(904) 825-1007
Email:	recordsrequest@citystaug.com
Mailing Address:	City of St. Augustine Darlene Galambos, City Clerk Public Records Custodian P.O. Box 210 St. Augustine, Florida 32085-0210

Pursuant to Chapter 119, Florida Statutes, the Contractor shall comply with the provisions of the Florida Public Records Act, specifically to:

1. Keep and maintain public records required by the City to perform the Work.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
4. Upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall

meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

5. A request to inspect or copy public records relating to the City's contract for services must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify the Contractor of the request, and the Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time.
6. If the Contractor does not comply with the City's public records request for records, the City shall consider such noncompliance a material default of the terms of the contract and shall seek such remedies for such default as provided in the contract or at law.
7. A contractor who fails to provide the public records to the City within a reasonable time may be subject to penalties under F.S. 119.10.

23. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing in this agreement shall be construed as a waiver of sovereign immunity beyond that provided in Section 768.28, F.S., nor shall anything in this Agreement be construed as increasing the limits of the sovereign immunity of the City as provided in Section 768.28, F.S.

24. **ACCESS; WORK AREA; GATES**

(a) **Access.** The City will provide sufficient access to accomplish Work performed on City property. Contractor shall maintain all on-site roadways and paved and unpaved access roadways to and from the worksite in an acceptable and passable condition at no additional cost to the City, and shall, upon conclusion of the Work, return said roadways to City in their original condition. Land access to construction sites is restricted to the route designated by the City. Contractor is responsible for improvements and repairs to access routes required during construction. All access routes shall be used for the purpose of construction only. Contractor shall not disturb lands or waters outside the area of construction, except as may be found necessary and authorized by the City.

(b) **Work Area.** All Work shall be confined to the designated work area(s). Contractor shall obtain written approval from the City before making any adjustments.

25. **ASSIGNMENT AND SUBCONTRACTS**

(a) Contractor shall not sublet, assign, or transfer any Work involving more than fifteen percent (15%) of the total cost of the Work, or assign any monies due hereunder, without the City's prior written consent. As soon as practicable after signing this Agreement, but not fewer than seven (7) business days prior to the effective date of any subcontracts, Contractor shall notify the City's Project Manager in writing of the name of any subcontractor that has not been previously disclosed in the procurement process. Within five (5) business days, after the City receipt of said notification, the City shall indicate its approval or disapproval, which shall not be unreasonably withheld. Failure to timely provide such approval or disapproval shall constitute approval. Neither City approval of a subcontractor nor any other provision of this Agreement creates a contractual relationship between any subcontractor and the City. Contractor shall be allowed a maximum 10% markup of their subcontractor's work for oversight and management.

(b) Contractor is responsible for fulfilling all work elements in any subcontracts and payment of all monies due. Contractor is fully responsible to the City for the acts and omissions of

its subcontractors and persons directly or indirectly employed by them and shall hold the City harmless from any liability or damages resulting from any subcontract to the extent allowed by law.

26. **AUDIT; ACCESS TO RECORDS.** Until the expiration of three (3) years after expenditure of funds hereunder, the City or its duly authorized representatives shall have access to examine any of Contractor's books and other records involving transactions related to this Agreement. Contractor shall preserve all such records for a period of not fewer than three (3) years. Contractor shall refund any payment(s) that are found to not constitute allowable costs based upon audit examination. All required records shall be maintained until an audit has been completed and all questions arising from it are resolved. Contractor will provide proper facilities for access to and inspection of all required records.

27. **BONDS**

Pursuant to Chapter 255.05 F.S., prior to commencing the work, the Selected Contractor shall execute and record in the public records of St. Johns County a payment and performance bond with a surety insurer authorized to do business in the State of Florida. A certified copy of the recorded bond shall be provided to the City prior to commencement of the work.

(a) Payment Bond. A payment bond equal to the Total Compensation is required for fixed price contracts and fixed price Work Orders greater than $100,000; provided, however, that the bond may be reduced by the City, in its sole judgment and discretion, to that amount necessary to ensure payment of all subcontractors and materialmen. The City may require, in its sole judgment and discretion, a payment bond for fixed price contracts and Work Orders of $100,000 or less in which event the bonding requirement shall be disclosed in the Invitation for Bids or Work Order specifications.

(b) Performance Bond. A performance bond equal to one hundred twenty-five percent (125%) of the Total Compensation is required for fixed price contracts and Work Orders greater than $200,000. The City may require, in its sole judgment and discretion, a performance bond for fixed price contracts and Work Orders of $200,000 or less in which event the bonding requirement shall be disclosed in the Invitation for Bids or Work Order specifications.

(c) Completed bonds shall be delivered to and accepted by the City prior to commencement of the Work. Bond premiums shall be paid by Contractor. Bonds shall be (1) either in the reproduced form provided in the Bid Documents or in a form approved by the City, and (2) written through a licensed agency that fulfills the requirements of Section 287.0935, F.S.

(d) **Qualification-Management and Strength**. The Surety executing a bond must be rated no less than "Excellent" for both financial strength and issuer credit, with a rating outlook of stable or positive for both, and must have a financial size rating of VII or better according to the latest information available from A.M. Best Company, Inc.'s rating and analysis web site.

(e) In lieu of the bond, a Contractor may submit an alternative form of security in the form of cash, money order, certified check, cashier's check, irrevocable letter of credit, or other security acceptable to the City.

28. **CIVIL RIGHTS.** Pursuant to Chapter 760, F.S., Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, age, handicap, or marital status.

29. **CLEANUP; EQUIPMENT REMOVAL.** Upon expiration or termination of this Agreement, Contractor shall restore the worksite to its original condition, except for replacement of vegetation, unless otherwise required by this Agreement. Contractor shall remove from City property and all public and private property all machinery, equipment, supplies, surplus materials, temporary structures, rubbish, and waste materials resulting from its activities. After twenty (20) days, the City may sell or dispose of any materials left at the worksite as it sees fit and deduct the cost of sale or disposal from any amounts due to Contractor. Any revenues obtained shall be applied toward costs incurred by the City, with excess revenues paid to Contractor.

30. **COORDINATION WITH THE CITY AND OTHER CITY CONTRACTORS**

(a) The City may let other contracts in connection with the Work. Wherever work done by the City or another City contractor is contiguous to Contractor's Work, the respective rights of the various interests shall be established by the City so as to secure completion of the Work. Contractor shall arrange its Work so as not to interfere with the City or other City contractors and join its Work to that of others in a proper manner, and in accordance with the intent of the Scope of Work. Contractor shall perform its Work in the proper sequence in relation to that of other City contractors, as may be directed by the City. Contractor shall afford other City contractors' reasonable opportunity for introduction and storage of their materials and execution of their work and shall properly conduct and coordinate its Work with theirs. Contractor shall take into account all contingent work to be done by others and shall not plead its want of knowledge of such contingent work as a basis for delay or non-performance. Contractor shall be liable for any damage it causes to the work performed by other City contractors.

(b) If any part of the Work depends for proper execution or results upon the work of other City contractors, Contractor shall inspect and promptly report any defects in the other contractor's work that render it unsuitable for Contractor's Work. **Failure to so inspect and report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of its Work, except as to defects which may develop in the other contractor's work after execution of the Work.**

31. **CORRELATION AND INTENT OF DOCUMENTS; QUESTIONS OR ISSUES REGARDING PERFORMANCE OF THE WORK**

(a) This Agreement and all attachments are complementary. What is called for by one is as binding as if called for by all. The intent is to include all labor and materials, equipment, transportation, and incidentals necessary for the proper and complete execution of the Work. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

(b) It is the City's intention to fully assist Contractor in the successful performance of the Work and to respond in a timely manner to questions or issues that arise. Contractor should discuss any questions or issues with the City's Project Manager and communicate such questions or issues in writing when required by this Agreement. The City shall respond through its Project Manager.

32. **DAVIS BACON ACT.** This contract is federally funded and is subject to the provisions of the Davis-Bacon Act (40 U.S.C. 276a to a-7), as supplemented by the Department of Labor Regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing minimum wage rates and fringe benefits for corresponding classes of laborers and mechanics employed on similar projects in the area. In addition, construction-related subcontracts of more than $2,000 must include a provision for compliance with the Davis-Bacon Act.

33. **DISPUTE RESOLUTION.**

(a) **During the course of work.** In the event any dispute arises during the course of the Work, Contractor shall fully perform the Work in accordance with the City's written instructions and may claim additional compensation. Contractor is under a duty to seek clarification and resolution of any issue, discrepancy, or dispute by submitting a formal request for additional compensation, schedule adjustment, or other dispute resolution to the City's Project Manager no later than fifteen (15) calendar days after the precipitating event. If not resolved by the Project Manager within five (5) business days, the Project Manager shall forward the request to the Office of the City Manager, which shall issue a written decision within fifteen (15) calendar days of receipt. This determination shall constitute final action of the City and shall then be subject to judicial review upon completion of the Work. **Contractor shall proceed with the Work in accordance with said determination. This shall not waive Contractor's position regarding the matter in dispute.**

(b) **Invoices.** In the event the City rejects an invoice as improper, and the Contractor declines to modify the invoice, the Contractor must notify the City in writing within ten (10) calendar days of receipt of notice of rejection that the Contractor will not modify the invoice and state the reason(s) therefor. Within five (5) business days of receipt of such notice, if not informally resolved through discussion with the City Project Manager, the Project Manager shall forward the disputed invoice and the Contractor's written response to the Office of the City Manager. The matter shall then proceed as described in subsection (a), above.

34. **DIVERSITY REPORTING.** The City is committed to the opportunity for diversity in its procurement activities and encourages its prime vendors (contractors and suppliers) to make a good faith effort to ensure that women and minority-owned business enterprises (W/MBE) are given the opportunity for maximum participation as sub-contractors. The City will assist Contractor by sharing information on W/MBEs. Contractor shall provide with each invoice a report describing the company names for all W/MBEs, the type of minority, and the amount spent with each at all levels. The report will also denote if there were no W/MBE expenditures.

35. **DUTY TO INSPECT AND REPORT DEFICIENCIES IN PLANS AND SPECIFICATIONS**

(a) For any Work that is dependent upon conditions at the worksite, Contractor's acceptance of contract award represents and warrants that Contractor has inspected and satisfied itself concerning the nature and location of the Work and general and local conditions, including, without limitation: (1) conditions affecting transportation, disposal, handling, and storage of materials; (2) availability and quality of labor; (3) availability and condition of roads; (4) climatic conditions and seasons; (5) hydrology of the terrain; (6) topography and ground surface conditions; (7) nature and quantity of surface materials to be encountered; (8) equipment and facilities needed preliminary to and during the Work; and (9) all other

matters that can affect the Work and the cost thereof. Contractor's failure to acquaint itself with such conditions will not relieve it from its responsibility for properly estimating the time required or cost of performing the Work. Where the City has investigated subsurface conditions, this data may be provided to Contractor or is available upon request. Contractor must either seek clarification concerning the data or assume the responsibility for its interpretation.

(b) If Contractor discovers hidden or subsurface conditions that differ materially from those normally expected or indicated in the technical specifications, Contractor shall immediately, and before such conditions are disturbed, notify the City in writing of: (1) subsurface or latent physical conditions differing materially from those indicated in the technical specifications, or (2) unknown physical conditions of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for herein. The City shall promptly investigate the conditions and determine whether they materially differ so as to cause an increase or decrease in Contractor's cost. Where the differing site conditions materially impact Contractor's cost, an equitable adjustment shall be made and the Agreement modified accordingly. No claim will be allowed if Contractor fails to provide the required notice.

(c) If Contractor in the course of the Work finds any defect in the plans and specifications, including, but not limited to, any discrepancy between the drawings and the physical conditions at the worksite, or any errors or omissions in the drawings or in the layout, as given by points and instructions, it shall immediately inform the City in writing, which shall be promptly verified by the City. Any Work done after such discovery, until authorized, will be done at Contractor's risk as to cost overruns and modifications necessary to correct deficiencies in the Work. To ensure the proper execution of its subsequent Work, Contractor shall measure Work already in place or completed and shall immediately report any discrepancy between the executed Work and the drawings or other specifications.

36. **EMPLOYMENT ELIGIBILITY.** Contractor must use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by Contractor during the term of this Agreement to work in Florida. Additionally, if Contractor uses subcontractors to perform any portion of the Work (under this Agreement) valued in excess of $3,000, Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the Work. Within 30 days of this Agreement's Effective Date, Contractor must provide the City with evidence that Contractor is enrolled in the E-Verify system. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

37. **GOVERNING LAW, VENUE, ATTORNEY'S FEES, WAIVER OF RIGHT TO JURY TRIAL.** This Agreement shall be construed according to the laws of Florida and shall not be construed more strictly against one party than against the other because it may have been drafted by one of the parties. As used herein, "shall" is always mandatory. In the event of any legal proceedings arising from or related to this Agreement: (1) venue for any state legal proceedings shall be in a court of competent jurisdiction located in St. Johns County; (2) venue for any federal legal proceeding shall be in the federal court for the Middle District of Florida, Jacksonville Division; (3) each party shall bear its own attorney's fees, including appeals; (4) for civil proceedings, the parties hereby consent to trial by the court and waive the right to jury trial.

38. **INTEREST IN THE BUSINESS OF CONTRACTOR; NON-LOBBYING.** Contractor certifies that no officer, agent, or employee of the City has any material interest, as defined in Chapter 112, F.S., either directly or indirectly, in the business of Contractor to be conducted under this Agreement, and that no such person shall have any such interest at any time during the term of this Agreement. Pursuant to Section 216.347, F.S., monies received from the City pursuant to this Agreement shall not be used to lobby the Florida Legislature or any other state agency.

39. **INDEPENDENT CONTRACTOR.** Contractor is an independent contractor. Neither Contractor nor Contractor's employees are employees or agents of the City. Contractor controls and directs the means and methods by which the Work is accomplished. Contractor is solely responsible for compliance with all labor, wage and hour and tax laws pertaining to it, its officers, agents, and employees, and shall indemnify and hold the City harmless from any failure to comply with such laws. Contractor's duties include, but not be limited to: (1) providing Workers' Compensation coverage for employees as required by law; (2) hiring employees or subcontractors necessary to perform the Work; (3) providing any and all employment benefits, including, but not limited to, annual leave, sick leave, paid holidays, health insurance, retirement benefits, and disability insurance; (4) payment of all federal, state and local taxes, income or employment taxes, and, if Contractor is not a corporation, self-employment (Social Security) taxes; (5) compliance with the Fair Labor Standards Act, 29 U.S.C. §§ 201, et seq., including payment of overtime as required by said Act; and (6) providing employee training, office or other facilities, equipment and materials for all functions necessary to perform the Work. In the event the City provides training, equipment, materials, or facilities to meet specific City needs or otherwise facilitate performance of the Work, this shall not affect Contractor's duties hereunder or alter Contractor's status as an independent contractor. This paragraph does not create an affirmative obligation to provide any employee benefits not required by law.

40. **INSPECTION AND TESTING OF WORK; REJECTION OF WORK AND MATERIALS; TOOLS, PLANT, AND EQUIPMENT; MATERIAL SUBSTITUTION**

(a) **Standards for Quality and Workmanship.** All materials, equipment, and supplies furnished by Contractor for permanent incorporation into the Work shall be new and of the quality standards specified. Unless otherwise specified, all material and workmanship shall meet the requirements in the applicable standards specifications of the American Society for Testing and Materials. If two or more brands, makes of material, devices, or equipment are shown or specified, each should be regarded as the equal of the other. First-calls and the finished product shall be equal to the best-accepted standards of the trade class. The finished product shall be equal to the best-accepted standards of the trade for the category of Work performed. The City's intent is to obtain a high-quality job that will operate and function with the lowest possible maintenance costs. Inspection standards will be established to ensure that this objective is achieved.

(b) **Materials and Equipment Schedules.** The City shall have the right of prior approval for all materials or equipment incorporated into the Work. Within ten (10) days after the date of contract award and before any material or equipment is purchased, Contractor shall submit to the City's Project Manager a complete list of materials or equipment to be incorporated into the Work. The list shall include catalog cuts, diagrams, drawings, and such other descriptive data as may be required. The use of materials or equipment not in accordance with this Agreement may be rejected.

(c) **Inspection.** The Work and all materials or equipment used therefor are subject to inspection by the City at all times in order to ensure compliance herewith. Upon request,

Contractor shall provide samples of the type and quantity of the various materials used in the Work, as determined and directed by the City. The City's Project Manager and inspector(s) shall be provided access to the Work wherever it is in preparation or progress. Contractor shall provide proper facilities for such access and inspection. Construction contractors shall maintain one complete copy of the drawings and specifications for the Work at the worksite, which shall be made available to the City upon request.

(d) **Re-examination of Work.** The City may order re-examination of questioned Work and, if so ordered, the Work shall be uncovered by Contractor. If such Work is found to be in accordance with specifications, the City will pay the cost of re-examination and replacement. If such Work is found to be not in accordance with specifications, Contractor will pay such cost.

(e) **Testing.**

(i) The City may require that materials be tested prior to incorporation in the Work. In some instances, it may be expedient to make these tests at the source of supply. Therefore, upon request, Contractor shall furnish the City with information identifying the source of supply before incorporating material into the Work. Upon request, Contractor shall furnish two (2) copies of the manufacturer's certificate of compliance with these specifications covering manufactured items. All tests performed by a laboratory to ascertain whether the material, as placed, meets the required specification will be paid for by Contractor. This paragraph does not obligate the City to perform tests for acceptance of material or relieve Contractor of its responsibility to furnish satisfactory material.

(ii) If the specifications, the City's instructions, laws, ordinances, or any public authority require any Work to be specifically tested or approved, Contractor shall give the City's Project Manager timely notice of its readiness for inspection. If inspection is by an authority other than the City's Project Manager, Contractor's Project Manager shall supply the City's Project Manager with 72 hours prior notice of such inspection. Inspections by the City's Project Manager will be made promptly and, where practicable, at the source of supply. If any Work should be covered up without the prior approval of the City's Project Manager, it shall, if required by the City, be uncovered for examination at Contractor's expense.

(f) **Rejection of Work and Materials.** Contractor shall promptly notify the City of any defective material and shall not incorporate such material into the Work. The City may reject all Work and material that does not conform to this Agreement, which shall be removed and replaced with approved quality material at no additional cost to the City. If the City deems any portion of the Work unsatisfactory, Contractor shall rework those areas so that the total Work is completed in a manner satisfactory to the City. If disputed, Contract may submit a Change Order, subject to the dispute resolution procedure.

(g) **Tools, Plant, and Equipment.** If at any time before commencement of or during progress of the Work, tools, plant, or equipment appear to the City to be insufficient, inefficient, or inappropriate to secure the quality of Work or the proper rate of progress, the City may order Contractor to increase its efficiency, to improve its character, or to augment the number of or substitute new tools, plant, or equipment, as the case may be. Contractor shall conform to such order. If Contractor maintains that any such order is not in conformance with this Agreement, is unnecessary, or requires Contractor to incur excessive costs or

delays, Contractor may submit a Change Order, subject to the dispute resolution procedure. Failure of the City to make such demand shall not relieve Contractor of its obligation to secure the quality of the Work and the rate of progress necessary to timely complete the Work.

(h) **Material substitution.** Except where otherwise indicated, whenever a material or a piece of equipment required in the Work is shown in the specifications by using the name of the proprietary product or that of a particular manufacturer or vendor, any material, equipment, device, or article that will in the City's opinion at least equally perform the same duties imposed by the general design, considering quality, workmanship, economy of operation, and suitability for the purpose intended, may be considered "equal" and substituted for the material or piece of equipment originally specified. In the event Contractor desires the City to consider an item for substitution, Contractor shall submit a written request, which shall give all pertinent details and comparisons of the substitute with the item specified. The City will notify Contractor in writing of its acceptance or rejection. In all cases, new material shall be used. Contractor shall pay all costs resulting from inspection or testing of materials or equipment proposed for substitution.

41. **LAND AND WATER RESOURCES.** Contractor shall not discharge or permit the discharge, directly or indirectly, of any fuels, oils, calcium chloride, acids, insecticides, herbicides, wastes, toxic or hazardous substances, or other pollutants or harmful materials, onto any lands or into any surface or ground waters, including, but not limited to, streams, lakes, rivers, canals, ditches, or reservoirs. Contractor shall investigate and comply with all applicable federal, state, county, and municipal laws concerning toxic wastes, hazardous substances, and pollution of surface and ground waters. If any waste, toxic or hazardous substance, or other material that can cause pollution, as defined in Section 403.031, F.S., is dumped or spilled in unauthorized areas, Contractor shall notify the City thereof within one (1) workday and thereafter shall remove the material and restore the area to its original condition. If necessary, contaminated ground shall be excavated and disposed of as directed by the City and replaced with suitable fill material, compacted and finished with topsoil, and planted as required to re-establish vegetation. All cleanup and disposal costs shall be borne by Contractor.

42. **LIENS.** Acknowledging that the City's property is not subject to liens, neither final payment nor payment of any part of the retainage shall become due until Contractor delivers to the City releases of all labor and material cost liens arising from Contractor's performance of the Work, including Contractor and any subcontractor(s), and an affidavit by Contractor stating that the releases and receipts include all labor and material costs for which a lien could be filed. If any subcontractor refuses to furnish Contractor a release or a receipt in full, Contractor may furnish to the City a bond satisfactory to the City, indemnifying the City against any such potential lien. If any lien or potential lien remains unsatisfied, the City may discharge the same forthwith and deduct the cost thereof from any amounts due to Contractor. In the event Contractor has been fully paid or the amount of such lien exceeds the amount due to Contractor, Contractor shall refund to the City all monies that the City paid in discharging such lien, including all costs and a reasonable attorney's fee. The discharging of such a lien by the City shall not constitute a waiver of any claims of defenses that Contractor may have against the lienor.

43. **NUISANCE.** Contractor shall exercise every reasonable means to avoid creating or continuing a public or private nuisance resulting from the Work, including, but not limited to: (1) excessive noise associated with radio or other forms of electronic entertainment for persons at the worksite; (2) dust from construction operations, and (3) the uncontrolled flow of surface waters.

44. **PERMITS AND LICENSES; COMPLIANCE WITH LAW.** Contractor shall comply with all applicable federal, state and local laws and regulations, including those pertaining to wages, health and safety. Contractor shall include this requirement in all subcontracts. All materials used and work performed must conform to the laws of the United States, the State of Florida and county and municipal ordinances. Contractor represents and warrants that it is duly licensed to perform the Work in accordance with the laws of the State of Florida and the county or municipality in which the Work is to be performed. For out-of-state contractors, Contractor warrants that it is authorized to do business within the state of Florida and registered with the Secretary of State. Unless otherwise provided in the Statement of Work, the responsibility of the parties for obtaining permits is apportioned as follows:

    (a) The City shall procure all permits required from the Florida Department of Environmental Protection, the U.S. Environmental Protection Agency, and the U.S. Army Corps of Engineers.
    (b) Contractor shall procure any permits required by the county or municipality wherein the Work is located.
    (c) Contractor shall: (i) give to the proper authorities all required notices relative to the Work; (ii) obtain and pay for all official permits and any professional or other licenses, code stamps, and inspections that are Contractor's responsibility; and (iii) furnish any bonds, security, or deposits required to permit performance of the Work; (iv) until the Work is accepted as substantially complete, comply with all conditions of governmental permits; and (v) resolve any issues resulting from a finding of noncompliance by any governmental agencies, including all costs for delays, litigation, fines, or other costs.

45. **PETROLEUM STORAGE TANKS.** Any petroleum storage tanks with a capacity of 55 gallons or greater that Contractor brings onto City property must be either double-walled or kept within secondary containment that will contain 110% of the tank volume.

46. **PROTECTION OF THE WORK, CITY EQUIPMENT, AND PROPERTY.** Contractor is responsible for the proper care of the Work and protecting the Work from damage until final acceptance by the City, whether or not the same has been covered by partial payments. Contractor is solely responsible for all City-owned equipment in its possession, if any. Contractor shall adequately protect and maintain all passageways, guard fences, lights, and other facilities as required by public authority or local conditions. Contractor shall conduct the Work so as to minimize damage to existing improvements, and shall restore, as nearly as practical, to its original condition, any such improvements damaged by its operations. In the event of temporary suspension of the Work, or during inclement weather, or whenever the City shall direct, Contractor shall carefully protect the Work from damage. If any Work is damaged due to Contractor's failure to so protect the Work, the loss shall be remedied at Contractor's expense. Contractor shall protect public and privately-owned property, structures, utilities, and work of any kind against damage or interruptions of service resulting from its activities. Contractor shall repair, replace, or restore any damage or loss to any public or private property to the City's satisfaction. Should Contractor fail to perform these obligations, the City may make good any such damage and deduct the cost thereof from Contractor's final payment.

47. **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 bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, 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 s. 287.017 F.S., for CATEGORY TWO ($35,000) for a period of 36 months following the date of being placed on the convicted vendor list.

48. **RELEASE OF INFORMATION**. Contractor shall not publish or release any information related to performance of this Agreement, or prepare, publish, or release any news or press release in any way related to this Agreement, without prior City review and written consent.

49. **REMEDIES FOR NON-PERFORMANCE**

(a) **City Remedies.** The remedies enumerated herein are non-exclusive. In addition to the remedies set forth below, the City may avail itself of any statutory and/or common law remedies not set forth herein. In the event of a breach, the City may terminate this Agreement for cause. Alternatively, the City may allow Contractor to correct the deficiency, or may take such action as is necessary to correct such deficiency through City action or that of a third party. Delay or failure by the City to enforce any right or remedy hereunder shall not impair, or be deemed a waiver of, any such right or remedy, or impair the City's rights or remedies for any subsequent breach of this Agreement.

(b) **Contractor Correction of Deficiencies.** The City shall provide Contractor with written notice of deficiency. At the City's sole judgment and discretion, the City may afford an opportunity to correct said deficiency, in which event the notice shall specify the time allowed to cure. If Contractor disputes that a failure of performance has occurred, Contractor shall, nevertheless, perform the corrective action and may submit a request for a Change Order subject to the dispute resolution procedure. Unless authorized through a Change Order, the Completion Date shall not be extended in order to correct deficiencies. Contractor shall bear the cost of correcting all work of other contractors that is destroyed, damaged, or otherwise negatively impacted by its corrective action. Failure to take timely corrective action may result in termination for cause or the City pursuing alternative remedies, as provided herein.

(c) **Alternative Remedies to Correct Deficiency.** If the City determines that it is not in its best interest for Contractor to correct incomplete or damaged Work caused by Contractor's failure of performance, the City may pursue any or all of the following remedies, in whole or in part: (1) accept the Work as is and deduct the reasonable value of the deficient Work from the Total Compensation; (2) complete the Work through the utilization of City employees and deduct the cost thereof from the Total Compensation; (3) contract with a third party to complete the deficient Work and deduct the cost thereof from the Total Compensation.

(d) **City Technical Assistance.** The City may elect to provide technical assistance to Contractor in order to complete satisfactory performance of the Work. If the City is performing a function that Contractor is required to perform, the City may deduct the cost of providing such technical assistance from the Total Compensation. Prior to providing any such technical assistance, the City shall notify Contractor that it considers such assistance to be above and beyond its duties under this Agreement and that it intends to deduct the cost of providing such assistance from the Total Compensation. Contractor shall not be entitled to reject technical assistance when the City determines that such assistance is necessary to complete the Work.

50. **ROYALTIES AND PATENTS.** Contractor certifies that, to the best of its information and belief, the Work does not infringe on any patent rights. Unless provided otherwise herein, Contractor shall: (1) pay all royalties, patent, and license fees necessary for the Work; (2) defend all suits or claims for infringement of any patent rights, and (3) save and hold the City harmless from loss on account thereof; provided, however, that the City shall be responsible for any such losses when the utilization of a particular process or product of a particular manufacturer is specified by the City. If Contractor obtains information that the process or article so specified is a patent infringement, it shall be responsible for such loss unless it promptly so notifies the City.

51. **SAFETY.** For any Work that is to be performed on premises that are owned or controlled by the City (the Premises), Contractor has the sole and exclusive duty for the safety of the premises. Contractor shall provide and maintain sufficient protection for the safety of its employees and other persons who may utilize the Premises, and prevent damage to City property, materials, and equipment. Contractor shall at all times enforce strict discipline and good order among its employees and shall not employ any unfit person or anyone not skilled in the work assigned. Neither Contractor nor its subcontractors shall allow or cause to be allowed any hunting or any weapons, animals, alcohol, or drugs, on or from the Premises or adjacent property. Contractor employees shall not park their vehicles or store equipment or materials adjacent to roads where it may be a hazard to traffic. A clear distance of at least 30 feet from the edge of the pavement or right-of-way shall be kept free of any obstacles unless otherwise authorized by the City. Contractor shall ensure that only authorized personnel are allowed on the worksite and shall post notices warning both employees and the public of all safety hazards created by Contractor.

52. **SUBSTANTIAL COMPLETION; PUNCH LIST.** Contractor shall notify the City in writing when it considers the Work to be substantially complete. "Substantially complete" is the point when the City can beneficially occupy its property and use the Work for its intended purpose, with only minor items remaining in order for the Work to be fully complete. Within thirty (30) days of receipt of such notice, the City shall review the Work and determine whether the Work is substantially complete. If the City agrees that the Work is substantially complete, the City shall, within said 30-day period, develop a list of items ("Punch List") required to render the Work complete, satisfactory, and acceptable in all respects. The Punch List shall be delivered to Contractor not later than five (5) days after it is developed. Contractor shall complete the Punch List items by the Completion Date; provided, however, that if the Completion Date is less than thirty (30) days after the date of delivery of the Punch List, the Completion Date shall be extended to thirty (30) days after delivery of the Punch List. Failure to include any corrective work or pending items not yet completed on the Punch List does not alter Contractor's responsibility to complete all construction services required by the Agreement. Upon completion of all Punch List items, Contractor may request payment of any remaining retainage. If the City disputes the completion of any items on the Punch List, it may withhold 150 percent of the estimated cost of completing any such items and shall return the remainder of the retainage to Contractor. Any disputed matters shall be resolved pursuant to the dispute resolution procedure of this Agreement.

53. **SURVEYS; PRESERVATION OF MONUMENTS; POINTS AND INSTRUCTIONS**

(a) **Surveys.** When necessary to performance of the Work, unless otherwise provided in the Statement of Work, the City will furnish horizontal and vertical control necessary to lay out the Work, including horizontal reference point(s) and a vertical control benchmark within 200 feet of the site. The City will set the horizontal reference point(s) and vertical control only at the beginning of the job. Contractor is responsible for interim staking during the job and all staking and layout work not otherwise furnished by the City. Contractor

shall furnish all construction layout of the Work, including layout, centerline, and grade stakes for access roadways. Contractor shall furnish all personnel, equipment, and materials to make such surveys as are necessary to determine the quantity of Work performed. Field notes and computations for estimates shall be verified by the City's Project Manager as to the quantities estimated.

(b) **Preservation of Monuments.** Contractor shall maintain and preserve all new and existing benchmarks, monuments, markers, reference points, and stakes established by others and/or the City. Should any of the aforesaid be destroyed or damaged by Contractor, the same shall be replaced by Contractor's licensed land surveyor at no cost to the City. Contractor shall be responsible for the cost of any deficiencies in the Work caused by such loss or disturbance.

(c) **Points and Instructions.** Contractor shall provide reasonable and necessary opportunities and facilities for setting points and making measurements. Contractor shall not proceed until it has made a timely request to the City for, and has received, such points and instructions as may be necessary as the Work progresses. The Work shall be done in strict conformity with such points and instructions.

54. **USE OF COMPLETED PORTIONS OF THE WORK.** The City shall have the right to take possession of and use any completed or partially completed portions of the Work, notwithstanding the fact that the time for completing the entire Work or such portions may not have expired. Such taking of possession and use will not be deemed an acceptance of any Work not completed. If such possession and use increases the cost of or delays the Work, Contractor shall be entitled to a Change Order for extra compensation, or extension of time, as necessary, to offset the effect of such prior possession and use.

55. **WARRANTY**

(a) Contractor warrants that the Work, workmanship and material furnished by Contractor shall be new and of specified quality, shall conform to the requirements of this Agreement, shall be free from defects, and shall be free from any security interest, lien, or other encumbrances. This warranty shall remain in effect for a period of twelve (12) months after completion of the Work, unless otherwise specified herein. Any defective Work, workmanship, or material corrected during the warranty period shall be similarly warranted for twelve (12) months following its correction or for such other period as specified herein. The express warranty set forth herein shall not be exclusive and shall not act as a limitation upon any statutory or other warranty of any kind, express or implied, including any implied warranty of merchantability or fitness for a particular purpose.

(b) In the event of breach of this warranty, Contractor shall take the necessary actions to correct the breach in the most expedient manner as dictated by then-existing circumstances. All costs incidental to the repair, replacement, redesign, and testing incurred as a result thereof, including the removal, replacement, and reinstallation of equipment in place when the Work was started, shall be Contractor's responsibility. Upon written notification of a breach, Contractor shall promptly send the necessary personnel to the project site to assume responsibility for corrective action. Time is of the essence. Contractor shall be afforded necessary and reasonable access to perform warranty work. If Contractor fails to promptly correct the breach, the City may take corrective action without waiving any other rights or remedies it may have, and Contractor shall reimburse the City for all expenses reasonably incurred in performing such corrective action.

56. WORK ORDERS

(a) The City reserves the right to award Work Orders based on the ability to perform in a timely manner, availability of required equipment, cost of required equipment, past performance on similar work, availability of qualified staff, and other factors deemed critical to the performance of each Work Order. The City may, at its sole discretion, request a "not to exceed" cost for any Work Order as a method of determining award. The City makes no guarantees of any amount of work to be awarded under the Agreement. The City reserves the right to directly purchase and provide to Contractor all or part of the equipment or materials to be incorporated in the Work.

(b) Contractor shall not proceed with any Work prior to the receipt of a written Work Order and shall commence the Work under each Work Order within fourteen (14) days of receipt, unless an alternate date is stated in the Work Order. All Work shall be done to the satisfaction of the City's Project Manager or Work Order Manager and subject to the other terms of this Agreement. The Contractor must agree to the terms of the Work Order. Commencement of Work pursuant to a Work Order constitutes acceptance of all of the terms and conditions of the Work Order. A representative Work Order is attached as **Exhibit C**.

(c) **Type of Work Order**. When services are needed, the City and Contractor shall agree upon the type of Work Order and the specifics of the Work Order.

(i) Generally, a time and materials Work Order involves projects where field conditions, environmental or cultural resource preservation issues, subsurface and other physical conditions, or other aspects of the Work cannot be accurately defined. This often results in work being modified in the field by the City. Identification of the Work involved is typically concept level drawings with minimal details. The Work Order will describe the general nature of the Work, including specific deliverables, if applicable, along with the total number of hours, days, or weeks estimated for each task; the materials to be incorporated into the work, and the total authorized expenditure amount. If deliverables are specified and materials, equipment, or sub-contractors are necessary to complete the Work, the Work Order shall specify the estimated costs thereof. The City must approve the hiring of sub-contractors in order to ensure they are qualified to perform the Work and have been competitively procured. The Contractor is compensated for equipment and labor based upon the unit costs of this Agreement, and "Other Direct Costs" as defined in sub-paragraph (d)(iv), below. Invoices must be documented as to the number of hours worked and equipment and materials used sufficient for City audit in accordance with the unit costs of this Agreement and the Work Order. The City reserves the right to determine the means and methods of performing the Work and supplying materials.

(ii) A fixed-price Work Order is issued when the extent and cost of the Work is agreed upon. It will describe with specificity the location, quantity, work limits, timeframes, deliverables, progress payments (if any), total cost, and any other matters pertaining to the Work. The fixed price includes all applicable permits, bonds, labor, equipment, supplies, project support, overhead and materials necessary to complete the Work. It is used when the scope of work can be clearly determined, such as when detailed design drawings and/or specifications and supporting documents are available and site conditions are known. It may include a detailed schedule of values, construction schedule, and any other necessary documents.

(iii) A time and materials with not-to-exceed amount Work Order is utilized when a not-to-exceed cost is agreed upon for a time and materials Work Order. All of the terms of a time and materials Work Order apply, subject to the not-to-exceed amount. In addition, the deliverables must be described with the specificity of a fixed price Work Order.

(d) **Additional Provisions Applicable to Time and Materials and Time and Materials with Not-to-Exceed Work Orders.**

(i) **Additional equipment and services.**

a. The City may issue a Work Order requiring the use of additional or specialized equipment not identified in the unit costs of the Agreement. The cost of such equipment may be identified separately and included in the specific Work Order to which it applies, or the Agreement may be amended through a Change Order with an amended cost schedule that includes such equipment. If deliverables are specified and sub-contractors are necessary to complete the Work, the Work Order shall specify the costs of the materials, equipment, and sub-contractors.

b. After a Work Order is issued, the City may require the use of material, equipment and/or subcontracted services not included in the original Work Order. A Change Order will be issued if the cost exceeds the "not to exceed" amount of the Work Order, or if the additional cost exceeds $100,000.

c. If due to an emergency, the City determines that material, equipment and/or subcontracted services that were not included in the original Work Order are required, the City may authorize procurement thereof in a manner that most efficiently and effectively minimizes public risk and economic loss.

(ii) **Equipment substitution.** No provision hereof prohibits substitution of rented or leased equipment for unit cost equipment under the Agreement, or addition of rented or leased equipment not included in the Work Order or cost estimates, provided any such substitution or addition complies with the competitive procurement provisions of this paragraph and has been approved in advance in writing by the City. Should the Work require the use of individual equipment for longer than 30 days or 30 hours per week, the City may compare equipment weekly or monthly rental rates on the open market with the rates in the Cost Schedule and require Contractor to rent the equipment on the open market if the cost is lower than the Cost Schedule. The City will reimburse Contractor this rental cost (with allowable percentage markup in the Cost Schedule) plus the hourly rate for operator with fuel and operation and maintenance.

(iii) **Other Direct Costs.**

a. Subject to prior written City approval, the City will reimburse Contractor for materials purchased by Contractor and incorporated into the Work,

non-contract equipment, leases/rentals, subcontract work, bonds, and permits obtained by Contractor, including applicable sales tax ("Other Direct Costs"), plus the allowable percentage markup in the Cost Schedule, provided Contractor adheres to the following the competitive procedures:

- Cost is $2,500.01 - $15,000 – three documented quotes – oral, written, or on line; or a written explanation to City Purchasing Manager and approval from the City's Purchasing Manager for not receiving three quotes.
- Cost is greater than $15,000 – at least three written quotes, reviewed and approved by City procurement staff, or a written explanation to and approval from the City's Purchasing Manager for not receiving three quotes.
- Documentation of solicitations where cost exceeds $2,500 shall be submitted with the Contractor's cost estimate. If a cost exceeds $15,000, documentation shall include a complete bidders list and the request for quotes that was sent to each prospective bidder.

b. Temporary facilities and temporary use materials required for erosion control and dewatering operations may be considered as Other Direct Costs upon approval by the City.

c. Only equipment or materials that are incorporated into the Work and contracted services directly related to the Work qualify for compensation as Other Direct Costs. Compensation shall not be provided for any other costs associated with the Work not identified on the Cost Schedule or Work Order.

(iv) The City reserves the right to reject any proposed subcontractors.

(e) **Invoicing.** In addition to the general provisions in **PAYMENT OF INVOICES**, supporting documentation shall include:

(i) **Time and Material Work Orders:** (hourly billing for labor and/or equipment and materials):

a. Name of employee and/or type of equipment
b. Employee position title/job classification (if applicable)
c. Hours worked and/or equipment utilized on a daily basis, as documented by Contractor's Daily Record of Hours, signed by Contractor and City staff (attached hereto as revised by the City from time to time).
d. The approved charge rate for each classification of Contractor employee and/or equipment included in Cost Schedule, Attachment ____, and/or the Work Order authorizing the Work. In the absence of an individual rate in the Cost Schedule, the Contractor employee's general classification rate may be utilized.
e. If billed for use of equipment not in the Cost Schedule, documentation of prior authorization for equipment used, including cost and estimated quantities.
f. Documentation of any required competitive procurement for equipment, subcontractors, or materials.

g. Contractor's notarized affidavit shall be provided with the first invoice for those Work Orders not requiring a Payment Bond, stating that payment of subcontractors and materialmen shall be made pursuant to Section 218.735, F.S.

h. Proof of payment of subcontractors and materialmen for which Contractor has already received payment from the City. Proof may be in the form of (1) a cancelled check; (2) a receipt marked paid by subcontractor or materialman; (3) a waiver of claim executed by the subcontractor or materialman; (4) Contractor's sworn affidavit that all subcontractors and materialmen for which payment has been received from the City have been paid by the Contractor; or (5) any other form that has been pre-approved in writing by the City. For the final invoice purposes, proof of payment must be submitted not only as to amounts previously paid by the City, but also as to amounts included in the final invoice.

i. A copy of the original vendor invoice(s) for Other Direct Costs. Altered or amended vendor invoices shall be rejected. If a vendor's invoice is from a supplier other than the one providing the lowest quote, Contractor shall explain the reason for not using the lowest cost supplier. The City reserves the right to reduce the amount reimbursed if a competitive market analysis clearly demonstrates that the invoice exceeds market value. In no event shall Contractor charge the City for any subcontractor's work that exceeds the approved Cost Schedule.

j. Diversity Statement. If W/MBE subcontractors or suppliers are used, provide company names and amount spent with each. If no W/MBE sub-contractors or suppliers are used, so indicate.

k. Contractor may provide a detailed invoice with supporting information, or alternatively, may provide a summary invoice with the information provided from Contractor's payroll or other records as supporting backup material.

ii. **Fixed Price Work Orders**:

a. Description of the Work that has been completed in accordance with the progress/payment schedule of the Statement of Work for the Work Order.

b. Certification that the Work for which payment is requested has been completed in accordance with the Statement of Work for the Work Order, in a format approved by the City Project Manager.

c. Proof of payment of subcontractors and materialmen as described above for Type 1 Work Orders.

d. Diversity Statement. If W/MBE subcontractors or suppliers are used, provide company names and amount spent with each. If no W/MBE sub-contractors or suppliers are used, so indicate.

iii. **Time and Materials with Not-to-Exceed Work Orders**:

a. Description and certification of completion of the work as described above for Fixed Price Work Orders.

b. Hourly billing information for Time and Materials Work Orders, as described above.

c. Proof of payment of subcontractors and materialmen as described above for Time and Materials Work Orders.

57. **WORK SCHEDULE.** As per General Conditions.

58. **CONTRACT INTERPRETATION.** In the event of a conflict between the terms of this Agreement and the General Conditions, the term of the General Conditions shall prevail.

59. **ENTIRE AGREEMENT.** The terms of this Agreement supersede any and all prior or contemporaneous understandings, agreements and representations and constitute the final and complete understandings of the parties.

ADDITIONAL PROVISIONS
(In Alphabetical Order)

DEFINITIONS

ADDENDA: Written or graphic instruments issued prior to the opening of Bids which make additions, deletions, or revisions to the solicitation or contract documents.

AGREEMENT: The written contract between the City and Contractor covering the Work, which includes all documents attached to this Agreement or incorporated herein by reference. The words "contract" and "Agreement" are synonymous in these documents.

AMENDMENT: Any written change made to the terms and conditions of the Agreement.

BID: The written offer of Respondent (when submitted on the reproduced approved forms) to perform the Work and furnish the necessary materials in accordance with the provisions of this Agreement.

BID BOND: The security furnished with a Bid to guarantee that Respondent will enter into a contract and execute, deliver, and perform all other obligations described in the Invitation for Bids if Contractor receives a Notice of Intent to Award the contract from the City.

CHANGE ORDER: A written agreement of the parties after the Commencement Date to amend this Agreement so as to modify the Scope of Work or the Total Compensation or provide for an extension of time.

COMMENCEMENT DATE: The date upon which the Work is authorized to proceed.

COMPLETION DATE: The date by which the Work is required to be completed.

CONTRACTOR: Contractor, its officers, employees, agents, successors, and assigns.

CONTRACTOR's PROJECT MANAGER: The individual designated by the Contractor to be responsible for overall coordination, oversight, and management of the Work for Contractor.

CONTRACTOR's SUPERINTENDENT: Contractor's representative who is present during the progress of the Work and authorized to receive and fulfill instructions from the Contractor's Project Manager or the City.

CPM or CRITICAL PATH METHOD: The use of calculated task duration with no regard for probabilities. A path has no float and is the longest path through the project. A critical path encompasses those project activities that are crucial and cannot be shifted, having calculated task duration. They are the important activities driving the project. Float belongs to the City.

DAY: Each day shown on the calendar.

DELIVERABLES: All Work that is to be performed pursuant to the Scope of Work, in whole or in part, including, but not limited to, all equipment or materials that are incorporated within the Work.

CITY: The City of St. Augustine, its Commission, officers, agents, and employees.

CITY'S PROJECT MANAGER: The City employee designated by the City to be responsible for overall coordination, oversight, and management of the Work for the City.

CITY'S SUPPLEMENTAL INSTRUCTION: Instructions issued by the City's Project Manager to make minor changes in the Work not affecting the Total Compensation or the Completion Date, and consistent with the purpose of the Work.

FINAL RELEASE OF LIENS: The instrument that is to be signed by Contractor and submitted to the City upon completion of the Work showing that all bills from subcontractors have been paid.

INSPECTOR: The City's Project Manager or an authorized representative of the City who is assigned to inspect the Work.

PERFORMANCE AND PAYMENT BOND: The security furnished by Contractor and surety in either the form provided or in a form approved by the City as a guarantee that Contractor will perform all of its contractual obligations in accordance with the terms of the Agreement and pay in full all bills and accounts for material, labor, services, and supplies used directly or indirectly in the performing the Work.

PERSON: Any individual, partnership, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee, or capacity, whether appointed by a court or others, and any combination of individuals.

PRINCIPAL: When used in a Bid, Performance and Payment Bond, the word "principal" means the same as the word "Contractor."

REQUEST FOR BIDS: An advertised solicitation for sealed competitive Bids, with the title, date, and hour of the public opening designated. It includes a detailed description of the goods and/or services sought, the date for submittal of Bids, and all contractual terms and conditions.

RESPONDENT: Any person who submits a Bid in response to a Request for Bids or a proposal in response to a Request for Proposals.

SCOPE OF WORK: The City's written directions, requirements and technical specifications for completing the Work. Standards for specifying materials or testing that are incorporated therein by reference shall have the same force and effect as if fully set forth therein.

SUBCONTRACTORS: Those persons having a direct contract with Contractor relating to performance of the Work, including one who furnishes material worked into a special design in accordance with the plans or specifications of the Work, but not including one who merely furnishes material.

SURETY: The entity bound by a bond to be liable for Contractor's satisfactory performance of the Work and payment of all debts pertaining thereto.

TOTAL BID: The total cost to be paid to Contractor for completion of the Work.

TOTAL COMPENSATION: The total funds to be expended pursuant to this Agreement upon satisfactory completion of the Work.

WORK: All labor, materials, equipment, transportation, supporting documentation, and other products, services, or facilities necessary for complete performance of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
Darlene Galambos, City Clerk

By: Meredith Breidenstein

Printed Name: Meredith Breidenstein

Title: Assistant City Manager

Date: 10/9/2020

(SEAL)

Signed, sealed and delivered
in the presence of:

ENGINEERED SPRAY SOLUTIONS LLC

Melissa Kimball
Witness

By:

Printed Name: Melissa Kimball

Printed Name: James J. Collier

Title: Authorized Representative

Date: 10/5/2020

Witness

Printed Name: Jessica Morales

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Isabelle C. Lopez, City Attorney

Exhibit A: Scope of Work/Technical Specifications
Exhibit B: Insurance Requirements
Exhibit C: Work Order Authorization (sample)
Exhibit D: Unit Price Schedule
Attachment #1 – Requirements for: 2 CFR Part 200 Appendix II
Attachment #2 – Requirement for HUD 24 CFR 85.36
Attachment #3 – Additional Requirements
Attachment #4 – David-Bacon Wage Decisions
Attachment #5 - COSA As-Built Requirements
Attachment #6 - Electronic Drawing File Standards

SECTION 01001
GENERAL WORK REQUIREMENTS

PART 1 - **GENERAL**

1.01 NOTICES

A. All notices or other papers required to be delivered by the Contractor to the City shall be delivered to the City of St. Augustine, Public Works Department, 75 King Street, St. Augustine, FL 32084.

1.02 WORK TO BE DONE

A. The Contractor shall furnish all labor, materials, equipment, tools, services, and incidentals to complete all work required by these specifications and as shown on the RFP documents, at a rate of progress which will ensure completion of the Work within the Work Order Time contracted.

B. The Contractor shall perform the Work complete, in place, and ready for continuous service, and shall include repairs, testing, permits, clean up, replacements, and restoration required as a result of damages caused during this construction.

C. The Contractor shall comply with all City, County, State, Federal, and other codes, which are applicable to the proposed Work.

D. All newly constructed Work shall be carefully protected from injury in any way. No wheeling, walking, or placing of heavy loads on it shall be allowed and all portions damaged shall be reconstructed by the Contractor at his own expense.

E. Scope of Work: See Section 01010 "Summary of Work" and the Unit Price Schedule for details.

1.03 DRAWINGS AND PROJECT MANUAL

A. The Work shall be performed in accordance with the Specifications prepared by the City. All work and materials shall conform to the City Public Works Standards and Specifications Design Manual and Details, latest edition or as indicated in the Work Order.

B. The Contractor shall verify all field dimensions, quantities and details included in each Work Order or other data received from the City, and shall notify same, in writing, of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory Work, faulty construction or improper operation resulting there from, nor from rectifying such conditions.

C. All schedules are given for the convenience of the City and the Contractor and are not guaranteed to be complete. The Contractor shall assume all responsibility for the making of estimates of the size, kind, and quantity of materials and equipment included in the Work to be done under this Contract.

D. Intent:

A. All Work called for in each Work Order applicable to this Contract, but not shown or referenced in the respective Work Order or contract shall be of like effect as if shown or mentioned in both. Work not specified either in the Work Order or in the Contract but involved in carrying out their intent or in the complete and proper execution of the Work, is required and shall be performed by the Contractor as though it were specifically delineated or described.

B. Items of material, equipment, machinery, and the like may be specified in the Work Order and not in the Contract Specifications. Such items shall be provided by the Contractor in accordance standards referenced in the Contract.

C. The apparent silence of the Specifications as to any detail, or the apparent omission from them of a detailed description concerning any Work to be done and materials to be furnished, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of the best quality is to be used, and interpretation of these Specifications shall be made upon that basis.

E. The more detailed work requirement will take precedence of the Contract and Work Order documents.

1.04 PROTECTION AND RESTORATION

A. The Contractor shall be responsible for the preservation of all public and private property and shall use every means of protection necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition similar or equal to that existing before the damage was done, or the Contractor shall make good the damage in other manner acceptable to the City.

B. Protection of Trees and Shrubs

A. Protect with boxes or other barricades.
B. Do not place excavated material so as to injure trees or shrubs.
C. Install pipelines in short tunnels between and under root systems.
D. Support trees to prevent root disturbance during nearby excavation.

C. Tree and Limb Removal

A. Tree limbs, which interfere with equipment operation and are approved for pruning, shall be neatly trimmed and the tree cut coated with tree paint.

B. The City may order the Contractor, for the convenience of the City, to remove trees along the line or trench excavation. The Contractor shall obtain any permits required for removal of trees. Ordered tree removal shall be paid for under the appropriate Contract

Items.

D. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by the Contractor with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.

E. Lawn Areas: All lawn areas disturbed by construction shall be replaced with like kind to a condition similar or equal to that existing before construction. Where sod is to be removed, it shall be carefully removed, and the same re-sodded, or the area where sod has been removed shall be restored with new sod in the manner described in the applicable section.

F. Where fencing, walls, shrubbery, grass strips or area must be removed or damaged incident to the construction operation, the Contractor shall, after completion of the work, replace or restore to the original condition.

G. The cost of all labor, materials, equipment, and work for restoration shall be deemed included in the appropriate Contract Item or items, or if no specific item is provided therefore, as part of the overhead cost of the Work, and no additional payment will be made, therefore.

1.05 PUBLIC NUISANCE

A. The Contractor shall not create a public nuisance including, but not limited to, encroachment on adjacent lands, flooding of adjacent lands, or excessive noise.

B. Noise control shall be in accordance with the City of St. Augustine Code of Ordnances Chapter 11 article IV.

C. No extra charge may be made for time lost due to work stoppage resulting from the creation of a public nuisance.

1.06 WORK HOURS

A. Weekday work hours will be from 7 AM to 7 PM and 10 AM and 6 PM on weekends. Unless specifically authorized in writing from the City.

1.07 MAINTENANCE OF SERVICE

A. The Contractor shall, prior to interrupting any utility service (water, sewer, etc.) for the purpose of performing work, contact the City and make arrangements for the interruption which will be satisfactory to the City.

B. Utilities that are damaged during construction shall be repaired by the Contractor and service restored within 4-hours of the damage. The City retains the option of repairing any damage to storm or Sanitary utility pipes in order to expedite service to the customers. The Contractor will remain responsible for all costs associated with the

repair.

1.08 TRANSFER OF SERVICE

A. When the City has accepted the rehabilitation of a manhole and placed it into operation, the transfer of service is complete. The Contractor may begin the work of removing the existing or temporary facilities.

1.09 LABOR

A. Supervision: The Contractor shall supervise and direct the Work efficiently and with his best skills and attention. The Contractor shall have a competent, English speaking superintendent or representative, who shall be on the site of the Project at all working hours, and who shall have full authority by the Contractor to direct the performance of the Work and make arrangements for all necessary materials, equipment, and labor without delay.

1.10 QUALIFICATION

A. Company:
   1. Documented company QA/QC plan and procedures for all work included in contract PW2020-05.
   2. Storm Sewer Cleaning.
      a. A minimum total of 3 years cleaning and CCTV experience on municipal storm drains.
      b. A total of five (5) projects cleaning municipal storm drains.
      c. Experience with cleaning and CCTV of municipal storm drains 24 to 60" diameter.
      d. Provide name, title, phone number, address of a minimum of 2 references documenting experience with cleaning and CCTV of storm drains 24 to 60" diameter.

B. CCTV inspection shall require a minimum of 1 certified personnel with PACP certifications.
   1. One (1) person shall have PACP certification that will lead or supervise each field CCTV crew for inspection and a minimum of 2-years in the role of a lead person.
   2. This person shall also have experience in the role as a QA/QC management supervisor

C. Each inspection supervisor shall be NASSCO PACP/MACP certified. Use of PACP/MACP certified technicians to review/document defects in the office (post process) is not acceptable.
   1. The CCTV Contractor must have an internal quality assurance/quality control (QA/QC) program in place and all inspection data shall be subjected to the procedures prior to submittal to the City. The City will perform QA/QC audits on submitted data.
   2. A QA/QC shall be performed by NASSCO MACP and PACP certified personnel.

D. Lining or Coating Applicators
   1. Ten (10) recent references of Applicator applying approved coating/lining on a minimum of 12 vertical feet and applied a minimum of 5000 vertical feet with in the last 5 years.

E. Certifications and License.
   1. NASSCO Pipeline Assessment and Certification Program (PACP), Manhole Assessment and Certification Program (MACP) certifications.
   2. OSHA 30-hour training certificate for Site Superintendent.
   3. OSHA 10-hour training certificate for all other personnel.
   4. All personnel involved with site work to have separate Fall Protection and Confined Space Training.
   5. State of Florida Certified Underground Utility and Excavation Contractors License or current Florida State General Contractor License.
   6. Manufacturer's applicator certificate.

1.11 MATERIALS AND EQUIPMENT

A. MANUFACTURER

A. All transactions with the manufacturers or Subcontractors shall be through the Contractor, unless the Contractor and the City request that the manufacturer or Subcontractor communicate directly with the City. Any such transactions shall not in any way release the Contractor from his full responsibility under this Contract.

B. All workmanship and materials shall be of the highest quality. The equipment shall be the product of manufacturers who are experienced and skilled in the field with an established record of research and development. No equipment will be considered unless the manufacturer has designed and manufactured equipment of comparable type and size and have demonstrated sufficient experience in such design and manufacture.

C. No material shall be delivered to the Site without prior submittal approval from the City.

D. All apparatus, mechanisms, equipment, machinery, and manufactured articles for incorporation into the Project shall be the new (most current production at time of bid) and unused standard products of recognized reputable manufacturers.

E. Manufactured and fabricated products:
   1. Design, fabricate and assemble in accord with the best engineering and shop practices.
   2. Manufacture like parts of duplicate units to standard sizes and gauges, to be interchangeable.
   3. Any two or more pieces of material or equipment of the same kind, type or classification, and being used for identical types of service, shall be made by the same manufacturer.
   4. Products shall be suitable for service conditions as specified and as stated by manufacturer.
   5. Equipment capacities, sizes and dimensions shown or specified shall be adhered to unless variations are specifically approved in writing.

6. Do not use material or equipment for any purpose other than that for which it is designed or is specified.

1.12 MANUFACTURER'S SERVICE

A. Where service by the manufacturer is specified to be furnished as part of the cost of the manhole rehabilitation products, the expense of the Work shall be at incorporated into the respective unit price.

B. The services provided shall be by a qualified manufacturer's service representative to demonstrate the product to City personnel, check and verify the completed installation and approve the installed products. Such services cover the period of time and for the number of trips required to meet the technical specification requirements

C. The services shall further demonstrate to the City complete satisfaction that the equipment will satisfactorily perform the functions for which it has been installed.

1.13 INSPECTION AND TESTING

A. General

A. All materials and equipment furnished by the Contractor shall be subject to the inspection, review and acceptance of the City and meet the requirements of the technical specifications, codes and standards. If in the testing of any material or equipment it is ascertained by the City that the material or equipment does not comply with the Contract, the Contractor shall be notified thereof, and the Contractor will be directed to refrain from delivering said material or products, or to remove it promptly from the Site or from the Work and not accepted by the City shall be replaced with acceptable material or products, without cost to the City.

B. The Contractor shall give notice in writing to the City sufficiently in advance of his intention to commence the preparation of materials or products for use in or as part of the permanent construction. Such notice shall contain a request for inspection, the date of commencement and the expected date of completion of the preparation or application of materials. Upon receipt of such notice, the City may arrange to have a representative present at such times during the preparation, application, or testing of the materials or products; or the City will notify the Contractor that the inspection will be waived.

C. When inspection is waived or when the City so requires, the Contractor shall furnish to the City authoritative evidence in the form of Certificates of Proper use, surface preparation and installation from the Manufacturer. This certificate will state that materials used in the Work have been manufactured, installed and tested in conformity with their instructions, applicable standards and in accordance with the Contract Specifications. These certificates shall be notarized and accompany results of physical tests and chemical analysis, where necessary, that have been made directly on the product or on similar products of the manufacturer.

D. The Contractor must comply with these provisions before acceptance of the applied material or products by the City. Such inspections or acceptance by the City shall not release the Contractor from the responsibility for furnishing materials meeting the

requirements of the Contract Specifications.

B. Cost

A. Contractor shall employ and pay for the services of an independent testing laboratory to perform testing indicated in the Contract Specifications, or at the City's discretion to ensure conformity with the Contract Specifications.

B. The cost of field leakage and pressure tests and shop tests of materials and equipment specifically called for in the Contract Specifications shall be borne by the Contractor. Such costs shall be deemed to be included in the Contract unit price.

C. The Contractor shall notify the City a minimum of 48-hours in advance of scheduled field tests.

D. The Contractor shall pay for all work required to uncover, remove, replace, retest, etc., any work not tested due to the Contractor's failure to provide the 48-hours advance notice or due to failed tests.

C. Shop Testing

A. Each material or system for which pressure, duty, capacity, rating, performance, and function or special requirements are specified shall be tested in the shop of the manufacturer in a manner which shall conclusively prove that its characteristics comply fully with the requirements of the Contract Specifications. No such material or products shall be shipped to the worksite until the City notifies the Contractor, in writing, that the results of such tests are acceptable.

B. The manufacturing company shall provide five (2) copies of the manufacturer's actual shop test data and interpreted results signed by a responsible official of the manufacturing company and notarized, showing conformity with the Contract Specifications as a prerequisite for the acceptance of any materials or products used in manhole rehabilitations. The cost of shop tests and of furnishing manufacturer's preliminary and shop test data shall be in the Contract unit price.

D. Field Testing:

A. The City may at any time during the progress of the Work, request additional testing beyond that which is specified in the Contract Specifications. This testing will be at the City's expense. Contractor shall:

1. Arrange and have requested testing performed.
2. Secure and deliver to the laboratory adequate quantities of representative samples of materials proposed to be used and which require testing.
3. Provide to the laboratory the preliminary design mix proposed to be used for concrete, and other material mixes, which require control by the testing laboratory.

E. Demonstration Tests: Upon completion of the Work and prior to final payment, all products installed under this Contract shall be subjected to acceptance or demonstration tests as specified or required to provide compliance with the Contract Specifications. The Contractor shall furnish all labor, fuel, energy, water and all other equipment necessary for the demonstration tests at no additional cost to the City.

F. Final Inspection: Prior to preparation of the final payment application, a final inspection will be performed by the City to determine if the Work is properly and satisfactorily constructed in accordance with the requirements of the Contract Specifications.

G. Inspection by Other Agencies: The Florida Department of Transportation, the Florida Department of Environmental Protection, and other authorized governmental agencies shall have free access to the site for inspecting materials and work, and the Contractor shall afford them all necessary facilities and assistance for doing so. Any instructions to the Contractor resulting from these inspections shall be given through the City. These rights of inspections shall not be construed to create any contractual relationship between the Contractor and these agencies.

1.14 PROJECT SITE AND ACCESS

A. RIGHT-OF-WAY AND EASEMENTS

A. The use of public streets and alleys shall be such as to provide a minimum of inconvenience to the public and to other traffic. Any earth or other excavated material shall be removed by the Contractor and the streets cleaned to the satisfaction of the City.

B. The Contractor shall not enter or occupy private land outside of easements, except by written permission of the property owner.

C. At the time of the Pre-Construction meetings, the Contractor shall become fully acquainted with the status of all easements.

B. ACCESS

A. Neither the material removed, nor the materials or equipment used in the construction of the Work shall be so placed as to prevent free access to all fire hydrants, valves, pumping stations or private utility facilities.

B. Access to businesses located adjacent to the project site must always be maintained. Contractor may prearrange the closing of business access with the business Owner. Such prearranged access closing shall not exceed two (2) hours. Property shall be restored, and all construction debris removed within 48-hours of acceptance of each manhole rehabilitation.

C. Contractor agrees that representatives of the City and any governmental agents will have access to the Work wherever it is in preparation or progress and that the Contractor shall provide facilities for such access and inspection.

1.15 UTILITIES

A. UTILITY CONSTRUCTION

A. Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto, whether owned or controlled by governmental bodies or privately owned by individuals, firms or corporations, used to serve the public with transportation, traffic control, gas, electricity, telephone, sewerage, drainage or water. Other public or private property, which may be affected by the Work, shall be deemed included hereunder.

B. All open excavations associated with manhole rehabilitations shall be adequately safeguarded by providing temporary barricades, caution signs, lights and other means. The Contractor shall, at his own expense, provide suitable and safe bridges and other crossings for accommodating travel by pedestrians and workmen. Bridges provided for access to private property during rehabilitations shall be removed when no longer required.

C. If any excavation becomes a hazard, or if it excessively restricts traffic at any point, the City may require special construction procedures. As a minimum, the Contractor shall conform to the following restoration procedures:

1. Interim Restoration: All excavations shall be backfilled and compacted as specified by the end of each working day or proper barricades shall be in place before the end of the workday. For excavations within existing paved areas; lime rock base or soil cement base (match existing) shall be spread and compacted to provide a relatively smooth surface free of loose aggregate material. At the end of each workweek, the asphaltic surface course shall be completed and opened to traffic. Contractor shall coordinate his construction activity including density tests and inspections to allow enough time to achieve this requirement. All driveway cuts shall be backfilled, compacted, and lime rock base spread and compacted immediately after installation. Contractor shall coordinate with the individual property owners prior to removing the driveway section.
2. All materials and products shall be neatly stored in a location, which will cause the least disturbance to the public. All debris shall be removed and properly disposed of by the end of each working day.
3. Final Restoration Overlay: After completing all installations, testing, and acceptance of the rehabilitation work by the City, final restoration shall be performed. Any additional restoration required after testing shall be repaired in a timely manner at no additional cost to the City.
4. Maintenance of all restored facilities shall be the Contractor's responsibility. This maintenance shall be performed on an on-going basis during construction. The Contractor's Progress Schedule shall reflect the above restoration requirements.
5. Additional Restoration for Work in Business, Commercial or Historic Districts: The Contractor shall restore all private property, damaged by construction, to its original condition. Access to businesses located adjacent to the project site must always be maintained. Contractor may prearrange the closing of business accesses with the business owner. Such prearranged access closing shall not exceed two (2) hours. Property drainage and grading shall be restored within 24-hours of backfilling trench.

B. EXISTING UTILITIES

A. The locations of all existing underground piping, structures and other facilities are not provided in Work Orders. The Contractor will need to be requested "one call" for locates.as needed for rehabilitation work. It is the Contractor's responsibility to verify all existing underground piping, structures and other facilities.

B. The Contractor shall, at all times, employ acceptable methods and exercise reasonable care and skill so as to avoid unnecessary delay, injury, damage or destruction of existing utility installations and structures; and shall, at all times in the performance of the Work,

avoid unnecessary interference with, or interruption of, utility services; and shall cooperate fully with the owners thereof to that end.

C. When existing facilities are found to conflict with the Work, the City reserves the right to modify the scope of work in the respective Work Order to avoid interference with existing facilities and associated delays.

D. All utilities, which do not interfere with the work, shall be carefully protected against damage. Any existing utilities damaged in any way by the Contractor shall be restored or replaced by the Contractor at his expense as directed by the City. Any existing facilities, which require operation to facilitate repairs, shall be operated only by the owner of the respective utility.

E. It is the responsibility of the Contractor to ensure that all utility and/or poles, the stability of which may be endangered by the proximity to rehabilitation work, be temporarily stayed and/or shored in position while work proceeds in the vicinity of the pole and that the utility or other companies concerned be given reasonable advance notice of any such excavation.

C. NOTICES

A. All governmental utility departments and other owners of public utilities, which may be affected by the Work, will be informed in writing by the Contractor one (1) week after the execution of the Work Order covering the Work. Such notice will be sent out in general and directed to the attention of the governmental utility departments and other owners of public utilities for such installations and structures as may be affected by the Work.

B. The Contractor shall comply with Florida Statute 553.851 regarding protection of underground gas pipelines. Evidence of notification to the gas pipeline owner shall be furnished to the City within one (1) week after the execution of the Work Order.

C. It shall be the Contractor's responsibility to contact utility companies at least 72-hours in advance of any excavations required to perform manhole rehabilitations in any area so maintenance personnel can locate and protect facilities, if required by the utility company.

D. The Contractor shall give a minimum five (5) working day notice to utility personnel prior to interrupting a utility service (water, sewer, etc.).

E. Note that notification requirements associated with manhole rehabilitations are included in other Sections that are part of this contract.

1.16 RELATED CONSTRUCTION REQUIREMENTS

A. PUBLIC INFORMATION OFFICER

1. The Contractor shall provide community interaction and coordination through Work Order Manager (WOM). The WOM will provide resolution to complaints and problems from community members affected by the construction for the entire project duration. The City maintains a 24-hour phone number for citizens to call in cases of emergency. The City will field these calls, provide answers to questions, research issues with the project team or appropriate agencies and follow up each complaint in a timely manner. The WOM will maintain a daily diary of call and/or interactions with the community, as well as a complaint log chronicling all issues and proposed resolutions.

2. The WOM shall attend the project progress meetings and provide the project team with a report of public issues since the last progress meeting. The WOM will also disseminate roadway closures, temporary and permanent restoration and other relevant construction information to the community, as well as, when appropriate, to the media, emergency services personnel and other interested agencies.
3. The designated WOM shall have previous experience in providing similar services.

B. TRAFFIC MAINTENANCE

A. Refer to Section 01570 – Maintenance of Traffic

C. BARRIER AND LIGHTS

A. The Contractor shall exercise extreme care in the conduct of the Work to protect health and safety of the workmen and the public. The Contractor shall provide all protective measures and devices necessary, in conformance with applicable local, state and federal regulations. Protective measures shall include but are not limited to barricades, warning lights/flashers and safety ropes.

B. All equipment and vehicles operating within 10-feet of the roadway shall have flashing strobe lights attached.

D. DUST AND EROSION CONTROL

A. The Contractor shall prevent dust nuisance from his operations or from traffic.

B. Contractor is responsible for providing effective temporary erosion and sediment control measures during construction or until final controls become effective.

C. Refer to the City of St. Augustine Standards and Specifications Design Manual and Standards Storm Water Pollution Prevention Plan Sheet N-1 for erosion control requirements associated with manhole rehabilitation work.

E. LINES AND GRADES

A. Maintain existing lines and grades of the rehabilitated manholes. Where frames and covers are replaced refer to grade requirements in Section 02775, Wastewater Manhole Rehabilitation paragraph 3.19.

F. TEMPORARY CONSTRUCTION

A. Temporary fences: If, during the course of the Work, it is necessary to remove or disturb any fencing, the Contractor shall at his own expense, provide a suitable temporary fence which shall be maintained until the permanent fence is replaced.

B. Responsibility for Temporary Structures: In accepting the Contract, the Contractor assumes full responsibility for the sufficiency and safety of all temporary structures or work and for any damage which may result from their failure or their improper construction, maintenance or operation.

G. DAILY REPORTS

A. The Contractor shall submit to the City's Representative daily reports of construction activities excluding non-workdays. The reports shall be complete in detail and shall include the following information:

1. Days from Work Order commencement date.
2. Weather information

3. Work activities, including manpower, equipment and daily production quantities.
4. Major deliveries
5. Visitors to site
6. Test records
7. New problems, and
8. Other pertinent information

B. A similar report shall be submitted for/by each Subcontractor.

C. The report(s) shall be submitted to the City Representative within 2 days of the respective report date. Each report shall be signed by the Contractor's Superintendent or Project Manager.

D. If a report is incomplete, in error, or contains misinformation, a copy of the report shall be returned by the City Representative to the Contractor's Superintendent or Project Manager with corrections noted. When chronic errors or omissions occur, the Contractor shall correct the procedures by which the reports are produced.

H. CLEANING

A. During Construction

1. During construction of the Work, the Contractor shall, at all times, keep the Site free from material, debris and rubbish as practicable and shall remove the same from any portion of the Site if, in the opinion of the City, such material, debris, or rubbish constitutes a nuisance or is objectionable.
2. Provide on-site containers for the collection of waste materials, debris and rubbish and remove such from the Site periodically by disposal at a legal disposal area away from the Site.
3. The Contractor shall remove from the site all surplus materials and temporary structures when no longer necessary to the Work at the direction of the County.

B. Final Cleaning

1. At the conclusion of the Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and the Contractor shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances. Employ skilled workmen for final cleaning. Thoroughly clean all installed equipment and materials to a bright, clean, polished and new appearing condition. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from sight-exposed interior and exterior surfaces. Broom clean exterior paved surfaces; rake clean other surfaces of the grounds.
2. The Work site surrounding the rehabilitated manhole shall be returned to the pre-construction condition documented by video and photographs. The condition is to be equal or better than what existed before the Work.
3. Prior to final completion, or City beneficial occupancy, Contractor shall conduct an inspection of interior and exterior surfaces, and all work areas to verify that the entire Work is clean. The City will determine if the final cleaning is acceptable. or political subdivision having jurisdiction.

PART 2 - **PRODUCTS (NOT USED)**

PART 3 - **EXECUTION (NOT USED)**

END OF SECTION

SECTION 01010
SUMMARY OF WORK

PART 1 - WORK COVERED BY CONTRACT DOCUMENTS

1.01 General

A. This Contract includes the inspection and rehabilitation of Sanitary Sewer manholes, Lift Station Wet Wells, Stormwater Structures, and cleaning and inspection of Stormwater culverts and drains and Sanitary sewer mains as described in Sections of the Annual Contract PW2020-05.

B. Upon the City's acceptance of proposed inspections and/or rehabilitations work a purchase order requisition will be made followed by issuance of a Work Order.

C. The scope of each work order will vary. Initially inspections will be made on individual collection basins.

D. Contract Documents
   1) Section 01001 General Work Requirements
   2) Section 01010 Summary of Work
   3) Section 01200 Project Meetings
   4) Section 01300 Submittals
   5) Section 01516 Collection System Bypass
   6) Section 01570 Maintenance of Traffic
   7) Section 02761 Cleaning Storm and Sanitary Sewer Systems
   8) Section 02762 Televising Storm and Sanitary Sewer Systems
   9) Section 02764 Televising Existing Manholes, Wet Wells, and Stormwater Structures
   10) Section 02775 Wastewater Manhole, Lift Station Wet Well and Storm Water Structure Rehabilitation
   11) City of St. Augustine (COSA) Standards and Specifications Design Manual and Details.
   12) Unit Price Schedule.

E. Refer to section 02775 for qualifications for both manhole inspections and rehabilitations.

F. Work that is covered with cleaning, inspections and rehabilitations in contract PW2020-05:
   1) All submittals in accordance with section 01300.
   2) Attending and participating in work order pre-work meetings in accordance with section 01200.
   3) Submitting and periodically updating work schedules.
   4) Visual documentation of manholes both pre and post rehabilitation.
   5) Maintenance of Traffic in accordance with section 01570.
   6) Collection system bypassing in accordance with section 01516.
   7) Distribute notices, door hangers, to all residents and businesses in the location of work.
   8) Site security and safety.

9) System type product application demonstrations for City personnel prior to application.
10) Externally eliminating infiltration.
11) Interior surface preparation.
12) Cleaning & Inspection of Sanitary Mains, Stormwater Culverts and Drains
13) Inspection and Rehabilitation of Sanitary Lift Station Wet Wells and Stormwater Structures.
14) Inspection of the Interior of Box Culverts
15) Repair or replacement of the manhole invert and bench including sealing of pipe penetrations.
16) Patching/lining/coating of manhole bench/invert, barrel, corbel/cone and chimney.
17) Sealing manhole frame/chimney.
18) Replace manhole frame and cover.
19) Adjusting frame/cover finished grading including roadway or sod repairs.
20) Providing and installing inflow dishes.
21) Providing and installing cover seals.
22) All restorations and cleanup.
23) Testing and documentation of each manhole rehabilitation.
24) Work will not include total reconstruction of the manhole or replacement.

1.02 SEQUENCE OF WORK

A. The Contractor shall establish his work sequence based on the use of crews to facilitate completion of construction and testing within the specified Contract Time.

B. The Contractor shall submit a schedule and work sequence to the Owner at least five (5) days prior to the Notice to Proceed. Work on all utility lines shall be accomplished so that all facilities will stay in operation.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTIONNALLY

SECTION 01200
PROJECT MEETINGS

PART 1 - GENERAL

1.01 REQUIREMENTS INCLUDED

A. Contractor participation in pre-work conferences, and by exception progress meetings and specially called meetings.

B. Progress meeting exception. Progress meetings will be held on a by-weekly frequency for work orders extending 4 calendar weeks or more. Specialty meetings will be held when work issues arise that are solved in the field or product demonstrations are provided.

1.02 MEETINGS CALLED BY THE CITY

A. The City will schedule and administer a pre-work conference, and by exception progress meetings and specific topic meetings throughout the progress of the Work. The City will:
   1. Prepare and distribute a notification of the meeting to required attendees.
   2. Establish, prepare and distribute an agenda with the notification.
   3. Make physical arrangements for the meetings.
   4. Preside at meetings.
   5. Prepare and distribute minutes of meetings including significant proceedings and decisions, within 15 working days after each meeting. Minutes will be forwarded to all participants and to parties affected by decisions made at the meeting.

B. Representatives of the Contractor, Subcontractors and suppliers attending meetings shall be qualified and authorized to act on behalf of the entity each represents.

C. The pre-work meeting location will be held at the 4th floor of City Hall in the Public Works Conference Room and any progress or specialty meetings will be held at the City Field Operations Facilities. All contractor employees may obtain parking passes for the meeting at City Hall. The parking at the operations facilities is informal.

1.03 PRE-CONSTRUCTION CONFERENCE

A. Attendance:
   1. City
   2. Contractor and superintendent
   3. Subcontractors as appropriate to the agenda
   4. Representatives of suppliers and manufacturers as appropriate to the agenda
   5. Other agency representatives (FDOT, SJC, etc.)
   6. Others as requested by the City or Contractor

B. Draft Agenda:
   1. Will be distributed for review and input prior to the meeting.

1.04 PROGRESS MEETINGS

A. See pre-work meeting paragraph 1.03. The Contractor's representative is to attend meetings and have the authority to act on behalf of the entity represented on field related matters. Contractor's representative is to study previous meeting minutes and current agenda items, in order to be prepared to discuss pertinent topics and provide specific information on the agenda.

B. Revision to Minutes:
   1. A draft of the meeting notes will be distributed to the attendees. A time frame will be provided for any suggested changes. Meeting notes will be issued at the end of this time period or when all changes or content is finalized.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01300
SUBMITTALS

PART 1 - GENERAL

Work completed without approved Shop Drawings and/or samples shall be considered installed at the Contractor's risk.

1.01 SHOP DRAWINGS AND DATA

A. Contractor's drawings, certifications, samples, proposed equipment, plans, data sheets and forms shall be clearly marked with specification title and numbers to identify pertinent materials. Delete information which is not applicable to the Work by striking or cross-hatching.

B. If Shop Drawings show variations from Contract requirements because of standard shop practice or for other reasons, the Contractor shall describe such variations in the letter of transmittal. If acceptable, proper adjustment in the Contract shall be implemented where appropriate. If the Contractor fails to describe such variations, the Contractor shall not be relieved of the responsibility for executing the Work in accordance with the Contract, even though such Drawings have been reviewed.

C. All submittals are to be in conformance with applicable standards or codes.

D. Submittals may be provided electronically via portable hard drives, ftp web sites or similar.

1.02 REVIEW OF SHOP DRAWINGS AND SAMPLES

A. The City /Professional's review of submittals and samples as submitted by the Contractor will be to determine if the items(s) generally conform(s) to the information in the Contract Documents.

B. The review of submittals will be general, and shall not be construed:
   1. As permitting any departure from the Contract Documents
   2. As relieving the Contractor of responsibility for any errors, including details, dimensions, and materials
   3. As approving departures from details furnished by the City/Professional, except as otherwise provided herein

C. If the drawings or schedules as submitted describe variations and show a departure from the Contract Documents which the City/Professional finds to be in the interest of the City and to be so minor as not to involve a change in Contract Price or Contract Time, the City/Professional may return the reviewed drawings without noting an exception.

D. "Approved As Noted": Contractor shall incorporate City/Professional's comments into the submittal before release to manufacturer. The Contractor shall send a letter to the City/Professional acknowledging the comments and their incorporation into the Shop Drawing.

E. "Amend and Resubmit": Contractor shall resubmit the Shop Drawing to the City/Professional. The resubmittal shall incorporate the City/Professional's comments highlighted on the Shop Drawing.

F. "Rejected": Contractor shall correct, revise and resubmit Shop Drawing for review by City/Professional.

G. "Record Copy" will be accepted for record purposes only.

H. Resubmittals will be handled in the same manner as first submittals. For resubmittals the Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, to revisions other than the corrections requested by City/Professional on previous submissions. The Contractor shall make any corrections required by the City/Professional.

I. When the Shop Drawings have been completed to the satisfaction of the City/Professional, the Contractor shall carry out the Construction in accordance therewith and shall make no further changes therein except upon written instructions from the City/Professional.

1.03 PRODUCT DATA

A. Submit not less than 1 electronic or 2 -copies, unless approved by the City/Professional. Mark each copy to identify applicable products, models, options and other data. Supplement manufacturers' standard data to provide information unique to the Work.

1.04 SAMPLES

A. Submit the number of samples specified in the respective Specification section, but no less than two (2). After review one (1) will be retained by the City. Reviewed samples that may be used in the Work are indicated in the Specification Section.

B. Samples shall be of sufficient size to clearly illustrate:
   1. Each sample shall have a label indicating:
      a. Name of Project
      b. Name of Contractor and Subcontractor
      c. Material or equipment represented
      d. Place of origin
      e. Location in Project
      f. Specification title and number
      g. Submittal number

1.05 DRAWINGS, PRODUCT DATA AND CERTIFICATES

A. Each letter of transmittal shall identify each and every item transmitted by title, drawing number, revision number and date.

B. The following is applicable to submitted videos, plans, drawings, and certificates:
   1. Each submittal shall identify applicable Standards.

C. When resubmission is required, the City/Professional will return only one (1) marked up copies. A third submission from the same manufacturer will not be accepted.

1.06 SUBSTITUTIONS

A. The substitution requirements of this Section are in addition to the requirements of the General Conditions.

B. When a particular product is specified or called for, it is intended and shall be understood that the proposal tendered by the Bidder includes those products in his Bid. Substitutions will only be considered in cases where original materials are unavailable or in an instance where substitute can be proven superior in its planned application

C. The intent of these specifications is to provide the City with a quality facility without discouraging competitive bidding. For products specified only by reference standards, performance and descriptive methods, without naming manufacturer's products, the Contractor may provide the products of any manufacturer complying with the Contract Documents, subject to the review of product data by the City/Professional as specified herein.
   1. Substitutions will be required to be suitable for the application and provide performance equal to or better than the listed or approved product.
   2. Substituted products will also be required to come with an equivalent or better warranty than the listed or approved.

D. The City/Professional's approval is required for substitutions.

E. The Contract is based on the materials, equipment and methods described in the Contract Documents.

F. Do not substitute materials, equipment or methods unless such substitution has been specifically approved for this Work by the City/Professional in writing. The Contractor must provide a submittal per this Section specifically requesting approval of the substitution. Failure to specifically identify the requested substitution may invalidate approval of a submittal.

1.07 AVAILABILITY OF SPECIFIED ITEMS

A. Verify prior to bidding that all specified items will be available in time for installation during Construction for orderly and timely progress of the Work.

B. In the event that specified items will not be available, notify the City/Professional prior to receipt of proposals.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 SUBMITTAL PROCEDURES

A. On resubmittals, direct specific attention in writing or on the revised Drawings or sample to revisions other than the corrections required by City on previous submissions.

B. In the event that a resubmittal becomes necessary if it is time critical a tabletop review will be arranged to expedite the review.

C. All drawings, schematics, manufacturer's product data, certifications and other drawing submittals required for a system specification shall be submitted at one time as a package to facilitate interface checking.

D. All Shop Drawings shall be accompanied with a transmittal letter providing the following information:
   1. Project Title and Contract Number
   2. Date
   3. Contractor's name and address
   4. The number of each Shop Drawing, project data, and sample required
   5. Notification of Deviations from Contract Documents
   6. Submittal Log Number conforming to specification section numbers
      a. Submit each specification section separately.
      b. Identify each Shop Drawing item required under respective specification section.
      c. Identify resubmittal using specification section followed by A (first resubmittal), B (second resubmittal) ...etc.

3.02 CITY'S / PROFESSIONAL'S REVIEW

A. Corrections or comments made on Submittals during review do not relieve the Contractor from compliance with the requirements of the Specifications and standards. This check is only for review of general conformance. Any substitutions or changes shall be properly noted.

B. Review Time:
   1. On a normal basis, each submittal will be returned to the Contractor within 2 working days of the date it is received. CCTV videos will be an exception.
   2. If, for any reason, the above schedule cannot be met, the Contractor will be so informed within a reasonable period.

END OF SECTION

SECTION 01516
COLLECTION SYSTEM BYPASS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. SEWER BYPASSING AND DEWATERING

1. Contractor shall provide all isolation and bypass operations: The Contractor's objective of flow bypass and/or diversion pumping is to maintain an efficient and uninterrupted level of service to wastewater collection system for users while inspections or rehabilitation operations are being performed on the manhole. The main segment(s) being bypassed and/or from which flow is being diverted by:

    a. Ensuring that bypass and diversion pumps are adequately fueled, lubricated and maintained.

    b. Ensuring backup spare parts are expeditiously applied to the flow bypass and/or diversion pumping system in the event of component breakdown.

    c. Ensure an emergency backup plan is smoothly implemented in the event of system failure.

    d. Preventing backup, spillage, flooding or overflow onto streets, yards and unpaved areas or into building, adjacent ditches, storm water mains and waterways while flow bypass or diversion pumping takes place.

    e. Ensuring that installation, startup and subsequent disassembly of the flow bypass and diversion pumping system is smoothly transitioned.

2. Flow bypass and diversion pumping shall be done in such a manner so as not to damage private or public property or create a nuisance or public menace. The pumped sewage shall be in an enclosed hose or pipe that is adequately protected from traffic and shall be redirected into the wastewater collection system. After the work is completed, flow shall be returned to the sewer and all temporary equipment removed.

3. When pumps are operating, an experienced bypass/diversion pump maintenance operator/mechanic and/or deputy shall continuously be on site to monitor the operation of the entire bypass/diversion system. The operator/mechanic shall comprehensively, methodically and continuously:

    a. Adjust pump speed as appropriate so as not to adversely impact upstream or downstream flow condition levels.

b. Check that the effectiveness and security of bulkheads, dams, diaphragms, plugs, valves, weirs and all other flow control devices are working effectively and according to plan.

c. Check the integrity of hoses and couplings along the entire bypass/diversion system.

d. Monitor lubrication levels and top off as necessary.

e. Facilitate minor repairs as required.

f. Report to City on problems arising.

4. The Contractor shall be solely responsible for planning and executing sewer flow control, bypass and diversion pumping operations. The Contractor shall be entirely liable for damages to private or public property that may result from his/her operations and for all cleanup, disinfection, damages, and resultant fines in the event of spillage, flooding or overflow.

5. In the event of accidental overflow or spillage, refer to section 02775 for information regarding an event.

6. Once by-pass pumping is underway at any given site, work shall be completed as efficiently as possible without interruption.

7. The level of noise emitted from pumps must be within regulations/ordinance parameters.

1.02 SUBMITTALS

A. Prior to implementation of any bypass, the Contractor will submit and receive City acceptance of a bypass plan. The Contractor will submit to the County a comprehensive written plan for approval and acceptance that describes the intended bypass for the maintenance of flows during construction. The Contractor will also provide a sketch showing the location of bypass pumping equipment for each pump station or line segment(s) around which flows are being bypassed. The plan will include proposed tanker(s), pump(s), bypass piping, backup plan and equipment, work schedule, monitoring log for bypass pumping, monitoring plan of the bypass pumping operation, and maintenance of traffic plan.

PART 2 - PRODUCTS

2.01 GENERAL

A. The Contractor will provide and maintain adequate equipment, piping, tankers, and other necessary appurtenances in order to maintain continuous and reliable wastewater service in all wastewater lines as required for construction. The Contractor will have tankers,

backup pump(s), piping, and appurtenances ready to deploy immediately.

B. All piping will be designed to withstand at least twice the maximum system pressure or a minimum of 50-psi, whichever is greater.

C. When bypassing a pump station, one (1) back-up pump equal to the primary unit will be provided by the Contractor. Bypass pumps shall have a maximum rating of 55 decibels for sound attenuation.

PART 3 - EXECUTION

3.01 GENERAL

A. The Contractor shall have all materials, equipment and labor necessary to complete the repair, replacement, or rehabilitation on the job site prior to isolating the gravity main segment, manhole, or pump station. The Contractor will demonstrate that the temporary bypass pumping system is in good working order and is sufficiently sized to successfully handle flows by performing a test run for a period of 24-hours prior to beginning the Work.

3.02 TRAFFIC CONSIDERATIONS

A. The Contractor shall locate bypass pumping suction and discharge lines so as to not cause undue interference with the use of streets, private driveways, and alleys, to include the possible temporary trenching of piping at critical intersections. Additional traffic maintenance requirements are found in Section 01570 "Maintenance of Traffic".

3.03 BYPASS OPERATION

A. The Contractor shall submit a bypass plan to the City and the bypass plan must be approved before the bypass is operational to perform the Work. Contractor shall maintain the wastewater system flow and no surcharging will be allowed to occur out of the system.

B. Where Work requires the main or pump station to be taken out service after normal working hours and bypass pumping is being used; the Contractor shall be responsible for monitoring the bypass operation 24-hours per day, 7-days per week. Any electronic monitoring in lieu of on-site monitoring must be detailed in the comprehensive written bypass plan.

C. The Contractor shall ensure that no damage will be caused to private property as a result of bypass pumping operations. The Contractor will complete the Work as quickly as possible and pass all tests and inspections before discontinuing bypassing operations and returning flow to the wastewater manhole, main, or pump station.

D. During bypassing, no wastewater will be leaked, dumped, or spilled in or onto, any area outside of the existing wastewater system.

E. The Contractor shall immediately notify the City should a sanitary sewer overflow (SSO) occur. The Contractor shall take the necessary action to wash down, clean up and disinfect the spillage area to the satisfaction of the City or other governmental agency.

F. The Contractor shall cease bypass operations and return flows to the existing sewer when directed by the City. When bypass operations are complete, all bypass piping shall be drained into the wastewater system prior to disassembly.

3.04 CONTRACTOR LIABILITY

A. The Contractor shall be responsible for all required pumping, equipment, piping, and appurtenances to accomplish the bypass and for any and all damage that results directly or indirectly from the bypass pumping equipment, piping and/or appurtenances. The Contractor shall also be liable for all City personnel labor and equipment costs, penalties and fines resulting from sanitary sewer overflows. It is the intent of these specifications to require the Contractor to establish adequate bypass pumping as required regardless of the flow condition.

B. Refer to Section 02775, Wastewater Manhole Rehabilitation paragraph 1.12 for responsibility for Overflows and Spills.

END OF SECTION

SECTION 01570
MAINTENANCE OF TRAFFIC

PART 1 - GENERAL

1.01 DESCRIPTION

This section includes identifying safety hazards and then furnishing all necessary labor, materials, tools, and equipment including, but not limited, to signs, barricades, traffic drums, cones, flashers, construction fencing, flag persons, variable message boards, uniformed police officers, warning devices, temporary pavement markings, temporary sidewalk, delineators, etc., to maintain vehicular and pedestrian traffic through and adjacent to the project area. These measures and actions shall be taken to safely maintain the accessibility of public and construction traffic by preventing potential construction hazards. All materials, work and incidental costs related to Maintenance of Traffic will be paid for at the contract lump sum price.

1.02 REQUIREMENTS

A. The Traffic Control Plan shall conform to the following standards:
   1. Standard Specifications for Road and Bridge Construction, latest edition including all subsequent supplements issued by the Florida Department of Transportation, (FDOT).
   2. Manual on Uniform Traffic Control Devices for Streets and Highways by U.S. Department of Transportation, Federal Highway Administration.
   3. All references to the respective agencies in the above referenced standards shall be construed to also include the municipality as applicable for this Work.

B. Sequence the Work in a manner that will minimize disruption of vehicular and pedestrian access through and around the construction area.

C. Traffic planning and control for the maintenance and protection of pedestrian and vehicular traffic affected by the Contractor's Work includes, but is not limited to:
   1. Construction and maintenance of any necessary detour equipment and facilities.
   2. Providing necessary facilities for access to residences and businesses.
   3. Furnishing, installing, and maintenance of traffic control and safety devices (e.g. signage, barricades, barriers, message boards, etc.), and flag persons as appropriate during Construction.
   4. Control of water runoff, dust and any other special requirements for safe and expeditious movement of traffic.

D. Planning, maintenance and control of traffic shall be provided at the Contractor's expense. The Contractor will bear all expense of maintaining the vehicle and pedestrian traffic throughout the work area.

E. The Contractor will ensure all personnel involved in traffic control are and capable of communicating with the public. The Contractor may be required to hire off-duty uniformed police officers, in addition to flag persons, to direct and maintain traffic. Locations and conditions requiring such uniformed police officers shall be as directed by the City. The Contractor shall be required to utilize uniformed police officers for work within St. Johns County and FDOT maintained ROW, road closures affecting school traffic and during all night work involving a road closure or crossing on nonresidential roads. The City will arrange for police assistance on City Streets when needed.

F. The Contractor will remove temporary equipment and facilities when no longer required, restore grounds to original, or to specified conditions.

1.03 SUBMITTALS

A. Submit at Contractor's own expense a Traffic Control Plan for approval by the controlling roadway agency (FDOT, St. John's County Public Works or other local government) having jurisdiction over the road for approval.
   1. The Traffic Control Plan will detail procedures and protective measures proposed by the Contractor to provide for protection and control of traffic affected by the Work consistent with the following applicable standards:
      a. Standard Specifications for Road and Bridge Construction, latest edition including all subsequent supplements issued by the Florida Department of Transportation, (FDOT Spec.).
      b. Manual of Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations, FDOT.
      c. Right-of-Way Utilization Regulations, St. John's County, Florida, latest edition.

B. All references to the respective agencies in the above referenced standards shall be construed to also include the municipality as applicable for this Work.

C. The Traffic Control Plan will be developed by a person that is qualified, has experience with and has a current advanced MOT certification in accordance with Florida Statutes and Federal Regulations. The plan shall include proposed locations and time durations of the following, as applicable:
   1. Pedestrian and public vehicular traffic routing.
   2. Lane and sidewalk closures, other traffic blockage and lane restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing pedestrian and vehicular movement around the closures, and details of barricades.
   3. Location, type and method of shoring to provide lateral support to the side of an excavation or embankment parallel to an open travel-way.

4. Allowable on-street parking within the immediate vicinity of worksite.
5. Access to buildings immediately adjacent to worksite.
6. Driveways blocked by construction operations.
7. Temporary traffic control devices, temporary pavement striping and marking of streets and sidewalks affected by construction
8. Temporary commercial and industrial loading and unloading zones.
9. Construction vehicle reroutes, travel times, staging locations, and number and size of vehicles involved.

D. Obtain and submit prior to erection, or otherwise impacting traffic, all required permits from all authorities having jurisdiction, excluding City of St. Augustine Public Works, if applicable.

E. A right-of-way use permit will be required for work on City Streets. The City will assist with the application of and will issue this permit at no cost to the Contractor.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. The Contractor shall furnish, erect, and maintain all necessary traffic control devices, including flag person, in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways published by the U.S. Department of Transportation, Federal Highway Administration.
   1. FLAG PERSONS
      a. All flag persons used on this Project will adhere to the following requirements:
      b. Any person acting as a flag person on this Project will have attended a training session taught by a Contractor's or subcontractors qualified trainer before the start date of this Contract.
      c. The Contractor's qualified trainer will have completed a "Flag person Train the Trainer Session" in the 5-years previous or before the start date of this Contract and will be on file as a qualified flag person trainer.
      d. The flag person trainer's name and Qualification Number will be furnished by the Contractor at the Pre-Construction meeting. The Contractor will provide all flag persons with the Flag Person Handbook and will observe the rules and regulations contained therein. This handbook will be in the possession of all flag person while flagging on the Project.
      e. Flag persons will not be assigned other duties while working as authorized flag persons.
      f. Any person replacing flag person for break shall have the same training.

PART 3 - EXECUTION

3.01 NOTIFICATIONS

A. The Contractor will notify individual owners, owner's agents, and tenants of buildings affected by the construction, with copies to the city, 72-hours in advance of any construction activities.

B. The Contractor shall notify residents and pedestrians via variable message boards no later than 10 days prior to the closure of any road, lane or pedestrian thoroughfare.

C. The Contractor shall notify Emergency Management Services agencies, St. Johns County EOC no less than 7 days prior to such closures or whenever roads are impassable.

D. Implement closing of vehicle or pedestrian thoroughfare in accordance with the construction drawings and the approved Traffic Control Plan.

E. The Contractor will immediately notify the City of any vehicular or pedestrian safety or efficiency problems incurred as a result of the construction of the Project.

3.02 GENERAL TRAFFIC CONTROL

A. The Contractor will sequence and plan construction operations and will generally conduct Work in such a manner as not to unduly or unnecessarily restrict or impede normal traffic.

B. Unless otherwise provided, all roads within the limits of the Work will be kept open to all traffic by the Contractor. The Contractor will keep the portion of the project being used by public traffic, whether it is through or local traffic, in such condition that traffic will be adequately accommodated.

C. The Contractor will be responsible for installation and maintenance of all traffic control devices and requirements for the duration of the construction period. Necessary precautions for traffic control will include, but not be limited to, warning signs, signals, lighting devices, markings, barricades, canalizations, and hand signaling devices.

D. The Contractor will provide and maintain in a safe condition temporary approaches or crossings and intersections with trails, roads, streets, businesses, parking lots, residences, garages and farms.

E. The Contractor will always provide emergency access to all residences and businesses. Residential and business access will always be restored and maintained outside of the Contractor's normal working hours.

F. Traffic is to be maintained on one section of existing pavement, proposed pavement, or a combination thereof. Alternating one-way traffic may be utilized and limited to a maximum length of 500-feet during construction hours. Lane width for alternating one-way traffic will be kept to a minimum width of 10-feet, or as directed by the City.

G. Travel lanes and pedestrian access will be kept reasonably smooth, dry, and in a suitable condition at all times.

H. The Contractor will make provisions at all "open cut" street crossings to allow for free passage of vehicles and pedestrians, either by bridging or other temporary crossing structures. Such structures will be of adequate strength and proper construction and will be maintained by the Contractor in such a manner as not to constitute an undue traffic hazard.

I. The Contractor will keep all signs in proper position, clean, and legible at all times. Care will be taken so that weeds, shrubbery, construction materials, equipment, and soil are not allowed to obscure any sign, light, or barricade. Signs that do not apply to construction conditions should be removed or adjusted so that the legend is not visible to approaching traffic.

J. The City may determine the need for, and extent of, additional striping removal and restriping.

K. Excavated material, spoil banks, construction materials, equipment and supplies will not be in such a manner as to obstruct traffic, as practicable. The Contractor will immediately remove from the site all demolition material, exercising such precaution as may be directed by the City. All material excavated shall be disposed of so as to minimize traffic and pedestrian inconvenience and to prevent damage to adjacent property.

L. During any suspension, the Contractor will make passable and open to traffic such portions of the Project and/or temporally roadways as directed by the City for accommodation of traffic during the anticipated period of suspension. Passable conditions will be maintained until issuance of an order for the resumption of construction operations. When Work is resumed, the Contractor will replace or renew any Work or materials lost or damaged because of such temporary use in every respect as though its prosecution had been continuous and without interferences.

END OF SECTION

SECTION 02761

CLEANING STORM AND SANITARY SEWER SYSTEMS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The Work covered in this section consists of cleaning stormwater culverts, drains, and sanitary sewer mains prior to the internal television inspection(s) for new or existing storm and wastewater systems.

B. Cleaning: The intent of cleaning is to remove debris that may be causing a reduction in flow capacity, potential culvert or drain backups, or that limits the ability to evaluate the structural condition of the pipe segment. On all cleaning the Contractor shall perform work to an acceptable level as necessary to perform a thorough television inspection of the culvert or drain. An acceptable level is defined as the removal of all debris throughout the pipe segment cleaned. If the pipe condition is such that cleaning may cause a potential collapse, then the pipe shall be televised without attempting to clean it pending approval by the City.

C. Water for Cleaning: The City shall provide access to water via fire hydrants for cleaning and other work items requiring water. The Contractor will be responsible for obtaining a transient water meter and paying for water used during course of cleaning. Additional compensation will be scheduled for extending water for cleaning greater than 500 feet from the main section to be cleaned.

D. Recovering of Equipment: The Contractor will be responsible for recovering any equipment that becomes lodged or lost in the pipeline. The Contractor will be responsible for all costs associated with required evacuation, restoration of roads and easements, and repairs to pipes and manholes as needed to restore the pipeline and appurtenances back to their original conditions.

E. Maintenance of Traffic (MOT)
Refer to General Requirements Section 01570, Maintenance of Traffic requirements.

F. Existing Utilities: The Contractor must take the necessary precautions for the protection of any utility encountered on the project or the restoration of any utility damaged during the work.
   1. If an excavation is required, the Contractor shall notify, at least 48 hours before breaking ground, all public or private service corporations having wire, poles, pipes, conduit, manholes, or other structures that may be affected by this operation, including all structures which are affected and not shown on these plans. Owners of underground utilities, which are members of the state's one call service, can be notified by calling. Non-member underground utility Owners must be called directly.

2. All maintenance, repair, and replacement of existing utilities shall be in accordance with the rules and regulations of the various utility companies having jurisdiction.
3. All existing storm sewers, driveway drains, surface drainpipes and other property, removed or damaged during work to clean and inspect the sewers shall be repaired and reconnected by the Contractor as directed by the City at no additional cost to the City.

G. Request for Supplementary Information

1. It shall be the responsibility of the Contractor to make timely requests of the City for supplemental information, which should be furnished by the City under the terms of this contract, and as required in the planning and execution of the work. Such requests may be submitted from time to time as the need approaches, but each shall be filed in ample time to permit appropriate action to be taken by all parties involved to avoid delay.
2. B. Each request shall be in writing and list the various items and the latest day by which each will be required by the Contractor. The first list shall be submitted within two (2) weeks after contract award and shall be as complete as possible at that time. The Contractor shall, if required, furnish promptly any assistance and information the City may require in responding to these requests of the Contractor. The Contractor shall be fully responsible for all delays arising from failure to comply with this section.

H. Use of Premises

1. The Contractor shall not trespass upon or in any way disturb private property without first obtaining written permission from the property Owner and/or Owner or Prime Contractor as appropriate to do so. A copy of such written permission shall be furnished to the City prior to accessing the site.
2. It shall be the Contractor's responsibility to work equipment around poles, trees, or other obstructions and to do so at his own expense.
3. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.
4. The Contractor shall, at no additional expense, restore such property to the original condition in the sole and unfettered opinion of the property Owner. The Contractor must take photographs and/or videos of existing properties prior to disturbance of each property and make a copy available to the City.
5. All items within the street right-of-way or sewer easement shall be removed, or removed and replaced, or restored as directed by the City.
6. The Contractor shall ensure all employees have a badge or visible identification during any time that they on the project site or within private property. This identification must be worn so that it is readily recognized and readable to the public.

I. Protection of Trees

1. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits, and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be protected with approved pruning spray immediately. The Contractor at no additional expense shall remove any trees damaged beyond saving and make restitution to the Owner (public or private).

J. Fencing

1. Any fences, including hedge and shrubs, that need to be removed to facilitate the work shall be replaced, in kind or with repairs satisfactory to the Owner, at the Contractor's expense. Replacement of fences, hedges, and shrubs shall be considered incidental to the contract and not measured for payment.

K. Restoration

1. All roadway berms and drainage ditches disturbed by the work shall be restored, reshaped, and graded to drain.
2. Pavement restoration, if necessary, shall conform to the City, County, or State standards and specifications depending upon who has jurisdiction for the street. Trench backfill and compaction shall be in conformance with the local street restoration jurisdiction.
3. The remediation of sunken trenches caused by activities conducted in this contract shall be the Contractor's responsibility. Sunken areas shall be backfilled and compacted to meet adjoining grades; the surface shall be re-seeded or resurfaced with asphalt or concrete matching the existing surfacing.
4. The Contractor shall restore unpaved areas by seeding and mulching. No direct payment will be made for seeding and mulching.
5. Driveways shall be restored in accordance with Owner's regulations, or the Owner's Specifications depending upon who has jurisdiction for the driveway.
6. All disturbed areas shall be restored as nearly as possible to their original condition.
7. All restoration shall be completed in strict accordance with the appropriate items of the standards, specifications or matching the pre-work conditions as directed by the Owner.
8. The cost of all restoration of streets, drives, walks; sod, etc. shall be incidental to the contract and not measured for payment.
9. Restoration shall be kept current with the project work. Failure to keep restoration of these items completed reasonably close shall result in a stop work notice and delay of payment until such restoration is completed to the satisfaction of the Owner.

L. Cleanup

1. The Contractor shall keep the work area in an uncluttered condition by the frequent removal of debris. The Contractor shall remove all debris and unused material and leave the area in a condition similar to the condition of the area before any work was performed.

M. Property Damage

1. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer section that is being cleaned or televised.
2. The Contractor will be required to notify the City immediately if he causes any damage to private or public property caused by activities related to this contract. The Contractor shall make repairs and/or clean the property immediately in a timeframe that is acceptable to the Owner.

N. Access to Municipal Water Supplies
   1. Will be defined by the City with each work order proposal request.

1.02 CLEANING EQUIPMENT

A. Hydraulically Propelled Equipment:

1. The equipment used shall be of a movable dam type and be constructed in such a way that a portion of the dam may be collapsed at any time during the cleaning operation to protect against flooding of the sewer. The movable dam shall be equal in diameter to the pipe being cleaned and shall provide a flexible scraper around the outer periphery for grease removal. Special precautions to prevent flooding of the sewers and public or private property shall always be taken. Storm/Sewer cleaning balls or other such equipment which cannot be collapsed instantly to provide an immediate unobstructed flow-way during emergency conditions will not be considered as acceptable cleaning equipment. The movable dam shall be of equal diameter as the pipe being cleaned and shall provide a flexible scraper around the outer periphery to ensure total removal of the grease of obstruction.

B. High-Velocity Jet (Hydro-Cleaning) Equipment:

1. All height velocity hydraulic sewer cleaning equipment shall be truck mounted. The equipment shall have a minimum of 500 feet of ¾ inch I.D. high pressure hose with a selection of two or more high velocity nozzles. The nozzles shall have a capacity of 30 GPM at a minimum working pressure of 1000 psi. The nozzles shall be capable of producing a scouring action of 15 to 45 degree in the direction of cleaning and perpendicular to the sewer axis in all size lines designated to be cleaned. Equipment shall also include a high velocity gun for washing and scouring manhole walls and floor. The gun capacity shall equal 3.5 to 27 GPM at between 200 and 800 psi. The gun shall be capable of producing flows from a fine spray to a long-distance solid stream. The equipment shall carry its own 1200-gallon (minimum) water tank capable of holding corrosive or caustic cleaning, sanitizing or degreasing chemicals if required by the City, auxiliary engines and pumps, and hydraulically driving hose reel. All controls shall be located so that the equipment can be operated underground.

C. Mechanically Powered Equipment:

1. Bucket machines shall be in pairs with each machine powered by a minimum of a 16-horsepower engine to ensure sufficient pulling power. Machines shall have an overload device. Machines with direct drive that could cause damage to the pipe will not be used. The belt clutch gear reduction shall be a combination of approximately 83 to 1 reduction in low speed and 55 to 1 in high speed. The power rodding machine shall be either a sectional or continuous rod type capable of holding a minimum of 750-feet of rod. The rod shall be specially heat-treated steel, designed for the purpose intended. The machine shall have a positive rod drive and product a 2,000-pound rod pull. To ensure safe operation, the machine shall be fully enclosed body and an automatic safety throw-out clutch or relief valve. The final pass shall be with a brush large enough to assure that the line has been cleaned sufficiently. This brush shall be mechanically driven, with the power mechanism properly sized. All electrical drops required by the Contractor shall be arranged by the Contractor.

D. Vacuum machines:

1. May be used for removal of materials from manholes when other cleaning equipment is used to dislodge and transport material to the access point.

E. Combination Cleaner:

1. For cleaning small and large diameter sewer, the Contractor may use a combination hydraulic high-volume water and solids separation system. Water volume of up to 250-gpm at or above 2,000-psi will move solids to the downstream manhole in high flow conditions. The separation system will dewater solids to 95 % (passing a paint filter test) and transfer them to a dump truck, if needed, for transport to a water reclamation facility, approved landfill, or other location specified by the County or designee. Wash water will be filtered to a point where it can be used in the pump for continuous cleaning. No bypassing of sewer flows will be necessary. The unit shall be capable of 24-hour operation and the unit shall not leave the manhole until a section is fully cleaned.

1.03 CAPTURE AND REMOVAL OF DEBRIS:

A. The Contractor shall furnish equipment, either specialized or stand in the industry, for the purpose of preventing debris from being washed past the manhole, inlet, or outfall downstream of the line segment being cleaned, and for removing the debris from the structure before any damage is caused to the system performance and or system equipment such as pump/lift stations, check valves, flow-ways, etc. The cost of all system downtime and repairs to restore operational status resulting from construction debris damage that in the City's opinion was reasonably preventable will be borne by the Contractor.

1.04 QUALIFICATIONS

A. Refer to General Requirements Section 01001 article 1.10.A.2 for minimum qualifications.

1.05 SHOP DRAWINGS AND SUBMITTALS

A. Submittals shall be submitted to the City for review and acceptance prior to cleaning.
   1. Schedule of work:
      a. Work Schedule. This schedule shall outline the sequence in which the Contractor proposes to conduct his operations and shall be submitted to the City two weeks in advance of performing work and provide the City a reasonable opportunity to observed and inspect work. The Contractor shall use a time-scaled format listing each segment of sewer to be cleaned. The level of detail of activities shall provide clear, concise communication of the plan of work. At a minimum, activities showing initial mobilization, start-up, and cleaning.
      b. Original and updated schedules must be provided to the City in writing. The software used for producing the schedules must have the capability to tailor the form and format of schedules, and accompanying reports, may be use of Microsoft excel, project with similar formats.
      c. The City may require additional updates to the schedule as changes occur. These additional updates will be submitted to the City within 24 hours of the request. Changes to the schedule are subject to approval of the City.
      d. Schedule is to be updated weekly
   2. Proposed cleaning equipment.
   3. SDS for chemical cleaning products to be used.
   4. Cleaning log in a format acceptable to the City for purposes of recording pertinent information relative to the storm water main and sanitary sewer main and structures being cleaned.

B. Post Cleaning submittal.
   1. Cleaning log including any pertinent information observed during cleaning.
      A daily log shall be maintained to record the location of the manholes and sewer lines, lengths of the lines cleaned, method of cleaning, line sizes, identify type of cleaning (light, medium, or heavy), and type of debris moved. Observations are to be recorded on a cleaning report form.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.01 GENERAL

A. The Contractor shall furnish and maintain, in good condition, all cleaning and equipment necessary for proper execution of the work.

B. Maintaining Flow: It will be the responsibility of the Contractor, throughout the tenure of this contract, to provide and maintain sufficient flow at all times to pass any flash of storm flow of drainage ditches and prevent any backwater flooding due to obstruction caused by cleaning equipment.

C. Work notices are to be provided to property owners 48 hours prior to beginning work. A copy of the notices will also be provided to the City at the time they are provided to property owners.

3.02 SITE VISIT:

B. The Contractor shall be responsible for conducting a physical reconnaissance of the area to be cleaned in order to verify the location of known and/or accepted manholes or inlets.

B. The Contractor shall utilize a magnetic locator to attempt to identify the location of buried manhole covers and notify the City representative so that City personnel can excavate and bring the manhole up to grade prior to cleaning. Under no circumstances shall the Contractor excavate buried manholes without prior authorization from the City.

3.03 QUALITY ASSURANCE:

A. Refer to Section 01001 article 1.10.A for Company quality assurance documentation requirement.

3.04 ISOLATION AND BYPASS OPERATIONS

A. Refer to Section 02762 article 3.04 for provisions regarding isolation and bypass.

3.05 CLEANING PRECAUTIONS

A. All necessary precautions shall be taken to protect the culvert or drain from damage during all cleaning and preparation operations. Precautions shall also be taken to ensure that no damage is caused to public or private property adjacent to or served by the drain or its branches. The Contractor shall pay for and restore, at no additional costs to the City, any damage caused to public or private property because of such cleaning and preparation operations.

B. Satisfactory precautions shall be taken in the use of cleaning equipment. When hydraulically propelled cleaning tools (which depend upon water pressure to provide their cleaning force) or tools which retard the flow in the sewer line are used, precautions shall be taken to ensure that the water pressure created does not damage or cause flooding of public or private property being served by the sewer. No fire hydrant shall be obstructed in case of a fire in the area served by the hydrant. All requirements shall be met when accessing a fire hydrant including but not limited to meters, backflow preventers, and properly trained personnel. It shall be the Contractor's responsibility to meet all state and local requirements.

3.06 HYDRAULIC CLEANING METHODOLOGY:

A. High Velocity Cleaning Methodology: High velocity hydro-cleaning shall consist of cleaning and flushing of the storm water main or sewer line by means of water pumped into the line at a high velocity. This shall be accomplished using approved equipment to deliver water to a self-propelled nozzle to do the necessary cleaning and flushing. As many passes as necessary shall be made to sufficiently clean the storm water main or sewer line.

3.07 MECHANICAL CLEANING METHODOLOGY:

A. Rodding: Cleaning shall be with a power-driven continuous steel rod of sufficient length and gauge with the proper cleaning heads or augers, so as to loosen all solids or other materials. It shall also provide a means to thread a cable for the power winch.

B. Bucket Machine: Removal of all solids, materials and other debris shall be by means of a clam-shell type bucket and/or other appliance dragged through storm water main or sewer line with power winches of suitable size and horsepower.

C. Supplemental Cleaning: After all material has been removed by mechanical cleaning, a minimum of one pass using hydraulic cleaning methods shall be performed to ensure complete removal of material form the walls of the pipe. Any damage to pipes will be repaired.

3.08 SPECIAL CLEANING REQUIREMENTS FOR CAST IRON PIPE:

A. After cleaning pipe of normal deposits such as sand and grease by methods above, the pipe shall be cleaned of tuberculation, including rust build-up and mineral deposits. For pipe diameters greater than 24-inch, the Contractor may choose any equipment necessary to remove the tuberculation, such as a "pig "or rodder; For pipe diameters less than or equal to 24-inch, all tuberculations shall be removed using either a high pressure water blaster capable of delivering a minimum 40 gallons per minute at a pressure of 10,000 psi, mechanically or hydraulically driven chain flail, grinding chain cutters or other suitable means of removal of tuberculation. However, no equipment shall be used which may damage the pipe, manholes, street, or downstream pump stations without arranging emergency provisions to repair or replace the main being cleaned.

3.09 CLEANING

A. If cleaning of an entire culvert, drain or main section cannot be successfully performed from one access point, the equipment shall be set up on the other a connecting access point and cleaning attempted again. If results of the cleaning are favorable, the Contractor will proceed with the TV inspection. All sludge, dirt, sand, rocks, and other solid or semisolid materials resulting from the cleaning operation shall be removed from the downstream manhole of the section being cleaned. The Contractor shall not be responsible for removing mortar or other material that is securely attached to the pipe walls or joints.

B. Materials shall be disposed of from the site at least once at the end of each workday. The Contractor will be responsible for the disposal of materials removed from the culvert or drain system. Refer to paragraph 3.05.D.5.1 of Section 02775 for disposal of debris removed from stormwater culverts and drains.

C. The designated inlet or manhole structure sections shall be cleaned using hydraulically propelled, high-velocity jet, or mechanically powered equipment approved by the City. Cleaning shall consist of normal hydraulic jet cleaning to facilitate the internal CCTV inspection.

D. Types of cleaning of sanitary and storm sewers:

1. Light cleaning of sewers consists of a maximum of 1 pass of the jet nozzle. Light cleaning of laterals will consist of flushing water into a cleanout. Resulting in removal of ¼ pipe diameter depth or less of sand and/or debris from a section of pipe. The removal of roots, barnacles/oysters and/or tuberculation would be considered a separate item.
2. Medium cleaning of sewers consists of 2 to 4 passes of the jet nozzle. Medium cleaning of laterals will consist of 1 to 4 passes with a jet nozzle. Resulting in removal of greater than ¼ and up to and including ½ pipe diameter depth of sand and/or debris from a section of pipe. The removal or roots and/or tuberculation would be considered a separate item.
3. Heavy cleaning consists of 5 or more passes of the jet nozzle such as removing heavy grease, debris, and roots. Resulting in the removal of greater than ½ pipe diameter depth of sand and/or debris from a section of pipe. The removal of roots and/or tuberculation would be considered a separate item.

E. Selection of the equipment used shall be based on the conditions of lines at the time the Work commences. The equipment and methods selected shall be satisfactory to the City. The equipment shall be capable of removing dirt, grease, rocks, sand, debris, other materials, and obstructions from the sewer lines, laterals, and manholes.

F. If cleaning of an entire section cannot be successfully performed from one manhole, the equipment shall be set up on the other manhole and cleaning again attempted. The intent of preparatory cleaning is to provide sufficient cleaning to ensure camera passage and the internal conditions of the pipeline can be fully assessed.

G. If the City establishes that a section of the pipeline cannot be adequately cleaned due to broken, collapsed, or void areas, then the inspection will be attempted up to the obstruction.

3.10 ROOT REMOVAL

A. Roots shall be removed in the designated sections and manholes where root intrusion is a problem and where authorized by the City. Special attention should be used during the cleaning operation to remove roots from the joints. Any roots that could prevent the proper application of chemical sealants or could prevent the proper seating and application of cured-in-place liners shall be removed. Procedures may include the use of

mechanical equipment such as, rodding machines, bucket machines, winches using root cutters, porcupines, and equipment such as high-velocity jet cleaners. Chemical root treatment shall be used before or following the root removal operation, depending on the manufacturer's recommendation. The Contractor shall capture and remove all roots from the line.

3.11 MATERIAL REMOVAL AND DISPOSAL

A. All sludge, dirt, sand, rocks, grease, roots, and other solid or semisolid material resulting from the cleaning operation shall be removed at the downstream structure of the section being cleaned. Contractor shall provide appropriate screening to stop passing of materials into downstream culverts, drains and structures. All solid or semisolid materials dislodged during cleaning operations shall be removed from the culvert or drain by Contractor at the downstream access point of the culvert or drain section being cleaned. The passing of dislodged materials downstream of the segment being cleaned shall not be permitted. In such an event, as observed or detected by the City or any third party, Contractor shall be responsible for cleaning the affected downstream access points in their entirety, at no additional cost to the City.

B. The Contractor shall be responsible for the disposal of all waste materials and shall transport waste materials to the City's Wastewater Treatment Plant for processing. City shall approve all waste material disposal schedules. The selected Contractor(s) shall be responsible for all waste material spills and clean-up in the loading, hauling and unloading of the Contractors equipment.

C. The contractor shall be responsible for conforming to any and all requirements regarding hauling and disposal of waste form each work site in accordance with OSHA regulations and those that may be mandated by federal, state, or local governments. The contractor shall ensure that all waste material transporters possess all required federal, state and local regulations, including but without limitation, 40 CFR Part 263, "Standards Applicable to Transporters of Hazardous Waste" and Chapter 17-730, Part 3 Florida Administration Code, as may be amended from time to time.

D. The Contractor shall keep his haul route and work area(s) neat, clean, and reasonably free of odor, and shall bear all responsibility for the cleanup of any spill.

3.12 ACCEPTANCE OF CLEANING OPERATION

A. Acceptance of sanitary sewer and storm water pipe and structure cleaning shall be made upon the successful completion of the television inspection and shall be to the satisfaction of the City. If television inspection shows the cleaning to be unsatisfactory, the Contractor shall be required to re-clean and re-inspect the sewer line at no additional cost until the cleaning is shown to be satisfactory.

B. In addition, on all sanitary sewers which have sags or dips, to an extent that the television camera lens becomes submerged during the television inspection, the Contractor shall use a high pressure cleaner to draw the water out of the pipe, or other means, to allow the full

circumferential view of the pipe and identification of pipe defects, cracks, holes, and location of service connections.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Unit price line items C.44-51 cover the cost for light level of cleaning of storm drains. Line items C.52 and 53 unit costs will be added to these unit costs when medium or heavy levels of cleaning are required to the respective light cleaning item.

B. Unit price line items C.63 – C.65 cover the cost of both light level of cleaning and CCTV of sanitary sewer gravity mains. Reference Section 02762, Televising Storm and Sanitary Sewer Systems for CCTV inspections.

C. Unit price line item C.72 covers the cost for light level of cleaning of sanitary sewer gravity mains including proper water disposal. Line items C.73 and .74 unit costs will be added to the unit price of line item C.72 when medium or heavy levels of cleaning are required in a main segment

D. Unit price line items C.85 and .87 costs for mobilization and per diem costs will be associated with work performed on line items C.44 – .51, C.52 – .60, C.63 - .65 and C.72.

E. Unit price line item E.91 will be applied when root removal is required.

END OF SECTION

SECTION 02762

TELEVISING STORM AND SANITARY SEWER SYSTEMS

PART 1 - GENERAL

1.01 SCOPE OF WORK

The Work covered within this Section is for the internal closed-circuit television (CCTV) inspection of stormwater culverts, drains and sanitary mains. The Contractor shall perform televising work as necessary to thoroughly document the condition of all the culverts and drains the study area. The stormwater culverts and drains shall be carefully inspected to determine alignment, grade variations, separated joints, location and extent of any deterioration, breaks, obstacles, obstructions, and debris.

The quality of all Work specified in this Section shall meet or exceed the requirements of the National Association of Sewer Service Companies (NASSCO) Recommended Specifications for Sewer Collection System Rehabilitation (latest edition), except as described in this Section. Applicable portions of this Section that inadvertently fall below those standards shall be corrected and maintained at the NASSCO standards as a minimum requirement, at no additional cost to the City.

Refer to General Work Requirements Sections 01001, Summary of Work 01010, Section 01516 Collection System Bypassing, and Section 01570, Maintenance of Traffic, and Section 02761, Cleaning Storm and Sanitary Sewer Systems for requirements related to CCTV inspections.

1.02 REQUIREMENTS

A. The Contractor shall inspect the sewer interior using a color closed circuit television camera (CCTV) and document the inspection on a digital recorder. All inspection video shall be captured in either MPEG or Windows Media Video (.WMV) file format and saved portable hard drives for submittal. Each inspected culvert or drain, referenced structure to structure, inlet to inlet, and inlet or manhole to outfall shall be referenced to the property address and corresponding culvert or drain should have an associated MPEG or WMV file. Digital photographs (.JPG files), inspection reports (.PDF files) and any handwritten inspection logs or field maps shall accompany the video inspections for each sewer reach (manhole-to-manhole) or lateral inspected.

B. Contractor shall provide inspection video, data and reports in accordance with the requirements specified herein. Contractor shall provide all video on portable hard drive as specified. All Work will conform to current NASSCO Pipeline Assessment Certification Program (PACP) coding conventions and all software used by the Contractor will be PACP compliant. An electronic database will be provided by the Contractor in a PACP exported format approved by the City.

C. The Contractor shall provide comments as necessary to fully describe the existing condition of the sewer on the inspection forms.

D. Contractor shall be responsible for modifications to equipment and/or inspection procedures to achieve report material of acceptable quality.

E. No Work shall commence prior to approval of the submitted material by the City. Once accepted, the report material shall serve as a standard for the remaining Work.

F. Site to be restored to pre-inspection conditions.

G. Contractor shall ensure that employee's vehicles display company logo on side doors and company phone numbers. No personal vehicles are to park at the job site.

1.03 QUALIFICATIONS AND QUALITY

A. Refer to Section 01001 paragraph 1.10.B for required certifications and licenses.

1.04 SUBMITTALS

Submittals shall be provided to the City for review and acceptance prior to construction as listed and described in the individual General Requirements and Technical Specification sections. Work performed for which a submittal or shop drawing is required that has not been reviewed by the City or responsible agencies shall be considered installed at the Contractor's risk.

A. Submittals associated with this section submitted under another Section.
   1. Refer to Section 01516 for Generic by-pass pumping plan submittal.
   2. Refer to Section 02761 for SDS submittal.
   3. Work schedule refer to Section 02761, Cleaning Storm Sewer Systems, and article 1.05.A & B for requirements.
   4. Maintenance of Traffic is covered in General Requirements Section 01570.
   5. Previous Work Products: The Contractor shall submit one (1) example of previous closed-circuit televising (CCTV) inspections stormwater culverts and drains work for approval. The approved sample will establish the quality of deliverable to be expected on the project. The submitted example shall be the work of the field supervisor or foreman to be used on this Project.
   6. CCTV video sample, Section 01101.

B. Submittals under this section.
   1. PACP certificate copies of all operators.
   2. Footage calibration report for each camera used.
   3. Work schedule refer to Section 02761, Cleaning Storm Sewer Systems, and article 1.05.A & B for requirements.
   4. Maintenance of Traffic is covered in General Requirements Section 01570.

C. The following deliverables shall be submitted on a portable hard drive at the completion of

inspection:

1. Storm water main work inspection videos saved in MPEG format or Windows Media video format
2. Electronic version (.pdf) of the pipe inspection reports
3. PACP export pipe inspection database (.mdb)
4. Inspection digital photographs in JPEG format
5. Map of sub area depicting area inspected, inspection status, asset identification numbers and mark ups
6. QA/QC report.

D. The above deliverables shall be submitted monthly, or shorter frequency depending on the duration of the work order, to the City for approval. Application for payment shall be made after review and approval by the City.

E. The sewer inspection video, report documents, and sewer inspection database shall be in accordance with NASSCO PACP and ITCP.

1.05 NOTIFICATION

A. Contractor shall notify the City a minimum of 4-work days prior to performing any inspection work. No payment will be made for inspections performed without proper notification.

PART 2 - PRODUCTS

2.01 EQUIPMENT

A. Closed Circuit Television Camera: The television camera used for the inspection shall be one specifically designed and constructed for storm sewer inspection. Lighting for the camera shall be suitable to allow a clear picture of the entire periphery of the pipe. The camera shall be operative in 100 % humidity/submerged conditions. The CCTV camera equipment will provide a view of the pipe ahead of the equipment and of features to the side of the equipment through turning and rotation of the lens. The camera shall be capable of tilting at right angles along the axis of the pipe while panning the camera lens through a full circle about the circumference of the pipe. The lights on the camera shall also be capable of panning 90° (degrees) to the axis of the pipe.

The radial view camera must be solid-state color and have remote control of the rotational lens. The camera shall be capable of viewing the complete circumference of the pipe or culvert. Cameras incorporating mirrors for viewing sides or using exposed rotating heads are not acceptable. The camera lens shall be an auto-iris type with remote controlled manual override.

If the equipment proves to be unsatisfactory, it shall be replaced with adequate equipment. The camera unit shall have sufficient quantities of line and video cable to inspect 2 complete, consecutive sewer reaches with access approximately 750-feet apart.

The camera, television monitor, and other components of the video system shall be capable of producing picture quality to the satisfaction of the City. The television camera, electronic systems and monitor shall provide an image that meets the following specifications, or approved equal:

1. The gray scale shall show equal changes in brightness ranging from black to white with a minimum of five stages.
2. With the monitor control correctly adjusted, the 6-colors; Yellow, Cyan, Green, Magenta, Red, and Blue, plus black and white shall be clearly resolved with the primary colors in order of decreasing luminance. The gray scale shall appear in contrasting shades of gray with no color tint.
3. The picture shall show no convergence or divergence over the whole of the picture. The monitor shall be at least 13-inches diagonally across the picture tube.
4. The live picture on the CCTV monitor shall be capable of registering a minimum of 470 lines horizontal resolution and be a clear, stable image with no interference.
5. Lighting intensity shall be remote controlled and shall be adjusted to minimize reflective glare. Lighting and camera quality shall provide a clear in-focus picture of the entire inside periphery of the sewers and laterals for all conditions except submergence. Under ideal conditions (no fog in the sewer) the camera lighting shall allow a clear picture up to 5 pipe diameter lengths away for the entire periphery of the sewer. The lighting shall provide uniform light free from shadows or hot spots.
6. The camera light head shall include a high-intensity side viewing lighting system to allow illumination of internal sections of lateral sewer connections.
7. Camera focal distance shall be remotely adjustable through a range of 6-inches to infinity.
8. Picture quality and definition shall be to the satisfaction of the City.
9. The monitor and software shall also be able to capture and save screen images of typical sewer details and all defects. Screen images shall be embedded into the pipe inspection report document submitted with the inspection video.
10. The video camera shall be capable of displaying on screen data as specified in paragraph 3.08 herein.
11. Depth gage: The camera shall have a depth gage or approved method to measure deflection in the pipe and joint separation approved by the City. The camera shall have zoom capabilities to be able to view the entire depth of a 20-foot deep manhole from the bottom during inspection.
12. The camera lens shall be kept clear of condensation and debris during the CCTV inspection.
13. Camera equipment must have independent lab approval for use in Class 1, Group 0 Hazardous locations per NFPA.

B. Video Capture System

The video and audio recordings of the sewer inspections shall be made using digital video equipment. A video enhancer may be used in conjunction with, but not in lieu of, the required equipment. The digital recording equipment shall capture sewer inspection on hard drive, with each sewer reach inspection recorded as an individual movie file (.MPEG,

.MPG, or .WMV) or approved equal. The video files will be named in accordance with the City file naming convention contained in paragraph 3.11 herein.

1. The video file names will be referenced in the inspection database and in an inspection, report generated in PDF format. The pipeline collection and real time video capture and data acquisition systems shall be provided.
2. The system shall use the most current PACP compliant application software and shall be fully object oriented or approved equal. It shall be capable of printing pipeline inspection reports with captured images of defects or other related significant visual information on a standard color printer.
3. The imaging capture system shall store digitized color picture images and be saved in digital format on a hard drive or approved equal. Also, this system shall have the capability to supply the City with inspection data reports for each line segment.
4. The Contractor shall have the ability to store the compressed video files in industry standard and approved City format and be transferable with the PACP compliant inspection database.
5. The Contractor's equipment shall have the ability to "Link". "Linking" is defined as storing the video time frame code with each observation or defect with the ability to navigate from/to any previously recorded observation or defect instantaneously.
6. The system shall be able to produce data reports to include, at a minimum, all observation points and pertinent data. All data reports shall match the defect severity codes in accordance with PACP naming conventions
7. The data-sorting program shall be capable of sorting all data stored using generic sort key and user defined sort fields.
8. Camera footage, date & manhole numbers shall be maintained in real time and shall be displayed on the video monitor as well as the video character generators illuminated footage display at the control console. All manhole references will be based on the Cities Facility ID number.
9. Digital video shall be defined as ISO-MPEG Level 1 (MPEG-1) coding having a resolution of 352 pixels (x) by 240 pixels (y) (minimum) and an encoded frame rate of 29.97 frames per second. The digital recording shall include both audio and video information that accurately reproduces the original picture and sound of the video inspection. The video portion of the digital recording shall be free of electrical interference and shall produce a clear and stable image. The audio portion shall be sufficiently free of background and electrical noise so as to produce an oral report that is clear and discernible.
10. Inspection software shall be PACP compliant versions of CUES Granite XP, WinCan, Flexidata, or approved equal.
11. The CCTV equipment/software shall be capable of producing digitized images of all sewer line defects, manhole defects, and sewer line service connections in .jpeg format. Contractor shall plan to take digital still images of each defect, construction features and service connection to clearly depict it. More images may be necessary depending upon the condition of the pipe.

2.02 REPORTING CAPABILITIES

A. The CCTV system shall be capable of printing pipeline inspection reports with pipeline

schematics and captured images of defects and other related significant visual information. The system shall have the ability to display any combination of the following formats and features simultaneously.

The following information is mandatory for all inspections:

1. Inspection Information: Refers to the area of pipe to be inspected between 2 manholes or the address of the lateral to be inspected.
   a. Project Name
   b. Surveyed by (Operator/Surveyor's name)
   c. Operator/Surveyor Certificate number
   d. System Owner
   e. Date
   f. Drainage Area (tributary pump station number)
   g. Time
   h. Sheet number (report sheet number
   i. Street Name and Number
   j. Locality (City of St. Augustine (COSA))
   k. Additional Location Information (e.g. backyard, parking lot, etc)
   l. Upstream Manhole or Structure Number (City standard Facility ID Number)
   m. Upstream manhole or structure rim/grate to invert (depth)
   n. Downstream Manhole or Structure Number (City standard Facility ID Number)
   o. Downstream manhole or structure rim/grate to invert (depth)
   p. Direction of inspection (Upstream or Downstream)
   q. Type of Pipe
   r. Pipe Height
   s. Pipe Width
   t. Pipe Shape
   u. Pipe Material
   v. Lining Material (for lined sewers)
   w. Pipe Joint Length
   x. Purpose of Inspection (Condition evaluation, new line, CIP R/R project, etc.)
   y. Pre-Cleaning (jetter, heavy cleaning, no pre-cleaning)
   z. Media Number (Video file name)
   aa. Weather
   bb. Additional information/Comments
2. Observation Data: Refers to the portion of pipe where an observation is discovered. Observations shall be noted by text descriptions and defect code number using PACP defects codes, still frame pictures and video clips captured and recorded. Each observation shall include the following:
   a. Actual observation footage
   b. Video reference
   c. Location of defect; clock position
   d. Code (Group/Descriptor/Modifier/Severity)
   e. Whether it is a continuous defect
   f. Whether the defect occurs at a joint
   g. Severity level

h. video counter location
i. Final footage
j. Video clip ID for each observation
k. Image reference (file name of photos)
l. Remarks (as appropriate or needed)

3. Formats: Standard and/or custom designed reports shall have the following formats available and shall be able to be produced in hard copy or viewed on the monitor.
   a. Site Observation: Displays detailed site observation reports in landscape or portrait views.
   b. Directory Report: Displays a list of all the projects sorted by pump station number and manhole number.
   c. Picture Reports: Displays site data and include full size single photos or half size double photos of discrepancies.
   d. Pipe Run: Displays a graphical display of the site indicating footage, observations, and comments.
   e. Project Data: Displays the project, client, and Contractor information.
   f. Custom Sort: Creates user-defined reports of selected site, project, and observation data.

PART 3 - EXECUTION

3.01 GENERAL

A. Work notices are to be provided to property owners 48 hours prior to beginning work. A copy of the notices will also be provided to the City at the time they are provided to property owners.

B. Prior to inspection the Contractor shall obtain pipe and manhole or structure asset identification numbers from the City to be used during inspections. Inspections performed using identification numbers other than the City assigned numbers will be rejected.

C. Inspection shall not commence until the sewer section to be televised has been completely cleaned in conformance with Specification Section 02761 "Cleaning Storm and Sanitary Sewer Systems."

D. Inspection of newly installed sewers (not yet in service) shall not begin prior to completion of the following:
   1. Pipe air testing
   2. All manhole or structure work, including installation of inverts

E. After the sewer cleaning operation is completed, the line sections shall be visually inspected internally by means of color closed-circuit television. The television inspection shall be performed one-line section at time.

F. Refer to Section 01001 paragraph 1.10.B for qualifications.

G. Contractor shall perform sewer-televising work within 24-hours of said sewer being cleaned. If said sewer is not televised within the required 24-hour time limit, the sewer shall be re-cleaned prior to televising at no additional expense to the City.

H. The Contractor shall lower the camera into the start manhole and record the camera entry into the sewer, observing the manhole as the camera enters.

I. Pipe or culvert dimension is to be physically measured at the beginning and end of inspections and documented in the CCTV video record.

J. The depth of each manhole or structure shall be measured to the nearest 1/10th of a foot and documented on the inspection forms. Estimates of manhole depths will not be accepted.

K. The CCTV camera shall be positioned as close to the spring line as possible while maintaining the required equipment stability.

L. Wherever possible the inspections shall be performed in the upstream to downstream direction. All sewer segments shall be recorded in a logical order in the same direction they are cleaned and televised.

M. In the event that access to some manholes is restricted, permission may be granted by the City to direct the camera through the sewer in an upstream direction, against the flow.

N. When sewer conditions prevent forward movement of the camera, the camera shall be withdrawn, and Contractor shall televise the line from the opposite direction.

O. The camera shall be directed through the sewer in a downstream direction, with the flow, at a uniform, slow rate. In no case will the video camera record while moving at a speed greater than 30-feet per minute. If, during the course of the Project, the inspection is rejected due to camera speeds exceeding 30-feet per minute, the inspection recordings shall be redone, at no additional cost to the City.

P. If a new manhole or structure is discovered in the field that was not on current maps, a new manhole identification number will be assigned by City. The City shall assign the manhole the next number above the highest manhole number within the sub area. The data / video files shall then be re-named to include the new ID, and a new CCTV inspection shall be started from the new ID. Contractor shall consult with the City for assignment of new manhole or structure identification numbers. Contractor shall note in the inspection form comments that a new ID has been assigned as well as provide a marked-up map indicating the newly found manhole and assigned manhole ID.

Q. Flow levels within existing sewers to be inspected shall not exceed 5% of the pipe diameter. If water levels prevent adequate televising of the sewer, then conducting the Work during low flow periods or other methods like plugging and bypass pumping shall be implemented.

R. For inspection of new sewers (not yet in service), the Contractor shall introduce clean water into the upstream manhole and keep water flowing until flow is observed at the downstream manhole location.

S. The survey unit shall be slowed, stopped, or backed up to perform detailed inspections of significant features. The camera shall be stopped at all defects, changes in material, water level, size, side connections, manholes, structures, junctions, or other unusual areas. When stopped at the defect or feature, the operator shall pan the camera to the area and along the circumference of the pipe. Recording shall document broken sections, root intrusion, miss-aligned joints and other defects for a minimum of 5 seconds.

T. The camera unit shall be paused long enough at areas suspected of leaking to determine if a leak exists currently or if deposits have occurred.

U. At the Contractor's discretion or direction of the City, the camera shall be stopped or backed up (when conditions allow) to view and analyze conditions that appear to be unusual or uncommon for a sound sewer. The lens and lighting shall be readjusted, if need be, in order to ensure a clear, distinct, and properly lighted feature.

V. Video recordings shall include a continuous video display/readout of similar information, as described in paragraph 3.08 herein. A separate digital video file shall be made for each pipe reach inspected.

W. Contractor shall coordinate with the City prior to commencement of Work to ensure inspection is accomplished in a manner acceptable to the City.

X. If the video and/or audio recording is of poor quality, the City has the right to require a re-submittal of the affected sewer sections and no payment will be made until an acceptable video and audio recording is made, submitted to, and accepted by the County.

Y. Measurement for location of defects and actual length of pipe shall be by means of a calibrated meter on the camera with a digital readout on the video monitor. This readout shall be included in the video recording. Marking on cable, or the like, which would require interpolation for depth of manhole, will not be allowed. Measurement will be accurate to 1-foot per 100-feet of inspected pipe.

Z. The distance shall be measured between the exit of the start manhole and the entrance of the finish manhole for a true measurement of the length of the pipe segment, as required by PACP. It shall be recorded in standard units and the video display readout shall display units to one-tenth of a foot.

AA. The Contractor inspection units shall be equipped with adequate back up equipment and spare parts so field repairs to equipment can be made and down time is minimized.

BB. The Contractor shall be responsible for all traffic control measures required to perform the Work.

3.02 QUALITY ASSURANCE

A. Refer to Section 01001 paragraph 1.10 for requirements to have documented QA/QC procedures.

3.03 PRE-CONSTRUCTION INSPECTION

A. Procedure
   1. The pre-construction inspection shall be used to determine whether the line has been cleaned sufficiently; to confirm the location and nature of defects.
   2. The camera shall be moved through the line in either direction at a moderate rate, stopping when necessary to permit documentation of the sewer's condition. In no case will the television camera be pulled at a speed greater than 30-feet per minute. Manual winches, power winches, TV cable, and power rewinds or other devices that do not obstruct the camera view or interfere with proper documentation of the sewer conditions shall be used to move the camera through the sewer line. If, during the inspection operation, the television camera will not pass through the entire culvert or drain section, the Contractor shall set up his equipment so that the inspection can be performed from the opposite access point (reverse set-up).
   3. When manually operated winches are used to pull the television camera through the line, telephones, radios or other suitable means of communication shall be set up between the entry and exit points of the section being inspected to insure good communication between members of the crew.
   4. The importance of accurate distance measurements is emphasized. The location of defects shall be within ± 1 feet.
   5. During the internal inspection the television camera shall be temporarily stopped at each defect along the line. The Contractor shall record the nature and location of the defect. Where defects are also active infiltration sources, the rate of infiltration in gallons per minute shall be estimated by the Contractor and recorded. The camera shall also be stopped at active service connections where flow is discharging. Flows from service connections that are determined to be infiltration/inflow shall also be recorded.

B. Documentation of Television Inspection
   1. Television Inspection Logs: Printed location records shall be kept by the Contractor and will clearly show the location in relation to an adjacent manhole of each infiltration point observed during inspection. In addition, other points of significance such as locations of unusual conditions, roots, connecting sewers, broken pipe, presence of scale and corrosion, and other discernible features will be recorded, and a copy of such records will be supplied to the City. The Contractor shall record all visuals observations on a "Television Inspection Report" form.
   2. Once recorded, the digital data shall be labeled and become the property of the City. The Contractor shall have all readings and necessary playback equipment readily accessible for review by the City during the Project.

3.04 SEWER BYPASSING AND DEWATERING

A. Refer to General Requirement Section 01516, Collection System Bypass, article 1.01 Scope of Work for sewer bypass requirements.

3.05 LINEAR MEASUREMENT

The CCTV camera location footage counter shall be zeroed at the beginning of each inspection. The survey unit location entered on the footage counter at the start of the inspection shall allow for the distance from the accepted start of the length of the sewer to the initial point of observation of the camera (pre-set footage). In the case of resuming an inspection at an intermediate point within a sewer reach, the footage counter shall be set to start at the distance from the upstream manhole or structure to that point, as previously recorded by the counter. The Contractor shall ensure that the footage counter starts to register immediately when the survey unit starts to move.

Prior to commencing inspections, the Contractor shall demonstrate compliance with the linear measurement tolerance specified below:

A. The equipment shall measure the location of the camera unit in 1-foot increments from the beginning (upstream end) of each continuous section. This footage location must be displayed on the CCTV monitor and recorded on the videotapes.

B. The accuracy of the measured location shall be within + 0.5% of the actual length of the sewer-reach being surveyed, or 1-foot, whichever is greater.

3.06 MEASUREMENT OF SAGS

The CCTV camera shall be equipped with a measuring device capable of accurately measuring the depth of standing water up to 3-inches. The measuring device shall be mounted to the front of the unit and be capable of being read as the unit advances through the pipe.

3.07 CCTV MONITOR DISPLAY

The images displayed on the CCTV monitors will be a view of the pipe above the water surface as seen by the CCTV camera as the unit is conveyed through the sewer.

The camera lighting shall be fixed in intensity prior to commencing the survey and the white balance set to the color temperature emitted. In order to ensure color constancy, no variation in illumination shall take place during the survey.

The video equipment shall be checked using an approved test card with a color bar prior to commencing each day's survey. The camera shall be positioned centrally and parallel to the test card at a distance where the full test card just fills the monitor screen. The card shall be illuminated evenly and uniformly without any reflection.

3.08 DATA DISPLAYS

A. The CCTV images shall include an initial data display that identifies the sewer reach being surveyed and a survey status display that provides continuously updated information on the location of the survey unit as the survey is being performed. These data displays shall be in alphanumeric form. The size and position of the data shall not interfere with the main subject of the monitor picture.

B. The on-screen display should be white during inspections where the background behind the display is dark and, conversely, black where the background is light.

C. At the beginning of each reach of sewer being inspected, the following information shall be electronically generated and displayed on the CCTV monitors as well as included in the audio track:
   1. Date of survey
   2. Inspection company name and inspector
   3. Street name or location
   4. Manhole/structure number to manhole/structure number (in order of inspection)
   5. Direction of survey (upstream or downstream)
   6. Time of start of survey

D. During inspections, the following information shall be electronically generated, automatically updated, and displayed on the CCTV monitors:
   1. Survey unit location in the sewer line in feet and tenths of feet from adjusted zero
   2. Sewer diameter
   3. Upstream and downstream manholes reference numbers as per approved Drawings or City GIS.
   4. During Lateral inspections the video display shall contain the lateral location and the footage of the camera within the lateral.

3.09 MANHOLE OR STRUCTURE NUMBERING, INSPECTION FORMS AND DEFECT CODES

A. The Contractor will be required to use the manhole or structure numbering as shown on sewer maps provided by the City when performing the inspections for this project. These numbers are based on the Facility ID the City maintains in their graphics database.

B. Inspection forms, defect codes, inspection database and inspection protocols used for documentation of CCTV work shall be in accordance with the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment and Certification Program (PACP).

3.10 BOX CULVERT INSPECTIONS

A. CCTV Camera will be employed to scan the inside top of the culvert. The camera will be on a propelled skid at a uniform rate. Video images of defects will be captured and referenced in an electronic log so that the defects location is known. These images will be used to evaluate the condition of the inside top of the structure.

B. A CCTV Camera mounted to a motorized skid and deployed inside of the culvert to document debris in the structure. Video images of debris will be recorded documenting flow restrictions that existing in the culvert.

3.11 SANITARY AND STORM SEWER DYE TESTING △

A. Dye test tracing of sewers involves introducing a small quantity of liquid dye concentrate into suspect inflow sources followed with sufficient volume of water clean water to locate the source's discharge point. During each tracing, sanitary and storm sewers and curb inlets will be monitored the discharge of dyed test water.

B. Each dye water flood report will identify the section of sanitary sewers piping tested, the location(s) where the storm water system piping was isolated and flooded, photographs of each setup and CCTV inspection results identifying the locations were dye water entered the sanitary sewer collection system.

3.12 WASTEWATER FLOW MONITORING △

A. Wastewater flow monitoring equipment rental and installation of a Trimble Company Telog Ru-35 wireless multi-channel recording telemetry unit equipped with a FloWav model PSA-35-AV A/V pressure level sensor and doppler level sensor. With a redundant Flow Wave "StingRay" RS-232 or RS-485 ultrasonic level sensor.

B. Wastewater flow monitoring and maintenance.
   1. The telemetry equipment data tracking will be stored on an 'Enterprise' server on a daily basis so that the recorded flow monitoring data (level velocity & discharge volumes) stored on the server is easily accessible. This data will be evaluated to predict the associated groundwater infiltration and storm water inflow levels will also be provided.

3.13 RAINFALL MONITORING △

A. Installation and rental of a Texas Electronics Tipping Bucket Rain Gauge and a Trimble Company Telog RG-32A Remote Telemetry Unit (RTU).

B. Rainfall Monitoring and Maintenance
   1. Digital rainfall data will be recorded as 15-minute intervals over a 24-hour period from each installation locations. Collected data will be used to establish rainfall magnitudes and durations.

3.14 DELIVERABLES

The Contractor will be required to submit the following deliverables at the completion of the post construction video inspection. The pre-construction video inspection deliverables shall be as defined in 3.02 of this specification.

A. Inspection Reports to include:
   1. Inspection session header information (see required fields above)
   2. Defect log report including photo captures from CCTV video
   3. Schematic drawing of pipe showing defects
   4. Format:
      a. Adobe Acrobat PDF files: 1 report PDF per pipe
      b. Sewer inspection report file name:

<From MH/Structure ID>_<To MH/Structure ID>_<Date (year_mo_day format)>.PDF

Example: 30060002_30060001_2018_01_16.pdf

B. Inspection video files on portable hard drive, typed labels shall be attached to the face of each hard drive. The typed index labels shall include the following information:
   1. Content (CCTV)
   2. Contractor name
   3. Purpose of Survey
   4. Reaches included (from Manhole/Structure Number ## to Manhole/Structure Number ##)
   5. Date of survey
   6. Contract Number / Delivery Order Number (if applicable)

C. Sewer video files shall be MPEG or Windows Media File named according to the following standard:

<Upstream MH/Structure ID>_<Downstream MH/Structure ID>-<Inspection>_<Date (year month day)>.wmv

Example: 39540008-39540007_20090805.wmv

In instances where a reverse set up is necessary to perform or complete the inspection the file name shall incorporate a "R" at the end of the file name to indicate "reverse" direction. Using the file example above, if the inspection from the upstream end was halted due to an obstruction and the pipe was televised from the opposite end, the video file from the downstream to upstream direction would be assigned the following file name:

Example:39540008-39540007_20090805_R.wmv

D. Electronic Inspection Data stored and exported in a NASSCO Pipeline Assessment and Certification Program (PACP) compliant Microsoft Access database (.MDB) version 4.4 or newer delivered on portable hard drive.

E. Inspection photograph digital files (jpeg) indexed to NASSCO PACP compliant database.

F. Map of sub area depicting area inspected, inspection status, asset identification numbers and mark ups,

G. Acceptable media for the video recordings portable hard drive.

H. Inspection data noted above shall be provided to the City weekly throughout the inspection work.

I. Contractor Quality Control report detailing data validation performed, pipe inspection records reviewed and results.

J. All inspection data shall be submitted on a portable hard drive. Each hard drive shall be filled with as much data as practical to minimize the number of hard drives submitted. Sections of a single segment of sewer shall not be recorded to more than 1 hard drive. Video footage of recorded segments shall be grouped by area and shall be submitted in sequential order relating to the area mapping designation.

K. Upon approval by the City of all, or portions of, the data delivered via the portable hard drives, the approved CCTV data shall be delivered to the City on a portable hard drive labeled with project information. The hard drive shall clearly indicate the date of the inspection, the designated segment(s) of sewer mains(s) contained on the disk, the name of the project, the project Contract and Work Order number, and Contractor name. The hard drive shall contain separate digital files for each manhole-to-manhole section.

L. The database shall be comprehensive for the entire project, and additional data shall be added to the database each week.

3.15 ACCEPTANCE

A. Inspection deliverables will be validated to check conformance with the specified requirements for file names, formats, quantity, and resolution, data table references, in addition to checks for null fields, asset numbers, duplicate records, connectivity, material, size, and depth. Any data not passing the data validation checks will be returned to the Contractor for resubmittal.

B. Inspection submittals will be reviewed for quality control. A minimum of 5% of the submitted inspections will be randomly reviewed. A quality control check will be performed for each CCTV operator and each operator must exceed 90% accuracy.

C. Throughout the duration of the project, should the City discover inaccuracies in data or quality issues with any of the videos, Contractor shall re-inspect those segments at no additional cost to the City. The City will provide comments regarding acceptance of the data within 21-days of receiving the data from the Contractor. Neither the CCTV inspections nor the WORK inspected is accepted by the City until such time that an acceptance letter is issued by the City.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Unit price line items C54 – C60 includes all work required for close circuit televising and documentation requirements of storm drains/culverts described in this Section.

B. Unit price line items C63 - C65 includes all work required for light cleaning and close circuit televising and documentation requirements of sanitary sewers. Refer to Section 02761 for requirements on light cleaning.

C. Unit price line item C61 and 62 includes all work to inspect and document existing conditions for Box Culverts.

D. Unit price line item C66 includes all work to trace suspected inflow sources. Each will be per defect location on private property to verify inflow source on the property owner's side of the service. Each test is intended to verify if a cross connection is present.

E. Unit price line item C67 includes all work involved with flooding stormwater system piping, CCTV inspection of sanitary gravity sewers dye water infiltration with photographic records of each test setup. Each suspected cross connection that is identified during smoke testing by others will define the location where flooding will be performed.

F. Unit price line item C68 includes all work associated with procurement and installation of wastewater flow monitoring and telemetry equipment.

G. Unit price line item C69 includes maintaining of the equipment installed under line item C68 and documenting results with evaluations of recorded flow conditions and predicting stormwater inflow and infiltrations.

H. Unit Price line items C70 includes all work associated with procurement and installation of rainfall monitoring and telemetry equipment for each installation location.

I. Unit Price line item C71 includes maintaining equipment installed under line item C70 and documenting and analyzing recorded data.

END OF SECTION

SECTION 02764

TELEVISING EXISTING MANHOLES, WET WELLS, AND STORMWATER STRUCTURES

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The Contractor shall perform visual inspections of the existing manholes and structures and record any defect discovered. The visual inspection shall include surface photo, manhole cover and frame, chimney, walls, invert, and all appurtenances

B. The nature of the inspections shall be to verify the physical condition of the manhole and to provide a permanent record of the existing condition as it relates to dimensions, materials, obstructions, breakage, connections, and deterioration. Inspections may be performed by personnel entry or from the surface utilizing pole mounted camera equipment to visually inspect the chimney, cone, wall, bench, pipe seals and invert conditions, and conditions of connecting pipes.

C. Upon completion of inspections a recommendation shall be submitted listing any rehabilitations, if any, for the respective manhole.

1.02 REQUIREMENTS

A. The Contractor shall inspect the manhole surroundings and the manhole interior using visual means and a digital camera for documentation.

B. All inspections shall be recorded on standard manhole forms acceptable to the City.

C. All inspection forms shall be scanned and submitted as .PDF files.

D. All inspection data shall be entered into a NASSCO Manhole Assessment Certification Program (MACP) compliant database. The database shall be submitted along with the scanned .PDF files and all digital photographs in .JPG format.

E. The inspection photographs, report documents, and inspection database shall be in accordance with NASSCO MACP.

F. Contractor shall maintain a copy of all report materials. The Contractor shall provide comments as necessary to fully describe the existing condition of the manhole on the inspection forms.

G. Contractor shall be responsible for modifications to equipment and/or inspection procedures to achieve report requirements.

1.03 QUALITY ASSURANCE

A. Refer to Section 01001 paragraph 1.10.C for certifications and qualifications required for work performed under this Section.

1.04 SHOP DRAWINGS AND SUBMITTALS

A. Submittals shall be provided to the City for review and acceptance. Prior to rehabilitation in accordance with the submittals shall be in accordance with specifications Section 01300.

B. The following deliverables shall be submitted at the completion of inspection:
   1. Electronic version (.pdf) of the manhole inspection reports
   2. Populated NASSCO MACP Standard manhole inspection database (.mdb or Excel) saved on portable hard drives.
   3. Inspection digital photographs in JPEG format saved on portable hard drives.
   4. Recommended rehabilitations for each manhole inspected.
   5. QA/QC report

C. The above deliverables shall be submitted to the City for approval.

D. The manhole inspection reports, and database shall be in accordance with NASSCO MACP standards.

1.05 NOTIFICATION

A. The Contractor shall notify the City a minimum of 48-hours prior to performing any inspection work. The City may be present during part or all of the inspections. No payment will be made for inspections performed without proper schedule notification.

B. The Contractor shall distribute notices, door hangers, 72-hours in advance, to all residents and businesses in the area where inspections are schedule. The areas need to encompass at a minimum a two-block radius of the inspection location. If the location has restricted access, one road in and out all property owners along the access are to receive notices. The Contractor is to notify the City if they are not able, due to a lack of access, to the front door of the house or building in the area where notices are to be distributed. Such notices will not be required during the inspection phase of manhole rehabilitations unless there is restricted access to residences or businesses.

PART 2 - PRODUCTS

2.01 DIGITAL CAMERA FOR REMOTE INSPECTIONS

A. All manhole photographs required as part of this specification shall be obtained using a minimum 4-megapixel digital camera with strobe flash capable of producing digital images with minimum resolution of 2240 x 1680.

PART 3 - EXECUTION

3.01 GENERAL

A. The inspection crew shall mobilize to the site of the manhole inspection and immediately establish traffic control measures per Florida Department of Transportation (FDOT) requirements as well as any measures required to protect pedestrians. The crew shall inspect each manhole and record required information.

B. All manhole and structures shall be located. Metal detectors shall be used to locate buried manholes. Once a buried manhole has been located, it shall be marked with paint and/or flagging, if necessary. All pertinent information available shall be recorded including area photo, address, etc. Contractor shall notify the City weekly with a list of those manholes that could not be fully inspected due to access issues. The City may arrange to have some, or all these manholes exposed, or otherwise made accessible for full inspection. The City will notify Contractor of the status and may authorize re-inspection.

3.02 MANDATORY INSPECTION HEADER INFORMATION

A. The following mandatory information shall be recorded on the inspection form (template is located in the forms section). Note that the mandatory fields noted below are more inclusive than the MACP requirements. All available information shall be collected and recorded for those manholes and structures that are buried, could not open, surcharged, etc.

1. Manhole or Structure Number (City standard Asset Number)
2. Sheet number
3. Work Order No.
4. Date
5. Time
6. Surveyor's Name
7. Certification Number
8. System owner
9. Locality (St. Augustine, Fl.)
10. Drainage area (tributary Pump Station Number)
11. Location (street number and name)
12. Rim or grate to invert (nearest 0.1 foot)
13. Pre-cleaning method (using approved MACP codes)
14. Location code (using approved MACP codes)
15. Manhole or structure surface type (using approved MACP codes)
16. Potential for runoff (using approved MACP codes)

17. Access point type (using approved MACP codes)
18. Inspection status (using approved MACP codes)
19. using street name an address reference)
20. Internal photo image reference (using standard manhole component descriptions)

3.03 MANHOLE OR STRUCTURE COMPONENT OBSERVATIONS

A. The inspection crew shall complete all fields within the manhole component/observation section of the inspection form. The following information shall be collected:
   1. Cover type (solid, vented, bolted)
   2. Cover size (top surface diameter in inches)
   3. Cover material
   4. Number of vent holes
   5. Cover/Frame fit (cover to frame fit, MACP codes)
   6. Cover condition (MACP codes)
   7. Cover insert type
   8. Cover insert condition
   9. Frame condition
   10. Frame seal condition
   11. Frame offset distance
   12. Frame seal inflow
   13. Wall material
   14. Interior wall coating
   15. Wall diameter
   16. Pipe diameters
   17. Pipe materials type
   18. Bench present
   19. Channel installed
   20. Additional remarks relevant to the manhole or structure

3.04 MANHOLE OR STRUCTURE INTERIOR INSPECTION

A. The inspection crew shall determine the types of defects within the manhole, document each defect on the manhole form and take a photograph of each defect. The manhole chimney, cone, wall, bench, and channel shall be inspected for structural integrity, signs of I/I and the presence of roots. All documentation shall follow NASSCO MACP standards. Each defect will be documented on the inspection form with the following information:
   1. Defect number
   2. Component of manhole containing defect
   3. Defect code (using approved MACP codes)
   4. Image Reference (using City approved file naming structure)

3.05 CONNECTING PIPE DETAILS

A. Each pipe entering and exiting the manhole shall be photographed where possible and inspected to determine diameter, pipe material, debris levels, and rim to invert distance (to 0.1-feet). The pipe inspection will include the following information:
   1. Pipe photo (using City main segment numbering)
   2. Pipe direction (incoming or outgoing)
   3. Pipe clock positions (6:00 position = outgoing)
   4. Pipe diameter
   5. Pipe material (using PACP codes)
   6. Rim to invert distance (measured to nearest 1/10th of a foot)
   7. Pipe special condition (drops, force mains, etc. using approved MACP codes)
   8. Debris depth
   9. Connecting structure number; if manhole or cleanout, service line clock position, stubout clock position, etc.
   10. Pipe seal condition (using approved MACP codes)
   11. Pipe seal roots (using approved MACP codes)
   12. Observed pipe defects, obstructions, roots, etc. (using PACP codes)

3.06 MANHOLE OR STRUCTURE SKETCH, MAP UPDATE, AND NOTES

A. The inspection crew shall complete the manhole plan view sketch noting all connecting pipes. Any special observations or notes may be added to the profile sketch on the field form.

B. Influent and effluent lines in each manhole shall be compared to the existing map and corrections noted in the sketch section of the field form.

3.07 NOTIFICATION OF EMERGENCY CONDITIONS

A. Inspection crews shall immediately notify the City and/or on-site inspector of any defects posing imminent danger to the public (missing lids, covers broken during inspection, sink holes, etc.) and any observed pipe blockages or potential overflow conditions.

3.08 COMPLETION

A. Once the inspection is complete the field crew shall make certain the ring is clean and does not have any debris preventing a proper cover fit. The manhole lid shall be replaced, and any displaced items moved back into place.

B. A list of manholes and/or structures that could not be fully inspected, along with the problem explanation, shall be forwarded to the City weekly throughout the inspection work.

C. If the Contractor has completed accessible inspections, and the City authorizes, then Contractor may be required to re-mobilize at the same unit price and complete the

requested inspections. All re-inspections will be at the same contracted unit price.

D. Any map updates shall be consolidated and forwarded to the City with the submitted inspections.

3.09 PHOTOGRAPH REQUIREMENTS

A. During each inspection the following series of photographs shall be taken:
   1. Area Photograph: During the inspection, a photograph shall be taken of the manhole cover showing location within the roadway, shoulder, or easement as appropriate. Photographs shall be taken of any indications of previous overflows such as watermarks and paper or other debris typical of sewer overflows. Surface photographs shall be oriented in the direction of the outgoing pipe to show the pipeline cover and easement condition. The area photographs should show the manhole visible in the foreground where possible. A minimum of 1 area photo is required.
   2. Internal Photograph: Take a photograph of the manhole or structure interior in plan view showing the general arrangement of the incoming and outgoing sewers, manhole walls, and other appurtenances. The internal condition photograph shall be oriented with the direction of the outgoing main line flow at the bottom of the photograph (6:00 position). A minimum of 1 internal photograph is required.
   3. Manhole or Structure Defect Photographs: During manhole inspections digital photographs shall be taken of all defects. Photographs must clearly and accurately show each defect and correspond to defects and photo numbers logged on the manhole inspection form. A minimum of 1 photo for each observed defect is required.
   4. Connecting Pipe Photographs: The camera should then be pointed into all incoming and outgoing pipes where possible to capture general conditions within the pipes. Any obvious blockages or defects should be noted using PACP defect codes. A minimum of 1 photo of each incoming or outgoing pipe is required.

B. During inspections manholes or structures shall be free of steam, fog, water vapor, or other conditions that will impact the quality of photographs.

C. All photographs shall adequately capture the manhole conditions and details of defects. Lighting and camera quality shall provide a clear, in-focus picture of the manhole/structure interior, manhole/structure defects, and manhole/structure. The lighting shall provide uniform light free from shadows or hot spots.

D. If larger than 2240 x 1680 resolution, then photo will be converted to 2240 x 1680. Photos less than 2240 x 1680 are not acceptable and converting upward to 2240 x 1680 is not acceptable. All photographs shall be resized to 2240 x 1680 resolution to minimize file size.

E. The images shall be kept electronically, copied to an external hard drive, and submitted with the inspection forms per paragraph 3.12. Photographs shall be named according to

the photograph naming conventions included herein.

F. All digital photographs shall be referenced on the manhole inspection form and electronic spreadsheet/database.

G. All digital photographs shall be renamed in accordance with the following photo file naming convention:
   1. Area Photo = Manhole/Structure ID, A, Photo Number, jpg
      Example: 3965002A0001.jpg
      Manhole/Structure: 39650002
      A=Area Photo
      Photo No.0001
   2. Internal Photo = Manhole/Structure ID, I, Photo Number, jpg
      Example: 3965002I0001.jpg
      Manhole/Structure: 3965002
      I=Internal Photo
      Photo No.0001
      (Note: Photo oriented with the outgoing pipe on the bottom)
   3. Manhole Defect Photo = Manhole/Structure ID, M, Photo Number, jpg
      Example: 3965002M0015
      Manhole/Structure: 3965002
      M=Manhole Defect Photo
      S=Structure Defect Photo
      Photo No. 0015
   4. Pipe Photo = Manhole/Structure ID, P, Photo Number, jpg
      Example: 3965002P0002.jpg
      Manhole/Structure: 3965002
      P=Pipe Photo
      Photo No. 0002

3.10 MANHOLE/STRUCTURE NUMBERING, INSPECTION FORMS AND DEFECT CODES

A. The Contractor shall use the City manhole/structure numbering system when performing the inspections for this Project. Manhole/structure numbers will be provided by the City.

B. Defect codes shall conform to those specified in the NASSCO MACP specification.

3.11 SITE RESTORATION

After inspecting manholes in an area, the work site shall be cleaned and restored to pre-Work conditions. If manhole is buried and exposed, then restore site by placing material back over exposed manhole. No re-sodding is anticipated or included in the pricing.

3.12 DELIVERABLES

The Contractor will be required to submit the following deliverables at the completion of inspection.

A. Scanned Field Inspection Reports to include:
   1. Inspection session header information (see required fields above)
   2. Component observations
   3. Manhole/Structure inspection details including defects observed and photo image references
   4. Connecting pipe details
   5. Manhole/Structure plan view sketch
   6. Manhole/Structure rehabilitation recommendation for each manhole.
   7. Format:
      a. Adobe Acrobat PDF files: 1 report PDF per manhole or Structure
      b. File name: <MH ID> <Date (year_mo_day format)>.PDF

         Example: 30060002_2010_02_16.pdf

B. Inspection digital photographs file name, format, and resolution shall meet requirements of paragraph 3.08 and stored and submitted on a portable hard drive.

C. Electronic Inspection Data stored and exported in City approved NASSCO Manhole Assessment and Certification Program (MACP) compliant Microsoft Access database (.MDB) version 4.4, or Excel file delivered on portable hard drive.

D. Marked up field maps detailing map corrections and/or discrepancies noted during inspection.

All digital files shall be submitted on portable hard drive.

END OF SECTION

SECTION 02775

WASTEWATER MANHOLE, LIFT STATION WET WELL AND STORMWATER STRUCTURES REHABILITATION

PART 1 - GENERAL

1.01 Manholes, Lift Stations Wet Wells and Stormwater Structures in the City of St. Augustine are in varying conditions of deterioration. Therefore, procedures for rehabilitation demand selection of best industry practices to restore these assets and avoid unnecessary replacements. Therefore, selection of rehabilitation requirements needs to be based on each structures condition.

1.02 QUALIFICATIONS

A. Refer to Section 01001 paragraph 1.10.D for applicator qualifications.

1.03 SCOPE OF WORK

A. Manhole inspections shall be in accordance with NASSCO Manhole Assessment Certification Program (MACP), both level 1 and 2.
   1. Detailed inspections will include digital photographs of the interior. These photographs will be made documenting the entire perimeter of each manhole, wet well or stormwater structure. Digital photos are taken of each defect found inside of the manhole or structure during the inspection.

B. Manhole and Structures inspections is a condition precedent to establishing required rehabilitations.

C. The City will review rehabilitation recommendations that are included in the submitted inspection reports.

D. The City will define approved rehabilitations in each proposal request.

E. All rehabilitation proposals shall include a schedule, statement of compliance with this specification, a work plan with proposed product and system submittals.

F. Submittals shall be made in accordance with Section 01300

G. This specification covers all work necessary for sanitary manhole, lift station wet well and stormwater structure rehabilitations. The Contractor shall provide all labor, materials and equipment necessary for rehabilitation of these structures.

H. After rehabilitation manholes and wet wells shall sealed from inflow and infiltration, be corrosion resistant, and structurally sound.

I. The repair and sealing of the manhole base, bench, invert, walls, corbel/cone, and chimney of brick, block, or precast manholes, includes the removal and proper disposal of any unsound material.

J. After rehabilitation Stormwater structures shall be structurally sound and be protected from corrosion.

K. Installation of manhole external and internal infiltration barriers.

L. Removal and replacement of manhole frames and covers.

M. Horizontal and/or vertical adjustment of and securing misaligned manhole frames and covers to grade.
N. Installation of manhole cover seals and inflow dishes at City designated locations.
O. The inspection and testing of the various types of work to ensure compliance.
P. Related work specified in other Sections.
   1. Section 01001 "General Work Requirements"
   2. Section 01010 "Summary of Work"
   3. Section 01200 "Project Meetings"
   4. Section 01300 "Submittals"
   5. Section 01516 "Collection System Bypass"
   6. Section 01570 "Maintenance of Traffic"
   7. Section 02764 "Televising Existing Manholes"

Q. All work shall adhere to Occupational Health and Safety Administration (OSHA) standards, current edition. All entries into or work within confined spaces shall be performed in accordance with OSHA Standard Title 29 Code of Federal Regulations (CFR) 1910.146 permit required confined spaces. Referencing the Guidance to safety in confined spaces, U.S. Department of Health and Human Services/National Institute for Occupational Safety Health Publication No. 87-113.

1.04 USE OF PREMISES

A. The Contractor shall not trespass upon or in any way disturb private property without first obtaining written permission from the property Owner and/or Owner or Prime Contractor as appropriate to do so. A copy of such written permission shall be furnished to the City prior to accessing the site.
B. It shall be the Contractor's responsibility to work equipment around poles, trees, or other obstructions and to do so at his own expense.
C. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.
D. The Contractor shall, at no additional expense, restore such property to the original condition in the sole and unfettered opinion of the property Owner. The Contractor must take photographs and/or videos of existing properties prior to disturbance of each property and make a copy available to the City.
E. All items within the street right-of-way or sewer easement shall be removed, or removed and replaced, or restored as directed by the City.
F. The Contractor shall ensure all employees have a badge or visible identification during any time that they on the project site or within private property. This identification must be worn so that it is readily recognized and readable to the public.

1.05 WATER FOR CLEANING

A. The City shall provide access to water via fire hydrants for cleaning and other work items requiring water. The Contractor will be responsible for obtaining a transient water meter for water used in performance of work. There will be no cost to the contractor for use of water required for rehabilitation work.

1.06 PROTECTION OF TREES

A. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits, and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be protected with approved pruning spray immediately. The Contractor at no additional expense shall remove any trees damaged beyond saving and make restitution to the Owner (public or private).

1.07 FENCING

A. Any fences, including hedge and shrubs, that need to be removed to facilitate the work shall be replaced, in kind or with repairs satisfactory to the Owner, at the Contractor's expense. Payment for replacement of fences, hedges, and shrubs is covered in Part 4 paragraph 4.01.FF.

1.08 RESTORATION

A. All roadway berms and drainage ditches disturbed by the work shall be restored, reshaped, and graded to drain.
B. Pavement restoration, if necessary, shall conform to the City, County, or State standards and specifications depending upon who has jurisdiction for the street. Trench backfill and compaction shall be in conformance with the local street restoration jurisdiction.
C. The remediation of sunken trenches caused by activities conducted in this contract shall be the Contractor's responsibility. Sunken areas shall be backfilled and compacted to meet adjoining grades; the surface shall be re-seeded or resurfaced with asphalt or concrete matching the existing surfacing.
D. The Contractor shall restore unpaved areas by seeding and mulching. No direct payment will be made for seeding and mulching.
E. Driveways shall be restored in accordance with Owner's regulations, or the Owner's Specifications depending upon who has jurisdiction for the driveway.
F. All disturbed areas shall be restored as nearly as possible to their original condition.
G. All restoration shall be completed in strict accordance with the appropriate items of the standards, specifications or matching the pre-work conditions as directed by the Owner.
H. The cost of all restoration of streets, drives, walks; sod, etc. shall be incidental to the contract and not measured for payment.
I. Restoration shall be kept current with the project work. Failure to keep restoration of these items completed reasonably close shall result in a stop work notice and delay of payment until such restoration is completed to the satisfaction of the Owner.

1.09 CLEANUP

A. The Contractor shall keep the work area in an uncluttered condition by the frequent removal of debris. The Contractor shall remove all debris and unused material and leave the area in a condition similar to the condition of the area before any work was performed.

1.10 PROPERTY DAMAGE

A. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer section upstream of the manhole that is being rehabilitated.

B. The Contractor will be required to notify the City immediately if he causes any damage to private or public property caused by activities related to this contract. The Contractor shall make repairs and/or clean the property immediately in a timeframe that is acceptable to the Owner.

C. The Contractor shall furnish equipment, either specialized or standard in the industry, for the purpose of preventing debris from being washed past the manhole, inlet, or outfall downstream of the line segment being cleaned, and for removing the debris from the structure before any damage is caused to the system performance and or system equipment such as pump/lift stations, check valves, flow-ways, etc. The cost of all system downtime and repairs to restore operational status resulting from construction debris damage that in the City's opinion was reasonably preventable will be borne by the Contractor.

1.11 REFERENCES

A. Applicable Codes, Specifications, and Standards

1. American Society for Testing and Materials (ASTM), Latest Editions
   a. A48, Standard Specification for Gray Iron Castings
   b. A240, Standard Specification for Chromium and Chromium Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications
   c. A479, Standard Specification for Stainless Steel Bars and Shapes for Use in Boilers and Other Pressure Vessels
   d. C109, Standard Test Method for Compressive Strength of Hydraulic-Cement Mortars
   e. C150, Standard Specification for Portland Cement
   f. C157 Standard Test Method for Length Change of Hardened Hydraulic Cement and Polymer Concretes
   g. C216, Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale
   h. C267, Standard Test Method for Chemical Resistance of mortars, grouts and Monolithic Surfacing and Polymer Concrete
   i. C270, Standard Specification for Mortar for Unit Masonry
   j. C293, Standard Test Method for Flexural Strength of Concrete
   k. C308, Standard Test Method for Tensile Strength of Chemical-Resistant Mortar, Grouts, and Monolithic Surfacing.
   l. C321, Standard Test Method for Bond Strength of Chemical Resistant Mortars
   m. C348, Standard Test Method for Flexural Strength of Hydraulic Cement Mortars
   n. C478, Standard Specification for Circular Precast Reinforced Concrete Manhole Sections
   o. C496, Tensile Strength of Chemically Setting Silicate and Silica Chemical Resistant Mortars
   p. C580, Standard Test Method for Flexural Strength and Modulus of Elasticity of

Chemical-Resistant Mortars, Grouts, Monolithic Surfacing, and Polymer Concretes

q. C596, Standard Test Method for Drying Shrinkage of Mortar Containing Hydraulic Cement
r. C882, Standard Test Method for Bond Strength of Epoxy-Resin Systems Used with Concrete by Slant Shear
s. C923, Standard Specification for Resilient Connectors Between Reinforced Concrete Manhole Structures, Pipes, and Laterals
t. Standard Test Method for Bond Strength of Mortar to Masonry Units
u. D412, Standard Test Method for Vulcanized Rubber and Thermoplastic Elastomers – Tension, Tensile Strength and Elongation %
v. D4787, Standard Practice of Continuity Verification of Liquid or Sheet Linings Applied to Concrete Substrates
w. D543, Resistance of Plastics to Chemical Reagents
x. D638, Standard Test Method for Tensile Properties of Plastics.
y. D695, Standard Test Method for Compressive Properties of Rigid Plastics.
z. D790, Standard Test Methods for Flexural Properties of Plastics
aa. D792, Standard Test Methods for Density ad Specific Gravity (Relative Density) of Plastics by Displacement.
bb. D2240, Standard Test Method for Rubber Property – Durometer Hardness
u) D2344/D2344M, Standard Test Method for Short-Beam Strength of Polymer Matrix Composite Materials and Their Laminates
v) D2039, Standard Test Method for Tensile Properties of Polymer Matrix Composite Materials
w) D3039, Standard Test Method for Tensile Properties of Polymer Matrix Composite Materials
x) D4060, Standard Test Method for Abrasion Resistance of Organic Coatings by The Taber Abrader
y) D4414, Standard Practice for Measurement of Wet Film Thickness of Organic Coatings by Notched Gage
z) D4541 Standard Test Method for Pull Off Strength of Coatings Using Portable Adhesion Testers
aa) D4787 Continuity Verification of Liquid or Sheet Linings Applied to Concrete Substrates
bb) D6132 Standard Test Method for Nondestructive Measurement of Dry Film Thickness or Applied Organic Coatings Using an Ultrasonic Coating Thickness Gage.
cc) D7234, Pull-off Strength of Coatings Using a Portable Adhesion Tester
dd) F593, Standard Specification for Stainless Steel Bolts, Hex Cap Screws, and Studs
ee) F2414, Standard Practice for Sealing Sewer Manholes using Chemical Grouting.
ff) F2551, Standard Practice for Installing a Protective Cementitious Liner System in Sanitary Sewer Manholes
gg) G210, Severe Wastewater Analysis Test

2. Federal Specifications
   a. HH-P-117, Jute Packing
3. Steel Structures Painting Council – Surface preparation standards, Society of

Protective Coatings published standards.
   a. SSPC SP-13 Surface Preparation of Concrete
4. NACE International (Formerly the National Association of Corrosion Engineers)
   a. NACE No. 6 Surface Preparation of Concrete
   b. NACE SP0188 – For performing holiday detection

5. City of St. Augustine (COSA) Standards and Specifications Design Manual and Details

1.12 RESPONSIBILITY FOR OVERFLOW AND SPILLS

A. It shall be the responsibility of the Contractor to schedule and perform his work to result in no overflows or spills of sewage from the system. If sewage flows are such that they interfere with the Contractor's ability to perform work, the Contractor shall be responsible for scheduling his work during low flow periods or provide bypass pumping. Bypass pumping shall be provided only with the specific written approval of the City.

B. In the event of overflows caused by the Contractor's work activities, the Contractor shall immediately take appropriate action to contain and stop the overflow, clean up the spillage, and disinfect the area affected by the spill. The Contractor shall also notify the City Utility Manager immediately upon becoming aware of the discharge. They will provide instructions on this notification during and after normal business hours, nights, weekends and holidays.

C. The Contractor will reimburse the City for all sampling, testing and analysis necessary to document that the contamination caused by overflows or spills associated with their work has been eliminated.

D. In the City's opinion, if the Contractor has not taken immediate actions necessary when a spill or overflow occurs the City will provide the labor, equipment, materials and related costs to stop the overflow, clean up the spillage and disinfect the area. The Contractor will be responsible to reimburse the City for all documented costs incurred as a result of spills and overflows related to the Contractor's work.

E. Immediate actions are to be taken to stop the overflow and eliminate the potential public health hazard. Actions to address overflows is a condition precedent to all work.

F. All overflows, regardless of quantity will needed to be documented on a Sanitary Sewer Overflow (SSO) Report and submitted to the Florida Department of Environmental Protection Northeast District Office.

G. Contractor will indemnify and hold harmless the City for any fines or third-party claims for personal or property damage arising out of a spill or overflow that is fully or partially the responsibility of the Contractor. Should fines subsequently be imposed as a result of any overflow for which the Contractor is fully or partially responsible, the Contractor shall pay all such fines and all of the City's legal, engineering, and administrative costs in defending such fines and claims associated with the overflow or spill.

1.13 SHOP DRAWINGS, SUBMITTALS, AND DEMONSTRATIONS

A. Manhole and Structures Condition Assessment Inspection Reports
   1. Manhole and Structures inspection work plan that includes a detailed schedule of activities and working hours. Resubmittal will be required if the sequence, duration,

or dates of inspections change from the initial work plan.
2. Reference Section 02764 Televising Existing Manholes, Wet Wells, and Stormwater Structures for submittal documentation.
3. Reports shall be formatted and coded to be in compliance with NASSCO MACP standards and include text reports with digital photographs of the noted defects.
4. Reports will include rehabilitation recommendations.

B. Manholes wet well and Stormwater Structures assessment submittal approvals will establish the rehabilitation procedures that will be performed on each manhole. All other product and rehabilitation submittals will be based on these procedures.
C. Product data and/or shop drawings for rehabilitations are to be submitted with each work order proposal submittal. In the case where exact products and/or fabrications have been previously approved under a separate work order then these items only require a reference to the work order under which the item was approved.
D. A pre-video of the manhole area and internal conditions is to be submitted prior to rehabilitation work.
E. Plans and procedures are to be submitted prior to starting preparation for manhole rehabilitation in accordance with the General Conditions and 01300 "Submittals."
F. Structural design for manhole and stormwater structure rehabilitation is to be performed by a State of Florida licensed Professional Engineer, if applicable.
G. Work Plan Submittals.
   1. Site Safety Plan
   2. Quality control plan.
   3. Collection System Bypass Plan.
   4. Emergency Plans.
      a. Procedure for health or safety emergency
      b. Overflows, spills, service backups
      c. Hazardous chemical spills

H. Certifications and License.
   1. Refer to Section 01001 paragraph 1.10.E for requirements.

I. Contact list with primary and secondary contacts.
J. Sample public work notifications, door hangers.
K. Warranty certificate form
L. Grout.
   1. Catalog data showing manufacturer's clarifications and updates, ASTM references, material composition, specifications, and physical and chemical properties of grout.
      a. Chemical Grout Information:
         1) Description of chemical grout materials.
         2) Description of proposed additives to be used.
         3) Manufacturers recommended procedures for storing, mixing, testing, and handling of chemical grouts.
         4) SDS sheets for all materials to be used.
   2. Calculations of expected volumes of annular space between packer and pipe wall, to be used in calculating required gel times.

3. Manufacturer's recommended procedures for handling, storing, mixing and injecting grout.
4. Method of Construction.
    a. Access manholes and site locations.
    b. Work dimensions.
    c. Size of working area.
    d. Site access points.
    e. Grout manufacturer's certification that Contractor is approved installer of their system. Certificates of training in handling, mixing, and application of grout for sanitary sewer line and joint and lateral connection sealing for grout truck operator and at least one crewmember involved in sealing process.
    f. Third party lab test results for field installations in United States of same grout system as proposed for actual installation.
    g. a. Test results must verify grout physical and chemical properties specified herein have been achieved in previous field applications.
    h. Documentation for Products and Installers: Engineer's approval required before acceptance or injection of grout.
    i. Proof of grout manufacturer's product liability insurance, if requested by Engineer.
    j. Pump calibration information.
    k. Field sealing records.
    l. Certification of accuracy and calibration of pressure sensing/monitoring equipment by independent testing firm within one month before use of equipment.

6) Upon completion of grouting, submit a report showing the following data for each manhole grouted or attempted to be grouted.
    a. Identification of the Manhole or structure ID number.
    b. Type of manhole, brick or concrete with depth to invert from top of frame rim.
    c. Pass/fail results.
    d. Volume of grout material used.
    e. Gel set time used (cup test results from tanks)
    f. Grout mix record of the batches mixed including amount of grout and catalyst, additives, temperature of the grout solution in tanks.
    g. Operator conducting testing and sealing shall be noted on the reports.

M. Coatings/Linings Applicator Qualifications.
1. Manufacturer's applicator certificate.
2. Application equipment meets Manufactures requirements.
3. Manufacturers' Certificate of Compliance certifying compliance with the applicable Specifications and Standards. The certifications shall list all materials furnished under this Section.

N. Submittals shall include manufacturer's product descriptions and use, Specifications, independent testing reports, handling, storage, mixing, application, curing, and cleanup requirements. If a Safety Data Sheet (SDS) has been developed for the product it shall also be provided.

O. Manhole, Wet Well and Stormwater Structure Liner/Coating Systems/Chemical

Grouts/Chimney Seals: ▲

1. Certified copies of factory tests required by the applicable Standards, the Manufacturer, and this Section.
2. Manufacturer's handling, storage, and installation instructions and procedures.
3. Surface Preparation requirements
4. Pre/Post adherence testing
5. pH test after prep
6. Product data including
   a. Sample of coating products
   b. Surface preparation requirements
   c. Product data

P. Lids and Frames, Inflow Dishes, Lid Seals, Casting Seals, and Adjustment Rings
   1. Product data
   2. Shop Drawings
   3. Installation instructions, if applicable.

Q. Manhole and Stormwater Structure adjustment, Patching and Repair materials. ▲

R. Post rehabilitation report that provides a complete and accurate record of all rehabilitations performed and list of products used. This report shall include a video record of the completed interior and area work.

1.14 PRODUCT MANUFACTURERS DEMONSTRATIONS

A. Use of all materials that require surface preparations, handling, mixing, and curing will require demonstration and explanation of these aspects to City personnel if approved for use on City facilities. This demonstration will be provided at a designated existing manhole, wet well, or stormwater structure at a time approved by the City. This demonstration will need to be provided to the Cities satisfaction prior to further use on City facilities. ▲
B. Demonstrations are to be provided prior to delivery and installation of grout or coating/lining systems approved for use in manhole rehabilitation.

PART 2 - PRODUCTS

2.01 - GENERAL

A. Materials
   1. The materials used shall be designed and manufactured for the rehabilitation of Sanitary Sewer Manholes, Wet Wells and Stormwater Structures. The materials shall have a proven history of extended service performance in this application and be compatible with all existing and new materials used in the manhole rehabilitation.
   2. All materials shall be delivered to the job site in original unopened packages clearly labeled with the manufacturer's identification and printed instructions. ▲

3. All materials shall be stored and handled in accordance with recommendations of the manufacturer.
4. All materials shall be mixed and applied in accordance with the manufacturer's written instructions.
5. The Contractor shall warrant and hold harmless the City against all claims for patent infringement and any loss thereof.
6. Handle and store all materials and dispose of all wastes in accordance with applicable regulations.
7. Each lining system shall be designed for application over wet surfaces (but not active running water) without degradation of the final product and/or the bond between the product and the manhole surfaces.
8. All finished products used in the rehabilitation of manholes shall be suited for its intended purpose, seal and protect the internal surfaces from deterioration due to corrosive conditions and perform and provide extended service life to the extent represented by the product manufacturers.

2.02 INSPECTION SOFTWARE

A. Inspections shall use software that can provide complete survey reports in compliance with current version of NASSCO MACP/PACP software. No payment will be rendered for improperly formatted data.
B. NASSCO MACP and PACP fields, as well as any additional available fields requested by the City or his representative shall be populated during the inspections with valid NASSCO values. All reports and/or submittals shall use NASSCO MACP/PACP Standards as a basis.

2.03 DIGITAL CAMERA FOR REMOTE INSPECTIONS

A. All manhole photographs required as part of this specification shall be obtained using a minimum 4-megapixel digital camera with strobe flash capable of producing digital images with minimum resolution of 2240 x 1680.
B. The camera shall be capable of zoom focus to provide clear photographs of the entire vertical depth of the manhole.
C. The camera equipment/software shall be capable of producing digital images of all manhole, wet well and storm structure defects. The digital photographs shall become the property of the City.

D. Each portable hard drive shall contain the following information and arrangement at the beginning as a title screen:

St. Augustine, Florida
Collection Basin Number
Contract Number
Work Order Number
CONTRACTOR: (Name of Contractor)
DATE: (When photo was taken)
LOCATION: (Description of Location(s) and View(s))

E. Written documentation must coincide with the information on the photograph to make

easy retrieval of locations at a later date.

2.04 GROUT – GENERAL

A. Grout manufacturer will select the type of grout to be used for sealing the manhole based on the manhole installed conditions.
B. While being injected, the grout must be able to react /perform in the presence of water (groundwater).
C. The ability to increase grout mix viscosity, density and gel strength by increased concentration of constituents or the use of approved additives.
D. The cured grout must withstand submergence in water without degradation.
E. The resultant grout formation must be homogeneous and prevent the passage of water (infiltration) through the manhole base, barrel, cone, and chimney.
F. The grout must not be biodegradable.
G. The cured grout should be chemically stable and resistant to organics found in costal ground water and sewage.
H. Residual grout shall be easily removable from the interior surfaces of the manhole to prevent performance of other manhole rehabilitation products.
1. Handle, mix, and store grout in accordance with the manufacturer's recommendations. The materials shall be delivered to the site in unopened original manufacturer's containers.
2. Chemical grout sealing shall be in accordance with ASTM F2414 latest edition Standard Practice for Sealing Sewer Manholes Using Chemical Grout.

2.05 GROUT PRODUCTS

A. Properties and Characteristics.
1. Will perform in presence of infiltrating water (groundwater), during injection.
2. Packaged for field storage, handling requirements with minimum spillage and worker safety.
B. Cured grout:
1. Submergible in water without degrading.
2. Not biodegradable.
a. Additives may be used to meet this requirement, without effecting long-term strength.
3. Chemically stable and resistant to concentrations of acids, alkalis, and organic materials found in normal sewage.
C. Composition.
1. Acrylamide gel:
a. Minimum of 10 percent acrylamide base material by weight in total grout mix.
b. Higher concentration percent of acrylamide base material (maximum 20%) may be used to increase strength or offset dilution during injection.
c. Able to tolerate some dilution and react in moving water during injection.
d. Approximately 2 centipoise viscosity. Can be increased with additives.
e. Constant viscosity during reaction period.
f. Controlled reaction time from 10 seconds to 1 hour.

g. Curing reaction producing a homogenous, chemically stable, non-biodegradable, firm, flexible gel.
h. Able to prevent dehydration and increase-mix viscosity, density and gel strength by use of additives.
i. Diatomaceous earth (Celite 209 or equal) can be added to concentration of five percent.
j. Use of other additives following manufacturer's recommendation and Engineer's approval.
k. Root control additive 2, 6-Dichlorobenzonitrile, may be added following manufacturer's recommendation and Engineer's direction.

2. Urethane gel:
a. Ratio: One-part urethane prepolymer mixed with 5 to 10 parts water by volume.
b. Recommended mix ratio: 1-part urethane prepolymer to 8 parts of water (11 percent prepolymer).
c. Liquid prepolymer:
d. Solids content: 77 to 83 percent.
e. Specific Gravity: 1.04 (8.65 pounds per gallon)
f. Flash Point: 20 degrees F.
g. Viscosity: 600 to 1,200 centipoises water at 70 degrees F.
h. Water for reacting prepolymer: pH of 6.5 to 8.
i. Curing reaction:
1) Produces chemically stable, non-biodegradable, tough, flexible gel.
2) Able to increase mix viscosity, density, gel strength and resistance to shrinkage by using additives in water component of grout.
3) Minimum 15 percent shrink control agent supplied by the same manufacturer.

3. Acrylate gel:
a. Minimum 10 percent acrylate base material by weight or as specified by the manufacturer.
b. In total grout mix, a higher concentration (percent) of acrylate base material may be used to increase strength or offset dilution during injection.
c. If acrylate base material is in 40 percent solution 27.5 percent by weight of total grout mix: 11 percent base material.
d. Able to tolerate some dilution and react in moving water during injection.
e. Viscosity: Approximately 2 centipoises.
f. Can be increased with additives.
g. Constant viscosity during reaction period.
Controlled reaction time: 10 seconds to 1 hour.
h. Curing reaction producing homogeneous, chemically stable, non-biodegradable, flexible gel.
i. Able to prevent dehydration and to increase-mix viscosity, density and gel strength by use of additives.
1) Diatomaceous earth (Celite 209 or equal) can be added to concentration of five percent, by volume.
2) Use of other additives following manufacturer's recommendations and Engineer's approval.
j. Root control additive 2, 6-Dichlorobenzonitrile, may be added following manufacturer's recommendation and Engineer's direction.

D. Additives
   1. At the CONTRACTOR'S discretion and according to field conditions, additives may be selected and used within the manufacturers recommended quantities.
   2. Strengthening Agents
      a. For joint grouting, a latex or "diatomaceous earth" additive may be added to increase compressive and tensile strength. The quantity of strengthening agent additive shall be as recommended by the manufacturer and approved by ENGINEER. Product Manufacturer:
   3. Root Inhibitor
      a. When roots are present, for joint and lateral connection joint grouting, a root deterrent chemical shall be added to control root re-growth. The quantity of inhibitor shall be as recommended by the manufacturer and approved by ENGINEER.
   4. Dye
      a. A manufacturer approved water soluble dye without trace metals may be added to the grout tank(s) for visual confirmation.
   5. Gel Time Modifier
      a. A gel time extending agent may be used in accordance with the manufacturer's recommendations to extend gel time as necessary.
   6. Freeze/Thaw
      a. In those lines where the grouting material may be exposed to a freeze-thaw cycle, ethylene glycol or other ENGINEER approved additive shall be used to prevent chemical grout cracking once set.
   7. Gel shrink control, and accelerators.
   8. When using non soluble additives the grout tanks must have mechanical mixing devices to keep the additives in suspension and maintain a uniform solution of grout and additive.

2.06 PATCHING OR REPLACEMENT OF INVERT AND BENCH

A. Materials used for bench and trough repairs shall be a rapid setting, high early strength, non-shrink material.
B. Products shall not contain chlorides or metallic particles and shall be mixed and applied in accordance with the manufacturer's recommendations.
C. Repair and patching material shall be compatible with all material components and lining system applied to the manhole.
D. Patching material shall be rapid setting, fiber reinforced, calcium aluminate, corrosion resistant, cementitious material, that meets the following minimum requirements:

Compressive Strength ASTM C109	2400 psi, 24 hours
Bond ASTM C321	2000 psi, 28 days
Cement	Calcium Aluminate, Sulfate resistant
Sulfate Resistance ASTM C267	Inert
Shrinkage ASTM C596	0 percent at 90 percent relative humidity

E. Products shall be Strong-Seal QSR Plus and High-Performance Mix as manufactured by the Strong Company, Pine Bluff, AR; Quadex AluminaLiner as manufactured by Quadex Inc., North Little Rock, AR; EucoRepair V100, Euclid Chemical, Cleveland, OH; or approved equal. ▲

F. Repair shall be top coated to provide protection against chemical and biological corrosion, if this protection is not integral to the product.

2.07 SEALING ACTIVE LEAKS

A. Infiltration control material shall be rapid setting epoxy or cementitious product that is corrosion resistant and specifically formulated for leak control to stop minor infiltration and to make repairs in sanitary sewer concrete and brick structures. Minor infiltration is defined by dripping or seepage where visual water may be on the surface but not projecting beyond the surface of the wall of the structure.

B. Use of Grout materials shall meet the requirements of paragraph 2.05 for severe infiltration control.

2.08 CEMENTITIOUS LINING SYSTEMS GENERAL

A. Cementitious manhole lining materials shall exhibit the following properties:
1. Cementitious restoration products shall be specifically designed for the rehabilitation of manholes and other related wastewater structures.
2. Liner products shall be cement based, fiber reinforced, shrinkage compensated and enhanced with chemical admixtures and siliceous aggregates.
3. Liner products shall be mixed with water per manufacturer's written specifications and applied using equipment specifically designed for troweling, low-pressure spray or centrifugal spin casting application.
4. All cementitious liners shall be troweled to densify and smooth out the surfaces.
5. Materials shall be specifically formulated to withstand H2S (hydrogen sulfide) bacterial corrosion and abrasion in sanitary sewer systems.

B. Spray applied or centrifugally cast structural reinforced cement manhole lining
1. The material applied to the surface of the manhole shall be a cementitious blend of calcium aluminate cement and manufactured calcium aluminate aggregates for constructing a liner that is impervious to the flow of water, is resistant to sulfide attack, and restores structural integrity to existing manhole walls.
2. A monolithic liner shall be formed which covers all interior manhole surfaces and shall have the following minimum requirements at 28-days:

Compressive Strength (ASTM C579)	9,000-psi
Tensile Strength (ASTM C496)	800-psi
Flexural Strength (ASTM C293) (Modified)	1200-psi
Shrinkage (ASTM C596)	0% at 95% R.H.
Bond (ASTM C882)	2000 psi
Density, when applied	130 pcf
pH >1	No deterioration

Sulfide Resistance (ASTM C267) Inert

2.09 MULTI-COMPONENT STRESS SKIN PANEL LINER SYSTEM

A. The material applied onto the surface of the manhole shall be a multi-component stress skin panel liner system designed to withstand the effects of hydrogen sulfide without any deterioration to the liner. The liner shall be a solvent free, two-component polymeric, moisture/chemical barrier specifically developed for the wastewater environment.
The cured epoxy resin system shall conform to the following minimum Structural Standards:

Minimum Structural Standards

Cured Product	Test Method	Results
Tensile Strength	ASTM C496/D638	2000-psi
Flexural Strength	ASTM C293/D790	2500-psi
Bond Strength	ASTM C882/D4541	2000-psi
Shrinkage @ 95% R.H.	ASTM C596	0%
Compressive Strength	ASTM C579	8,000-psi
Compressive Strength	ASTM D695	8,000-psi
Chemical & Biological Corrosion		None @ pH 2.0

1. Manholes in which the pH may be less than 2.0 or less, an additional liner/coating may be required to provide complete corrosion protection.
2. Product to accompany a certified letter from the manufacturer for a 10-year performance warranty.
3. Linings shall be 1/2" minimum thickness and finished surfaces shall conform to the original configuration of the manhole.

2.10 COATING PRODUCTS

A. General
1. Coating products shall be applied to manholes specified to receive a corrosion protective coating sufficiently thick to totally protect the existing host structure from further corrosion, deterioration and water vapor transmission. Coating materials must be compatible with the manhole rehabilitation SYSTEM. Substrate and surface preparation, application conditions, application equipment, material preparation, and curing shall be in strict accordance with the manufacturer's written recommendations.
2. Apply Organic Linings to manhole interior walls and benches.

2.11 EPOXY RESIN AND POLYURETHANE SYSTEM MANHOLE AND STORMWATER STRUCTURE COATINGS

A. The material sprayed onto the surface of the manhole and stormwater structures shall be an epoxy resin or polyurethane system formulated for application within a sanitary sewer

environment. The resin will exhibit suitable corrosion resistance and enhance the structural integrity of the existing manhole or structure. ▲

B. Epoxy shall be microbe resistant.
C. Suitable for all interior surfaces of manhole less frame and cover.
D. Application shall be a monolithic lining.
E. System to be from one manufacturer.
F. Compatible with either Portland cement, concrete block or clay brick surfaces.
G. System to provide abrasion, impact, and chemical resistance to wastewater environment with long detention times and elevated temperatures.
H. The epoxy or polyurethane manhole or stormwater structure liner shall be a chemical resistant (below a pH of 2.0), VOC compliant, moisture tolerant, 100% solids, two (2) component epoxy system with the following properties: ▲

Flexural Strength (ASTM D790)	10,000 psi
Compressive Strength (ASTM D695)	10,000 psi
Tensile Strength (ASTM D638)	6,300 psi
Adhesion (ASTM D4541/7234)	Substrate Failure
Taber Abrasion, CS17 wheel (ASTM D4060)	< 112 mg loss, 1 Kg/1000 cycles
Elongation (ASTM D638)	1.5 %
Shore D Hardness (ASTM D2240)	85

I. Coating Products shall be an Organic Coating for use in Wastewater Manholes:
   1. Raven 405 High Build Epoxy Liner, .3 inches minimum thickness, as manufactured by Raven Lining SYSTEMs Inc., Tulsa, OK.
   2. Structure Guard by Quadex, .3 inches, minimum thickness, manufactured by Vortex Infrastructure, Houston, TX.
   3. Spraywall by SprayRoq, Irondale, Al. ▲
   4. Or Approved Equal systems.

2.12 MANHOLE SEALS

A. Chimney Coating Seals
   1. Chimney seals shall be used for the purpose of preventing leakage of water into the manhole through the frame joint area and the area above the manhole cone including all extensions to the chimney area. Extensions shall include adjustment rings and/or material used to achieve grade.
   2. Coatings shall be 100% solids epoxy, moisture tolerant, high tensile strength, chemically resistant to sulfuric acid and inert to hydrogen sulfide sewer gas.
   3. Chimney Seals shall be:
      a. Flex-Seal as manufactured by Sealing SYSTEMs Inc., Loretto MN, listed on SPL WW-511 Organic Lining for Wastewater Manholes.
      b. NPR-3501 as manufactured by Neopoxy International, Hayward, CA.
      c. Parsonpoxy FP as manufactured by Parson Environmental Products, Inc., Wernersville, PA.
      d. Reactamine 760 as manufactured by Carboline, St. Louis, MO. ▲
      e. Or Approved Equal.

B. Chimney Mechanical Seals
   1. Seals shall be designed to provide an interior flexible watertight seal between the manhole cover frame and cone section. The seal shall be rubber with stainless steel expansion bands. Seal shall be capable of repeated vertical and horizontal movements of not less than 2-inch installation with a minimum 25-year design lift.
   2. Rubber sleeves shall be extruded from a high-grade rubber compound meeting the applicable requirements of ASTM C923. Sleeves shall be double, or triple pleated with a minimum unexpanded vertical height of 8-inches, a minimum thickness of 3/16-inch, and have integrally formed top and bottom expansion band recesses and multiple sealing fins. Any splices shall be factory vulcanized and shall be able to withstand a 180-degree bend with no visible separation at splices.
   3. Expansion Bands shall be 16-gauge thickness, 1-3/4-inches wide and made of stainless-steel meeting ASTM A240, Type 316. Bands shall have an expansion mechanism capable of developing the pressure necessary to provide a watertight seal, a minimum adjustment range of not less than 2-inches and a positive locking mechanism. Bands shall be removable with minimum effort and reusable.

C. Ring Casting Seals
   1. Ring casting seals shall be used for the purpose of eliminating infiltration and forming a bond between the ring casting and grade adjustment ring or cone.
   2. Refer to mechanical seals listed under Chimney Mechanical Seals.

D. Precast Manhole Joint sealing.
   1. Joint seals may be accomplished with use of chemical grout or mechanical type inserts.
   2. Installation or application of the seal needs to be in accordance with the manufacturer's instructions in relation to preparation, mixing, and insertion or installation.
   3. Expanded Gasket, use of an elastomeric polyurethane resin-soaked oakum method, using dry twisted jute oakum meeting Federal Specification HH-P-117 or resin rod with polyurethane resin (water activated).
   4. Manufactured Seal, flexible seal portion of the seal is made of a rubber type product, it shall have a minimum thickness of 3/16", a minimum unexpanded width of 8 inches, and be fabricated from a high-grade rubber compound conforming to the applicable requirements of ASTM C923. The internal seal shall have a double pleated and the external seal a corrugated, coverage shall be made of the same material and have the same minimum thickness as the compressing the sleeve and extension against the manhole shall be fabricated from minimum 16-240, Type 304, for sheet and ASTM A479, Type 304, for rods.. Any screws, bolts or nuts used on these bands shall be stainless steel conforming to ASTM F593, Type 304.

2.13 MANHOLE FRAME AND COVER

A. Manhole frame and cover to meet requirements of City of St. Augustine Storm/Sewer Manhole Cover and Frame shown of Standard Construction Detail SS-1.
   1. Gray iron castings for manhole frames, covers, adjustment rings, and other items shall conform to the ASTM Designation A48, Class 30. Castings shall be true to pattern in form and dimensions and free of pouring faults and other defects which would impair their strength or otherwise make them unfit for the service intended. The seating surfaces between frames and covers shall be machined to fit true. No plugging or

filling will be allowed. Lifting or "pick" holes shall be provided but shall not penetrate the cover. Casting patterns shall conform to those shown or indicated on the STANDARD DETAILS. All manhole frames and covers shall be traffic bearing to meet AASHTO H-20 loadings. Frames shall be suitable for the future addition of a cast iron ring for upward adjustment of top elevation. In certain locations, such as in flood prone areas, install inflow dishes and/or gasketed covers. Locations where dishes and gaskets are to be installed will designated by the CITY.

2.14 MANHOLE ADJUSTMENT RINGS

A. Brick courses shall be a minimum of two (2) and a maximum of four (4). Mortar shall conform to ASTM C270, type M. Bricks shall be made of clay and conform to ASTM C216, grade SW, and sized 3 1/2 inches (w) x 8 inches (l) x 2 ¼ inches (h).

B. Precast concrete grade rings shall be reinforced in accordance with ASTM C478 latest edition. The inside dimension shall match the existing interior surface of the manhole. The exterior dimension shall not be less than the exterior dimension of the manhole at the top of the cone section. The grade ring shall be Type V, 4000 psi at 28 days.

2.15 INFLOW DISH

A. General
   1. An inflow dish shall be installed at manholes designated by the City.
   2. Inflow dishes and components shall be manufactured of material resistant to corrosion from atmospheres containing hydrogen sulfide and dilute sulfuric acid.
   3. The inflow dish material of construction depends on the location of the manhole.
   4. Inflow dishes shall include tethers.
   5. Inflow dishes shall allow venting of sewer gasses.

B. Dish Material
   1. Manholes located in undeveloped areas, gravel surface roads, residential asphalt surfaced roads may be manufacturered from high molecular weight polyethylene (HMWPE), high density polyethylene material, comply with UL Standard, 94-HB and meet all associated ASTM specifications related to Prime HDPE 250. Gaskets shall be closed cell neoprene material, .5" wide, and .125" minimum thickness, with pressure sensitive adhesive on one side. Straps to be woven nylon fastened to the dish body with stainless steel fasteners and washers.
   2. Manholes located on paved high traffic areas are to be manufactured from stainless steel.
      a. Fabricated from 304 or 316 stainless steel with a minimum thickness of 16 gauge.
      b. Gasket, matching HMWPE dishes.
      c. Tether manufactured from 3/16" braided stainless steel attached with a stainless-steel rivet and washers to prevent tether failure. Cable terminal end and eye manufactured from stainless steel.
      d. Relief valve, gas relief valve designed to release at a pressure of .5 to 1.5 psi and release less than 5 gallons of water in 24 hours. Valve is threaded and screwed into a hole drilled in the bottom of the insert. The valve is to be made from

material that is inert from Sulfuric Acid, Hydrogen Sulfide and other substances found in Sanitary Sewer Systems.

e. The City will designate manholes to receive stainless steel dishes.

2.16 MANHOLE LID SEALS

A. Cover seals shall be horizontal style.
B. Gaskets shall be minimum of .6" wide, and .15" thick.
C. Circumference of gaskets shall be capable of sealing with an outside diameter of 36 inches.
D. Cover lid, U-shaped pick hole plugs sized to fit and shall be supplied by Cretex Specialty Products or approved equal.

PART 3 - EXECUTION

3.01 GENERAL

A. Safety:
   1. The Contractor shall perform all work in strict accordance with all applicable OSHA, TOSHA, and manufacturer's safety standards. Each method of manhole rehabilitation is this Section requires some degree of manhole entry by workers. Particular attention is drawn to those safety requirements regarding confined space entry and respiratory protection from airborne particulate materials during cleaning and product mixing and application.
B. Work Notices
   1. Rehabilitation work notifications, door hangers, are to be distributed a minimum of 72 hours prior to commencement of any activities. Notices will not be required during Manhole, Wet Well and Stormwater Structure inspections provided driveways or streets access to and from residences or businesses is not restricted.
C. Maintenance of Traffic
   1. The Contractor must setup and maintain any necessary or required traffic control devices prior to commencing work and continue until work is complete and site restored.
D. Bypassing
   1. All plugging and bypassing must be in place and maintained prior to and until the manhole rehabilitation and testing allows for flow to be restored.
F. Contractor to submit an updated schedule of inspection or rehabilitation activities on a bi-weekly basis.

3.02 INSPECTION PREPARATION

A. Level 1 and 2 inspections shall be made by Confined Space Entry or Camera.
B. Contractor shall insert a measuring rod into the interior of the manhole to verify rim to invert distance measurements of the manhole, as well as the invert of each adjoining pipe.
C. City is responsible for location of buried and/or manhole discovered in field.
D. Contractor is solely responsible for all damages resulting from operations.

E. Upon completing inspections manhole cover and any displaced items moved back into place.
F. Inspection photos, reports and databases shall be delivered on an external hard drive. The external hard drive will become the property of the City.
G. Each inspection report shall be provided in PDF format to the City.
H. All data submittals shall include a data transmittal form indicating the manhole ID, street location, and date of the inspection.

3.03 DIGITAL PHOTOGRAPH VIEWS REQUIRED

A. Complete coverage shall include all surface features within 20-feet of the Work area to be used by the Contractor. Such coverage shall include, but not be limited to, all existing driveways, sidewalks, curbs, ditches, roadways, landscaping, trees, culverts, headwalls, and retaining walls, equipment, structures, pavements, manholes, vaults, handrails, etc. located within the work zone. Photographic coverage shall extend to the maximum height of all structures within this zone.

B. The photographer shall take special efforts to point out defects in the area and internal to the manhole.

C. All photographs shall be done during times of good visibility. No photograph shall be done during periods of visible precipitation, or when more than 10% of the ground area is covered with standing water, unless otherwise authorized by City.

D. The Contractor shall notify the City in writing 48-hours prior to commencement of photograph documentation. The City may provide a designated representative to accompany and observe all photography. Photographs completed without a City Representative present will be unacceptable unless specifically authorized by the City.

3.04 DIGITAL PHOTOGRAPH REQUIREMENTS

A. Major Locations:
1. The Contractor shall provide color digital photograph of each manhole, wet well, stormwater structure and facilities adjacent to the work before construction starts.
2. All photographs shall be taken with character generator operating with date, time, and location on photo. All photographs shall be delivered to the City.
2. All photographs shall maintain viewer orientation. To this end, overall establishing views of all visible house and business addresses shall be used for the area view.
3. All photographs shall be done during time of good visibility. No photographs shall be done during precipitation, mist or fog. Photographs shall be taken when sufficient sunlight is present to properly illuminate the subjects of photos and to produce bright, sharp images of those subjects.

3.05 GENERAL REHABILITATION PROCEDURES

A. All preparation, application, and finish work shall be in strict compliance with the product or system manufacturer's instructions.

B. Manufacturer's instructions will take precedence over the requirements in this specification.
C. Product or system applicator is required to be an approved applicator/installer from the manufacturer. Certification documentation is part of the required submittals under this section.
D. Cleaning:
    1. All concrete and masonry surfaces to be rehabilitated shall be clean. All grease, oil, laitance, coatings, loose bricks, mortar, unsound brick or concrete, and other foreign materials shall be completely removed.
    2. Water blasting utilizing a 210°F steam unit and proper nozzles shall be the primary method of cleaning; however, other methods such as wet or dry sandblasting, acid wash, concrete cleaners, degreasers, or mechanical means may be required to properly clean the surface.
        a. All surfaces on which these methods are used shall be thoroughly rinsed, scrubbed, and neutralized to remove cleaning agents and their reactant products. Debris resulting from cleaning shall be removed from the manhole and not discharged downstream.
    3. Cleaning and surface preparation will meet the above requirements unless otherwise dictated by the product or system manufacturer.
    4. Manufacturers cleaning and surface preparation requirements will take precedence.
    5. Remove and properly dispose of all debris from cleaning and surface preparations.
        1. All sanitary waste may be disposed of at the City Wastewater Treatment Plant at 501 Riberia Street. There is a designated discharge point at the City's plant for such waste. All other demolition materials will become the Contactor's property and are to be legally disposed. The City will not charge for sanitary waste disposal at the designated point at the plant. ▲
E. Stop Infiltration:
    1. Stop Active Leaks with patching material or infiltration control materials requirements described under paragraph 2.07.A applied according to manufacturer's instructions. Install deep weep holes as required to localize infiltration during application of patching materials. Plug weep holes after application with infiltration control material before applying liner materials.
    2. Severe Infiltration Control:
        a. Severe infiltrations conditions shall be established in the approved assessment report submittal referenced in paragraph 1.13.A/B.
        b. Exterior chemical curtain grouting shall be used to stop severe infiltrations.
        c. Only use manufacturer recommended and approved grouting materials that meet the requirements of paragraphs 2.04 and 2.05.
        d. Grouting shall be performed by manufacturer certified applicators and in strict accordance to their installation instructions. Refer to paragraph 3.04 for further grouting requirements.
F. Patching:
    1. All large holes or voids around joints, or pipes and all spalled areas and all holes caused by missing or cracked brick shall be patched.
    2. All missing mortar shall be repointed using a non-shrink patching mortar.
    3. All cracked or disintegrated material shall be removed from the area to be patched or repointed, exposing a sound subbase.

4. All cracks not subject to movement and greater than 1/16-inch in width shall be routed out to a minimum width and depth of 1/2-inch and patched with non-shrink rapid setting mortar suitable for exposures in Sanitary wastewater manholes meeting product requirements of article 2.06.

G. Flow Control:
   1. The Contractor shall be responsible for plugging or diverting the flow of sewage as needed for approved manhole rehabilitations.

H. Inverts and benches.
   1. Remove all loose grout and rubble from existing channel.
   2. Rebuild channel if required by reshaping and repairing slope of shelves or benches.
   3. Work shall include aligning inflow and outflow ports in such a manner as to prevent the deposition of solids at the transition point.
   4. All inverts shall follow the grades of the pipe entering the manhole.
   5. Changes in direction of the sewer and entering branch or branches shall have a true curve with the largest possible radius and shall be shaped to allow easy entrance of maintenance equipment including buckets or T.V. camera.

I. Lining System.
   1. Each lining system shall be installed in accordance with the manufacturer's recommendation to withstand groundwater pressures.
   2. For manholes greater than 12-feet in depth, the lining shall withstand the pressures associated with a groundwater depth equal to the manhole depth.
   3. Linings for all other manholes shall withstand the pressures associated with groundwater depth of 12-feet.
   4. Measure groundwater depth from manhole bench to top of ground surface.
   5. Application of products shall be by factory/manufacturer certified applicators.
   6. Spray equipment shall be specifically designed to accurately ratio and apply the lining/coating product.
   7. Equipment shall be in proper working order and shall be as recommended by the product manufacturer.
   8. Subsequent top coating or additional coats shall occur within the product's recoat time. Additional surface preparation procedures will be required if this recoat time is exceeded. The product manufacturer's re-coat time for the specific application, based on temperature and project conditions, and shall be strictly followed by the CONTRACTOR.
   9. Edges, corners, crevices, welds, and bolts shall be given a brush coat (stripe coat) for each coating. The stripe coat shall be applied by a brush and worked in both directions. Special attention shall be given to filling all crevices with coating.

3.05 CHEMICAL GROUT

A. Grouting shall be applied to a manhole for the purpose of eliminating infiltration prior to application of a lining, coating or other structural rehabilitation component.
B. Grout types and longevity in different soil conditions must be verified through the grout manufacture.
C. Provide 48-hour notice to the City prior to start of work for equipment testing.
D. Prevent material from entering gravity sewer collection system.
E. Demonstrate acceptable grout volumetric measuring technique.

F. Adjust chemical mixing ratios required for the specific application.
G. Do not block pipes entering/exiting manhole with grout. Use a camera or mirror to confirm pipes are not blocked.
H. Do not damage manhole structure during operations. Repair damage as directed by the City.
I. Manhole Sealing: Follow ASTM F2414 and as specified herein.

J. Brick Manholes.
   1. Drill grout injection holes in the manhole in strategic locations to re-direct flow coming through cracks and other defects in the wall, or to seal the entire exterior surface of the manhole, shall be in accordance with the recommendations of the grout manufacturer.
   2. Grout shall be injected through the drilled holes using the recommended probe and applying pressures that will effectively inject the grout but, not cause damage to the manhole structure or surrounding area.
   3. Injection holes shall be cleaned and patched as recommended by the manufacturer.

K. Precast Manholes
   1. Seal pipe connections as specified by drilling between the pipe and manhole opening and injecting grout.

   2. At precast joints inject grout through holes drilled at leaking joint.

L. Acceptance will be by visual inspection. Drips or running water will not be accepted. Damp spots will be accepted provided that if a cloth towel is rubbed on the surface there will be no transfer of water to the towel and the towel will not be damp/wet.

3.07 REPAIRING/REPLACING INVERT, BENCH

A. Construct invert channels to provide a smooth flow transition waterway with no disruption of flow at pipe-manhole connections.
B. Invert and bench to meet layout in City of St. Augustine Public Works Department applicable sanitary sewer manhole details. In form the City if existing manhole and pipe penetrations will not allow for the invert and/or bench to be replaced according to these details. The City will provide direction on how to proceed with the replacement.
C. Materials used for repair or replacement shall be as approved in the product submittals and include the manufacturers written instructions.
D. Preparation of the surface on which the repair or replacement is to be made is to be in accordance with the submitted and approved written instructions from the product manufacturer.

3.08 SPRAY APPLICATION OF THE CEMENTITIOUS MATERIAL

A. Material hose shall be coupled to an low-velocity spray application nozzle. Pumping of the material shall commence, and the mortar shall be atomized by the introduction of air at the nozzle, creating a low-velocity spray pattern for material application.

B. Spraying shall be performed by starting at the manhole invert and progressing up the wall to the corbel and chimney areas.
C. Material shall be applied to a specified uniform minimum thickness no less than 2-inches. Material shall be applied to the bench area in such a manner as to provide for proper drainage without ponding.

3.09 SPRAY APPLIED LIGHT-WEIGHT STRUCTURAL REINFORCED CEMENT

A. The surface prior to spraying shall be damp without noticeable free water droplets or running water.
B. Materials shall be spray-applied to a minimum uniform thickness to ensure that all cracks, crevices, and voids are filled, and a somewhat smooth surface remains after light troweling. The light troweling is performed to compact the material into voids and to set the bond.
C. The first application shall have begun to take an initial set (disappearance of surface sheen, which could be 15-minutes to 1-hour depending upon ambient conditions) before the second application to assure a minimum total finished thickness of 1/2-inch. The final finished thickness may need to be greater than 1/2-inch as recommended by the manufacturer to withstand groundwater pressures. A depth gauge shall be used during application, at various locations, to verify the required thickness. The surface then shall be troweled to smooth finish with care taken not to over trowel to bring additional water to the surface and weaken it. Manufacturer's recommendations shall be followed whenever more than 24-hours have elapsed between applications.
D. The bench covers used to catch debris shall be removed and the bench and invert sprayed such that a gradual slope is produced from the walls to the invert with the thickness at the edge of the invert being no less than 1/2-inch. The wall-bench intersection shall be rounded to a uniform radius the full circumference of the intersection.
E. No application shall be made to frozen surfaces or if freezing is expected to occur within the manhole for 24-hours after application. If ambient temperatures are in excess of 95°F, precautions shall be taken to keep the mix temperature at time of application below 90°F, using ice if necessary.
F. The final application shall have a minimum of 4-hours cure time before being subjected to active flow.

3.10 CENTRIFUGAL SPIN CASTING APPLICATION OF THE CEMENTITIOUS MATERIAL:

A. Material hose shall be coupled to a high-speed rotating applicator device. The rotating casting applicator shall then be positioned within the center of the manhole at either the top of the manhole chimney or the lowest point elevation corresponding to the junction of the manhole bench and walls.
B. The high-speed rotating applicator shall then be initialized, and pumping of the material shall commence. As the mortar begins to be centrifugally cast evenly around the interior of the manhole, the rotating applicator head shall be raised and/or lowered at a controlled retrieval speed conducive to providing a uniform material thickness on the manhole walls.
C. Controlled multiple passes are then made until the specified minimum finished thickness is attained. If the procedure is interrupted for any reason, simply arrest the retrieval of the applicator head until flows are recommenced.

D. Material thickness may be verified at any point with a depth gauge and shall be no less than a uniform 2-inches. If additional material is required at any level, the rotating applicator head shall be placed at that level and application shall recommence until that area is thickened.

3.11 CENTRIFUGALLY CAST STRUCTURAL REINFORCED CEMENT

A. Application procedures shall conform to the recommendations of the manufacturer.
B. The rotating casting applicator shall be positioned to evenly apply the material and be withdrawn at a rate to assure a final minimum thickness of 1-inch. The final finished thickness may need to be greater than 1-inch as recommended by the manufacturer to withstand groundwater pressures. A depth gauge shall be used during application, at various locations to verify the required thickness.
C. The bench covers used to catch debris shall be removed and the bench and invert sprayed, or hand applied so that a gradual slope is produced from the walls to the invert with the thickness at the edge of the invert being no less than 1/2-inch. The wall-bench intersection shall be rounded to a uniform radius the full circumference of the intersection.
D. No application shall be made to frozen surfaces or if freezing is expected to occur within the manhole for 24-hours after application. If ambient temperatures are in excess of 95°F, precautions shall be taken to keep the mix temperature at time of application below 90°F.
E. The final application shall have a minimum of 1-hour cure time as recommended by the manufacturer before being subjected to active flow.

3.12 SPRAYED APPLIED EPOXY RESIN SYSTEM

A. Application procedures shall conform to the recommendations of the manufacturer.

B. The epoxy resin shall be sprayed onto the surfaces of the manhole walls, benches, and inverts to produce a smooth coating and yield the required structural integrity and corrosion resistance. A depth gauge shall be used during application at various locations to verify the required thickness.

C. The epoxy resin shall be applied to a minimum thickness of 0.125-inches (125-mils) at the top of the manhole and gradually thickened in accordance with manufacturer's recommendations to withstand groundwater pressures. The application shall have a minimum cure time as recommended by the manufacturer before being subjected to active flow.

D. The sloped surface of the manhole bench shall be made non-skid by broadcasting aluminum oxide or sand into the surface prior to gelatin/set.

3.13 MULTI-COMPONENT LINER SYSTEM

A. Application procedures shall conform to the recommendations of the manufacturer.

B. The liner system shall be sprayed onto the surfaces of the manhole walls, benches, and inverts to produce a smooth surface. The spray equipment shall be specifically designed to accurately ratio and apply the liner system.

C. Final installation shall be a minimum of 500-mils.

D. The application shall have a minimum cure time as recommended by the manufacturer before being subjected to active flow.

3.14 MANHOLE LINER AND COATING REPAIR/REPLACEMENT

A. Occasionally installation of will result in the need to repair or replace a defective Manhole Liner. The Contractor shall outline specific repair or replacement procedures for potential defects that may occur in the Manhole Liner. Repair/replacement procedures shall be accordance with the Manhole Liner manufacturer's recommendations and shall be submitted as part of the PWS.
B. Defects in the installed Manhole Liner that will not affect the operation and long-term life of the product shall be identified and defined.
C. Repairable defects that may occur in the installed Manhole Liner shall be specifically defined by the Contractor based on manufacturer's recommendations, including a detailed step-by-step repair procedure, resulting in a finished product meeting the requirements of these contract specifications.
D. Un-repairable defects that may occur to the Manhole Liner shall be clearly defined by the Contractor based on the manufacturer's recommendations, including a recommended procedure for the removal and replacement of the Manhole Liner.

3.15 SANITARY SEWER MAIN AND LATERAL CONNECTIONS TO MANHOLES

A. Sanitary sewer lateral connections to rehabilitated manholes shall be reinstated to provide a seamless, leak free, and unobstructed flow connection between the new manhole lining or coating system and the lateral connections.
B. Connections are to be sealed during repairs or reconstruction of manhole base and invert.
C. Infiltration between connecting mains, laterals and manhole invert/base/walls shall follow the requirements of paragraph 3.05.E.

3.16 CHIMNEY SEALS

A. The Contractor is responsible for contacting the manufacturer for specific cure times of substrate materials prior to applying the chimney seal product.
B. Prior to surface preparation, infiltration shall be stopped by using a material which is compatible with the repair products and is suitable for top coating with the recommended coating product. The manufacturer shall verity the product compatibility, in writing, to the City.
C. Surface preparation by manufacturers approved method shall remove oils, grease, existing coatings, wax, loose debris, curing compounds, rust, efflorescence, sealers, salt, or other contaminants which may affect the performance and adhesion to the chimney seal to the substrate.

D. Application procedures shall conform to the recommendations of the product manufacturer, including environmental conditions, surface preparation, product mixing, handling, application and cure time.
E. Chimney seals, paragraph 2.12, shall include sealing the manhole cover frame.

3.17 RING CASTING SEALS

A. The Contractor shall furnish all material, equipment, tools and labor for the application of a ring casting seal to form a bond between the ring casting and grade adjustment ring or cone.
B. Preparation and installation shall be in accordance with the manufacturer's recommendations.

3.18 PRECAST CONCRETE JOINT SEALS

A. See section 2.12 for preparation, mixing, insertion and cleanout if grout is selected and approved for use.
B. Follow the instructions of the product manufacturer for surface preparation and installation of a mechanical surface seal if selected and approved for use.

3.19 MANHOLE RING AND COVER

A. Replacing manhole ring and cover.
   1. The manhole ring and cover shall be manufacturered and installed to match the existing chimney or cone.
   2. The manhole casting shall be smooth, true to pattern and free from projections, sand holes or defects. The machine bearing surfaces of the frame and cover shall have even bearing.
   3. Mounting surfaces shall be prepared in accordance with the bedding materials manufacturer's instructions.
   4. The casting shall be fully bedded in mortar with adjustment brick courses placed between the frame and manhole.
   5. The bedding mortar shall be non-shrink and inert to corrosion deterioration.
   6. Top of the manhole castings located in pavement, shouldered areas and sidewalks shall be set flush with grade and in the plane of the paved surface. Top of manhole castings located outside of these areas shall be placed 2" above grade prior to sodding.

3.20 RAISING OF EXISTING MANHOLE FRAME AND COVER.

A. Existing manholes that are below the grade described in article 3.19.A.6 shall be raised to meet this requirement.
B. The exterior of the adjustment rings shall be given two coats of waterproofing material, CS-55 by Concrete Sealants, Inc. or approved equal. Do not coat the mating surfaces of the rings.
C. Grade ring height may be a nominal 12" vertical adjustment with a maximum of 18".

D. Bedding mortar to be in accordance with article 2.14.A.

3.21 INFLOW DISHES

A. The manhole frame shall be cleaned of all dirt and debris before placing the manhole insert on the rim.
B. The insert shall be installed in compliance with the submitted and accepted manufacturer's recommendations. The insert shall be fully seated around the manhole frame rim to prevent water from infiltrating between the cover and manhole frame rim and shall not impede the proper seating of the manhole cover.
C. Locations where these no metallic inflow dishes are to be installed will be designated by the City.

3.22 MANHOLE LID SEALS

A. Seals to be installed in accordance with the manufacturer's instructions.
B. As a minimum the frame surfaces where the seal is to be installed are to be wire brushed in preparation to install seal.
C. Verify lid/frame surfaces true and allow proper compression of the lid seal.

3.23 MANHOLE REHABILITATION ACCEPTANCE

A. After all rehabilitation work has been completed, the manholes shall be visually inspected for leakage and tested by the Contractor as applicable to the rehabilitation's procedures applied to the respective manhole in the presence of the City and found to be acceptable.
B. Coatings shall be free of pinholes and hollow spots/voids and other defects that will reduce the service life of the applied system. Definition of defects will be as defined by the coating manufacturer.
C. Film thickness measurements will be based on the surface area covered and volume of coating applied. This thickness will then be verified via spark testing with the voltage setting adjusted to indicate thickness deficiencies.
D. Holiday Detection Test (Spark Testing) to identify pinholes, thin material and any defects that will affect the life and performance of the install coating/lining if applicable.
E. Adhesion Testing:
    1. A minimum of 10% of the manholes coated shall be tested for adhesion/bond of the coating to the substrate. Testing shall be conducted in accordance with ASTM D4541, ASTM D7234, or NACE SPO18. The City shall select the manholes to be tested.
    2. Adhesion testing does not apply to Sprayroq Spraywall lining.
F. If properties tested do not meet minimum requirements, the system or product shall be repaired or replaced by the contractor, at no cost to the City.
G. Photographic Inspections of post-rehabilitation condition of manhole.
    1. Refer to section 02764 for photographic inspection requirements.
    2. Submit post photographic inspections to the City within 10 calendar days.

H. Cementitious Material Property Testing
    1. Applies to cementitious repairs only. The purpose of this testing is used to confirm compliance with property requirements described in the under Part 2, Products.

2. One 2 x 2-inch sample cube shall be taken for each manhole where this material was applied. Samples shall be formed using the application method used for the rehabilitation. The sample cube will be sent to an independent testing lab approved by the City and tested for compression strength as described in ASTM C-109.

I. Frame Sealing Test

1. Leakage test – Following the expansion of the lower band a quality assurance test shall be performed to ensure effective sealing by pulling the upper section of the seal or extension inward to create a recess behind the seal where water can be poured. Pour the water behind the seal and observe the lower sealing area for any visible leaks. The sealing shall be considered effective if no water leaks from behind the seal at the lower sealing area.

J. Visual inspection.

K. Cover Sealing Test

1. The sealed manhole covers shall be visually inspected to ensure that the bearing surface was properly cleaned and that products were properly sized and installed according to the manufacturer's instructions.
2. Water shall be poured filling the opening between the frame and cover. If the water level in the gap remains constant the seal is acceptable. If the water leaks into the manhole the seal needs to be cleaned, adjusted, or replaced.

L. After the manhole rehabilitation work has been completed, the manhole shall be inspected by the Contractor in the presence of the City and the work shall be accepted if found satisfactory to the City. No evidence of visible leaks shall be allowed. Non-uniformity, sagging, lamination, holidays or other defects will be cause for rejection of the coating. All surfaces shall be tested for the presence of holidays and pinholes via spark testing at 100-volts per millimeter. The Contractor shall provide the testing equipment and perform the testing in the presence of the City. Any holidays or pinholes found during the testing shall be repaired and the surface re-tested until the surfaces are completely free of holidays and pinholes.

3.24 CLEANUP

A. After the installation work has been completed and the testing is acceptable, the Contractor shall clean up the entire project area. The Contractor shall dispose of all excess material and debris. The work area shall be left in a condition equal to or better than the prior condition.

3.25 WARRANTY

A. The Contractor shall guarantee materials and workmanship to be free from defects for a warranty period of 5-years from the date of final payment is approved by the City.

B. If at any time during the warranty period any leakage, cracking, or other discontinuity is identified and is attributable to this guarantee, the Contractor shall remove and replace or repair the failed item with new material at no cost to the City. No field repair shall be approved. This defect shall be repaired or replaced within (4) weeks from the date of defect notification to the contractor at no additional cost to the City.

C. The Contractor shall be responsible for all required replacement or repair costs associated with a rehabilitated item during the warranty period including all cost associated with backups, maintenance of traffic, and all other property damage.

D. Furnish an extended warranty for manhole rehabilitation materials from the Contractor and liner manufacturer for a total of 5-years from date of final completion.

E. Warranty Inspections
   1. Conduct visual inspection prior to the expiration of warranty to determine integrity of rehabilitation materials and water-tightness.
      a. Contractor to accompany City on these inspections.
      b. Inspect a minimum of 25% of manholes rehabilitated at locations selected by the City. If more than one manhole fails warranty inspection, inspect all manholes that had the same rehabilitation performed on the work order.

F. All subsequent maintenance and inspections on the manholes that were rehabilitated under a respective work order shall photographically document the manhole condition before and after such work. Maintenance may include CIPP lining, cleaning, or CCTV inspections of connected mains. CIPP lining may be full segment liners or sectional main or lateral liners. The record photos will include the date and time of the work. The photo records will be made available to the Contractor upon request.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Manhole & Structure Resin Based Lining unit price line items A.1 through A.8 includes light surface preparation (filling barrel joints patching a couple of bug holes and similar), and resources for application and finishing.

   i. If the structure needs further surface preparation due to exposed wire, brick manholes, covering of an existing liner or rebuilding walls then unit price line item B.15 will apply for surface preparation.

   ii. Unit price line item B.15 will also apply for brick manholes and rehabilitation from high H2S gas for patching and profile. Cleaning, unit price line item C.32 is not included in line items A.1 through A.12.

   iii. These line items also include lining of the cone/corbels of manholes.

   iv. Selection of the thickness of lining will apply where there are structural deficiencies and where there is a highwater table. The increased thickness is applied to restore the load capacity of the structure.

B. Manhole & Structure Resin Based Lining unit price line items A.9 through A.12 apply for lining of square sanitary and stormwater structures and lining of manhole benches.

C. Unit price line item 13 include all work required to remove lining systems in existing manholes or lift station wet wells with exception to lining covered in line item 14.

D. Unit price line item 14 include all work required to remove T-lock, Epoxy or Polyurea type liners from existing manholes or wet wells.

E. Unit price line item B.16 covers chemical grout use for infiltration control. This line includes use of BASF MasterRoc polyurethane grouts.

F. Unit price line item B.17, Sand Blasting will apply for road oil removal in stormwater structures and grease traps as well and manhole ring and cover castings.

G. Unit price line item B.18, Bench and Invert Channel Repair. Units apply to the linear feet of the manhole diameter.

H. Unit price line items B.18 and B.19 cover manhole chimney repairs and replacement.

I. Unit price line item B.21 applies to manhole chimney and ring casting coating seals.

J. Unit price line item B.22 – 25 cover replacement of manhole ring and covers.

K. Unit price line item C.26 covers raising and leveling manhole frame and cover up to 4" in paved areas.

L. Unit price line item C.27 covers installation of manhole cover lid and pick hole seals.

M. Unit price line item C.28 – 31 covers providing and installing rainwater manhole cover protectors.

N. Unit Price line items under section E will apply when there is a need to raise manhole ring and covers greater than 4" (inches).

O. Unit price line item C.32 applies to Sanitary Manholes.

P. Unit price line item C.33 applies to lift stations and junction boxes. The unit price

Q. Unit price line items C.34 and 35 document the pre-work and post work conditions.

R. Unit price line item C.36 covers mobilization costs for manhole, lift station and storm water structures inspections.

S. Unit price line items C.37 includes level 1 general condition assessment of a manhole.

T. Unit price line item C.38 includes level 2 detailed assessment of a manholes condition for defining recommended rehabilitations and includes 360-degree flat paper of the video.

U. Unit price line item C.39 and 40 include all work and documentation for NASSCO level 1 and level 2 Inspections of sanitary lift station wet wells and similarly sized structures.

V. Unit price line items C.41 – 43 cover costs for cleaning sanitary manholes, stormwater structures and lift station wet wells for inspections.

W. Unit price line item C.61 and 62 requires a floating scanner for determining surface damage inside of a Box Culvert.

X. Unit price line item C.75 GPS mapping of manholes

Y. Unit price line item C.76 – C.79 includes the cost for renting pipe plugs.

Z. Unit price line items D.82 and 83 includes necessary MOT index for a typical single lane closure, signage, flagmen and accessories for each proposed structure.

AA. Unit price line item D.84 covers residential MOT which covers typical road work ahead signage and flagmen for needed areas. This line item may cover MOT that covers multiple structures.

BB. Unit price line item C.85 and 86 cover regular or emergency mobilization costs for a 4-man crew for rehabilitation work.

CC. Unit price line item C.87 covers the per diem cost for a 4-man crew to perform rehabilitations.

DD. Unit price line items E.88 and 89 will include invoiced services to perform bypassing functions. The services required will be covered in each proposal. Reference Section 01516 for Scope of Work.

EE. Unit price line item E89 will include costs for provide off-duty uniformed police officers to direct and maintain traffic on FDOT and St. Johns County roads. This item is in reference to Section 01570.1.02.E. ▲

FF. Unit price line item E93 will include costs for replacement of fencing, hedges and shrubs that were removed to facilitate the work.

GG. Unit price line item E91 bypass plug.

HH. Unit price line items E.91 through 93 cost items will be pre-approved by the Work Order Manager.

END OF SECTION

EXHIBIT B - INSURANCE REQUIREMENTS

At a minimum, Contractor shall acquire and maintain until completion of the Work the insurance coverage listed below, which constitutes primary coverage. Contractor shall not commence the Work until the City receives and approves Certificates of Insurance documenting required coverage. Contractor's General Liability policy shall include Endorsement CG 20101185, or equivalent, naming the City of St. Augustine ("City") as Additional Insured. All required policies shall include: (1) endorsement that waives any right of subrogation against the City for any policy of insurance provided under this requirement or under any state or federal worker's compensation or employer's liability act; (2) endorsement to give the City no less than thirty (30) days notice in the event of cancellation or material change. Certificates of Insurance must be accompanied by copies of the requested endorsements.

Any deductibles or self-insured retentions above $100,000 must be declared to and approved by the City. Approval will not be unreasonably withheld. Contractor is responsible for any deductible or self-insured retention. Insurance must be placed with insurers having an A.M. Best rating of A-V or greater. City receipt of insurance certificates providing less than the required coverage does not waive these insurance requirements.

(a) **Workers' Compensation Insurance.** Workers' compensation and employer's liability coverage, including maritime workers compensation, if applicable, in not less than the minimum limits required by Florida law. If Contractor claims an exemption from workers' compensation coverage, Contractor must provide a copy of the Certificate of Exemption from the Florida Division of Workers' Compensation for all officers or members of an LLC claiming exemption who will be participating in the Work. In addition, Contractor must provide a completed City "Affidavit (Non-Construction)" for non-construction contracts. Contractor is solely responsible for compliance with any Federal workers' compensation laws such as, but not limited to, Jones Act and USL&H Act, including any benefits available to any workers performing work on this project.

(b) **General Liability.** Commercial General Liability Insurance on an "Occurrence Basis," with limits of liability not less than $1,000,000/$2,000,000, for personal injury, bodily injury, and property damage. Coverage shall include: (1) contractual liability, (2) products and completed operations, (3) independent contractors, and (4) property in the care, control, or custody of the Contractor. Extensions shall be added or exclusions deleted to provide the necessary coverage.

(c) **Automobile Liability.** Minimum limits of $100,000/$300,000/$50,000

**If applicable, the following additional coverage may be required, depending upon the nature of the Work.

(**) **"Builder's Risk" Property Insurance.** Coverage amount shall be sufficient to insure the completed value of new project construction.

(**) **Maritime Workers' Compensation** insurance may be required if the work involves maritime activities, such as underwater diving, or work adjacent to navigable waters.

(**) **Watercraft Liability**. $300,000 for bodily injury and property damage.

(**) **Pollution/Environmental Impairment Liability Coverage**. Not less than $500,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury, and property damage.

(**) **Professional Liability**. (Per claim) $500,000 single limits..

EXHIBIT C – SAMPLE WORK ORDER
WORK ORDER AUTHORIZATION

Contract Number:_____ **Contract Name:** _____

Work Order Number: _____ **Project Name:**_____

Encumbrance Number: _____

Work Order Amount: _____

To: _____
_____
_____
_____

From: _____, Project Manager

Work Order Manager:
Name: _____
Phone: _____
Email: _____

Description of Work: All work shall be accomplished in accordance with the attached Scope of Work, Exhibit "A" – Scope of Work. Invoices shall reference the Contract Number, Work Order Number and Encumbrance number; include the information required; and be submitted to the Project Manager.

Special note:_____

Commencement Date: Work is authorized to proceed on the date this Work Order is executed by the City. **Commencement of the work authorized herein prior to execution of this Work Order by Contractor constitutes acceptance of all terms and conditions of this Work Order.** Payment will not be made until this Work Order has been signed by Contractor and received by the City.

Completion Date: All work pursuant to this Work Order shall be completed by (Completion Date). The Completion Date, if extended pursuant to the above-referenced contract governing this Work Order, shall not be extended beyond the current City fiscal year, ending on September 30, 20 .

_____ _____
Department Director: Date

_____ _____
Contractor Date

ATTACHMENT #1 - REQUIREMENTS FOR: 2 CFR PART 200 APPENDIX II

1. Equal Employment Opportunity.

"During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency

may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States."

2. Davis Bacon Act and Copeland Anti-Kickback Act.

a. Applicability of Davis-Bacon Act. The Davis-Bacon Act only applies to the emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program. **It does not apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program.**

b. All prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction)). See 2 C.F.R. Part 200, Appendix II, ¶ D.

c. In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

d. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

e. In contracts subject to the Davis-Bacon Act, the contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. §3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

f. The regulation at 29 C.F.R. § 5.5(a) does provide the required contract clause that applies to compliance with both the Davis-Bacon and Copeland Acts. However, as discussed in the previous subsection, the Davis-Bacon Act does not apply to Public Assistance recipients and subrecipients. **In situations where the Davis-Bacon Act does not apply, neither does the Copeland "Anti-Kickback Act."** However, for purposes of grant programs where both clauses do apply, FEMA requires the following contract clause:

"Compliance with the Copeland "Anti-Kickback" Act

(1) Contractor. The contractor shall comply with 18 U.S.C. § 874, 40U.S.C. § 3145, and the

requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(2) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12."

3. Contract Work Hours and Safety Standards Act

"Compliance with the Contract Work Hours and Safety Standards Act.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with

the clauses set forth in paragraphs (1) through (4) of this section."

4. Rights to Inventions Made Under a Contract or Agreement.

a. Stafford Act Disaster Grants. This requirement **does not apply to the Public Assistance**, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

b. If the FEMA award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II, ¶ F.

c. The regulation at 37 C.F.R. § 401.2(a) currently defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

5. Clean Air Act & Federal Water Pollution Control Act

The following provides a sample contract clause concerning compliance for contracts of amounts in excess of $150,000:

Clean Air Act

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The contractor agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The contractor agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FEMA.

6. Debarment and Suspension

"Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R.§ 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by (insert name of subrecipient). If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (name of state agency serving as recipient and name of subrecipient), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions."

7. Byrd Anti-Lobbying Amendment

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an

employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by
31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are
forwarded from tier to tier up to the recipient.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

(To be submitted with each bid or offer exceeding $100,000)

The undersigned [Contractor] certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of
the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any
Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee
of a Member of Congress in connection with this Federal contract, grant, loan, or
cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000
and not more than $100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*,
apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

8. Procurement of Recovered Materials

a. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired—

(1) Competitively within a timeframe providing for compliance with the contract performance schedule;

(2) Meeting contract performance requirements; or

(3) At a reasonable price.

b. Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, http://www.epa.gov/cpg/. The list of EPA-designate items is available at http://www.epa.gov/cpg/products.htm."

9. Additional FEMA Requirements

a. The Uniform Rules authorize FEMA to require additional provisions for non- Federal entity contracts. FEMA, pursuant to this authority, requires or recommends the following:

b. Changes.

To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

c. Access to Records.

"Access to Records. The following access to records requirements apply to this contract:

(1) The contractor agrees to provide (insert name of state agency or local or Indian tribal government), (insert name of recipient), the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which

are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract."

10. DHS Seal, Logo, and Flags

a. The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.

11. Compliance with Federal Law, Regulations, and Executive Orders

a. This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. The contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

12. No Obligation by Federal Government

a. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

13. Program Fraud and False or Fraudulent Statements or Related Acts

a. The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

ATTACHMENT #2 - REQUIREMENTS FOR HUD 24 CFR 85.36

1. Compliance with Clean Air Act, Clean Water Act and Environmental Protection Agency regulations

Clean Air and Water. (Applicable to contracts in excess of $100,000). Because of 24 CFR 85.36(i)(12) and federal law, the Design Professional shall comply with applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. § 1857h-4 transferred to 42 USC § 7607, section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), on all contracts, subcontracts, and subgrants of amounts in excess of $100,000.

2. Mandatory standards and policies with Energy Policy and Conservation Act

Energy Efficiency. Pursuant to Federal regulations (24 C.F.R 85.36(i)(13)) and Federal law, except when working on an Indian housing authority Project on an Indian reservation, the Design Professional shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163 codified at 42 U.S.C.A. § 6321 et. seq.).

ATTACHMENT #3 - ADDITIONAL REQUIREMENTS

1. Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

I. The Sub-Recipient agrees to include in the subcontract that (i) the subcontractor is bound by the terms of this Agreement, (ii) the subcontractor is bound by all applicable state and federal laws and regulations, and (iii) the subcontractor shall hold the Division and Sub-Recipient harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this Agreement, to the extent allowed and required by law.

II. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

(a) If the Sub-Recipient, with the funds authorized by this Agreement, seeks to procure goods or services, then, in accordance with 2 C.F.R. §200.321, the Sub-Recipient shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used whenever possible:

i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

(b) The requirement outlined in subparagraph a. above, sometimes referred to as "socioeconomic contracting," does not impose an obligation to set aside either the solicitation or award of a contract to these types of firms. Rather, the requirement only imposes an obligation to carry out and document the six affirmative steps identified above.

(c) The "socioeconomic contracting" requirement outlines the affirmative steps that the Sub-Recipient must take; the requirements do not preclude the Sub-Recipient from undertaking additional steps to involve small and minority businesses and women's business enterprises.

(d) The requirement to divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises, does not authorize the Sub-Recipient to break a single project down into smaller components in order to circumvent the micro-purchase or small purchase thresholds so as to utilize streamlined acquisition procedures (e.g. "project splitting").

ATTACHMENT #4 – DAVID-BACON WAGE DECISIONS

EXHIBIT D – UNIT PRICE SCHEDULE

Item No.	Description	Unit	Unit Price
A – MANHOLE & STRUCTURES COATING - POLYURETHANE			
1	Manhole Protective Resin Based Lining 48" Diameter 1/8" Minimum Thickness	VF	$328.00
2	Manhole Structural Resin Based Lining 48" Diameter 1/4" Minimum Thickness	VF	$376.00
3	Manhole Structural Resin Based Lining 48" Diameter 1/2" Minimum Thickness	VF	$521.00
4	Manhole Structural Resin Based Lining 48" Diameter 1" Minimum Thickness	VF	$811.00
5	Manhole Protective Resin Based Lining 60" Diameter 1/8" Minimum Thickness	VF	$410.00
6	Manhole Structural Resin Based Lining 60" Diameter 1/4" Minimum Thickness	VF	$470.00
7	Manhole Structural Resin Based Lining 60" Diameter 1/2" Minimum Thickness	VF	$651.25
8	Manhole Structural Resin Based Lining 60" Diameter 1" Minimum Thickness	VF	$1,013.75
9	Structure / Manhole Protective Resin Based Lining 1/8" Minimum Thickness	SF	$26.50
10	Structure / Manhole Structural Resin Based Lining 1/4" Minimum Thickness	SF	$31.00
11	Structure / Manhole Structural Resin Based Lining 1/2" Minimum Thickness	SF	$42.00
12	Structure / Manhole Structural Resin Based Lining 1" Minimum Thickness	SF	$65.00
B – MANHOLE & STRUCTURES REPAIR			
13	Removal of Existing Manhole or Wetwell Lining System (Excluding T-Lock Epoxy or Polyurea Liners)	SF	$9.00
14	Removal of Existing Manhole or Wetwell T-Lock, Epoxy or Polyurea Liners	SF	$22.00
15	Patching & Profiling - Cementitious Grout Only	SF	$12.00
16	Infiltration Control - Chemical Grout	GAL	$125.00
17	Surface Preparation - Sand Blasting	SF	$10.00
18	Bench and Invert Channel Repair	LF	$225.00
19	Chimney Repairs	VF	$225.00
20	Chimney Replacement	VF	$675.00
21	Chimney sealing (Construction Joint at Ring and Cover)	EA	$285.00
22	Manhole Rim & Cover Replacement (STD 24" Diameter) - Paved Areas	EA	$1,150.00
23	Manhole Rim & Cover Replacement (STD 24" Diameter) - Grassed Areas	EA	$950.00
24	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Paved Areas	EA	$1,550.00
25	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Grassed Areas	EA	$1,250.00
26	Raise / Re-Level Existing Frame and Cover for Street Adjustment (up to 4")	EA	$600.00
27	Provide and Install Manhole Cover lid & Pick Hole seals	EA	$275.00
28	Install Rain Water Protector STD 24" Stainless	EA	$365.00
29	Install Rain Water Protector Large 31.5" Stainless	EA	$485.00
30	Install Rain Water Protector STD 24" HDPE	EA	$135.00

31	Install Rain Water Protector Large 31.5" HDPE	EA	$190.00
C. CLEANING, TELEVISING AND ASSISSMENT			
32	Cleaning Manholes for Rehabilitation	EA	$150.00
33	Cleaning Structures for Rehabilitation	EA	$1,000.00
34	Pre and Post Photographs(USB) Manholes for Rehabilitation	EA	$150.00
35	Pre and Post Photographs(USB) Structures for Rehabilitation	EA	$300.00
36	Mobilization (Inspection only)	WK	$1,500.00
37	Manhole Inspection Level 1	EA	$125.00
38	Manhole Inspection Level 2	EA	$185.00
39	Structure (Wet Well) Inspection Level 1	EA	$1,300.00
40	Structure (Wet Well) Inspection Level 2 (Includes scan)	EA	$1,750.00
41	Cleaning Sewer Manholes (CCTV purposes only)	EA	$45.00
42	Cleaning Stormwater Structures (CCTV purposes only)	EA	$65.00
43	Cleaning Wetwells (CCTV / Inspection purposes only)	EA	$600.00
44	Light Storm Drain Cleaning From ROW (Right of way) 8"-10"	LF	$4.75
45	Light Storm Drain Cleaning From ROW (Right of way) 12"-15"	LF	$8.25
46	Light Storm Drain Cleaning From ROW (Right of way) 16"-24"	LF	$12.25
47	Light Storm Drain Cleaning From ROW (Right of way) 30"-36"	LF	$29.00
48	Light Storm Drain Cleaning From Side and Rear Easements 8"-10"	LF	$9.40
49	Light Storm Drain Cleaning From Side and Rear Easements 12"-15"	LF	$16.40
50	Light Storm Drain Cleaning From Side and Rear Easements 16"-24"	LF	$24.75
51	Light Storm Drain Cleaning From Side and Rear Easements 30"-36"	LF	$58.50
52	Increase for "Medium" cleaning of storm drain to above line items 44-51	LF	$1.75
53	Increase for "Heavy" cleaning of storm drain to above line items 44-51	LF	$3.50
54	Storm Drain CCTV 8" - 10"	LF	$3.75
55	Storm Drain CCTV 12" - 18"	LF	$3.75
56	Storm Drain CCTV 18 - 24"	LF	$3.75
57	Storm Drain CCTV 24" - 30""	LF	$3.75
58	Storm Drain CCTV 30" - 42"	LF	$3.75
59	Storm Drain CCTV 42" - 54"	LF	$3.75
60	Storm Drain CCTV 54" - 66"	LF	$3.75
61	Box Culvert Top Scan	LF	$10.50
62	Box Culvert Bottom Debris Mapping scan	LF	$5.50
63	CCTV Sanitary pipe inspection - includes light cleaning 8"-10" Diameter	LF	$3.00
64	CCTV Sanitary pipe inspection - includes light cleaning 12"-15" Diameter	LF	$3.25
65	CCTV Sanitary pipe inspection - includes light cleaning 16"-24" Diameter	LF	$6.50
66	Dye Testing of Sewer	EA	$850.00
67	Dye Flooding of Sewer	EA	$1,250.00
68	Wastewater Flow Monitoring Equipment Rental and Installation in existing Structures	EA	$2,750.00
69	Wastewater Flow Monitoring Monitoring and Maintenance	EA / Month	$650.00

70	Rainfall Monitoring Equipment Rental and Installation in existing Structures	EA	$850.00
71	Rainfall Monitoring Monitoring and Maintenance	EA / Month	$300.00
72	Line cleaning / Jetting for Sanitary	LF	$3.25
73	Increase for "Medium" cleaning of sanitary sewer line, ADD to above line item 72	LF	$1.25
74	Increase for "Heavy" cleaning of sanitary sewer line, ADD to above line item 72	LF	$2.50
75	GPS Mapping of Requested Manholes	EA	$150.00
D – ANCILLARY SERVICES			
76	Plug Rental 6" - 10"	DAY	$125.00
77	Plug Rental 10" - 16"	DAY	$150.00
78	Plug Rental 16" - 24"	DAY	$200.00
79	Plug Rental 24" - 36"	DAY	$250.00
80	Bypass Pumper Truck	HOUR	$325.00
81	Bypass Vac-Truck	HOUR	$325.00
82	Maintenance of Traffic (MOT) -Arterial (single lane closure)	EA	$1,250.00
83	Maintenance of Traffic (MOT) - FDOT (single lane closure)	EA	$1,500.00
84	Maintenance of Traffic (MOT) - Neighborhood (Simple MOT including Flagmen)	EA	$600.00
85	Mobilization Standard (per Crew)	WK	$2,450.00
86	Mobilization Emergency (per crew)	EA	$3,750.00
87	Meals/Hotel/Lodging (per crew)	DAY	$600.00
E – COST OF INVOICE PLUS OH/P ON MISCELLANEOUS SERVICES. City to authorize use of these items			
88	Bypass Pumping Services		**15% OH/P**
89	Maintenance of Traffic CUSTOM INDEX		**15% OH/P**
90	Bypassing Plug (HAVE TO ORDER)		**15% OH/P**
91	Miscellaneous / Unexpected Materials or Services		**15% OH/P**
92	Extra / Miscellaneous		**15% OH/P**
93	Extra / Miscellaneous		**15% OH/P**
BOND AMOUNT			
94	Bond amount calculated at 3% of total bid Price 1	**3%**	

CONFORMED 09-16-2020

CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

August 13, 2021

Engineered Spray Solutions, LLC
Attn: Mr. James Collier
1306 Banana Road
Lakeland, FL 33810

RE: Renewal #1 to Contract #PW2020-05 for Sanitary Sewer Manhole Inspections and Rehabilitation

Dear Mr. Collier:

Accompanying this cover letter for your firm's records is the completely executed Renewal #1 between the City of St. Augustine and Engineered Spray Solutions, LLC for Sanitary Sewer Manhole Inspections and Rehabilitation. We look forward to continuing an excellent working relationship.

Please feel free to contact me at my office (904) 209-4305 or, via email, at swhitener@citystaug.com if you have any questions.

Sincerely,

S Whitener

Sharon F. Whitener, CPPO
Procurement Manager

SFW

Enclosure

xc: John P. Regan, City Manager
Meredith L. Breidenstein, Assistant City Manager
Reuben C. Franklin, Jr., Public Works Director
Todd J. Grant, Utilities Director
James C. Piggott, General Services Director
File

FIRST RENEWAL OF THE AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS RENEWAL AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE (the "City"), whose mailing address is P. O. Box 210, St. Augustine, Florida 32085, and ENGINEERED SPRAY SOLUTIONS LLC, ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810.

The City entered into an Agreement with Contractor on October 9, 2020 for Sanitary Sewer Manhole Inspections and Rehabilitation Project for a term ending on September 30, 2021. The Agreement included the option to renew up to four (4) consecutive years. The City and Contractor now desire to renew the Agreement for an additional two (2) year term, October 1, 2021 through September 30, 2023 (Renewal #1).

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree to the following:

1. The Agreement, Contract No. PW2020-05, is renewed for an additional two (2) year term beginning October 1, 2021 and ending September 30, 2023. For satisfactory performance of the Work outlined in the Contract during this additional term period, the City agrees to pay Contractor in accordance with the Agreement's Cost Schedule.

2. **EMPLOYMENT ELIGIBILITY.** Contractor must comply with F.S. 448.095 and use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by Contractor during the term of this Agreement to work in Florida. Additionally, if Contractor uses subcontractors to perform any portion of the Work (under this Agreement), Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the Work. Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the work. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

All other terms and conditions of the Agreement are hereby ratified and continue in full force and effect.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
City Clerk

By: _____

Printed Name: John P. Regan

(SEAL)

Title: City Manager

Date: 8/11/21

ENGINEERED SPRAY SOLUTIONS LLC

Signed, sealed and delivered
in the presence of:

_____
Witness

By: _____

Printed Name: Adam Webb

Printed Name: Lewis G. Collier

Title: CEO & Owner

_____
Witness

Date: 8-3-2021

Printed Name: Jessica Morales

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Isabelle C. Lopez, City Attorney

SECOND RENEWAL OF THE AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS RENEWAL AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE (the "City"), whose mailing address is P. O. Box 210, St. Augustine, Florida 32085, and ENGINEERED SPRAY SOLUTIONS LLC, ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810.

The City entered into an Agreement with Contractor on October 9, 2020 for Sanitary Sewer Manhole Inspections and Rehabilitation Project for a term ending on September 30, 2021. The Agreement included the option to renew up to four (4) consecutive years. On August 11, 2021, the Agreement was renewed for an additional two (2) year term, October 01, 2021 through September 30, 2023. The City and Contractor now desire to renew the Agreement for an additional two (2) year term, October 1, 2023 through September 30, 2025 (Renewal #2).

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree to the following:

1. The Agreement, Contract No. PW2020-05, is renewed for an additional two (2) year term beginning October 1, 2023 and ending September 30, 2025. For satisfactory performance of the Work outlined in the Contract during this additional term period, the City agrees to pay Contractor in accordance with the Agreement's Cost Schedule.

All other terms and conditions of the Agreement are hereby ratified and continue in full force and effect.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
City Clerk

By: _____

Printed Name: John P. Regan

(SEAL)

Title: City Manager

Date: 5/26/23

ENGINEERED SPRAY SOLUTIONS LLC

Signed, sealed and delivered
in the presence of:

Jim Collier
Witness

By: Jim Collier (May 25, 2023 09:32 EDT)

Printed Name: Jim Collier

Title: Authorized rep/project manager

Adam Webb
Adam Webb (May 25, 2023 09:37 EDT)
Witness

Date: May 25, 2023

Printed Name: Adam Webb

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Isabelle C. Lopez, City Attorney

Contract PW2020-06 Renewal #2 PAT for Sanitary Sewer Cleaning, Inspection, and Renewal.

Final Audit Report 2023-05-25

Created:	2023-05-18
By:	Joshua Pfieffer (jPfieffer@citystaug.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoNb0-hgT55dkgtp9swh1sCtUdD6gXm9h

"Contract PW2020-06 Renewal #2 PAT for Sanitary Sewer Clea ning, Inspection, and Renewal." History

Document created by Joshua Pfieffer (jPfieffer@citystaug.com)
2023-05-18 - 8:54:06 PM GMT

Document e-signed by Joshua Pfieffer (jPfieffer@citystaug.com)
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2023-05-19 - 12:34:56 PM GMT

Document e-signed by Sharon Whitener (swhitener@citystaug.com)
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Document emailed to sslaughter@citystaug.com for signature
2023-05-19 - 12:36:07 PM GMT

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2023-05-19 - 12:40:59 PM GMT

Signer sslaughter@citystaug.com entered name at signing as Stephen Slaughter
2023-05-19 - 12:42:03 PM GMT

Document e-signed by Stephen Slaughter (sslaughter@citystaug.com)
Signature Date: 2023-05-19 - 12:42:05 PM GMT - Time Source: server

Adobe Acrobat Sign

Document emailed to rfranklin@citystaug.com for signature
2023-05-19 - 12:42:07 PM GMT

Email viewed by rfranklin@citystaug.com
2023-05-19 - 12:46:01 PM GMT

Signer rfranklin@citystaug.com entered name at signing as Reuben Franklin
2023-05-19 - 12:46:35 PM GMT

Document e-signed by Reuben Franklin (rfranklin@citystaug.com)
Signature Date: 2023-05-19 - 12:46:37 PM GMT - Time Source: server

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2023-05-19 - 12:46:38 PM GMT

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2023-05-25 - 8:17:57 PM GMT

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2023-05-25 - 10:12:06 PM GMT

Document e-signed by Ursula Youngblood (uyoungblood@aegion.com)
Signature Date: 2023-05-25 - 10:12:56 PM GMT - Time Source: server

Agreement completed.
2023-05-25 - 10:12:56 PM GMT

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2403-002 Pest Bear Office**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2403-002 Pest Bear Office
Ordinance	O2024-20
Owner(s)	Jacksonville 1 LLC
Applicant(s)	Megan Stover
Property Location	The subject property is generally located northeast along E SR 44, approximately 1.81 miles west of Morse Blvd, and approximately 1 mile east of Buena Vista Blvd.
Parcel(s)	G15D009
Date	May 22, 2024

The applicant is seeking approval from the City Commission to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for the parcel listed above on 1.86 acres MOL. This request is accompanied by rezoning request RZ 2403-002 (O2024-21).

ANALYSIS: This property will be used for commercial professional services.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

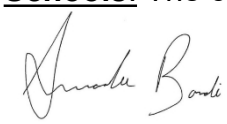
(1) Justification of the proposed amendment has been adequately presented;
The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment by policy 1.2.7.; “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” This is also in line with Policy 1.2.8., the City shall encourage all new development and redevelopment projects by contributing to a mix of land uses which are compatible with existing communities.

(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 goals, objectives and policies of the comprehensive plan as policy 1.1.1.c for commercial future land use accommodates the proposed mix of commercial and office uses. With Policy 1.2.5., the City is using the Joint Planning Area (JPA) to combat urban sprawl and manage growth in an environmentally sensitive area.

(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. This parcel is located along a state-owned principal arterial road with commercial land approximately 0.03 miles northwest and 0.2 miles southeast of the property conforming with Objective 1.2 of the 2050 Comprehensive Plan. Objective 1.2 is being met specifically from Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and require buffering.

(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. There is an existing structure on the property that will remain as an office building. The project will need to meet the code requirements for commercial use to include, but not limited to, parking, lighting, design district standards, and mitigation.

(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 property is proposed from E SR 44, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.
Potable Water & Sewer: City water and sewer are not available to the subject property. The project will use the existing well and septic on the property. The applicant/owner will work with City utilities to connect to City water and sewer when available.
Schools: The commercial development will not generate any school-age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-20

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:

G15D009
Jacksonville 1 LLC
1.86 +/-

LEGAL DESCRIPTION:

LOT 9, BAKERS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 15, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential (County) to Commercial (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

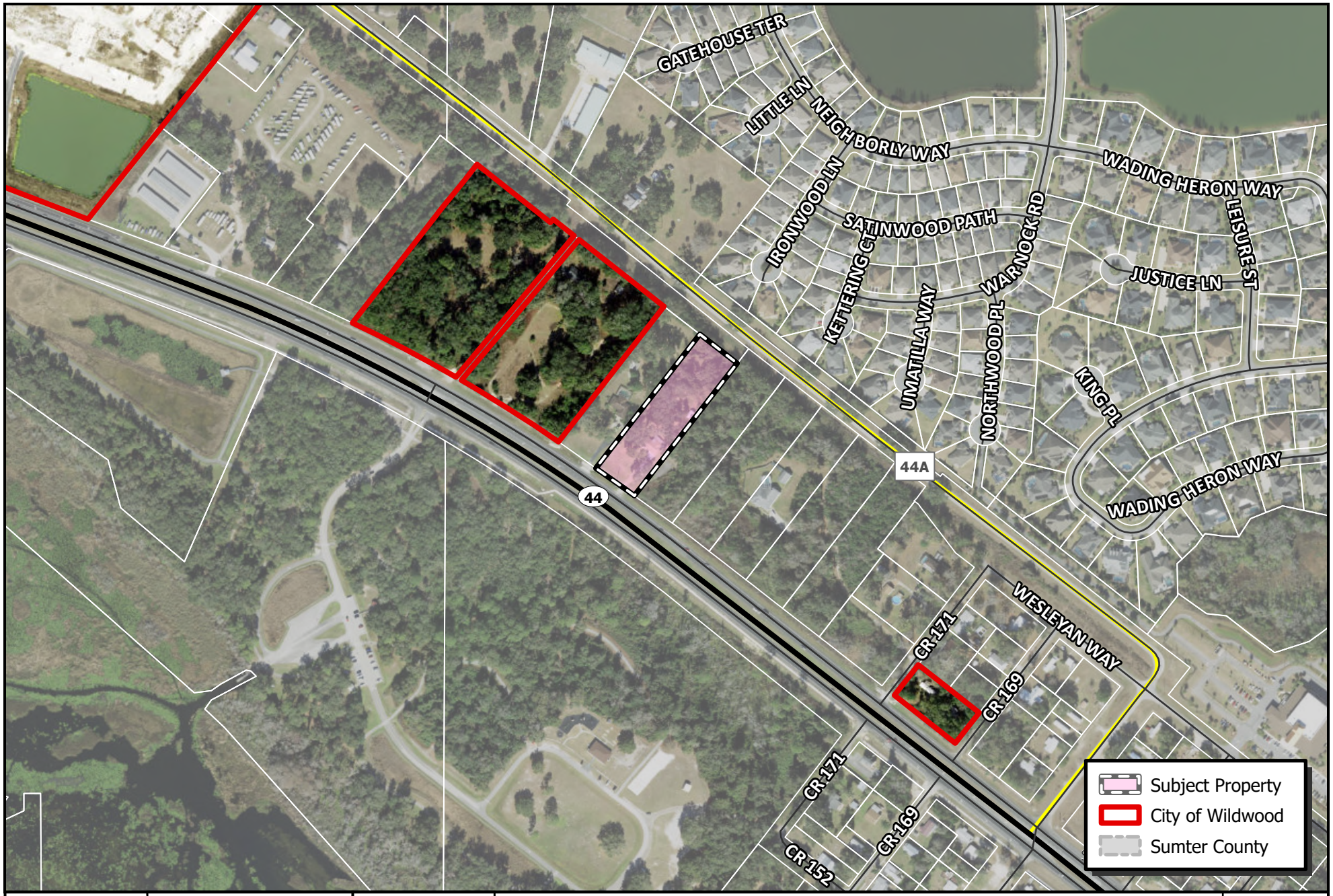
First Reading: _____

Second Reading: _____

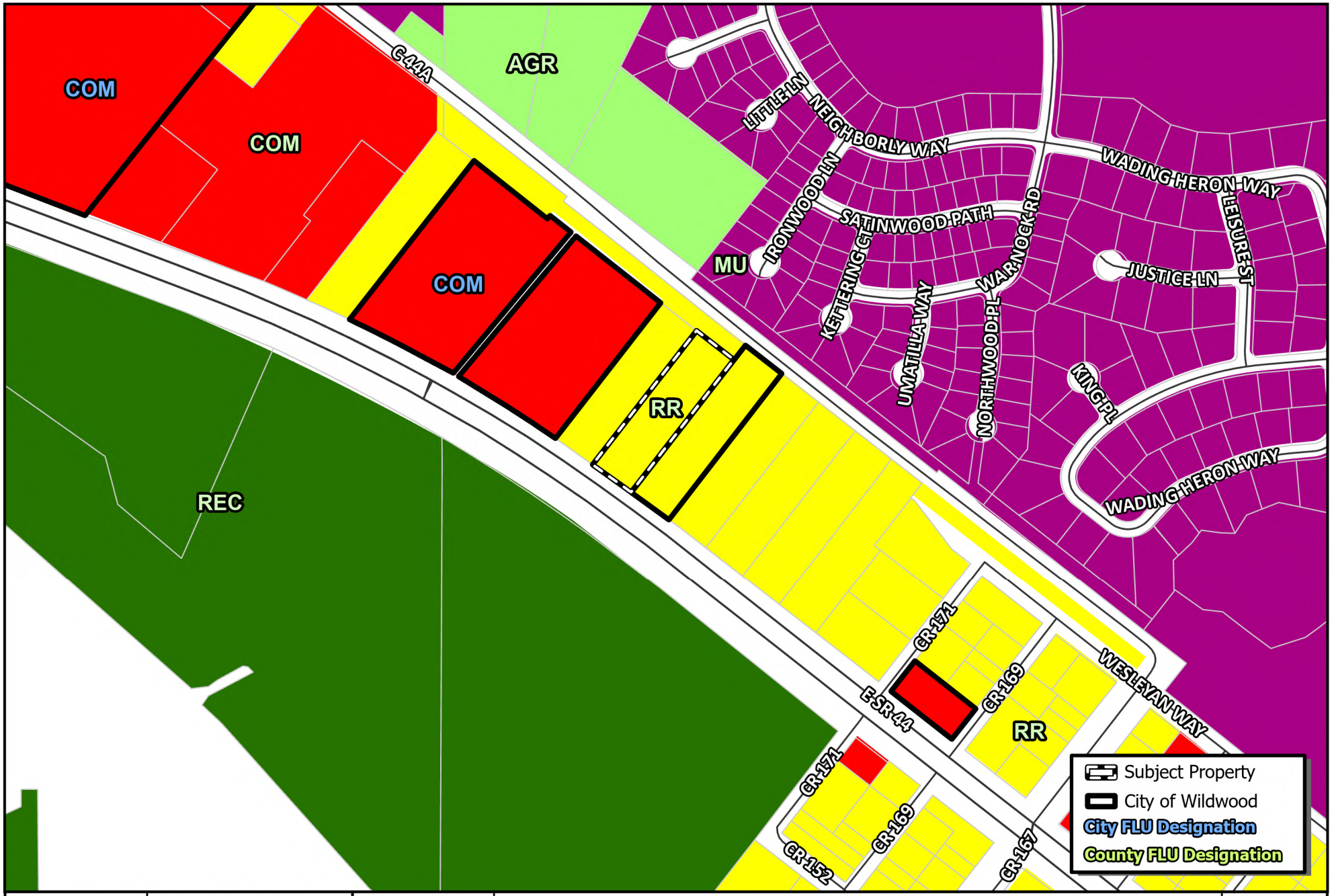
Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	CP 2403-002 **PEST BEAR OFFICE** PARCEL G15D009	**MAP 1B** **LOCATION MAP** **MAR 2024**



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CP 2403-002

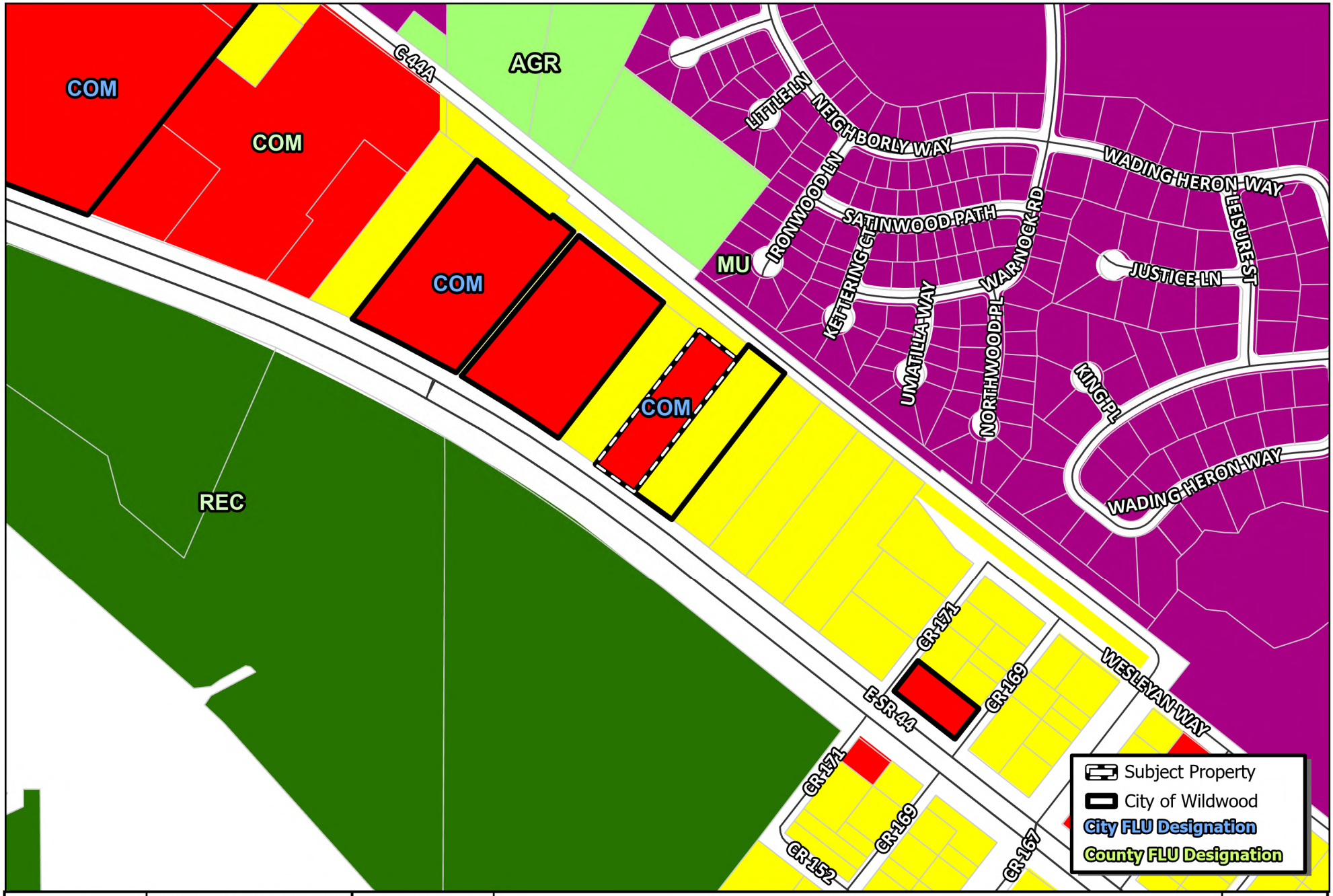
PEST BEAR OFFICE

PARCEL G15D009

MAP 2A

EXISTING LAND USE

MAY 2024



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US Feet
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CP 2403-002

PEST BEAR OFFICE

PARCEL G15D009

MAP 2B

PROPOSED LAND USE

MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-20

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, May 7, 2024, 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 Rural Residential (Sumter County) to Commercial (City) on 1.86 acres MOL. The subject property is generally located northeast along E SR 44, approximately 1.81 miles north of Morse Blvd, and approximately 2.9 miles south of S Main St.

Case Number: CP 2403-002 Pest Bear Office

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

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 O2024-20 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2307-002 Densan Park Phase 4**

REQUESTED ACTION: The Planning and Zoning/Special Magistrate recommends approval of Ordinance Number O2024-27 to be considered by the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2307-002 Densan Park Phase 4
Ordinance #	O2024-27
Applicant	Dennis Ferguson w/ Densan Park Partners, LLC
Owner	Allen J. & Julie R. Katra
Property Location	Located at 5057 County Road 104, Oxford, FL 34484, approximately 0.12 miles west of the intersection of CR 101 and CR 104
Parcel Number	D09-028 (A 19.68-acre parcel)
Date	05/28/2024

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by rezoning request RZ 2307-002.

ANALYSIS: The applicant is proposing to construct a residential development and is requesting Medium Density Residential (MDR) land use which allows a maximum of nine (9) dwelling units per acre. This density request would result in a maximum of 178 dwelling units on the proposed property. According to the proposal, the residential development shall not exceed a total of 75 dwelling units. The applicant is proposing Phase 4 of the Densan Park Development.

(1) Justification of the proposed amendment has been adequately presented;
The applicant intends to continue Phase 4 of the Densan Park single-family residential subdivision on the subject parcel consisting of 75 detached dwelling units. Justification has

been presented to the city to support the proposed development, highlighting the demand for residential housing in the area, particularly for the workforce. This parcel will be connected to Phase 1 by extending access to the south of the property that has already established the City's Medium Density Residential Future Land Use Designation. The adjacent properties along CR 101 are annexed into the City and have a future land use of MDR (Medium Density Residential), making the requested land use a good fit with the current adjacent uses. In accordance with Future Land Use Policy 1.2.1, “the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.”

(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 Low Density Residential (LDR) Future Land Use designation allows for a maximum of 178 dwelling units on the subject property. The applicant is only proposing 75 lots to properly accommodate open space and other amenity requirements. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of nine (9) units per acre for the proposed FLU designation, placing the project within acceptable development standards. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(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.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.The subject property is located along CR 104, which has an existing mix of agriculture along the south side of CR 104 and rural residential areas along the north side of CR 104. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development and maximizing use of existing and future public facilities and services. The proposed development is seeking to include "patio homes" to maximize the use and density of the land.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The proposed future land use map amendment will aid in the transitioning of multiple housing products in the area. As per Housing Policy 3.1.5, “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types.”

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not an isolated or strip development. The project would constitute Phase 4 Expansion of an existing residential community.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.The subject property contains is not within a Special Flood Hazard Area on the FEMA map.
The subject property is classified as Flood Zone X on the FEMA Map 12119C0059D effective 9/27/2013, which shows the property outside the 100-year floodplain. Stormwater and drainage impacts will be monitored at the improvement plan stage where it will be accounted for under SWFWMD Permits.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities but rather as larger tracts of residential dwelling units. Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services. City water and sewer lines are already located on the west side of CR 101 and into the Densan Park Development. The project will have 1 ERU per dwelling unit, requiring a total of 75 ERUs for the subdivision project. ERUs/GPD will still be needed for amenities and irrigation. Per the City's 2019 Utility Master Plan, there is capacity for this development at this time.

(VII) Fails to maximize use of future public facilities and services. City water and sewer lines are already located on the west side of CR 101 and into the Densan Park Development. As the area transitions from rural residential into low, medium and high residential densities, additional developments will be serviced as lines are extended.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
The proposed single family subdivision will be located roughly 0.12 miles west from the CR 101 and CR 104 Intersection, a little over one mile away from US Hwy 301, where diverse and various commercial sale and service establishments can be found. Law enforcement is within one mile of the subject parcel. Additionally, education, healthcare, fire, emergency response and general government are located within 2.5 miles of the subject parcel.

(IX) Fails to provide a clear separation between rural and urban uses. Although some of the surrounding areas have a future land use of agriculture (County), these parcels fall within

the Joint Planning Area (JPA) where the proposed future land uses could be commercial and residential should they be annexed into the City of Wildwood.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
Parcel D09-028 was annexed into the City of Wildwood on September 25, 2023, and is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Development is beginning to physically materialize in this area of the city. Other developments are expected as city utilities are available to the neighboring parcels.
(XI) Fails to encourage a functional mix of uses.CR 101 features multiple residential subdivisions that are aimed to balance the provision of much-needed housing. The proposal does not constitute a mix-used development; however, the proximity to Hwy 466 could benefit existing and up coming businesses within that community and nearby.

(XII) Results in poor accessibility among linked or related land uses. Access to the site will be provided via full-access driveway onto CR 101 and will be connected to the existing Densan Park Development to the south. A 2028 future roadway conditions analysis of the study roadway segments and study intersections indicates that the study roadway segments currently operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development.

(XIII) Results in the loss of significant amounts of functional open space. Each residential development is required to provide open space and amenities based on the proposed number of dwelling units. The applicant will be required to provide 20 percent of open space and at least three (3) on-site neighborhood amenities to comply with the City’s Design District Standards. The project will need to adhere not to exceed four dwelling units per acre with a 0.3 floor area ratio.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
It has been stated that the proposed amendment will not have an adverse effect on environmentally sensitive systems. An Environmental Assessment was conducted by Modica & Associates on May 18, 2023. Based on field review, the consultant stated that no wetlands and/or surface waters were present within the project boundary. The Subject parcel entirely consists of a vegetative community that can be best described as improved pasture. The area is well-maintained with frequent mowing and is dominated by Bahia grass. There were no documented American bald eagle nests within or near the subject parcel. In addition, approximately seven (7) potentially occupied gopher tortoise burrows were observed, which requires a Florida Fish and Wildlife Conservation Commission permit to relocate these protected species to a designated sanctuary. A 100% gopher tortoise survey should be done before construction and if any gopher tortoises are found, it will be necessary to apply for a gopher relocation permit with FFWCC.

(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: One full-access point for the property is proposed at CR 101, which is a local

urban county maintained road. The proposed Future Land Use change to MDR and proposed development is estimated to add 1,429 new daily external trips, including 105 new AM peak hour & 142 new PM peak hour trips. A full Traffic Impact Analysis has been conducted for maximum density and was accepted by Sumter County. A 2028 future roadway conditions analysis of the study roadway segments indicates that the study roadway segments currently operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development. Based on the analysis, the turn lane warrant analysis shows that the project driveways do not warrant exclusive turn lanes. The Sumter County accepted TIA indicates that the originally required northbound left turn lane at the southern entrance on CR 101 is still to be constructed by the developer. There is an emergency access only proposed along CR 104.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available for the subject property. The applicant/owner will work with City utilities at the site plan stage and will have to provide utility easements as required.

Schools: According to the district, opening up the Intermediate school will free up approximately 300 student stations at the Elementary School and 150 student stations at the Middle High School. The Middle High School will only have approximately 60% of its capacity of 1064 student stations. The school district advises that capacity is available for new students that would be generated by a new development in this zone.

School	Rate	Students Generated
High	0.102	7.65
Middle	0.074	5.55
Elementary	0.152	11.4
Total	0.328	**24.6**

CONCLUSION:
The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

This is the second and final reading for Ordinance O2024-27.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-27

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 D09-028
Allen J. & Julie R. Katra
19.68 +/-

LEGAL DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9:

THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9,

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE

N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS.

This property is to be reclassified from Agriculture (Sumter County) to Medium Density Residential (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

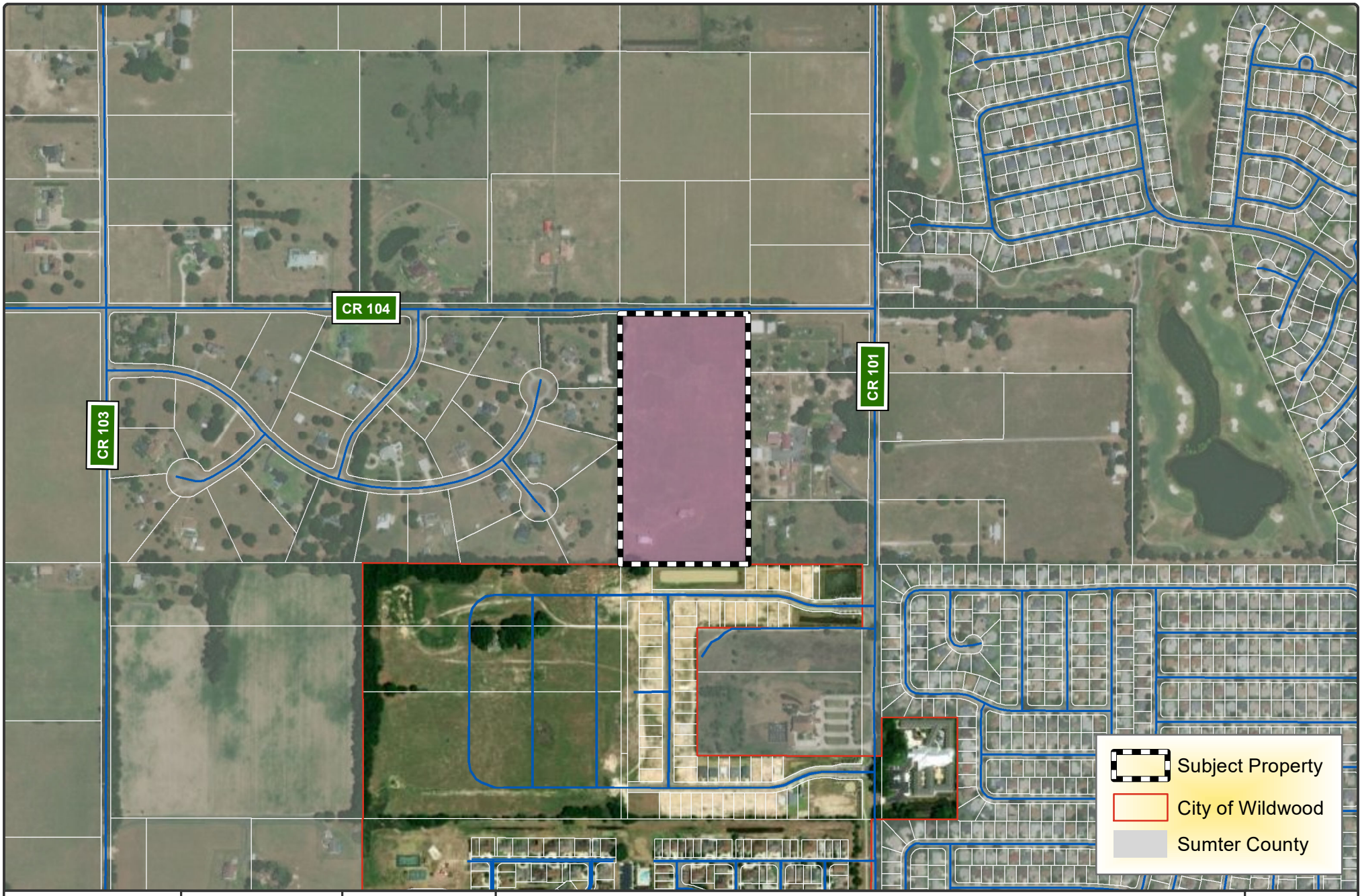
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD
EST. 1877
FLORIDA

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

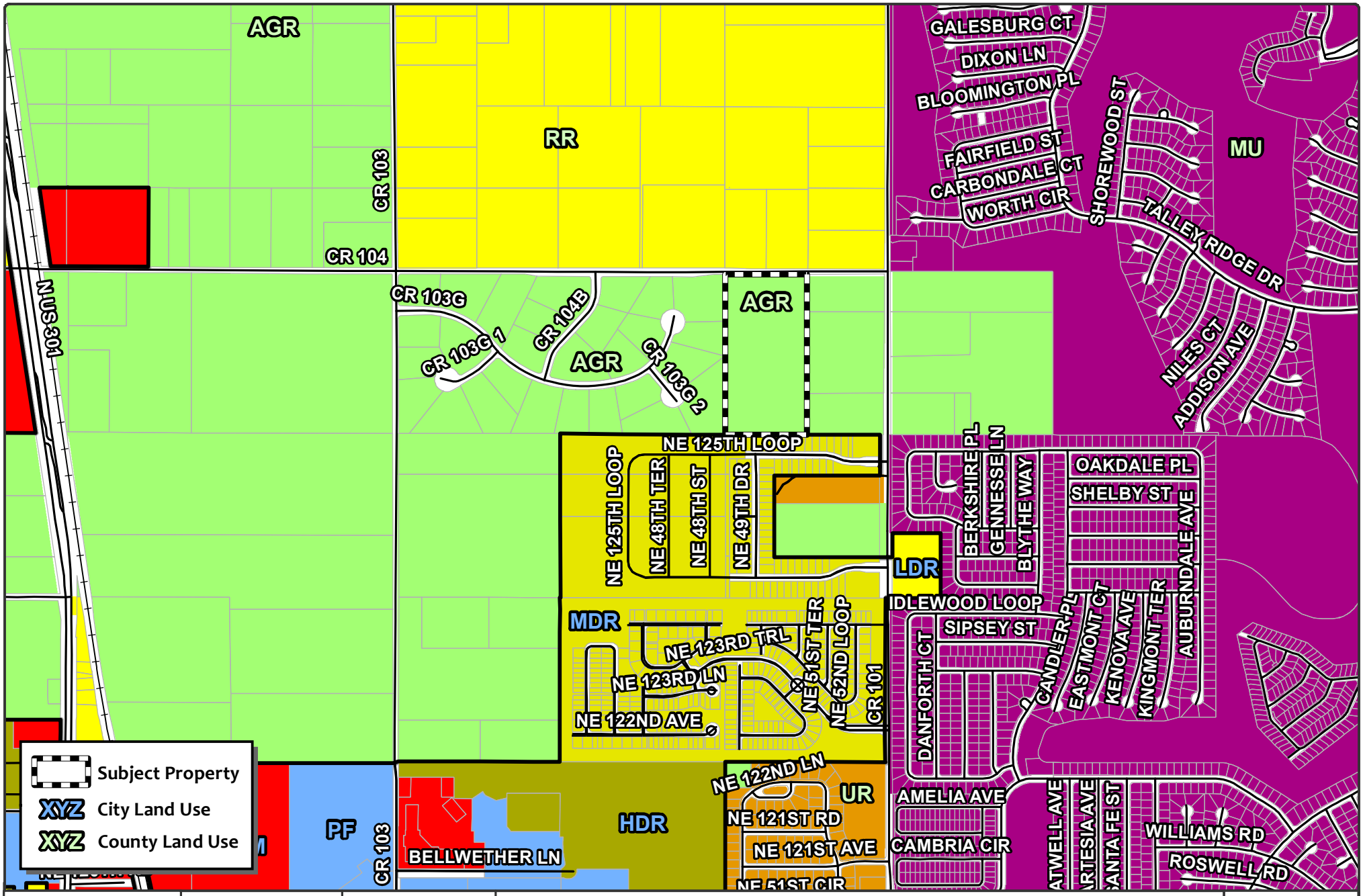
Feet
0 330 660

CP 2307-002

DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 1B
LOCATION MAP
SEPTEMBER 2023



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CP 2307-002

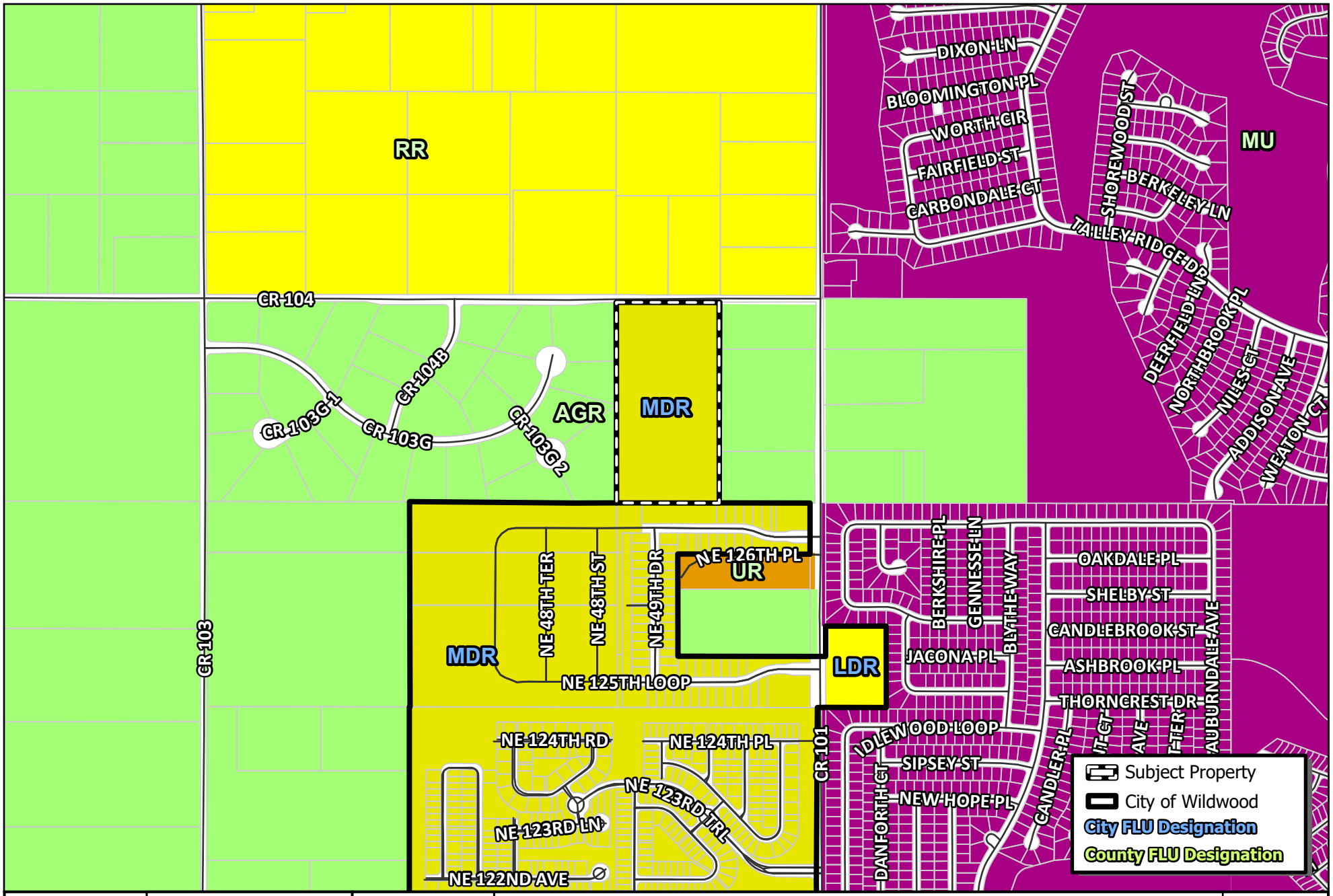
DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 2A

EXISTING LAND USE

SEPTEMBER 2023



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 187.5 375 750

CP 2307-002

DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 2B

PROPOSED LAND USE

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-27

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1267488

Date Submitted: 2/21/2024

First Name*	Last Name*	Email Address*
Tyler	Roessler	troessler@vhb.com

Address

501 E Kennedy Boulevard
Suite 1010

City	State	Zip Code
Tampa	FL	33602

Phone	Alt Phone	Parcel Number
8133242172		Parcel Number

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Matthew Tadlock

Digitally signed by Matthew Tadlock
DN: cn=Matthew Tadlock, o=Sumter County Public Works, ou=Planning and Design, email=matthew.tadlock@sumtercountyfl.gov, c=US
Date: 2024.04.08 14:27:31 -04'00'

Sumter County Traffic Impact Analysis (TIA) acceptance, under the following condition:

- The originally required northbound left turn lane at the southern entrance on CR 101 is still to be constructed by the developer.
    - The developer shall submit a right-of-way utilization permit for the offsite improvements.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports
Summary Table

Click here to view the table.

Exemption

Choose File No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

Densan Park PH 3+4 TIA.pdf

Date of Methodology Acceptance by County

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [ ] City of Wildwood
- [ ] Unincorporated Sumter County

Link

FDOT Systems Implementation Office

Link

FDOT Roadway Design - Florida Greenbook

Link

Lake-Sumter MPO

Link

FDOT Traffic Information

Densan Park Development

Phase III and IV

PREPARED FOR

Springstead Engineering, Inc.
727 South 14th Street
Leesburg, Florida 34748
352.787.1414

PREPARED BY

501 East Kennedy Boulevard
Suite 1010
Tampa, Florida 33602
813.327.5450

February 2024

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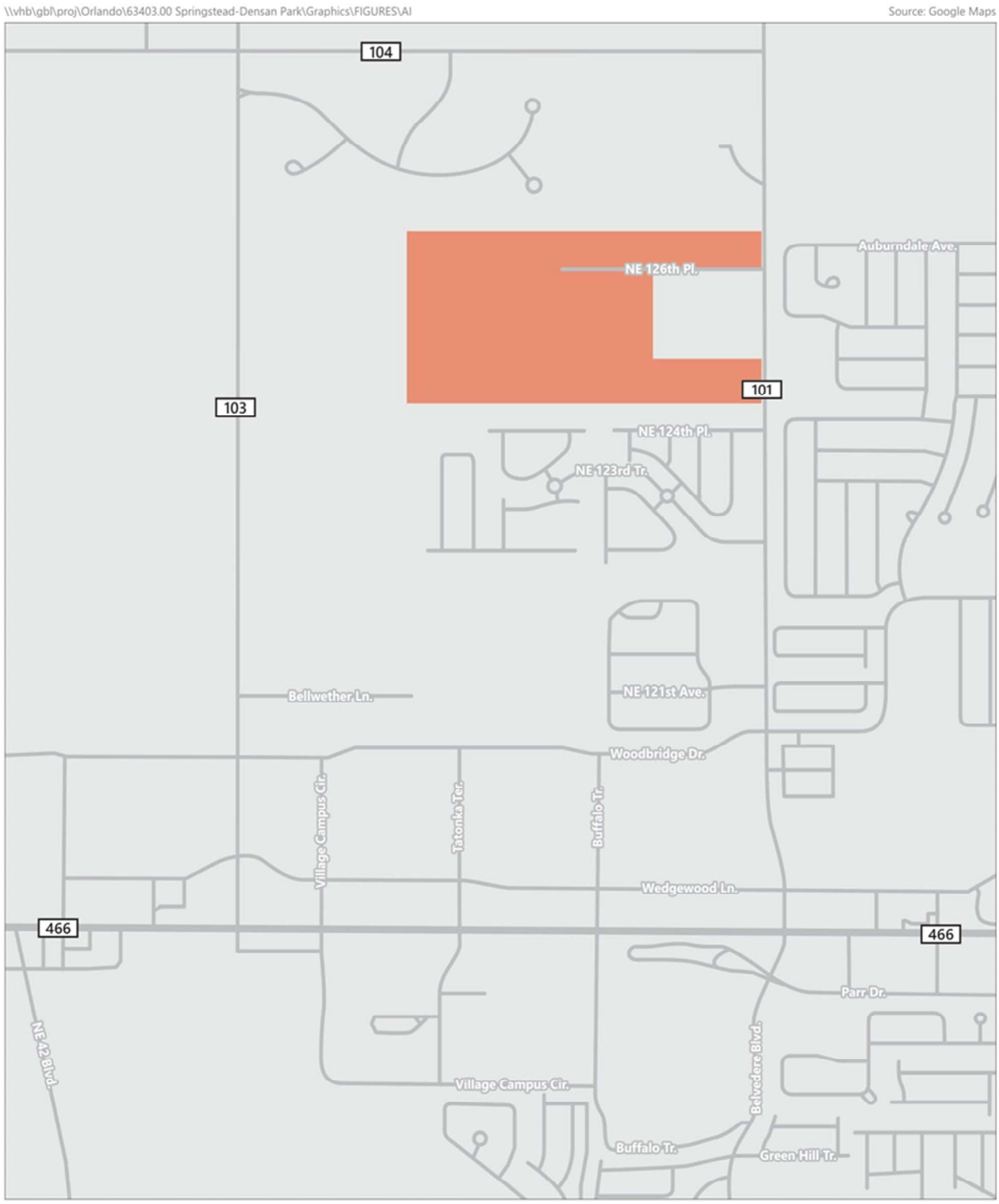
Introduction

VHB has been retained by Springstead Engineering, Inc. to conduct a traffic study for the proposed Phase III and Phase IV of the existing Densan Park development located on the west side of CR 101 between NE 124th Place and CR 104 in Sumter County, Florida. The purpose of this study is to fulfill the requirements set forth by the Sumter County Traffic Impact Analysis (TIA) Guidelines dated June 2022. The analysis quantifies both the existing traffic conditions along area roadways surrounding the parcel and the projected future traffic conditions expected for build-out year 2028. This document provides a detailed description of the study analysis and key findings.

Project Description

The Densan Park development phase III and phase IV will consist of a 71 and 75 single family homes, respectively. Access to the site will be provided by two full access driveways on CR 101 from the existing development. A project location map is shown in **Figure 1**. The project has an anticipated buildout year of 2028.

Figure 1: Project Location Map



Trip Generation

The proposed development will only include the single-family housing land use. The nature of the development and associated land use will not result in any trip reduction from pass-by or internal capture. The project traffic volumes for the proposed development were generated using the trip generation rates and formulas outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). Seven homes from Phase I and all 71 homes from Phase II are yet to be constructed and therefore will be included as vested trips.

Table 1: Phase III and IV Trip Generation

ITE Code	Land Use	Intensity	Daily Trips	AM Peak Total	AM Peak Enter	AM Peak Exit	PM Peak Total	PM Peak Enter	PM Peak Exit
210	Single Family Detached Housing	146 DU	1,429	105	26	79	142	89	53

Table 2: Phase I and II Vested Trip Generation

ITE Code	Land Use	Intensity	Daily Trips	AM Peak Total	AM Peak Enter	AM Peak Exit	PM Peak Total	PM Peak Enter	PM Peak Exit
210	Single Family Detached Housing	78 DU	803	59	15	44	79	50	29

Trip Distribution and Assignment

The distribution of site generated traffic is a function of population and land use in surrounding areas, existing travel patterns, ease of access to the site, and traffic conditions on area roadways. The trip distribution assignment is based on the Central Florida Regional Planning Model (CFRPM7). The trip distribution is shown in **Appendix A**. Trips were split between the north and south driveways with 60 percent going to the south driveway and 40 percent going to the north driveway.

2

Existing Conditions

This section summarizes existing transportation conditions observed in the study area, including roadway and intersection geometry, existing traffic control, and the daily, AM, and PM peak hour traffic volumes and traffic operations.

Study Area

Consistent with the requirements set forth in Sumter County's TIA Guidelines, impacted segments will include segments within 1 mile of the project site and segments outside of a 1-mile radius of the project site where the project consumes greater than three percent of the Generalized Peak Hour Two-Way Maximum Service Volume or more than 70 peak hour two-way trips. The study area is consistent with the previously approved methodology for Phase I which can be found in **Appendix B**. Roadway analysis was conducted for the following locations:

- CR 101
  - CR 466 to Woodridge Drive
  - Woodridge Drive to CR 102
- CR 102
  - CR 101 to US 301
- Belvedere Boulevard
  - CR 466 to Churchill Downs
- CR 103
  - CR 466 to Woodridge Drive
- CR 104
  - US 301 to CR 101
- CR 466
  - CR 103 to CR 101
  - CR 101 to Buena Vista Boulevard

In addition, the following intersections were analyzed:

- CR 466 at CR 101
- CR 466 at CR 103
- CR 101 at CR 104
- CR 101 at Project Entrances

Turning movement counts were collected at the study intersections on Tuesday, December 19, 2023 during the AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak period. The seasonal factor for this date is 1.06. A copy of the data collected is found in **Appendix C**. The existing peak hour turning movement volumes are shown in **Figure 2** and **Figure 3**.

Existing Roadway Analysis

Table 3 and **Table 4** summarize the AM and PM peak hour existing conditions roadway analysis within the study area. The roadway volumes were obtained from the Sumter County 2022 Annual Traffic Counts. The maximum service volumes and corresponding peak hour two-way generalized level of service capacities were obtained from the FDOT 2020 Generalized Level of Service Tables. A copy of the data provided by the County is included in **Appendix D**.

Table 3: AM Peak Hour Existing Roadway Conditions

Roadway / Segment	No. of Lanes	Adopted LOS	2-Way Peak Hour Cap.	Growth Rate	2023 ADT	AM 2-Way PK HR	v/c ratio
CR 101							
CR 466 to Woodridge Dr	4D	D	2,600	1.0%	7,200	600	0.23
Woodridge Dr to CR 102	2U	D	1,200	2.5%	4,700	550	0.46
CR 102							
CR 101 to US 301	2U	D	1,200	3.1%	1,300	200	0.17
Belvedere Blvd							
CR 466 to Churchill Downs	2U	D	1,200	1.3%	10,000	850	0.71
CR 103							
CR 466 to Woodbridge Dr	4D	D	2,600	2.6%	4,000	450	0.17
CR 104							
US 301/SR 35 to CR 101	2U	D	1,200	4.9%	3,400	450	0.38
CR 466							
CR 103 to CR 101	4D	D	3,200	1.0%	24,500	1900	0.59
CR 101 to Buena Vista Blvd	4D	D	3,200	1.0%	28,100	2300	0.72

Table 4: PM Peak Hour Existing Roadway Conditions

Roadway / Segment	No. of Lanes	Adopted LOS	2-Way Peak Hour Cap.	Growth Rate	2023 ADT	PM 2-Way PK HR	v/c ratio
CR 101							
CR 466 to Woodridge Dr	4D	D	2,600	1.0%	7,200	700	0.27
Woodridge Dr to CR 102	2U	D	1,200	2.5%	4,700	450	0.38
CR 102							
CR 101 to US 301	2U	D	1,200	3.1%	1,300	150	0.13
Belvedere Blvd							
CR 466 to Churchill Downs	2U	D	1,200	1.3%	10,000	1100	0.92
CR 103							
CR 466 to Woodbridge Dr	4D	D	2,600	2.6%	4,000	400	0.15
CR 104							
US 301/SR 35 to CR 101	2U	D	1,200	4.9%	3,400	350	0.29
CR 466							
CR 103 to CR 101	4D	D	3,200	1.0%	24,500	2250	0.70
CR 101 to Buena Vista Blvd	4D	D	3,200	1.0%	28,100	2500	0.78

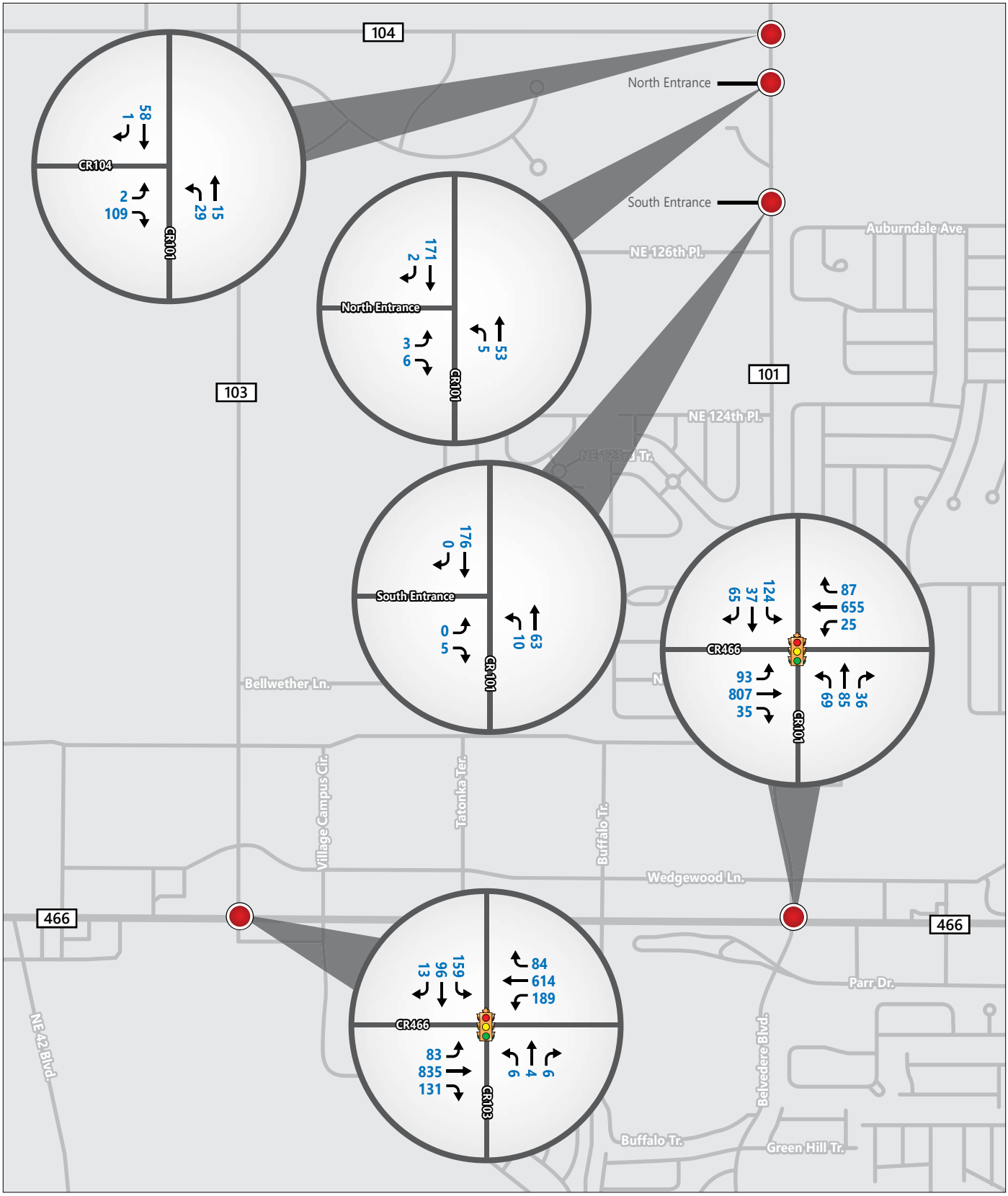
Existing Intersection Capacity Analysis

The existing intersections were evaluated using the methodology outline in the Highway Capacity Manual (HCM) and using the Synchro 11 software. Signal timings provided by Pasco County are located in **Appendix E**. The results of the intersection capacity analysis for the AM and PM peak hour are shown in **Table 5**. Synchro printouts are available in **Appendix F**.

Table 5: Existing Conditions Intersection Analysis

Intersection	Control Type	Movement	AM			PM		
			v/c	Delay	LOS	v/c	Delay	LOS
CR 466 at CR 101	Signal	**Overall**	**-**	**19.9**	**B**	**-**	**37.7**	**D**
CR 466 at CR 103	Signal	**Overall**	**-**	**20.5**	**C**	**-**	**15.3**	**B**
CR 104 at CR 101	TWSC	EB	0.135	9.2	A	0.059	8.8	A
		WB	0.024	10.5	B	0.018	11.7	B
		NBL	0.023	7.5	A	0.059	7.4	A
		SBL	0.001	7.2	A	-	0	A
		Overall	**-**	**5.9**	**-**	**-**	**4.5**	**-**
CR 101 at N. Entrance	TWSC	EB	0.012	9.5	A	0.01	9.2	A
		NBL	0.004	7.6	A	0.004	7.4	A
		Overall	**-**	**0.5**	**-**	**-**	**0.4**	**-**
CR 101 at S. Entrance	TWSC	EB	0.006	9.2	A	0.013	8.9	A
		NBL	0.008	7.6	A	0.007	7.5	A
		Overall	**-**	**0.5**	**-**	**-**	**0.5**	**-**

Source: Google Maps



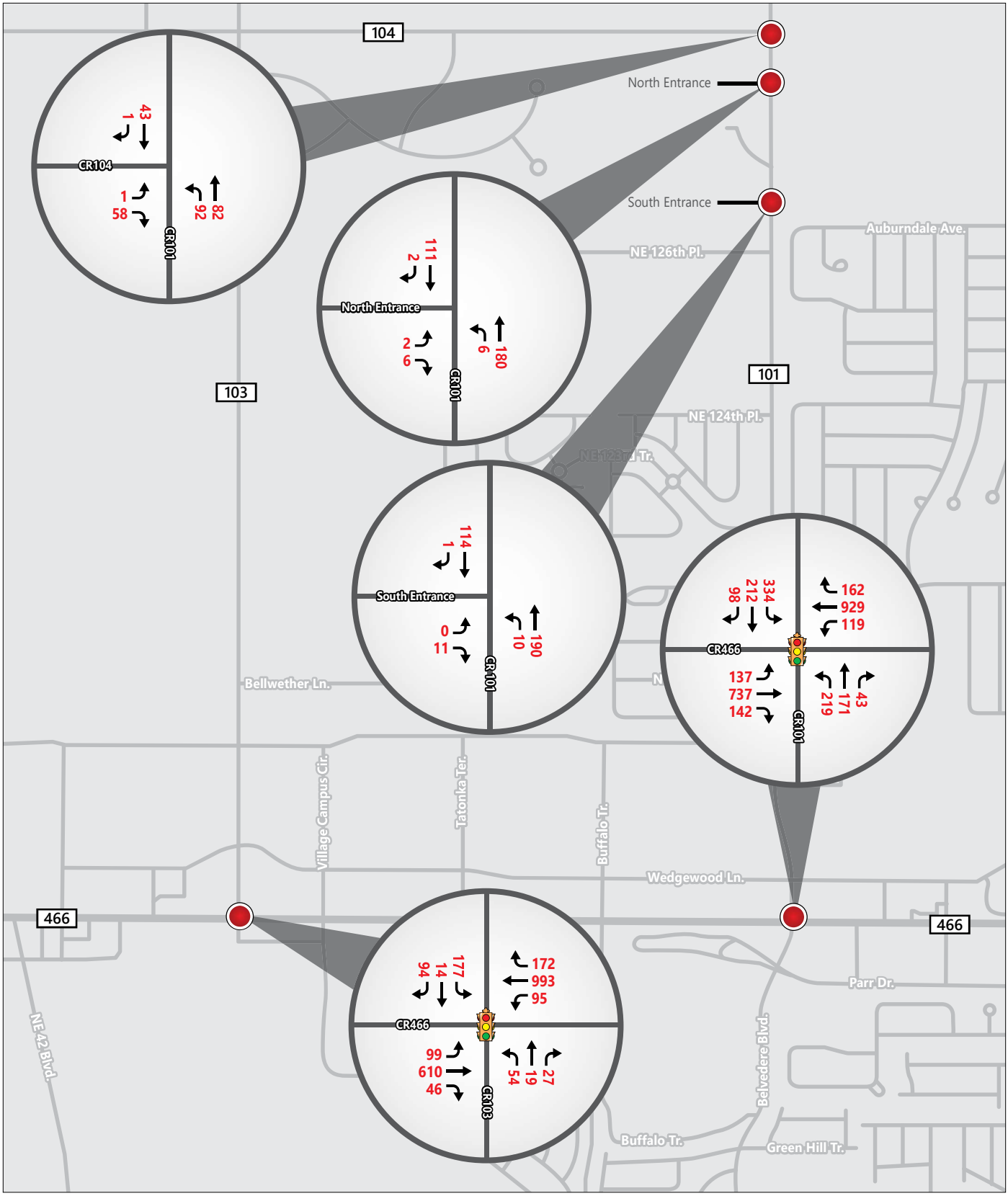
N.T.S.

→ Traffic Movement

Figure 2

Existing 2023 AM Peak Hour Traffic
Densan Park

Source: Google Maps



N.T.S.

→ Traffic Movement

Figure 3

Existing 2023 PM Peak Hour Traffic
Densan Park

3

Future Conditions

The future background traffic for 2028 was developed based on the historical growth rates calculated from volumes the Sumter County Annual Traffic Counts with a minimum of one percent used. Additionally, the anticipated number of trips generated from the development were distributed to the roadways and intersections based on the existing site layout and trip distribution (found in Appendix A) for the project buildout condition. The intersection volume derivation is documented in Appendix G.

Future Roadway Capacity Analysis

The future capacity analysis for the study area roadways for the project buildout can be found in **Table 6** for the AM peak hour condition, and **Table 7** for the PM peak hour condition. The analysis shows that all study roadways will continue to operate with an acceptable v/c ratio in the background condition and the project buildout condition.

Table 6: Future Roadway Analysis - AM Peak Hour

Roadway	No. of Lanes	LOS	PH TW Cap.	Background				Project Buildout			
				PH TW Vol.	Vested Trips	Total PH TW Vol.	v/c	Project Dist.	Project Vol.	Total Vol.	v/c
CR 101											
CR 466 to Woodridge Dr	4D	D	2,600	600	44	644	0.25	75.00%	79	723	0.28
Woodridge Dr to CR 102	2U	D	1,200	600	48	648	0.54	81.71%	86	734	0.61
CR 102											
CR 101 to US 301	2U	D	1,200	250	1	251	0.21	2.00%	2	253	0.21
Belvedere Blvd											
CR 466 to Churchill Downs	2U	D	1,200	900	4	904	0.75	6.29%	7	910	0.76
CR 103											
CR 466 to Woodbridge Dr	4D	D	2,600	500	0	500	0.19	0.00%	0	500	0.19
CR 104											
US 301/SR 35 to CR 101	2U	D	1,200	550	10	560	0.47	16.14%	17	576	0.48
CR 466											
CR 103 to CR 101	4D	D	3,200	2,000	13	2,013	0.63	22.71%	24	2,037	0.64
CR 101 to Buena Vista Blvd	4D	D	3,200	2,400	27	2,427	0.76	45.86%	48	2,475	0.77

Table 7: Future Roadway Analysis - PM Peak Hour

Roadway	No. of Lanes	LOS	PH TW Cap.	Background				Project Buildout			
				PH TW Vol.	Vested Trips	Total PH TW Vol.	v/c	Project Dist.	Project Vol.	Total Vol.	v/c
CR 101											
CR 466 to Woodridge Dr	4D	D	2,600	750	44	794	0.31	75.00%	107	901	0.35
Woodridge Dr to CR 102	2U	D	1,200	550	48	598	0.50	81.71%	116	714	0.60
CR 102											
CR 101 to US 301	2U	D	1,200	150	1	151	0.13	2.00%	3	154	0.13
Belvedere Blvd											
CR 466 to Churchill Downs	2U	D	1,200	1,100	4	1,104	0.92	6.29%	9	1,113	0.93
CR 103											
CR 466 to Woodbridge Dr	4D	D	2,600	450	0	450	0.17	0.00%	0	450	0.17
CR 104											
US 301/SR 35 to CR 101	2U	D	1,200	450	10	460	0.38	16.14%	23	482	0.40
CR 466											
CR 103 to CR 101	4D	D	3,200	2,400	13	2,413	0.75	22.71%	32	2,446	0.76
CR 101 to Buena Vista Blvd	4D	D	3,200	2,600	27	2,627	0.82	45.86%	65	2,692	0.84

Future Intersection Capacity Analysis

To determine the operational conditions at the intersections and project driveways, intersections were evaluated for the AM and PM peak hour conditions using Synchro 11 software (HCM 6 methodology). Background traffic was calculated by growing existing traffic with historical growth rates calculated from the Sumter County Annual Traffic Counts. Trips from yet-to-be constructed homes in Phase I and Phase II were added to this background traffic as vested trips.

Future AM peak hour turning movement volumes are shown in **Figure 4**. The results from the Synchro analysis for the background and project buildout condition are shown in **Table 8**. In the future background scenario, the results show that all intersections are operating at the target LOS. The future project buildout condition shows similar results, with no deficiencies.

Future PM peak hour turning movement volumes are shown in **Figure 5.** The results for the Synchro analysis for the background and project building condition are shown in **Table 9**. . In the future background scenario, the results show that all intersections are operating at the target LOS. The future project buildout condition shows similar results, with no deficiencies. Signal timing splits at the intersection of CR 466 and CR 101 were optimized in both the background and project buildout scenario.

Synchro printouts for all future scenarios are located in **Appendix H**.

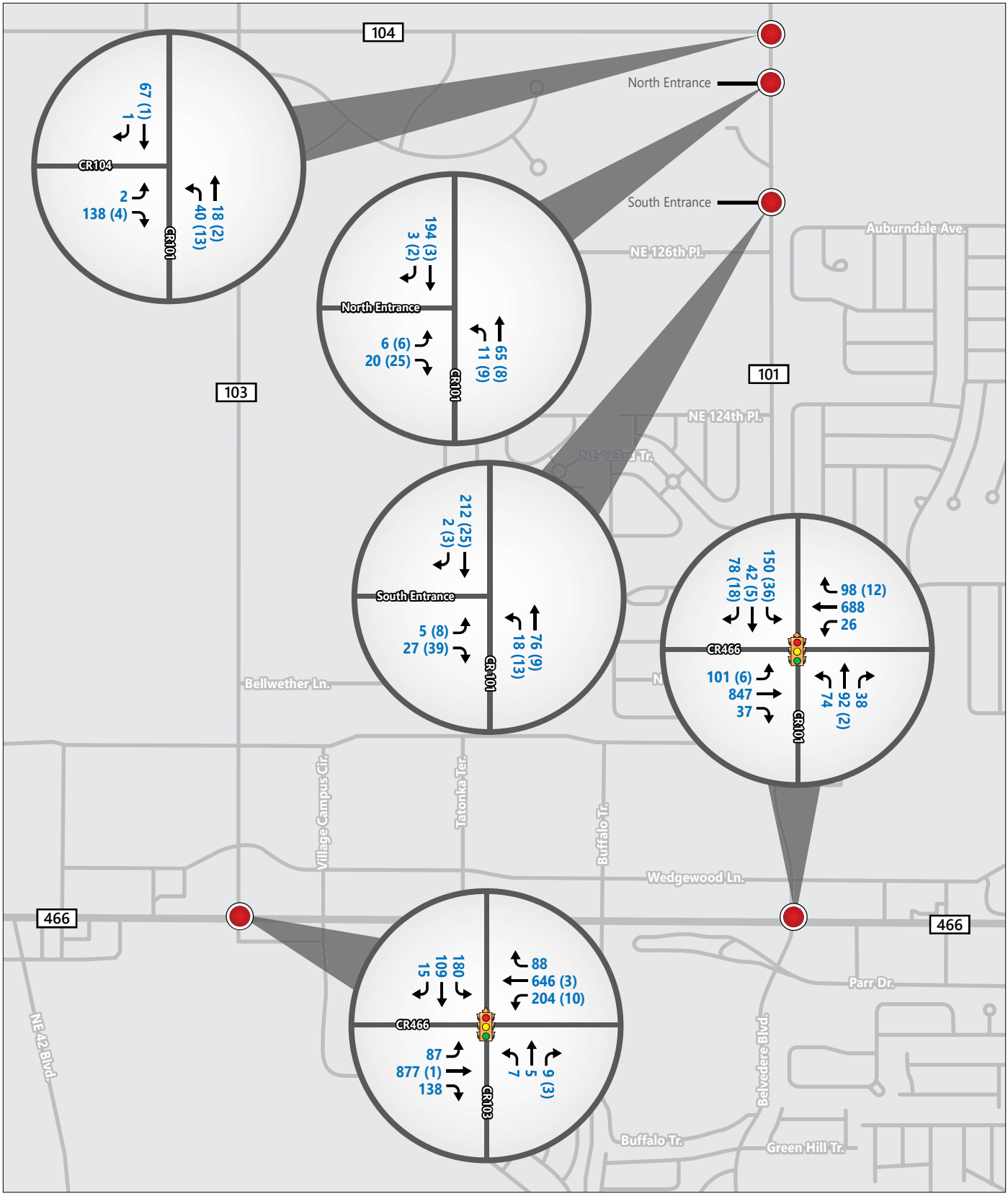
Table 8: Future Intersection Analysis - AM Peak Hour

Intersection	Control Type	Movement	Background			Project		
			v/c	Delay	LOS	v/c	Delay	LOS
CR 466 at CR 101	Signal	**Overall**	**-**	**21.3**	**C**	**-**	**22.5**	**C**
CR 466 at CR 103	Signal	**Overall**	**-**	**23.1**	**C**	**-**	**23.9**	**C**
CR 104 at CR 101	TWSC	EB	0.174	9.5	A	0.179	9.6	A
		WB	0.034	11.4	B	0.036	11.8	B
		NBL	0.031	7.5	A	0.042	7.5	A
		SBL	0.001	7.3	A	0.001	7.3	A
		Overall	**-**	**6.3**	**-**	**-**	**6.4**	**-**
CR 101 at N. Entrance	TWSC	EB	0.037	9.7	A	0.082	10	B
		NBL	0.009	7.7	A	0.016	7.7	A
		Overall	**-**	**1.1**	**-**	**-**	**2.1**	**-**
CR 101 at S. Entrance	TWSC	EB	0.045	9.8	A	0.116	10.5	B
		NBL	0.015	7.7	A	0.026	7.8	A
		Overall	**-**	**1.3**	**-**	**-**	**2.5**	**-**

Table 9: Future Intersection Analysis - PM Peak Hour

Intersection	Control Type	Movement	Background			Project		
			v/c	Delay	LOS	v/c	Delay	LOS
CR 466 at CR 101	Signal	**Overall**	**-**	**39.9**	**D**	**-**	**44.6**	**D**
CR 466 at CR 103	Signal	**Overall**	**-**	**16.2**	**B**	**-**	**16.7**	**B**
CR 104 at CR 101	TWSC	EB	0.081	8.9	A	0.096	9.0	A
		WB	0.025	12.7	B	0.027	13.2	B
		NBL	0.071	7.5	A	0.077	7.5	A
		SBL	-	0.0	A	-	0.0	A
		Overall	**-**	**4.8**	**-**	**-**	**5.0**	**-**
CR 101 at N. Entrance	TWSC	EB	0.024	9.5	A	0.053	9.8	A
		NBL	0.016	7.5	A	0.038	7.6	A
		Overall	**-**	**0.9**	**-**	**-**	**1.7**	**-**
CR 101 at S. Entrance	TWSC	EB	0.037	9.4	A	0.085	10.2	B
		NBL	0.027	7.6	A	0.060	7.7	A
		Overall	**-**	**1.2**	**-**	**-**	**2.2**	**-**

Source: Google Maps



N.T.S.

→ Traffic Movement

X (X)

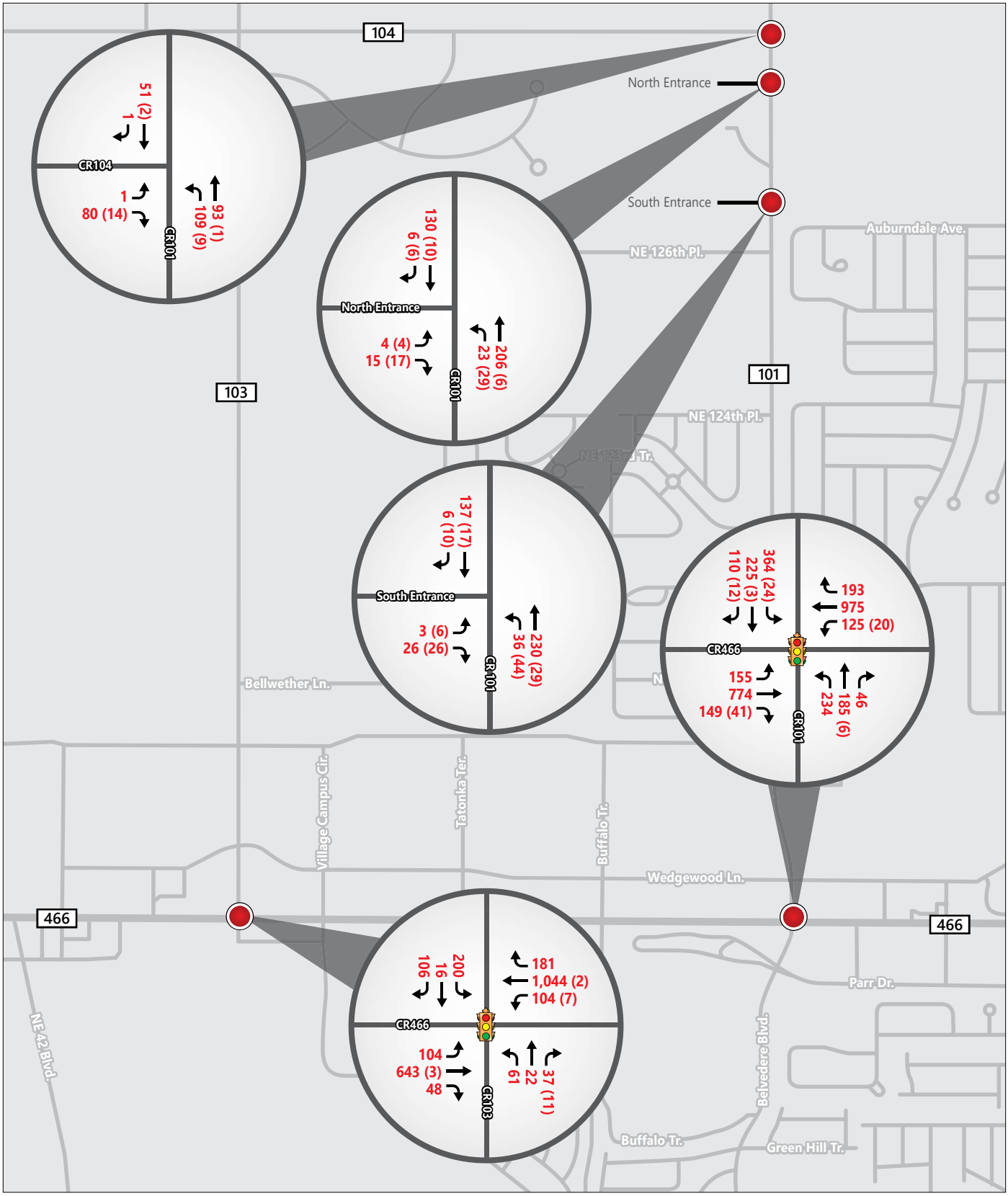
Project Traffic

Background Traffic

Figure 4

Future 2028 AM Peak Hour Traffic
Densan Park

Source: Google Maps



N.T.S.

→ Traffic Movement

X (X)

Project Traffic

Background Traffic

Figure 5

Future 2028 PM Peak Hour Traffic
Densan Park

Project Turn Lane Analysis

To determine if turn lanes are warranted at project driveways, NCHRP Report 457 Figures 2-5 and 2-6 were used. Turn lane warrants were evaluated in the AM and PM peak hour for the project buildout condition. Exclusive right turn and left turn lanes on CR 101 were not warranted on both project driveways. Turn lane warrant calculations can be found in **Appendix I**.

4

Conclusions

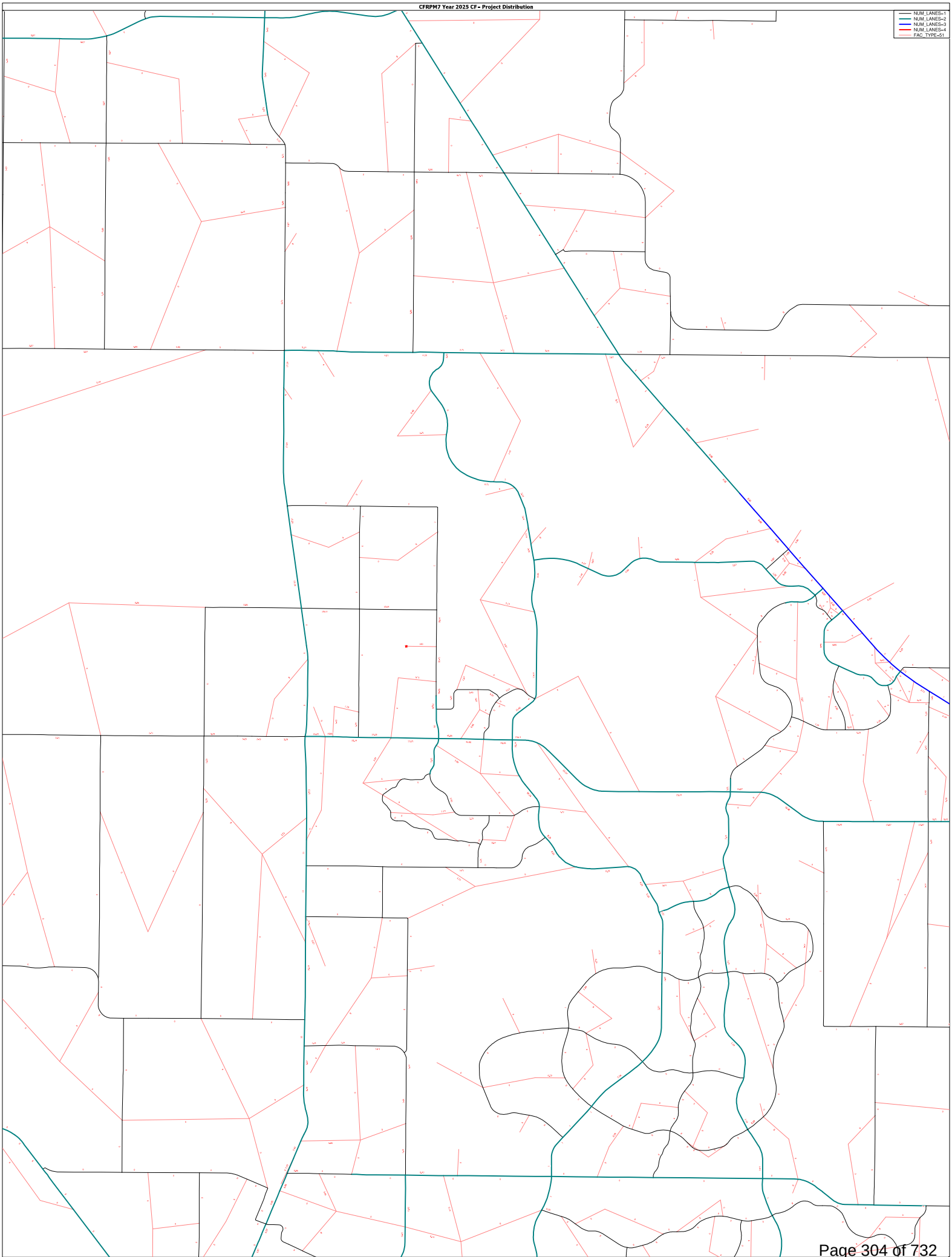
This traffic analysis has been prepared in support of obtaining concurrency approval through Sumter County for the proposed Phase III and Phase IV of the Densan Park development located on the west side of CR 101 in Sumter County, Florida.

Summary of Study Findings

- The proposed development is expected to generate 1,429 new daily external trips, including 105 new AM peak hour and 142 new PM peak hour external trips in the buildout condition.
- The existing roadway analysis shows all study roadways have an acceptable v/c ratio.
- The existing intersection capacity analysis shows that all intersections operate at the target LOS.
- The 2028 future roadway conditions analysis shows that all study roadway segments will continue to operate with an acceptable v/c ratio in the background and project buildout conditions.
- The 2028 future intersection capacity analysis shows that all intersections operate at the target LOS in both the background and project buildout condition for the AM and PM peak hour.
- The turn lane warrant analysis shows that the project driveways do not warrant exclusive turn lanes.

A

Model Trip Distribution


CFRPM7 Year 2025 CF - Project Distribution
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NUM_LANES=3
NUM_LANES=4
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C:\PSUTHIS\DS\CFRPM7\Base\CF_2025\P66506\OUTPUT\HWYLOAD_SL_AllDay_H25.NET
(Licensed to Vanasse Hangen Brustlin Inc)

B

Phase I Methodology

To: Ryan Howser
Planner II
Development Services Department
City of Wildwood

Date: March 14, 2019

Project #: 63403.00

From: Demond Hazley, PE
Project Manager
VHB

Re: Densan Park - Wildwood
Major Land Development Traffic Assessment
Methodology Statement

PURPOSE:

The purpose of this document is to outline the proposed methodology for the Major Land Development Traffic Assessment (LDTA) of Densan Park - Wildwood per the requirements set forth in the Guidelines for Traffic Impact Analysis (TIA) in Sumter County. The Traffic Impact Analysis is divided into the following sections:

1. Introduction
2. Site Location and Access
3. Primary Impact Area / Significance Levels
4. Development Traffic Conditions
5. Trip Generation Estimate
6. Trip Distribution & Assignment
7. Data Collection / Existing Conditions
8. Minimum Acceptable Level of Service
9. Traffic Report

1. INTRODUCTION

The following memorandum provides the proposed methodology to evaluate the traffic impacts of the proposed 242 single family development located in Wildwood, Florida. The site will be developed in 3 phases; Phase I - 68 lots, Phase II - 72 lots, and Phase III - 102 lots. For the purpose of this study, the development will be analyzed for a YR 2022 Full Buildout scenario, as full concurrency is being requested for all phases. The methodology was prepared in accordance with Sumter County's "Guidelines for Traffic Impact Analysis".

2. SITE LOCATION AND ACCESS

The proposed development is located on the west side of CR 101, south of CR 104 in Wildwood, FL. There are two proposed entrances to CR 101. The preliminary conceptual site plan for the Densan Park can be found as an attachment.

3. PRIMARY IMPACT AREA

Consistent with Sumter County's "Guidelines for Traffic Impact Analysis", for a Major LDTA, impacted segments will include segments within 1 mile of the project site and segments outside of a 1 mile of the project site where the project consumes greater than 3 percent of the Generalized Peak Hour Two-Way Maximum Service Volume or more than 70 peak hour two-way trips.

Table 1. Existing Roadway Significance

Roadway / Segment	No. of Lanes	Adopted LOS	Area Type	Maximum Service Volumes		Existing YR 2017 Traffic Volumes				Project Significance			
				Daily	Peak Hour 2-way	ADT	LOS	2-way Pk Hr	LOS	Dist. (%)	2-way Trips	2-way Sig. (%)	Within 1 mile (Y/N)
CR 101													
CR 466 to Woodridge Dr.	4D	D	U	29,160	2,628	7,814	C	701	C	53.62%	128	4.87%	Y
Woodridge Dr. to CR 102	2U	D	U	13,320	1,197	4,282	C	404	C	75.11%	179	14.95%	Y
CR 103													
CR 466 to Woodbridge Dr.	4D	D	U	29,160	2,628	3,484	C	344	C	1.84%	4	0.15%	Y
CR 104													
US 301/SR 35 to CR 101	2U	D	U	13,320	1,197	2,655	C	281	C	23.51%	56	4.68%	Y
CR 466													
CR 103 to CR 101	4D	D	U	39,800	3,580	26,729	C	2,527	C	20.04%	48	1.34%	Y
CR 101 to Buena Vista Blvd.	4D	D	U	39,800	3,580	31,523	C	2,839	C	27.15%	65	1.82%	Y

Source(s): *February-19*
Sumter County Annual Traffic Counts - 2017 Volume Summary -- Volumes except as noted below
FDOT 2012 Generalized LOS Tables
VHB

4. DEVELOPMENT TRAFFIC CONDITIONS

The project is proposed to be evaluated for the existing year of 2019 and for future project build out year of 2022. The development traffic conditions are to be developed by adding the background traffic (non-project) to the development traffic. The background traffic volumes are proposed to be generated for the year of 2022 by using historical traffic growth rates obtained from the Sumter County Annual Traffic Counts – 2018 Volume Summary for the study roadways. In addition, any approved or committed developments will be incorporated into this analysis as background traffic. VHB is respectfully requesting that the any committed development programs be provided by the City/County/MPO as part of the pre-application process.

5. TRIP GENERATION ESTIMATE

The project traffic volumes for the proposed development will be generated using the trip generation rates outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). **Table 2** (attached) is an estimation of the Daily, AM peak, and PM peak hour volumes.

6. TRIP DISTRIBUTION & ASSIGNMENT

The project traffic will be distributed to the adjacent roadways and intersections based the YR 2020 Central Florida Regional Planning Model (CFRPM6.1) results, utilizing the existing and committed network. The distribution can be found attached.

7. DATA COLLECTION / EXISTING CONDITIONS

Daily and PM Peak Hour traffic counts will be assembled for the study roadway segments and intersections to establish existing traffic conditions. Roadway counts for all study roadways will be identified using the data within the Sumter County Annual Traffic Counts – 2018 Volume Summary. PM Peak turning movement counts will be collected by VHB in the field. The existing condition analysis will evaluate the current capacity of the study roadways identified within the Primary Impact Area.

For the purposes of this study, VHB proposes to monitor the roadway traffic volumes of the following Roadway Segments:

- CR 101
  - CR 466 to Woodridge Dr.
  - Woodridge Dr. to CR 102
- CR 103
  - CR 466 to Woodridge Dr.
- CR 104
  - US 301/SR 35 to CR 101
- CR 466
  - CR 103 to CR 101
  - CR 101 to Buena Vista Blvd.

In addition, the following have been identified as "major" intersections along significant roadways and will be analyzed in accordance with the Highway Capacity Manual methodology.

- C-466 at CR 101
- C-466 at CR 103
- CR 101 at CR 104
- CR 101 at Project Entrances

8. MINIMUM ACCEPTABLE LEVEL OF SERVICE

The level of service capacities and adopted standards used in this concurrency evaluation are consistent with the Sumter County TMS Segment Report – 2014/15. It should be noted, that the corresponding peak hour two-way generalized level of service capacities were obtained from the FDOT 2012 Generalized Level of Service Tables, as this information was not provided within the TMS Segment Report.

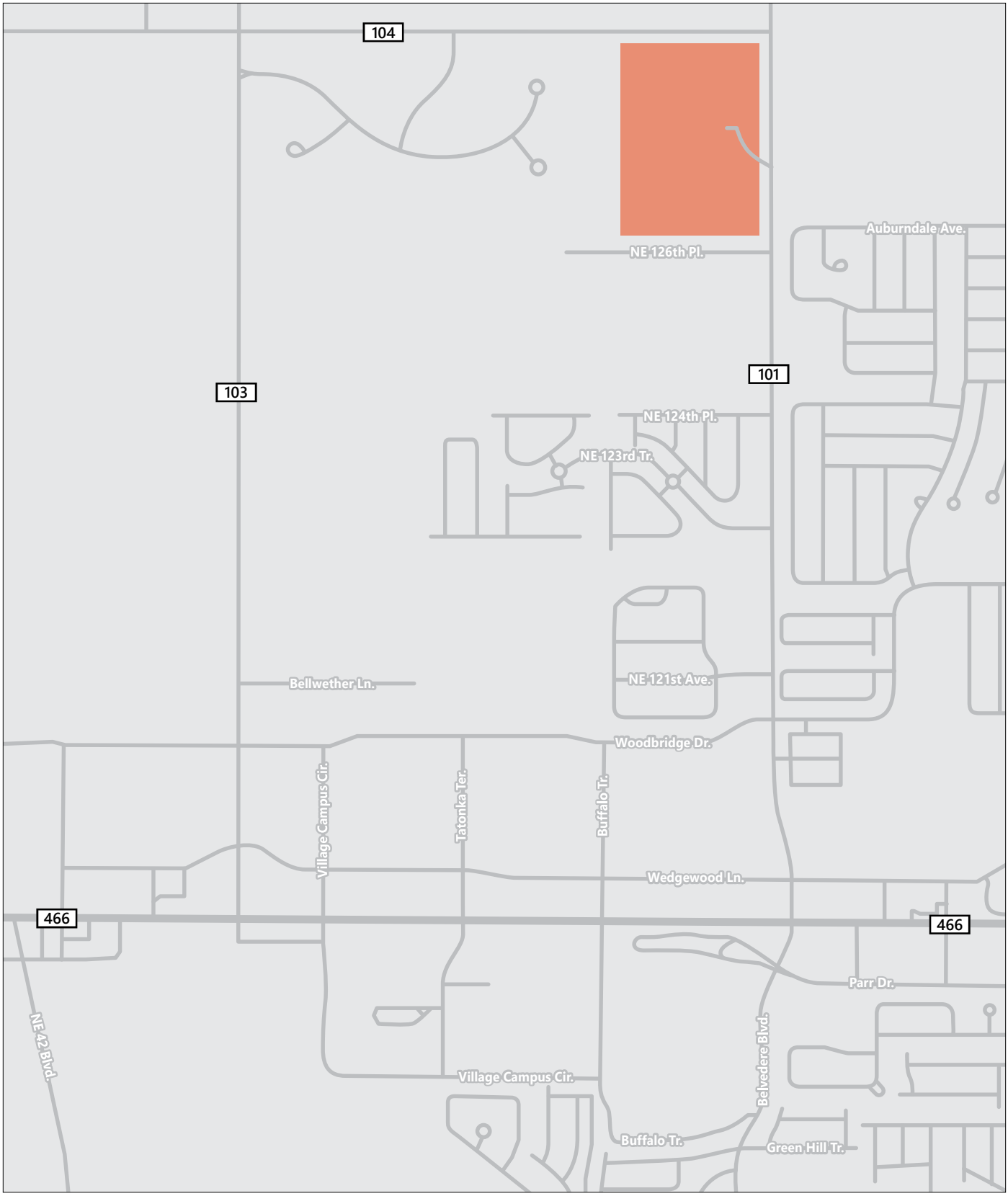
9. TRAFFIC REPORT

As a result of the trip generation, trip distribution, and trip assignment previously mentioned, VHB will evaluate the adjacent transportation system to determine the necessary improvements and timing requirements to accommodate the project for the existing year 2019 and the build-out year 2022 traffic conditions. The assessment of roadway conditions will be conducted for the PM peak hour and Daily conditions. The findings of the study will be documented in the traffic report. The traffic report will summarize study procedures, analyses performed and recommendations, including exhibits to show existing, background, and future with project traffic volumes.

Attachments:

- Location Map
- Preliminary Conceptual Site Plan
- Table 2 – Trip Generation Summary
- YR 2022 CFRPM6.1 Model Output

Source: Google Maps

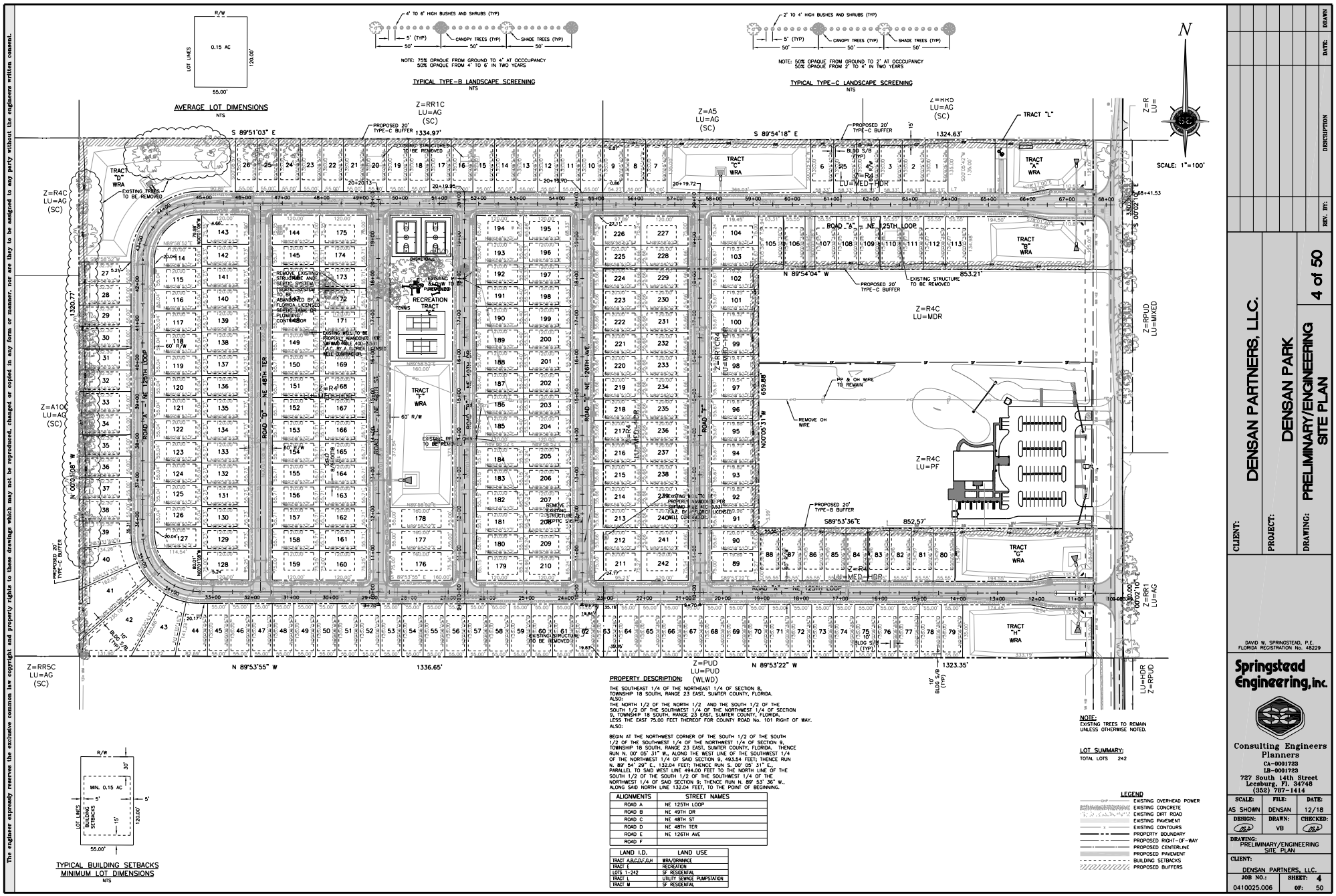


Densan Park

N.T.S.

Figure 1

Site Location Map
Densan Park



PROPERTY DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
ALSO:
THE NORTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS THE EAST 75.00 FEET THEREOF FOR COUNTY ROAD No. 101 RIGHT OF WAY.
ALSO:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. THENCE RUN N. 00° 05' 31" W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 493.54 FEET; THENCE RUN N. 89° 54' 29" E., 132.04 FEET; THENCE RUN S. 00° 05' 31" E., PARALLEL TO SAID WEST LINE 494.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N. 89° 53' 36" W., ALONG SAID NORTH LINE 132.04 FEET, TO THE POINT OF BEGINNING.

ALIGNMENTS	STREET NAMES
ROAD A	NE 125TH LOOP
ROAD B	NE 49TH DR
ROAD C	NE 48TH ST
ROAD D	NE 48TH TER
ROAD E	NE 126TH AVE
ROAD F	

LAND I.D.	LAND USE
TRACT A,B,C,D,F,G,H	WRA/DRAINAGE
TRACT E	RECREATION
LOTS 1-242	SF RESIDENTIAL
TRACT L	UTILITY SEWAGE PUMPSTATION
TRACT M	SF RESIDENTIAL

NOTE:
EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.

LOT SUMMARY:
TOTAL LOTS 242

LEGEND
- EXISTING OVERHEAD POWER
- EXISTING CONCRETE
- EXISTING DIRT ROAD
- EXISTING PAVEMENT
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- BUILDING SETBACKS
- PROPOSED BUFFERS

CLIENT: DENSAN PARTNERS, LLC.
PROJECT: DENSAN PARK
DRAWING: PRELIMINARY/ENGINEERING SITE PLAN
4 of 50

DRAWN | DATE: | DESCRIPTION | REV. BY:

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	DENSAN	12/18
DESIGN:	DRAWN:	CHECKED:
	VB	

DRAWING: PRELIMINARY/ENGINEERING SITE PLAN
CLIENT: DENSAN PARTNERS, LLC.
JOB NO.: 0410025.006 | SHEET: 4 | OF: 50

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.

C:\Projects\0410025.006\dwg\DENSAN SITE-2016 70-30.dwg, SITE, 12/20/2018 1:06:46 PM, ***LY***

Table 2

Densan Park

Trip Generation

AM Peak

ITE Code	Land Use	Size/Units	Total Trips: Daily Trips	AM Peak: Total	AM Peak: Enter	AM Peak: Exit
210	Single Family Detached	242 D.U.	2,345	177	44	133
		Totals:	**2,345**	**177**	**44**	**133**

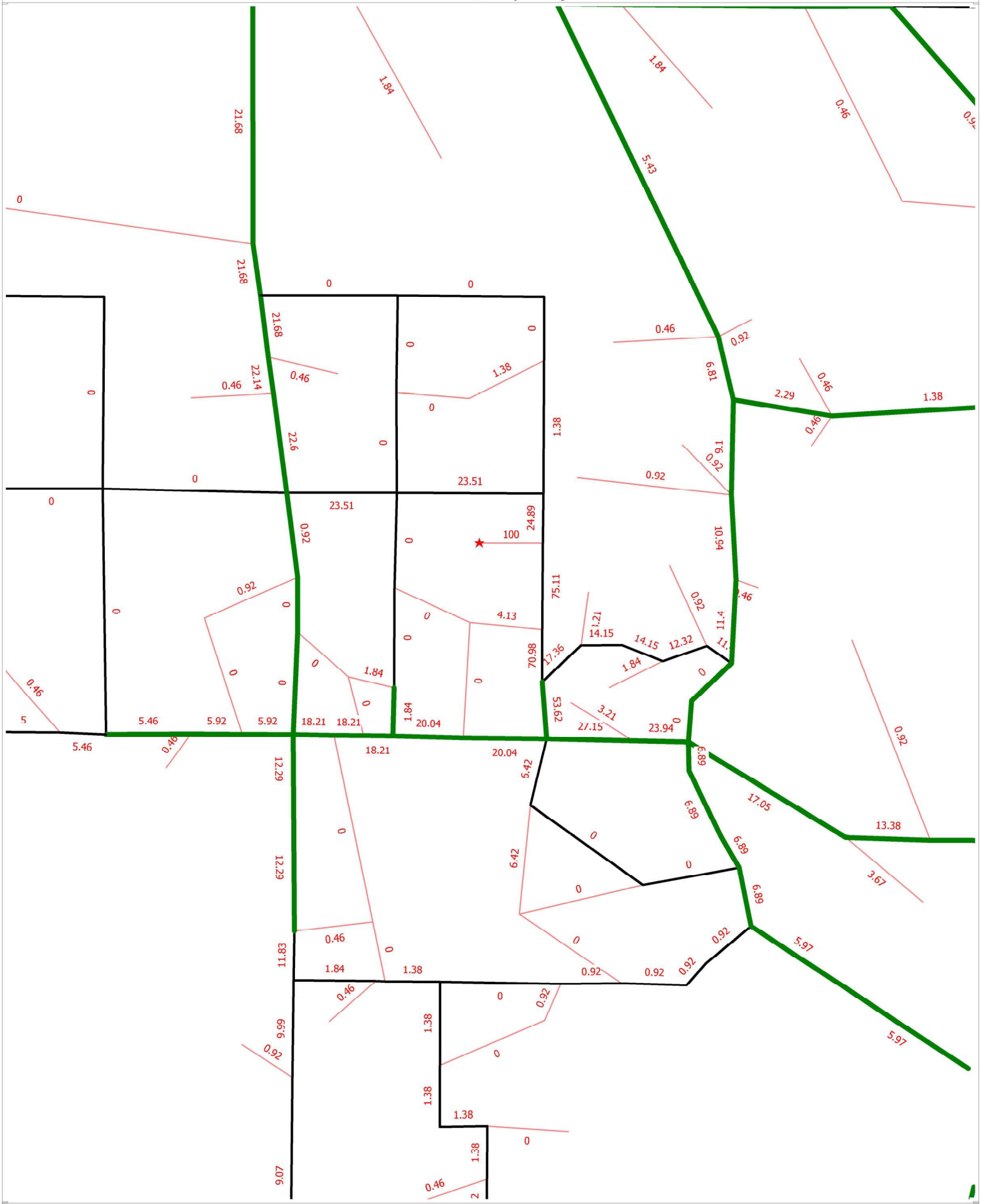
PM Peak

ITE Code	Land Use	Size/Units	Total Trips: Daily Trips	PM Peak: Total	PM Peak: Enter	PM Peak: Exit
210	Single Family Detached	242 D.U.	2,345	238	150	88
		Totals:	**2,345**	**238**	**150**	**88**

VHB *February 2019*

Notes:

Trip generation rates and equations are based on the Institute of Transportation (ITE) Trip Generation Manual 10th Edition



From: Davis, Tithonas [mailto:Tithonas.Davis@sumtercountyfl.gov]
Sent: Friday, March 08, 2019 11:13 AM
To: Ryan Howser
Cc: Snyder, Deborah; Melanie Peavy; Theresa Milsap; David McMahan
Subject: RE: Action: Densan Park Traffic Study Methodology

Ryan,

Please find my comments below.

- Section 5 – Trip Generation Estimate
  - Use trip generation rates from ITE Trip Generation Manual (10th Edition)
- Section 7 – Data collections
  - Please use Sumter County Traffic Counts – 2018 Volume Summary
- Minor comment: Please provide a location map depicting where the development will be.

Please let me know if you have any questions or concerns.

Tithonas D. Davis Jr., EI
Public Works Engineer
Sumter County Board of County Commissioners
Public Works Department
319 East Anderson Avenue
Bushnell, FL 33513
Phone 352-689-4400
Mobile 352-303-1579

Tithonas.Davis@sumtercountyfl.gov

www.SumterCountyFL.gov

C

Turning Movement Counts

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County	Sumter	**City**	Wildwood
Intersection	CR 466	**&**	CR 101
Date	December 19, 2023		**Autos**
		VHB Project #:	66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	3	2	0	3	1	1	4	27	3	0	35	3
7:15 AM - 7:30 AM	4	1	2	8	1	2	6	41	2	5	52	5
7:30 AM - 7:45 AM	8	7	2	13	3	6	9	90	4	5	81	8
7:45 AM - 8:00 AM	11	14	0	12	4	1	12	92	4	4	110	7
8:00 AM - 8:15 AM	16	24	1	18	6	5	19	154	8	4	154	15
8:15 AM - 8:30 AM	20	11	2	19	5	4	18	185	6	5	195	16
8:30 AM - 8:45 AM	14	17	4	44	10	3	23	206	8	6	158	16
8:45 AM - 9:00 AM	15	28	4	35	14	3	26	199	3	7	102	30
TOTAL	91	104	15	152	44	25	117	994	38	36	887	100
Peak Hour												
8:00 AM - 9:00 AM	**65**	**80**	**11**	**116**	**35**	**15**	**86**	**744**	**25**	**22**	**609**	**77**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	49	42	5	87	48	15	26	183	23	24	193	40
4:15 PM - 4:30 PM	48	45	6	68	48	5	46	190	16	32	232	36
4:30 PM - 4:45 PM	55	38	5	82	49	15	31	137	12	19	199	30
4:45 PM - 5:00 PM	50	34	5	68	54	10	18	181	10	30	240	31
5:00 PM - 5:15 PM	45	37	1	71	49	19	25	142	20	17	213	27
5:15 PM - 5:30 PM	34	34	5	74	40	11	27	173	32	14	275	34
5:30 PM - 5:45 PM	44	48	4	58	53	9	31	148	32	32	240	28
5:45 PM - 6:00 PM	43	41	2	64	30	9	26	185	32	23	236	35
TOTAL	368	319	33	572	371	93	230	1,339	177	191	1,828	261
Peak Hour												
4:00 PM - 5:00 PM	**202**	**159**	**21**	**305**	**199**	**45**	**121**	**691**	**61**	**105**	**864**	**137**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 466 **&** CR 101

Date December 19, 2023 **Trucks**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	3	1	0	1	0
7:15 AM - 7:30 AM	1	0	0	1	0	0	1	5	0	0	1	0
7:30 AM - 7:45 AM	1	0	0	0	0	0	0	1	0	0	1	0
7:45 AM - 8:00 AM	0	0	0	0	0	0	0	5	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	0	0	1	6	0	0	1	0
8:15 AM - 8:30 AM	0	0	0	0	0	1	0	3	0	0	6	1
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	3	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	1	0	0	0	5	0	0	2	0
TOTAL	2	0	0	2	0	1	2	31	1	0	12	1
Peak Hour												
8:00 AM - 9:00 AM	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**17**	**0**	**0**	**9**	**1**
	0%	0%	0%	1%	0%	7%	1%	2%	0%	0%	1%	1%

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	1	1	0	0	1	0	0	0	1	1	6	0
4:15 PM - 4:30 PM	4	0	0	0	0	0	0	1	0	0	3	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	2	0	0	2	0
4:45 PM - 5:00 PM	0	1	0	3	0	0	0	1	0	0	1	2
5:00 PM - 5:15 PM	0	0	0	1	1	1	0	1	0	0	1	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	3	0	0	3	0
5:30 PM - 5:45 PM	1	0	0	0	0	0	1	1	0	0	2	0
5:45 PM - 6:00 PM	0	0	0	0	1	1	0	2	0	0	3	2
TOTAL	6	2	0	4	3	2	1	11	1	1	21	4
Peak Hour												
4:00 PM - 5:00 PM	**5**	**2**	**0**	**3**	**1**	**0**	**0**	**4**	**1**	**1**	**12**	**2**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 466 **&** CR 101

Date December 19, 2023 **U-Turns & RTOR**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	10	0	0	0	0	0	1
7:15 AM - 7:30 AM	0	0	5	0	0	8	0	0	0	2	0	0
7:30 AM - 7:45 AM	0	0	2	0	0	23	0	0	1	3	0	0
7:45 AM - 8:00 AM	0	0	3	0	0	14	0	0	1	1	0	3
8:00 AM - 8:15 AM	0	0	5	0	0	16	0	0	0	1	0	0
8:15 AM - 8:30 AM	0	0	6	0	0	13	0	0	3	0	0	0
8:30 AM - 8:45 AM	0	0	5	0	0	9	0	0	3	0	0	2
8:45 AM - 9:00 AM	0	0	7	0	0	7	1	0	2	1	0	2
TOTAL	0	0	33	0	0	100	1	0	10	8	0	8
Peak Hour												
7:30 AM - 8:30 AM	**0**	**0**	**16**	**0**	**0**	**66**	**0**	**0**	**5**	**5**	**0**	**3**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	1	4	0	7	1	0	11	2	0	3
4:15 PM - 4:30 PM	0	0	6	0	0	12	2	0	19	2	0	7
4:30 PM - 4:45 PM	0	0	8	1	0	15	1	0	24	0	0	1
4:45 PM - 5:00 PM	0	0	5	2	0	13	4	0	18	2	0	3
5:00 PM - 5:15 PM	0	0	10	0	0	15	4	0	6	0	0	3
5:15 PM - 5:30 PM	0	0	6	1	0	3	4	0	1	0	0	3
5:30 PM - 5:45 PM	0	0	10	0	0	3	5	0	6	0	0	2
5:45 PM - 6:00 PM	0	0	6	0	0	5	1	0	4	1	0	2
TOTAL	0	0	52	8	0	73	22	0	89	7	0	24
Peak Hour												
4:15 PM - 5:15 PM	**0**	**0**	**29**	**3**	**0**	**55**	**11**	**0**	**67**	**4**	**0**	**14**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 466 **&** CR 101

Date December 19, 2023 **All Vehicles**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	3	2	0	3	1	11	4	30	4	0	36	4
7:15 AM - 7:30 AM	5	1	7	9	1	10	7	46	2	7	53	5
7:30 AM - 7:45 AM	9	7	4	13	3	29	9	91	5	8	82	8
7:45 AM - 8:00 AM	11	14	3	12	4	15	12	97	5	5	110	10
8:00 AM - 8:15 AM	16	24	6	18	6	21	20	160	8	5	155	15
8:15 AM - 8:30 AM	20	11	8	19	5	18	18	188	9	5	201	17
8:30 AM - 8:45 AM	14	17	9	44	10	12	23	209	11	6	158	18
8:45 AM - 9:00 AM	15	28	11	36	14	10	27	204	5	8	104	32
TOTAL	93	104	48	154	44	126	120	1,025	49	44	899	109
Peak Hour												
8:00 AM - 9:00 AM	**65**	**80**	**34**	**117**	**35**	**61**	**88**	**761**	**33**	**24**	**618**	**82**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	50	43	6	91	49	22	27	183	35	27	199	43
4:15 PM - 4:30 PM	52	45	12	68	48	17	48	191	35	34	235	43
4:30 PM - 4:45 PM	55	38	13	83	49	30	32	139	36	19	201	31
4:45 PM - 5:00 PM	50	35	10	73	54	23	22	182	28	32	241	36
5:00 PM - 5:15 PM	45	37	11	72	50	35	29	143	26	17	214	30
5:15 PM - 5:30 PM	34	34	11	75	40	14	31	176	33	14	278	37
5:30 PM - 5:45 PM	45	48	14	58	53	12	37	149	38	32	242	30
5:45 PM - 6:00 PM	43	41	8	64	31	15	27	187	36	24	239	39
TOTAL	374	321	85	584	374	168	253	1,350	267	199	1,849	289
Peak Hour												
4:00 PM - 5:00 PM	**207**	**161**	**41**	**315**	**200**	**92**	**129**	**695**	**134**	**112**	**876**	**153**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 466 **&** CR 103

Date December 19, 2023 **Autos**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	36	21	2	15	165	33	36	126	16
7:15 AM - 7:30 AM	0	0	0	45	29	0	6	181	46	53	148	15
7:30 AM - 7:45 AM	0	0	0	42	35	1	11	216	39	63	150	25
7:45 AM - 8:00 AM	6	4	3	27	6	0	18	210	6	23	141	14
8:00 AM - 8:15 AM	3	3	5	16	2	3	14	138	2	2	76	24
8:15 AM - 8:30 AM	5	0	1	17	5	1	15	140	2	4	93	18
8:30 AM - 8:45 AM	1	0	0	21	0	2	21	161	0	3	100	17
8:45 AM - 9:00 AM	3	0	0	21	2	0	32	149	0	4	110	40
TOTAL	18	7	9	225	100	9	132	1,360	128	188	944	169
Peak Hour												
7:00 AM - 8:00 AM	**6**	**4**	**3**	**150**	**91**	**3**	**50**	**772**	**124**	**175**	**565**	**70**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	8	6	1	50	0	6	23	159	5	10	235	44
4:15 PM - 4:30 PM	7	4	0	38	3	7	26	163	8	14	215	32
4:30 PM - 4:45 PM	5	2	1	45	4	9	20	162	9	13	231	37
4:45 PM - 5:00 PM	12	7	0	49	2	10	20	120	10	24	208	34
5:00 PM - 5:15 PM	17	2	4	39	6	4	16	148	12	20	258	20
5:15 PM - 5:30 PM	16	5	4	37	3	3	16	137	11	33	230	54
5:30 PM - 5:45 PM	6	4	7	41	2	4	26	163	8	6	230	39
5:45 PM - 6:00 PM	8	0	0	43	2	3	16	138	1	2	162	23
TOTAL	79	30	17	342	22	46	163	1,190	64	122	1,769	283
Peak Hour												
4:30 PM - 5:30 PM	**50**	**16**	**9**	**170**	**15**	**26**	**72**	**567**	**42**	**90**	**927**	**145**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 466 **&** CR 103

Date December 19, 2023 **Trucks**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	8	0	0	5	0
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	3	0	0	3	0
7:30 AM - 7:45 AM	0	0	0	0	0	0	0	2	0	0	4	0
7:45 AM - 8:00 AM	0	0	0	0	0	0	0	3	0	0	2	0
8:00 AM - 8:15 AM	0	0	0	0	0	0	2	6	0	0	3	0
8:15 AM - 8:30 AM	0	0	0	1	0	1	0	12	0	0	6	0
8:30 AM - 8:45 AM	0	0	0	1	0	0	0	7	1	0	2	0
8:45 AM - 9:00 AM	0	0	0	0	0	0	0	3	0	0	6	2
TOTAL	0	0	0	2	0	1	2	44	1	0	31	2
Peak Hour												
7:00 AM - 8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**14**	**0**
	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	2%	0%

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	0	0	0	1	0	0	1	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	1	2	0	0	2	0
4:30 PM - 4:45 PM	0	0	0	1	0	0	0	1	0	0	3	0
4:45 PM - 5:00 PM	0	0	0	0	0	0	0	1	0	0	4	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	1	2	0	1	4	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	3	0	0	1	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	1	1	0	0	2	0
5:45 PM - 6:00 PM	1	0	0	0	0	0	1	1	0	0	1	0
TOTAL	1	0	0	1	0	0	4	12	0	1	18	0
Peak Hour												
4:30 PM - 5:30 PM	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**7**	**0**	**1**	**12**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 466 **&** CR 103

Date December 19, 2023 **U-Turns & RTOR**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	5	3	0	0	1	0	0
7:15 AM - 7:30 AM	0	0	0	0	0	3	7	0	0	0	0	3
7:30 AM - 7:45 AM	0	0	0	0	0	1	7	0	0	1	0	3
7:45 AM - 8:00 AM	0	0	3	0	0	0	11	0	0	1	0	3
8:00 AM - 8:15 AM	0	0	6	0	0	1	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	2	0	0	5	0	0	1	0	0	3
8:30 AM - 8:45 AM	0	0	0	0	0	3	0	0	0	1	0	2
8:45 AM - 9:00 AM	0	0	1	0	0	6	1	0	0	0	0	2
TOTAL	0	0	12	0	0	24	29	0	1	4	0	16
Peak Hour												
7:00 AM - 8:00 AM	**0**	**0**	**3**	**0**	**0**	**9**	**28**	**0**	**0**	**3**	**0**	**9**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	2	0	0	5	1	0	2	0	0	1
4:15 PM - 4:30 PM	0	0	3	0	0	9	0	0	2	1	0	1
4:30 PM - 4:45 PM	0	0	3	0	0	10	1	0	1	1	0	0
4:45 PM - 5:00 PM	0	0	3	0	0	21	0	0	0	0	0	4
5:00 PM - 5:15 PM	0	0	3	0	0	21	4	0	0	0	0	4
5:15 PM - 5:30 PM	0	0	3	1	0	16	4	0	2	1	0	1
5:30 PM - 5:45 PM	0	0	1	0	0	10	5	0	0	5	0	6
5:45 PM - 6:00 PM	0	0	1	0	0	7	3	0	0	5	0	1
TOTAL	0	0	19	1	0	99	18	0	7	13	0	18
Peak Hour												
4:45 PM - 5:45 PM	**0**	**0**	**10**	**1**	**0**	**68**	**13**	**0**	**2**	**6**	**0**	**15**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 466 **&** CR 103

Date December 19, 2023 **All Vehicles**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	36	21	7	18	173	33	37	131	16
7:15 AM - 7:30 AM	0	0	0	45	29	3	13	184	46	53	151	18
7:30 AM - 7:45 AM	0	0	0	42	35	2	18	218	39	64	154	28
7:45 AM - 8:00 AM	6	4	6	27	6	0	29	213	6	24	143	17
8:00 AM - 8:15 AM	3	3	11	16	2	4	16	144	2	2	79	24
8:15 AM - 8:30 AM	5	0	3	18	5	7	15	152	3	4	99	21
8:30 AM - 8:45 AM	1	0	0	22	0	5	21	168	1	4	102	19
8:45 AM - 9:00 AM	3	0	1	21	2	6	33	152	0	4	116	44
TOTAL	18	7	21	227	100	34	163	1,404	130	192	975	187
Peak Hour												
7:00 AM - 8:00 AM	**6**	**4**	**6**	**150**	**91**	**12**	**78**	**788**	**124**	**178**	**579**	**79**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	8	6	3	50	0	11	24	160	7	10	236	45
4:15 PM - 4:30 PM	7	4	3	38	3	16	27	165	10	15	217	33
4:30 PM - 4:45 PM	5	2	4	46	4	19	21	163	10	14	234	37
4:45 PM - 5:00 PM	12	7	3	49	2	31	20	121	10	24	212	38
5:00 PM - 5:15 PM	17	2	7	39	6	25	21	150	12	21	262	24
5:15 PM - 5:30 PM	16	5	7	38	3	19	20	140	13	34	231	55
5:30 PM - 5:45 PM	6	4	8	41	2	14	32	164	8	11	232	45
5:45 PM - 6:00 PM	9	0	1	43	2	10	20	139	1	7	163	24
TOTAL	80	30	36	344	22	145	185	1,202	71	136	1,787	301
Peak Hour												
4:45 PM - 5:45 PM	**51**	**18**	**25**	**167**	**13**	**89**	**93**	**575**	**43**	**90**	**937**	**162**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 101 **&** CR 104

Date December 19, 2023 **Autos**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	11	2	3	0	7	0	0	0	21	2	0	0
7:15 AM - 7:30 AM	7	2	2	1	10	0	1	1	24	0	0	1
7:30 AM - 7:45 AM	7	3	1	0	17	1	1	1	33	1	0	0
7:45 AM - 8:00 AM	3	5	4	0	12	0	0	0	29	2	0	1
8:00 AM - 8:15 AM	8	4	1	0	14	0	0	1	15	7	1	0
8:15 AM - 8:30 AM	9	3	6	0	6	0	1	0	15	1	1	1
8:30 AM - 8:45 AM	9	7	4	0	8	0	0	0	16	2	0	0
8:45 AM - 9:00 AM	9	3	5	1	8	1	0	1	16	4	0	1
TOTAL	63	29	26	2	82	2	3	4	169	19	2	4
Peak Hour												
7:15 AM - 8:15 AM	**25**	**14**	**8**	**1**	**53**	**1**	**2**	**3**	**101**	**10**	**1**	**2**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	20	17	3	0	7	0	0	0	15	2	0	0
4:15 PM - 4:30 PM	25	14	2	0	6	0	0	0	8	0	1	0
4:30 PM - 4:45 PM	18	23	3	0	7	1	0	0	14	2	0	0
4:45 PM - 5:00 PM	17	19	3	0	10	0	1	0	14	4	0	0
5:00 PM - 5:15 PM	26	15	0	0	10	0	0	0	17	1	0	0
5:15 PM - 5:30 PM	25	19	1	0	14	0	0	0	9	2	0	0
5:30 PM - 5:45 PM	29	12	0	1	4	1	2	1	10	3	0	0
5:45 PM - 6:00 PM	19	9	0	0	3	0	0	0	7	1	0	0
TOTAL	179	128	12	1	61	2	3	1	94	15	1	0
Peak Hour												
4:30 PM - 5:30 PM	**86**	**76**	**7**	**0**	**41**	**1**	**1**	**0**	**54**	**9**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 101 **&** CR 104

Date December 19, 2023 **Trucks**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	1	0	0	0	0	0	0	1	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0
7:30 AM - 7:45 AM	1	0	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	1	0	0	0	1	0	0	0	1	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	1	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	0	0	0	2	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	0	1	1	0	0	0	0	0
TOTAL	2	1	0	0	2	1	1	0	5	0	0	0
Peak Hour												
7:15 AM - 8:15 AM	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**
	8%	0%	0%	0%	4%	0%	0%	0%	2%	0%	0%	0%

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	0	0	1	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	1	0	0	0	0	0	0	0	1	0	0	0
5:00 PM - 5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1	1	0	0	0	0	1	0	1	0	0	0
Peak Hour												
4:30 PM - 5:30 PM	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 101 **&** CR 104

Date December 19, 2023 **U-Turns & RTOR**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
2:00 PM - 3:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection R 101 **&** CR 104

Date December 19, 2023 **All Vehicles**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	11	3	3	0	7	0	0	0	22	2	0	0
7:15 AM - 7:30 AM	7	2	2	1	10	0	1	1	25	0	0	1
7:30 AM - 7:45 AM	8	3	1	0	17	1	1	1	33	1	0	0
7:45 AM - 8:00 AM	4	5	4	0	13	0	0	0	30	2	0	1
8:00 AM - 8:15 AM	8	4	1	0	15	0	0	1	15	7	1	0
8:15 AM - 8:30 AM	9	3	6	0	6	0	1	0	17	1	1	1
8:30 AM - 8:45 AM	9	7	4	0	8	0	0	0	16	2	0	0
8:45 AM - 9:00 AM	9	3	5	1	8	2	1	1	16	4	0	1
TOTAL	65	30	26	2	84	3	4	4	174	19	2	4
Peak Hour												
7:15 AM - 8:15 AM	**27**	**14**	**8**	**1**	**55**	**1**	**2**	**3**	**103**	**10**	**1**	**2**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	20	17	3	0	7	0	1	0	15	2	0	0
4:15 PM - 4:30 PM	25	14	2	0	6	0	0	0	8	0	1	0
4:30 PM - 4:45 PM	18	23	3	0	7	1	0	0	14	2	0	0
4:45 PM - 5:00 PM	18	19	3	0	10	0	1	0	15	4	0	0
5:00 PM - 5:15 PM	26	16	0	0	10	0	0	0	17	1	0	0
5:15 PM - 5:30 PM	25	19	1	0	14	0	0	0	9	2	0	0
5:30 PM - 5:45 PM	29	12	0	1	4	1	2	1	10	3	0	0
5:45 PM - 6:00 PM	19	9	0	0	3	0	0	0	7	1	0	0
TOTAL	180	129	12	1	61	2	4	1	95	15	1	0
Peak Hour												
4:30 PM - 5:30 PM	**87**	**77**	**7**	**0**	**41**	**1**	**1**	**0**	**55**	**9**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County	Sumter	**City**	Wildwood
Intersection	CR 101	**&**	North Project Access
Date	December 19, 2023		**Autos**
		VHB Project #:	66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	1	14	0	0	31	0	1	0	3	0	0	0
7:15 AM - 7:30 AM	0	14	0	0	36	0	0	0	1	0	0	0
7:30 AM - 7:45 AM	1	8	0	0	50	1	1	0	1	0	0	0
7:45 AM - 8:00 AM	3	12	0	0	41	1	1	0	1	0	0	0
8:00 AM - 8:15 AM	0	12	0	0	36	1	0	0	1	0	0	0
8:15 AM - 8:30 AM	1	21	0	0	24	0	0	0	2	0	0	0
8:30 AM - 8:45 AM	1	18	0	0	24	1	1	0	1	0	0	0
8:45 AM - 9:00 AM	1	16	0	0	29	0	0	0	1	0	0	0
TOTAL	8	115	0	0	271	4	4	0	11	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**5**	**48**	**0**	**0**	**158**	**2**	**3**	**0**	**6**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	2	37	0	0	24	1	1	0	1	0	0	0
4:15 PM - 4:30 PM	1	40	0	0	13	0	2	0	2	0	0	0
4:30 PM - 4:45 PM	0	41	0	0	25	0	0	0	1	0	0	0
4:45 PM - 5:00 PM	2	41	0	0	27	0	1	0	2	0	0	0
5:00 PM - 5:15 PM	1	40	0	0	28	1	1	0	1	0	0	0
5:15 PM - 5:30 PM	3	46	0	0	24	1	0	0	2	0	0	0
5:30 PM - 5:45 PM	2	40	0	0	18	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	1	27	0	0	10	1	0	0	1	0	0	0
TOTAL	12	312	0	0	169	4	5	0	10	0	0	0
Peak Hour												
4:30 PM - 5:30 PM	**6**	**168**	**0**	**0**	**104**	**2**	**2**	**0**	**6**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** North Project Access

Date December 19, 2023 **Trucks**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	1	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	1	0	0	0	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	1	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	2	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	1	0	0	0	0	0	0	0
TOTAL	0	2	0	0	7	0	0	0	0	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**0**	**2**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	4%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	1	0	0	1	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	3	0	0	2	0	0	0	0	0	0	0
Peak Hour												
4:30 PM - 5:30 PM	**0**	**2**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** North Project Access

Date December 19, 2023 **U-Turns & RTOR**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
2:00 PM - 3:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** North Project Access

Date December 19, 2023 **All Vehicles**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	1	15	0	0	32	0	1	0	3	0	0	0
7:15 AM - 7:30 AM	0	14	0	0	37	0	0	0	1	0	0	0
7:30 AM - 7:45 AM	1	9	0	0	50	1	1	0	1	0	0	0
7:45 AM - 8:00 AM	3	12	0	0	42	1	1	0	1	0	0	0
8:00 AM - 8:15 AM	0	12	0	0	37	1	0	0	1	0	0	0
8:15 AM - 8:30 AM	1	21	0	0	26	0	0	0	2	0	0	0
8:30 AM - 8:45 AM	1	18	0	0	24	1	1	0	1	0	0	0
8:45 AM - 9:00 AM	1	16	0	0	30	0	0	0	1	0	0	0
TOTAL	8	117	0	0	278	4	4	0	11	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**5**	**50**	**0**	**0**	**161**	**2**	**3**	**0**	**6**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	2	38	0	0	25	1	1	0	1	0	0	0
4:15 PM - 4:30 PM	1	40	0	0	13	0	2	0	2	0	0	0
4:30 PM - 4:45 PM	0	41	0	0	25	0	0	0	1	0	0	0
4:45 PM - 5:00 PM	2	42	0	0	28	0	1	0	2	0	0	0
5:00 PM - 5:15 PM	1	41	0	0	28	1	1	0	1	0	0	0
5:15 PM - 5:30 PM	3	46	0	0	24	1	0	0	2	0	0	0
5:30 PM - 5:45 PM	2	40	0	0	18	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	1	27	0	0	10	1	0	0	1	0	0	0
TOTAL	12	315	0	0	171	4	5	0	10	0	0	0
Peak Hour												
4:30 PM - 5:30 PM	**6**	**170**	**0**	**0**	**105**	**2**	**2**	**0**	**6**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** South Project Access

Date December 19, 2023 **Autos**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	15	0	0	36	0	1	0	4	0	0	0
7:15 AM - 7:30 AM	2	13	0	0	27	0	0	0	1	0	0	0
7:30 AM - 7:45 AM	2	11	0	0	53	0	0	0	3	0	0	0
7:45 AM - 8:00 AM	4	12	0	0	38	0	0	0	2	0	0	0
8:00 AM - 8:15 AM	2	15	0	0	45	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	1	20	0	0	28	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	2	18	0	0	19	2	1	0	2	0	0	0
8:45 AM - 9:00 AM	1	19	0	0	36	0	0	0	4	0	0	0
TOTAL	14	123	0	0	282	2	2	0	16	0	0	0
Peak Hour												
7:30 AM - 8:30 AM	**9**	**58**	**0**	**0**	**164**	**0**	**0**	**0**	**5**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	4	41	0	0	25	0	0	0	2	0	0	0
4:15 PM - 4:30 PM	0	40	0	0	17	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	45	0	0	22	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	1	45	0	0	31	1	0	0	0	0	0	0
5:00 PM - 5:15 PM	1	44	0	0	32	0	0	0	5	0	0	0
5:15 PM - 5:30 PM	5	41	0	0	28	0	0	0	3	0	0	0
5:30 PM - 5:45 PM	2	49	0	0	16	0	0	0	2	0	0	0
5:45 PM - 6:00 PM	3	29	0	0	11	0	0	0	4	0	0	0
TOTAL	16	334	0	0	182	1	0	0	16	0	0	0
Peak Hour												
4:45 PM - 5:45 PM	**9**	**179**	**0**	**0**	**107**	**1**	**0**	**0**	**10**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** South Project Access

Date December 19, 2023 **Trucks**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	1	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	1	0	0	0	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	1	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	2	0	0	4	0	0	0	0	0	0	0
Peak Hour												
7:30 AM - 8:30 AM	**0**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	2%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	2	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	1	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	0	0	0	1	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	3	0	0	0	1	0	0	0
Peak Hour												
4:45 PM - 5:45 PM	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** South Project Access

Date December 19, 2023 **U-Turns & RTOR**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM - 7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM - 7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM - 8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM - 8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM - 9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
7:00 AM - 8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM - 5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM - 5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM - 5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM - 6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
2:00 PM - 3:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Roadway Count Summary

Vanasse Hangen Brustlin, Inc.

County Sumter **City** Wildwood

Intersection CR 101 **&** South Project Access

Date December 19, 2023 **All Vehicles**

VHB Project #: 66506.02

AM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
7:00 AM - 7:15 AM	0	16	0	0	37	0	1	0	4	0	0	0
7:15 AM - 7:30 AM	2	13	0	0	28	0	0	0	1	0	0	0
7:30 AM - 7:45 AM	2	12	0	0	53	0	0	0	3	0	0	0
7:45 AM - 8:00 AM	4	12	0	0	39	0	0	0	2	0	0	0
8:00 AM - 8:15 AM	2	15	0	0	46	0	0	0	0	0	0	0
8:15 AM - 8:30 AM	1	20	0	0	28	0	0	0	0	0	0	0
8:30 AM - 8:45 AM	2	18	0	0	19	2	1	0	2	0	0	0
8:45 AM - 9:00 AM	1	19	0	0	36	0	0	0	4	0	0	0
TOTAL	14	125	0	0	286	2	2	0	16	0	0	0
Peak Hour												
7:30 AM - 8:30 AM	**9**	**59**	**0**	**0**	**166**	**0**	**0**	**0**	**5**	**0**	**0**	**0**

Mid-day

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour												
11:00 AM - 12:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

PM Peak Hour

Time Period	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2:00 PM - 2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 4:15 PM	4	41	0	0	27	0	0	0	2	0	0	0
4:15 PM - 4:30 PM	0	40	0	0	17	0	0	0	1	0	0	0
4:30 PM - 4:45 PM	0	45	0	0	22	0	0	0	0	0	0	0
4:45 PM - 5:00 PM	1	45	0	0	32	1	0	0	0	0	0	0
5:00 PM - 5:15 PM	1	44	0	0	32	0	0	0	5	0	0	0
5:15 PM - 5:30 PM	5	41	0	0	28	0	0	0	3	0	0	0
5:30 PM - 5:45 PM	2	49	0	0	16	0	0	0	2	0	0	0
5:45 PM - 6:00 PM	3	29	0	0	11	0	0	0	4	0	0	0
TOTAL	16	334	0	0	185	1	0	0	17	0	0	0
Peak Hour												
4:45 PM - 5:45 PM	**9**	**179**	**0**	**0**	**108**	**1**	**0**	**0**	**10**	**0**	**0**	**0**

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.03	1.10
2	01/02/2022 - 01/08/2022	1.06	1.13
3	01/09/2022 - 01/15/2022	1.09	1.16
4	01/16/2022 - 01/22/2022	1.07	1.14
5	01/23/2022 - 01/29/2022	1.06	1.13
6	01/30/2022 - 02/05/2022	1.04	1.11
7	02/06/2022 - 02/12/2022	1.03	1.10
8	02/13/2022 - 02/19/2022	1.01	1.07
* 9	02/20/2022 - 02/26/2022	0.99	1.05
*10	02/27/2022 - 03/05/2022	0.97	1.03
*11	03/06/2022 - 03/12/2022	0.94	1.00
*12	03/13/2022 - 03/19/2022	0.92	0.98
*13	03/20/2022 - 03/26/2022	0.91	0.97
*14	03/27/2022 - 04/02/2022	0.91	0.97
*15	04/03/2022 - 04/09/2022	0.90	0.96
*16	04/10/2022 - 04/16/2022	0.90	0.96
*17	04/17/2022 - 04/23/2022	0.92	0.98
*18	04/24/2022 - 04/30/2022	0.94	1.00
*19	05/01/2022 - 05/07/2022	0.96	1.02
*20	05/08/2022 - 05/14/2022	0.98	1.04
*21	05/15/2022 - 05/21/2022	1.01	1.07
22	05/22/2022 - 05/28/2022	1.01	1.07
23	05/29/2022 - 06/04/2022	1.01	1.07
24	06/05/2022 - 06/11/2022	1.00	1.06
25	06/12/2022 - 06/18/2022	1.00	1.06
26	06/19/2022 - 06/25/2022	1.00	1.06
27	06/26/2022 - 07/02/2022	0.99	1.05
28	07/03/2022 - 07/09/2022	0.99	1.05
29	07/10/2022 - 07/16/2022	0.99	1.05
30	07/17/2022 - 07/23/2022	1.01	1.07
31	07/24/2022 - 07/30/2022	1.03	1.10
32	07/31/2022 - 08/06/2022	1.05	1.12
33	08/07/2022 - 08/13/2022	1.07	1.14
34	08/14/2022 - 08/20/2022	1.09	1.16
35	08/21/2022 - 08/27/2022	1.10	1.17
36	08/28/2022 - 09/03/2022	1.10	1.17
37	09/04/2022 - 09/10/2022	1.11	1.18
38	09/11/2022 - 09/17/2022	1.11	1.18
39	09/18/2022 - 09/24/2022	1.08	1.15
40	09/25/2022 - 10/01/2022	1.04	1.11
41	10/02/2022 - 10/08/2022	1.01	1.07
42	10/09/2022 - 10/15/2022	0.97	1.03
43	10/16/2022 - 10/22/2022	0.97	1.03
44	10/23/2022 - 10/29/2022	0.97	1.03
45	10/30/2022 - 11/05/2022	0.97	1.03
46	11/06/2022 - 11/12/2022	0.96	1.02
47	11/13/2022 - 11/19/2022	0.96	1.02
48	11/20/2022 - 11/26/2022	0.98	1.04
49	11/27/2022 - 12/03/2022	1.00	1.06
50	12/04/2022 - 12/10/2022	1.02	1.09
51	12/11/2022 - 12/17/2022	1.03	1.10
52	12/18/2022 - 12/24/2022	1.06	1.13
53	12/25/2022 - 12/31/2022	1.09	1.16

* PEAK SEASON

D

Sumter County Traffic Counts

Sumter County Annual Traffic Counts
2022 Volumes Summary

Station ID	Street	Location Description	Start Date	Dura-tion	Yearly ADT						ADT (+/-) Change	Notes	A.M. Peak Hour						P.M. Peak Hour					
					2017	2018	2019	2020	2021	2022			Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
1	Anna Maria Ave	N of Hillsborough Trl	02/03/22	24-HR	3831	3953	4453	3699	-	3976	7%		11:00 AM	334	166	168	0.08	0.50	12:00 PM	396	199	197	0.10	0.50
2	Bailey Trl	200' W of S Buena Vista Blvd (North End)	01/20/22	24-HR	12768	12033	10981	10758	-	8045	-25%	Decrease consistent over 2+ days collected; Follows historic trend	11:00 AM	747	362	385	0.09	0.52	12:00 PM	789	389	400	0.10	0.51
3	Bailey Trl	200 N of St Charles Pl	01/20/22	24-HR	10578	11262	10453	10139	-	9416	-7%		11:00 AM	871	449	422	0.09	0.52	12:00 PM	927	492	435	0.10	0.53
4	Bailey Trl	200' S of St Charles Pl	01/20/22	24-HR	4034	3840	3543	3797	-	3848	1%		11:00 AM	351	170	181	0.09	0.52	3:00 PM	379	192	187	0.10	0.51
5	Bailey Trl	200' W of Buena Vista Blvd (South End)	02/03/22	24-HR	5741	5439	5423	5848	-	4706	-20%		11:00 AM	455	234	221	0.10	0.51	12:00 PM	499	241	258	0.11	0.52
6	Belvedere Blvd	200' S of E C 466	01/13/22	24-HR	9035	8960	11502	9193	-	9830	7%		10:30 AM	838	456	382	0.09	0.54	2:30 PM	1061	531	530	0.11	0.50
7	Belvedere Blvd	200' W of S Buena Vista Blvd	01/20/22	24-HR	5847	7948	7855	7909	-	7685	-3%		11:00 AM	749	405	344	0.10	0.54	1:15 PM	796	436	360	0.10	0.55
8	Bonita Blvd	200' E of S Buena Vista Blvd	01/20/22	24-HR	4479	4267	4349	4585	-	4689	2%		11:00 AM	446	266	180	0.10	0.60	12:00 PM	461	243	218	0.10	0.53
9	Bonita Blvd	200' W of Morse Blvd	02/03/22	24-HR	4326	4562	3804	5757	-	5040	-12%		11:00 AM	548	305	243	0.11	0.56	12:15 PM	487	260	227	0.10	0.53
10	Buenos Aires Blvd	200' N of El Camino Real	01/13/22	24-HR	11254	10695	10612	11004	-	9956	-10%		11:00 AM	960	480	480	0.10	0.50	2:00 PM	977	429	548	0.10	0.56
11	Buttonwood Run	W of St Charles Pl	01/20/22	24-HR	4697	4962	5432	4701	-	5707	21%	Increase consistent over 2+ days collected; similar to 2019 volume	10:45 AM	665	324	341	0.12	0.51	1:00 PM	620	280	340	0.11	0.55
12	C 44A	150' E of C 221	01/27/22	24-HR	1372	1075	1298	1522	-	1599	5%		7:00 AM	133	90	43	0.08	0.68	5:00 PM	168	65	103	0.11	0.61
13	C 44A	500' W of S Buena Vista Blvd	02/03/22	24-HR	-	-	-	-	-	7827	-		11:00 AM	704	314	390	0.09	0.55	2:00 PM	681	307	374	0.09	0.55
14	C 44A	500' E of S Buena Vista Blvd	02/03/22	24-HR	-	-	-	-	-	3155	-		11:00 AM	244	64	180	0.08	0.74	3:00 PM	293	119	174	0.09	0.59
15	C 44A	W of CR 139 (Powell Rd)	01/27/22	24-HR	2787	3141	3032	3161	-	3462	10%		10:00 AM	297	164	133	0.09	0.55	3:30 PM	322	178	144	0.09	0.55
16	W C 462	400' E of N C 475	01/27/22	24-HR	1151	802	825	776	-	844	9%		7:15 AM	98	71	27	0.12	0.72	4:30 PM	91	19	72	0.11	0.79
17	E C 462	200' E of CR 221	01/27/22	24-HR	3938	2644	2888	3117	-	2842	-9%		7:15 AM	257	172	85	0.09	0.67	4:45 PM	361	111	250	0.13	0.69
18	E C 462	500' W of US 301	01/27/22	24-HR	3044	3331	3385	3140	-	3348	7%		7:15 AM	273	179	94	0.08	0.66	4:45 PM	398	112	286	0.12	0.72
19	E C 462	200' E of US 301	01/27/22	24-HR	9819	10876	12120	11882	-	11646	-2%		7:15 AM	832	497	335	0.07	0.60	4:30 PM	1131	406	725	0.10	0.64
20	E C 462	500' N of C 466A	01/27/22	24-HR	9833	10954	11810	13297	-	13377	1%		7:15 AM	1114	424	690	0.08	0.62	4:30 PM	1166	733	433	0.09	0.63
21	W C 462	E of CR 229	01/27/22	24-HR	2472	1638	1549	1577	-	1651	5%		7:15 AM	149	105	44	0.09	0.70	3:45 PM	170	66	104	0.10	0.61
22	C 466	250' E of CR 229	01/27/22	24-HR	3638	6854	7555	8182	-	8716	7%		6:45 AM	678	444	234	0.08	0.65	3:45 PM	764	279	485	0.09	0.63
23	C 466	450' W of US 301	01/27/22	24-HR	-	8153	8726	8682	-	9970	15%		7:15 AM	676	371	305	0.07	0.55	4:30 PM	839	362	477	0.08	0.57
24	E C 466	300' W of R/R	01/13/22	24-HR	25692	24995	25324	26459	-	25468	-4%		11:00 AM	1880	933	947	0.07	0.50	2:00 PM	2158	1010	1148	0.08	0.53
25	E C 466	200' W of CR 101	01/13/22	24-HR	26729	24981	25444	23530	-	24251	3%		11:00 AM	1889	818	1071	0.08	0.57	2:30 PM	2252	1121	1131	0.09	0.50
26	E C 466	400' W of Buena Vista Blvd	01/13/22	24-HR	31523	29899	31080	31176	-	27786	-11%		11:00 AM	2273	1062	1211	0.08	0.53	2:30 PM	2485	1228	1257	0.09	0.51
27	E C 466	500' E of Buena Vista Blvd	01/13/22	24-HR	24723	24377	24879	23316	-	23320	0%		10:45 AM	1815	874	941	0.08	0.52	2:30 PM	1985	979	1006	0.09	0.51
28	E C 466	500' E of Morse Blvd	01/13/22	24-HR	28023	25763	27144	25367	-	24669	-3%		10:45 AM	2143	1066	1077	0.09	0.50	2:45 PM	2228	1168	1060	0.09	0.52
29	C 466A	500' E of CR 139 (Powell Rd)	01/27/22	24-HR	18870	19706	22776	24123	-	26935	12%		11:00 AM	2277	1127	1150	0.08	0.51	12:30 PM	2372	1095	1277	0.09	0.54
30	C 466A	500' W of S Buena Vista Blvd	02/03/22	24-HR	21110	22940	25010	26843	-	28605	7%		11:00 AM	2591	1269	1322	0.09	0.51	12:15 PM	2575	1270	1305	0.09	0.51
31	C 466A	300' W of Morse Blvd	02/03/22	24-HR	17032	17959	18028	18455	-	19155	4%		11:00 AM	1597	791	806	0.08	0.50	12:00 PM	1737	879	858	0.09	0.51
32	C 466A	50' W of Lake County Line	02/03/22	24-HR	17714	20240	19532	20108	-	21232	6%		11:00 AM	1661	821	840	0.08	0.51	3:00 PM	1811	785	1026	0.09	0.57
33	C 466A	150' E of US 301	01/27/22	24-HR	10433	10317	9137	10975	-	9784	-11%		10:45 AM	788	368	420	0.08	0.53	12:00 PM	821	381	440	0.08	0.54
34	Morse Blvd	1400' S of E SR 44	02/10/22	24-HR	6976	9999	13344	12282	-	24892	103%	sites collected	11:00 AM	1978	1066	912	0.08	0.54	12:00 PM	2128	1125	1003	0.09	0.53
35	Warm Springs Ave	500' E of Marsh Bend Trl	02/10/22	24-HR	5971	8991	10996	11239	-	24291	116%	sites collected	11:00 AM	2064	989	1075	0.08	0.52	12:00 PM	2170	1092	1078	0.09	0.50
36	Warm Springs Ave	400' E of N US 301	02/10/22	24-HR	6732	6884	10393	9271	-	11776	27%	sites collected	10:00 AM	845	383	462	0.07	0.55	4:15 PM	1045	477	568	0.09	0.54
37	C 469	2640' S of CR 716	03/15/22	24-HR	3048	3210	2766	3267	-	4863	49%	Consistent with Adjacent sites collected	8:00 AM	382	175	207	0.08	0.54	12:45 PM	359	193	166	0.07	0.54
38	C 469	N of SR 50	03/15/22	24-HR	3001	2674	3100	2996	-	4567	52%	Consistent with Adjacent sites collected	8:30 AM	376	175	201	0.08	0.53	12:45 PM	352	192	160	0.08	0.55
39	E C 470	300' E of CR 529	02/10/22	24-HR	10851	12938	11225	11414	-	17029	49%	Consistent with Adjacent sites collected	7:15 AM	1182	720	462	0.07	0.61	4:15 PM	1370	685	685	0.08	0.50
40	E C 470	300' W of CR 500	02/24/22	24-HR	9966	10217	9939	11739	-	15678	34%	Consistent with Adjacent sites collected	6:45 AM	1208	571	637	0.08	0.53	3:30 PM	1112	647	465	0.07	0.58
41	E C 470	300' E of Marsh Bend Trl	02/10/22	24-HR	10521	9837	10669	10939	-	15563	42%	Consistent with Adjacent sites collected	7:30 AM	1195	583	612	0.08	0.51	3:45 PM	1220	691	529	0.08	0.57
42	N C 470	500' W of CR 491	01/27/22	24-HR	7782	8466	8107	8087	-	8454	5%		7:00 AM	704	197	507	0.08	0.72	4:30 PM	743	494	249	0.09	0.66
43	N C 470	300' N CR 479	01/27/22	24-HR	6467	7284	6801	6496	-	6930	7%		7:00 AM	501	128	373	0.07	0.74	4:30 PM	603	405	198	0.09	0.67
44	N C 470	1320' S of CR 400	01/27/22	24-HR	4017	3809	3729	3737	-	3990	7%		7:00 AM	313	129	184	0.08	0.59	4:30 PM	375	207	168	0.09	0.55
45	N C 470	300' S of W SR 44	01/27/22	24-HR	2840	3068	3305	3964	-	3592	-9%		6:45 AM	271	138	133	0.08	0.51	4:30 PM	360	177	183	0.10	0.51
46	C 472	325' W of R/R Tracks	01/20/22	24-HR	5158	5054	5422	5646	-	6086	8%		7:15 AM	548	401	147	0.09	0.73	2:30 PM	547	329	218	0.09	0.60
47	C 472	500' W of CR 115	01/20/22	24-HR	6681	6149	6737	7103	-	7136	0%		7:30 AM	558	411	147	0.08	0.74	4:45 PM	643	278	365	0.09	0.57
48	N C 475	700' S of W C 462	01/27/22	24-HR	4010	4429	4845	5210	-	5588	7%		7:00 AM	454	290	164	0.08	0.64	4:45 PM	558	239	319	0.10	0.57
49	N C 475	1320' S of Marion County Line	01/27/22	24-HR	4187	5354	5787	6282	-	7106	13%		7:00 AM	562	273	289	0.08	0.51	4:30 PM	658	350	308	0.09	0.53
50	S C 475	200' N of W CR 532	02/10/22	24-HR	4250	4021	-	3873	-	5297	37%	Consistent with Adjacent sites collected	7:30 AM	412	177	235	0.08	0.57	4:15 PM	528	314	214	0.10	0.59
51	S C 475	2500' S of W CR 532	02/24/22	24-HR	4973	4587	-	4652	-	5681	22%	Consistent with Adjacent sites collected	7:30 AM	464	207	257	0.08	0.55	4:15 PM	531	308	223	0.09	0.58
52	S C 475	100' South of CR 542	02/17/22	24-HR	6000	5396	3502	5130	-	5951	16%		11:00 AM	456	228	228	0.08	0.50	3:30 PM	544	286	258	0.09	0.53
53	C 476A (Dr Martin Luther King Jr Ave)	W of S Justice St	02/24/22	24-HR	-	-	-	-	-	849	-		7:45 AM	67	32	35	0.08	0.52	6:15 PM	88	45	43	0.10	0.51
54	W C 476 (W Seminole Ave)	W of S Roland St	02/17/22	24-HR	4919	4325	4545	5216	-	5832	12%		7:00 AM	433	234	199	0.07	0.54	4:15 PM	575	220	355	0.10	0.62
55	E C 476 (E Noble Ave)	E of Flanner Ave	02/10/22	24-HR	2806	2448	2528	2877	-	3187	11%		7:30 AM	288	99	189	0.09	0.66	4:00 PM	337	175	162	0.11	0.52
56	W C 476	W of CR 616	02/17/22	24-HR	4705	4871	4955	4962	-	5802	17%		7:00 AM	382	264	118	0.07	0.69	4:30 PM	513	186	327	0.09	0.64
57	C 476A (S Jasper St)	2000' S of E C 476	03/15/22	24-HR	623	-	-	611	-	390	-36%		7:45 AM	31	20	11	0.08	0.65	3:45 PM	46	23	23	0.12	0.50
58	C 476B	1500' N of SW 95th Ave	03/15/22	24-HR	2037	1934	1942	1817	-	2299	27%	Consistent with Adjacent sites collected	7:00 AM	195	74	121	0.08	0.62	4:00 PM	211	141	70	0.09	0.67
59	E C 476	500' E of C 476A (S Jasper St)	02/10/22	24-HR	2595	-	-	-	-	2755	-		7:30 AM	255	91	164	0.09	0.64	4:00 PM	290	147	143	0.11	0.51
60	W C 476	500' W of C 575	02/17/22	24-HR	3145	3848	3753	4308	-	5028	17%		9:15 AM	331	167	164	0.07	0.50	4:00 PM	418	168	250	0.08	0.60
61	W C 476	100' W of C 476B	02/17/22	24-HR	4393	4360	4710	4598	-	5905	28%	Consistent with Adjacent sites collected	9:45 AM	388	197	191	0.07	0.51	4:30 PM	490	180	310	0.08	0.63
62	W C 476	100' E of C 476B	02/17/22	24-HR	4897	4227	4353	4192	-	5405	29%	Consistent with Adjacent sites collected	8:30 AM	353	182	171	0.07	0.52	4:30 PM	463	173	290	0.09	0.63
63	W C 476	500' W of CR 603	02/17/22	24-HR	5058	4657	4730	5421	-	5572	3%		7:00 AM	458	286	172	0.08	0.62	4:00 PM	551	223	328	0.10	0.60
64	C 478A	500' W of SR 471	02/17/22	24-HR	756	731	755	680	-	801	18%		7:00 AM	81	57	24	0.10	0.70	5:30 PM	86	34	52	0.11	0.60
65	CR 647	100' N of W C 476	02/17/22	24-HR	-	-	-	-	-	658	-		10:15 AM	47	16	31	0.07	0.66	5:00 PM	60	40	20	0.09	0.67
66	E C 478	1 Mi S of E C 48	02/10/22	24-HR	1124	943	1021	1016	-	1224	20%	Consistent with Adjacent sites collected	6:45 AM	112	64	48	0.09	0.57	4:45 PM	119	38	81	0.10	0.68
67	E C 478	200' E of NE 9th St	03/15/22	24-HR	1779	1584	1596	1539	-	2048	33%	New Development (Oak Alley RV Resort) east of site	7:15 AM	147	71	76	0.07	0.52	5:00 PM	192	95	97	0.09	0.51
68	C 478A	200' W of CR 755	02/24/22	24-HR	-	-	-	-	-	375	-		6:45 AM	37	13	24	0.10	0.65	3:15 PM	53	35	18	0.14	0.66
69	CR 614	500' S of W C 476	03/15/22	24-HR	1768	1600	1779	1752	-	685	-61%		7:15 AM	57	42	15	0.08	0.74	4:15 PM	82	30	52	0.12	0.63
70	W C 478	1 Mile E of US 301	02/17/22	24-HR	2662	2109	2092	2146	-	2816	31%	Consistent with Adjacent sites collected	7:15 AM	224	117	107	0.08	0.52	4:00 PM	247	119	128	0.09	0.52
71	E C 48 (N Florida St)	S of E Joe P Strickland Jr Ave	02/10/22	24-HR	4014	3543	3545	3758	-	3626	-4%		8:00 AM	287	200	87	0.08	0.70	4:30 PM	383	164	219	0.11	0.57
72	E C 48	E of S Justice St	02/10/22	24-HR	7189	6475	7150	7721	-	8713	13%		7:45 AM	657	252	405	0.08	0.62	4:15 PM	848	388	460	0.10	0.54
73	E C 48	E of SE 26th Dr	02/10/22	24-HR	5699	5490	5666	5962	-	7301	22%	Consistent with Adjacent sites collected	7:00 AM	577	287	290	0.08	0.50	4:15 PM	654	308	346	0.09	0.53
74	W C 48	W of CR 625	02/17/22	24-HR	4494	4167	4222	4153	-	5671	37%	Consistent with Adjacent sites collected	10:45 AM	365	207	158	0.06	0.57	1:30 PM	497	283	214	0.09	0.57
75	E C 48	500' W of CR 747	02/10/22	24-HR	6857	6162	6667	7088	-	8341	18%	Consistent with Adjacent sites collected	7:45 AM	641	249	392	0.08	0.61	4:00 PM	791	339	452	0.09	0.57
76	E C 48	300' E of CR 747	02/10/22	24-HR	5673	5172	5767	6024	-	7340	22%	Consistent with Adjacent sites collected	7:00 AM	571	255	316	0.08	0.55	4:15 PM	646	310	336	0.09	0.52
77	E C 48	300' W of Old RR Tracks (W Jefferson St)	02/10/22	24-HR	6084	5709	6051	6211	-	8608	39%	Consistent with Adjacent sites collected	6:30 AM	653	338	315	0.08	0.52	4:15 PM	731	350	381	0.08	0.52
78	E C 48	500' W of CR 702	02/10/22	24-HR	3825	4221	4023	3775	-	5600	48%	Consistent with Adjacent sites collected	7:00 AM	479	290	189	0.09	0.61	4:00 PM	473	174	299	0.08	0.63
79	E C 48	50' NE of CR 558	02/10/22	24-HR	2775	3105	4303	3422	-	4221	23%	Consistent with Adjacent sites collected	6:45 AM	353	222	131	0.08	0.63	4:45 PM	349	118	231	0.08	0.66
80	W C 48	100' W of C 575	02/17/22	24-HR	3970	3864	3792	3458	-	4814	39%	Consistent with Adjacent sites collected	10:45 AM	336	179	157	0.07	0.53	4:30 PM	397	158	239	0.08	0.60
81	W C 48	400' W of CR 616	02/17/22	24-HR	5632	5344	5407	5778	-	6286	9%		10:45 AM	451	249	202	0.07	0.55	4:15 PM	551	231	320	0.09	0.58
82	W C 48	150' E of CR 313	02/17/22	24-HR	8657	11082	10439	12396	-	18941	53%	Consistent with Adjacent sites collected	11:00 AM	1221	607	614	0.06	0.50	1:30 PM	1269	641	628	0.07	0.51

Sumter County Annual Traffic Counts
2022 Volumes Summary

Station ID	Street	Location Description	Start Date	Dura-tion	Yearly ADT						ADT (+/-) Change	Notes	A.M. Peak Hour						P.M. Peak Hour					
					2017	2018	2019	2020	2021	2022			Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
83	C 575	1,5 Mi S of W C 48	02/17/22	24-HR	632	581	690	639	-	836	31%	Consistent with Adjacent sites collected	7:00 AM	62	32	30	0.07	0.52	4:15 PM	79	36	43	0.09	0.54
84	C 575	300' N of W C 476	02/17/22	24-HR	-	-	-	-	-	1053	-		7:45 AM	77	24	53	0.07	0.69	12:30 PM	103	42	61	0.10	0.59
85	Canal St	200' S of Odell Cir (North End)	01/20/22	24-HR	8103	6839	5629	7158	-	6251	-13%		11:00 AM	577	298	279	0.09	0.52	1:15 PM	619	287	332	0.10	0.54
86	Canal St	200' N of Odell Cir (South End)	02/03/22	24-HR	5298	4767	5199	5049	-	4881	-3%		11:00 AM	453	230	223	0.09	0.51	12:45 PM	468	235	233	0.10	0.50
87	Canal St	200' S of Odell Cir (South End)	02/03/22	24-HR	4211	3684	3571	3582	-	4010	12%		10:30 AM	378	196	182	0.09	0.52	12:00 PM	416	214	202	0.10	0.51
88	Charlotte Ct	N of Hillsborough Trl	02/03/22	24-HR	2915	3056	3218	3710	-	3349	-10%		10:45 AM	322	147	175	0.10	0.54	12:00 PM	334	153	181	0.10	0.54
89	CR 100	150' S of E C 466	01/13/22	24-HR	1575	1874	2080	2478	-	3362	36%	2020	7:00 AM	285	188	97	0.08	0.66	3:15 PM	299	137	162	0.09	0.54
90	CR 101	100' S of Woodridge Dr	01/13/22	24-HR	7814	7448	7772	8107	-	7098	-12%		7:00 AM	573	152	421	0.08	0.73	2:30 PM	693	376	317	0.10	0.54
91	CR 101	600' N of Woodridge Dr	01/13/22	24-HR	4282	3861	4198	4656	-	4597	-1%		7:00 AM	527	148	379	0.11	0.72	4:45 PM	462	316	146	0.10	0.68
92	CR 102	W of CR 103	01/13/22	24-HR	1156	1076	1324	1440	-	1256	-13%		7:00 AM	198	149	49	0.16	0.75	4:30 PM	122	33	89	0.10	0.73
93	CR 103	200' N of Woodridge Dr	01/13/22	24-HR	3516	3422	3720	3873	-	3938	2%		6:45 AM	427	139	288	0.11	0.67	2:45 PM	371	192	179	0.09	0.52
94	CR 104	W of CR 103	01/13/22	24-HR	2655	2437	2928	3387	-	3208	-5%		7:00 AM	439	350	89	0.14	0.80	4:45 PM	350	108	242	0.11	0.69
95	CR 117	100' South of C 472	01/20/22	24-HR	-	-	-	-	-	2964	-		7:00 AM	288	133	155	0.10	0.54	4:45 PM	303	156	147	0.10	0.51
96	CR 121	S of CR 128	01/20/22	24-HR	3085	2772	3366	3583	-	4174	16%		7:15 AM	378	89	289	0.09	0.76	4:30 PM	412	257	155	0.10	0.62
97	CR 139 (Powell Rd)	S of C 466A	01/27/22	24-HR	10599	11485	13419	15097	-	17456	16%		11:00 AM	1428	774	654	0.08	0.54	4:30 PM	1535	938	597	0.09	0.61
98	C 139 (Powell Rd)	N of SR 44	02/10/22	24-HR	9551	9937	10667	12273	-	12446	1%		11:00 AM	1102	491	611	0.09	0.55	3:45 PM	1111	482	629	0.09	0.57
99	CR 156	E of CR 181	01/27/22	24-HR	-	-	-	-	-	1396	-		7:15 AM	138	104	34	0.10	0.75	4:45 PM	116	59	57	0.08	0.51
100	CR 209	S of E C 466	01/27/22	24-HR	-	-	-	-	-	2491	-		7:00 AM	219	76	143	0.09	0.65	5:00 PM	486	266	220	0.20	0.55
101	CR 209	N of CR 222	01/27/22	24-HR	-	-	-	-	-	1363	-		7:00 AM	157	71	86	0.12	0.55	4:45 PM	189	109	80	0.14	0.58
102	CR 209	S of E C 462	01/27/22	24-HR	-	-	-	-	-	610	-		6:30 AM	53	22	31	0.09	0.58	4:45 PM	75	42	33	0.12	0.56
103	CR 209	300' N of E C 466	01/27/22	24-HR	-	-	-	-	-	1272	-		7:00 AM	118	38	80	0.09	0.68	5:00 PM	231	191	40	0.18	0.83
104	CR 213	S of C 44A	01/27/22	24-HR	-	-	-	-	-	505	-		9:30 AM	38	18	20	0.08	0.53	5:00 PM	54	34	20	0.11	0.63
105	CR 229	300' N of E SR 44	01/27/22	24-HR	-	-	-	-	-	4654	-		7:30 AM	328	138	190	0.07	0.58	4:30 PM	427	210	217	0.09	0.51
106	CR 229	1000' N of E C 462	01/27/22	24-HR	-	-	-	-	-	3893	-		7:15 AM	298	139	159	0.08	0.53	4:30 PM	369	190	179	0.09	0.51
107	CR 237	300' S of E C 466	01/27/22	24-HR	-	-	-	-	-	560	-		6:45 AM	65	19	46	0.12	0.71	4:30 PM	68	43	25	0.12	0.63
108	Marsh Bend Trl	780' S of Warm Springs Ave	03/15/22	24-HR	4070	5444	6291	7295	-	11703	60%	Consistent with Adjacent sites collected	11:00 AM	964	527	437	0.08	0.55	12:00 PM	990	516	474	0.08	0.52
109	Marsh Bend Trl	200' N of CR 500	02/10/22	24-HR	-	-	-	-	-	6079	-		7:00 AM	541	254	287	0.09	0.53	5:00 PM	566	288	278	0.09	0.51
110	CR 567	300' N of E C 48	02/10/22	24-HR	-	-	-	-	-	275	-		6:45 AM	26	17	9	0.09	0.65	3:45 PM	37	10	27	0.13	0.73
111	CR 616	200' S of W C 48	02/17/22	24-HR	4054	4253	4388	4517	-	5016	11%		10:45 AM	340	179	161	0.07	0.53	4:30 PM	416	198	218	0.08	0.52
112	CR 625	S of W C 48	02/17/22	24-HR	-	-	-	-	-	362	-		10:00 AM	35	12	23	0.10	0.66	4:15 PM	35	19	16	0.10	0.54
113	CR 673	400' E of I 75	03/15/22	24-HR	2025	1940	2236	2197	-	3508	60%	Consistent with Adjacent sites collected	11:00 AM	266	136	130	0.08	0.51	12:00 PM	298	130	168	0.08	0.56
114	CR 673	1000' E of CR 674	03/15/22	24-HR	1727	1604	2198	1687	-	2532	50%	Consistent with Adjacent sites collected	7:00 AM	175	96	79	0.07	0.55	3:45 PM	228	103	125	0.09	0.55
115	CR 674	200' N of CR 673	02/17/22	24-HR	-	-	-	-	-	285	-		11:00 AM	24	11	13	0.08	0.54	4:00 PM	28	15	13	0.10	0.54
116	CR 683D	200' S of CR 673	02/24/22	24-HR	-	-	-	-	-	1078	-		8:00 AM	74	53	21	0.07	0.72	5:00 PM	88	29	59	0.08	0.67
117	CR 707	300' E of CR 721	02/24/22	24-HR	-	-	-	-	-	329	-		7:00 AM	33	15	18	0.10	0.55	5:00 PM	35	17	18	0.11	0.51
118	CR 721	300' E of SR 471	02/24/22	24-HR	729	710	912	748	-	696	-7%		7:00 AM	66	21	45	0.09	0.68	4:30 PM	71	40	31	0.10	0.56
119	N CR 416	100' S of N C 470	01/27/22	24-HR	-	-	-	-	-	330	-		8:15 AM	24	9	15	0.07	0.63	4:15 PM	37	17	20	0.11	0.54
120	CR 727	300' N of SR 50	02/24/22	24-HR	-	-	-	-	-	245	-		7:00 AM	19	3	16	0.08	0.84	2:45 PM	29	19	10	0.12	0.66
121	CR 728	E of C 469	02/10/22	24-HR	-	-	-	-	-	611	-		7:00 AM	61	21	40	0.10	0.66	4:45 PM	71	31	40	0.12	0.56
122	CR 733	200' N of E C 478	02/17/22	24-HR	-	-	-	-	-	369	-		7:45 AM	97	77	20	0.26	0.79	3:30 PM	104	66	38	0.28	0.63
123	CR 747	300' N of CR 730	02/17/22	24-HR	1274	1210	1395	1587	-	1248	-21%		7:45 AM	226	116	110	0.18	0.51	3:30 PM	169	104	65	0.14	0.62
124	CR 747	300' S of CR 730	02/17/22	24-HR	704	634	894	638	-	718	13%		7:30 AM	63	37	26	0.09	0.59	3:45 PM	78	25	53	0.11	0.68
125	El Camino Real	200' W of N Morse Blvd	01/13/22	24-HR	13488	13204	13320	13526	-	11224	-17%	Decrease consistent with 2+ days collected	11:00 AM	1010	545	465	0.09	0.54	12:00 PM	1088	540	548	0.10	0.50
126	El Camino Real	200' E of Buenos Aires Blvd	01/13/22	24-HR	12879	12977	13472	12947	-	11556	-11%		10:45 AM	1039	510	529	0.09	0.51	2:30 PM	1073	506	567	0.09	0.53
127	El Camino Real	200' W of Buenos Aires Blvd	01/13/22	24-HR	19131	18177	18945	18544	-	16992	-8%		10:45 AM	1537	794	743	0.09	0.52	12:00 PM	1634	807	827	0.10	0.51
128	El Camino Real	300' E of N Buena Vista Blvd	01/13/22	24-HR	16998	17058	17285	16953	-	15151	-11%		10:45 AM	1433	680	753	0.09	0.53	12:00 PM	1473	703	770	0.10	0.52
129	Hillsborough Trl	E of S Buena Vista Blvd	02/24/22	24-HR	7989	7404	7673	6889	-	12224	77%	Consistent with First Collection Attempt	11:00 AM	1107	543	564	0.09	0.51	12:00 PM	1087	507	580	0.09	0.53
130	Hillsborough Trl	W of Morse Blvd	02/03/22	24-HR	-	-	-	-	-	7338	-		10:45 AM	675	343	332	0.09	0.51	12:00 PM	756	415	341	0.10	0.55
131	Marsh Bend Trl	100' W of Fenney Wy	02/10/22	24-HR	-	-	-	-	-	7639	-		11:00 AM	707	365	342	0.09	0.52	3:00 PM	801	368	433	0.10	0.54
132	Morse Blvd	S of Pinellas Pl	02/03/22	24-HR	10385	12054	13007	13318	-	16973	27%	Increase consistent over 2+ days	11:00 AM	1556	841	715	0.09	0.54	12:30 PM	1605	780	825	0.09	0.51
133	Morse Blvd	N of Pinellas Pl	02/03/22	24-HR	16983	16677	16307	16420	-	17949	9%		11:00 AM	1668	895	773	0.09	0.54	12:00 PM	1713	825	888	0.10	0.52
134	N Buena Vista Blvd	S of El Camino Real/Glenview Rd	01/13/22	24-HR	20955	20786	21462	20939	-	19234	-8%		11:00 AM	1830	906	924	0.10	0.50	12:00 PM	1745	855	890	0.09	0.51
135	N Buena Vista Blvd	400' N of E C 466	01/13/22	24-HR	19664	19148	19270	20490	-	17841	-13%		11:00 AM	1690	811	879	0.09	0.52	2:15 PM	1575	765	810	0.09	0.51
136	N Buena Vista Blvd	300' N of El Camino Real	01/13/22	24-HR	15816	15327	15599	15979	-	14555	-9%		11:00 AM	1396	678	718	0.10	0.51	12:00 PM	1372	706	666	0.09	0.51
137	N Morse Blvd	150' N of E C 466 Gate	01/13/22	24-HR	19506	20625	19961	20394	-	16966	-17%	Decrease consistent with 2+ days collected	11:00 AM	1574	846	728	0.09	0.54	12:15 PM	1609	782	827	0.09	0.51
138	N Morse Blvd	300' W of El Camino Real	01/13/22	24-HR	12551	11369	11368	11474	-	10260	-11%		9:45 AM	955	545	410	0.09	0.57	2:00 PM	974	472	502	0.09	0.52
139	Odell Cir	200' E of S Buena Vista Blvd (North End)	01/20/22	24-HR	3704	5129	4909	4783	-	4669	-2%		11:00 AM	474	234	240	0.10	0.51	12:00 PM	533	265	268	0.11	0.50
140	Odell Cir	200' W of Morse Blvd (North End)	01/20/22	24-HR	5997	5561	4993	4933	-	5173	5%		11:00 AM	510	287	223	0.10	0.56	12:15 PM	549	293	256	0.11	0.53
141	Odell Cir	200' E of Morse Blvd (North End)	01/20/22	24-HR	6773	6483	5866	5642	-	6191	10%		11:00 AM	604	252	352	0.10	0.58	12:00 PM	630	278	352	0.10	0.56
142	Odell Cir	200' W of Morse Blvd (South End)	02/03/22	24-HR	4669	7099	6664	7113	-	7857	10%		11:00 AM	855	450	405	0.11	0.53	12:00 PM	805	441	364	0.10	0.55
143	Odell Cir	200' E of Canal St (South End)	02/03/22	24-HR	7302	6687	6734	6059	-	7015	16%		11:00 AM	706	366	340	0.10	0.52	12:00 PM	745	379	366	0.11	0.51
144	Odell Cir	200' W of Canal St (South End)	02/03/22	24-HR	7538	6369	5630	5635	-	6792	21%	Increase consistent over 2+ days, Consistent with Adjacent sites collected	11:00 AM	708	357	351	0.10	0.50	12:15 PM	712	346	366	0.10	0.51
145	Odell Cir	200' E of S Buena Vista Blvd (South End)	02/03/22	24-HR	6210	6297	6186	6591	-	6500	-1%		11:00 AM	658	317	341	0.10	0.52	12:00 PM	692	296	396	0.11	0.57
146	Odell Cir	NE of Morse Blvd (South End)	02/03/22	24-HR	8624	9556	9051	9785	-	11040	13%		10:30 AM	1145	598	547	0.10	0.52	12:00 PM	1152	574	578	0.10	0.50
147	Parr Dr	E of Belvedere Dr	01/13/22	24-HR	4470	4242	4319	4447	-	3876	-13%		11:00 AM	381	182	199	0.10	0.52	2:30 PM	453	258	195	0.12	0.57
148	Pennecamp Dr	N of St Charles Pl	01/20/22	24-HR	4944	4539	4230	3790	-	4706	24%	Increase consistent over 2+ days collected; similar to historic volumes	11:00 AM	399	205	194	0.08	0.51	12:30 PM	492	240	252	0.10	0.51
149	Pinellas Pl	E of S Buena Vista Blvd	02/03/22	24-HR	7873	8099	8272	8187	-	9148	12%		11:00 AM	888	443	445	0.10	0.50	12:00 PM	926	432	494	0.10	0.53
150	Pinellas Pl	600' W of Morse Blvd	02/03/22	24-HR	-	-	-	-	-	12534	-		11:00 AM	1186	590	596	0.09	0.50	12:00 PM	1203	609	594	0.10	0.51
151	Rio Grande Ave	200' E of N Morse Blvd	01/13/22	24-HR	9218	8501	8473	7932	-	7804	-2%		11:00 AM	775	384	391	0.10	0.50	2:00 PM	797	379	418	0.10	0.52
152	S Buena Vista Blvd	S of C 466A	02/03/22	24-HR	13066	12804	12447	12455	-	13948	12%		11:00 AM	1268	630	638	0.09	0.50	12:00 PM	1430	724	706	0.10	0.51
153	S Buena Vista Blvd	N of E SR 44	02/03/22	24-HR	4565	4332	4822	6048	-	6714	11%		10:30 AM	589	261	328	0.09	0.56	12:00 PM	596	258	338	0.09	0.57
154	Morse Blvd	S of Kristine Wy	02/10/22	24-HR	-	8776	9949	13347	-	16624	25%	Consistent with Adjacent sites collected	11:00 AM	1468	739	729	0.09	0.50	12:00 PM	1506	734	772	0.09	0.51
155	Morse Blvd	S of Hillsborough Trl	02/03/22	24-HR	-	12839	13949	15291	-	19101	25%	Increase consistent over 2+ days	11:00 AM	1715	904	811	0.09	0.53	12:30 PM	1755	826	929	0.09	0.53
156	S Buena Vista Blvd	200' S of E C 466	01/13/22	24-HR	18196	17265	17836	17398	-	15658	-10%		11:00 AM	1513	761	752	0.10	0.50	12:00 PM	1454	725	729	0.09	0.50
157	S Buena Vista Blvd	200' S of Bailey Trl (North End)	01/20/22	24-HR	13357	13389	14224	13320	-	13597	2%		11:00 AM	1245	606	639	0.09	0.51	12:00 PM	1385	683	702	0.10	0.51
158	S Buena Vista Blvd	300' S of Turtle Mound Path	02/03/22	24-HR	19610	20460	21147	22107	-	22158	0%		11:00 AM	2057	996	1061	0.09	0.52	12:00 PM	2134	1014	1120	0.10	0.52
159	Morse Blvd	200' S of Mariposa Wy	01/13/22	24-HR	30997	26851	26685	27188	-	23474	-14%		11:00 AM	2081	1097	984	0.09	0.53	1:45 PM	2187	1105	1082	0.09	0.51
160	Morse Blvd	200' S of Stillwater Trl	01/20/22	24-HR	17206	16197	16467	15249	-	15312	0%		11:00 AM	1329	691	638	0.09	0.52	12:00 PM	1391	745	646	0.09	0.54
161	Morse Blvd	200' S of Bonita Blvd	02/03/22	24-HR	13533	14121	14473	14411	-	15263	6%		11:00 AM	1413	708	705	0.09	0.50	12:00 PM	1450	721	729	0.10	0.50
162	S Buena Vista Blvd	200' S of Laurel Manor Dr	01/13/22	24-HR	-	-	-	-	-	18301	-		11:00 AM	1793	898	895	0.10	0.50	12:00 PM	1728	914	814	0.09	0.53
163	S Buena Vista Blvd	200' N of Belvedere Blvd	01/20/22	24-HR	19963	19540	20031	18764	-	18280	-3%		11:00 AM	1658	822	836	0.09	0.50	12:00 PM	1800	955	845	0.10	0.53
164	S Buena Vista Blvd	200' S of Belvedere Blvd	01/20/22	24-HR	20798	19748	20360	19229	-	18780	-2%		11:00 AM	1668	801	867	0.09	0.52	12:00 PM	1836	940	896	0.10	0.51
165	S Buena Vista Blvd	200' S of Rainey Trl	01/20/22	24-HR	23793	22279	22645	22358	-	20459	-8%		11:00 AM	1804	836	968	0.09	0.54	12:00 PM	1986	988	998	0.10	0.50

Sumter County Annual Traffic Counts
2022 Volumes Summary

Station ID	Street	Location Description	Start Date	Duration	Yearly ADT						ADT (+/-) Change	Notes	A.M. Peak Hour						P.M. Peak Hour					
					2017	2018	2019	2020	2021	2022			Time	Total	NB/EB	SB/WB	K	D	Time	Total	NB/EB	SB/WB	K	D
166	S Buena Vista Blvd	200' N of Stillwater Trl	01/20/22	24-HR	19230	18261	18964	17541	-	**17165**	**-2%**		10:45 AM	1574	766	808	0.09	0.51	12:00 PM	1765	856	909	0.10	0.52
167	S Buena Vista Blvd	300' S of Stillwater Trl	01/20/22	24-HR	24156	22996	23446	21900	-	**21217**	**-3%**		11:00 AM	1940	948	992	0.09	0.51	12:00 PM	2104	1033	1071	0.10	0.51
168	S Buena Vista Blvd	1320' S of St Charles Pl	01/20/22	24-HR	11926	12029	12758	12328	-	**12583**	**2%**		11:00 AM	1144	565	579	0.09	0.51	12:00 PM	1257	617	640	0.10	0.51
169	S Buena Vista Blvd	300' S of Bailey Trl (South End)	02/03/22	24-HR	13908	14228	15270	14542	-	**15651**	**8%**		11:00 AM	1423	682	741	0.09	0.52	12:00 PM	1508	735	773	0.10	0.51
170	Morse Blvd	200' S of Odell Cir (North End)	01/20/22	24-HR	12408	12588	12800	12315	-	**12929**	**5%**		11:00 AM	1114	561	553	0.09	0.50	12:45 PM	1159	609	550	0.09	0.53
171	Morse Blvd	200' S of Odell Cir (South End)	02/03/22	24-HR	20683	22417	22470	23061	-	**23375**	**1%**		10:45 AM	2152	1060	1092	0.09	0.51	12:00 PM	2208	1080	1128	0.09	0.51
172	Southern Trce	300' W of Buena Vista Blvd	01/13/22	24-HR	-	-	-	-	-	**5995**	**-**		11:00 AM	643	331	312	0.11	0.51	12:15 PM	621	318	303	0.10	0.51
173	W C 48	E of SW 20th Dr	02/17/22	24-HR	-	14509	16596	17375	-	**17514**	**1%**		11:00 AM	1272	610	662	0.07	0.52	4:15 PM	1346	650	696	0.08	0.52
174	W C 48	E of N Wall St	02/17/22	24-HR	-	11714	13022	12900	-	**13215**	**2%**		11:00 AM	1097	511	586	0.08	0.53	4:15 PM	1132	578	554	0.09	0.51
175	W C 48	N of W Dade Ave	02/17/22	24-HR	-	-	-	-	-	**12551**	**-**		11:00 AM	967	511	456	0.08	0.53	4:15 PM	1077	450	627	0.09	0.58
176	St Charles Pl	W of Bailey Trl	01/20/22	24-HR	9766	8792	8397	8185	-	**8132**	**-1%**		11:00 AM	764	410	354	0.09	0.54	12:00 PM	866	463	403	0.11	0.53
177	St Charles Pl	W of Buena Vista Blvd (North End)	01/20/22	24-HR	4794	4464	4520	4491	-	**4638**	**3%**		11:00 AM	450	240	210	0.10	0.53	12:15 PM	523	264	259	0.11	0.50
178	St Charles Pl	NW of S Buena Vista Blvd (South End)	02/03/22	24-HR	10887	10238	10843	10858	-	**11586**	**7%**		11:00 AM	1110	561	549	0.10	0.51	12:00 PM	1146	627	519	0.10	0.55
179	Stillwater Trl	200' E of S Buena Vista Blvd	01/20/22	24-HR	12433	11600	11678	11298	-	**10322**	**-9%**		11:00 AM	959	485	474	0.09	0.51	12:00 PM	975	459	516	0.09	0.53
180	Stillwater Trl	200' W of Morse Blvd	01/20/22	24-HR	12399	11169	11306	11061	-	**10488**	**-5%**		11:00 AM	925	473	452	0.09	0.51	1:00 PM	998	459	539	0.10	0.54
181	Stillwater Trl	200' E of Morse Blvd	01/20/22	24-HR	4457	5549	4961	4857	-	**5533**	**14%**	**Increase consistent over 2+ days collected; similar to 2018 volume**	10:45 AM	554	268	286	0.10	0.52	12:00 PM	547	294	253	0.10	0.54
182	Talley Ridge Dr	W of Buena Vista Blvd	01/12/22	24-HR	3244	3778	4242	3585	-	**3958**	**10%**		10:30 AM	392	214	178	0.10	0.55	12:15 PM	417	242	175	0.11	0.58
183	Tamarind Grove Run	W of St Charles Pl	01/20/22	24-HR	2806	3448	3412	3270	-	**3339**	**2%**		10:30 AM	316	163	153	0.09	0.52	3:00 PM	312	143	169	0.09	0.54
184	Woodridge Dr	E of CR 101	01/13/22	24-HR	-	5906	4394	5871	-	**4177**	**-29%**	**Decrease consistent with 2 days collected - reflects historic dips**	11:00 AM	448	229	219	0.11	0.51	2:30 PM	443	253	190	0.11	0.57
				24-HR																			

E

Signal Timings

PHASE VEHICLE BASIC TIMING DATA

DATE: 12-2017
AGENCY SUMTER COUNTY
INTERSECTION NAME: C-466 @ CR 103 / OLD SCHOOL RD.

DIRECTION	EB LT	WB		NB	WB LT	EB		SB
PHASE	1	2	3	4	5	6	7	8
MINIMUM GREEN	5	10		5	5	10		5
PASSAGE	3.0	3.0		3.0	3.0	3.0		3.0
MAXIMUM 1	20	55		40	20	55		40
MAXIMUM 2	30	50		50	30	50		50
YELLOW CHANGE	4.8	4-8		3.4	4.8	4-8		4.0
RED CLEARANCE	2.8	2.0		2.4	2.8	2.0		2.0
RECALL		MIN				MIN		

PHASE	1	2	3	4	5	6	7	8
WALK						7		
PEDESTRIAN CLEAR						23		
FLASHING WALK								
EXTENDED PED CLEAR								
ACT REST IN WALK								

* SIDE STREETS ARE SPLIT

EAGLE EPAC TIMING SHEET

CONTROLLER SETTINGS

Mvmt.	Timing Function	Min Initial	Green Passage	Max I	Green II	Yellow Clear	All Red	Walk	F.D.W.	Recall	Det. Func.
1		5	4.0	15	20	4.9	3.1				Lock
2		25	4.0	55	50	4.9	2.0			min	Non Lock
3		5	4.0	15	15	3.7	2.7				Lock
4		5	4.0	20	20	3.7	2.0	7	29		Non Lock
5		5	4.0	15	15	4.9	3.1				Lock
6		25	4.0	55	50	4.9	2.0	7	36	min	Non Lock
7		5	4.0	15	15	3.7	2.7				Lock
8		5	4.0	20	20	3.7	2.0				Non Lock
											Off Set

COORDINATION SETTINGS

Dial 1 AVC	Dial 2/AM	Dial 3/PM
Split Sec	Split Sec	Split Sec

5023

INTERSECTION: CR466E & Belvedere \ SR101

DATE: June 2019

F

Existing Synchro Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	93	807	35	25	655	87	69	85	36	124	37	65
Future Volume (veh/h)	93	807	35	25	655	87	69	85	36	124	37	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1870	1900	1900	1870	1885	1900	1900	1900	1885	1900	1796
Adj Flow Rate, veh/h	99	859	32	27	697	90	73	90	21	132	39	21
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	2	0	0	2	1	0	0	0	1	0	7
Cap, veh/h	128	1450	657	53	1679	215	312	149	126	306	212	170
Arrive On Green	0.07	0.41	0.41	0.03	0.37	0.37	0.05	0.08	0.08	0.09	0.11	0.11
Sat Flow, veh/h	1795	3554	1610	1810	4582	586	1810	1900	1610	1795	1900	1522
Grp Volume(v), veh/h	99	859	32	27	516	271	73	90	21	132	39	21
Grp Sat Flow(s),veh/h/ln	1795	1777	1610	1810	1702	1765	1810	1900	1610	1795	1900	1522
Q Serve(g_s), s	3.7	12.9	0.8	1.0	7.7	7.8	2.5	3.1	0.8	4.5	1.3	0.8
Cycle Q Clear(g_c), s	3.7	12.9	0.8	1.0	7.7	7.8	2.5	3.1	0.8	4.5	1.3	0.8
Prop In Lane	1.00		1.00	1.00		0.33	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	128	1450	657	53	1247	647	312	149	126	306	212	170
V/C Ratio(X)	0.78	0.59	0.05	0.51	0.41	0.42	0.23	0.60	0.17	0.43	0.18	0.12
Avail Cap(c_a), veh/h	184	2506	1135	186	2400	1244	440	398	338	374	398	319
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.2	15.8	12.2	32.6	16.1	16.2	26.7	30.4	29.4	25.6	27.5	27.3
Incr Delay (d2), s/veh	12.0	0.4	0.0	7.3	0.2	0.4	0.4	3.9	0.6	1.0	0.4	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	4.4	0.3	0.5	2.6	2.8	1.1	1.5	0.3	1.9	0.6	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	43.2	16.1	12.2	40.0	16.4	16.6	27.1	34.3	30.0	26.6	27.9	27.6
LnGrp LOS	D	B	B	D	B	B	C	C	C	C	C	C
Approach Vol, veh/h		990			814			184			192	
Approach Delay, s/veh		18.7			17.2			31.0			27.0	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	34.7	10.1	13.3	12.8	31.9	12.4	11.0
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	7.0	48.1	8.6	* 14	7.0	48.1	8.6	* 14
Max Q Clear Time (g_c+I1), s	3.0	14.9	4.5	3.3	5.7	9.8	6.5	5.1
Green Ext Time (p_c), s	0.0	6.3	0.0	0.1	0.0	5.3	0.1	0.3

Intersection Summary	
HCM 6th Ctrl Delay	19.9
HCM 6th LOS	B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	83	835	131	189	614	84	6	4	6	159	96	13
Future Volume (veh/h)	83	835	131	189	614	84	6	4	6	159	96	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900	1900	1870	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	95	960	151	217	706	87	7	5	4	146	161	5
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	0	2	0	0	2	0	0	0	0	0	0	0
Cap, veh/h	124	1257	198	263	2236	273	192	145	116	311	283	240
Arrive On Green	0.07	0.41	0.41	0.15	0.48	0.48	0.15	0.15	0.15	0.15	0.15	0.15
Sat Flow, veh/h	1810	3076	484	1810	4610	563	1239	977	782	1428	1900	1610
Grp Volume(v), veh/h	95	554	557	217	520	273	7	0	9	146	161	5
Grp Sat Flow(s),veh/h/ln	1810	1777	1783	1810	1702	1769	1239	0	1759	1428	1900	1610
Q Serve(g_s), s	3.5	18.4	18.4	8.0	6.4	6.5	0.4	0.0	0.3	6.7	5.4	0.2
Cycle Q Clear(g_c), s	3.5	18.4	18.4	8.0	6.4	6.5	5.8	0.0	0.3	7.0	5.4	0.2
Prop In Lane	1.00		0.27	1.00		0.32	1.00		0.44	1.00		1.00
Lane Grp Cap(c), veh/h	124	726	728	263	1651	858	192	0	262	311	283	240
V/C Ratio(X)	0.76	0.76	0.76	0.83	0.31	0.32	0.04	0.00	0.03	0.47	0.57	0.02
Avail Cap(c_a), veh/h	327	1249	1253	327	2392	1243	625	0	877	807	942	798
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.4	17.4	17.4	28.5	10.7	10.8	29.8	0.0	25.0	28.0	27.1	24.9
Incr Delay (d2), s/veh	9.3	1.7	1.7	13.1	0.1	0.2	0.1	0.0	0.1	1.1	1.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	6.6	6.6	4.1	1.9	2.1	0.1	0.0	0.1	2.2	2.4	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.7	19.1	19.2	41.6	10.8	11.0	29.9	0.0	25.0	29.1	28.9	25.0
LnGrp LOS	D	B	B	D	B	B	C	A	C	C	C	C
Approach Vol, veh/h		1206			1010			16			312	
Approach Delay, s/veh		20.8			17.5			27.2			28.9	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	12.3	40.1		16.2	17.6	34.8		16.2
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 13	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	15.5	8.5		7.8	10.0	20.4		9.0
Green Ext Time (p_c), s	0.1	5.3		0.0	0.1	7.6		1.2

Intersection Summary	
HCM 6th Ctrl Delay	20.5
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	3	109	11	1	2	29	15	8	1	58	1
Future Vol, veh/h	2	3	109	11	1	2	29	15	8	1	58	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	2	0	0	0	8	0	0	0	4	0
Mvmt Flow	2	3	127	13	1	2	34	17	9	1	67	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	161	164	68	225	160	22	68	0	0	26	0	0
Stage 1	70	70	-	90	90	-	-	-	-	-	-	-
Stage 2	91	94	-	135	70	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.18	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.272	-	-	2.2	-	-
Pot Cap-1 Maneuver	809	732	995	735	736	1061	1496	-	-	1601	-	-
Stage 1	945	841	-	922	824	-	-	-	-	-	-	-
Stage 2	921	821	-	873	841	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	791	714	995	627	718	1061	1496	-	-	1601	-	-
Mov Cap-2 Maneuver	791	714	-	627	718	-	-	-	-	-	-	-
Stage 1	923	840	-	901	805	-	-	-	-	-	-	-
Stage 2	897	802	-	758	840	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.2	10.5	4.2	0.1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1496	-	-	980	672	1601	-	-
HCM Lane V/C Ratio	0.023	-	-	0.135	0.024	0.001	-	-
HCM Control Delay (s)	7.5	0	-	9.2	10.5	7.2	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.5	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	6	5	53	171	2
Future Vol, veh/h	3	6	5	53	171	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	3	7	6	59	190	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	262	191	192	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	71	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	731	856	1394	-	-	-
Stage 1	846	-	-	-	-	-
Stage 2	957	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	728	856	1394	-	-	-
Mov Cap-2 Maneuver	728	-	-	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	957	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1394	-	809	-	-
HCM Lane V/C Ratio	0.004	-	0.012	-	-
HCM Control Delay (s)	7.6	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	10	63	176	0
Future Vol, veh/h	0	5	10	63	176	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	2	2	0
Mvmt Flow	0	5	11	68	191	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	281	191	191	0	-	0
Stage 1	191	-	-	-	-	-
Stage 2	90	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	713	856	1395	-	-	-
Stage 1	846	-	-	-	-	-
Stage 2	939	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	707	856	1395	-	-	-
Mov Cap-2 Maneuver	707	-	-	-	-	-
Stage 1	839	-	-	-	-	-
Stage 2	939	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.2	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1395	-	856	-	-
HCM Lane V/C Ratio	0.008	-	0.006	-	-
HCM Control Delay (s)	7.6	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	137	737	142	119	929	162	219	171	43	334	212	98
Future Volume (veh/h)	137	737	142	119	929	162	219	171	43	334	212	98
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1870	1885	1885	1870	1870	1885	1900	1885	1900	1900
Adj Flow Rate, veh/h	146	784	74	127	988	157	233	182	25	355	226	54
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	1	2	1	1	2	2	1	0	1	0	0
Cap, veh/h	159	1149	509	157	1437	228	315	274	234	348	277	234
Arrive On Green	0.09	0.32	0.32	0.09	0.32	0.32	0.11	0.15	0.15	0.11	0.15	0.15
Sat Flow, veh/h	1810	3582	1585	1795	4478	710	1781	1885	1610	1795	1900	1610
Grp Volume(v), veh/h	146	784	74	127	756	389	233	182	25	355	226	54
Grp Sat Flow(s),veh/h/ln	1810	1791	1585	1795	1716	1757	1781	1885	1610	1795	1900	1610
Q Serve(g_s), s	6.4	15.2	2.7	5.5	15.3	15.4	8.6	7.3	1.1	8.6	9.2	2.4
Cycle Q Clear(g_c), s	6.4	15.2	2.7	5.5	15.3	15.4	8.6	7.3	1.1	8.6	9.2	2.4
Prop In Lane	1.00		1.00	1.00		0.40	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	159	1149	509	157	1101	564	315	274	234	348	277	234
V/C Ratio(X)	0.92	0.68	0.15	0.81	0.69	0.69	0.74	0.66	0.11	1.02	0.82	0.23
Avail Cap(c_a), veh/h	159	2158	955	157	2067	1059	315	338	288	348	340	288
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.1	23.6	19.3	35.8	23.6	23.6	26.6	32.3	29.6	30.7	33.1	30.2
Incr Delay (d2), s/veh	48.6	0.7	0.1	25.7	0.8	1.5	8.9	3.5	0.2	53.6	12.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	5.9	1.0	3.4	5.7	6.0	4.4	3.5	0.4	7.6	5.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	84.8	24.3	19.4	61.4	24.4	25.2	35.5	35.8	29.8	84.3	45.1	30.7
LnGrp LOS	F	C	B	E	C	C	D	D	C	F	D	C
Approach Vol, veh/h		1004			1272			440			635	
Approach Delay, s/veh		32.7			28.3			35.3			65.8	
Approach LOS		C			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	32.5	15.0	17.3	15.0	32.5	15.0	17.3
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	7.0	48.1	8.6	* 14	7.0	48.1	8.6	* 14
Max Q Clear Time (g_c+I1), s	7.5	17.2	10.6	11.2	8.4	17.4	10.6	9.3
Green Ext Time (p_c), s	0.0	5.7	0.0	0.4	0.0	8.2	0.0	0.4

Intersection Summary	
HCM 6th Ctrl Delay	37.7
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	610	46	95	993	172	54	19	27	177	14	94
Future Volume (veh/h)	99	610	46	95	993	172	54	19	27	177	14	94
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1900	1885	1885	1900	1900	1900	1900	1885	1900	1900
Adj Flow Rate, veh/h	102	629	45	98	1024	162	56	20	18	192	0	27
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	1	0	1	1	0	0	0	0	1	0	0
Cap, veh/h	134	1338	96	131	1762	278	331	126	113	603	0	220
Arrive On Green	0.07	0.39	0.39	0.07	0.39	0.39	0.14	0.14	0.14	0.14	0.00	0.14
Sat Flow, veh/h	1795	3390	242	1795	4481	708	1405	921	829	2761	0	1610
Grp Volume(v), veh/h	102	332	342	98	784	402	56	0	38	192	0	27
Grp Sat Flow(s),veh/h/ln	1795	1791	1842	1795	1716	1758	1405	0	1751	1381	0	1610
Q Serve(g_s), s	2.9	7.1	7.1	2.8	9.3	9.3	1.8	0.0	1.0	3.4	0.0	0.8
Cycle Q Clear(g_c), s	2.9	7.1	7.1	2.8	9.3	9.3	1.8	0.0	1.0	4.4	0.0	0.8
Prop In Lane	1.00		0.13	1.00		0.40	1.00		0.47	1.00		1.00
Lane Grp Cap(c), veh/h	134	707	727	131	1349	691	331	0	239	603	0	220
V/C Ratio(X)	0.76	0.47	0.47	0.75	0.58	0.58	0.17	0.00	0.16	0.32	0.00	0.12
Avail Cap(c_a), veh/h	432	1675	1722	432	3209	1644	1072	0	1162	2048	0	1062
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.4	11.6	11.6	23.4	12.3	12.3	20.0	0.0	19.6	21.6	0.0	19.5
Incr Delay (d2), s/veh	8.6	0.5	0.5	8.1	0.4	0.8	0.2	0.0	0.3	0.3	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	2.2	2.2	1.3	2.7	2.8	0.6	0.0	0.4	1.0	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.0	12.1	12.1	31.5	12.7	13.1	20.3	0.0	20.0	21.9	0.0	19.8
LnGrp LOS	C	B	B	C	B	B	C	A	B	C	A	B
Approach Vol, veh/h		776			1284			94			219	
Approach Delay, s/veh		14.7			14.3			20.1			21.6	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.4	27.1		13.0	11.4	27.1		13.0
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 3.8	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	4.9	11.3		3.8	4.8	9.1		6.4
Green Ext Time (p_c), s	0.1	9.0		0.3	0.1	4.1		0.7

Intersection Summary	
HCM 6th Ctrl Delay	15.3
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	58	10	0	0	92	82	7	0	43	1
Future Vol, veh/h	1	0	58	10	0	0	92	82	7	0	43	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	99	99	99	99	99
Heavy Vehicles, %	0	0	2	0	0	0	1	1	0	0	0	0
Mvmt Flow	1	0	59	10	0	0	93	83	7	0	43	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	317	320	44	346	317	87	44	0	0	90	0	0
Stage 1	44	44	-	273	273	-	-	-	-	-	-	-
Stage 2	273	276	-	73	44	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.11	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.209	-	-	2.2	-	-
Pot Cap-1 Maneuver	640	600	1026	612	602	977	1571	-	-	1518	-	-
Stage 1	975	862	-	737	688	-	-	-	-	-	-	-
Stage 2	737	685	-	942	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	610	563	1026	550	565	977	1571	-	-	1518	-	-
Mov Cap-2 Maneuver	610	563	-	550	565	-	-	-	-	-	-	-
Stage 1	915	862	-	691	645	-	-	-	-	-	-	-
Stage 2	691	643	-	888	862	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.8	11.7	3.8	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1571	-	-	1014	550	1518	-	-
HCM Lane V/C Ratio	0.059	-	-	0.059	0.018	-	-	-
HCM Control Delay (s)	7.4	0	-	8.8	11.7	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	6	6	180	111	2
Future Vol, veh/h	2	6	6	180	111	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	2	6	6	188	116	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	317	117	118	0	-	0
Stage 1	117	-	-	-	-	-
Stage 2	200	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	680	941	1483	-	-	-
Stage 1	913	-	-	-	-	-
Stage 2	838	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	677	941	1483	-	-	-
Mov Cap-2 Maneuver	677	-	-	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	838	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.2	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1483	-	857	-	-
HCM Lane V/C Ratio	0.004	-	0.01	-	-
HCM Control Delay (s)	7.4	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	11	10	190	114	1
Future Vol, veh/h	0	11	10	190	114	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	1	0
Mvmt Flow	0	12	11	202	121	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	346	122	122	0	-	0
Stage 1	122	-	-	-	-	-
Stage 2	224	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	655	935	1478	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	650	935	1478	-	-	-
Mov Cap-2 Maneuver	650	-	-	-	-	-
Stage 1	901	-	-	-	-	-
Stage 2	818	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1478	-	935	-	-
HCM Lane V/C Ratio	0.007	-	0.013	-	-
HCM Control Delay (s)	7.5	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

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Volume Derivation

TIA

Inputs:	Analysis Years			Growth Rate		External Project Trips			Passby Project Trips			AM Peak
	Existing Year	Future Year	Total	Weighted Growth?		In	Out	Total	In	Out	Total	
	2023	2028	5	-	-	27	78	105	0	0	0	

Existing Turning Movement Counts

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	65	80	34	117	35	61	88	761	33	24	618	82
2	CR 103	CR 466	AM	6	4	6	150	91	12	78	788	124	178	579	79
3	CR 101	CR 104	AM	27	14	8	1	55	1	2	3	103	10	1	2
4	CR 101	N. Entrance	AM	5	50	0	0	161	2	3	0	6	0	0	0
5	CR 101	S. Entrance	AM	9	59	0	0	166	0	0	0	5	0	0	0

Truck Factors

Location	Intersection NB/SB	Intersection EB/WB	PHF	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	0.94	0.0%	0.0%	0.0%	0.9%	0.0%	6.7%	1.2%	2.3%	0.0%	0.0%	1.5%	1.3%
2	CR 103	CR 466	0.87	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	2.5%	0.0%
3	CR 101	CR 104	0.86	8.0%	0.0%	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%
4	CR 101	N. Entrance	0.90	0.0%	4.2%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	0.85	0.0%	1.7%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

2023 TMC Projected

Location	Intersection NB/SB	Intersection EB/WB	Seasonal Factor	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	1.06	69	85	36	124	37	65	93	807	35	25	655	87
2	CR 103	CR 466	1.06	6	4	6	159	96	13	83	835	131	189	614	84
3	CR 101	CR 104	1.06	29	15	8	1	58	1	2	3	109	11	1	2
4	CR 101	N. Entrance	1.06	5	53	0	0	171	2	3	0	6	0	0	0
5	CR 101	S. Entrance	1.06	10	63	0	0	176	0	0	0	5	0	0	0

Annual Growth Rates

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	1.3%	1.3%	1.3%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2	CR 103	CR 466	AM	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
3	CR 101	CR 104	AM	2.5%	2.5%	2.5%	3.1%	3.1%	3.1%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
4	CR 101	N. Entrance	AM	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	AM	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Background Development Traffic

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	0	1	0	20	3	10	3	0	0	0	0	7
2	CR 103	CR 466	AM	0	0	2	0	0	0	0	0	0	6	1	0
3	CR 101	CR 104	AM	7	1	0	0	0	0	0	0	2	0	0	0
4	CR 101	N. Entrance	AM	5	5	0	0	2	1	3	0	14	0	0	0
5	CR 101	S. Entrance	AM	7	5	0	0	14	2	5	0	22	0	0	0

Future Background

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	74	92	38	150	42	78	101	847	37	26	688	98
2	CR 103	CR 466	AM	7	5	9	180	109	15	87	877	138	204	646	88
3	CR 101	CR 104	AM	40	18	9	1	67	1	2	4	138	14	1	2
4	CR 101	N. Entrance	AM	11	65	0	0	194	3	6	0	20	0	0	0
5	CR 101	S. Entrance	AM	18	76	0	0	212	2	5	0	27	0	0	0

Project Trip Distribution

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	0.0%	6.3%	0.0%	45.9%	6.3%	22.7%	22.7%	0.0%	0.0%	0.0%	0.0%	45.9%
2	CR 103	CR 466	AM	0.0%	0.0%	12.7%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	12.7%	3.3%	0.0%
3	CR 101	CR 104	AM	16.1%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	16.1%	0.0%	0.0%	0.0%
4	CR 101	N. Entrance	AM	32.7%	10.9%	0.0%	0.0%	10.9%	7.3%	7.3%	0.0%	32.7%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	AM	49.0%	32.7%	0.0%	0.0%	32.7%	10.9%	10.9%	0.0%	49.0%	0.0%	0.0%	0.0%

In / Out (Input: I/O)

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM		I		O	O	O	I					I
2	CR 103	CR 466	AM			I					I		O	O	
3	CR 101	CR 104	AM	O	O			I				I			
4	CR 101	N. Entrance	AM	I	O			I	I	O		O			
5	CR 101	S. Entrance	AM	I	I			O	I	O		O			

Adjustment

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM												
2	CR 103	CR 466	AM												
3	CR 101	CR 104	AM												
4	CR 101	N. Entrance	AM												
5	CR 101	S. Entrance	AM									1			

Future Project Trips

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	0	2	0	36	5	18	6	0	0	0	0	12
2	CR 103	CR 466	AM	0	0	3	0	0	0	0	1	0	10	3	0
3	CR 101	CR 104	AM	13	2	0	0	1	0	0	0	4	0	0	0
4	CR 101	N. Entrance	AM	9	8	0	0	3	2	6	0	25	0	0	0
5	CR 101	S. Entrance	AM	13	9	0	0	25	3	8	0	39	0	0	0

Future Buildout

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	AM	74	94	38	186	47	96	107	847	37	26	688	110

2	CR 103	CR 466	AM	7	5	12	180	109	15	87	878	138	214	649	88
3	CR 101	CR 104	AM	53	20	9	1	68	1	2	4	142	14	1	2
4	CR 101	N. Entrance	AM	20	73	0	0	197	5	12	0	45	0	0	0
5	CR 101	S. Entrance	AM	31	85	0	0	237	5	13	0	66	0	0	0

TIA

Inputs:	Analysis Years			Growth Rate		External Project Trips			Passby Project Trips			PM Peak
	Existing Year	Future Year	Total	Weighted Growth?		In	Out	Total	In	Out	Total	
	2023	2028	5	-	-	89	53	142	0	0	0	

Existing Turning Movement Counts

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	207	161	41	315	200	92	129	695	134	112	876	153
2	CR 103	CR 466	PM	51	18	25	167	13	89	93	575	43	90	937	162
3	CR 101	CR 104	PM	87	77	7	0	41	1	1	0	55	9	0	0
4	CR 101	N. Entrance	PM	6	170	0	0	105	2	2	0	6	0	0	0
5	CR 101	S. Entrance	PM	9	179	0	0	108	1	0	0	10	0	0	0

Truck Factors

Location	Intersection NB/SB	Intersection EB/WB	PHF	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	0.94	2.5%	1.3%	0.0%	1.0%	0.5%	0.0%	0.0%	0.6%	1.6%	1.0%	1.4%	1.5%
2	CR 103	CR 466	0.97	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	1.4%	1.2%	0.0%	1.1%	1.3%	0.0%
3	CR 101	CR 104	0.99	1.2%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%
4	CR 101	N. Entrance	0.96	0.0%	1.2%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	0.94	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

2023 TMC Projected

Location	Intersection NB/SB	Intersection EB/WB	Seasonal Factor	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	1.06	219	171	43	334	212	98	137	737	142	119	929	162
2	CR 103	CR 466	1.06	54	19	27	177	14	94	99	610	46	95	993	172
3	CR 101	CR 104	1.06	92	82	7	0	43	1	1	0	58	10	0	0
4	CR 101	N. Entrance	1.06	6	180	0	0	111	2	2	0	6	0	0	0
5	CR 101	S. Entrance	1.06	10	190	0	0	114	1	0	0	11	0	0	0

Annual Growth Rates

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	1.3%	1.3%	1.3%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2	CR 103	CR 466	PM	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
3	CR 101	CR 104	PM	2.5%	2.5%	2.5%	3.1%	3.1%	3.1%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
4	CR 101	N. Entrance	PM	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	PM	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Background Development Traffic

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	0	3	0	13	2	7	11	0	0	0	0	23
2	CR 103	CR 466	PM	0	0	6	0	0	0	0	2	0	4	1	0
3	CR 101	CR 104	PM	5	1	0	0	1	0	0	0	8	0	0	0
4	CR 101	N. Entrance	PM	16	3	0	0	5	4	2	0	9	0	0	0
5	CR 101	S. Entrance	PM	25	16	0	0	9	5	3	0	15	0	0	0

Future Background

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	234	185	46	364	225	110	155	774	149	125	975	193
2	CR 103	CR 466	PM	61	22	37	200	16	106	104	643	48	104	1,044	181
3	CR 101	CR 104	PM	109	93	8	0	51	1	1	0	80	12	0	0
4	CR 101	N. Entrance	PM	23	206	0	0	130	6	4	0	15	0	0	0
5	CR 101	S. Entrance	PM	36	230	0	0	137	6	3	0	26	0	0	0

Project Trip Distribution

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	0.0%	6.3%	0.0%	45.9%	6.3%	22.7%	22.7%	0.0%	0.0%	0.0%	0.0%	45.9%
2	CR 103	CR 466	PM	0.0%	0.0%	12.7%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	12.7%	3.3%	0.0%
3	CR 101	CR 104	PM	16.1%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	16.1%	0.0%	0.0%	0.0%
4	CR 101	N. Entrance	PM	32.7%	10.9%	0.0%	0.0%	10.9%	7.3%	7.3%	0.0%	32.7%	0.0%	0.0%	0.0%
5	CR 101	S. Entrance	PM	49.0%	32.7%	0.0%	0.0%	32.7%	10.9%	10.9%	0.0%	49.0%	0.0%	0.0%	0.0%

In / Out (Input: I/O)

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM		I		O	O	O	I					I
2	CR 103	CR 466	PM			I					I		O	O	
3	CR 101	CR 104	PM	O	O			I				I			
4	CR 101	N. Entrance	PM	I	O			I	I	O		O			
5	CR 101	S. Entrance	PM	I	I			O	I	O		O			

Trip Adjustment

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM												
2	CR 103	CR 466	PM												
3	CR 101	CR 104	PM												
4	CR 101	N. Entrance	PM												
5	CR 101	S. Entrance	PM												

Future Project Trips

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	0	6	0	24	3	12	20	0	0	0	0	41
2	CR 103	CR 466	PM	0	0	11	0	0	0	0	3	0	7	2	0
3	CR 101	CR 104	PM	9	1	0	0	2	0	0	0	14	0	0	0
4	CR 101	N. Entrance	PM	29	6	0	0	10	6	4	0	17	0	0	0
5	CR 101	S. Entrance	PM	44	29	0	0	17	10	6	0	26	0	0	0

Future Buildout

Location	Intersection NB/SB	Intersection EB/WB	Peak Hour	Northbound Left	Northbound Thru	Northbound Right	Southbound Left	Southbound Thru	Southbound Right	Eastbound Left	Eastbound Thru	Eastbound Right	Westbound Left	Westbound Thru	Westbound Right
1	CR 101	CR 466	PM	234	191	46	388	228	122	175	774	149	125	975	234

2	CR 103	CR 466	PM	61	22	48	200	16	106	104	646	48	111	1,046	181
3	CR 101	CR 104	PM	118	94	8	0	53	1	1	0	94	12	0	0
4	CR 101	N. Entrance	PM	52	212	0	0	140	12	8	0	32	0	0	0
5	CR 101	S. Entrance	PM	80	259	0	0	154	16	9	0	52	0	0	0

Growth Rates

Roadway / Segment	Annual Traffic Counts					Slope	Historical Growth Rate	Growth Rate Used
	2017	2018	2019	2020	2022			
CR 101								
CR 466 to Woodridge Dr	7,814	7,448	7,772	8,107	7,098	-89	-1.26%	1.00%
Woodridge Dr to CR 102	4,282	3,861	4,198	4,656	4,597	115	2.50%	2.50%
CR 102								
CR 101 to US 301	1,156	1,076	1,324	1,440	1,256	38	3.06%	3.06%
Belvedere Blvd								
CR 466 to Churchill Downs	9,035	8,960	11,502	9,193	9,830	132	1.34%	1.34%
CR 103								
CR 466 to Woodbridge Dr	3,516	3,422	3,720	3,873	3,938	104	2.64%	2.64%
CR 104								
US 301/SR 35 to CR 101	2,655	2,437	2,928	3,387	3,208	158	4.93%	4.93%
CR 466								
CR 103 to CR 101	26,729	24,981	25,444	23,530	24,251	-483	-1.99%	1.00%
CR 101 to Buena Vista Blvd	31,523	29,899	31,080	31,176	27,786	-588	-2.12%	1.00%

Source:
Sumter County Annual Traffic Counts 2022
VHB

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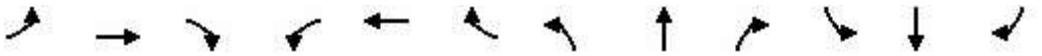
Future Synchro Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	847	37	26	688	98	74	92	38	150	42	78
Future Volume (veh/h)	101	847	37	26	688	98	74	92	38	150	42	78
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1870	1900	1900	1870	1885	1900	1900	1900	1885	1900	1796
Adj Flow Rate, veh/h	107	901	30	28	732	100	79	98	12	160	45	30
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	2	0	0	2	1	0	0	0	1	0	7
Cap, veh/h	137	1426	646	54	1613	219	313	155	131	330	246	197
Arrive On Green	0.08	0.40	0.40	0.03	0.35	0.35	0.06	0.08	0.08	0.10	0.13	0.13
Sat Flow, veh/h	1795	3554	1610	1810	4547	616	1810	1900	1610	1795	1900	1522
Grp Volume(v), veh/h	107	901	30	28	546	286	79	98	12	160	45	30
Grp Sat Flow(s),veh/h/ln	1795	1777	1610	1810	1702	1759	1810	1900	1610	1795	1900	1522
Q Serve(g_s), s	4.1	14.3	0.8	1.1	8.7	8.8	2.8	3.5	0.5	5.6	1.5	1.2
Cycle Q Clear(g_c), s	4.1	14.3	0.8	1.1	8.7	8.8	2.8	3.5	0.5	5.6	1.5	1.2
Prop In Lane	1.00		1.00	1.00		0.35	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	137	1426	646	54	1208	624	313	155	131	330	246	197
V/C Ratio(X)	0.78	0.63	0.05	0.52	0.45	0.46	0.25	0.63	0.09	0.49	0.18	0.15
Avail Cap(c_a), veh/h	178	2426	1099	180	2324	1201	433	386	327	362	386	309
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.0	16.9	12.9	33.7	17.5	17.5	27.4	31.3	29.9	25.8	27.3	27.2
Incr Delay (d2), s/veh	15.0	0.5	0.0	7.4	0.3	0.5	0.4	4.2	0.3	1.1	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.0	0.3	0.5	3.0	3.2	1.2	1.7	0.2	2.4	0.7	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	47.0	17.4	12.9	41.1	17.7	18.0	27.8	35.5	30.2	26.9	27.7	27.6
LnGrp LOS	D	B	B	D	B	B	C	D	C	C	C	C
Approach Vol, veh/h		1038			860			189			235	
Approach Delay, s/veh		20.3			18.6			32.0			27.1	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	35.2	10.3	14.8	13.4	31.9	13.7	11.5
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	7.0	48.1	8.6	* 14	7.0	48.1	8.6	* 14
Max Q Clear Time (g_c+I1), s	3.1	16.3	4.8	3.5	6.1	10.8	7.6	5.5
Green Ext Time (p_c), s	0.0	6.7	0.0	0.2	0.0	5.6	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	21.3
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	87	877	138	204	646	88	7	5	9	180	109	15
Future Volume (veh/h)	87	877	138	204	646	88	7	5	9	180	109	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900	1900	1870	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	100	1008	159	234	743	88	8	6	7	166	182	4
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	0	2	0	0	2	0	0	0	0	0	0	0
Cap, veh/h	130	1278	201	275	2295	270	185	130	152	318	309	262
Arrive On Green	0.07	0.42	0.42	0.15	0.50	0.50	0.16	0.16	0.16	0.16	0.16	0.16
Sat Flow, veh/h	1810	3075	485	1810	4632	545	1217	799	933	1423	1900	1610
Grp Volume(v), veh/h	100	582	585	234	545	286	8	0	13	166	182	4
Grp Sat Flow(s),veh/h/ln	1810	1777	1783	1810	1702	1772	1217	0	1732	1423	1900	1610
Q Serve(g_s), s	4.1	21.5	21.6	9.5	7.3	7.4	0.5	0.0	0.5	8.4	6.7	0.2
Cycle Q Clear(g_c), s	4.1	21.5	21.6	9.5	7.3	7.4	7.2	0.0	0.5	8.9	6.7	0.2
Prop In Lane	1.00		0.27	1.00		0.31	1.00		0.54	1.00		1.00
Lane Grp Cap(c), veh/h	130	738	741	275	1687	878	185	0	282	318	309	262
V/C Ratio(X)	0.77	0.79	0.79	0.85	0.32	0.33	0.04	0.00	0.05	0.52	0.59	0.02
Avail Cap(c_a), veh/h	297	1132	1136	297	2169	1129	537	0	783	726	854	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.5	19.2	19.2	31.2	11.5	11.5	32.6	0.0	26.7	30.5	29.3	26.6
Incr Delay (d2), s/veh	9.1	2.1	2.1	19.3	0.1	0.2	0.1	0.0	0.1	1.3	1.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	8.0	8.0	5.3	2.3	2.4	0.1	0.0	0.2	2.9	3.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	43.6	21.3	21.4	50.6	11.6	11.7	32.7	0.0	26.8	31.8	31.1	26.6
LnGrp LOS	D	C	C	D	B	B	C	A	C	C	C	C
Approach Vol, veh/h		1267			1065			21			352	
Approach Delay, s/veh		23.1			20.2			29.0			31.4	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	13.0	44.3		18.3	19.1	38.2		18.3
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 12	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	6.1	9.4		9.2	11.5	23.6		10.9
Green Ext Time (p_c), s	0.1	5.6		0.0	0.1	7.8		1.4

Intersection Summary	
HCM 6th Ctrl Delay	23.1
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	6.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	4	138	14	1	2	40	18	9	1	67	1
Future Vol, veh/h	2	4	138	14	1	2	40	18	9	1	67	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	2	0	0	0	8	0	0	0	4	0
Mvmt Flow	2	5	160	16	1	2	47	21	10	1	78	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	203	206	79	283	201	26	79	0	0	31	0	0
Stage 1	81	81	-	120	120	-	-	-	-	-	-	-
Stage 2	122	125	-	163	81	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.18	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.272	-	-	2.2	-	-
Pot Cap-1 Maneuver	759	694	981	673	699	1056	1482	-	-	1595	-	-
Stage 1	932	832	-	889	800	-	-	-	-	-	-	-
Stage 2	887	796	-	844	832	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	737	671	981	546	676	1056	1482	-	-	1595	-	-
Mov Cap-2 Maneuver	737	671	-	546	676	-	-	-	-	-	-	-
Stage 1	902	831	-	861	774	-	-	-	-	-	-	-
Stage 2	855	771	-	701	831	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.5	11.4	4.5	0.1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1482	-	-	964	586	1595	-	-
HCM Lane V/C Ratio	0.031	-	-	0.174	0.034	0.001	-	-
HCM Control Delay (s)	7.5	0	-	9.5	11.4	7.3	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	20	11	65	194	3
Future Vol, veh/h	6	20	11	65	194	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	7	22	12	72	216	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	314	218	219	0	-	0
Stage 1	218	-	-	-	-	-
Stage 2	96	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	683	827	1362	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	933	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	677	827	1362	-	-	-
Mov Cap-2 Maneuver	677	-	-	-	-	-
Stage 1	816	-	-	-	-	-
Stage 2	933	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	1.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1362	-	787	-	-
HCM Lane V/C Ratio	0.009	-	0.037	-	-
HCM Control Delay (s)	7.7	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

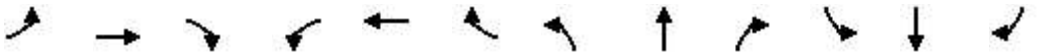
Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	27	18	76	212	2
Future Vol, veh/h	5	27	18	76	212	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	2	2	0
Mvmt Flow	5	29	20	83	230	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	354	231	232	0	-	0
Stage 1	231	-	-	-	-	-
Stage 2	123	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	648	813	1348	-	-	-
Stage 1	812	-	-	-	-	-
Stage 2	907	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	638	813	1348	-	-	-
Mov Cap-2 Maneuver	638	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	907	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	1.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1348	-	780	-	-
HCM Lane V/C Ratio	0.015	-	0.045	-	-
HCM Control Delay (s)	7.7	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	155	774	149	125	975	193	234	185	46	364	225	110
Future Volume (veh/h)	155	774	149	125	975	193	234	185	46	364	225	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1870	1885	1885	1870	1870	1885	1900	1885	1900	1900
Adj Flow Rate, veh/h	165	823	74	133	1037	188	249	197	26	387	239	61
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	1	2	1	1	2	2	1	0	1	0	0
Cap, veh/h	198	1089	482	164	1253	227	390	236	202	463	386	327
Arrive On Green	0.11	0.30	0.30	0.09	0.29	0.29	0.12	0.13	0.13	0.20	0.20	0.20
Sat Flow, veh/h	1810	3582	1585	1795	4381	793	1781	1885	1610	1795	1900	1610
Grp Volume(v), veh/h	165	823	74	133	812	413	249	197	26	387	239	61
Grp Sat Flow(s),veh/h/ln	1810	1791	1585	1795	1716	1742	1781	1885	1610	1795	1900	1610
Q Serve(g_s), s	8.7	20.2	3.3	7.1	21.5	21.6	11.9	9.9	1.4	17.4	11.1	3.0
Cycle Q Clear(g_c), s	8.7	20.2	3.3	7.1	21.5	21.6	11.9	9.9	1.4	17.4	11.1	3.0
Prop In Lane	1.00		1.00	1.00		0.46	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	198	1089	482	164	982	498	390	236	202	463	386	327
V/C Ratio(X)	0.83	0.76	0.15	0.81	0.83	0.83	0.64	0.83	0.13	0.84	0.62	0.19
Avail Cap(c_a), veh/h	223	1183	524	203	1098	558	390	277	237	482	448	379
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.4	30.6	24.7	43.3	32.4	32.5	32.0	41.5	37.8	27.3	35.3	32.0
Incr Delay (d2), s/veh	21.2	2.6	0.1	17.9	4.9	9.3	3.5	17.1	0.3	11.8	2.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	8.5	1.3	3.8	9.0	9.8	5.4	5.7	0.6	8.8	5.3	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	63.6	33.2	24.8	61.3	37.3	41.7	35.4	58.6	38.1	39.1	37.3	32.3
LnGrp LOS	E	C	C	E	D	D	D	E	D	D	D	C
Approach Vol, veh/h		1062			1358			472			687	
Approach Delay, s/veh		37.3			41.0			45.2			37.9	
Approach LOS		D			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.9	36.4	18.4	25.5	18.6	34.7	26.0	17.9
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	11.0	32.1	12.0	* 23	12.0	31.1	20.6	* 14
Max Q Clear Time (g_c+I1), s	9.1	22.2	13.9	13.1	10.7	23.6	19.4	11.9
Green Ext Time (p_c), s	0.1	3.8	0.0	1.1	0.1	4.2	0.2	0.2

Intersection Summary	
HCM 6th Ctrl Delay	39.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	643	48	104	1044	181	61	22	37	200	16	106
Future Volume (veh/h)	104	643	48	104	1044	181	61	22	37	200	16	106
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1900	1885	1885	1900	1900	1900	1900	1885	1900	1900
Adj Flow Rate, veh/h	107	663	47	107	1076	169	63	23	26	217	0	24
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	1	0	1	1	0	0	0	0	1	0	0
Cap, veh/h	140	1357	96	140	1794	282	343	123	139	606	0	242
Arrive On Green	0.08	0.40	0.40	0.08	0.40	0.40	0.15	0.15	0.15	0.15	0.00	0.15
Sat Flow, veh/h	1795	3393	240	1795	4486	704	1409	814	920	2734	0	1610
Grp Volume(v), veh/h	107	350	360	107	823	422	63	0	49	217	0	24
Grp Sat Flow(s),veh/h/ln	1795	1791	1842	1795	1716	1759	1409	0	1734	1367	0	1610
Q Serve(g_s), s	3.2	8.0	8.0	3.2	10.4	10.4	2.2	0.0	1.4	4.1	0.0	0.7
Cycle Q Clear(g_c), s	3.2	8.0	8.0	3.2	10.4	10.4	2.2	0.0	1.4	5.5	0.0	0.7
Prop In Lane	1.00		0.13	1.00		0.40	1.00		0.53	1.00		1.00
Lane Grp Cap(c), veh/h	140	716	737	140	1373	703	343	0	261	606	0	242
V/C Ratio(X)	0.76	0.49	0.49	0.76	0.60	0.60	0.18	0.00	0.19	0.36	0.00	0.10
Avail Cap(c_a), veh/h	405	1572	1616	405	3011	1543	1008	0	1080	1887	0	997
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.8	12.3	12.3	24.8	13.0	13.0	20.7	0.0	20.4	22.8	0.0	20.1
Incr Delay (d2), s/veh	8.3	0.5	0.5	8.3	0.4	0.8	0.3	0.0	0.3	0.4	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	2.5	2.6	1.5	3.1	3.3	0.7	0.0	0.5	1.2	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.1	12.8	12.8	33.1	13.4	13.8	21.0	0.0	20.7	23.2	0.0	20.3
LnGrp LOS	C	B	B	C	B	B	C	A	C	C	A	C
Approach Vol, veh/h		817			1352			112			241	
Approach Delay, s/veh		15.5			15.1			20.9			22.9	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.9	28.8		14.3	11.9	28.8		14.3
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 13	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	5.2	12.4		4.2	5.2	10.0		7.5
Green Ext Time (p_c), s	0.1	9.6		0.4	0.1	4.3		0.8

Intersection Summary	
HCM 6th Ctrl Delay	16.2
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	80	12	0	0	109	93	8	0	51	1
Future Vol, veh/h	1	0	80	12	0	0	109	93	8	0	51	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	99	99	99	99	99
Heavy Vehicles, %	0	0	2	0	0	0	1	1	0	0	0	0
Mvmt Flow	1	0	81	12	0	0	110	94	8	0	52	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	371	375	53	411	371	98	53	0	0	102	0	0
Stage 1	53	53	-	318	318	-	-	-	-	-	-	-
Stage 2	318	322	-	93	53	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.11	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.209	-	-	2.2	-	-
Pot Cap-1 Maneuver	589	559	1014	555	562	963	1559	-	-	1503	-	-
Stage 1	965	855	-	698	657	-	-	-	-	-	-	-
Stage 2	698	655	-	919	855	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	555	517	1014	482	520	963	1559	-	-	1503	-	-
Mov Cap-2 Maneuver	555	517	-	482	520	-	-	-	-	-	-	-
Stage 1	893	855	-	646	608	-	-	-	-	-	-	-
Stage 2	646	606	-	846	855	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.9	12.7	3.9	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1559	-	-	1004	482	1503	-	-
HCM Lane V/C Ratio	0.071	-	-	0.081	0.025	-	-	-
HCM Control Delay (s)	7.5	0	-	8.9	12.7	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	15	23	206	130	6
Future Vol, veh/h	4	15	23	206	130	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	4	16	24	215	135	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	401	138	141	0	-	0
Stage 1	138	-	-	-	-	-
Stage 2	263	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	609	916	1455	-	-	-
Stage 1	894	-	-	-	-	-
Stage 2	786	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	597	916	1455	-	-	-
Mov Cap-2 Maneuver	597	-	-	-	-	-
Stage 1	877	-	-	-	-	-
Stage 2	786	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.8	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1455	-	823	-	-
HCM Lane V/C Ratio	0.016	-	0.024	-	-
HCM Control Delay (s)	7.5	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	26	36	230	137	6
Future Vol, veh/h	3	26	36	230	137	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	1	0
Mvmt Flow	3	28	38	245	146	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	470	149	152	0	-	0
Stage 1	149	-	-	-	-	-
Stage 2	321	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	556	903	1441	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	740	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	539	903	1441	-	-	-
Mov Cap-2 Maneuver	539	-	-	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	740	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1441	-	844	-	-
HCM Lane V/C Ratio	0.027	-	0.037	-	-
HCM Control Delay (s)	7.6	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	107	847	37	26	688	110	74	94	38	186	47	96
Future Volume (veh/h)	107	847	37	26	688	110	74	94	38	186	47	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1870	1900	1900	1870	1885	1900	1900	1900	1885	1900	1796
Adj Flow Rate, veh/h	114	901	30	28	732	113	79	100	12	198	50	49
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	1	2	0	0	2	1	0	0	0	1	0	7
Cap, veh/h	145	1409	638	54	1543	236	307	156	132	353	277	222
Arrive On Green	0.08	0.40	0.40	0.03	0.35	0.35	0.05	0.08	0.08	0.12	0.15	0.15
Sat Flow, veh/h	1795	3554	1610	1810	4468	684	1810	1900	1610	1795	1900	1522
Grp Volume(v), veh/h	114	901	30	28	556	289	79	100	12	198	50	49
Grp Sat Flow(s),veh/h/ln	1795	1777	1610	1810	1702	1747	1810	1900	1610	1795	1900	1522
Q Serve(g_s), s	4.5	14.8	0.8	1.1	9.3	9.4	2.9	3.7	0.5	7.1	1.7	2.1
Cycle Q Clear(g_c), s	4.5	14.8	0.8	1.1	9.3	9.4	2.9	3.7	0.5	7.1	1.7	2.1
Prop In Lane	1.00		1.00	1.00		0.39	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	145	1409	638	54	1175	603	307	156	132	353	277	222
V/C Ratio(X)	0.78	0.64	0.05	0.52	0.47	0.48	0.26	0.64	0.09	0.56	0.18	0.22
Avail Cap(c_a), veh/h	174	2361	1070	175	2261	1161	422	375	318	353	375	301
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.7	17.7	13.4	34.6	18.6	18.6	28.2	32.2	30.7	25.9	27.1	27.3
Incr Delay (d2), s/veh	17.6	0.5	0.0	7.6	0.3	0.6	0.4	4.3	0.3	2.0	0.3	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	5.3	0.3	0.6	3.2	3.4	1.2	1.8	0.2	3.1	0.8	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.2	18.2	13.5	42.2	18.8	19.2	28.6	36.5	31.0	27.9	27.4	27.8
LnGrp LOS	D	B	B	D	B	B	C	D	C	C	C	C
Approach Vol, veh/h		1045			873			191			297	
Approach Delay, s/veh		21.5			19.7			32.9			27.8	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.2	35.6	10.4	16.3	13.9	31.9	15.0	11.6
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	7.0	48.1	8.6	* 14	7.0	48.1	8.6	* 14
Max Q Clear Time (g_c+I1), s	3.1	16.8	4.9	4.1	6.5	11.4	9.1	5.7
Green Ext Time (p_c), s	0.0	6.7	0.0	0.2	0.0	5.7	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	22.5
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	87	878	138	214	649	88	7	5	12	180	109	15
Future Volume (veh/h)	87	878	138	214	649	88	7	5	12	180	109	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900	1900	1870	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	100	1009	159	246	746	88	8	6	11	166	182	4
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	0	2	0	0	2	0	0	0	0	0	0	0
Cap, veh/h	130	1272	200	286	2314	271	186	99	181	314	312	265
Arrive On Green	0.07	0.41	0.41	0.16	0.50	0.50	0.16	0.16	0.16	0.16	0.16	0.16
Sat Flow, veh/h	1810	3076	484	1810	4634	543	1217	601	1101	1418	1900	1610
Grp Volume(v), veh/h	100	582	586	246	547	287	8	0	17	166	182	4
Grp Sat Flow(s),veh/h/ln	1810	1777	1783	1810	1702	1773	1217	0	1702	1418	1900	1610
Q Serve(g_s), s	4.2	22.1	22.1	10.2	7.4	7.5	0.5	0.0	0.7	8.6	6.8	0.2
Cycle Q Clear(g_c), s	4.2	22.1	22.1	10.2	7.4	7.5	7.3	0.0	0.7	9.3	6.8	0.2
Prop In Lane	1.00		0.27	1.00		0.31	1.00		0.65	1.00		1.00
Lane Grp Cap(c), veh/h	130	735	737	286	1700	885	186	0	280	314	312	265
V/C Ratio(X)	0.77	0.79	0.79	0.86	0.32	0.32	0.04	0.00	0.06	0.53	0.58	0.02
Avail Cap(c_a), veh/h	291	1109	1113	291	2125	1107	525	0	754	706	837	709
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.2	19.7	19.8	31.7	11.5	11.5	33.2	0.0	27.2	31.1	29.8	27.0
Incr Delay (d2), s/veh	9.1	2.3	2.4	22.0	0.1	0.2	0.1	0.0	0.1	1.4	1.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	8.3	8.3	5.9	2.4	2.5	0.1	0.0	0.3	2.9	3.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	44.3	22.1	22.1	53.7	11.6	11.8	33.3	0.0	27.3	32.5	31.5	27.0
LnGrp LOS	D	C	C	D	B	B	C	A	C	C	C	C
Approach Vol, veh/h		1268			1080			25			352	
Approach Delay, s/veh		23.9			21.2			29.2			31.9	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	13.1	45.4		18.7	19.8	38.7		18.7
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 13	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	6.2	9.5		9.3	12.2	24.1		11.3
Green Ext Time (p_c), s	0.1	5.6		0.1	0.0	7.8		1.4

Intersection Summary	
HCM 6th Ctrl Delay	23.9
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	6.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	4	142	14	1	2	53	20	9	1	68	1
Future Vol, veh/h	2	4	142	14	1	2	53	20	9	1	68	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	2	0	0	0	8	0	0	0	4	0
Mvmt Flow	2	5	165	16	1	2	62	23	10	1	79	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	236	239	80	319	234	28	80	0	0	33	0	0
Stage 1	82	82	-	152	152	-	-	-	-	-	-	-
Stage 2	154	157	-	167	82	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.18	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.272	-	-	2.2	-	-
Pot Cap-1 Maneuver	723	666	980	638	670	1053	1481	-	-	1592	-	-
Stage 1	931	831	-	855	775	-	-	-	-	-	-	-
Stage 2	853	772	-	840	831	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	696	637	980	510	641	1053	1481	-	-	1592	-	-
Mov Cap-2 Maneuver	696	637	-	510	641	-	-	-	-	-	-	-
Stage 1	891	830	-	818	742	-	-	-	-	-	-	-
Stage 2	813	739	-	694	830	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.6	11.8	4.9	0.1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1481	-	-	961	550	1592	-	-
HCM Lane V/C Ratio	0.042	-	-	0.179	0.036	0.001	-	-
HCM Control Delay (s)	7.5	0	-	9.6	11.8	7.3	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.1	0	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	45	20	73	197	5
Future Vol, veh/h	12	45	20	73	197	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	13	50	22	81	219	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	347	222	225	0	-	0
Stage 1	222	-	-	-	-	-
Stage 2	125	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	654	823	1356	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	906	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	643	823	1356	-	-	-
Mov Cap-2 Maneuver	643	-	-	-	-	-
Stage 1	806	-	-	-	-	-
Stage 2	906	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1356	-	777	-	-
HCM Lane V/C Ratio	0.016	-	0.082	-	-
HCM Control Delay (s)	7.7	0	10	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

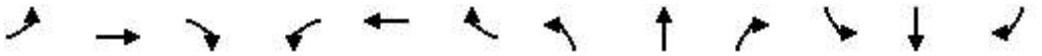
Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	66	31	85	237	5
Future Vol, veh/h	13	66	31	85	237	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	2	2	0
Mvmt Flow	14	72	34	92	258	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	421	261	263	0	-	0
Stage 1	261	-	-	-	-	-
Stage 2	160	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	593	783	1313	-	-	-
Stage 1	787	-	-	-	-	-
Stage 2	874	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	577	783	1313	-	-	-
Mov Cap-2 Maneuver	577	-	-	-	-	-
Stage 1	766	-	-	-	-	-
Stage 2	874	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	2.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1313	-	740	-	-
HCM Lane V/C Ratio	0.026	-	0.116	-	-
HCM Control Delay (s)	7.8	0	10.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	774	149	125	975	234	234	191	46	388	228	122
Future Volume (veh/h)	175	774	149	125	975	234	234	191	46	388	228	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1885	1870	1885	1885	1870	1870	1885	1900	1885	1900	1900
Adj Flow Rate, veh/h	186	823	74	133	1037	232	249	203	26	413	243	80
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	1	2	1	1	2	2	1	0	1	0	0
Cap, veh/h	211	1113	493	163	1197	268	388	237	202	471	416	353
Arrive On Green	0.12	0.31	0.31	0.09	0.28	0.28	0.12	0.13	0.13	0.21	0.22	0.22
Sat Flow, veh/h	1810	3582	1585	1795	4207	940	1781	1885	1610	1795	1900	1610
Grp Volume(v), veh/h	186	823	74	133	845	424	249	203	26	413	243	80
Grp Sat Flow(s),veh/h/ln	1810	1791	1585	1795	1716	1716	1781	1885	1610	1795	1900	1610
Q Serve(g_s), s	10.4	21.1	3.5	7.5	24.0	24.1	12.0	10.8	1.5	19.8	11.8	4.2
Cycle Q Clear(g_c), s	10.4	21.1	3.5	7.5	24.0	24.1	12.0	10.8	1.5	19.8	11.8	4.2
Prop In Lane	1.00		1.00	1.00		0.55	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	211	1113	493	163	977	488	388	237	202	471	416	353
V/C Ratio(X)	0.88	0.74	0.15	0.82	0.87	0.87	0.64	0.86	0.13	0.88	0.58	0.23
Avail Cap(c_a), veh/h	211	1119	495	192	1039	519	388	244	208	471	424	359
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.7	31.7	25.6	45.9	34.9	34.9	34.4	44.0	39.9	28.8	35.9	33.0
Incr Delay (d2), s/veh	31.9	2.6	0.1	20.6	7.5	13.9	3.5	24.5	0.3	16.9	2.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.4	9.0	1.3	4.1	10.5	11.3	5.8	6.6	0.6	10.5	5.6	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.5	34.3	25.7	66.4	42.4	48.8	38.0	68.5	40.2	45.7	37.9	33.3
LnGrp LOS	E	C	C	E	D	D	D	E	D	D	D	C
Approach Vol, veh/h		1083			1402			478			736	
Approach Delay, s/veh		41.0			46.6			51.1			41.8	
Approach LOS		D			D			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.3	38.8	18.4	28.2	20.0	36.1	28.0	18.6
Change Period (Y+Rc), s	8.0	6.9	6.4	* 5.7	8.0	6.9	6.4	* 5.7
Max Green Setting (Gmax), s	11.0	32.1	12.0	* 23	12.0	31.1	21.6	* 13
Max Q Clear Time (g_c+I1), s	9.5	23.1	14.0	13.8	12.4	26.1	21.8	12.8
Green Ext Time (p_c), s	0.0	3.6	0.0	1.1	0.0	3.2	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	44.6
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	646	48	111	1046	181	61	22	48	200	16	106
Future Volume (veh/h)	104	646	48	111	1046	181	61	22	48	200	16	106
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1885	1885	1900	1885	1885	1900	1900	1900	1900	1885	1900	1900
Adj Flow Rate, veh/h	107	666	47	114	1078	172	63	23	39	217	0	39
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	1	0	1	1	0	0	0	0	1	0	0
Cap, veh/h	140	1335	94	149	1783	284	349	101	170	601	0	256
Arrive On Green	0.08	0.39	0.39	0.08	0.40	0.40	0.16	0.16	0.16	0.16	0.00	0.16
Sat Flow, veh/h	1795	3394	239	1795	4475	713	1390	633	1074	2702	0	1610
Grp Volume(v), veh/h	107	351	362	114	826	424	63	0	62	217	0	39
Grp Sat Flow(s),veh/h/ln	1795	1791	1842	1795	1716	1757	1390	0	1707	1351	0	1610
Q Serve(g_s), s	3.3	8.3	8.3	3.5	10.7	10.7	2.2	0.0	1.8	4.3	0.0	1.2
Cycle Q Clear(g_c), s	3.3	8.3	8.3	3.5	10.7	10.7	2.2	0.0	1.8	6.0	0.0	1.2
Prop In Lane	1.00		0.13	1.00		0.41	1.00		0.63	1.00		1.00
Lane Grp Cap(c), veh/h	140	705	725	149	1367	700	349	0	271	601	0	256
V/C Ratio(X)	0.76	0.50	0.50	0.76	0.60	0.61	0.18	0.00	0.23	0.36	0.00	0.15
Avail Cap(c_a), veh/h	398	1543	1587	398	2956	1514	979	0	1043	1814	0	979
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.3	12.8	12.8	25.1	13.3	13.3	20.7	0.0	20.5	23.2	0.0	20.3
Incr Delay (d2), s/veh	8.3	0.5	0.5	7.8	0.4	0.8	0.2	0.0	0.4	0.4	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	2.7	2.7	1.6	3.2	3.4	0.7	0.0	0.7	1.3	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.6	13.4	13.3	33.0	13.8	14.2	21.0	0.0	21.0	23.5	0.0	20.6
LnGrp LOS	C	B	B	C	B	B	C	A	C	C	A	C
Approach Vol, veh/h		820			1364			125			256	
Approach Delay, s/veh		16.0			15.5			21.0			23.1	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	12.0	29.1		14.9	12.3	28.8		14.9
Change Period (Y+Rc), s	* 7.6	6.8		* 6	* 7.6	6.8		6.0
Max Green Setting (Gmax), s	* 12	48.2		* 34	* 12	48.2		34.0
Max Q Clear Time (g_c+I1), s	5.3	12.7		4.2	5.5	10.3		8.0
Green Ext Time (p_c), s	0.1	9.6		0.5	0.1	4.3		0.9

Intersection Summary	
HCM 6th Ctrl Delay	16.7
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	94	12	0	0	118	94	8	0	53	1
Future Vol, veh/h	1	0	94	12	0	0	118	94	8	0	53	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	99	99	99	99	99	99	99	99	99	99	99	99
Heavy Vehicles, %	0	0	2	0	0	0	1	1	0	0	0	0
Mvmt Flow	1	0	95	12	0	0	119	95	8	0	54	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	392	396	55	439	392	99	55	0	0	103	0	0
Stage 1	55	55	-	337	337	-	-	-	-	-	-	-
Stage 2	337	341	-	102	55	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.22	7.1	6.5	6.2	4.11	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.318	3.5	4	3.3	2.209	-	-	2.2	-	-
Pot Cap-1 Maneuver	571	544	1012	532	547	962	1556	-	-	1502	-	-
Stage 1	962	853	-	681	645	-	-	-	-	-	-	-
Stage 2	681	642	-	909	853	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	536	500	1012	452	503	962	1556	-	-	1502	-	-
Mov Cap-2 Maneuver	536	500	-	452	503	-	-	-	-	-	-	-
Stage 1	884	853	-	626	593	-	-	-	-	-	-	-
Stage 2	626	590	-	824	853	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	13.2	4	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1556	-	-	1003	452	1502	-	-
HCM Lane V/C Ratio	0.077	-	-	0.096	0.027	-	-	-
HCM Control Delay (s)	7.5	0	-	9	13.2	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	32	52	212	140	12
Future Vol, veh/h	8	32	52	212	140	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	8	33	54	221	146	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	482	153	159	0	-	0
Stage 1	153	-	-	-	-	-
Stage 2	329	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	547	898	1433	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	734	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	523	898	1433	-	-	-
Mov Cap-2 Maneuver	523	-	-	-	-	-
Stage 1	842	-	-	-	-	-
Stage 2	734	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	1.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1433	-	785	-	-
HCM Lane V/C Ratio	0.038	-	0.053	-	-
HCM Control Delay (s)	7.6	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	52	80	259	154	12
Future Vol, veh/h	9	52	80	259	154	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	1	0
Mvmt Flow	10	55	85	276	164	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	617	171	177	0	-	0
Stage 1	171	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	457	878	1411	-	-	-
Stage 1	864	-	-	-	-	-
Stage 2	649	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	425	878	1411	-	-	-
Mov Cap-2 Maneuver	425	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	649	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.2	1.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1411	-	759	-	-
HCM Lane V/C Ratio	0.06	-	0.085	-	-
HCM Control Delay (s)	7.7	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

NCHRP 457 Turn Lane Warrants

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

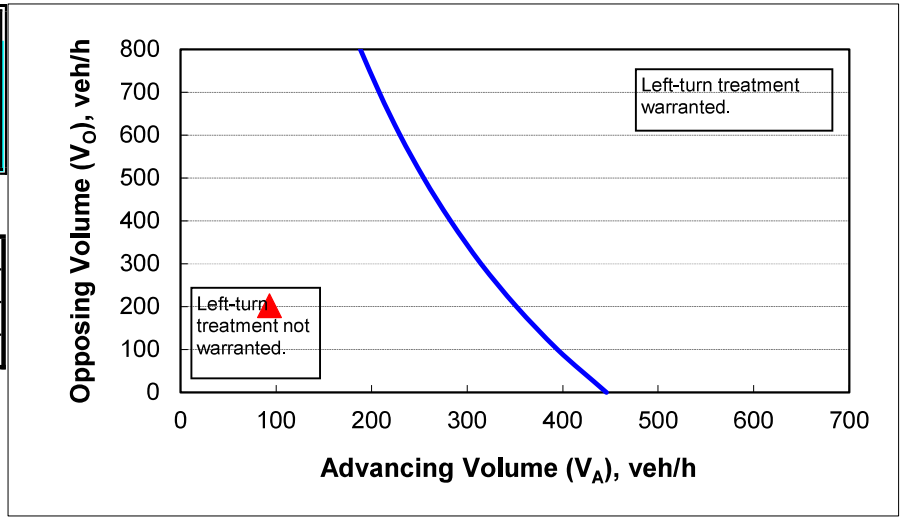
2-lane roadway (English) North Entrance - AM Buildout

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	22%
Advancing volume (V_A), veh/h:	93
Opposing volume (V_O), veh/h:	202

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	351
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

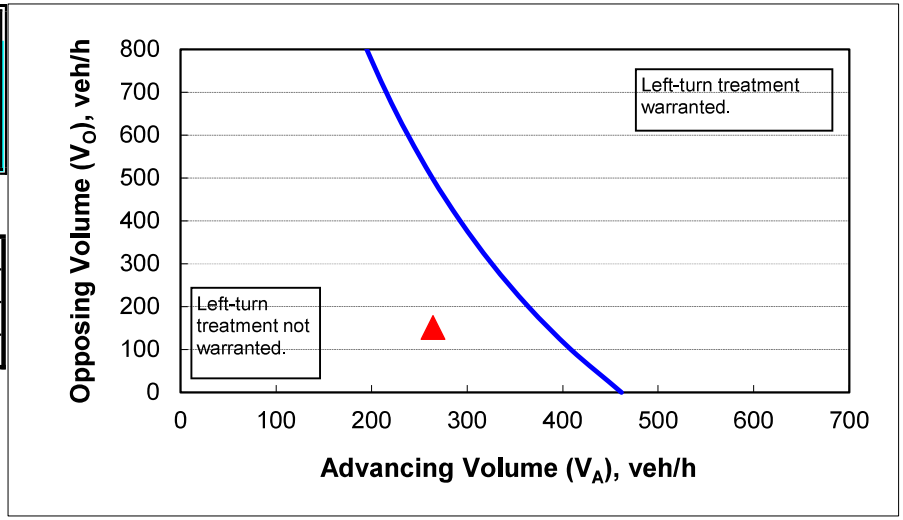
2-lane roadway (English) North Entrance - PM Buildout

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	20%
Advancing volume (V_A), veh/h:	264
Opposing volume (V_O), veh/h:	152

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	385
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

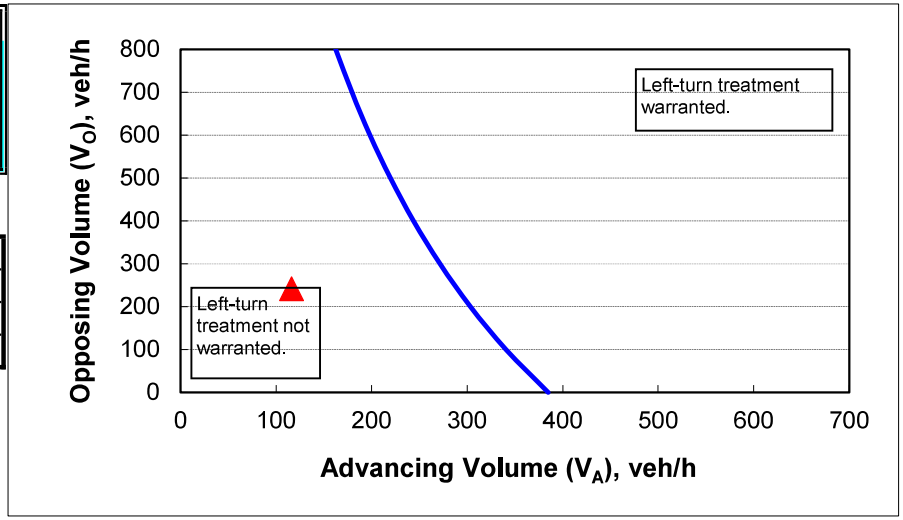
2-lane roadway (English) South Entrance - AM Buildout

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	36%
Advancing volume (V_A), veh/h:	116
Opposing volume (V_O), veh/h:	242

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	289
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

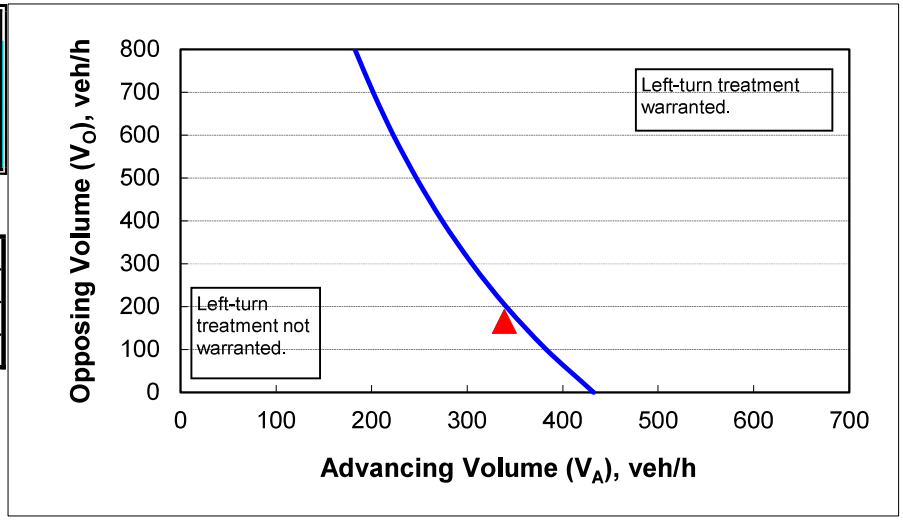
2-lane roadway (English) South Entrance - PM Buildout

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	24%
Advancing volume (V_A), veh/h:	339
Opposing volume (V_O), veh/h:	166

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	354
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

North Entrance - AM Buildout

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	202
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	5548
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

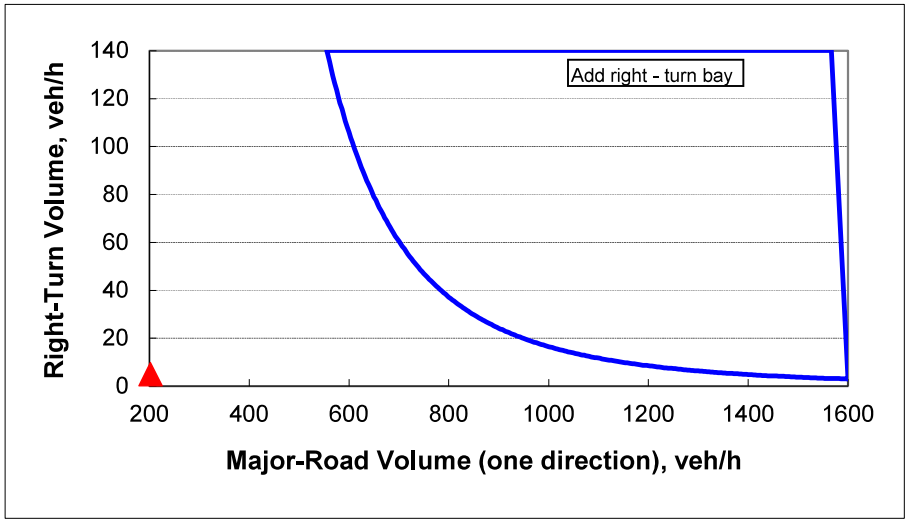


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

North Entrance - PM Buildout

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	152
Right-turn volume, veh/h:	12

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	15605
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

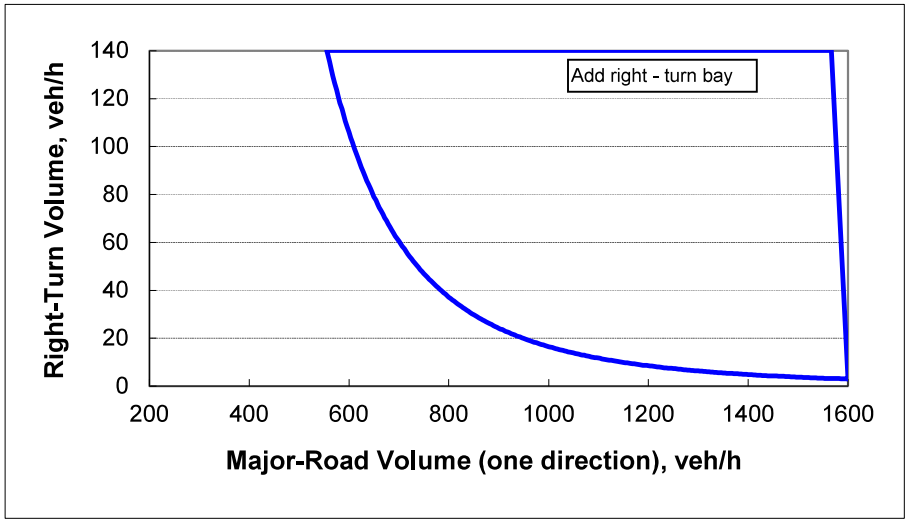


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

South Entrance - AM Buildout

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	242
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2876
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

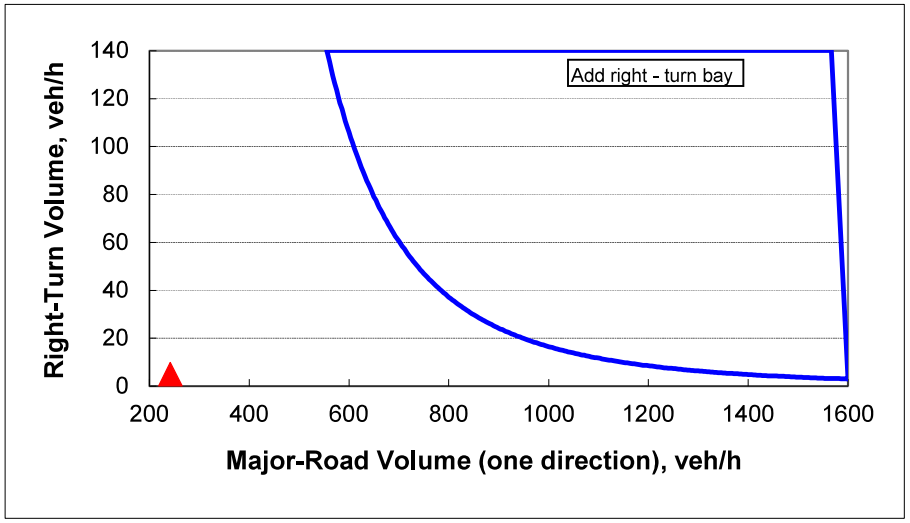


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

South Entrance - PM Buildout

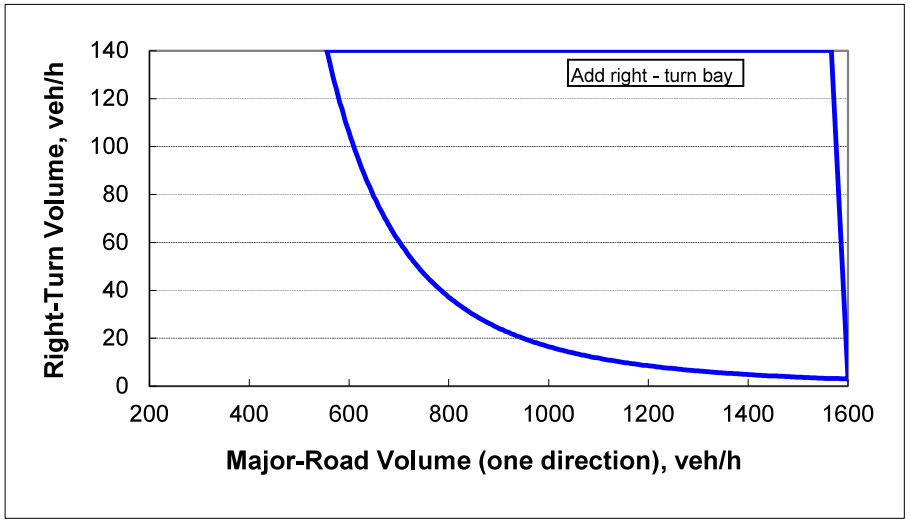
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	166
Right-turn volume, veh/h:	12

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11327
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, May 7, 2024, 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 Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcel listed above on 19.68 acres MOL. The subject property is generally located at 5057 Country Road 104, Oxford, FL 34484, approximately 0.12 miles west of the intersection of CR 101 and CR 104.

Case Number: CP 2307-002 Densan Park Phase 4

Applicant(s): Dennis Ferguson w/ Densan Park Partners, LLC

Owner(s): Allen J. & Julie R. Katra

Parcel(s): D09-028

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 O2024-27 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2403-003 Freeman-Allen Home Site**

REQUESTED ACTION: The Planning and Zoning/Special Magistrate recommends approval of Ordinance O2024-29 to be considered by the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2403-003 Freeman-Allen Home Site
Ordinance #	O2024-29
Applicant	James Hartley with Gooding and Batsel, PLLC
Owner	Arthur Freeman, Jr.
Property Location	A 1.0 acre (+/-) A/K/A “Tract C” within property located at 2865 C-44A, Wildwood, FL 34785
Parcel Number	F01-116
Date	05/28/2024

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 1.00 acre MOL. This request is accompanied by rezoning request RZ 2403-003 (O2024-30).

ANALYSIS: The applicant seeks to erect a manufactured home on the property.
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;
At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County.

(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 Residential Mixed Use (RMU) Future Land Use designation accommodates single-family dwelling units less than 10 acres in size. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 10 units per acre for the proposed FLU designation. However, the proposed scale and the layout of the site is designated to accommodate just one dwelling unit on premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(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.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The subject property is located along the CR 44A Corridor, which has an existing mix of residential dwelling units along the south of CR 44A and the segment between CR 217 and CR 213.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. As per Housing Policy 3.1.5, “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types.” The applicant is relocating and establishing a residence with her children to be closer to her elderly parents.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not an isolated or strip development. There are significant master plan projects being considered for approval in the vicinity of the subject parcel.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps. The subject property does not contain Wetland/Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject property does not have

adjacent parcels that are actively utilized for agricultural/silviculture activities but rather as larger tracts of residential dwelling units. Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services. City water lines are already located on the north side of CR 44A. However, connection may not be required due to distance limitations. No additional requirements are needed based on the nature and scale of the proposal.

(VII) Fails to maximize use of future public facilities and services. Once water and sewer lines become available, the applicant will be required to connect to city's utilities based on the established connection matrix.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses. Although some of the surrounding areas have a future land use of Agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial and residential should they be annexed into the City of Wildwood.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. Parcel F01-116 is currently under the annexation process and will have its second and final reading on May 13, 2024. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Development is beginning to physically materialize in this area of the city and it's getting a lot of momentum. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses. The CR 44A Corridor segment east of CR 217 to Orange Street is relatively undeveloped and exhibits larger tracts of land. The proposal does not constitute a mix-used development; however, with proximity to Hwy 301 being just over one mile east of the subject parcel, it indicates nearby businesses that would benefit from sales and services received by the proposed residents of the single family dwelling unit.

(XII) Results in poor accessibility among linked or related land uses. Access to the site can be provided via an existing easement to CR 44A.

(XIII) Results in the loss of significant amounts of functional open space. The proposal will have to adhere to the impervious surface requirements of the Residential Mixed Use Land Use Designation (60 percent impervious surface ratio).

Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared except for a few specimen trees bordering to the north of the subject parcel.

(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 property would likely be accommodated via an established easement accessed via CR 44A.

Potable Water & Sewer: There is a 12-ich water main currently available on the north side of CR 44A. The next available Sanitary Sewer Line is located approximately 0.56 miles east of the subject parcel, which is outside the connection matrix. For the construction of one family dwelling unit/manufactured home, the City would allow the applicant a well for potable water and a septic tank for waste disposal since connection to water is not feasible at this time.

Schools: With the proposal of up to one dwelling unit on this parcel, the expected number of Sumter County Generated Students is one (1) student. Breakdown is as follows:

School	Rate/Students Generated
High	0.102
Middle	0.074
Elementary	0.152
Total	0.328

CONCLUSION:
The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

This is the second and final public hearing for Ordinance O2024-29.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-29

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 F01-116
Arthur Freeman Jr.
1.00 +/-

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA SEMICOLON THENCE RUN S 00º08'19" WEST 324.91 FEET TO THE POINT OF BEGINNING OF TRACT C; THENCE NORTH 89º24'15" EAST 227.54 FEET; THENCE S 00º12'15" W 191.75 FEET THENCE S 89º45'06" W 226.95 FEET; THENCE N 00º08'19" E 191.75 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA THENCE RUN S 00º08'19 " W 516.65 FEET; THENCE N 89º45'06" E 226.73 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT; THENCE CONTINUE N 89º45'06" E 50.00 FEET; THENCE N 00º12'15" E 480.76 FEET TO THE MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A; THENCE NORTH 88º09'47" WEST ALONG MONUMENTED RIGHT-OF-WAY LINE 50.02 FEET; THENCE S 00º12'15" W 482.58 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT.

A 1.0 ACRE (+/-) A/K/A “TRACT C” WITHIN PROPERTY LOCATED AT 2865 C-44A, WILDWOOD, FL 34785

This property is to be reclassified from Agriculture (Sumter County) to Residential Mixed Use (City).

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

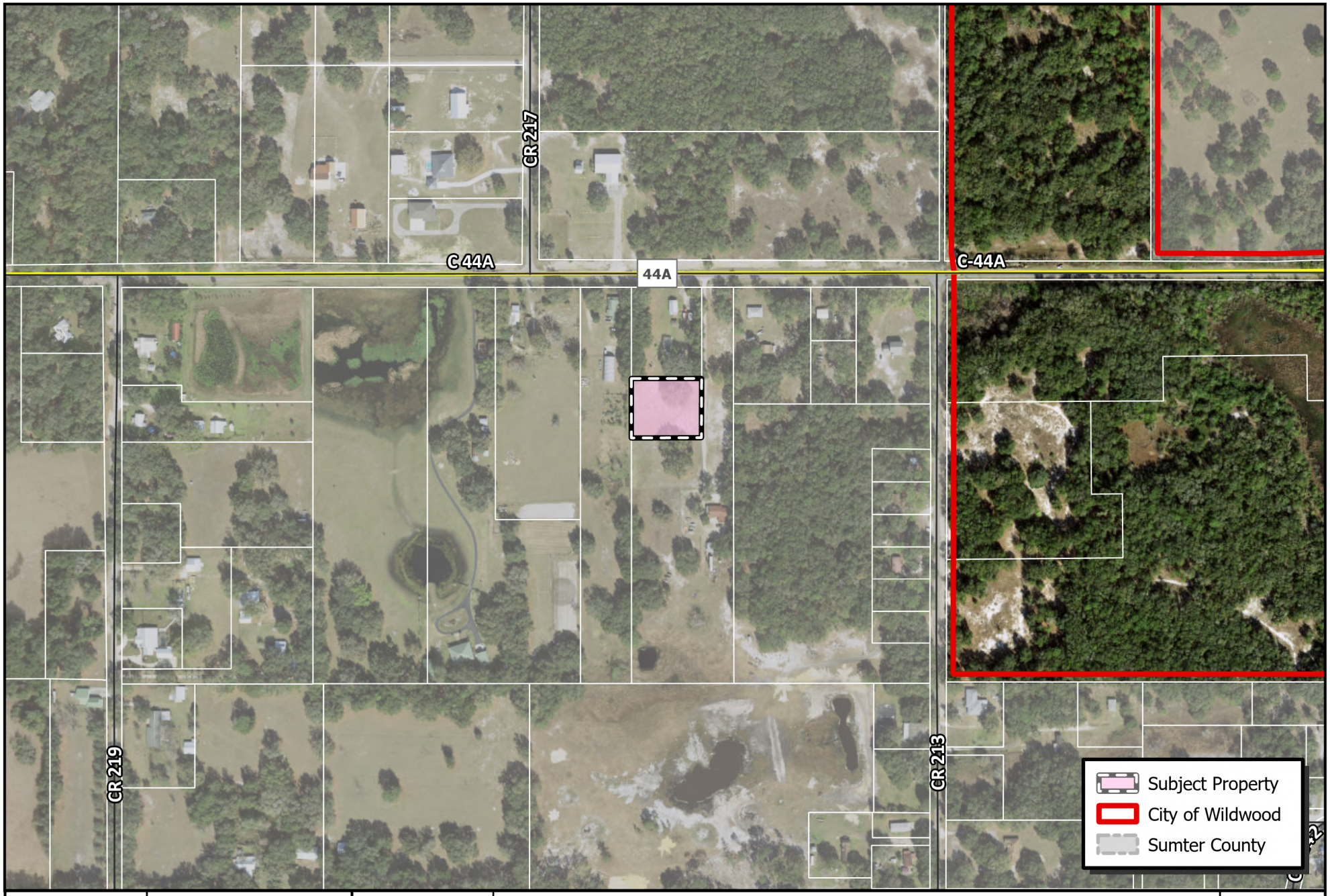
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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

N
US Feet
0 90 180 360

CP 2403-003

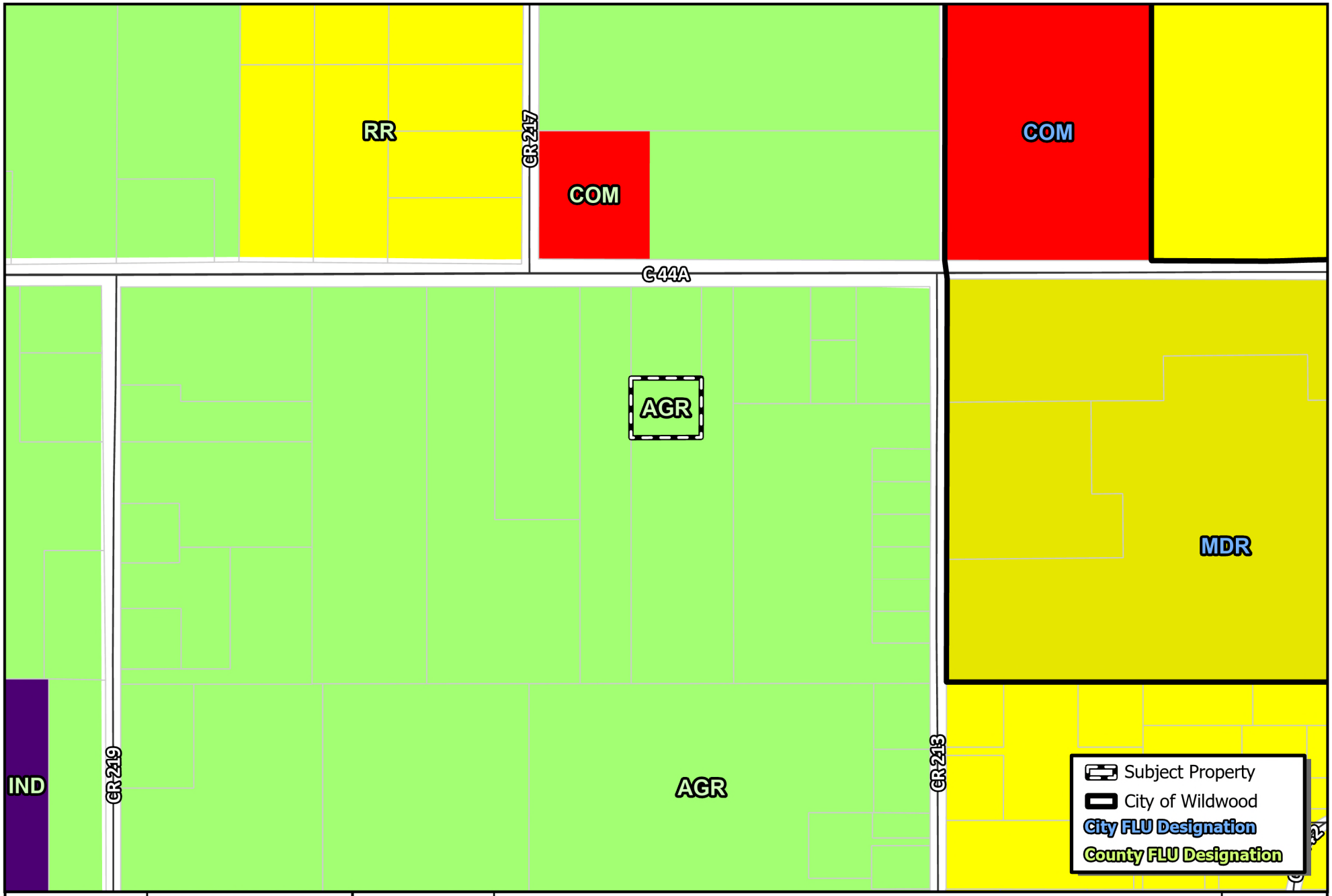
FREEMAN-ALLEN SSCPA

PARCEL F01-116

MAP 1B

LOCATION MAP

MAR 2024



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CP 2403-003

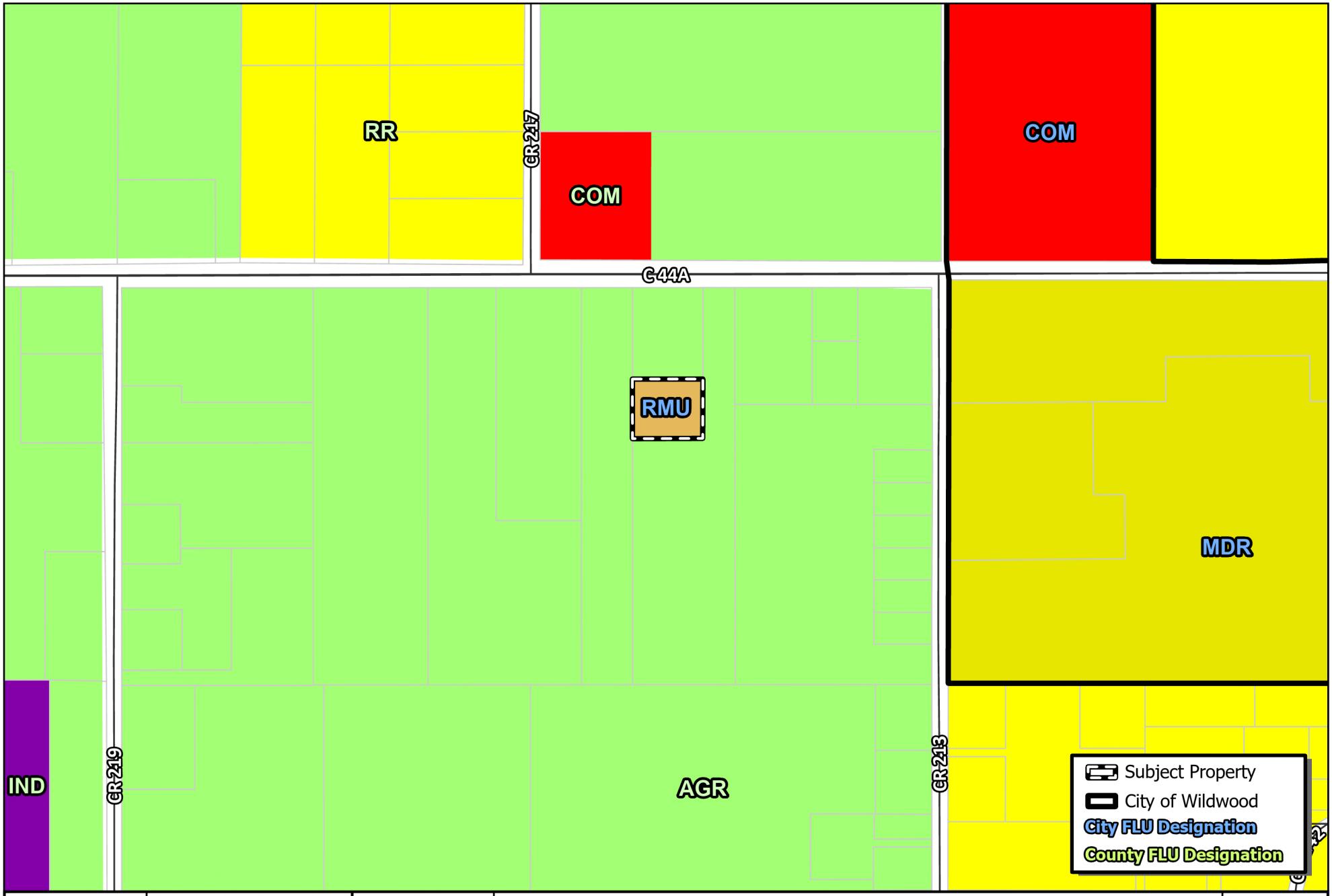
FREEMAN-ALLEN SSCPA

PARCEL F01-116

MAP 2A

EXISTING LAND USE

MAR 2024



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N

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0 90 180 360

CP 2403-003

FREEMAN-ALLEN SSCPA

PARCEL F01-116

MAP 2B

PROPOSED LAND USE

MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-29

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, May 7, 2024, 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 Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 1.00 acres, MOL. The subject property is A/K/A "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785.

Case Number: CP 2403-003 Freeman-Allen Home Site

Applicant(s): James Hartley with Gooding and Batsel, PLLC

Owner(s): Arthur Freeman, Jr.

Parcel(s): F01-116

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 O2024-29 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2403-004 Empey Home Site**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-31 to be considered by the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2403-004 Empey Home Site
Ordinance #	O2024-31
Applicant	Sarah E. Empey
Owner	Sarah E. Empey
Property Location	5369 Lexington Circle, Wildwood, FL 34785
Parcel Number	G16ED001
Date	05/28/2024

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.125 acre MOL. This request is accompanied by rezoning request RZ 2403-004 (O2024-32).

ANALYSIS: The applicant seeks to erect a manufactured home on the property.

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;
At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon the applicant submitting a Building Permit, the property owner was notified of the requirement for annexation.

(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 Mobile Home Park (MHP) Future Land Use designation accommodates single-family dwelling units less than 10 acres in size. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 10 units per acre for the proposed FLU designation. However, the proposed scale and the layout of the site is designated to accommodate just one dwelling unit on premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(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.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.The subject property is located within the Heritage Wood N Lakes Estates Subdivision, an established community featuring manufactured homes and single family residences.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. As per Housing Policy 3.1.5, “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types.”

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not an isolated or strip development. The area encompasses three distinct subdivisions that create this community.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.
The subject property does not contain Wetland/Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be

commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services. City water/sewer lines are already located within the Heritage Wood N Lakes Estates Subdivision and the property is going to be serviced by the City.

(VII) Fails to maximize use of future public facilities and services. City water/sewer lines are already located within the Heritage Wood N Lakes Estates Subdivision and the property is going to be serviced by the City.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses. The area exhibits urban development patterns within the subdivision and surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
Parcel G16ED001 is currently under the annexation process and had its second and final reading on May 13, 2024. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Development is beginning to physically materialize in this area of the city and it's getting a lot of momentum. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses. The area exhibits primarily residential communities, and within the communities, there is a mix of single family residences and manufactured home products.

(XII) Results in poor accessibility among linked or related land uses. Access to the site can be provided either via Heritage Blvd. or Lexington Circle; which are private roads.

(XIII) Results in the loss of significant amounts of functional open space. The proposal will have to adhere to the impervious surface requirements of the Mobile Home Park Land Use Designation (0.3 Floor Area Ratio, Minimum Open Space of 15 percent).

Although some of the surrounding areas have a future land use of Agricultural (County), this parcel fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared of trees.

(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 property will be accommodated along Heritage Blvd. & Lexington Circle; both of which are private roads.

Potable Water & Sewer: There is an 8-inch water and 8-inch sewer line servicing the subdivision.

Schools: With the proposal of up to one dwelling unit on this parcel, the expected number of Sumter County Generated Students is one (1) student. Breakdown is as follows:

School	Rate/Students Generated
High	0.102
Middle	0.074
Elementary	0.152
Total	0.328

CONCLUSION:
The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

This is the second and final public hearing for Ordinance O2024-31.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-31

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 G16ED001
Sarah E. Empey
0.125 +/-

LEGAL DESCRIPTION:

LOT 1 BLK D HERITAGE WOOD N LAKES ESTATES PB 4 PG 61-61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (City).

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

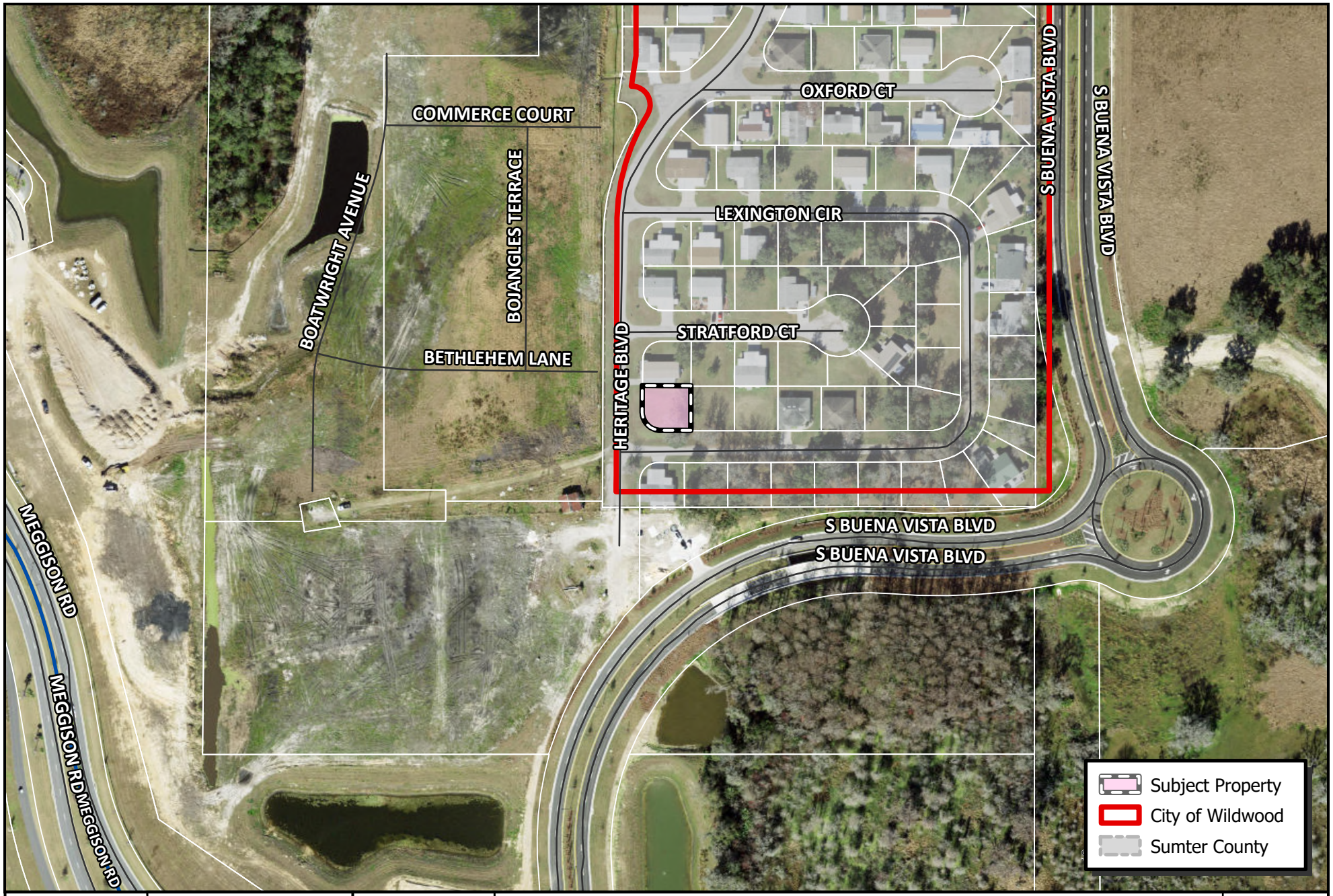
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



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N
US Feet
0 45 90 180

CP 2403-004

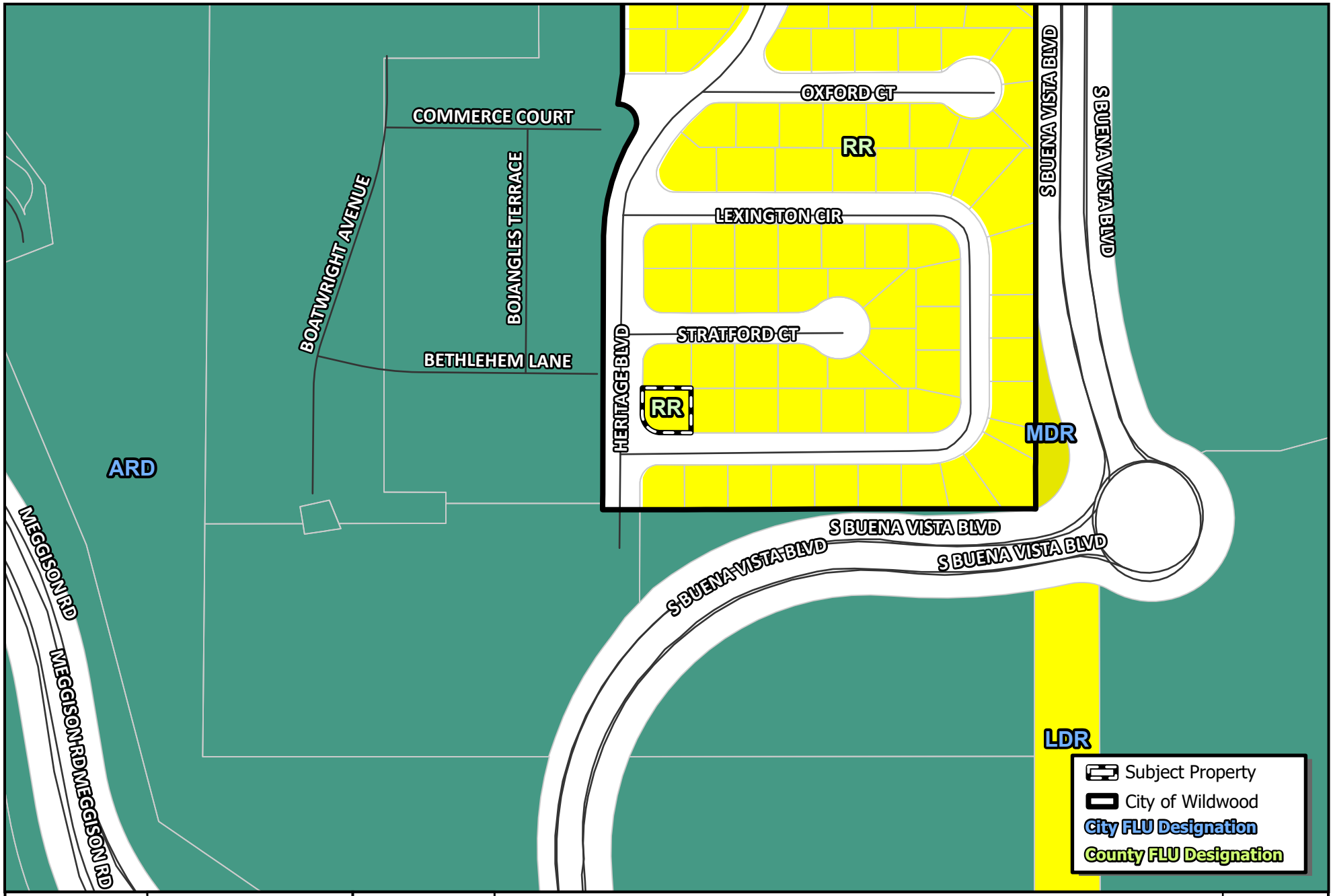
SARAH EMPEY

PARCEL G16ED001

MAP 1B

LOCATION MAP

APR 2024



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CP 2403-004

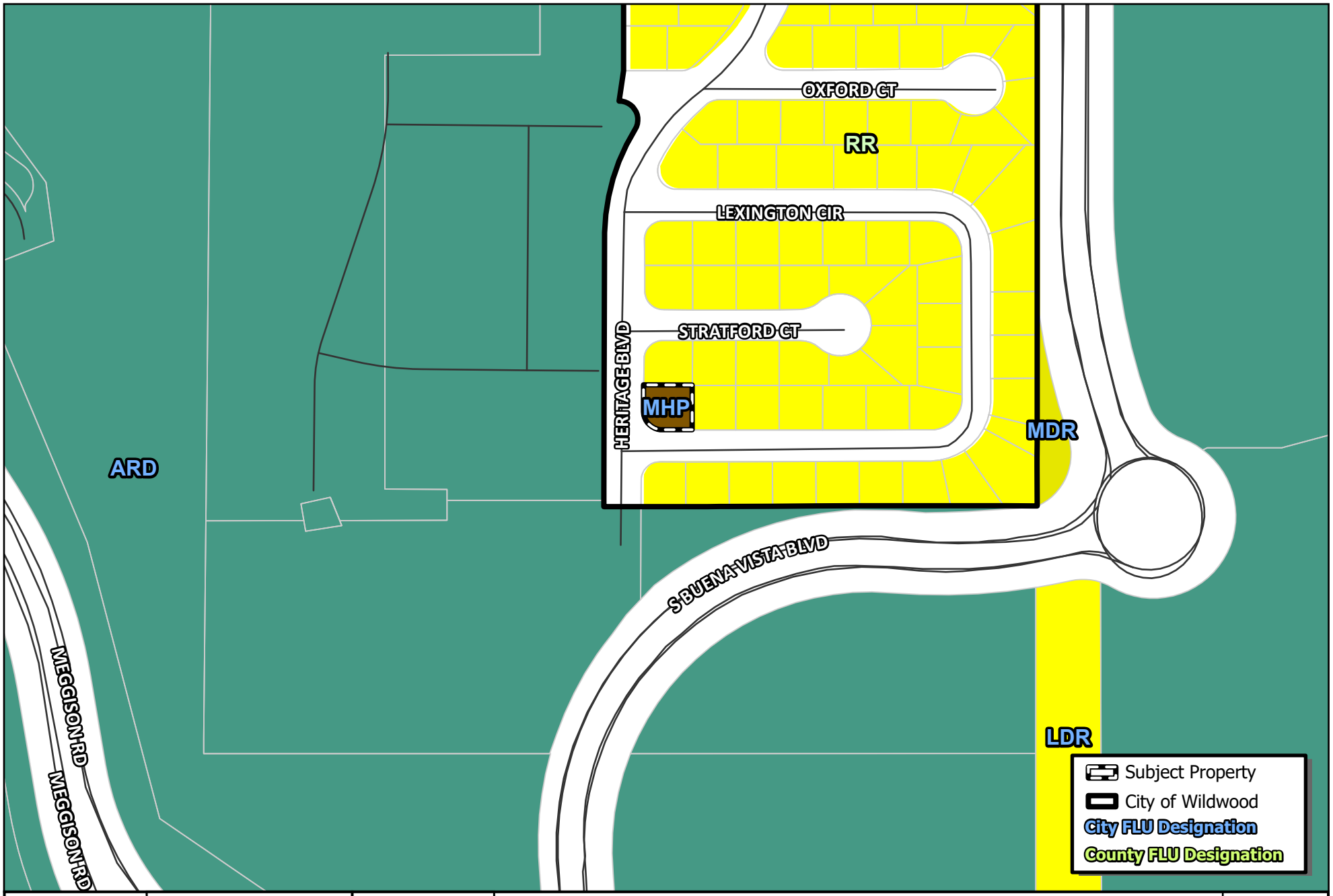
SARAH EMPEY

PARCEL G16ED001

MAP 2A

EXISTING LAND USE

MAY 2024



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CP 2403-004

SARAH EMPEY

PARCEL G16ED001

MAP 2B

PROPOSED LAND USE

MAY 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-31

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

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  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, May 7, 2024, 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 Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.125 acres, MOL. The subject property is located at 5369 Lexington Circle, Wildwood, FL 34785.

Case Number: CP 2403-004 Empey Home Site

Applicant(s): Sarah E. Empey

Owner(s): Sarah E. Empey

Parcel(s): G16ED001

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 O2024-31 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

April 19, 2024

BAKKER LOIS KAY
5321 LEXINGTON CIRCLE
WILDWOOD, FL 34785-9318

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Sumter County Rural Residential to City of Wildwood Mobile Home Park (MHP), and the Zoning Map designation from Sumter County RPUD to City of Wildwood Mobile Home Park (MHP).

OWNER(S):	**SARAH E EMPEY**
APPLICANT(S):	**SARAH E EMPEY**
CASE NUMBER(S):	**CP 2403-004 and RZ 2403-004**
PARCEL NUMBER(S):	**G16ED001**

The subject property is located at 5369 Lexington Cir, Wildwood, FL 34785, within the Heritage Wood and Lakes Estates Subdivision.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 7, 2024, at 2:00 & 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, June 10, 2024, at 9:00 a.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

X I do not support this request for the following reason(s): I choose to live in Sumter County. I have lived here for 13 years and I have had NO problems with Sheriff, police, fire or Ambulance services. S. Empey bought property in an over 55 community. How she managed it I do not know, but she should have researched it better.

LKB

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

April 19, 2024

GREGOIRE JOAN C
5161 LEXINGTON CIR
WILDWOOD, FL 34785

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Sumter County Rural Residential to City of Wildwood Mobile Home Park (MHP), and the Zoning Map designation from Sumter County RPUD to City of Wildwood Mobile Home Park (MHP).

OWNER(S):	**SARAH E EMPEY**
APPLICANT(S):	**SARAH E EMPEY**
CASE NUMBER(S):	**CP 2403-004 and RZ 2403-004**
PARCEL NUMBER(S):	**G16ED001**

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____ I support this request.

____ I do not object to this request.

✓ I do not support this request for the following reason(s) I've lived here in Sumter county for 12 years and want to stay in Sumter County. I've never had any problems with the county services.

5-1-24

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

April 19, 2024

TOLMIE PATRICIA
5160 STRATFORD CT
WILDWOOD, FL 34785

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Sumter County Rural Residential to City of Wildwood Mobile Home Park (MHP), and the Zoning Map designation from Sumter County RPUD to City of Wildwood Mobile Home Park (MHP).

OWNER(S):	**SARAH E EMPEY**
APPLICANT(S):	**SARAH E EMPEY**
CASE NUMBER(S):	**CP 2403-004 and RZ 2403-004**
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The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, June 10, 2024, at 9:00 a.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
✓ I do not object to this request.
____ I do not support this request for the following reason(s) _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2404-001 301 Lots**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2404-001 301 Lots
Ordinance	O2024-33
Owner/Applicant(s)	Danon J. Slinkard, Trustee of the Blue Water Trust UTD
Property Location	The subject property is generally located west along N US 301, approximately 0.35 miles north of E C 462, and approximately 0.62 miles south of CR 222.
Parcel(s)	D30-020 & D30-026
Date	May 22, 2024

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City) for the parcels listed above on 0.66 acres MOL. This request is accompanied by rezoning request RZ 2404-001 (O2024-34).

ANALYSIS: This applicant is proposing a 3,000 square-foot dog training facility.

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 has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City), as supported in the 2050 Comprehensive Plan Amendment. This is line with policy 1.2.7.; “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” and with Policy 1.2.8., the City

shall encourage all new development and redevelopment projects by contributing to a mix of land uses which are compatible with existing communities.

(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 goals, objectives and policies of the comprehensive plan as policy 1.1.1.c for commercial future land use accommodates the proposed mix of commercial and office uses. With Policy 1.2.5., the City is using the Joint Planning Area (JPA) to combat urban sprawl and manage growth in an environmentally sensitive matter.

(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. This parcel is located along a federal owned and maintained principal arterial road with industrial land uses surrounding the property conforming with Objective 1.2 of the 2050 Comprehensive Plan. Objective 1.2 is being met specifically from Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses using design standards that would limit the light intrusion on surrounding properties and limit buffering.

(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. An environmental assessment was done by Clymer Farner Barley Inc in February 2024. No endangered species were found on the subject property. Wetland delineation methodology was used utilizing the three parameters approach – presence of hydrophytic vegetation, hydric soils, and hydrology to establish wetland boundaries. Using this methodology, no jurisdictional wetlands or OSWs were observed onsite. The development will require an Environmental Resource Permit (ERP) where there are no wetlands on the site and to review issues relating to the presence of Listed Species, which SWFWMD can consult with the FWC regarding these issues. Tree mitigation requirements will be met at the site plan stage of the development in accordance with the land development regulation (LDR) 6.10.

(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 property is proposed from N US 301, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.
Potable Water & Sewer: City water and sewer are available to the subject property. The applicant/owner will work with City utilities to connect to City water and sewer.
Schools: The commercial development will not generate any school-age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-33

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:

D30-020 & D30-026
Danon J. Slinkard, Trustee of the Blue Water Trust UTD
0.66 +/-

LEGAL DESCRIPTION:

PARCEL D30-020
COMMENCE 50 FEET WEST AND 735 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR POINT OF BEGINNING. THENCE RUN SOUTH 105 FEET; WEST 150 FEET; NORTH 105 FEET; EAST 150 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY GOT STATES ROAD NO. 35(NOW KNOWN AS US HWY 301)

PARCEL D30-026
BEGIN 50 FEET WEST AND 630 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE RUN SOUTH 105 FEET, THENCE WEST 420 FEET, THENCE NORTH 105 FEET, THENCE EAST 420 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY ALSO LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR WATER RETENTION AREA IN OFFICIAL RECORDS BOOK 154, PAGE 41 AND CORRECTED IN OFFICIAL RECORDS BOOK 155, PAGE 800, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

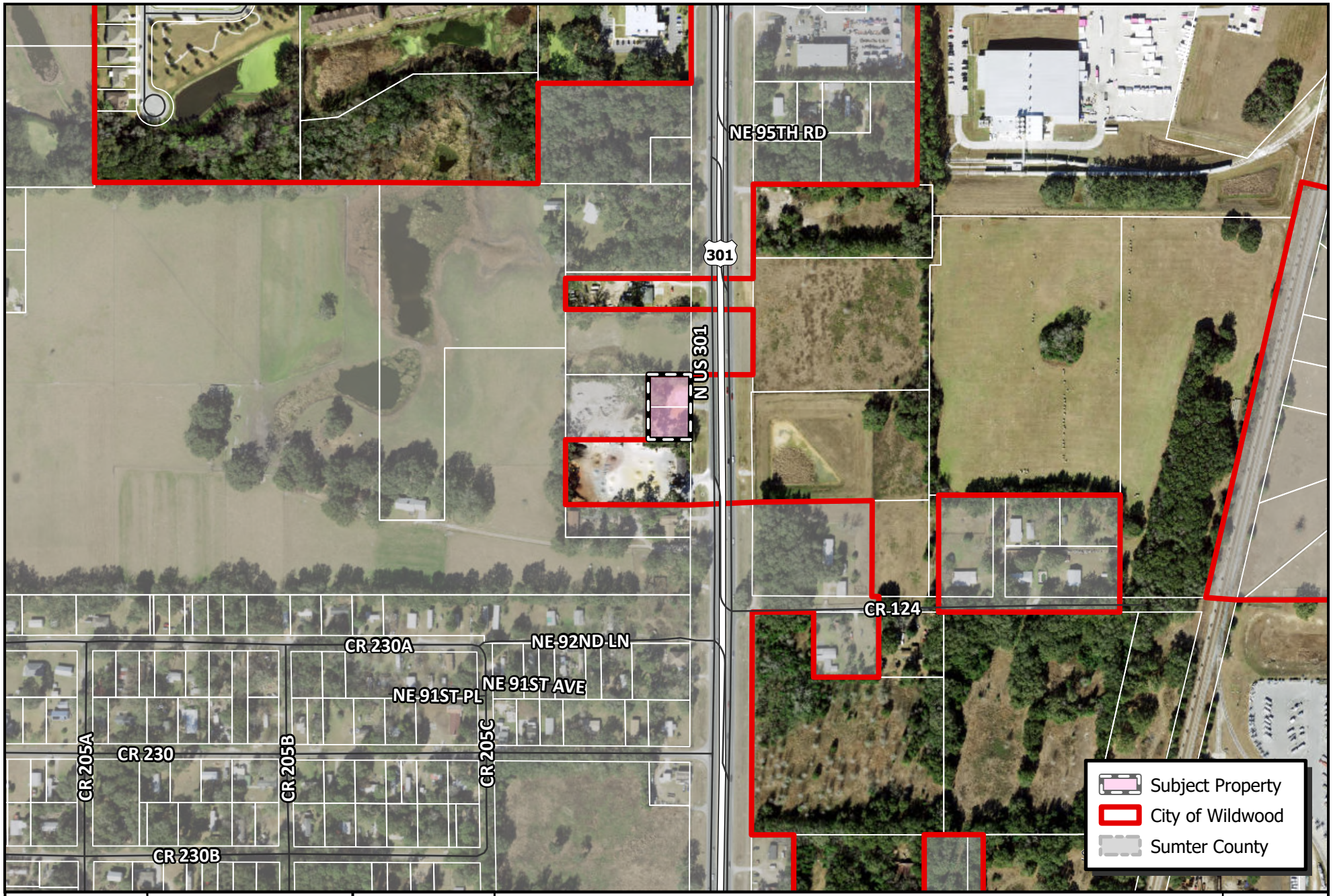
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

CP 2404-001

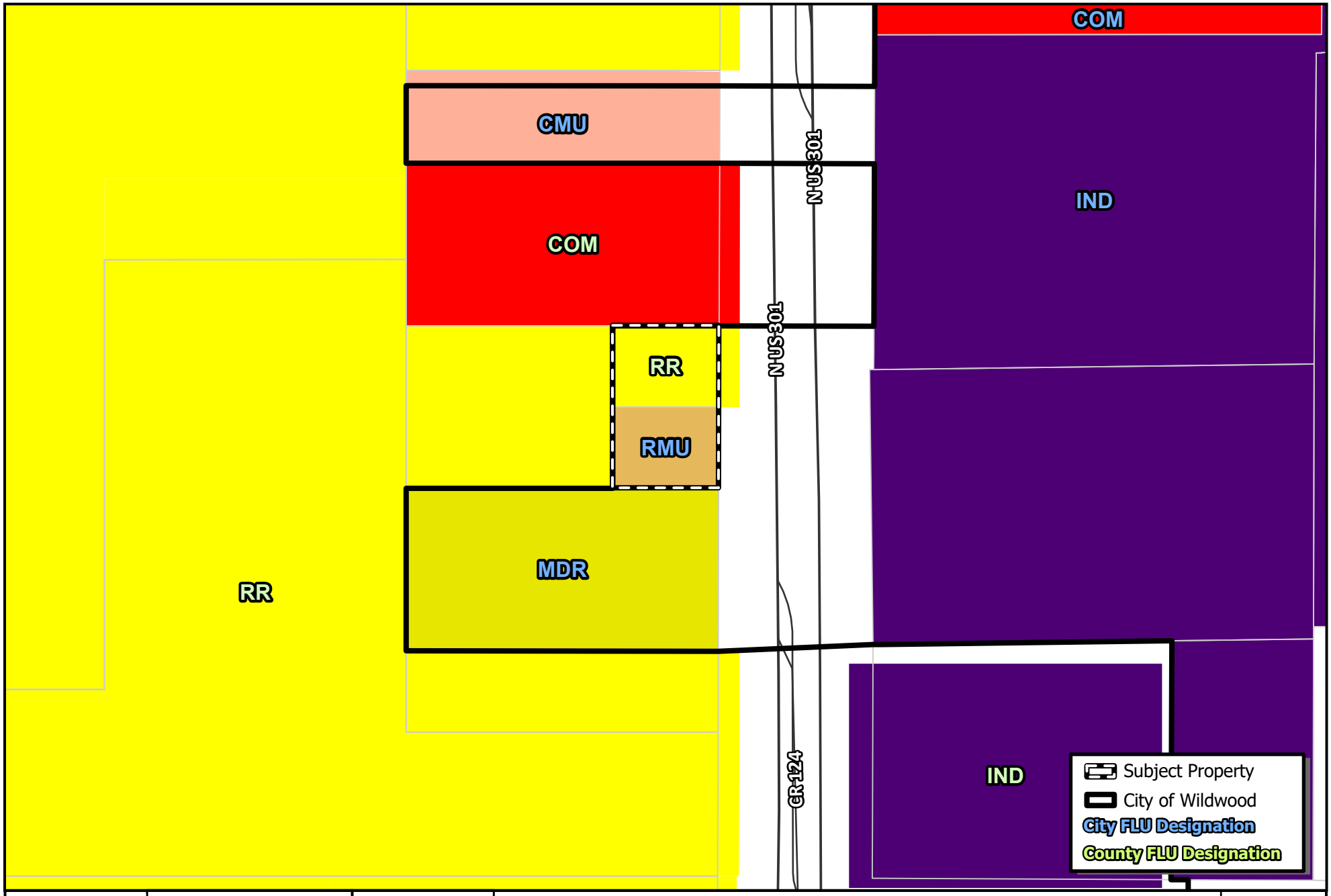
301 LOTS

PARCELS D30-020 & D30-026

MAP 1B

LOCATION MAP

APR 2024



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CP 2404-001

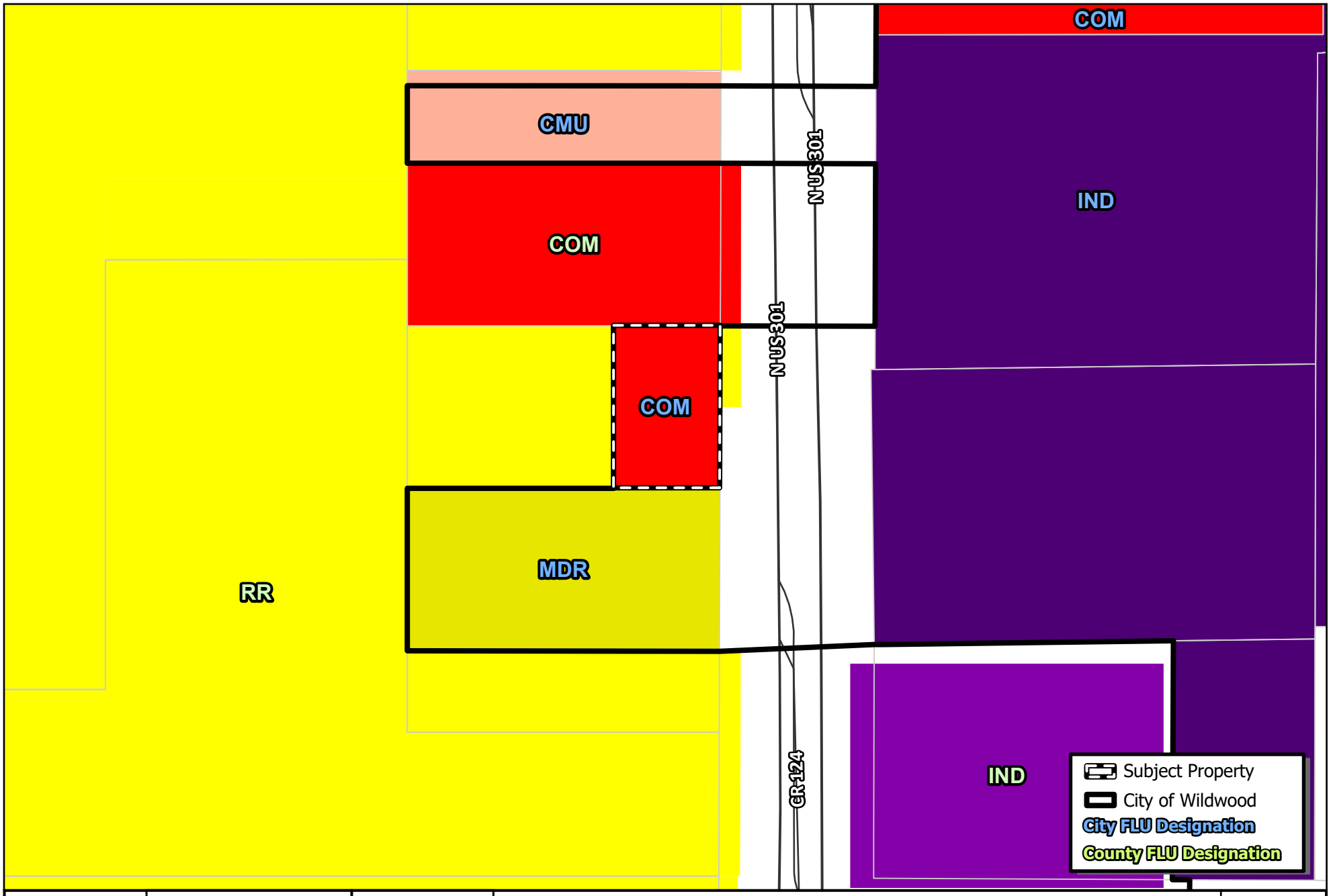
301 LOTS

PARCELS D30-020 & D30-026

MAP 2A

EXISTING LAND USE

APR 2024



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US Feet
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CP 2404-001

301 LOTS

PARCELS D30-020 & D30-026

MAP 2B

PROPOSED LAND USE

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-33

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, May 7, 2024, 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 Rural Residential (Sumter County) and Residential Mixed Use (City) to Commercial (City) on 0.66 acres MOL. The subject property is generally located west along N US 301, approximately 0.35 miles north of E C 462, and approximately 0.62 miles south of CR 222.

Case Number: CP 2404-001 301 Lots

Applicant(s): Danon J. Slinkard, Trustee of the Blue Water Trust UTD

Owner(s): Danon J. Slinkard, Trustee of the Blue Water Trust UTD

Parcel(s): D30-020 & D30-026

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 O2024-33 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2403-002 Pest Bear Office**

REQUESTED ACTION: The Special Magistrate recommends approval of O2024-21 subject to the approval of O2024-20, which establishes a future land use appropriate to the proposed zoning.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2403-002 Pest Bear Office
Ordinance	O2024-21
Owner(s)	Jacksonville 1 LLC
Applicant(s)	Megan Stover
Property Location	The subject property is generally located northeast along E SR 44, approximately 1.81 miles west of Morse Blvd, and approximately 1 mile east of Buena Vista Blvd.
Parcel(s)	G15D009
Date	May 22, 2024

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C (County) to C-3 (City) for the parcel listed above on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).

ANALYSIS: This property will be used for commercial professional services.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's rezoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

(b) The existing land use pattern of the surrounding area;

This parcel is located along a state-owned principal arterial road with commercial zonings within the area. The proposed C-3 zoning designation is consistent with the surrounding zoning.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school-age children.
Potable Water & Sewer: There is no available water and sewer to the parcel. The development will continue to use the existing well and septic on the property. The owner will need to work with the City to service the property with utilities when they become available.
Streets: Access to the property is proposed from E SR 44, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The proposed future land use of Commercial requires compatible zoning. This zoning request of C-3 is compatible with the requested future land use and surrounding parcel zoning.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
With the project having less than 50 trips per day, a TIA was not needed as there would be minimal additional traffic from this project. The project qualified for a TIA exemption.

(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD (County)
SOUTH	PIE (County)
EAST	RR1C (County), C-3 (City)
WEST	RRC1 (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-21

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:

G15D009
Jacksonville 1 LLC
1.86 +/-

LEGAL DESCRIPTION:

LOT 9, BAKERS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 15, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1C (County) to C-3 (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

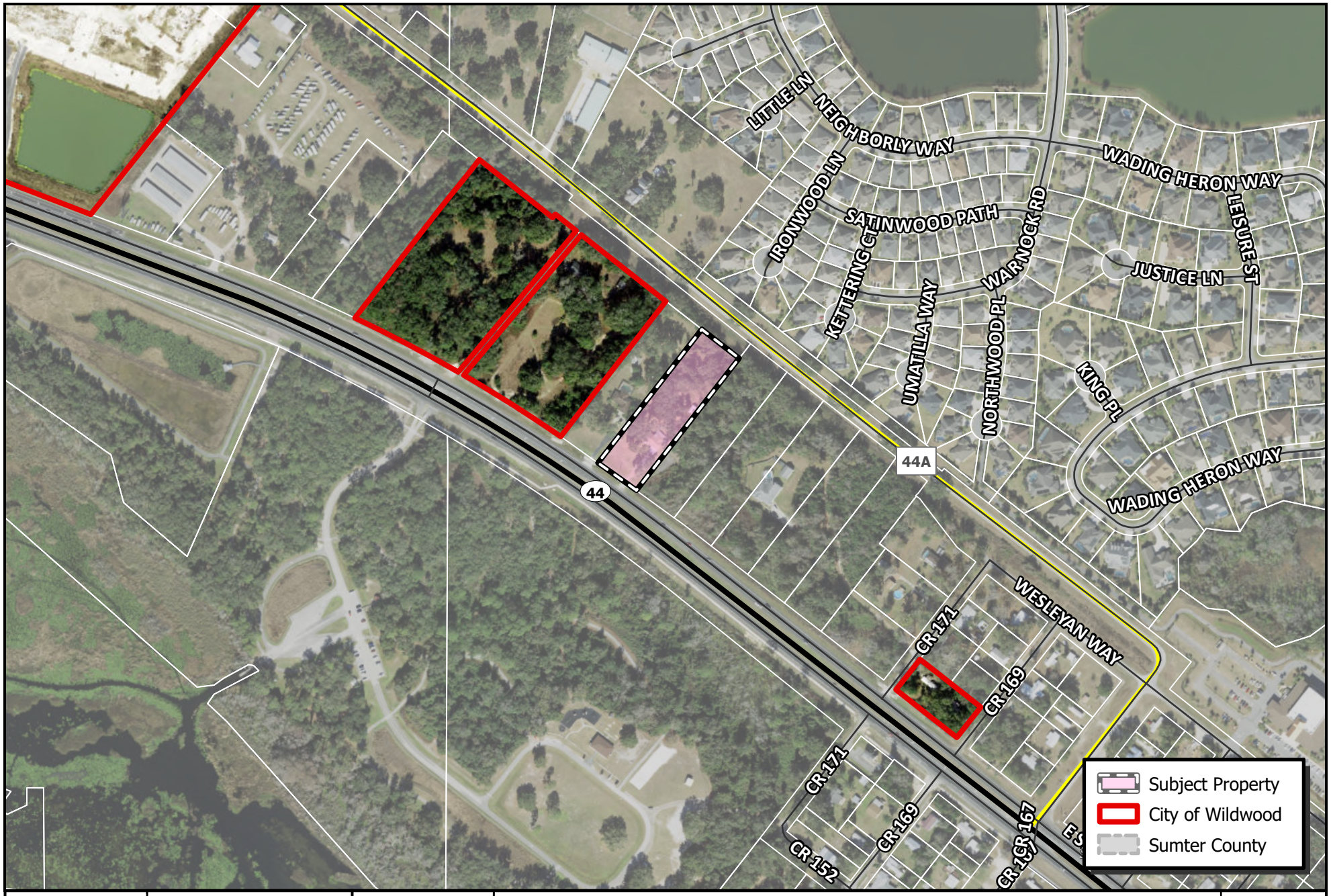
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



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RZ 2403-002

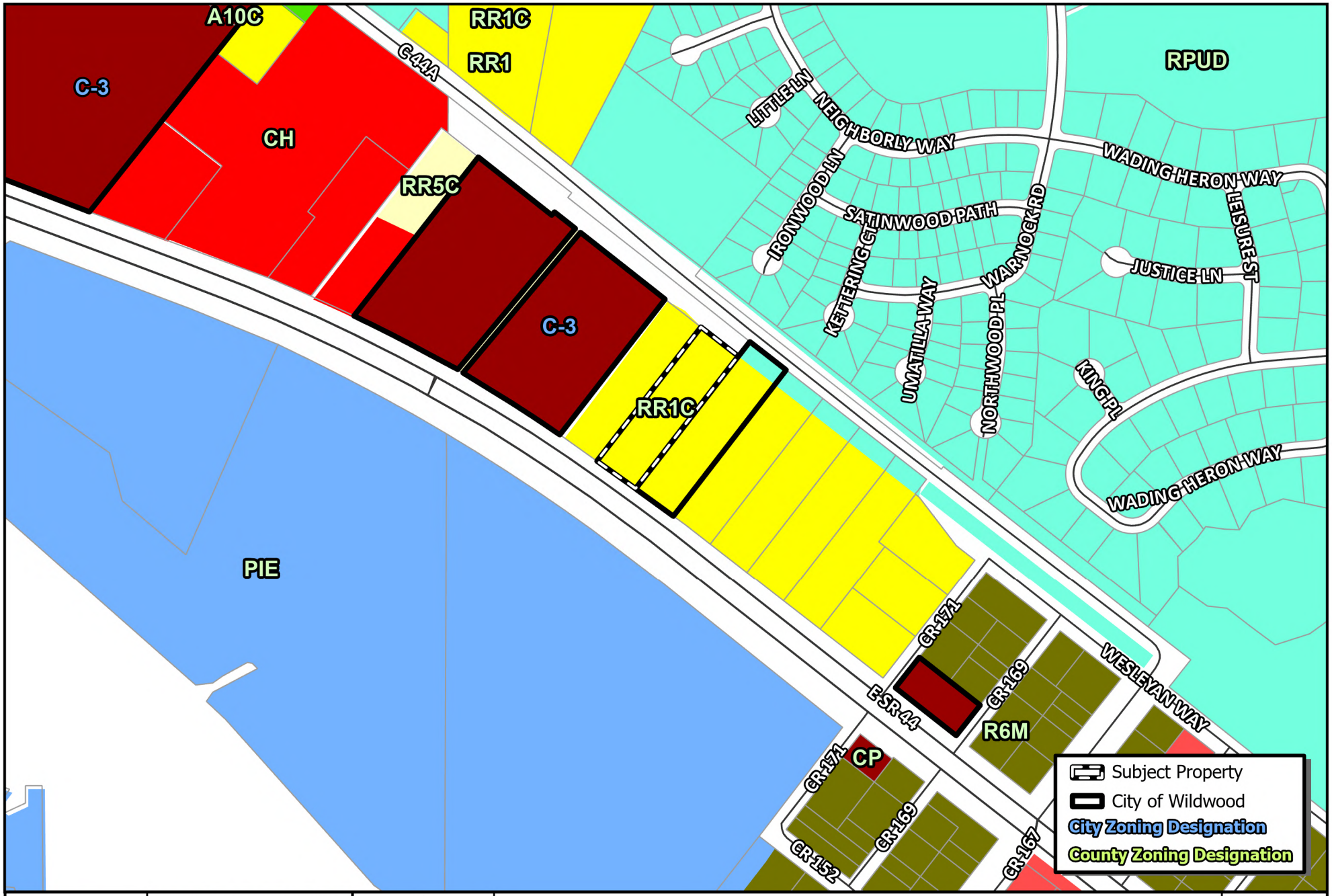
PEST BEAR OFFICE

PARCEL G15D009

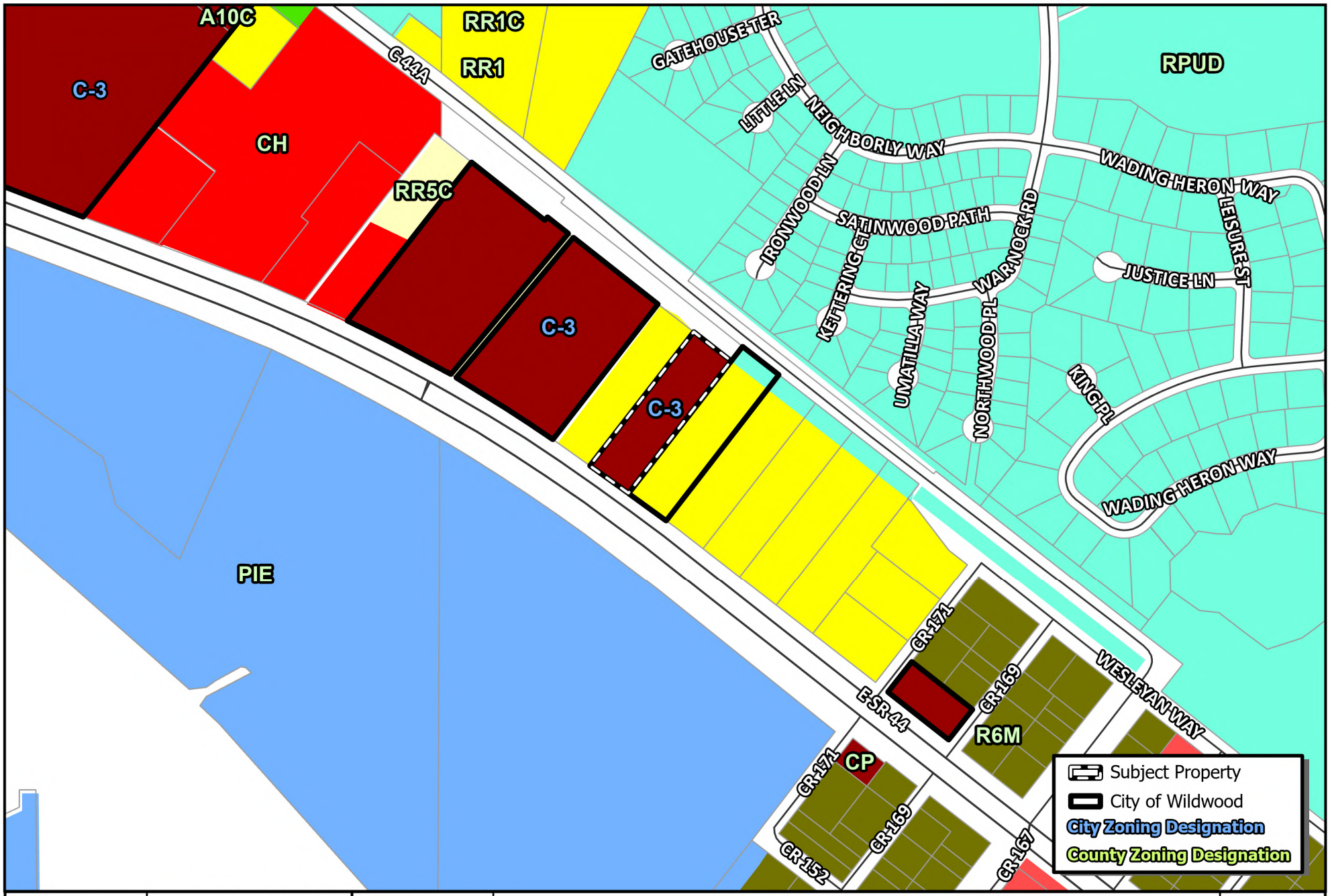
MAP 1B

LOCATION MAP

MAR 2024



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	RZ 2403-002 **PEST BEAR OFFICE** PARCEL G15D009	MAP 3A EXISTING ZONING MAY 2024



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0 90 180 360

RZ 2403-002

PEST BEAR OFFICE

PARCEL G15D009

MAP 3B

PROPOSED ZONING

MAY 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-21

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 7, 2024, 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 RR1C (Sumter County) to C-3 (City) on 1.86 acres MOL. The subject property is generally located northeast along E SR 44, approximately 1.81 miles north of Morse Blvd, and approximately 2.9 miles south of S Main St.

Case Number: RZ 2403-002 Pest Bear Office

Applicant(s): Megan Stover

Owner(s): Jacksonville 1 LLC

Parcel(s): G15D009

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 § 3.3(C)(4), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2024-21 subject on the approval of O2024-20, which establishes a future land use appropriate to the proposed zoning, to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2307-002 Densan Park Phase 4**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-28 (attached) subject to approval of O2024-27, 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 2307-002 Densan Park Phase 4
Ordinance #	O2024-28
Applicant	Dennis Ferguson w/ Densan Park Partners, LLC
Owner	Allen J. & Julie R. Katra
Property Location	Located at 5057 County Road 104, Oxford, FL 34484, approximately 0.12 miles west of the intersection of CR 101 and CR 104
Parcel Number	D09-028
Date	05/28/2024

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2307-002 (O2024-27).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to R-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The applicant intends to develop a single-family residential subdivision on the subject property consisting of 75 detached dwelling units. Justification has been presented to the city to support the proposed development, highlighting the demand for residential housing in the area, particularly for the workforce. This parcel will be connected to Phase 1 by extending access to the south of the property that has already established the City's Medium Density

Residential Future Land Use Designation. The adjacent properties along CR 101 are annexed into the City and have a future land use of MDR (Medium Density Residential), making the requested land use a good fit with the current adjacent uses.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to R-2 is compatible with the current zoning in this area along CR 101 within the Densan Park Development. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The rezoning is consistent with surrounding properties to the southern neighboring parcel being zoned R-2, making the passage of the proposed amendment adequate.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Schools: The residential development is proposed to add 25 students to Wildwood Schools (8 High School students, 6 Middle School students, and 11 Elementary School students). The school district advises that capacity is available.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available for the subject property. The applicant/owner will work with City utilities at the subdivision plan stage. Proximity to the Densan Park Phases 1-3 Development ensures maximum use of existing and future public facilities and services in accordance with Policy 1.2.8. m.

Streets: The property will have a full-access point along CR 101. There will be an emergency access provided along CR 104.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Justification has been presented to the city to support the proposed residential subdivision development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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;
Review of the traffic analysis indicates the project will not cause any adverse effect on transportation facilities, as shown by the Sumter County approved traffic impact analysis. All other public facilities appear to have no adverse effects, with the school system confirming capacity, and the City of Wildwood reviewing concurrency of the utility system.

Transportation: One full-access point for the property is proposed at CR 101, which is a local urban county maintained road. The proposed Future Land Use change to MDR and proposed development is estimated to add 1,429 new daily external trips, including 105 new AM peak hour & 142 new PM peak hour trips. A full Traffic Impact Analysis has been conducted for maximum density and was accepted by Sumter County. A 2028 future roadway conditions analysis of the study roadway segments indicates that the study roadway segments currently operate within the adopted Level of Service standard and are projected to continue to do so

upon build out of the proposed development. Based on the analysis, the turn lane warrant analysis shows that the project driveways do not warrant exclusive turn lanes. The Sumter County accepted TIA indicates that the originally required northbound left turn lane at the southern entrance on CR 101 is still to be constructed by the developer. There will be emergency access only by CR 104.

(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. The CR 101 area transitions into a mix of residential developments.

ZONING DESIGNATION OF SURROUNDING PROPERTIES	
NORTH	ROW CR 104/RR1C (Sumter County)
SOUTH	R-2 (City)
EAST	RR5C (Sumter County)
WEST	RR1C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a preliminary/improvement plat plan and final plat applications to the City prior to developing the residential project. The plan will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, F.S. Chapter 177, and any Developer's Agreements that may be needed to address utilities and traffic mitigation.

The applicant seeks approval of Ordinance Number O2024-28 (attached) subject to approval of O2024-27, which establishes a Future Land Use appropriate to the proposed zoning. This is the second and final public hearing of Ordinance O2024-28.

DATED: 5/28/2024

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-28

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 D09-028
Allen J. & Julie R. Katra
19.68 +/-

LEGAL DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9:

THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9,

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE

N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS

This property is to be reclassified from A10C (Sumter County) to R-2 (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD
EST. 1877
FLORIDA

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

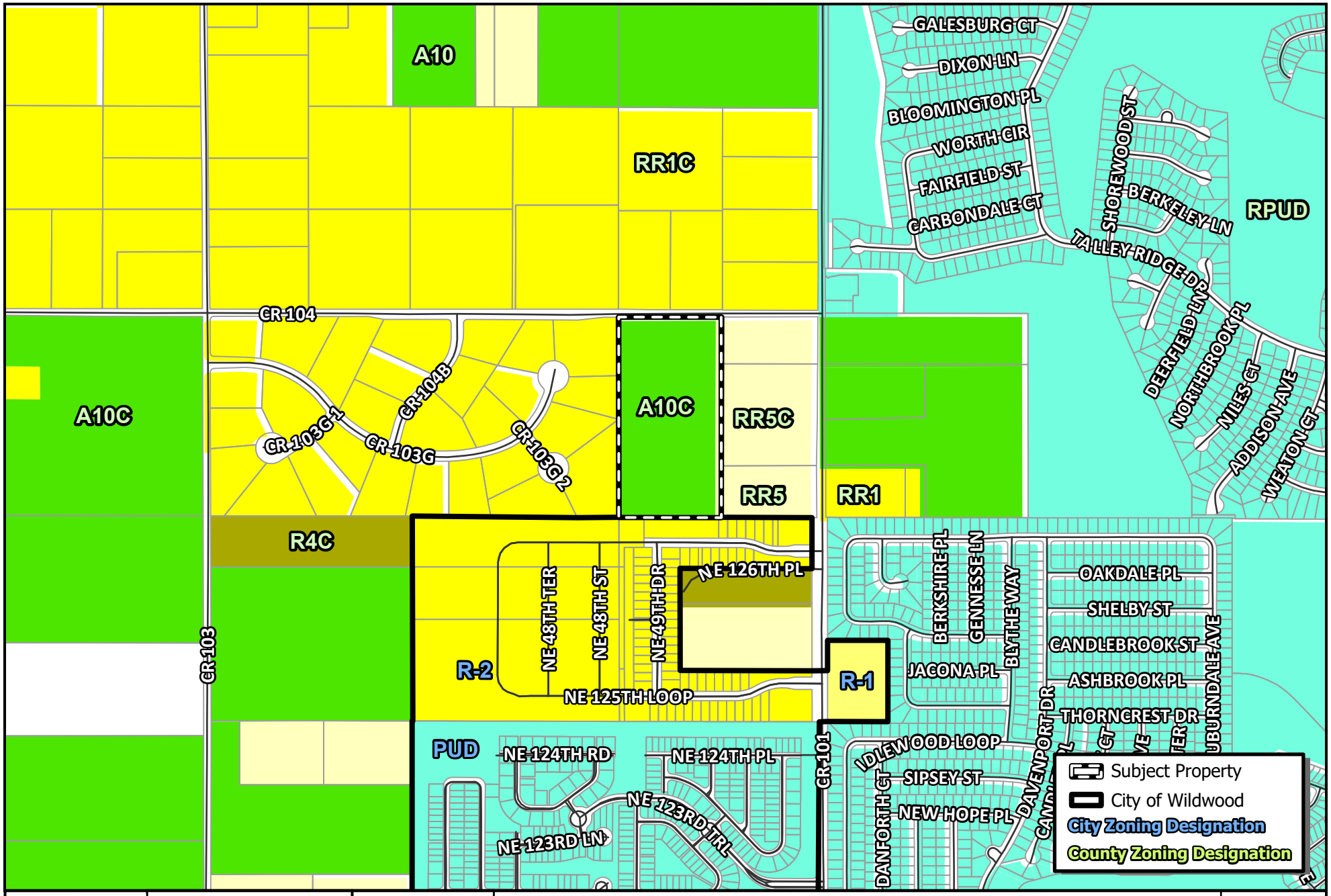
Feet
0 100 200

RZ 2307-002

DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 1B
LOCATION MAP
SEPTEMBER 2023



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 187.5 375 750

RZ 2307-002

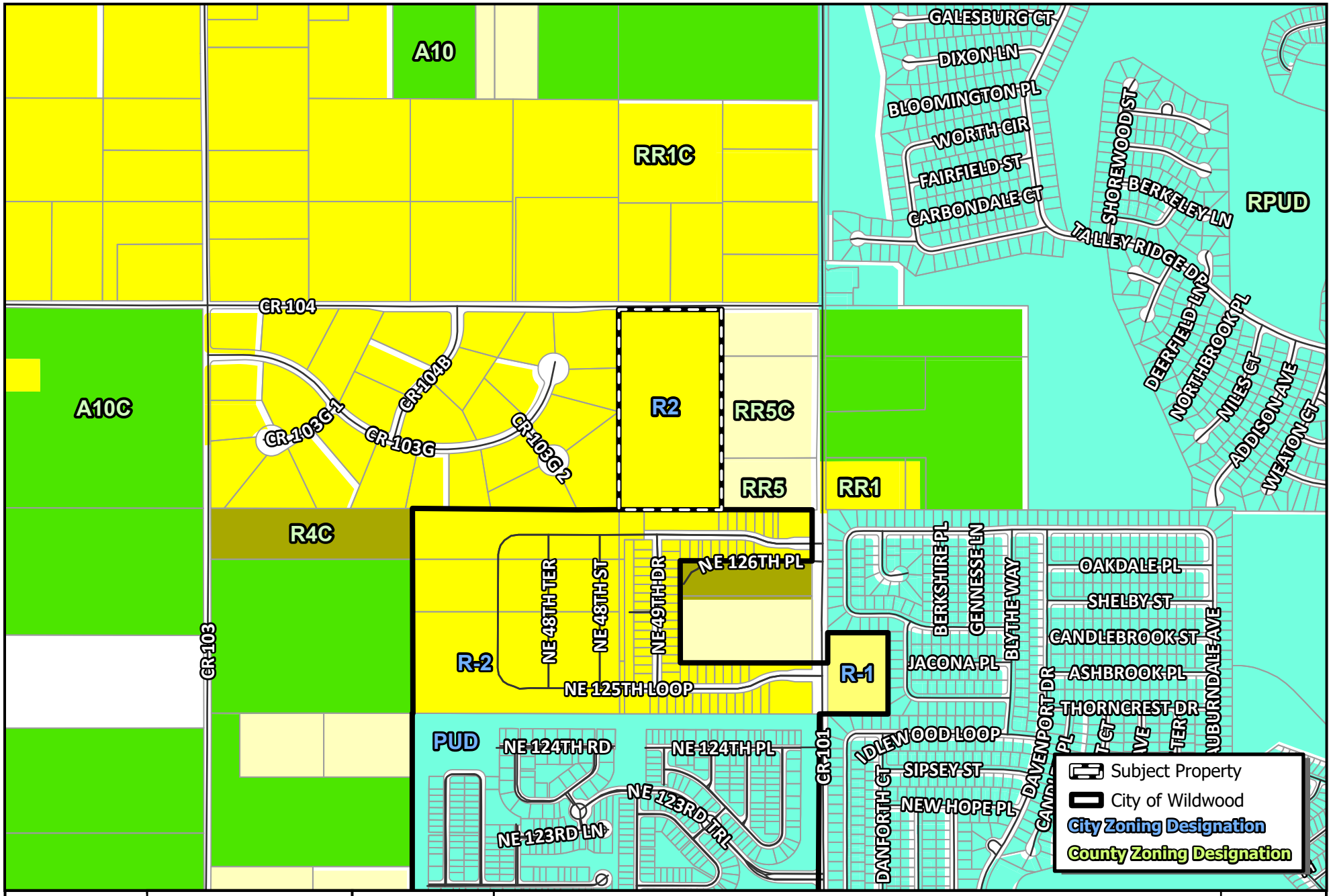
DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 3A

EXISTING ZONING

APR 2024



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
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www.wildwood-fl.gov

N

US Feet
0 187.5 375 750

RZ 2307-002

DENSAN PARK - PHASE 4

PARCEL D09-028

MAP 3B

PROPOSED ZONING

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-28

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 7, 2024, 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 A10C (Sumter County) to R-2 (City) for the parcel listed above on 19.68 acres, MOL. The subject property is located at 5057 Country Road 104, Oxford, FL 34484, approximately 0.12 miles west of the intersection of CR 101 and CR 104.

Case Number: RZ 2307-002 Densan Park Phase 4

Applicant(s): Dennis Ferguson w/ Densan Park Partners, LLC

Owner(s): Allen J. & Julie R. Katra

Parcel(s): D09-028

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 O2024-28 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2403-003 Freeman-Allen Home Site**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-30 to be considered by the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2403-003 Freeman-Allen Home Site
Ordinance #	O2024-30
Applicant	James Hartley with Gooding and Batsel, PLLC
Owner	Arthur Freeman, Jr
Property Location	A 1.0 acre (+/-) A/K/A “Tract C” within property located at 2865 C-44A, Wildwood, FL 34785
Parcel Number	F01-116
Date	05/28/2026

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to RMU (City) for the parcel listed above on 1.00 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2403-003 (O2024-27).

Pursuant to Land Development Regulations (LDR) § 3.3(C)(4), staff believes the zoning change to RMU should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. The proposed changes also coincide with Pollicy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to RMU is compatible with the current zoning in this area along CR 44A. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The property is intended to be developed at a very low density, thus having minimal impact on levels of services.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Schools: Based on the Sumter County School Board student generation formula, one single family dwelling unit would generate one (1) student to Wildwood Schools at the most. The school district advises that capacity is available.

Potable Water & Sewer: There is a 12-ich water main currently available on the north side of C 44A. The next available Sanitary Sewer Line is located approximately 0.56 miles east of the subject parcel, which is outside the connection matrix. For the construction of one family dwelling unit/manufactured home, the City would allow the applicant a well for potable water and a septic tank for waste disposal instead of connection to water should it be found not to be feasible at this time.

Streets: The property has legal access via CR 44A; which is a Major Collector Rural maintained by Sumter County until it reaches CR 213; which segment is maintained by the City.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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;

Transportation: For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel.

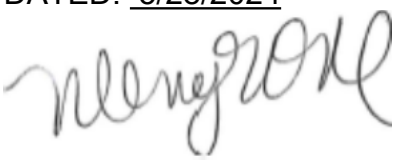
(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

ZONING DESIGNATION OF SURROUNDING PROPERTIES	
NORTH	RR1C (Sumter County)
SOUTH	RR5C (Sumter County)
EAST	RR5C (Sumter County)
WEST	RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the Rural Residential Zoning District.

The applicant seeks approval of Ordinance Number O2024-30 (attached) subject to approval of O2024-29, which establishes a Future Land Use appropriate to the proposed zoning. This is the second and final public hearing of Ordinance O2024-30.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-30

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 F01-116
Arthur Freeman Jr.
1.00 +/-

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA SEMICOLON THENCE RUN S 00º08'19" WEST 324.91 FEET TO THE POINT OF BEGINNING OF TRACT C; THENCE NORTH 89º24'15" EAST 227.54 FEET; THENCE S 00º12'15" W 191.75 FEET THENCE S 89º45'06" W 226.95 FEET; THENCE N 00º08'19" E 191.75 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA THENCE RUN S 00º08'19 " W 516.65 FEET; THENCE N 89º45'06" E 226.73 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT; THENCE CONTINUE N 89º45'06" E 50.00 FEET; THENCE N 00º12'15" E 480.76 FEET TO THE MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A; THENCE NORTH 88º09'47" WEST ALONG MONUMENTED RIGHT-OF-WAY LINE 50.02 FEET; THENCE S 00º12'15" W 482.58 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT.

A 1.0 ACRE (+/-) A/K/A “TRACT C” WITHIN PROPERTY LOCATED AT 2865 C-44A, WILDWOOD, FL 34785

This property is to be reclassified from RR5C (Sumter County) to RMU (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

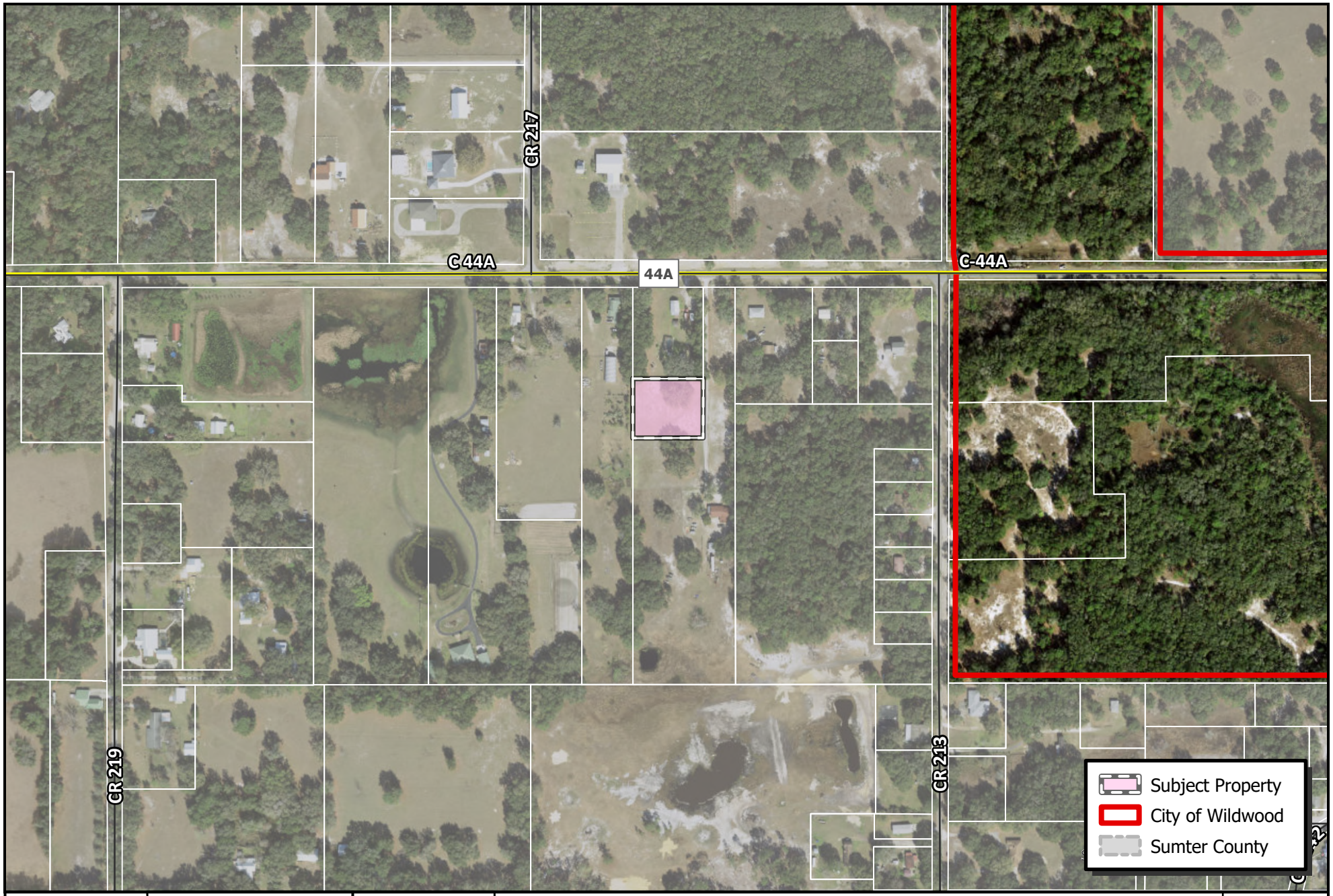
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

RZ 2403-003

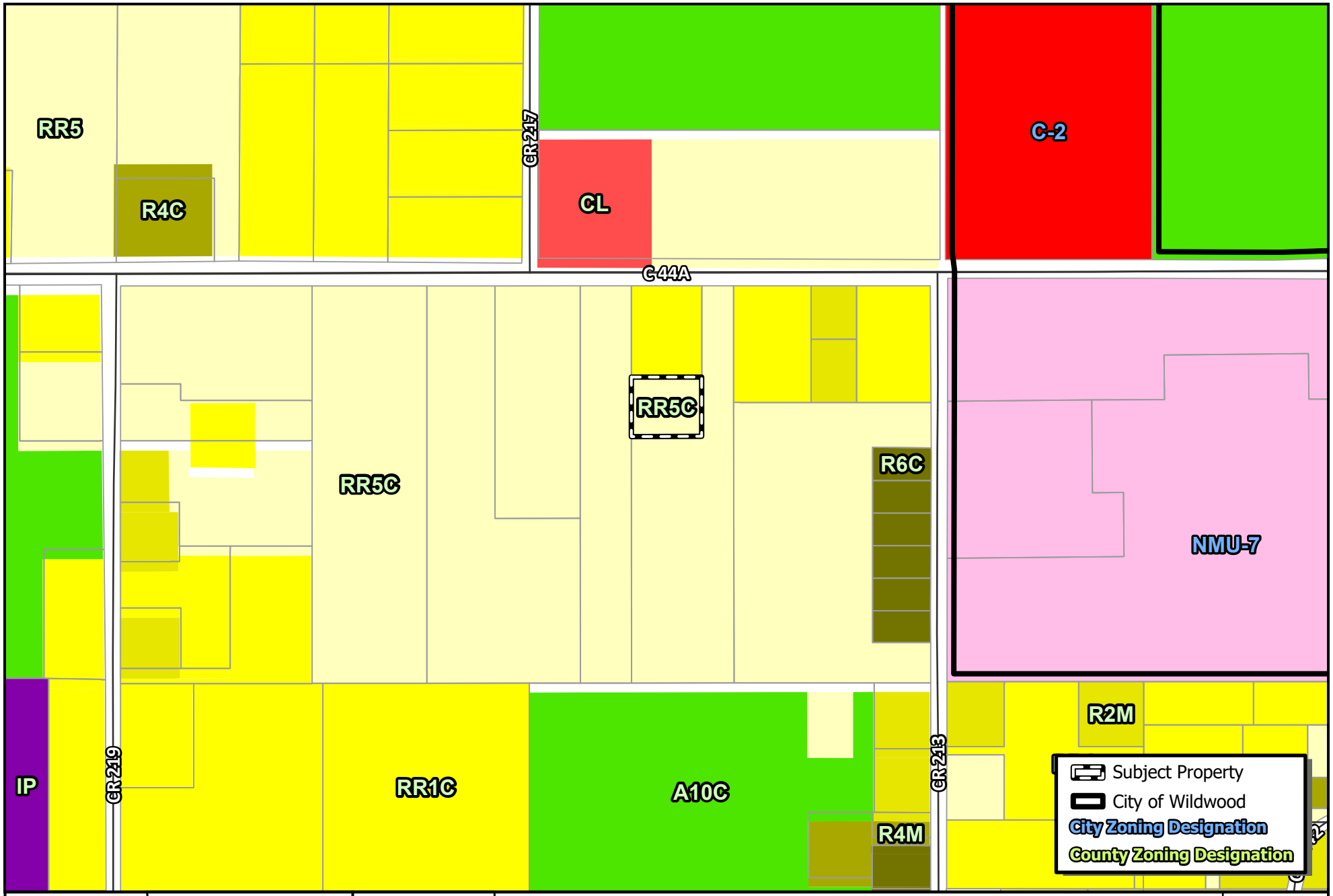
FREEMAN-ALLEN REZONING

PARCEL F01-116

MAP 1B

LOCATION MAP

MAR 2024



WILDWOOD FLORIDA EST. 1877

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100 North Main Street
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www.wildwood-fl.gov

N
US Feet
0 90 180 360

RZ 2403-003

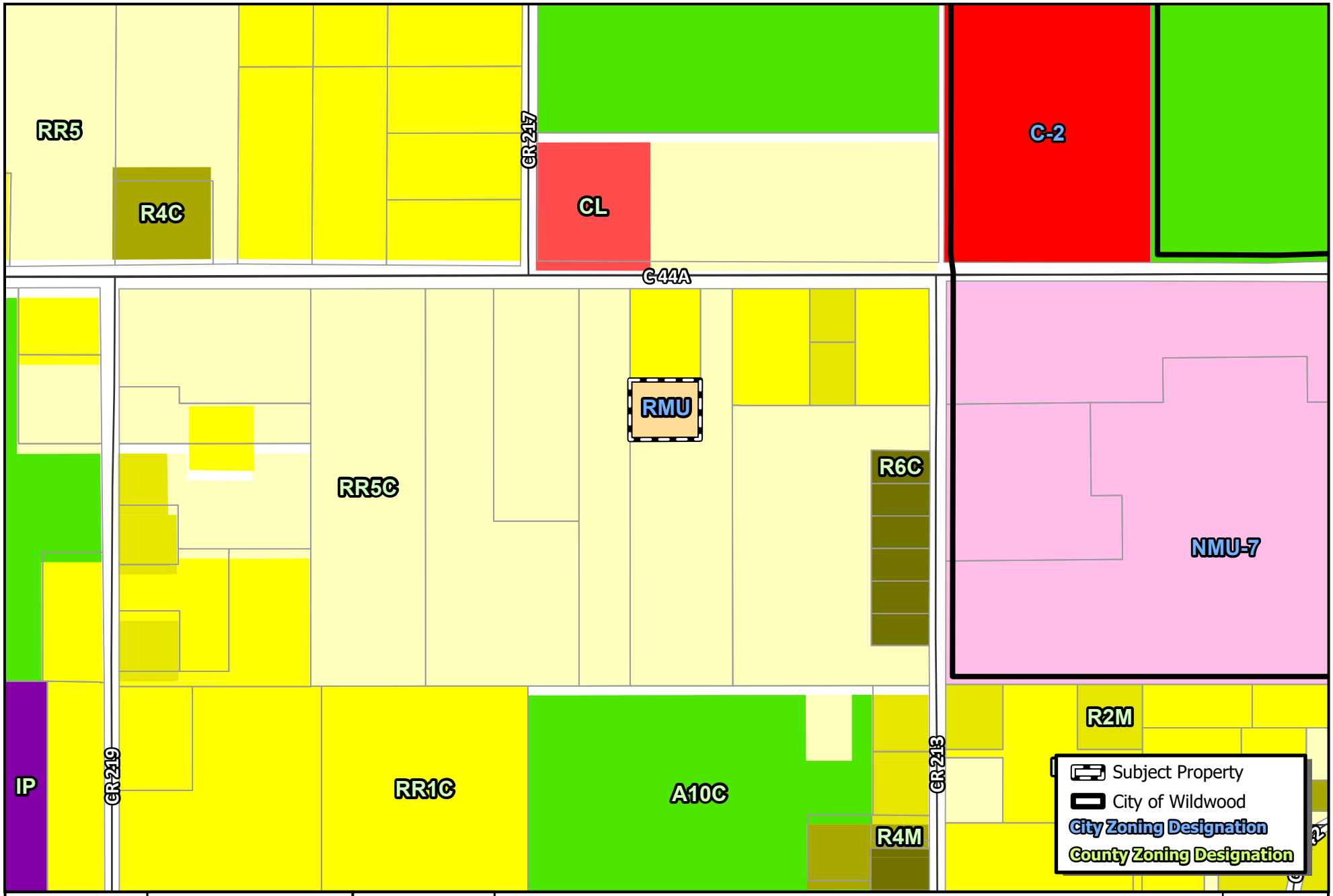
FREEMAN-ALLEN REZONING

PARCEL F01-116

MAP 3A

EXISTING ZONING

MAR 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

RZ 2403-003

FREEMAN-ALLEN REZONING

PARCEL F01-116

MAP 3B
PROPOSED ZONING
MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-30

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 7, 2024, 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 RR5C (Sumter County) to RMU (City) for the parcel listed above on 1.00 acres, MOL. The subject property is A/K/A "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785.

Case Number: RZ 2403-003 Freeman-Allen Home Site

Applicant(s): James Hartley with Gooding and Batsel, PLLC

Owner(s): Arthur Freeman, Jr

Parcel(s): F01-116

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 O2024-30 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2403-004 Empey Home Site**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-32 to be considered by the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2403-004 Empey Home Site
Ordinance #	O2024-32
Applicant	Sarah E. Empey
Owner	Sarah E. Empey
Property Location	5369 Lexington Circle, Wildwood, FL 34785
Parcel Number	G16ED001
Date	05/28/2024

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.125 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2403-004 (O2024-31).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to MHP should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon the applicant submitting a Building Permit to the Sumter County Building Department, the property owner was notified of the requirement for annexation. The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl

through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to MHP is compatible with the current zoning in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built out with less than 30 lots still remaining to be completed. The community exhibits a mix of manufactured homes and single family residences.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: A single family residence/manufactured home would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is an 8-inch water and 8-inch sewer line servicing the subdivision(s).

Streets: Access to the property will be accommodated along either along Heritage Blvd. or Lexington Circle; both of which are private roads.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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;

Transportation: For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel.

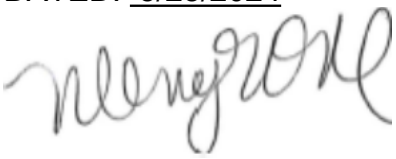
(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

ZONING DESIGNATION OF SURROUNDING PROPERTIES	
NORTH	RPUD (Sumter County)
SOUTH	RPUD (Sumter County)
EAST	RR5C (Sumter County)
WEST	Private ROW Heritage Blvd. & ARD (City)

The applicant has already received a Building Permit from the Sumter County Building Department for the erection of a Manufactured Home at the subject parcel. The site plan will follow requirements established in the City's Land Development Regulations in accordance to the MHP Zoning District.

The applicant seeks approval of Ordinance Number O2024-32 (attached) subject to approval of O2024-31, which establishes a Future Land Use appropriate to the proposed zoning. This is the second and final public hearing of Ordinance O2024-32.

DATED: 5/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-32

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 G16ED001
Sarah E. Empey
0.125 +/-

LEGAL DESCRIPTION:

LOT 1 BLK D HERITAGE WOOD N LAKES ESTATES PB 4 PG 61-61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RPUD (Sumter County) to MHP (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

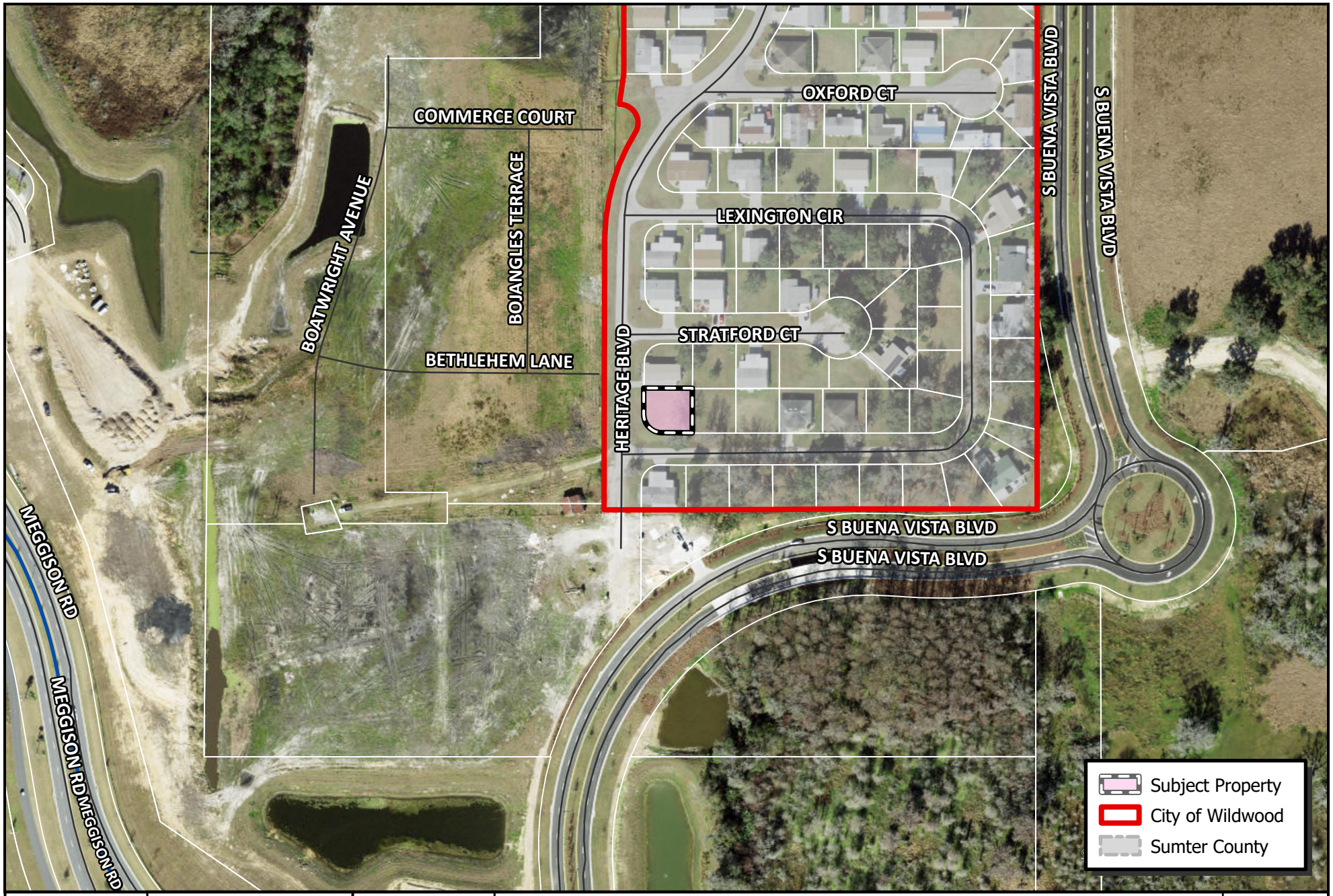
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

RZ 2403-004

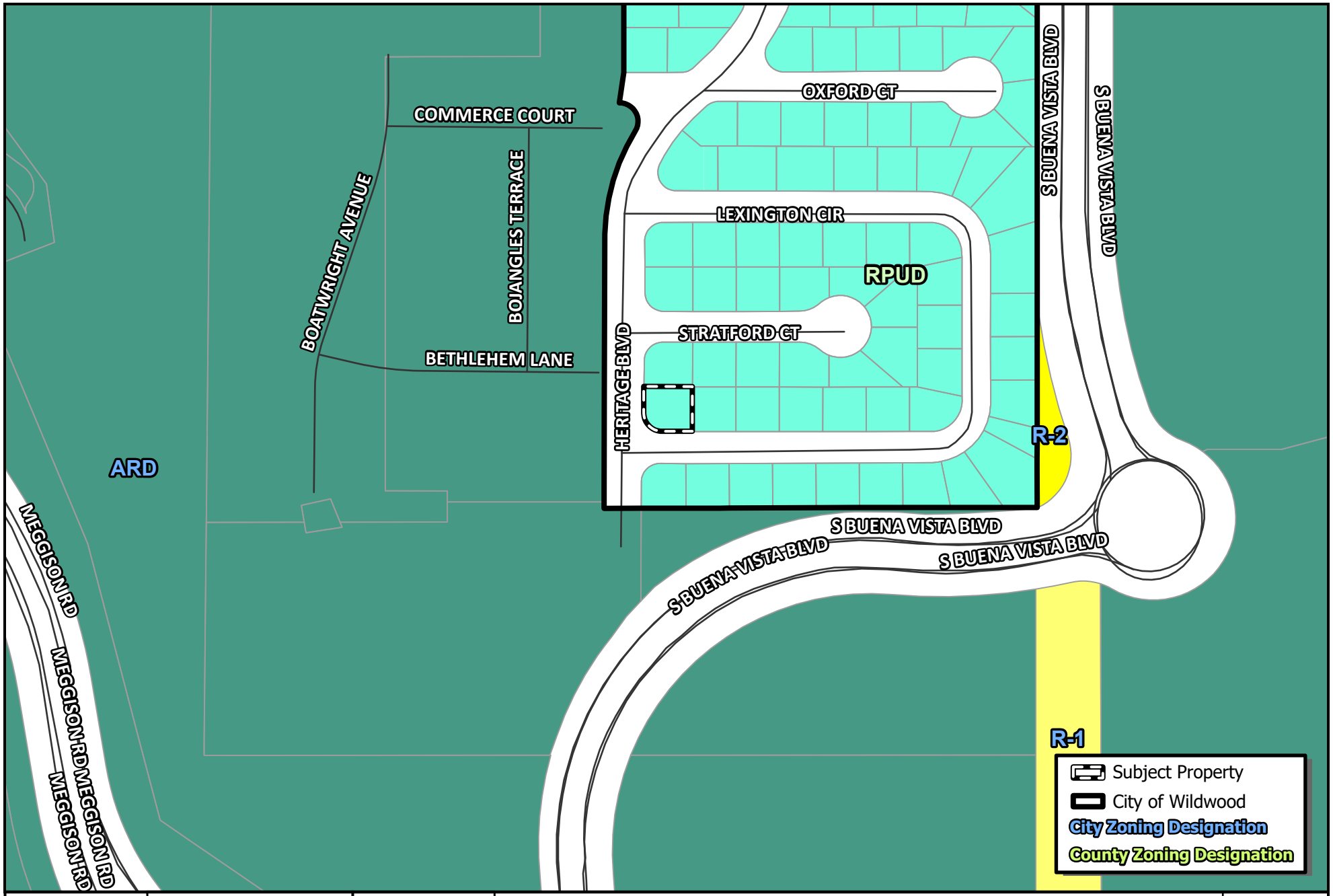
SARAH EMPEY

PARCEL G16ED001

MAP 1B

LOCATION MAP

MAY 2024



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N

US Feet
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RZ 2403-004

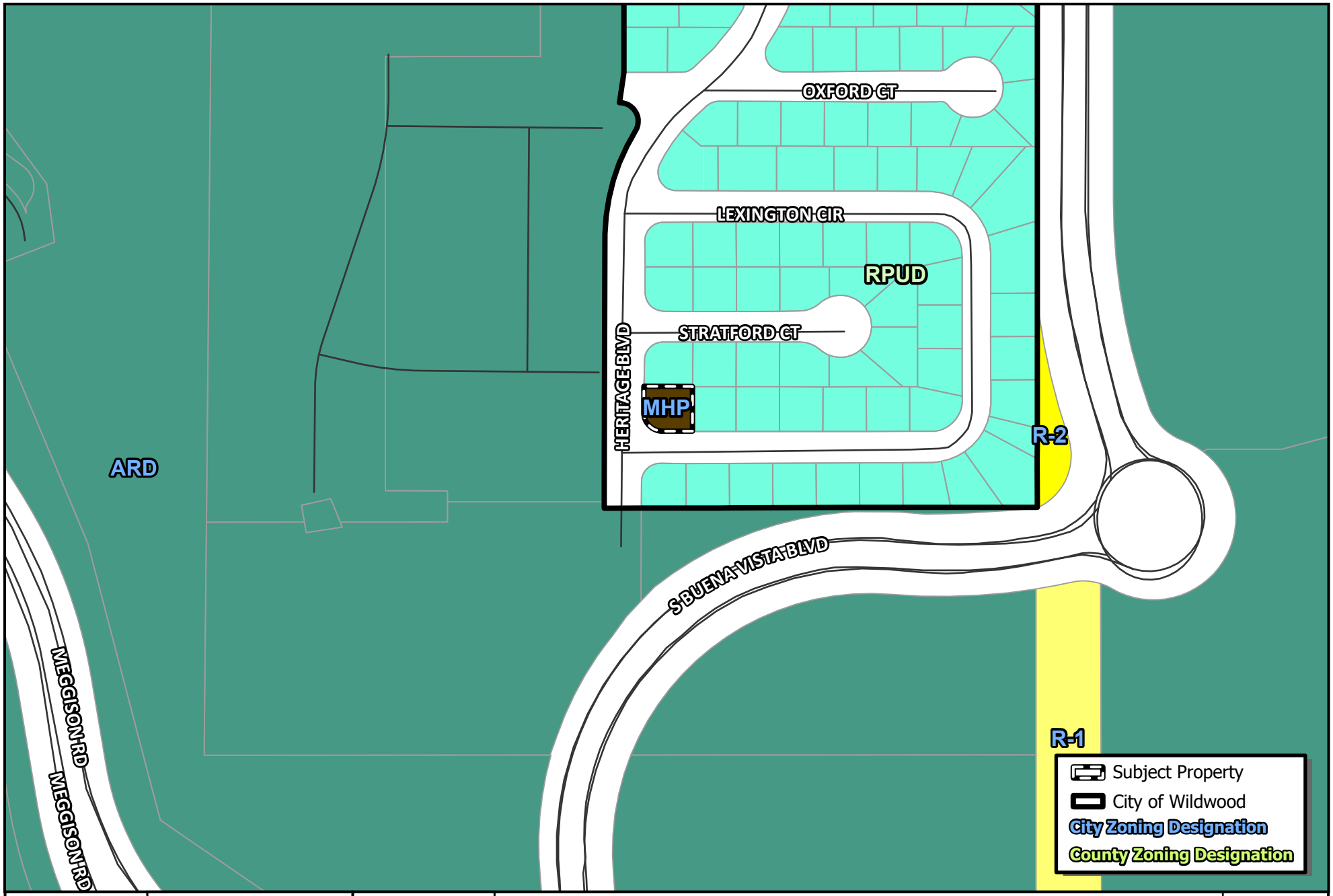
SARAH EMPEY

PARCEL G16ED001

MAP 3A

EXISTING ZONING

MAY 2024



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N
US Feet
0 45 90 180

RZ 2403-004

SARAH EMPEY

PARCEL G16ED001

MAP 3B

PROPOSED ZONING

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-32

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 7, 2024, 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 RPUD (Sumter County) to MHP (City) for the parcel listed above on 1.00 acres, MOL. The subject property is located at 5369 Lexington Circle, Wildwood, FL 34785.

Case Number: RZ 2403-004 Empey Home Site

Applicant(s): Sarah E. Empey

Owner(s): Sarah E. Empey

Parcel(s): G16ED001

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 O2024-32 to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2404-001 301 Lots**

REQUESTED ACTION: The Special Magistrate recommends approval of O2024-34 subject to the approval of O2024-33, which establishes a future land use appropriate to the proposed zoning.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2404-001 301 Lots
Oridnance	O2024-34
Owner/Applicant(s)	Danon J. Slinkard, Trustee of the Blue Water Trust UTD
Property Location	The subject property is generally located west along N US 301, approximately 0.35 miles north of E C 462, and approximately 0.62 miles south of CR 222.
Parcel(s)	D30-020 & D30-026
Date	May 22, 2024

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CMU (City) and R4C (County) to C-3 (City) for the parcels listed above on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-33).

ANALYSIS: The applicant is proposing a 3,000 square-foot dog training facility.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's rezoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

(b) The existing land use pattern of the surrounding area;

This parcel is located along a N US 301 with commercial zonings within the area. The proposed C-3 zoning designation is consistent with the surrounding zoning.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The commercial development will not generate any school-age children.
Potable Water & Sewer: City water and sewer are available to the subject property. The applicant/owner will work with City utilities to connect to City water and sewer.
Streets: Access to the property is proposed from N US 301, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The proposed future land use of Commercial requires compatible zoning. This zoning request of C-3 is compatible with the requested future land use and surrounding parcel zoning.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
With the project having less than 50 trips per day, a TIA was not needed as there would be minimal additional traffic from this project. The project qualified for a TIA exemption.

(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	CL (County)
SOUTH	R-2 (City)
EAST	M-1 (City)
WEST	RRC1 (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-34

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:

D30-020 & D30-026
Danon J. Slinkard, Trustee of the Blue Water Trust UTD
0.66 +/-

LEGAL DESCRIPTION:

PARCEL D30-020
COMMENCE 50 FEET WEST AND 735 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR POINT OF BEGINNING. THENCE RUN SOUTH 105 FEET; WEST 150 FEET; NORTH 105 FEET; EAST 150 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY GOT STATES ROAD NO. 35(NOW KNOWN AS US HWY 301)

PARCEL D30-026
BEGIN 50 FEET WEST AND 630 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE RUN SOUTH 105 FEET, THENCE WEST 420 FEET, THENCE NORTH 105 FEET, THENCE EAST 420 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY ALSO LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR WATER RETENTION AREA IN OFFICIAL RECORDS BOOK 154, PAGE 41 AND CORRECTED IN OFFICIAL RECORDS BOOK 155, PAGE 800, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from CMU (City) and R4C (County) to C-3 (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

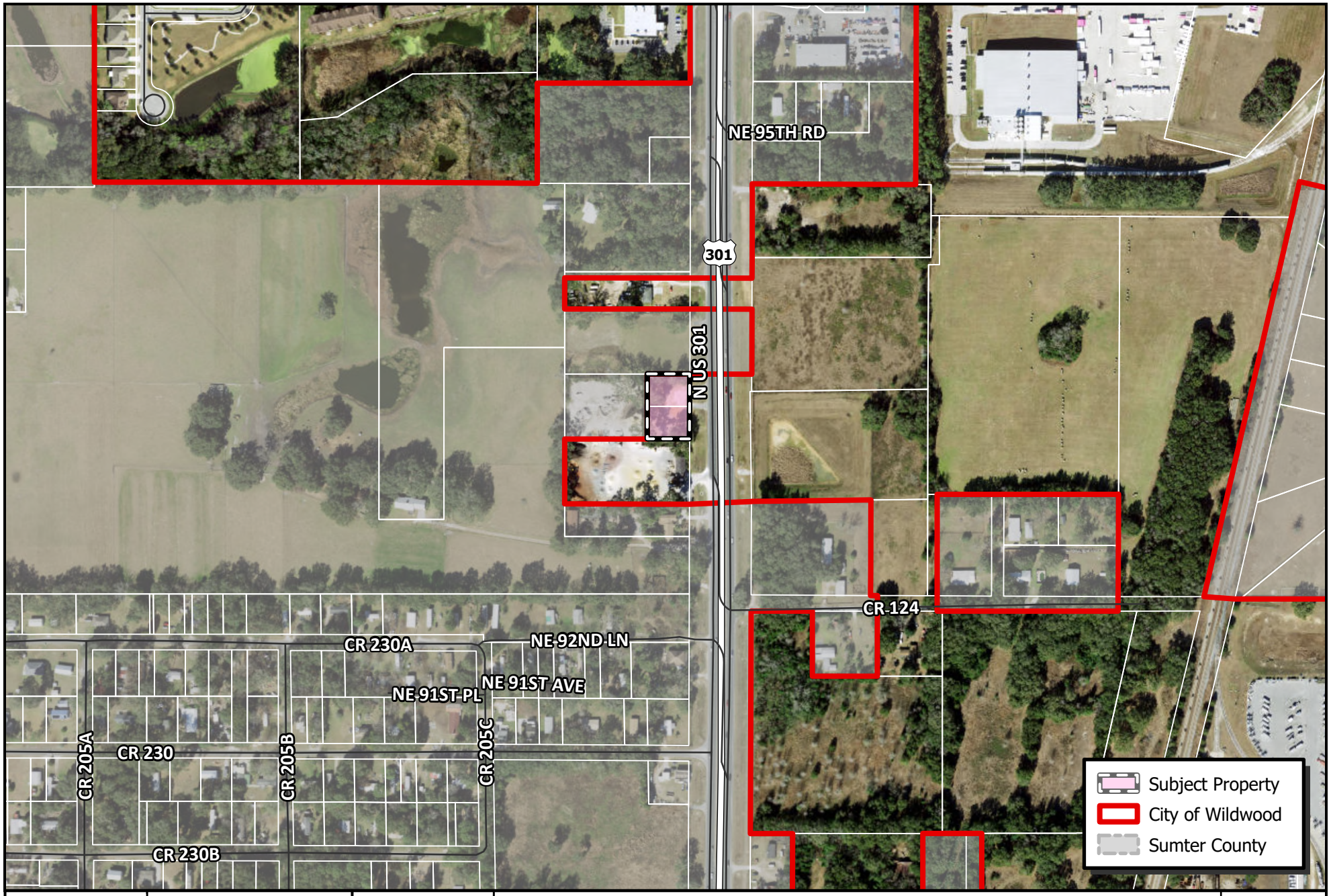
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
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www.wildwood-fl.gov

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US Feet
0 90 180 360

RZ 2404-001

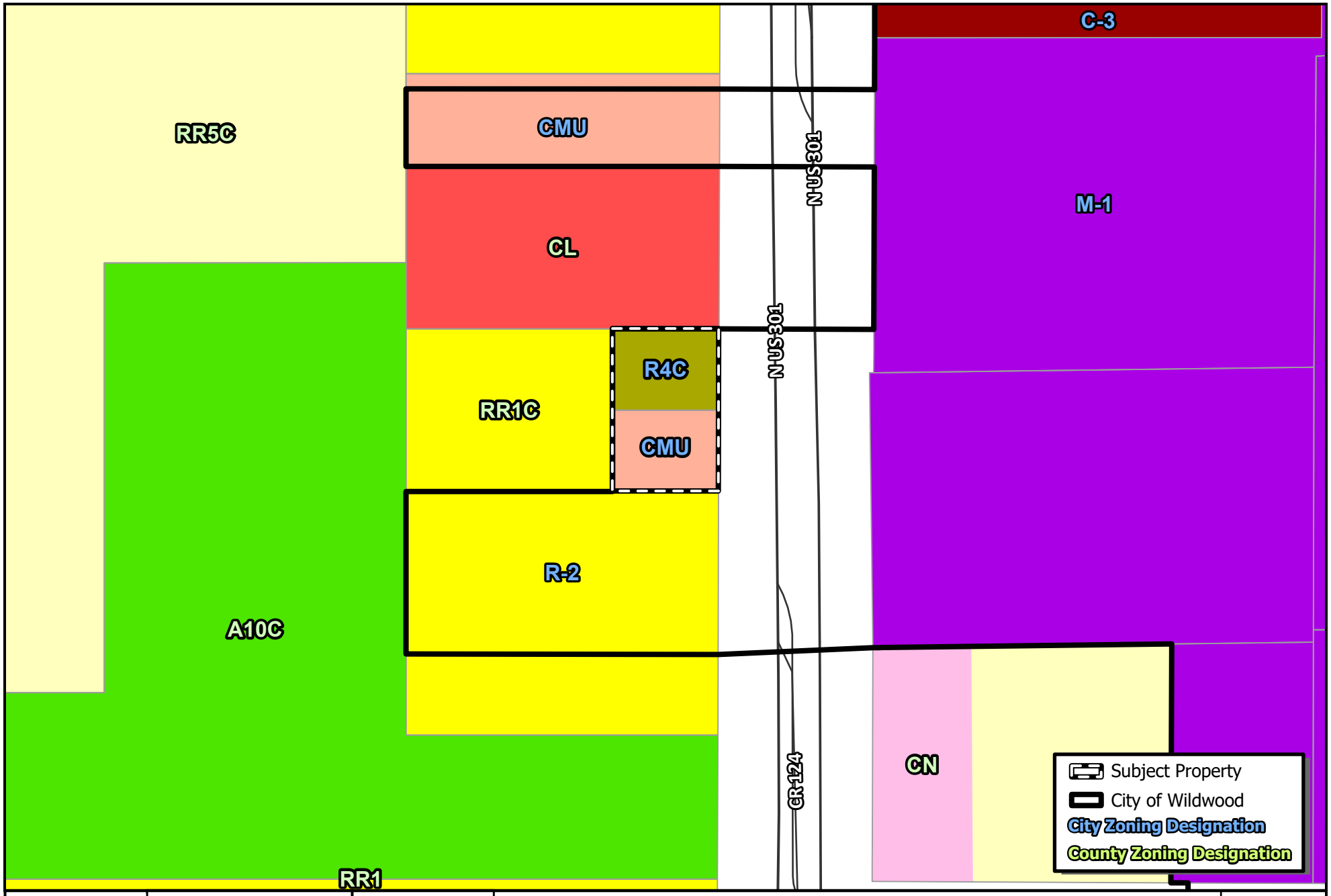
301 LOTS

PARCELS D30-020 & D30-026

MAP 1B

LOCATION MAP

APR 2024



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N
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RZ 2404-001

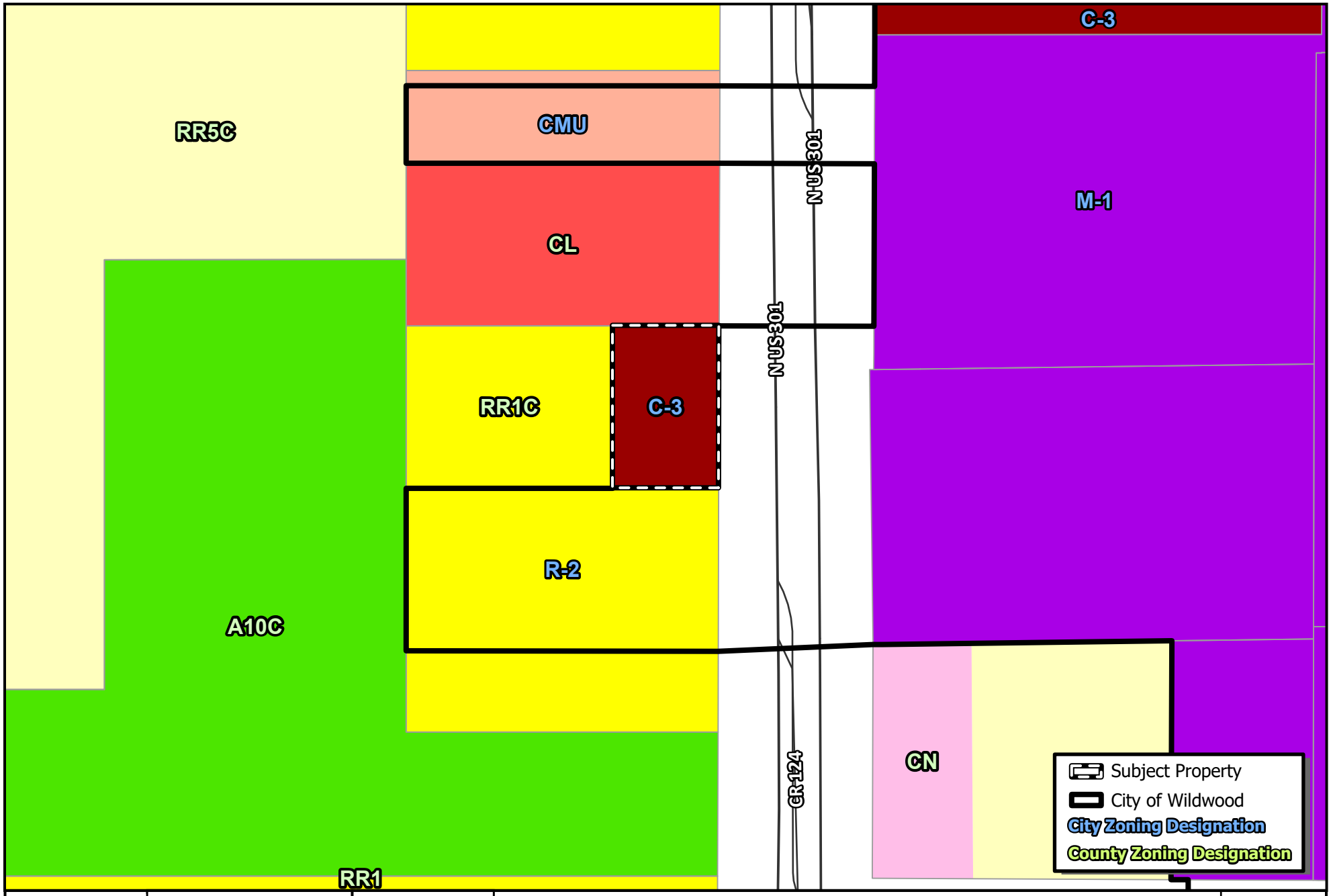
301 LOTS

PARCELS D30-020 & D30-026

MAP 3A

EXISTING ZONING

APR 2024



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N
US Feet
0 37.5 75 150

RZ 2404-001

301 LOTS

PARCEL D30-020 & D30-026

MAP 3B

PROPOSED ZONING

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-34

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 7, 2024, 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 R4C (County) and CMU (City) to C-3 (City) on 0.66 acres MOL. The subject property is generally located west along N US 301, approximately 0.35 miles north of E C 462, and approximately 0.62 miles south of CR 222.

Case Number: RZ 2404-001 301 Lots

Applicant(s): Danon J. Slinkard, Trustee of the Blue Water Trust UTD

Owner(s): Danon J. Slinkard, Trustee of the Blue Water Trust UTD

Parcel(s): D30-020 & D30-026

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 § 3.3(C)(4), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2024-34 subject to the approval of O2024-33, which establishes a future land use appropriate to the proposed zoning, to the City Commission for final determination.

Dated: May 7, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2404-001 Zheng Home Site**

REQUESTED ACTION: **Staff recommends approval.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Applicant Mei Chen on behalf of property owner Cheng Lei Zheng, has submitted a voluntary annexation for parcel G33-063. The property to be annexed totals approximately 0.442 acres of land and is located at the northwest corner of the intersection of CR 503 and CR 503D.

Annexation into the city is appropriate because the property is located within the City's Joint Planning Area with Sumter County, which interlocal agreement allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of an "enclave." The property is not contiguous to the City limits.

Upon completing the annexation process, the applicant will proceed with the small-scale comprehensive plan amendment and rezoning applications. The applicant intends to apply for the Low Density Residential (LDR) Future Land Use and R-1 Zoning Designation, which is compatible and in character with adjacent uses and allows for the erection of a single family residence at the subject parcel. City water is currently available on the south side of Warm Springs Avenue; however, water connection distances will need to be further evaluated to determine if hooking up to City Water would be mandatory.

This is the second and final public hearing for Ordinance O2024-35.

DATED: 05/28/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-35

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.442 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTESERCTION OF CR 503 AND 503D, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located at the northwest corner of the intersection of CR 503 and 503D, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood limits and located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Cheng Lei Zheng, is more particularly described as follows:

Parcel G33-063
Cheng Lei Zheng
0.442 +/-

LEGAL DESCRIPTION

LOT #4, THE NORTH 188.02 FEET OF THE WEST 105.60 FEET OF THE EAST 475.61 FEET OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 2. All of the above-described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above-described annexed property shall be subject to the laws and ordinances of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed is attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

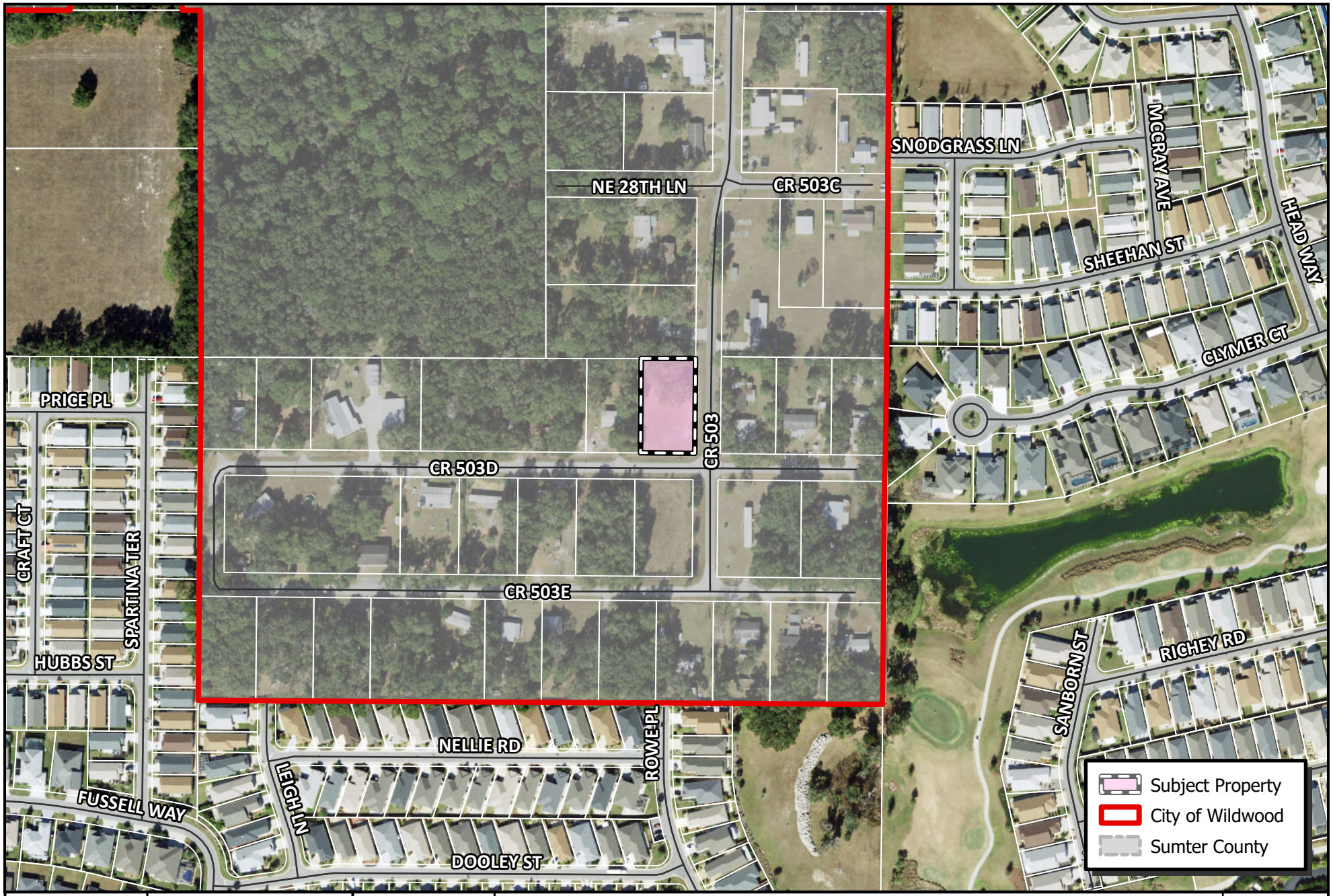
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
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www.wildwood-fl.gov

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US Feet
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AN 2404-001

ZHENG HOME SITE

PARCEL G33-063

MAP 1B

LOCATION MAP

APR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-35

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Petition to Amend the Boundary Line of Village Community Development District No. 15**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance O2023-7 to reflect a net increase in the size of the District by 2.00 acres, such that the resulting District will total 1,380.4 acres MOL. The net increase in the size of the District has no effect on the City limits.

The District has requested that the Commission adopt an ordinance approving the proposed changes as outlined by Section 190.046(b), Florida Statutes.

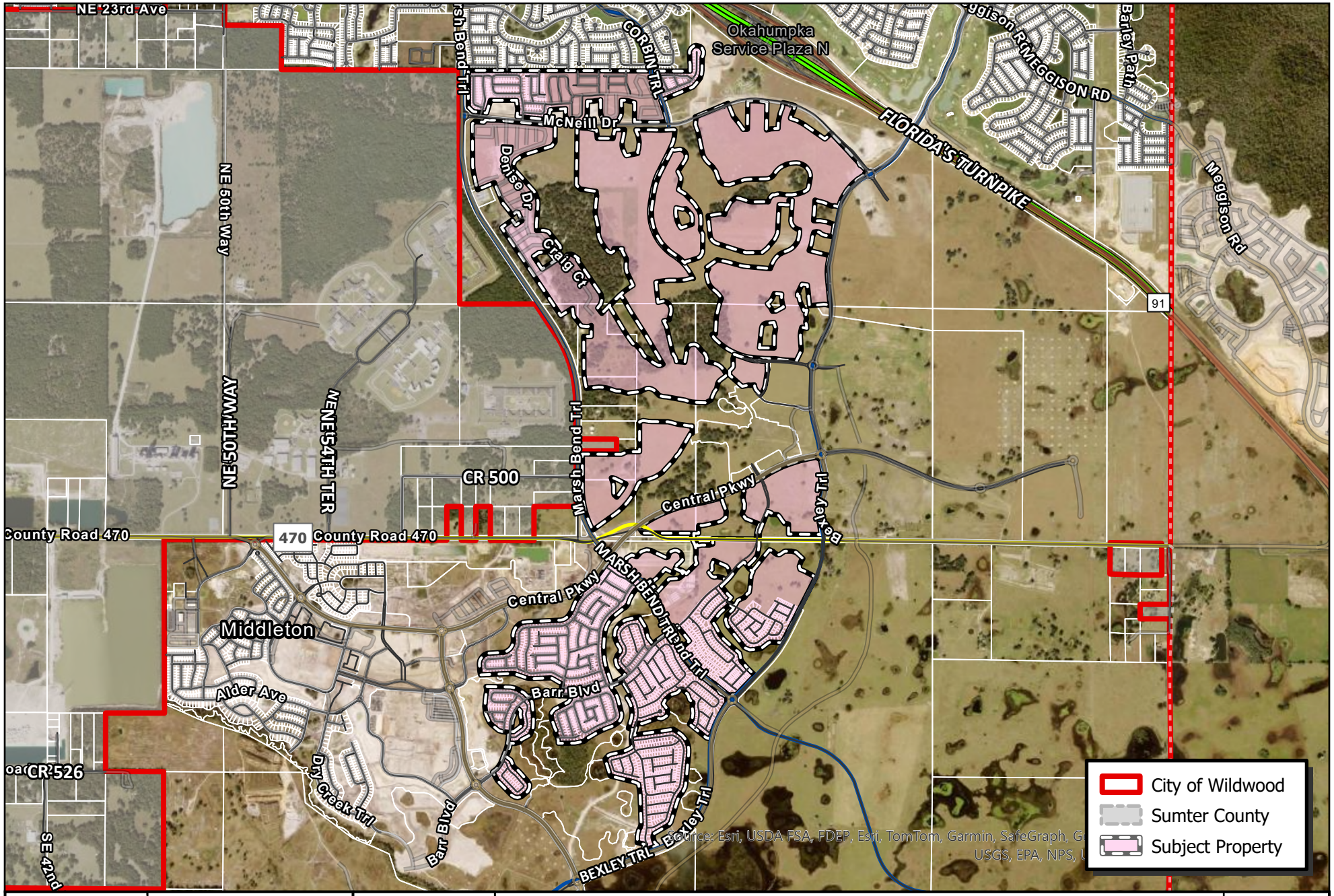
Ordinance O2024-36 has been prepared should the Commission move to support the request.

DATED: 5/23/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

LOCATION MAP



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 35 70 140	CDD 2405-001 **VCDD NO 15 BOUNDARY REVISION**	**MAP 1B** **LOCATION MAP** **MAY 2024**

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.669.4200 F: 407.425.8377
nelsonmullins.com

Kate Stangle
T: 407.669.4309
celia.dorn@nelsonmullins.com

May 10, 2024

VIA FEDEX

City of Wildwood
c/o Melanie Peavy
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Amend the Boundary Line of Village Community Development District No. 15

Dear Ms. Peavy:

Enclosed please find the following original documents for filing:

- Petition to Amend the Boundary Line of Village Community Development District No. 15; and
- Filing fee check for $1,500.00.

We anticipate sending the original documents for the Petition to Amend the Boundary Line of the Middleton CDD A, after the Petition is approved by the CDD Board at its May 17th meeting.

If you have any questions, please do not hesitate to contact me, and thank you for your help.

Sincerely,

Kate Stangle

Enclosures

ORDINANCE NO. O2024-36

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAG COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 190.046 RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida Board established the Village Community Development District No. 15 ("District") by Ordinance O2023-7; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance O2023-7 be amended to reflect a net increase in the size of the District by 2.00 acres, such that the resulting District will total 1,380.4 acres, more or less.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Petition. The "Petition to Amend the Boundaries of Village Community Development District No. 15 pursuant to Florida Statutes 190.046" as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 2. Modification of Map and Legal Description. Ordinance O2023-7 are hereby amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

SECTION 3. Modification of Powers and Functions. The District shall have all general and special functions and powers as described in Chapter 190, Florida Statutes, as the same may be expanded by general law from time to time. Without limiting the foregoing, the City of Wildwood consents to the exercise of the special powers described in Section 190.012(2); provided however, that if the District chooses to exercise any of the special powers contained in Section 190.012(2), Florida Statutes, the District shall ensure that the exercise of any special powers do not conflict with current systems and facilities provided by the City of Wildwood unless agreed to by the City of Wildwood. Notwithstanding the foregoing, those matters which are traditionally governed by franchise agreements (i.e., water, wastewater, natural gas, electric, garbage, etc.), are not granted as functions and powers herein, unless the District enters into a separate franchise agreement with the City of Wildwood to provide those services within the

District. The special powers set forth in 190.012(1)(b) and 190.012(2)(f) are specifically excluded unless the District enters into a franchise agreement with the City of Wildwood to provide the special powers set forth in 190.012(1)(b) and 190.012(2)(f) within the District.

SECTION 4. Ratification and Consent. The City Commission of the City of Wildwood, Florida, ratifies and consents to the special powers authorized in Section 190.012(1) and 190.012(2) Florida Statutes as requested by the petitioner.

SECTION 5. **Conflict.** All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 6. Severability. If any section, sentence, clause, or phrase of this ordinance 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 this ordinance.

SECTION 7. Effective Date. This ordinance shall become effective in accordance with law.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

PETITION TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Petitioner, Village Community Development District No. 15, a Florida Community Development District, 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 amend the boundary line of Village Community Development District No. 15 (the "District") and states as follows:

1. Petitioner is a Florida Community Development District with its principal place of business at 984 Old Mill Run, The Villages, Florida 32162.

2. The District presently comprises 1,378.4 acres. The amendment will increase the District's size to 1380.4 acres. A map showing the location of the amended boundary lines of the District is attached as **Exhibit 1**. All of the land in the existing District and in the amended boundary is within the City.

3. A metes and bounds legal description and sketch of the external boundaries of the current boundaries of the District is attached as **Exhibit 2.**

4. A metes and bounds legal description and sketch of the external boundaries of the areas to be added to the District is attached as **Exhibit 3**.

5. A metes and bounds legal description and sketch of the external boundaries of the areas to be deleted from the District is attached as **Exhibit 4**.

6. Attached as **Exhibit 5-1** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be added to the District and attached as **Exhibit 5-2** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be deleted from the District.

7. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 6** attached hereto.

8. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 7**.

9. The name of the District remains Village Community Development District No. 15.

10. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 8**.

11. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be serviced by the District are identified on **Exhibit 9** attached hereto.

12. All of the property to be included in the District, as shown in **Exhibit 10**, will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

13. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit 11**.

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on June 10, 2024 and June 17, 2024, to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

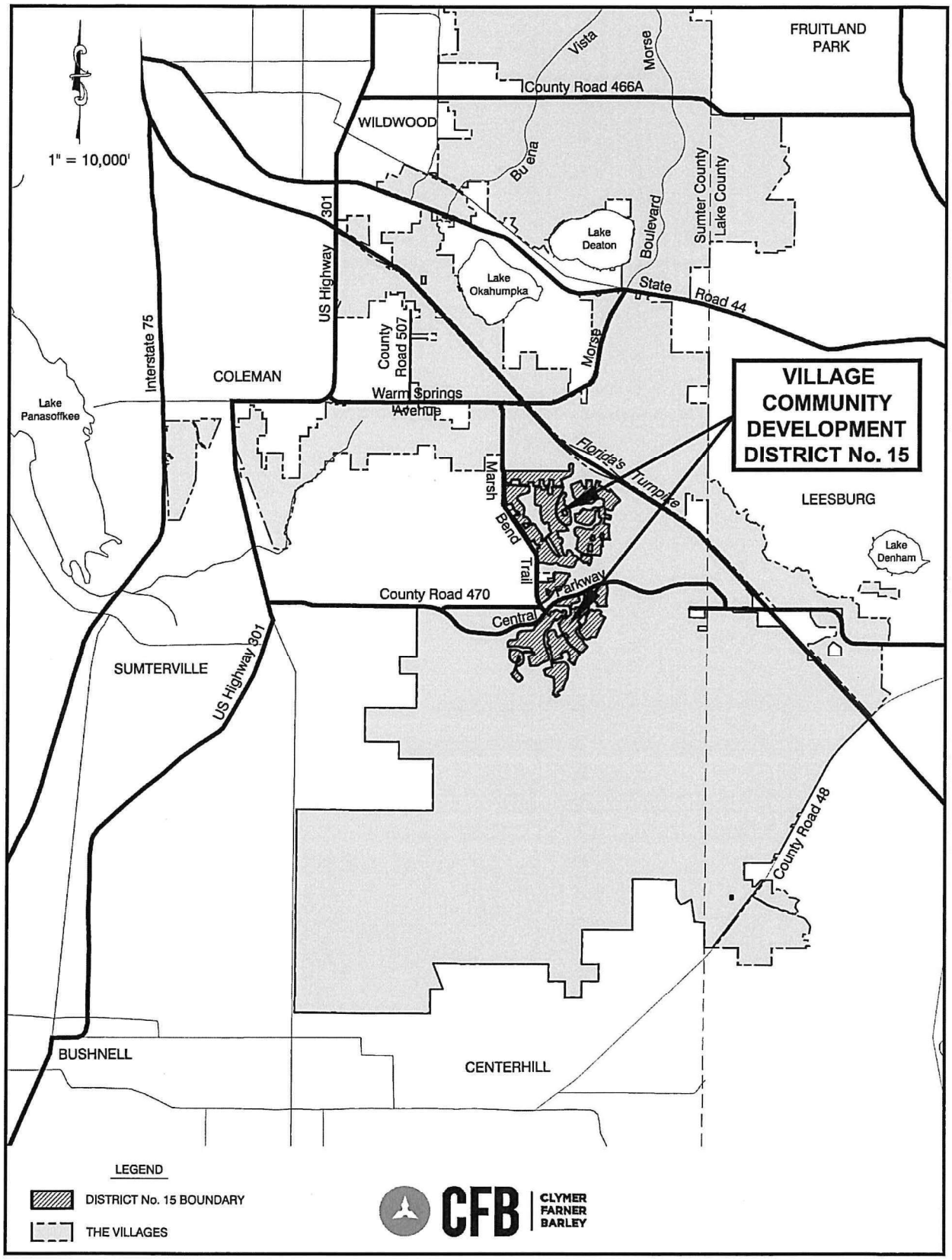
B. Grant the Petition and adopt an ordinance to amend the boundary line of the District.

RESPECTFULLY SUBMITTED this 9th day of May, 2024.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

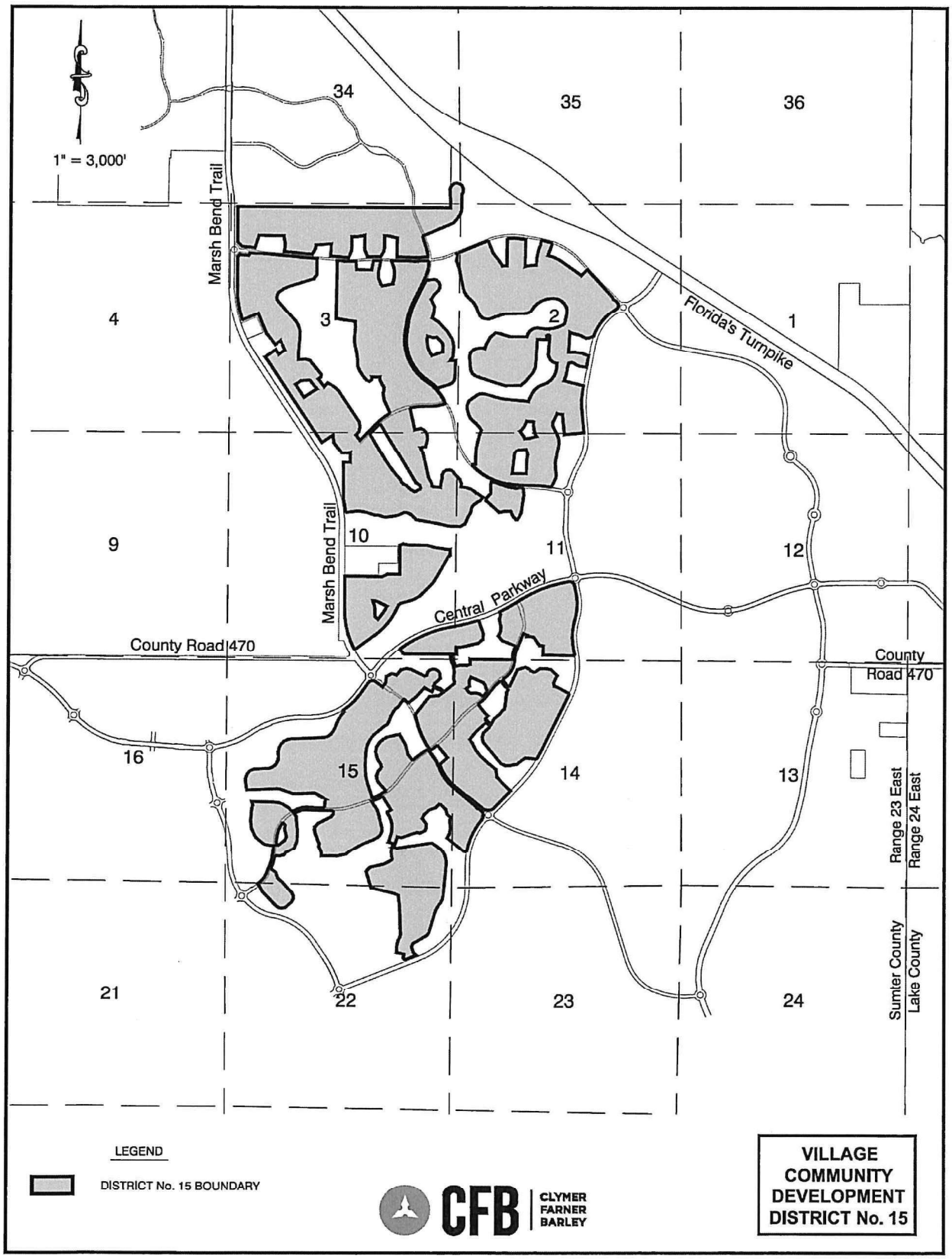
By: _____
Spencer Novak, Chairman

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2


1" = 3,000'
Marsh Bend Trail
Florida's Turnpike
Central Parkway
County Road 470
Range 23 East
Range 24 East
Sumter County
Lake County
34
35
36
4
3
2
1
9
10
11
12
16
15
14
13
21
22
23
24
LEGEND
DISTRICT No. 15 BOUNDARY
CFB
CLYMER FARNER BARLEY
VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 1 OF 15

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "H", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40, 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID TRACT "H"; THENCE ALONG THE EAST LINE THEREOF RUN N00°21'30"E, 147.94 FEET; THENCE DEPARTING SAID EAST LINE RUN N06°08'11"W, 70.45 FEET; THENCE N01°49'16"W, 140.10 FEET; THENCE N04°11'41"W, 70.22 FEET; THENCE N10°47'31"E, 32.04 FEET; THENCE N26°35'27"E, 68.22 FEET; THENCE N52°47'14"E, 76.80 FEET; THENCE N77°14'11"E, 53.33 FEET; THENCE S78°02'54"E, 91.05 FEET; THENCE S50°22'17"E, 53.33 FEET; THENCE S25°52'25"E, 88.47 FEET; THENCE S02°52'10"W, 70.06 FEET; THENCE S21°11'04"W, 74.90 FEET; THENCE S00°20'07"W, 287.29 FEET; THENCE S07°25'34"W, 92.34 FEET; THENCE S19°35'06"W, 93.02 FEET; THENCE S35°53'08"W, 153.16 FEET; THENCE S43°10'06"W, 105.72 FEET; THENCE S67°11'26"W, 790.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 863.50 FEET AND A CHORD BEARING AND DISTANCE OF S20°16'23"E, 95.51 FEET TO WHICH A RADIAL LINE BEARS N66°33'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'25", AN ARC DISTANCE OF 95.55 FEET TO THE POINT OF TANGENCY; THENCE S17°06'11"E, 254.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 863.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'14", AN ARC DISTANCE OF 153.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN S86°53'15"W, 224.88 FEET; THENCE N89°20'19"W, 514.67 FEET; THENCE N00°39'41"E, 443.74 FEET; THENCE N75°22'03"W, 36.83 FEET; THENCE N75°31'49"W, 138.83 FEET; THENCE N82°18'30"W, 63.09 FEET; THENCE N89°49'34"W, 68.11 FEET; THENCE S00°10'26"W, 284.58 FEET; THENCE S10°51'17"W, 74.94 FEET; THENCE S29°26'18"W, 153.54 FEET; THENCE N89°26'57"W, 310.09 FEET; THENCE N22°08'52"W, 172.68 FEET; THENCE N05°23'55"W, 55.42 FEET; THENCE N00°10'26"E, 283.85 FEET; THENCE S71°32'44"W, 28.92 FEET; THENCE S81°34'36"W, 66.16 FEET; THENCE S80°59'53"W, 77.00 FEET; THENCE S87°28'24"W, 81.69 FEET; THENCE N89°49'34"W, 50.00 FEET; THENCE S00°10'26"W, 268.50 FEET; THENCE S09°13'59"W, 63.16 FEET; THENCE S23°52'42"W, 171.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,433.51 FEET AND A CHORD BEARING AND DISTANCE OF N86°37'30"W, 90.79 FEET TO WHICH A RADIAL LINE BEARS S01°33'38"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°37'45", AN ARC DISTANCE OF 90.80 FEET TO THE POINT OF TANGENCY; THENCE N84°48'37"W, 339.84 FEET; THENCE N05°11'23"E, 138.73 FEET; THENCE N00°29'02"W, 127.07 FEET; THENCE N10°56'26"E, 20.24 FEET; THENCE S85°30'53"W, 355.10 FEET; THENCE S01°51'33"W, 15.37 FEET; THENCE S12°25'28"W, 62.02 FEET; THENCE S28°44'02"W, 162.28 FEET; THENCE N84°48'37"W, 655.55 FEET; THENCE N05°11'23"E, 185.90 FEET; THENCE N10°14'36"W, 170.74 FEET; THENCE N00°10'26"E, 21.49 FEET; THENCE N89°49'34"W, 588.04 FEET; THENCE S17°28'50"W, 301.95 FEET; THENCE N84°40'44"W, 304.78 FEET; THENCE N45°31'40"W, 156.01 FEET; THENCE N00°08'27"W, 827.03 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE ALONG SAID SOUTH LINE RUN S89°51'17"E, 2,384.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°47'59"E, 2,646.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 3, 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 938.15 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 82.34 FEET TO THE POINT OF BEGINNING; THENCE N78°19'11"E, 141.25 FEET; THENCE S85°42'20"E, 67.57 FEET; THENCE S49°32'31"E, 57.41 FEET; THENCE S33°22'51"E, 67.64 FEET; THENCE S17°13'11"E, 54.93 FEET; THENCE S01°07'32"E, 63.72 FEET; THENCE S13°17'27"W, 192.89 FEET; THENCE S78°19'11"W, 126.74 FEET; THENCE S27°09'45"E, 139.21 FEET; THENCE S13°03'36"E, 585.50 FEET; THENCE S19°58'17"E, 52.26 FEET; THENCE S32°25'33"E, 76.50 FEET; THENCE S21°41'16"E, 48.37 FEET; THENCE S10°56'59"E, 73.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S86°22'05"E, 183.94 FEET TO WHICH A RADIAL LINE BEARS N01°58'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°13'48", AN ARC DISTANCE OF 184.24 FEET TO THE POINT OF TANGENCY; THENCE S80°45'11"E, 8.84 FEET; THENCE N09°14'49"E, 90.00 FEET; THENCE N11°33'44"E,

CONTINUED ON SHEET 2

4/17/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01122.09640

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB5498

DRAWING NAME: C:\USERS\GALLE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DIST15 EXISTING - 8.5 x 11 4/16/2024 11:36 AM BY: GALLE~1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 2 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

111.34 FEET; THENCE N02°17'37"E, 94.59 FEET; THENCE N29°37'03"E, 78.81 FEET; THENCE N55°19'10"E, 62.55 FEET; THENCE N81°01'16"E, 84.59 FEET; THENCE S73°16'37"E, 56.28 FEET; THENCE S51°15'55"E, 42.87 FEET; THENCE S37°59'35"E, 71.92 FEET; THENCE S41°09'38"E, 71.10 FEET; THENCE S44°20'59"E, 98.86 FEET; THENCE S22°52'25"E, 105.25 FEET; THENCE S05°46'26"W, 57.68 FEET; THENCE S09°14'49"W, 16.62 FEET; THENCE S78°40'22"E, 157.85 FEET; THENCE S71°34'09"E, 81.00 FEET; THENCE S59°44'08"E, 67.62 FEET; THENCE S53°45'23"E, 50.47 FEET; THENCE S37°47'57"E, 64.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF N37°10'41"E, 21.11 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC DISTANCE OF 21.11 FEET; THENCE ALONG A RADIAL LINE RUN S54°43'37"E, 165.00 FEET; THENCE S40°40'35"W, 90.87 FEET; THENCE S58°37'44"W, 90.53 FEET; THENCE S55°59'24"W, 65.29 FEET; THENCE S46°49'34"W, 64.69 FEET; THENCE S28°10'29"W, 64.94 FEET; THENCE S10°19'13"W, 65.53 FEET; THENCE S17°43'33"W, 59.96 FEET; THENCE S34°22'34"W, 67.35 FEET; THENCE S25°15'45"W, 78.01 FEET; THENCE S22°58'25"W, 128.21 FEET; THENCE S61°19'04"W, 127.02 FEET; THENCE N88°52'50"W, 243.55 FEET; THENCE N82°17'16"W, 79.71 FEET; THENCE N77°57'12"W, 79.71 FEET; THENCE N73°28'16"W, 76.62 FEET; THENCE N79°38'22"W, 415.06 FEET; THENCE N85°10'47"W, 87.39 FEET; THENCE N74°59'32"W, 88.92 FEET; THENCE N46°12'25"W, 171.49 FEET; THENCE N59°28'07"W, 59.10 FEET; THENCE N75°30'24"W, 58.09 FEET; THENCE S88°35'40"W, 58.09 FEET; THENCE S66°48'49"W, 71.58 FEET; THENCE S64°28'28"W, 76.50 FEET; THENCE S75°56'54"W, 74.89 FEET; THENCE S83°36'10"W, 149.48 FEET; THENCE S80°19'08"W, 75.35 FEET; THENCE N76°37'20"W, 77.24 FEET; THENCE N72°19'37"W, 89.83 FEET; THENCE N86°55'40"W, 103.31 FEET; THENCE N71°18'30"W, 129.90 FEET; THENCE N72°03'13"W, 71.18 FEET; THENCE N77°15'42"W, 70.30 FEET; THENCE N83°09'13"W, 69.50 FEET; THENCE N88°55'33"W, 67.45 FEET; THENCE S85°29'29"W, 67.44 FEET; THENCE S83°37'32"W, 213.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,125.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°58'52"W, 331.40 FEET TO WHICH A RADIAL LINE BEARS N83°03'30"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'44", AN ARC DISTANCE OF 331.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°01'51"W, 851.31 FEET; THENCE N89°58'09"E, 160.00 FEET; THENCE N00°01'51"W, 180.54 FEET; THENCE N00°22'23"E, 57.37 FEET; THENCE S75°19'38"W, 70.06 FEET; THENCE N86°49'50"W, 138.89 FEET; THENCE N38°10'47"W, 309.10 FEET; THENCE N06°09'44"W, 175.03 FEET; THENCE S57°03'09"W, 315.99 FEET; THENCE N33°54'37"W, 825.87 FEET; THENCE N33°58'04"W, 1,400.02 FEET; THENCE N33°56'01"W, 169.30 FEET; THENCE N54°29'52"E, 298.22 FEET; THENCE S35°30'08"E, 130.80 FEET; THENCE N54°29'52"E, 169.07 FEET; THENCE N23°01'29"W, 103.03 FEET; THENCE S67°37'52"W, 4.07 FEET; THENCE N22°22'08"W, 101.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N73°16'08"W, 46.74 FEET TO WHICH A RADIAL LINE BEARS S04°03'23"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'57", AN ARC DISTANCE OF 47.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°14'13"W, 118.34 FEET; THENCE N37°45'47"W, 295.00 FEET; THENCE N44°45'17"W, 36.34 FEET; THENCE N22°46'56"W, 516.69 FEET; THENCE S67°13'04"W, 410.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,860.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°03'51"W, 556.24 FEET TO WHICH A RADIAL LINE BEARS S72°21'19"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'40", AN ARC DISTANCE OF 557.12 FEET TO THE POINT OF TANGENCY; THENCE N00°06'06"W, 948.49 FEET; THENCE N45°38'16"E, 76.37 FEET; THENCE S84°48'37"E, 204.56 FEET; THENCE N41°01'47"E, 56.13 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 125.11 FEET; THENCE N89°48'40"E, 170.69 FEET; THENCE S84°48'37"E, 1,289.13 FEET; THENCE S05°11'23"W, 15.00 FEET; THENCE S00°16'18"W, 357.53 FEET; THENCE S36°15'00"W, 124.90 FEET; THENCE S72°42'59"W, 596.90 FEET; THENCE S68°19'44"W, 68.89 FEET; THENCE S62°27'01"W, 72.61 FEET; THENCE S56°02'12"W, 155.84 FEET; THENCE S25°17'34"W, 60.21 FEET; THENCE S13°13'56"W, 57.65 FEET; THENCE S07°53'24"E, 56.50 FEET; THENCE S28°45'58"E, 56.52 FEET; THENCE S41°41'38"E, 637.36 FEET; THENCE S30°06'42"E, 86.81 FEET; THENCE S21°25'34"E, 86.60 FEET; THENCE S11°23'20"E, 86.60 FEET; THENCE S01°25'30"E, 86.61 FEET; THENCE S04°52'58"W, 422.04 FEET; THENCE S02°26'08"W, 59.98 FEET; THENCE S04°03'57"E, 86.22 FEET; THENCE N87°32'22"E, 155.59 FEET; THENCE S74°15'18"E, 116.79 FEET; THENCE S39°04'01"E, 420.83 FEET; THENCE S11°11'49"W, 56.04 FEET; THENCE S50°55'59"W, 76.91 FEET; THENCE S39°04'01"E, 224.01 FEET; THENCE N43°58'14"E, 112.45 FEET; THENCE S65°55'59"E, 83.46 FEET; THENCE S59°04'40"E, 83.32 FEET; THENCE S51°02'53"E, 83.32 FEET; THENCE S44°20'20"E, 83.49 FEET; THENCE S34°23'32"E, 860.94 FEET; THENCE S11°16'10"E, 116.60 FEET; THENCE S15°18'52"W, 116.67 FEET; THENCE S38°49'55"W, 106.08 FEET; THENCE S38°10'47"E, 154.65 FEET; THENCE N44°34'50"E, 511.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,660.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'59", AN ARC DISTANCE OF 441.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°09'31"W, 324.89 FEET; THENCE N11°56'14"W, 89.21 FEET; THENCE N02°00'22"W, 88.94 FEET; THENCE N08°25'09"E, 78.50 FEET; THENCE N05°27'10"W, 52.81 FEET; THENCE N26°33'41"W, 36.57 FEET; THENCE N35°10'46"W, 25.42 FEET; THENCE N26°03'25"W, 140.83 FEET; THENCE N00°39'41"E, 50.71 FEET; THENCE N89°20'19"W, 190.68 FEET; THENCE S00°39'41"W, 54.56 FEET; THENCE S52°12'05"W, 71.85 FEET; THENCE N68°39'54"W, 71.45 FEET; THENCE N42°48'51"W, 94.22 FEET; THENCE N33°24'33"W, 190.00 FEET; THENCE N23°51'05"W, 101.87 FEET; THENCE N04°13'52"W, 93.26 FEET; THENCE N00°41'08"W, 67.84 FEET; THENCE N04°19'01"W, 67.84 FEET; THENCE N07°56'54"W, 67.84 FEET; THENCE N11°34'47"W, 67.84 FEET; THENCE N14°49'07"W, 70.28 FEET; THENCE N11°50'32"W, 78.32 FEET; THENCE N06°44'18"W, 78.32 FEET; THENCE N01°38'03"W, 78.32 FEET; THENCE N04°53'35"E, 77.33 FEET; THENCE N05°26'19"E, 205.70 FEET; THENCE N10°52'30"W, 66.89 FEET; THENCE N00°39'41"E, 51.14 FEET; THENCE N81°37'49"W, 455.11 FEET; THENCE N00°39'41"E, 1,359.27 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 171.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'49", AN ARC DISTANCE OF 247.77 FEET TO THE POINT OF TANGENCY; THENCE N85°51'33"E, 23.29 FEET; THENCE S04°08'27"E, 15.00 FEET; THENCE S06°57'38"E, 179.94 FEET; THENCE S89°20'19"E, 353.86 FEET; THENCE N11°26'21"E, 163.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'29", AN ARC DISTANCE OF 33.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND

CONTINUED ON SHEET 3

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

DRAWING NAME: C:\USERS\GONZALES-I.FAR\APPDATA\LOCAL\TEMP\ACADBLISH_REPAIR\DISTRICT EAST.DWG 12 8.5 X 11 4/16/2021 11:35 AM BY: GWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 3 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF CUSP; THENCE S89°20'19"E, 196.70 FEET; THENCE S00°39'41"W, 15.00 FEET; THENCE S11°26'21"W, 229.60 FEET; THENCE S08°52'05"W, 63.64 FEET; THENCE S00°47'05"E, 61.30 FEET; THENCE S10°41'25"E, 61.30 FEET; THENCE S20°31'17"E, 62.84 FEET; THENCE S23°47'21"E, 73.72 FEET; THENCE S35°50'48"E, 50.83 FEET; THENCE N78°42'56"E, 263.14 FEET; THENCE N02°43'09"W, 42.44 FEET; THENCE N17°10'02"E, 46.82 FEET; THENCE N13°33'19"E, 38.67 FEET; THENCE N09°34'25"E, 38.38 FEET; THENCE N05°04'48"E, 48.57 FEET; THENCE N00°34'21"E, 38.65 FEET; THENCE N03°24'29"W, 38.38 FEET; THENCE N07°54'03"W, 48.55 FEET; THENCE N12°24'31"W, 38.68 FEET; THENCE N16°23'26"W, 38.38 FEET; THENCE N21°47'11"W, 120.52 FEET; THENCE N00°39'41"E, 15.00 FEET; THENCE S89°20'19"E, 350.57 FEET; THENCE S87°42'07"E, 210.53 FEET; THENCE N82°59'49"E, 50.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 921.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°58'58"E, 15.49 FEET TO WHICH A RADIAL LINE BEARS S01°32'09"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'47", AN ARC DISTANCE OF 15.49 FEET TO THE POINT OF TANGENCY; THENCE N87°30'04"E, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°53'47", AN ARC DISTANCE OF 34.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'56", AN ARC DISTANCE OF 365.71 FEET TO THE POINT OF TANGENCY; THENCE S24°24'47"W, 138.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'26", AN ARC DISTANCE OF 36.15 FEET TO THE POINT OF TANGENCY; THENCE S26°54'13"W, 454.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 506.71 FEET TO THE POINT OF TANGENCY; THENCE S08°59'57"W, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,362.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 121.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N67°57'15"W, 31.52 FEET TO WHICH A RADIAL LINE BEARS N61°07'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°09'09", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF TANGENCY; THENCE S72°58'12"W, 38.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 351.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'21", AN ARC DISTANCE OF 439.99 FEET; THENCE ALONG A RADIAL LINE RUN S13°13'21"E, 520.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 1766.05 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 213.90 FEET TO THE POINT OF BEGINNING; THENCE S36°58'31"E, 63.58 FEET; THENCE S32°30'47"E, 67.18 FEET; THENCE S30°07'53"E, 272.82 FEET; THENCE S32°11'20"E, 613.14 FEET; THENCE S30°51'27"E, 615.37 FEET; THENCE S57°18'19"E, 107.34 FEET; THENCE S18°51'26"E, 88.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°48'23"W, 76.65 FEET TO WHICH A RADIAL LINE BEARS N18°51'26"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'23", AN ARC DISTANCE OF 76.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°53'57", AN ARC DISTANCE OF 75.41 FEET; THENCE ALONG A RADIAL LINE RUN N61°25'46"W, 118.19 FEET; THENCE N48°41'31"W, 83.62 FEET; THENCE N47°18'38"W, 69.23 FEET; THENCE N65°51'01"W, 73.84 FEET; THENCE N44°48'27"W, 69.77 FEET; THENCE N23°46'14"W, 73.85 FEET; THENCE N42°18'23"W, 69.21 FEET; THENCE N41°03'19"W, 69.21 FEET; THENCE N39°48'16"W, 69.21 FEET; THENCE N38°33'12"W, 69.21 FEET; THENCE N37°18'08"W, 69.21 FEET; THENCE N36°03'05"W, 69.21 FEET; THENCE N34°48'01"W, 69.21 FEET; THENCE N33°32'57"W, 69.21 FEET; THENCE N32°17'54"W, 69.21 FEET; THENCE N31°05'47"W, 69.44 FEET; THENCE N30°46'32"W, 597.78 FEET; THENCE N44°34'50"E, 243.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'44", AN ARC DISTANCE OF 90.63 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 4

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB#698

DRAWING NAME: C:\USERS\JANE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DSTIS EXS:1.DWG 11:25 X 17 4/16/2024 11:56 AM BY: GRALYERS
---- : CFB_Survey_Standard.stb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 4 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 2665.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 RUN N89°40'44"W, 604.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1018.01 FEET TO THE POINT OF BEGINNING; THENCE S57°03'09"W, 359.82 FEET; THENCE N33°58'04"W, 352.37 FEET; THENCE N54°29'52"E, 150.30 FEET; THENCE N83°46'35"E, 50.32 FEET; THENCE N87°32'22"E, 140.00 FEET; THENCE S84°36'38"E, 30.51 FEET; THENCE S39°04'01"E, 247.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1146.31 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 118.17 FEET TO THE POINT OF BEGINNING; THENCE S71°25'52"W, 147.32 FEET; THENCE S74°16'23"W, 120.34 FEET; THENCE S47°05'07"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF N50°16'59"W, 300.49 FEET TO WHICH A RADIAL LINE BEARS N47°05'07"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'13", AN ARC DISTANCE OF 301.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,312.76 FEET TO THE POINT OF TANGENCY; THENCE N08°59'57"E, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 493.27 FEET TO THE POINT OF TANGENCY; THENCE N26°54'13"E, 446.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'01", AN ARC DISTANCE OF 68.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 927.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'55", AN ARC DISTANCE OF 73.90 FEET; THENCE ALONG A RADIAL LINE RUN S62°55'40"E, 39.00 FEET; THENCE N81°15'43"E, 133.73 FEET; THENCE S72°42'56"E, 71.52 FEET; THENCE S46°27'49"E, 73.81 FEET; THENCE S20°26'28"E, 70.28 FEET; THENCE S03°50'43"W, 64.35 FEET; THENCE S26°50'45"W, 63.25 FEET; THENCE S44°53'55"W, 147.45 FEET; THENCE S32°29'12"W, 129.79 FEET; THENCE S26°03'28"E, 191.69 FEET; THENCE S07°16'06"W, 115.65 FEET; THENCE S13°36'25"W, 75.00 FEET; THENCE S15°22'59"W, 90.74 FEET; THENCE S57°27'08"E, 176.57 FEET; THENCE S43°49'38"E, 303.44 FEET; THENCE S33°07'28"E, 204.19 FEET; THENCE S19°04'43"E, 92.31 FEET; THENCE S05°09'31"E, 90.89 FEET; THENCE S01°05'12"W, 140.00 FEET; THENCE S04°59'21"W, 102.76 FEET; THENCE S32°52'33"W, 117.66 FEET; THENCE S89°11'53"E, 120.00 FEET; THENCE S00°48'07"W, 360.00 FEET; THENCE S02°22'02"W, 40.01 FEET; THENCE S13°30'55"W, 40.10 FEET; THENCE S28°28'51"W, 53.65 FEET; THENCE S43°50'08"W, 42.53 FEET; THENCE S60°07'42"W, 59.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1898.56 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 307.68 FEET TO THE POINT OF BEGINNING; THENCE S70°25'25"W, 265.96 FEET; THENCE N32°58'15"W, 80.60 FEET; THENCE N25°13'17"W, 69.51 FEET; THENCE N18°58'24"W, 69.46 FEET; THENCE N12°43'33"W, 69.50 FEET; THENCE N06°28'29"W, 69.54 FEET; THENCE N00°29'56"W, 63.38 FEET; THENCE N07°28'14"E, 62.44 FEET; THENCE S77°31'45"E, 150.66 FEET; THENCE N79°00'32"E, 73.89 FEET; THENCE S44°04'57"E, 70.00 FEET; THENCE S43°49'38"E, 70.00 FEET; THENCE S38°53'08"E, 62.71 FEET; THENCE S13°08'01"E, 53.17 FEET; THENCE S02°18'35"W, 149.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 432.61 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 737.38 FEET TO THE

CONTINUED ON SHEET 5

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB6408

DRAWING NAME: C:\USERS\CFBALTC-1\AX\APPDATA\LOCAL\TEMP\ACPUBLISH_18876\DISTRICT EXISTING 4.5 X 11 4/10/2024 11:36 AM SYLVIA GWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 5 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

POINT OF BEGINNING; THENCE N47°06'34"E, 15.00 FEET; THENCE N84°13'51"E, 67.83 FEET; THENCE N02°33'45"E, 369.89 FEET; THENCE N11°14'29"E, 82.13 FEET; THENCE N14°35'21"E, 71.05 FEET; THENCE N14°37'19"E, 213.33 FEET; THENCE N22°51'39"E, 84.55 FEET; THENCE N31°49'01"W, 72.32 FEET; THENCE N41°39'30"W, 70.00 FEET; THENCE N44°07'39"W, 66.13 FEET; THENCE N51°21'49"W, 69.93 FEET; THENCE N43°47'49"W, 92.31 FEET; THENCE N29°46'13"W, 92.06 FEET; THENCE N16°35'24"W, 85.84 FEET; THENCE N12°09'34"W, 77.81 FEET; THENCE N00°12'16"W, 57.51 FEET; THENCE N19°56'06"E, 73.11 FEET; THENCE N65°00'08"W, 3.81 FEET; THENCE N24°59'52"E, 50.00 FEET; THENCE N54°46'54"E, 229.23 FEET; THENCE N64°28'09"E, 72.86 FEET; THENCE N82°57'51"E, 66.30 FEET; THENCE S80°30'02"E, 59.00 FEET; THENCE S74°21'28"E, 294.00 FEET; THENCE S74°21'47"E, 72.90 FEET; THENCE S77°27'28"E, 66.80 FEET; THENCE S83°05'27"E, 67.56 FEET; THENCE S85°01'40"E, 538.47 FEET; THENCE N20°12'02"E, 66.32 FEET; THENCE N26°06'31"E, 70.00 FEET; THENCE N27°19'45"E, 78.05 FEET; THENCE N37°09'04"E, 89.19 FEET; THENCE N49°07'38"E, 89.19 FEET; THENCE N61°06'11"E, 89.19 FEET; THENCE N68°33'23"E, 72.56 FEET; THENCE N67°30'06"E, 67.42 FEET; THENCE N59°45'58"E, 65.13 FEET; THENCE N51°07'47"E, 65.13 FEET; THENCE N42°29'37"E, 65.13 FEET; THENCE N33°51'27"E, 65.13 FEET; THENCE N25°13'17"E, 65.13 FEET; THENCE N16°35'06"E, 65.13 FEET; THENCE N07°55'44"E, 65.52 FEET; THENCE N03°54'18"E, 103.11 FEET; THENCE N74°44'55"W, 71.47 FEET; THENCE N58°52'40"W, 59.61 FEET; THENCE N42°36'29"W, 62.93 FEET; THENCE N26°44'14"W, 56.62 FEET; THENCE N11°31'10"W, 58.04 FEET; THENCE N01°34'58"E, 48.44 FEET; THENCE N03°54'18"E, 420.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°33'16"W, 70.17 FEET TO WHICH A RADIAL LINE BEARS S04°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°11'59", AN ARC DISTANCE OF 70.18 FEET; THENCE ALONG A RADIAL LINE RUN S00°20'44"E, 110.00 FEET; THENCE N88°17'25"W, 76.57 FEET; THENCE N84°10'48"W, 76.57 FEET; THENCE S88°44'25"W, 71.70 FEET; THENCE S03°16'46"W, 645.78 FEET; THENCE S22°17'01"W, 89.92 FEET; THENCE S30°35'33"W, 89.13 FEET; THENCE S39°48'47"W, 76.44 FEET; THENCE S40°36'17"W, 168.38 FEET; THENCE S50°03'25"W, 148.50 FEET; THENCE S89°42'42"W, 370.78 FEET; THENCE N73°15'23"W, 277.60 FEET; THENCE N71°47'28"W, 420.78 FEET; THENCE N63°26'17"W, 59.20 FEET; THENCE N47°34'29"W, 60.35 FEET; THENCE N30°36'39"W, 67.37 FEET; THENCE N14°37'33"W, 53.02 FEET; THENCE N05°47'33"W, 73.04 FEET; THENCE N05°41'59"W, 177.72 FEET; THENCE N01°38'28"E, 55.33 FEET; THENCE N17°21'53"E, 63.13 FEET; THENCE N33°18'17"E, 56.95 FEET; THENCE N49°00'31"E, 61.36 FEET; THENCE N64°56'55"E, 58.71 FEET; THENCE N79°47'16"E, 53.12 FEET; THENCE N86°50'02"E, 39.06 FEET; THENCE N87°57'59"E, 75.38 FEET; THENCE S71°10'19"E, 41.24 FEET; THENCE N18°49'41"E, 92.00 FEET; THENCE N27°49'11"E, 203.70 FEET; THENCE N49°23'51"E, 167.77 FEET; THENCE S80°33'11"E, 112.64 FEET; THENCE S71°10'19"E, 127.78 FEET; THENCE S71°44'04"E, 56.79 FEET; THENCE S78°44'21"E, 56.49 FEET; THENCE S87°29'07"E, 59.47 FEET; THENCE N89°42'42"E, 305.50 FEET; THENCE S86°14'34"E, 29.47 FEET; THENCE N19°13'58"E, 70.61 FEET; THENCE N33°30'24"E, 61.12 FEET; THENCE N46°49'55"E, 56.06 FEET; THENCE N59°13'58"E, 53.03 FEET; THENCE N71°31'02"E, 55.04 FEET; THENCE N83°55'06"E, 54.04 FEET; THENCE S82°08'22"E, 87.03 FEET; THENCE S82°57'12"E, 67.33 FEET; THENCE S87°42'11"E, 67.33 FEET; THENCE N87°32'51"E, 67.33 FEET; THENCE N84°28'03"E, 20.00 FEET; THENCE N81°31'30"E, 63.44 FEET; THENCE N77°07'23"E, 61.38 FEET; THENCE N72°54'58"E, 57.91 FEET; THENCE N68°41'30"E, 61.88 FEET; THENCE N64°07'12"E, 67.76 FEET; THENCE N46°55'29"E, 52.40 FEET; THENCE N16°46'19"E, 57.93 FEET; THENCE N10°21'40"E, 208.64 FEET; THENCE N00°31'18"E, 61.97 FEET; THENCE N13°41'23"W, 62.29 FEET; THENCE N27°40'45"W, 62.91 FEET; THENCE N38°47'05"W, 63.95 FEET; THENCE N49°29'54"W, 63.95 FEET; THENCE N60°12'43"W, 63.95 FEET; THENCE N70°55'32"W, 63.95 FEET; THENCE N81°38'21"W, 63.95 FEET; THENCE S88°40'14"W, 65.77 FEET; THENCE S82°33'54"W, 66.71 FEET; THENCE S76°42'18"W, 66.71 FEET; THENCE S70°50'42"W, 66.71 FEET; THENCE S64°54'16"W, 66.83 FEET; THENCE S57°29'17"W, 65.52 FEET; THENCE S49°32'13"W, 65.52 FEET; THENCE S41°35'08"W, 65.52 FEET; THENCE S33°39'19"W, 67.17 FEET; THENCE S39°38'20"W, 57.81 FEET; THENCE S55°30'35"W, 61.74 FEET; THENCE S71°23'50"W, 57.94 FEET; THENCE S85°18'40"W, 51.54 FEET; THENCE S88°40'30"W, 350.00 FEET; THENCE S86°40'48"W, 67.38 FEET; THENCE S80°38'22"W, 66.98 FEET; THENCE S75°17'45"W, 66.98 FEET; THENCE S70°49'00"W, 291.05 FEET; THENCE N85°13'19"W, 118.78 FEET; THENCE N63°04'49"W, 53.57 FEET; THENCE N47°13'36"W, 65.85 FEET; THENCE N26°28'29"W, 98.66 FEET; THENCE N19°55'35"W, 136.20 FEET; THENCE N30°31'52"W, 65.67 FEET; THENCE N36°53'20"W, 65.52 FEET; THENCE N44°49'12"W, 66.66 FEET; THENCE N47°45'04"W, 70.00 FEET; THENCE N42°59'25"W, 87.16 FEET; THENCE N31°11'24"W, 89.46 FEET; THENCE N19°14'12"W, 89.47 FEET; THENCE N11°59'11"W, 421.91 FEET; THENCE N13°32'39"W, 67.29 FEET; THENCE N19°15'57"W, 172.11 FEET; THENCE N05°48'31"E, 135.44 FEET; THENCE N22°22'30"W, 45.00 FEET; THENCE N67°37'30"E, 765.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'37", AN ARC DISTANCE OF 40.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°22'30"E, 319.30 FEET; THENCE S39°54'44"E, 64.29 FEET; THENCE S39°29'05"E, 72.12 FEET; THENCE S37°31'22"E, 73.81 FEET; THENCE S35°20'14"E, 73.81 FEET; THENCE S33°01'19"E, 84.14 FEET; THENCE N87°38'54"E, 97.94 FEET; THENCE N01°00'58"E, 640.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,533.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°25'08"E, 361.76 FEET TO WHICH A RADIAL LINE BEARS N04°11'34"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°32'52", AN ARC DISTANCE OF 362.60 FEET TO THE POINT OF TANGENCY ; THENCE S80°38'42"E, 70.45 FEET; THENCE S01°00'58"W, 626.97 FEET; THENCE N77°07'24"E, 109.49 FEET; THENCE N87°38'54"E, 156.00 FEET; THENCE N02°35'09"E, 31.56 FEET; THENCE N03°21'08"E, 75.84 FEET; THENCE N07°00'13"E, 75.84 FEET; THENCE N10°39'18"E, 75.84 FEET; THENCE N14°18'23"E, 75.84 FEET; THENCE N17°57'28"E, 75.84 FEET; THENCE N21°36'33"E, 75.84 FEET; THENCE

CONTINUED ON SHEET 6

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE BIRD ROAD • WILDWOOD, FL 34785
(352) 748-3128 LB5409

DRAWING NAME: C:\USERS\GAULTE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DIST15 EXISTING -5 8.5 x 11- 4/16/2024 11:26 AM ERIC GAULTER

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 6 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

N09°24'14"E, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,578.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°35'35"E, 275.32 FEET TO WHICH A RADIAL LINE BEARS N09°24'14"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'23", AN ARC DISTANCE OF 275.67 FEET; THENCE ALONG A RADIAL LINE RUN S19°24'37"W, 137.53 FEET; THENCE S22°05'50"W, 67.67 FEET; THENCE S17°57'01"W, 67.67 FEET; THENCE S18°23'02"W, 29.40 FEET; THENCE S72°24'26"E, 155.17 FEET; THENCE S61°33'44"E, 148.57 FEET; THENCE S55°59'27"E, 70.33 FEET; THENCE S55°15'41"E, 543.12 FEET; THENCE N46°52'15"E, 168.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S43°07'45"E, 548.25 FEET; THENCE S41°36'06"E, 150.05 FEET; THENCE S43°07'45"E, 201.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A N ON-TANGENT LINE RUN S43°07'53"E, 85.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S28°00'07"E, 60.80 FEET TO WHICH A RADIAL LINE BEARS N46°52'15"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°15'16", AN ARC DISTANCE OF 61.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°10'45"W, 34.41 FEET TO WHICH A RADIAL LINE BEARS N62°46'50"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°04'49", AN ARC DISTANCE OF 34.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 S58°38'31"W, 32.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'44", AN ARC DISTANCE OF 834.52 FEET; THENCE ALONG A RADIAL LINE RUN N71°12'13"W, 15.00 FEET; THENCE S68°39'15"W, 94.95 FEET; THENCE S87°34'29"W, 68.37 FEET; THENCE N69°24'06"W, 68.26 FEET; THENCE N63°29'46"W, 66.94 FEET; THENCE N69°11'45"W, 66.80 FEET; THENCE N74°41'43"W, 62.25 FEET; THENCE N79°06'52"W, 58.72 FEET; THENCE N67°41'50"W, 84.21 FEET; THENCE S03°54'18"W, 470.23 FEET; THENCE S84°03'50"E, 54.34 FEET; THENCE N87°07'25"E, 91.39 FEET; THENCE S78°44'07"E, 83.28 FEET; THENCE S82°41'00"E, 71.74 FEET; THENCE S71°05'44"E, 185.02 FEET; THENCE S10°30'16"W, 277.60 FEET; THENCE N80°52'30"W, 163.81 FEET; THENCE N69°32'41"W, 80.31 FEET; THENCE N53°29'28"W, 73.03 FEET; THENCE N76°25'09"W, 60.20 FEET; THENCE S79°05'32"W, 60.50 FEET; THENCE S16°29'20"W, 122.08 FEET; THENCE S06°04'36"W, 76.68 FEET; THENCE S12°33'05"W, 80.99 FEET; THENCE S19°17'03"W, 152.30 FEET; THENCE S76°16'53"E, 458.61 FEET; THENCE S79°29'44"E, 15.00 FEET; THENCE S10°30'16"W, 117.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 418.92 FEET TO THE POINT OF TANGENCY; THENCE S05°29'50"E, 563.17 FEET; THENCE S84°30'10"W, 469.00 FEET; THENCE N05°29'50"W, 471.74 FEET; THENCE N81°52'37"W, 124.38 FEET; THENCE S25°17'46"W, 160.58 FEET; THENCE S28°03'56"W, 64.40 FEET; THENCE S03°25'57"W, 63.77 FEET; THENCE S20°02'48"E, 63.16 FEET; THENCE S26°42'45"E, 206.55 FEET; THENCE S19°36'07"E, 94.36 FEET; THENCE S03°47'31"E, 96.83 FEET; THENCE S11°09'35"W, 359.01 FEET; THENCE S10°55'58"W, 68.77 FEET; THENCE S04°26'08"W, 64.62 FEET; THENCE S03°56'17"E, 208.40 FEET; THENCE S03°36'15"E, 75.88 FEET; THENCE S07°45'51"W, 60.55 FEET; THENCE S23°42'02"W, 59.50 FEET; THENCE S26°20'45"W, 157.76 FEET; THENCE S09°07'37"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,449.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°53'48"W, 484.07 FEET TO WHICH A RADIAL LINE BEARS N09°07'37"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°02'49", AN ARC DISTANCE OF 484.47 FEET TO THE POINT OF TANGENCY; THENCE N88°55'12"W, 232.82 FEET; THENCE N87°52'45"W, 120.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,112.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'37", AN ARC DISTANCE OF 173.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'57", AN ARC DISTANCE OF 15.10 FEET TO THE POINT OF TANGENCY; THENCE N85°41'07"W, 77.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 127.09 FEET AND A CHORD BEARING AND DISTANCE OF N79°23'23"W, 23.61 FEET TO WHICH A RADIAL LINE BEARS S05°16'47"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°39'39", AN ARC DISTANCE OF 23.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,130.78 FEET AND A CHORD BEARING AND DISTANCE OF N72°27'01"W, 25.26 FEET TO WHICH A RADIAL LINE BEARS S16°54'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'47", AN ARC DISTANCE OF 25.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'27", AN ARC DISTANCE OF 50.93

CONTINUED ON SHEET 7

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#909

DRAWING NAME: C:\USERS\GWALTE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_16240\D5115 EXST.DWG, 18 B.5 x 11 4/16/2024 11:58 AM GW. WALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 7 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°24'37", AN ARC DISTANCE OF 810.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1421.90 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 482.37 FEET TO THE POINT OF BEGINNING; THENCE N15°10'10"E, 57.51 FEET; THENCE N41°14'50"E, 55.17 FEET; THENCE N66°55'37"E, 55.24 FEET; THENCE N84°33'52"E, 137.63 FEET; THENCE N85°16'07"E, 39.83 FEET; THENCE S15°58'04"E, 133.76 FEET; THENCE S10°39'48"W, 110.74 FEET; THENCE S07°24'26"W, 65.52 FEET; THENCE S01°04'48"W, 277.03 FEET; THENCE N88°55'12"W, 330.04 FEET; THENCE N06°18'03"E, 440.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1806.95 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 69.08 FEET TO THE POINT OF BEGINNING; THENCE S80°42'14"W, 65.29 FEET; THENCE S85°48'38"W, 83.48 FEET; THENCE N22°44'10"W, 56.32 FEET; THENCE N38°18'50"W, 72.20 FEET; THENCE N37°56'06"W, 78.26 FEET; THENCE N50°21'46"E, 69.17 FEET; THENCE N36°00'30"E, 80.60 FEET; THENCE N28°31'29"E, 80.60 FEET; THENCE N21°34'32"E, 59.58 FEET; THENCE S85°01'40"E, 144.87 FEET; THENCE S71°26'23"E, 18.34 FEET; THENCE S01°09'29"W, 79.40 FEET; THENCE S05°28'21"E, 79.40 FEET; THENCE S12°06'11"E, 79.40 FEET; THENCE S17°05'59"E, 40.29 FEET; THENCE S27°30'51"E, 67.81 FEET; THENCE S74°01'56"W, 131.30 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 776.02 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1523.39 FEET TO THE POINT OF BEGINNING; THENCE N42°38'48"E, 155.14 FEET; THENCE N12°54'05"E, 24.24 FEET; THENCE N01°47'08"W, 172.60 FEET; THENCE N16°12'03"E, 102.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S70°08'16"E, 220.91 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'34", AN ARC DISTANCE OF 221.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'38", AN ARC DISTANCE OF 42.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S70°02'59"E, 88.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°03'21"E, 87.85 FEET TO WHICH A RADIAL LINE BEARS S19°56'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'33", AN ARC DISTANCE OF 87.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,181.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'32", AN ARC DISTANCE OF 50.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°57'36"E, 26.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,176.50 FEET AND A CHORD BEARING AND DISTANCE OF S84°24'26"E, 25.67 FEET TO WHICH A RADIAL LINE BEARS S06°13'04"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'00", AN ARC DISTANCE OF 25.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'44", AN ARC DISTANCE OF 15.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'16", AN ARC DISTANCE OF 74.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'15", AN ARC DISTANCE OF 15.59 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 89.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF

CONTINUED ON SHEET 8

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4453 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

DRAWING NAME: C:\USERS\DWOLFE\DESKTOP\CAD\BUSH_DEVELOPMENTS\EXHIBITS 7 & 8 4/16/2024 11:36 AM BY: DWOLFE

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 8 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

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, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE SOUTHERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 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 N69°22'40"W, 2.13 FEET TO WHICH A RADIAL LINE BEARS N32°56'02"E; THENCE WESTERLY 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 NORTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S10°21'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'53", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 184.00 FEET AND A CHORD BEARING AND DISTANCE OF S00°59'12"W, 45.59 FEET TO WHICH A RADIAL LINE BEARS N83°52'14"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°14'28"W, 107.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°24'59"W, 90.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY 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 TANGENCY; THENCE S78°00'59"W, 140.50 FEET; THENCE N48°18'33"W, 426.66 FEET; THENCE N06°29'39"E, 39.70 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1851.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 583.65 FEET TO THE POINT OF BEGINNING; THENCE N37°00'42"W, 0.48 FEET; THENCE S54°25'52"W, 576.70 FEET; THENCE S61°56'37"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,003.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°02'47"W, 969.79 FEET TO WHICH A RADIAL LINE BEARS S61°56'37"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'09", AN ARC DISTANCE OF 979.52 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°02'37"W, 205.64 FEET TO THE EAST RIGHT OF WAY LINE OF MARSH BEND TRAIL; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N00°01'49"W, 568.65 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°43'27"E, 887.29 FEET; THENCE N64°51'19"E, 140.69 FEET; THENCE S89°43'27"E, 285.15 FEET; THENCE N00°04'03"W, 681.01 FEET; THENCE N70°33'59"E, 85.77 FEET; THENCE S80°23'16"E, 131.83 FEET; THENCE S86°58'09"E, 70.10 FEET; THENCE N88°27'54"E, 70.02 FEET; THENCE S88°44'04"E, 292.22 FEET; THENCE S79°02'03"E, 81.13 FEET; THENCE S73°20'34"E, 70.07 FEET; THENCE S77°03'41"E, 70.02 FEET; THENCE S80°46'15"E, 70.26 FEET; THENCE S80°58'55"E, 70.28 FEET; THENCE S80°52'35"E, 132.01 FEET; THENCE N88°54'35"E, 64.61 FEET; THENCE S01°22'35"E, 165.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 767.50 FEET AND A CHORD BEARING AND DISTANCE OF S89°57'24"W, 35.71 FEET TO WHICH A RADIAL LINE BEARS S01°22'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'57", AN ARC DISTANCE OF 35.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN S30°10'11"W, 535.51 FEET; THENCE S31°03'43"W, 74.23 FEET; THENCE S33°16'31"W, 76.29 FEET; THENCE S38°37'06"W, 76.32 FEET; THENCE S43°54'09"W, 76.28 FEET; THENCE S45°15'40"W, 291.23 FEET; THENCE S55°45'49"W, 79.68 FEET; THENCE S60°00'12"W, 79.52 FEET; THENCE S65°51'04"W, 79.52 FEET; THENCE S73°06'30"W, 79.45 FEET; THENCE S75°13'43"W, 141.32 FEET; THENCE S71°09'02"W, 61.97 FEET; THENCE S49°52'17"W, 57.19 FEET; THENCE S27°34'39"W, 61.61 FEET; THENCE S25°23'35"W, 74.23 FEET; THENCE S27°59'48"W, 74.23 FEET; THENCE S30°36'30"W, 74.23 FEET; THENCE S33°13'13"W, 74.23 FEET; THENCE S35°49'55"W, 74.23 FEET; THENCE S38°26'37"W, 74.23 FEET; THENCE S41°03'19"W, 74.23 FEET; THENCE S43°41'36"W, 75.71 FEET; THENCE S47°21'28"W, 132.56 FEET; THENCE S51°20'22"W, 93.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 9

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB5419

DRAWING NAME: C:\USERS\GRANTE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_16520\DISTRICT 15 EXISTING 2ND AMEND.DWG 38 8.5 X 11 4/15/2024 11:26 AM Er. GRAL BRS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT "2"
SHEET 9 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 8

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1806.22 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 943.49 FEET TO THE POINT OF BEGINNING; THENCE N47°30'17"W, 82.66 FEET; THENCE N07°19'08"W, 60.51 FEET; THENCE N00°08'21"E, 122.52 FEET; THENCE N08°58'43"W, 78.16 FEET; THENCE N19°07'31"W, 126.00 FEET; THENCE S89°43'27"E, 7.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'53", AN ARC DISTANCE OF 102.49 FEET TO THE POINT OF TANGENCY; THENCE S63°37'33"E, 250.76 FEET; THENCE S28°49'38"W, 64.37 FEET; THENCE S31°16'30"W, 59.49 FEET; THENCE S33°49'09"W, 59.49 FEET; THENCE S36°10'14"W, 59.49 FEET; THENCE S38°37'06"W, 59.49 FEET; THENCE S41°04'00"W, 64.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 10, 11, 14, 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 785.67 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 395.22 FEET TO THE POINT OF BEGINNING; THENCE S33°44'56"E, 113.44 FEET; THENCE S26°54'12"E, 189.08 FEET; THENCE S37°42'25"E, 158.80 FEET; THENCE S47°48'47"E, 260.14 FEET; THENCE S49°21'43"E, 51.76 FEET; THENCE S50°54'39"E, 170.98 FEET; THENCE S10°10'19"E, 181.67 FEET; THENCE S41°34'40"E, 220.81 FEET; THENCE S46°04'26"E, 232.00 FEET; THENCE S43°55'34"W, 539.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'48", AN ARC DISTANCE OF 47.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°31'46", AN ARC DISTANCE OF 89.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'54", AN ARC DISTANCE OF 49.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°41'06", AN ARC DISTANCE OF 92.01 FEET TO THE POINT OF TANGENCY; THENCE N50°54'40"W, 381.47 FEET; THENCE N56°59'59"W, 150.82 FEET; THENCE N50°54'40"W, 335.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,148.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 609.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 781.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'16", AN ARC DISTANCE OF 29.16 FEET; THENCE ALONG A RADIAL LINE RUN N67°22'05"E, 25.00 FEET; THENCE N48°42'38"E, 216.49 FEET; THENCE N39°21'58"W, 377.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°35'32"W, 96.83 FEET TO WHICH A RADIAL LINE BEARS S37°46'29"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'00", AN ARC DISTANCE OF 96.84 FEET TO THE POINT OF TANGENCY; THENCE S54°57'32"W, 86.85 FEET TO THE POINT OF 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 91°23'55", AN ARC DISTANCE OF 31.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,068.50 FEET AND A CHORD BEARING AND DISTANCE OF N24°49'38"W, 832.75 FEET TO WHICH A RADIAL LINE BEARS S53°33'37"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°13'31", AN ARC DISTANCE OF 838.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'50", AN ARC DISTANCE OF 114.37 FEET; THENCE ALONG A RADIAL LINE RUN N68°54'17"E, 25.00 FEET; THENCE N38°09'22"E, 517.24 FEET; THENCE N86°03'14"E, 219.18 FEET; THENCE N52°02'26"E, 121.02 FEET; THENCE N37°57'34"W, 3.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 85.22 FEET TO THE POINT OF TANGENCY; THENCE N64°42'47"W, 153.33 FEET; THENCE S25°17'13"W, 110.00 FEET; THENCE N64°42'47"W, 140.00 FEET; THENCE N56°17'18"W, 60.65 FEET; THENCE S42°23'07"W, 295.89 FEET; THENCE S52°24'09"W, 209.55 FEET; THENCE S47°59'33"W, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 831.50 FEET AND A CHORD BEARING AND DISTANCE OF N46°47'22"W, 138.63 FEET TO WHICH A RADIAL LINE BEARS N47°59'33"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'50", AN ARC DISTANCE OF 138.79 FEET TO THE POINT OF TANGENCY; THENCE S38°25'44"W, 43.00 FEET; THENCE S36°16'49"W, 188.95 FEET; THENCE S54°35'03"W, 64.65 FEET; THENCE S37°08'27"W, 39.02 FEET; THENCE S34°51'21"W, 39.18 FEET; THENCE S32°16'32"W, 49.12 FEET; THENCE S29°42'00"W, 39.01 FEET; THENCE S27°07'27"W, 49.14 FEET; THENCE S24°32'53"W, 39.02 FEET; THENCE S22°15'47"W, 39.18 FEET; THENCE S18°30'18"W, 65.41 FEET; THENCE S31°55'14"W, 42.09 FEET; THENCE S44°51'06"W, 45.30 FEET; THENCE S56°32'46"W, 70.31 FEET; THENCE S51°14'40"W, 249.07 FEET; THENCE S47°08'12"W, 66.56 FEET; THENCE S41°05'03"W, 66.55 FEET;

CONTINUED ON SHEET 10

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4130 NE 53RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB#49

DRAWING NAME: C:\USERS\GRAL1E~1\APPDATA\LOCAL\TEMP\ACPUBLISH_16200\DISTRICT 15 EXISTING 13 8.5 X 11 4/16/2024 11:35 AM ERIC GRALTER
---- : CFB_Surve_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 10 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 9

THENCE S34°57'20"W, 66.55 FEET; THENCE S28°49'37"W, 66.55 FEET; THENCE S22°41'54"W, 66.55 FEET; THENCE S16°34'10"W, 66.55 FEET; THENCE S10°26'22"W, 66.62 FEET; THENCE S06°43'38"W, 69.14 FEET; THENCE S05°11'15"W, 69.14 FEET; THENCE S03°38'51"W, 69.14 FEET; THENCE S02°06'27"W, 69.14 FEET; THENCE S00°34'03"W, 69.14 FEET; THENCE S00°58'21"E, 69.14 FEET; THENCE S02°30'44"E, 69.14 FEET; THENCE S04°15'15"E, 68.64 FEET; THENCE S07°23'57"E, 68.10 FEET; THENCE S10°52'49"E, 71.31 FEET; THENCE S14°33'21"E, 75.90 FEET; THENCE S18°04'56"E, 76.73 FEET; THENCE S18°48'19"E, 304.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,220.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°59'14"E, 362.21 FEET TO WHICH A RADIAL LINE BEARS S19°28'33"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°04'26", AN ARC DISTANCE OF 363.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°32'55"W, 212.25 FEET; THENCE N38°22'15"W, 92.33 FEET; THENCE N12°21'30"W, 118.41 FEET; THENCE N19°23'05"E, 118.42 FEET; THENCE N41°18'46"E, 80.71 FEET; THENCE N24°32'46"E, 48.94 FEET; THENCE N10°26'41"W, 55.50 FEET; THENCE N33°55'03"W, 68.10 FEET; THENCE N28°06'02"W, 83.54 FEET; THENCE N19°45'43"W, 83.54 FEET; THENCE N11°23'58"W, 84.02 FEET; THENCE N05°55'04"E, 113.50 FEET; THENCE N30°21'20"E, 95.67 FEET; THENCE N41°54'54"E, 86.60 FEET; THENCE N52°10'12"E, 86.60 FEET; THENCE N62°25'30"E, 86.60 FEET; THENCE N73°59'07"E, 86.45 FEET; THENCE N78°22'08"E, 214.65 FEET; THENCE S30°40'00"E, 276.33 FEET; THENCE S14°16'42"E, 240.90 FEET; THENCE S37°09'04"E, 178.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 630.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°17'53"E, 124.28 FEET TO WHICH A RADIAL LINE BEARS N46°21'45"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'17", AN ARC DISTANCE OF 124.48 FEET TO THE POINT OF TANGENCY; THENCE N54°57'32"E, 299.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'21", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,111.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°55'41"E, 238.01 FEET TO WHICH A RADIAL LINE BEARS S56°18'10"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°27'42", AN ARC DISTANCE OF 238.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 738.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'53", AN ARC DISTANCE OF 253.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,191.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 632.54 FEET TO THE POINT OF TANGENCY; THENCE S50°54'40"E, 335.23 FEET; THENCE S49°23'01"E, 150.05 FEET; THENCE S50°54'40"E, 201.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A NON-TANGENT LINE RUN S50°54'49"E, 74.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'11"E, 94.96 FEET TO WHICH A RADIAL LINE BEARS N39°05'20"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°28'58", AN ARC DISTANCE OF 98.77 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 12°59'08", AN ARC DISTANCE OF 27.88 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S39°05'20"W, 21.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,675.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'08", AN ARC DISTANCE OF 843.47 FEET; THENCE ALONG A RADIAL LINE RUN N79°45'48"W, 76.28 FEET; THENCE N50°54'40"W, 506.40 FEET; THENCE N29°30'01"E, 124.67 FEET; THENCE N06°48'11"E, 135.12 FEET; THENCE N05°48'28"W, 119.44 FEET; THENCE N13°13'35"E, 6.67 FEET; THENCE N02°04'17"E, 51.69 FEET; THENCE N13°13'35"E, 39.81 FEET; THENCE N04°37'44"E, 27.32 FEET; THENCE N52°53'02"W, 43.39 FEET; THENCE N45°31'12"W, 60.30 FEET; THENCE N18°03'51"W, 119.39 FEET; THENCE N45°26'02"W, 170.58 FEET; THENCE N81°32'04"W, 34.55 FEET; THENCE S45°14'47"W, 119.99 FEET; THENCE S72°20'04"W, 86.28 FEET; THENCE S68°27'01"W, 76.48 FEET; THENCE S47°13'40"W, 67.47 FEET; THENCE S48°10'26"W, 88.32 FEET; THENCE S27°25'05"W, 100.86 FEET; THENCE S37°23'07"E, 160.72 FEET; THENCE S01°25'41"E, 92.93 FEET; THENCE S25°17'17"W, 63.51 FEET; THENCE S57°29'46"W, 79.70 FEET; THENCE S70°19'36"W, 63.60 FEET; THENCE N80°14'16"W, 80.38 FEET; THENCE S70°19'36"W, 372.08 FEET; THENCE N81°54'45"W, 104.02 FEET; THENCE S17°14'09"W, 235.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'20", AN ARC DISTANCE OF 44.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°16'00"E, 60.38 FEET; THENCE N81°43'01"E, 848.69 FEET; THENCE S57°31'06"E, 91.01 FEET; THENCE S56°08'03"E, 70.00 FEET; THENCE S50°56'12"E, 86.88 FEET; THENCE S40°32'42"E, 86.81 FEET; THENCE S30°09'26"E, 86.81 FEET; THENCE S19°46'11"E, 86.81 FEET; THENCE S09°22'56"E, 86.81 FEET; THENCE S02°15'43"W, 85.61 FEET; THENCE S05°32'25"W, 717.18 FEET;

CONTINUED ON SHEET 11

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4430 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB6498

DRAWING NAME: C:\USERS\GRANLEE-17FAN\APPDATA\LOCAL\TEMP\AXPUBLISH_02692\DWG TO PDF.DWG 10.82 X 11 4/16/2024 10:36 AM BY: GRANTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 11 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 10

THENCE S12°40'29"W, 73.90 FEET; THENCE S24°36'20"W, 89.27 FEET; THENCE S36°14'34"W, 79.43 FEET; THENCE S35°08'27"W, 67.62 FEET; THENCE S28°36'47"W, 66.04 FEET; THENCE S21°45'00"W, 66.05 FEET; THENCE S16°27'09"W, 484.36 FEET; THENCE S38°13'07"W, 84.35 FEET; THENCE S60°02'46"W, 381.51 FEET; THENCE S20°59'51"W, 69.90 FEET; THENCE S10°24'19"E, 69.78 FEET; THENCE S22°16'30"E, 78.10 FEET; THENCE S47°55'56"E, 89.28 FEET; THENCE S68°48'02"W, 260.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°36'34"W, 99.47 FEET TO WHICH A RADIAL LINE BEARS S25°44'05"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 168°15'03", AN ARC DISTANCE OF 146.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'38", AN ARC DISTANCE OF 32.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°27'22"W, 191.56 FEET; THENCE N03°07'53"E, 64.04 FEET; THENCE N01°12'01"W, 72.15 FEET; THENCE N10°24'06"E, 79.53 FEET; THENCE N16°23'49"E, 74.63 FEET; THENCE N27°39'39"E, 69.82 FEET; THENCE N15°14'48"E, 65.66 FEET; THENCE N02°03'55"W, 668.34 FEET; THENCE N07°28'09"W, 248.56 FEET; THENCE N63°10'57"W, 90.63 FEET; THENCE N75°42'31"W, 579.61 FEET; THENCE N17°10'45"W, 395.84 FEET; THENCE N37°27'53"E, 53.03 FEET; THENCE N43°12'38"E, 66.01 FEET; THENCE N66°08'16"E, 51.51 FEET; THENCE N78°09'40"E, 210.35 FEET; THENCE N75°13'42"E, 58.20 FEET; THENCE N70°58'10"E, 58.20 FEET; THENCE N66°39'06"E, 58.20 FEET; THENCE N62°20'01"E, 58.21 FEET; THENCE N57°56'56"E, 86.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N00°52'38"W, 326.44 FEET TO WHICH A RADIAL LINE BEARS S71°00'35"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°13'35", AN ARC DISTANCE OF 331.94 FEET TO THE POINT OF TANGENCY; THENCE N17°14'09"E, 62.28 FEET; THENCE N72°45'51"W, 110.00 FEET; THENCE N17°14'09"E, 140.00 FEET; THENCE N16°48'28"E, 68.44 FEET; THENCE N11°28'58"E, 65.34 FEET; THENCE N04°51'10"E, 65.34 FEET; THENCE N01°46'39"W, 65.34 FEET; THENCE N08°24'28"W, 65.34 FEET; THENCE N15°02'16"W, 65.34 FEET; THENCE N21°40'05"W, 65.34 FEET; THENCE N28°17'54"W, 65.35 FEET; THENCE N31°37'15"W, 52.04 FEET; THENCE N01°27'29"W, 20.62 FEET; THENCE N58°07'39"E, 99.34 FEET; THENCE N31°52'21"W, 355.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'56", AN ARC DISTANCE OF 30.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'58", AN ARC DISTANCE OF 240.14 FEET TO THE POINT OF TANGENCY; THENCE S71°11'41"W, 21.20 FEET; THENCE S29°05'21"E, 85.12 FEET; THENCE S39°09'54"E, 58.03 FEET; THENCE S30°17'59"E, 89.42 FEET; THENCE S22°00'23"E, 82.16 FEET; THENCE S15°09'50"E, 77.49 FEET; THENCE S13°39'49"E, 210.00 FEET; THENCE S13°49'09"E, 101.52 FEET; THENCE S07°04'10"W, 67.99 FEET; THENCE S22°56'25"W, 62.57 FEET; THENCE S38°48'40"W, 59.03 FEET; THENCE S52°21'13"W, 26.92 FEET; THENCE S56°46'39"W, 83.53 FEET; THENCE S63°56'47"W, 83.40 FEET; THENCE S69°52'32"W, 73.34 FEET; THENCE S68°28'28"W, 68.81 FEET; THENCE S66°28'24"W, 68.81 FEET; THENCE S64°28'21"W, 68.81 FEET; THENCE S62°28'18"W, 68.81 FEET; THENCE S60°28'15"W, 68.81 FEET; THENCE S58°28'12"W, 68.81 FEET; THENCE S60°25'02"W, 90.87 FEET; THENCE S51°24'47"W, 127.69 FEET; THENCE S78°22'10"W, 214.25 FEET; THENCE S89°42'27"W, 377.37 FEET; THENCE N00°17'33"W, 72.53 FEET; THENCE N20°45'41"W, 80.23 FEET; THENCE N26°15'05"W, 90.24 FEET; THENCE N19°06'45"E, 57.65 FEET; THENCE N17°24'04"W, 13.68 FEET; THENCE N24°38'31"W, 53.88 FEET; THENCE N19°00'41"W, 84.86 FEET; THENCE N20°51'43"W, 117.25 FEET; THENCE N08°53'56"W, 109.47 FEET; THENCE N77°33'32"W, 1.07 FEET; THENCE N12°26'28"E, 53.33 FEET; THENCE N41°20'19"E, 101.93 FEET; THENCE N62°57'25"E, 350.00 FEET; THENCE N38°49'58"E, 75.89 FEET; THENCE N00°17'21"W, 80.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N88°55'10"W, 73.15 FEET TO WHICH A RADIAL LINE BEARS S00°17'21"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'22", AN ARC DISTANCE OF 73.15 FEET TO THE POINT OF TANGENCY; THENCE N87°32'59"W, 557.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 179.06 FEET TO THE POINT OF TANGENCY; THENCE S64°43'18"W, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'21", AN ARC DISTANCE OF 4.26 FEET TO THE POINT OF TANGENCY; THENCE S25°32'17"E, 10.09 FEET; THENCE S36°22'33"E, 73.53 FEET; THENCE S06°00'29"E, 249.08 FEET; THENCE S05°25'21"E, 58.52 FEET; THENCE S00°01'47"W, 153.83 FEET; THENCE S02°30'53"W, 123.36 FEET; THENCE S22°02'57"W, 182.10 FEET; THENCE S61°39'13"W, 224.97 FEET; THENCE S34°03'10"W, 66.18 FEET; THENCE S76°37'49"W, 54.98 FEET; THENCE S26°22'23"E, 1.03 FEET; THENCE S76°37'49"W, 64.34 FEET; THENCE N85°24'30"W, 97.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S14°48'58"W, 187.03 FEET TO WHICH A RADIAL LINE BEARS S81°17'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'02", AN ARC DISTANCE OF 187.39 FEET TO THE POINT OF TANGENCY; THENCE S20°54'59"W, 134.90 FEET; THENCE S53°24'45"E, 139.30 FEET; THENCE S19°08'17"E, 77.61 FEET; THENCE S22°05'45"E, 65.29 FEET; THENCE S43°20'19"E, 58.82 FEET; THENCE S50°54'56"E, 73.47 FEET; THENCE S45°58'13"E, 77.35 FEET; THENCE S41°14'15"E, 278.68 FEET; THENCE S26°40'26"E, 77.53 FEET; THENCE S02°34'32"W, 64.73 FEET; THENCE S25°40'41"W, 89.23 FEET; THENCE S48°45'45"W, 190.83 FEET; THENCE S76°36'53"W, 93.30 FEET; THENCE N80°30'39"W, 62.94 FEET;

CONTINUED ON SHEET 12

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4420 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

DRAWING NAME: C:\USERS\JWALE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_1256\DIST15 EXS LDG -11 x 8.5 X 11 4/16/2024 11:15 AM BY: GWALE

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 12 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 11

THENCE N57°40'31"W, 80.41 FEET; THENCE N44°18'22"W, 467.21 FEET; THENCE N27°49'14"W, 164.17 FEET; THENCE N34°53'59"W, 60.04 FEET; THENCE N55°06'01"E, 42.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°11'02", AN ARC DISTANCE OF 280.41 FEET TO THE POINT OF TANGENCY; THENCE N20°54'59"E, 272.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 820.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'29", AN ARC DISTANCE OF 233.63 FEET TO THE POINT OF TANGENCY; THENCE N04°35'30"E, 176.85 FEET; THENCE N85°24'30"W, 135.00 FEET; THENCE N73°50'39"W, 97.94 FEET; THENCE N50°20'55"W, 212.58 FEET; THENCE N38°49'31"W, 75.49 FEET; THENCE N24°38'48"W, 176.96 FEET; THENCE N15°01'24"W, 50.49 FEET; THENCE N05°30'35"W, 146.17 FEET; THENCE N05°17'12"E, 225.98 FEET; THENCE N08°57'03"E, 147.79 FEET; THENCE N12°23'15"W, 80.32 FEET; THENCE S88°31'32"E, 561.76 FEET; THENCE S79°33'47"E, 83.93 FEET; THENCE S71°41'08"E, 83.81 FEET; THENCE S58°22'38"E, 167.03 FEET; THENCE S45°35'09"E, 124.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°01'09"E, 19.12 FEET TO WHICH A RADIAL LINE BEARS N26°40'59"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'17", AN ARC DISTANCE OF 19.12 FEET TO THE POINT OF TANGENCY; THENCE N64°43'18"E, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 208.10 FEET TO THE POINT OF TANGENCY; THENCE S87°32'59"E, 402.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N02°27'01"E, 23.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,025.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'07", AN ARC DISTANCE OF 159.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°02'38"W, 240.97 FEET; THENCE N63°56'34"W, 50.68 FEET; THENCE S87°31'27"W, 420.00 FEET; THENCE N86°59'23"W, 95.97 FEET; THENCE N70°43'21"W, 323.94 FEET; THENCE N81°51'05"W, 51.24 FEET; THENCE S87°31'27"W, 722.62 FEET; THENCE N14°23'41"W, 71.26 FEET; THENCE N04°14'19"W, 156.74 FEET; THENCE N00°19'00"W, 39.50 FEET; THENCE N12°59'30"E, 63.33 FEET; THENCE N25°52'54"E, 52.46 FEET; THENCE N38°46'18"E, 63.67 FEET; THENCE N51°39'38"E, 47.83 FEET; THENCE N64°32'59"E, 79.05 FEET; THENCE N86°36'27"E, 371.82 FEET; THENCE N70°30'04"E, 64.93 FEET; THENCE N55°40'41"E, 87.70 FEET; THENCE N36°44'29"E, 65.65 FEET; THENCE N25°21'22"E, 66.45 FEET; THENCE N11°45'52"E, 62.52 FEET; THENCE N01°12'34"W, 64.16 FEET; THENCE N05°10'10"W, 82.56 FEET; THENCE N13°04'40"E, 98.21 FEET; THENCE N29°06'29"E, 97.72 FEET; THENCE N46°48'47"E, 97.72 FEET; THENCE N64°31'04"E, 97.72 FEET; THENCE N81°31'28"E, 92.21 FEET; THENCE N87°31'27"E, 700.00 FEET; THENCE N86°15'15"E, 66.62 FEET; THENCE N74°48'14"E, 62.40 FEET; THENCE N61°24'31"E, 62.40 FEET; THENCE N48°00'42"E, 62.41 FEET; THENCE N36°56'31"E, 65.78 FEET; THENCE N30°42'43"E, 66.57 FEET; THENCE N24°34'54"E, 66.57 FEET; THENCE N20°21'01"E, 72.86 FEET; THENCE N24°26'38"E, 78.14 FEET; THENCE N29°32'53"E, 78.15 FEET; THENCE N34°17'16"E, 66.99 FEET; THENCE N38°39'46"E, 66.99 FEET; THENCE N41°57'19"E, 33.85 FEET; THENCE N31°48'39"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°00'43"E, 542.77 FEET TO WHICH A RADIAL LINE BEARS S31°48'39"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°21'17", AN ARC DISTANCE OF 546.23 FEET TO THE POINT OF TANGENCY; THENCE N35°50'04"E, 346.34 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'48", AN ARC DISTANCE OF 13.45 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 49°12'24", AN ARC DISTANCE OF 87.60 FEET TO THE POINT OF TANGENCY; THENCE S53°43'11"E, 210.94 FEET; THENCE N36°16'49"E, 120.00 FEET; THENCE N07°21'31"E, 141.52 FEET; THENCE N58°44'42"E, 141.50 FEET; THENCE S72°29'17"E, 119.86 FEET; THENCE N42°23'07"E, 156.33 FEET; THENCE N71°50'22"E, 130.73 FEET; THENCE S78°30'05"E, 103.20 FEET; THENCE S64°42'47"E, 372.27 FEET; THENCE N69°45'53"E, 48.12 FEET; THENCE N18°14'48"E, 81.35 FEET; THENCE N43°56'55"E, 59.17 FEET; THENCE N69°39'01"E, 85.47 FEET; THENCE S84°38'52"E, 59.17 FEET; THENCE S58°56'46"E, 85.47 FEET; THENCE S33°14'39"E, 59.17 FEET; THENCE S07°32'32"E, 118.30 FEET; THENCE S44°26'50"W, 104.09 FEET; THENCE S52°47'03"W, 67.64 FEET; THENCE S25°17'13"W, 65.20 FEET; THENCE S64°42'47"E, 174.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 217.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 101.56 FEET TO THE POINT OF TANGENCY; THENCE S37°57'34"E, 5.58 FEET; THENCE N52°02'26"E, 329.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°44'38"W, 173.37 FEET TO WHICH A RADIAL LINE BEARS S63°52'57"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°44'50", AN ARC DISTANCE OF 176.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°26'47", AN ARC DISTANCE OF 321.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY

CONTINUED ON SHEET 13

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#68

DRAWING NAME: C:\USERS\GWALTERS\APPDATA\LOCAL\TEMP\ACHEBOSH_DESKTOP-3951LDN\2 8.5 X 11 4/16/2024 11:38 AM BY: GWALTERS
----- : CFB_Survey_Standards

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT "2"
SHEET 13 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 192.20 FEET TO THE POINT OF TANGENCY; THENCE N00°33'00"E, 14.62 FEET; THENCE N89°43'47"W, 1,087.59 FEET; THENCE N59°30'49"W, 29.81 FEET; THENCE N36°57'12"W, 133.50 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 N66°15'48"E, 1,290.88 FEET TO WHICH A RADIAL LINE BEARS N36°57'12"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'01", AN ARC DISTANCE OF 1,302.40 FEET TO THE POINT OF TANGENCY; THENCE N79°28'48"E, 195.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'22", AN ARC DISTANCE OF 514.46 FEET; THENCE ALONG A RADIAL LINE RUN S18°10'34"E, 169.34 FEET; THENCE S20°46'30"E, 88.91 FEET; THENCE S18°25'14"E, 70.00 FEET; THENCE S02°06'38"W, 134.36 FEET; THENCE S49°52'38"W, 141.47 FEET; THENCE S74°34'25"W, 71.51 FEET; THENCE S75°30'47"W, 71.51 FEET; THENCE S76°27'10"W, 71.51 FEET; THENCE S77°23'32"W, 71.51 FEET; THENCE S78°19'55"W, 71.51 FEET; THENCE S79°16'18"W, 71.51 FEET; THENCE N89°27'00"W, 92.08 FEET; THENCE S00°33'00"W, 178.67 FEET; THENCE N89°27'00"W, 65.67 FEET; THENCE N89°43'47"W, 44.33 FEET; THENCE S00°33'00"W, 14.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 166.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'58", AN ARC DISTANCE OF 121.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°10'06"E, 96.90 FEET; THENCE S89°51'45"E, 173.91 FEET; THENCE N72°59'49"E, 80.34 FEET; THENCE N00°08'15"E, 123.88 FEET; THENCE S89°27'00"E, 985.68 FEET; THENCE N03°57'33"E, 90.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 168.04 FEET; THENCE N22°07'30"E, 86.23 FEET; THENCE N67°52'30"W, 339.61 FEET; THENCE N38°12'07"W, 138.57 FEET; THENCE N22°07'30"E, 128.07 FEET; THENCE N02°36'40"E, 112.74 FEET; THENCE N15°37'48"W, 70.00 FEET; THENCE N08°42'16"W, 94.12 FEET; THENCE N12°32'05"E, 116.01 FEET; THENCE N25°55'27"W, 64.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,850.00 FEET AND A CHORD BEARING AND DISTANCE OF N60°45'03"E, 446.60 FEET TO WHICH A RADIAL LINE BEARS S25°55'27"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'00", AN ARC DISTANCE OF 446.85 FEET TO THE POINT OF TANGENCY; THENCE N57°25'33"E, 130.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'48", AN ARC DISTANCE OF 1,051.88 FEET TO THE POINT OF TANGENCY; THENCE N78°34'22"E, 168.30 FEET TO THE POINT OF 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 47°30'06", AN ARC DISTANCE OF 84.56 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 05°00'16", AN ARC DISTANCE OF 10.74 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 S11°25'38"E, 229.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°21'21", AN ARC DISTANCE OF 485.03 FEET TO THE POINT OF TANGENCY; THENCE S13°55'42"W, 204.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°07'45", AN ARC DISTANCE OF 482.80 FEET TO THE POINT OF TANGENCY; THENCE S09°12'03"E, 221.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'32", AN ARC DISTANCE OF 53.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°27'00"W, 743.99 FEET; THENCE N00°32'43"E, 229.99 FEET; THENCE N82°39'38"W, 90.62 FEET; THENCE N37°05'53"W, 125.16 FEET; THENCE N29°43'53"W, 60.72 FEET; THENCE N43°47'54"W, 61.91 FEET; THENCE N82°51'08"W, 14.47 FEET; THENCE N82°51'35"W, 70.32 FEET; THENCE S87°42'34"W, 72.45 FEET; THENCE N12°38'30"E, 38.26 FEET; THENCE N67°52'30"W, 91.96 FEET; THENCE S22°07'30"W, 426.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 149.01 FEET TO THE POINT OF TANGENCY; THENCE S03°57'33"W, 104.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 555.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'33", AN ARC DISTANCE OF 526.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'16", AN ARC DISTANCE OF 5.44 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 92°42'54", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF TANGENCY; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'48", AN ARC DISTANCE OF 145.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°10'57"E, 449.15 FEET; THENCE N72°25'02"E, 195.99 FEET; THENCE S64°49'03"E, 83.35

CONTINUED ON SHEET 14

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#99

DRAWING NAME: C:\USERS\DOWNLE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_28260\D-S16 EXHIBIT.DWG 11"x17" 4/15/2024 11:36 AM JIM GRANLEES

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT "2"
SHEET 14 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 13

FEET; THENCE S48°52'20"E, 72.80 FEET; THENCE S64°52'35"E, 69.32 FEET; THENCE N86°39'04"E, 40.12 FEET; THENCE N55°00'26"E, 134.76 FEET; THENCE N89°54'59"E, 152.21 FEET; THENCE S77°43'47"E, 110.24 FEET; THENCE S47°17'30"E, 208.81 FEET; THENCE S32°28'40"W, 73.88 FEET; THENCE S20°25'28"W, 119.42 FEET; THENCE S13°18'50"E, 73.74 FEET; THENCE S69°37'49"E, 87.06 FEET; THENCE S61°53'26"E, 307.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°23'41"W, 114.69 FEET TO WHICH A RADIAL LINE BEARS S67°29'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'21", AN ARC DISTANCE OF 114.72 FEET TO THE POINT OF TANGENCY; THENCE S26°16'21"W, 1,356.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°51'12", AN ARC DISTANCE OF 249.89 FEET; THENCE ALONG A RADIAL LINE RUN N58°52'26"W, 15.00 FEET; THENCE N86°19'51"W, 252.33 FEET; THENCE S61°26'27"W, 59.63 FEET; THENCE S52°02'14"W, 190.98 FEET; THENCE S83°10'20"W, 53.78 FEET; THENCE S78°51'08"W, 101.14 FEET; THENCE S85°43'14"W, 112.35 FEET; THENCE N64°06'39"W, 124.97 FEET; THENCE N39°38'20"W, 559.53 FEET; THENCE N38°08'22"W, 82.95 FEET; THENCE N15°38'53"W, 118.41 FEET; THENCE N16°05'37"E, 118.41 FEET; THENCE N43°53'03"E, 98.08 FEET; THENCE N50°19'40"E, 68.94 FEET; THENCE N29°01'37"E, 65.34 FEET; THENCE N60°58'23"W, 36.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'12", AN ARC DISTANCE OF 75.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S49°39'30"W, 226.83 FEET; THENCE S45°13'29"W, 67.82 FEET; THENCE S40°47'35"W, 67.84 FEET; THENCE S38°09'22"W, 179.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1255.77 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 744.27 FEET TO THE POINT OF BEGINNING; THENCE N39°15'53"E, 110.00 FEET; THENCE N47°51'28"W, 66.77 FEET; THENCE N42°06'10"W, 69.01 FEET; THENCE N37°57'34"W, 217.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N42°56'35"E, 444.57 FEET TO WHICH A RADIAL LINE BEARS S38°42'11"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'27", AN ARC DISTANCE OF 446.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'41", AN ARC DISTANCE OF 303.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'10", AN ARC DISTANCE OF 171.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S25°10'57"W, 96.19 FEET; THENCE S05°29'30"W, 294.01 FEET; THENCE S11°12'03"W, 90.13 FEET; THENCE S50°09'20"W, 72.80 FEET; THENCE S35°34'41"W, 83.79 FEET; THENCE S50°45'26"W, 176.91 FEET; THENCE S29°01'37"W, 135.07 FEET; THENCE N60°58'23"W, 42.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'16", AN ARC DISTANCE OF 138.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1973.96 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 298.94 FEET TO THE POINT OF BEGINNING; THENCE N52°20'49"E, 101.67 FEET; THENCE N04°44'34"W, 113.96 FEET; THENCE N24°27'06"E, 101.13 FEET; THENCE S67°15'29"E, 91.82 FEET; THENCE S66°36'18"E, 220.32 FEET; THENCE S36°15'29"E, 68.43 FEET; THENCE S18°33'58"E, 141.56 FEET; THENCE S53°04'15"E, 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°16'17"W, 171.40 FEET TO WHICH A RADIAL LINE BEARS S53°04'15"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°41'03", AN ARC DISTANCE OF 171.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N45°59'49"W, 92.74 FEET; THENCE N77°25'01"W, 125.62 FEET; THENCE S79°50'54"W, 75.68 FEET; THENCE N71°50'59"W, 54.18 FEET; THENCE N41°11'42"W, 54.10 FEET; THENCE N37°39'11"W, 64.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 15

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4490 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB0408

DRAWN BY: MAE C:\USERS\MAE\DESKTOP\ACTIVE\DISTRICT 15 (2ND AMENDMENT) EXISTING.DWG 11:56 AM 8/5/2024 ANSI B (17.00 X 11.00 INCHES)

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

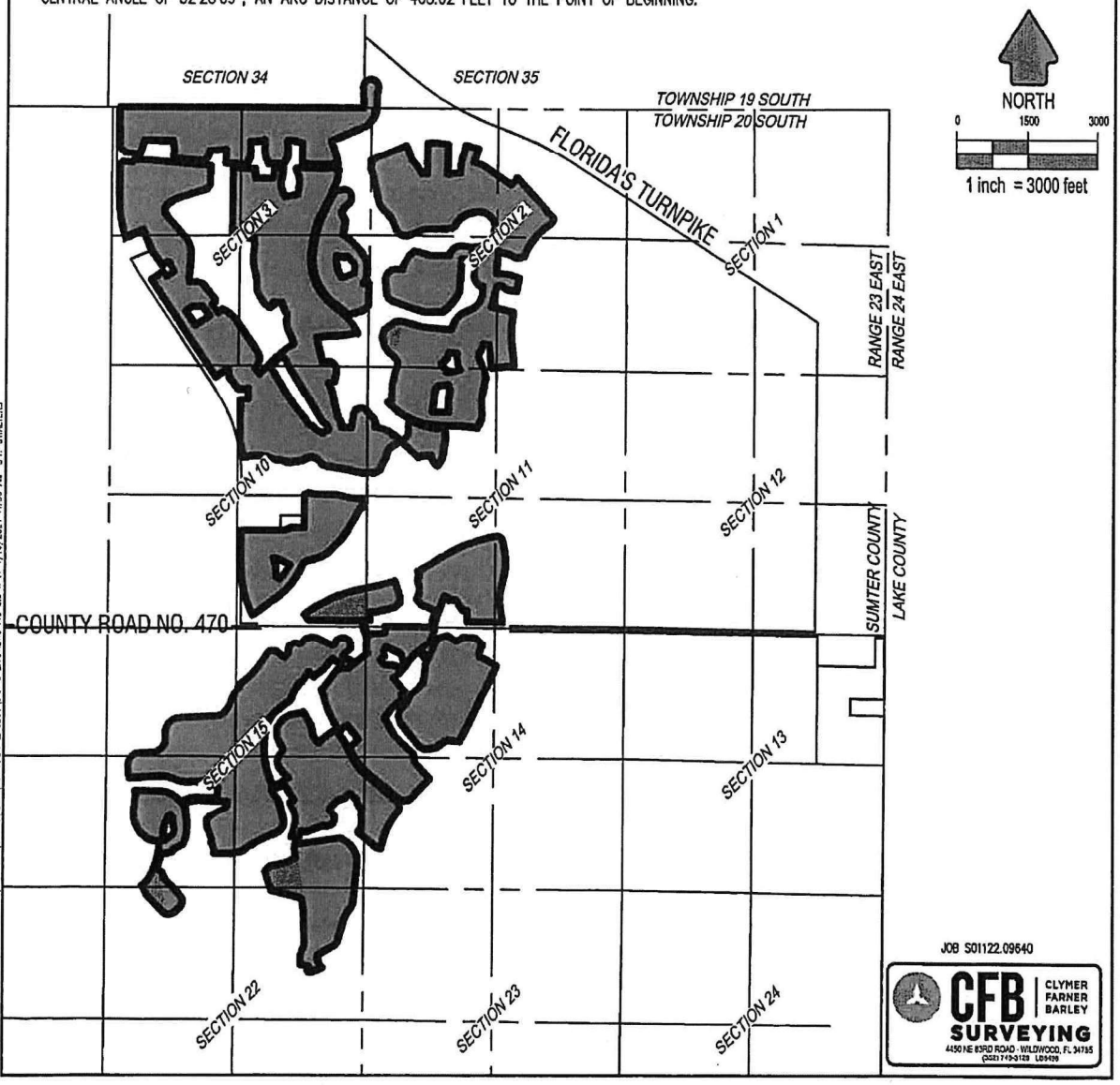
DISTRICT 15 (2ND AMENDMENT) EXISTING
1378.4 ACRES±

EXHIBIT " 2 "
SHEET 15 OF 15

LEGAL DESCRIPTION

CONTINUED FROM SHEET 14

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 1188.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 4009.75 FEET TO THE POINT OF BEGINNING; THENCE S41°09'05"E, 86.54 FEET; THENCE S10°44'49"W, 76.87 FEET; THENCE S12°32'18"E, 190.31 FEET; THENCE S18°25'22"W, 82.25 FEET; THENCE S47°11'55"W, 34.82 FEET; THENCE S53°04'00"W, 168.99 FEET; THENCE S88°13'15"W, 42.86 FEET; THENCE N85°24'30"W, 10.00 FEET; THENCE N04°35'30"E, 154.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'09", AN ARC DISTANCE OF 408.02 FEET TO THE POINT OF BEGINNING.



JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 745-3128 LB9496

DRAWING NAME: C:\USERS\GWALTE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DST15 EXIST.DWG :15 8.5 x 11 4/16/2024 11:36 AM BY: GWALTERS

EXHIBIT 3

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 3, 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 3; THENCE ALONG THE NORTH LINE THEREOF RUN S89°51'17"E, 432.13 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°08'43"W, 1130.42 FEET TO THE POINT OF BEGINNING; THENCE S41°01'47"W, 13.31 FEET; THENCE N84°48'37"W, 0.96 FEET; (SAID POINT BEARS S20°10'54"E, 1216.13 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N44°14'53"E, 13.90 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°40'44"W, 1581.34 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1923.86 FEET TO THE POINT OF BEGINNING; THENCE S54°29'52"W, 298.22 FEET; THENCE N33°56'01"W, 11.00 FEET; (SAID POINT BEARS N45°48'41"W, 2537.42 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N54°29'52"E, 297.91 FEET; THENCE S35°30'08"E, 11.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°45'28"E, 291.89 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 2591.40 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N06°40'08"E, 2607.79 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N81°37'49"W, 365.55 FEET; THENCE N42°56'26"W, 19.68 FEET; THENCE S81°37'49"E, 379.24 FEET; THENCE S00°39'41"W, 12.41 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°45'28"E, 363.68 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 1542.68 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N13°30'25"E, 1584.97 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N11°26'58"W, 95.13 FEET; THENCE N00°41'08"W, 67.08 FEET; THENCE N00°46'49"E, 67.53 FEET; THENCE N13°02'44"W, 67.53 FEET; THENCE N11°34'47"W, 67.46 FEET; THENCE N14°49'50"W, 69.69 FEET; THENCE N11°49'11"W, 79.92 FEET; THENCE N06°44'18"W, 78.86 FEET; THENCE N07°01'06"E, 79.76 FEET; THENCE S01°38'03"E, 78.32 FEET; THENCE S06°44'18"E, 78.32 FEET; THENCE S11°50'32"E, 78.32 FEET; THENCE S14°49'07"E, 70.28 FEET; THENCE S11°34'47"E, 67.84 FEET; THENCE S07°56'54"E, 67.84 FEET; THENCE S04°19'01"E, 67.84 FEET; THENCE S00°41'08"E, 67.84 FEET; THENCE S04°13'52"E, 93.26 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°40'44"W, 351.70 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1153.62 FEET TO THE POINT OF BEGINNING; THENCE N43°58'14"E, 8.64 FEET; (SAID POINT BEARS N16°16'37"W, 1210.31 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N87°19'39"E, 92.93 FEET; THENCE S59°04'40"E, 90.32 FEET; THENCE S51°02'53"E, 90.32 FEET; THENCE S42°58'01"W, 35.22 FEET; THENCE S34°23'32"E, 85.47 FEET; THENCE N44°20'20"W, 83.49 FEET; THENCE N51°02'53"W, 83.32 FEET; THENCE N59°04'40"W, 83.32 FEET; THENCE N65°55'59"W, 83.46 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 2

4/17/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8459

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

DRAWING NAME: C:\USERS\CMALIE-1\APPDATA\LOCAL\TEMP\ACPUBLISH_12860\D-5715 ADJDNG-1 E-3 1:1 4/16/2024 11:17 AM BY: GMALIEN1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 2 OF 6

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 10, 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 10; THENCE ALONG THE NORTH LINE THEREOF RUN S89°45'28"E, 181.06 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°14'32"W, 468.73 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S20°52'41"E, 502.49 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE S75°19'38"W, 42.59 FEET; THENCE N86°49'50"W, 138.89 FEET; THENCE N38°10'47"W, 11.95 FEET; THENCE S84°10'05"E, 131.80 FEET; THENCE N82°47'05"E, 56.59 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 10, 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 10; THENCE ALONG THE NORTH LINE THEREOF RUN S89°45'28"E, 181.06 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°14'32"W, 468.73 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S20°52'41"E, 502.49 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE N61°58'23"E, 40.97 FEET; THENCE S00°01'51"E, 250.19 FEET; THENCE S89°58'09"W, 10.00 FEET; THENCE N00°01'51"W, 180.54 FEET; THENCE N00°22'23"E, 57.37 FEET; THENCE S75°19'38"W, 27.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 10, 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 10; THENCE ALONG THE NORTH LINE THEREOF RUN S89°45'28"E, 1758.72 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°14'32"W, 1173.04 FEET TO THE POINT OF BEGINNING; THENCE S57°18'19"E, 107.34 FEET; THENCE S18°51'26"E, 88.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S70°13'39"W, 30.03 FEET TO WHICH A RADIAL LINE BEARS N18°51'26"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'51", AN ARC DISTANCE OF 30.04 FEET; (SAID POINT BEARS S54°09'42"E, 2275.03 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE ALONG A NON-TANGENT LINE RUN N30°51'27"W, 176.57 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 3, 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 3; THENCE ALONG THE NORTH LINE THEREOF RUN S89°47'59"E, 1957.24 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°12'01"W, 1675.67 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S49°13'53"E, 2576.55 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S62°55'40"E, 6.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 927.50 FEET AND A CHORD BEARING AND DISTANCE OF S29°21'18"W, 73.88 FEET TO WHICH A RADIAL LINE BEARS S62°55'40"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°33'55", AN ARC DISTANCE OF 73.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'01", AN ARC DISTANCE OF 68.70 FEET TO A POINT OF CUSP; THENCE N26°54'13"E, 142.45 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 3, 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 3; THENCE ALONG THE NORTH LINE THEREOF RUN S89°47'59"E, 2243.86 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°12'01"W, 1933.41 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S49°03'00"E, 2961.92 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S32°29'12"W, 293.18 FEET; THENCE N26°03'28"W, 37.15 FEET; THENCE N32°29'12"E, 129.79 FEET; THENCE N44°53'55"E, 147.45 FEET TO THE POINT OF BEGINNING.

JOB S01122.09640

AND

CONTINUED ON SHEET 3

CFB CLYMER FARNER BARLEY
SURVEYING
1430 NE 63RD ROAD - WILDWOOD, FL. 34785
(352) 748-3126 LB6988

DRAWING NAME: C:\USERS\GWALTE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_1856\DWG015 ADDDMC 22.5 X 11 4/16/2024 11:37 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 3 OF 6

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 111.39 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 1695.21 FEET TO THE POINT OF BEGINNING; THENCE N32°52'33"E, 117.66 FEET; (SAID POINT BEARS N01°17'18"W, 1794.93 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE S29°10'54"E, 115.10 FEET; THENCE N89°11'53"W, 120.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 2, 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 2; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°02'15"E, 321.54 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°57'45"E, 1758.45 FEET TO THE POINT OF BEGINNING; THENCE N05°41'59"W, 198.45 FEET; (SAID POINT BEARS N09°38'31"E, 1978.21 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N79°47'16"E, 173.66 FEET; THENCE S64°56'55"W, 58.71 FEET; THENCE S49°00'31"W, 61.36 FEET; THENCE S33°18'17"W, 56.95 FEET; THENCE S17°21'53"W, 63.13 FEET; THENCE S01°38'28"W, 55.33 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 329.58 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 764.20 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N20°39'31"E, 834.57 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N65°00'08"W, 52.88 FEET; THENCE N54°46'54"E, 295.41 FEET; THENCE S80°30'02"E, 127.16 FEET; THENCE S82°57'51"W, 66.30 FEET; THENCE S64°28'09"W, 72.86 FEET; THENCE S54°46'54"W, 229.23 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 2400.97 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 58.85 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N89°33'30"E, 2401.69 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N26°42'45"W, 136.55 FEET; THENCE N20°02'48"W, 63.16 FEET; THENCE S88°47'55"E, 34.76 FEET; THENCE S05°26'47"E, 52.20 FEET; THENCE S14°03'36"E, 65.97 FEET; THENCE S22°54'01"E, 70.16 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 2912.39 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 58.39 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N89°48'50"E, 2912.98 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N84°30'10"E, 143.91 FEET; THENCE S05°28'07"E, 42.41 FEET; THENCE S85°50'49"W, 15.00 FEET; THENCE N70°30'24"W, 76.01 FEET; THENCE N86°50'06"W, 60.82 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 4

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL. 34785
(352) 748-3128 LB6998

DRAWING NAME: C:\USERS\QUALE\APPDATA\LOCAL\TEMP\ACPUBLISH_16276\SKETCH ADDITION 2.3 & 2.5 4-16-2024 11.37 AM BY: QUALERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 4 OF 6

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 2466.63 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 91.49 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S86°54'48"E, 2468.32 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N78°38'09"E, 68.90 FEET; THENCE S13°11'55"W, 114.00 FEET; THENCE S08°58'22"E, 90.55 FEET; THENCE S11°09'26"W, 70.00 FEET; THENCE S12°23'45"E, 76.36 FEET; THENCE S05°32'29"E, 73.08 FEET; THENCE N78°50'25"W, 117.29 FEET; THENCE N11°09'35"E, 289.01 FEET; THENCE N03°47'31"W, 96.83 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1742.71 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 80.70 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S86°23'10"E, 1744.57 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N62°04'18"E, 190.66 FEET; THENCE S27°30'51"E, 48.07 FEET; THENCE S74°01'56"W, 131.30 FEET; THENCE S80°42'14"W, 65.29 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1094.99 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1135.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,478.50 FEET AND A CHORD BEARING AND DISTANCE OF S73°44'39"E, 28.72 FEET TO WHICH A RADIAL LINE BEARS S16°48'44"W; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'46", AN ARC DISTANCE OF 28.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'33", AN ARC DISTANCE OF 45.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 471.50 FEET AND A CHORD BEARING AND DISTANCE OF N74°15'41"W, 19.14 FEET TO WHICH A RADIAL LINE BEARS S14°34'32"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'34", AN ARC DISTANCE OF 19.14 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S43°58'49"E, 1625.54 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N73°05'54"W, 55.43 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1246.66 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1228.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF S76°28'30"E, 44.46 FEET TO WHICH A RADIAL LINE BEARS S16°03'19"W; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°03'38", AN ARC DISTANCE OF 44.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,481.96 FEET AND A CHORD BEARING AND DISTANCE OF S80°35'32"E, 82.13 FEET TO WHICH A RADIAL LINE BEARS S10°59'44"W; (SAID POINT BEARS S45°13'01"E, 1787.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'33", AN ARC DISTANCE OF 82.14 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'35", AN ARC DISTANCE OF 16.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°51'16", AN ARC DISTANCE OF 74.37 FEET TO THE

CONTINUED ON SHEET 5

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 53RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6499

DRAWING NAME: C:\USERS\CFBALES-1\APPDATA\LOCAL\TEMP\ACPUBLISH_16016\DWG TO PDF.PC3 ANSI B (11.00 X 17.00 INCHES) 4/16/2024 11:37 AM BY: CHALFERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 5 OF 6

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO A POINT OF CUSP; THENCE N88°55'12"W, 26.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'15", AN ARC DISTANCE OF 15.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'16", AN ARC DISTANCE OF 74.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'44", AN ARC DISTANCE OF 15.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,176.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°15'00", AN ARC DISTANCE OF 25.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°57'36"W, 26.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,181.50 FEET AND A CHORD BEARING AND DISTANCE OF N81°17'23"W, 50.70 FEET TO WHICH A RADIAL LINE BEARS S07°28'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'32", AN ARC DISTANCE OF 50.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'46", AN ARC DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1080.96 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1176.07 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S41°37'28"E, 1597.37 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S73°05'54"E, 2.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF N69°34'50"W, 191.39 FEET TO WHICH A RADIAL LINE BEARS S16°48'48"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°12'43", AN ARC DISTANCE OF 191.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N16°12'03"E, 0.002 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 3213.76 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 2268.07 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N55°45'02"E, 3933.50 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N73°55'32"W, 89.04 FEET; THENCE N68°39'15"E, 94.95 FEET; THENCE S71°12'13"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,200.00 FEET AND A CHORD BEARING AND DISTANCE OF S17°26'08"W, 57.00 FEET TO WHICH A RADIAL LINE BEARS N71°12'13"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'19", AN ARC DISTANCE OF 57.01 FEET TO THE POINT OF BEGINNING.

JOB S01122.09640

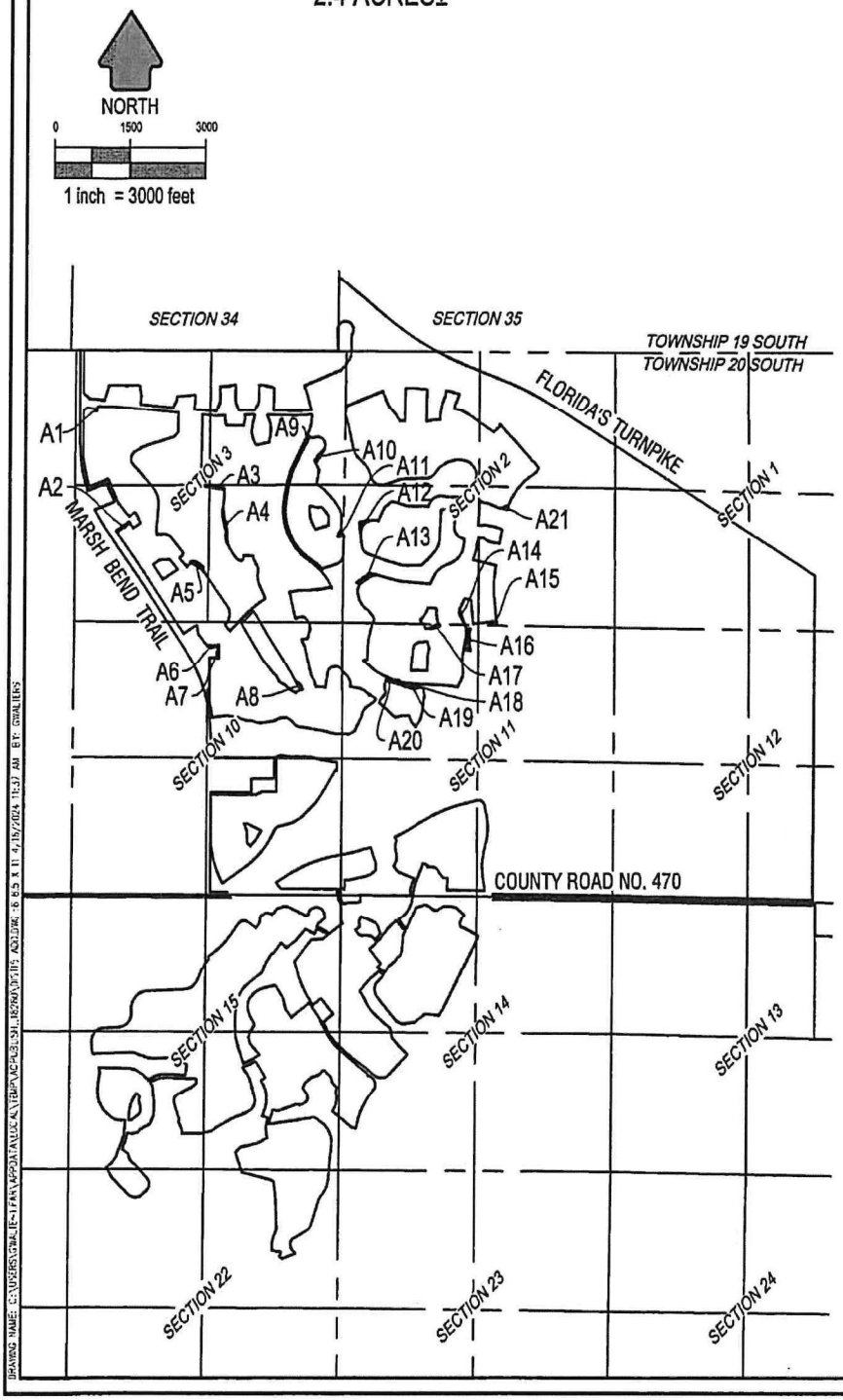
CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB5498

GRAPHIC NAME: C:\USERS\GWALES\DESKTOP\TEMP\LOCAL\TEMP\ACMPUBLISH_16260\DISTRICT 15 ADDITION - 2.5 X 11 - 4/16/2024 11:27 AM BY: GWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) ADDED
2.4 ACRES±

EXHIBIT " 3 "
SHEET 6 OF 6



ADDED TABLE	
#	AREA
A1	5.19 SQUARE FEET±
A2	0.1 ACRES±
A3	0.1 ACRES±
A4	0.1 ACRES±
A5	0.2 ACRES±
A6	920.54 SQUARE FEET±
A7	0.1 ACRES±
A8	0.1 ACRES±
A9	427.11 SQUARE FEET±
A10	0.1 ACRES±
A11	0.1 ACRES±
A12	0.2 ACRES±
A13	0.3 ACRES±
A14	0.1 ACRES±
A15	0.1 ACRES±
A16	0.6 ACRES±
A17	0.1 ACRES±
A18	24.02 SQUARE FEET±
A19	522.72 SQUARE FEET±
A20	0.33 SQUARE FEET±
A21	0.1 ACRES±

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILLEWOOD, FL 34785
(352) 748-3126 LB6498

EXHIBIT 4

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) DELETED
0.4 ACRES±

EXHIBIT " 4 "
SHEET 1 OF 4

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 3, 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 3; THENCE ALONG THE NORTH LINE THEREOF RUN S89°51'17"E, 432.13 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°08'43"W, 1130.42 FEET TO THE POINT OF BEGINNING; THENCE N41°01'47"E, 42.82 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 3.10 FEET; (SAID POINT BEARS S23°03'53"E, 1178.78 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE S05°11'23"W, 14.99 FEET; THENCE S44°14'53"W, 44.71 TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 3, 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 3; THENCE ALONG THE NORTH LINE THEREOF RUN S89°51'17"E, 2502.37 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°08'43"W, 2553.73 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S44°16'22"E, 3575.39 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE S42°56'26"E, 109.02 FEET; THENCE N81°37'49"W, 75.87 FEET; THENCE N00°39'41"E, 68.77 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 571.81 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1403.82 FEET TO THE POINT OF BEGINNING; THENCE S54°43'37"E, 165.00 FEET; THENCE S40°40'35"W, 90.87 FEET; THENCE S58°37'44"W, 90.53 FEET; THENCE N55°59'24"E, 17.50 FEET; THENCE N48°46'30"E, 75.44 FEET; THENCE N26°00'04"W, 123.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.50 FEET AND A CHORD BEARING AND DISTANCE OF N39°28'25"E, 4.81 FEET TO WHICH A RADIAL LINE BEARS S50°08'09"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°46'53", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A RADIAL LINE RUN N50°55'02"W, 35.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF N37°10'41"E, 21.11 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; (SAID POINT BEARS S20°31'31"E, 1526.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC DISTANCE OF 21.11 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 432.61 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 737.38 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,478.52 FEET AND A CHORD BEARING AND DISTANCE OF S57°59'40"E, 770.51 FEET TO WHICH A RADIAL LINE BEARS S47°06'33"W; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S29°26'13"E, 854.92 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'27", AN ARC DISTANCE OF 779.51 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 2.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,478.50 FEET AND A CHORD BEARING AND DISTANCE OF N58°02'21"W, 772.74 FEET TO WHICH A RADIAL LINE BEARS S16°48'44"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°17'51", AN ARC DISTANCE OF 781.82 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 2

4/17/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01122.09640

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB0493

DRAWING NAME: C:\USERS\GRAITE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DSTIS DELETED.DWG 11 8.5 x 11 4/16/2024 10:37 AM BY: GWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) DELETED
0.4 ACRES±

EXHIBIT " 4 "
SHEET 2 OF 4

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1241.49 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1167.31 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S45°48'05"E, 1704.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S84°37'29"E, 94.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'37", AN ARC DISTANCE OF 26.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,411.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'01", AN ARC DISTANCE OF 120.68 FEET TO THE POINT OF TANGENCY; THENCE S86°21'53"E, 121.29 FEET; THENCE N87°52'45"W, 120.20 FEET TO THE POINT OF CURVATURE OF A CURVE NORTHERLY AND HAVING A RADIUS OF 1,112.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°55'37", AN ARC DISTANCE OF 173.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'57", AN ARC DISTANCE OF 15.10 FEET TO THE POINT OF TANGENCY; THENCE N85°41'07"W, 77.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 127.09 FEET AND A CHORD BEARING AND DISTANCE OF N79°23'23"W, 23.61 FEET TO WHICH A RADIAL LINE BEARS S05°16'47"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°39'39", AN ARC DISTANCE OF 23.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,130.78 FEET AND A CHORD BEARING AND DISTANCE OF N72°27'01"W, 25.26 FEET TO WHICH A RADIAL LINE BEARS S16°54'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'47", AN ARC DISTANCE OF 25.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF N71°56'02"W, 5.08 FEET TO WHICH A RADIAL LINE BEARS N18°11'25"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'54", AN ARC DISTANCE OF 5.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 471.50 FEET AND A CHORD BEARING AND DISTANCE OF S80°01'29"E, 75.63 FEET TO WHICH A RADIAL LINE BEARS S14°34'32"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°12'01", AN ARC DISTANCE OF 75.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1152.37 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1196.02 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S42°48'37"E, 1653.63 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S70°02'59"E, 88.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF S70°40'28"E, 10.95 FEET TO WHICH A RADIAL LINE BEARS S19°56'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'47", AN ARC DISTANCE OF 10.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF N71°56'09"W, 35.30 FEET TO WHICH A RADIAL LINE BEARS S16°03'19"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'03", AN ARC DISTANCE OF 35.30 FEET TO THE POINT OF TANGENCY; THENCE N69°55'38"W, 72.96 FEET; THENCE N73°05'54"W, 63.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S73°44'37"E, 29.58 FEET TO WHICH A RADIAL LINE BEARS S16°48'48"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'51", AN ARC DISTANCE OF 29.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'38", AN ARC DISTANCE OF 42.23 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 804.73 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1491.15 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S27°23'31"E, 1694.44 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S00°00'00"E, 101.24 FEET; THENCE N48°18'33"W, 45.17 FEET; THENCE N06°29'39"E, 39.70 FEET; THENCE N42°38'48"E, 43.17 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 3

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6498

DRAWING NAME: C:\USERS\GRALEIGH-TAN\APPDATA\LOCAL\TEMP\ACPUBLISH_26260\D3719 DELETE.DWG - 8.5 X 11 4/16/2024 11:37 AM - BY: GRALEIGH
----- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) DELETED
0.4 ACRES±

EXHIBIT " 4 "
SHEET 3 OF 4

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1778.11 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 642.55 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N69°51'42"W, 1890.65 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10); THENCE S51°20'22"W, 93.73 FEET; THENCE N37°00'42"W, 0.48 FEET; THENCE N51°38'06"E, 93.72 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 312.69 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 716.99 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N24°31'31"E, 782.20 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N65°00'08"W, 3.81 FEET; THENCE N24°59'52"E, 50.00 FEET; THENCE S65°00'08"E, 3.81 FEET; THENCE S24°59'52"W, 50.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE ALONG SAID LINE RUN S89°02'15"E, 3055.38 FEET; THENCE DEPARTING SAID LINE RUN N00°57'45"E, 74.58 FEET TO THE POINT OF BEGINNING; THENCE N05°28'07"W, 563.17 FEET; (SAID POINT BEARS N78°59'45"E, 3058.78 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE SD5°29'50"E, 563.17 FEET; THENCE S84°30'10"W, 0.28 FEET TO THE POINT OF BEGINNING.

JOB S01122.09640

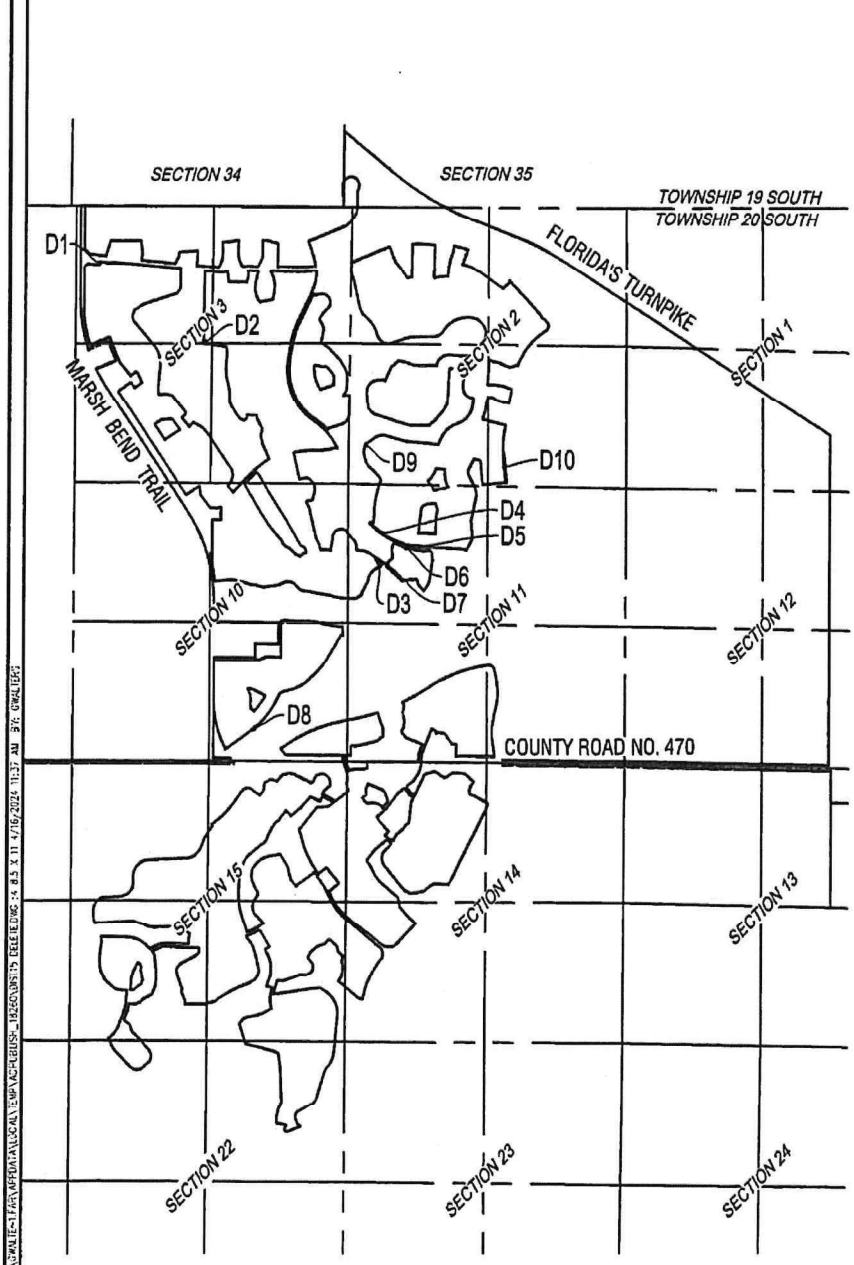
CFB | CLYMER FARNER BARLEY
SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#698

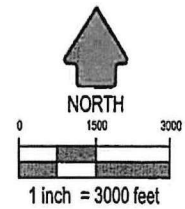
DRAWING NAME: C:\USERS\DWALTER\FARNSWORTH\ALACHUA TIPS DELETE.DWG 13.85 X 11 4/10/2024 11:37 AM BY: DWALTER

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) DELETED
0.4 ACRES±

EXHIBIT " 4 "
SHEET 4 OF 4





DELETED TABLE	
#	AREA
D1	100.24 SQUARE FEET±
D2	0.1 ACRES±
D3	0.2 ACRES±
D4	1.028 SQUARE FEET±
D5	1173.23 SQUARE FEET±
D6	113.88 SQUARE FEET±
D7	0.1 ACRES±
D8	22.67 SQUARE FEET±
D9	190.53 SQUARE FEET±
D10	79.25 SQUARE FEET±

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6405

EXHIBIT 5-1

CONSENT TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

The undersigned, being the owner of the property described in Exhibit 3 to the Petition Amend the Boundary Line of Village Community Development District No. 15, hereby consents to the Petition to Amend the Boundary Line of Village Community Development District No. 15, dated the 3 of May, 2024.

THE VILLAGES DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: VDC Manager, LLC, a Florida limited liability company, its Manager

By: _____
Name: Robert L. Chandler IV
Title: Manager

EXHIBIT 5-2

CONSENT TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

The undersigned, being the owner of the property described in Exhibit 4 to the Petition Amend the Boundary Line of Village Community Development District No. 15, hereby consents to the Petition to Amend the Boundary Line of Village Community Development District No. 15, dated the 3 of May, 2024.

THE VILLAGES DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: VDC Manager, LLC, a Florida limited liability company, its Manager

By: _____

Name: Robert L. Chandler IV

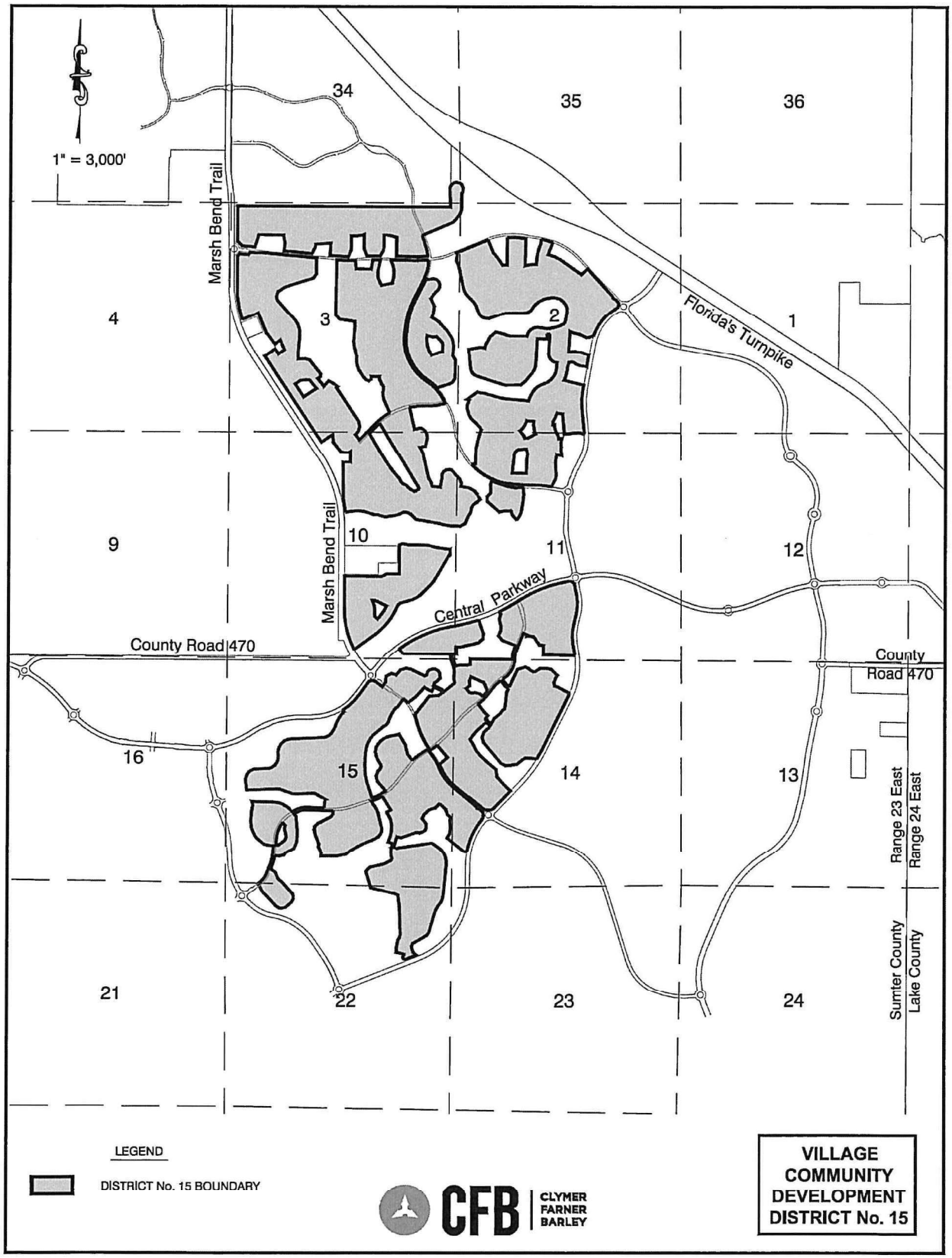
Title: Manager

EXHIBIT 6

BOARD OF SUPERVISORS
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

1. Supervisor/Chair – Spencer Novak
2. Supervisor/Vice Chair – Liz Rodriguez
3. Supervisor/Secretary - Treasurer – Cooper Hage
4. Supervisor – Al Flori
5. Supervisor – Dayna Graham

EXHIBIT 7


1" = 3,000'
34
35
36
Marsh Bend Trail
4
3
2
1
Florida's Turnpike
9
10
11
12
Marsh Bend Trail
Central Parkway
County Road 470
County Road 470
16
15
14
13
Range 23 East
Range 24 East
Sumter County
Lake County
21
22
23
24
LEGEND
DISTRICT No. 15 BOUNDARY
CFB
CLYMER FARNER BARLEY
VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 1 OF 14

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "H", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40, 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID TRACT "H"; THENCE ALONG THE EAST LINE THEREOF RUN N00°21'30"E, 147.94 FEET; THENCE DEPARTING SAID EAST LINE RUN N06°08'11"W, 70.45 FEET; THENCE N01°49'16"W, 140.10 FEET; THENCE N04°11'41"W, 70.22 FEET; THENCE N10°47'31"E, 32.04 FEET; THENCE N26°35'27"E, 68.22 FEET; THENCE N52°47'14"E, 76.80 FEET; THENCE N77°14'11"E, 53.33 FEET; THENCE S78°02'54"E, 91.05 FEET; THENCE S50°22'17"E, 53.33 FEET; THENCE S25°52'25"E, 88.47 FEET; THENCE S02°52'10"W, 70.06 FEET; THENCE S21°11'04"W, 74.90 FEET; THENCE S00°20'07"W, 287.29 FEET; THENCE S07°25'34"W, 92.34 FEET; THENCE S19°35'06"W, 93.02 FEET; THENCE S35°53'08"W, 153.16 FEET; THENCE S43°10'06"W, 105.72 FEET; THENCE S67°11'26"W, 790.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 863.50 FEET AND A CHORD BEARING AND DISTANCE OF S20°16'23"E, 95.51 FEET TO WHICH A RADIAL LINE BEARS N66°33'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'25", AN ARC DISTANCE OF 95.55 FEET TO THE POINT OF TANGENCY; THENCE S17°06'11"E, 254.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 863.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'14", AN ARC DISTANCE OF 153.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN S86°53'15"W, 224.88 FEET; THENCE N89°20'19"W, 514.67 FEET; THENCE N00°39'41"E, 443.74 FEET; THENCE N75°22'03"W, 36.83 FEET; THENCE N75°31'49"W, 138.83 FEET; THENCE N82°18'30"W, 63.09 FEET; THENCE N89°49'34"W, 68.11 FEET; THENCE S00°10'26"W, 284.58 FEET; THENCE S10°51'17"W, 74.94 FEET; THENCE S29°26'18"W, 153.54 FEET; THENCE N89°26'57"W, 310.09 FEET; THENCE N22°08'52"W, 172.68 FEET; THENCE N05°23'55"W, 55.42 FEET; THENCE N00°10'26"E, 283.85 FEET; THENCE S71°32'44"W, 28.92 FEET; THENCE S81°34'36"W, 66.16 FEET; THENCE S80°59'53"W, 77.00 FEET; THENCE S87°28'24"W, 81.69 FEET; THENCE N89°49'34"W, 50.00 FEET; THENCE S00°10'26"W, 268.50 FEET; THENCE S09°13'59"W, 63.16 FEET; THENCE S23°52'42"W, 171.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,433.51 FEET AND A CHORD BEARING AND DISTANCE OF N86°37'30"W, 90.79 FEET TO WHICH A RADIAL LINE BEARS S01°33'38"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°37'45", AN ARC DISTANCE OF 90.80 FEET TO THE POINT OF TANGENCY; THENCE N84°48'37"W, 339.84 FEET; THENCE N05°11'23"E, 138.73 FEET; THENCE N00°29'02"W, 127.07 FEET; THENCE N10°56'26"E, 20.24 FEET; THENCE S85°30'53"W, 355.10 FEET; THENCE S01°51'33"W, 15.37 FEET; THENCE S12°25'28"W, 62.02 FEET; THENCE S28°44'02"W, 162.28 FEET; THENCE N84°48'37"W, 655.55 FEET; THENCE N05°11'23"E, 185.90 FEET; THENCE N10°14'38"W, 170.74 FEET; THENCE N00°10'26"E, 21.49 FEET; THENCE N89°49'34"W, 588.04 FEET; THENCE S17°28'50"W, 301.95 FEET; THENCE N84°40'44"W, 304.78 FEET; THENCE N45°31'40"W, 156.01 FEET; THENCE N00°08'27"W, 827.03 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE ALONG SAID SOUTH LINE RUN S89°51'17"E, 2,384.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°47'59"E, 2,646.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 3, 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 938.15 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 82.34 FEET TO THE POINT OF BEGINNING; THENCE N78°19'11"E, 141.25 FEET; THENCE S65°42'20"E, 67.57 FEET; THENCE S49°32'31"E, 57.41 FEET; THENCE S33°22'51"E, 67.64 FEET; THENCE S17°13'11"E, 54.93 FEET; THENCE S01°07'32"E, 63.72 FEET; THENCE S13°17'27"W, 192.89 FEET; THENCE S78°19'11"W, 126.74 FEET; THENCE S27°09'45"E, 139.21 FEET; THENCE S13°03'36"E, 585.50 FEET; THENCE S19°58'17"E, 52.26 FEET; THENCE S32°25'33"E, 76.50 FEET; THENCE S21°41'16"E, 48.37 FEET; THENCE S10°56'59"E, 73.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S86°22'05"E, 183.94 FEET TO WHICH A RADIAL LINE BEARS N01°58'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°13'48", AN ARC DISTANCE OF 184.24 FEET TO THE POINT OF TANGENCY; THENCE S80°45'11"E, 8.84 FEET; THENCE N09°14'49"E, 90.00 FEET; THENCE N11°33'44"E, 111.34 FEET; THENCE N02°17'37"E, 94.59 FEET; THENCE N29°37'03"E, 78.81 FEET; THENCE N55°19'10"E, 62.55 FEET; THENCE N81°01'16"E, 84.59 FEET; THENCE S73°16'37"E, 56.28 FEET; THENCE S51°15'55"E, 42.87 FEET; THENCE S37°59'35"E, 71.92 FEET; THENCE S41°09'38"E, 71.10 FEET;

CONTINUED ON SHEET 2

4/17/24
DATE

KAYE N. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

DRAWING NAME: C:\USERS\GWALTE~1.FAR\APPDATA\LOCAL\TEMP\MCPUBUSH_M26\EVS\15 VIEWING 11 8.5 X 11 4/15/2024 11:38 AM 8½ SHEETS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 2 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

THENCE S44°20'59"E, 98.86 FEET; THENCE S22°52'25"E, 105.25 FEET; THENCE S05°46'26"W, 57.68 FEET; THENCE S09°14'49"W, 16.62 FEET; THENCE S78°40'22"E, 157.85 FEET; THENCE S71°34'09"E, 81.00 FEET; THENCE S59°44'08"E, 67.62 FEET; THENCE S53°45'23"E, 50.47 FEET; THENCE S37°47'57"E, 64.23 FEET; (SAID POINT BEARS S20°31'31"E, 1526.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S50°55'02"E, 35.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.50 FEET AND A CHORD BEARING AND DISTANCE OF S39°28'25"W, 4.81 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°46'53", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°00'04"E, 123.71 FEET; THENCE S48°46'30"W, 75.44 FEET; THENCE S55°59'24"W, 82.79 FEET; THENCE S46°49'34"W, 64.69 FEET; THENCE S28°10'29"W, 64.94 FEET; THENCE S10°19'13"W, 65.53 FEET; THENCE S17°43'33"W, 59.96 FEET; THENCE S34°22'34"W, 67.35 FEET; THENCE S25°15'45"W, 78.01 FEET; THENCE S22°58'25"W, 128.21 FEET; THENCE S61°19'04"W, 127.02 FEET; THENCE N88°52'50"W, 243.55 FEET; THENCE N82°17'16"W, 79.71 FEET; THENCE N77°57'12"W, 79.71 FEET; THENCE N73°28'16"W, 76.62 FEET; THENCE N79°38'22"W, 415.06 FEET; THENCE N85°10'47"W, 87.39 FEET; THENCE N74°59'32"W, 88.92 FEET; THENCE N46°12'25"W, 171.49 FEET; THENCE N59°28'07"W, 59.10 FEET; THENCE N75°30'24"W, 58.09 FEET; THENCE S88°35'40"W, 58.09 FEET; THENCE S66°48'49"W, 71.58 FEET; THENCE S64°28'28"W, 76.50 FEET; THENCE S75°56'54"W, 74.89 FEET; THENCE S83°36'10"W, 149.48 FEET; THENCE S80°19'08"W, 75.35 FEET; THENCE N76°37'20"W, 77.24 FEET; THENCE N72°19'37"W, 89.83 FEET; THENCE N86°55'40"W, 103.31 FEET; THENCE N71°18'30"W, 129.90 FEET; THENCE N72°03'13"W, 71.18 FEET; THENCE N77°15'42"W, 70.30 FEET; THENCE N83°09'13"W, 69.50 FEET; THENCE N88°55'33"W, 67.45 FEET; THENCE S85°29'29"W, 67.44 FEET; THENCE S83°37'32"W, 213.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,125.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°58'52"W, 331.40 FEET TO WHICH A RADIAL LINE BEARS N83°03'30"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'44", AN ARC DISTANCE OF 331.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°01'51"W, 851.31 FEET; THENCE N89°58'09"E, 170.00 FEET; THENCE N00°01'51"W, 250.19 FEET; THENCE S61°58'23"W, 40.97 FEET; (SAID POINT BEARS S20°52'41"E, 502.49 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE S82°47'05"W, 56.59 FEET; THENCE N84°10'05"W, 131.80 FEET; THENCE N38°10'47"W, 297.15 FEET; THENCE N06°09'44"W, 175.03 FEET; THENCE S57°03'09"W, 315.99 FEET; THENCE N33°54'37"W, 825.87 FEET; THENCE N33°58'04"W, 1,400.02 FEET; THENCE N33°56'01"W, 180.31 FEET; (SAID POINT BEARS N45°48'41"W, 2537.42 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N54°29'52"E, 297.91 FEET; THENCE S35°30'08"E, 141.80 FEET; THENCE N54°29'52"E, 169.07 FEET; THENCE N23°01'29"W, 103.03 FEET; THENCE S67°37'52"W, 4.07 FEET; THENCE N22°22'08"W, 101.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N73°16'08"W, 46.74 FEET TO WHICH A RADIAL LINE BEARS S04°03'23"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'57", AN ARC DISTANCE OF 47.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°14'13"W, 118.34 FEET; THENCE N37°45'47"W, 295.00 FEET; THENCE N44°45'17"W, 36.34 FEET; THENCE N22°46'56"W, 516.69 FEET; THENCE S67°13'04"W, 410.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,860.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°03'51"W, 556.24 FEET TO WHICH A RADIAL LINE BEARS S72°21'19"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'40", AN ARC DISTANCE OF 557.12 FEET TO THE POINT OF TANGENCY; THENCE N00°06'06"W, 948.49 FEET; THENCE N45°38'16"E, 76.37 FEET; THENCE S84°48'37"E, 203.60 FEET; (SAID POINT BEARS S20°10'54"E, 1216.13 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N44°14'53"E, 58.60 FEET; THENCE N05°11'23"E, 14.99 FEET; (SAID POINT BEARS S23°03'53"E, 1178.78 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE S84°48'37"E, 122.01 FEET; THENCE N89°48'40"E, 170.69 FEET; THENCE S84°48'37"E, 1,289.13 FEET; THENCE S05°11'23"W, 15.00 FEET; THENCE S00°16'18"W, 357.53 FEET; THENCE S36°15'00"W, 124.90 FEET; THENCE S72°42'59"W, 596.90 FEET; THENCE S68°19'44"W, 68.89 FEET; THENCE S62°27'01"W, 72.61 FEET; THENCE S56°02'12"W, 155.84 FEET; THENCE S25°17'34"W, 60.21 FEET; THENCE S13°13'56"W, 57.65 FEET; THENCE S07°53'24"E, 56.50 FEET; THENCE S28°45'58"E, 56.52 FEET; THENCE S41°41'38"E, 637.36 FEET; THENCE S30°06'42"E, 86.81 FEET; THENCE S21°25'34"E, 86.60 FEET; THENCE S11°23'20"E, 86.60 FEET; THENCE S01°25'30"E, 86.61 FEET; THENCE S04°52'58"W, 422.04 FEET; THENCE S02°26'08"W, 59.98 FEET; THENCE S04°03'57"E, 86.22 FEET; THENCE N87°32'22"E, 155.59 FEET; THENCE S74°15'18"E, 116.79 FEET; THENCE S39°04'01"E, 420.83 FEET; THENCE S11°11'49"W, 56.04 FEET; THENCE S50°55'59"W, 76.91 FEET; THENCE S39°04'01"E, 224.01 FEET; THENCE N43°58'14"E, 121.09 FEET; (SAID POINT BEARS N16°16'37"W, 1210.31 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N87°19'39"E, 92.93 FEET; THENCE S59°04'40"E, 90.32 FEET; THENCE S51°02'53"E, 90.32 FEET; THENCE S42°58'01"W, 35.22 FEET; THENCE S34°23'32"E, 946.41 FEET; THENCE S11°16'10"E, 116.60 FEET; THENCE S15°18'52"W, 116.67 FEET; THENCE S38°49'55"W, 106.08 FEET; THENCE S38°10'47"E, 154.65 FEET; THENCE N44°34'50"E, 511.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,660.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'59", AN ARC DISTANCE OF 441.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°09'31"W, 324.89 FEET; THENCE N11°56'14"W, 89.21 FEET; THENCE N02°00'22"W, 88.94 FEET; THENCE N08°25'09"E, 78.50 FEET; THENCE N05°27'10"W, 52.81 FEET; THENCE N26°33'41"W, 36.57 FEET; THENCE N35°10'46"W, 25.42 FEET; THENCE N26°03'25"W, 140.83 FEET; THENCE N00°39'41"E, 50.71 FEET; THENCE N89°20'19"W, 190.68 FEET; THENCE S00°39'41"W, 54.56 FEET; THENCE S52°12'05"W, 71.85 FEET; THENCE

CONTINUED ON SHEET 3

JOB S01122.09540

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8498

DRAWG NAME: C:\USERS\GRAJE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_18580\DWG TO PDF.DWG 8.5 X 11 4/10/2024 11:38 AM JAY GRAJEDA

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 3 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

N68°39'54"W, 71.45 FEET; THENCE N42°48'51"W, 94.22 FEET; THENCE N33°24'33"W, 190.00 FEET; THENCE N23°51'05"W, 101.87 FEET; (SAID POINT BEARS N13°30'25"E, 1584.97 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N11°26'58"W, 95.13 FEET; THENCE N00°41'08"W, 67.08 FEET; THENCE N00°46'49"E, 67.53 FEET; THENCE N13°02'44"W, 67.53 FEET; THENCE N11°34'47"W, 67.46 FEET; THENCE N14°49'50"W, 69.69 FEET; THENCE N11°49'11"W, 79.92 FEET; THENCE N06°44'18"W, 78.86 FEET; THENCE N07°01'06"E, 79.76 FEET; THENCE N04°53'35"E, 77.33 FEET; THENCE N05°26'19"E, 205.70 FEET; THENCE N10°52'30"W, 66.89 FEET; THENCE N00°39'41"E, 38.73 FEET; (SAID POINT BEARS N06°40'08"E, 2607.79 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N81°37'49"W, 365.55 FEET; THENCE N42°56'26"W, 128.69 FEET; (SAID POINT BEARS S44°16'22"E, 3575.39 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N00°39'41"E, 1,290.50 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 171.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'49", AN ARC DISTANCE OF 247.77 FEET TO THE POINT OF TANGENCY; THENCE N85°51'33"E, 23.29 FEET; THENCE S04°08'27"E, 15.00 FEET; THENCE S06°57'38"E, 179.94 FEET; THENCE S89°20'19"E, 353.86 FEET; THENCE N11°26'21"E, 163.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'29", AN ARC DISTANCE OF 33.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF CUSP; THENCE S89°20'19"E, 196.70 FEET; THENCE S00°39'41"W, 15.00 FEET; THENCE S11°26'21"W, 229.60 FEET; THENCE S08°52'05"W, 63.64 FEET; THENCE S00°47'05"E, 61.30 FEET; THENCE S10°41'25"E, 61.30 FEET; THENCE S20°31'17"E, 62.84 FEET; THENCE S23°47'21"E, 73.72 FEET; THENCE S35°50'48"E, 50.83 FEET; THENCE N78°42'56"E, 263.14 FEET; THENCE N02°43'09"W, 42.44 FEET; THENCE N17°10'02"E, 46.82 FEET; THENCE N13°33'19"E, 38.67 FEET; THENCE N09°34'25"E, 38.38 FEET; THENCE N05°04'48"E, 48.57 FEET; THENCE N00°34'21"E, 38.65 FEET; THENCE N03°24'29"W, 38.38 FEET; THENCE N07°54'03"W, 48.55 FEET; THENCE N12°24'31"W, 38.68 FEET; THENCE N16°23'26"W, 38.38 FEET; THENCE N21°47'11"W, 120.52 FEET; THENCE N00°39'41"E, 15.00 FEET; THENCE S89°20'19"E, 350.57 FEET; THENCE S87°42'07"E, 210.53 FEET; THENCE N82°59'49"E, 50.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 921.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°58'58"E, 15.49 FEET TO WHICH A RADIAL LINE BEARS S01°32'09"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'47", AN ARC DISTANCE OF 15.49 FEET TO THE POINT OF TANGENCY; THENCE N87°30'04"E, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°53'47", AN ARC DISTANCE OF 34.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'56", AN ARC DISTANCE OF 365.71 FEET TO THE POINT OF TANGENCY; THENCE S24°24'47"W, 138.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'26", AN ARC DISTANCE OF 36.15 FEET TO THE POINT OF TANGENCY; THENCE S26°54'13"W, 454.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 506.71 FEET TO THE POINT OF TANGENCY; THENCE S08°59'57"W, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,362.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 121.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N67°57'15"W, 31.52 FEET TO WHICH A RADIAL LINE BEARS N61°07'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°09'09", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF TANGENCY; THENCE S72°58'12"W, 38.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 351.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'21", AN ARC DISTANCE OF 439.99 FEET; THENCE ALONG A RADIAL LINE RUN S13°13'21"E, 520.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 1766.05 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 213.90 FEET TO THE POINT OF BEGINNING; THENCE S36°58'31"E, 63.58 FEET; THENCE S32°30'47"E, 67.18 FEET; THENCE S30°07'53"E, 272.82 FEET; THENCE S32°11'20"E, 613.14 FEET; THENCE S30°51'27"E, 791.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°53'27"W, 46.63 FEET TO WHICH A RADIAL LINE BEARS N20°41'16"W; (SAID POINT BEARS S54°09'42"E, 2275.03 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'32", AN ARC DISTANCE OF 46.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°53'57", AN ARC DISTANCE OF 75.41 FEET; THENCE ALONG A RADIAL LINE RUN N61°25'46"W, 118.19 FEET; THENCE N48°41'31"W, 83.62 FEET; THENCE N47°18'38"W, 69.23 FEET; THENCE N65°51'01"W, 73.84 FEET; THENCE N44°48'27"W, 69.77 FEET; THENCE N23°46'14"W, 73.85 FEET; THENCE N42°18'23"W, 69.21 FEET; THENCE N41°03'19"W, 69.21 FEET; THENCE N39°48'16"W, 69.21 FEET; THENCE N38°33'12"W, 69.21 FEET; THENCE N37°18'08"W, 69.21 FEET; THENCE N36°03'05"W, 69.21 FEET; THENCE N34°48'01"W, 69.21 FEET;

CONTINUED ON SHEET 4

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#468

DRAWING NAME: C:\USERS\GWALLER\DESKTOP\APPSTATE\CAL TEMPLATE\FEBRUARY 15\26\DWG FILE: NEW.DWG 11 x 8.5 X 11 4/19/2024 11:58 AM BY: GWALLER

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 4 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

THENCE N33°32'57"W, 69.21 FEET; THENCE N32°17'54"W, 69.21 FEET; THENCE N31°05'47"W, 69.44 FEET; THENCE N30°46'32"W, 597.78 FEET; THENCE N44°34'50"E, 243.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'44", AN ARC DISTANCE OF 90.63 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 2665.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 RUN N89°40'44"W, 604.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1018.01 FEET TO THE POINT OF BEGINNING; THENCE S57°03'09"W, 359.82 FEET; THENCE N33°58'04"W, 352.37 FEET; THENCE N54°29'52"E, 150.30 FEET; THENCE N83°46'35"E, 50.32 FEET; THENCE N87°32'22"E, 140.00 FEET; THENCE S84°36'38"E, 30.51 FEET; THENCE S39°04'01"E, 247.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1146.31 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 118.17 FEET TO THE POINT OF BEGINNING; THENCE S71°25'52"W, 147.32 FEET; THENCE S74°16'23"W, 120.34 FEET; THENCE S47°05'07"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF N50°16'59"W, 300.49 FEET TO WHICH A RADIAL LINE BEARS N47°05'07"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'13", AN ARC DISTANCE OF 301.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,312.76 FEET TO THE POINT OF TANGENCY; THENCE N08°59'57"E, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 493.27 FEET TO THE POINT OF TANGENCY; THENCE N26°54'13"E, 588.59 FEET; (SAID POINT BEARS S49°13'53"E, 2576.55 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S62°55'40"E, 45.00 FEET; THENCE N81°15'43"E, 133.73 FEET; THENCE S72°42'56"E, 71.52 FEET; THENCE S46°27'49"E, 73.81 FEET; THENCE S20°26'28"E, 70.28 FEET; THENCE S03°50'43"W, 64.35 FEET; THENCE S26°50'45"W, 63.25 FEET; (SAID POINT BEARS S49°03'00"E, 2961.92 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S32°29'12"W, 293.18 FEET; THENCE S26°03'28"E, 154.53 FEET; THENCE S07°16'06"W, 115.65 FEET; THENCE S13°36'25"W, 75.00 FEET; THENCE S15°22'59"W, 90.74 FEET; THENCE S57°27'08"E, 176.57 FEET; THENCE S43°49'38"E, 303.44 FEET; THENCE S33°07'28"E, 204.19 FEET; THENCE S19°04'43"E, 92.31 FEET; THENCE S05°09'31"E, 90.89 FEET; THENCE S01°05'12"W, 140.00 FEET; THENCE S04°59'21"W, 102.76 FEET; (SAID POINT BEARS N01°17'18"W, 1794.93 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE S29°10'54"E, 115.10 FEET; THENCE S00°48'07"W, 360.00 FEET; THENCE S02°22'02"W, 40.01 FEET; THENCE S13°30'55"W, 40.10 FEET; THENCE S28°28'51"W, 53.65 FEET; THENCE S43°50'08"W, 42.53 FEET; THENCE S60°07'42"W, 59.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1898.56 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 307.68 FEET TO THE POINT OF BEGINNING; THENCE S70°25'25"W, 265.96 FEET; THENCE N32°58'15"W, 80.60 FEET; THENCE N25°13'17"W, 69.51 FEET; THENCE N18°58'24"W, 69.46 FEET; THENCE N12°43'33"W, 69.50 FEET; THENCE N06°28'29"W, 69.54 FEET; THENCE N00°29'56"W, 63.38 FEET; THENCE N07°28'14"E, 62.44 FEET; THENCE S77°31'45"E, 150.66 FEET; THENCE N79°00'32"E, 73.89 FEET; THENCE S44°04'57"E, 70.00 FEET; THENCE S43°49'38"E, 70.00 FEET; THENCE S38°53'08"E, 62.71 FEET; THENCE S13°08'01"E, 53.17 FEET; THENCE S02°18'35"W, 149.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 432.61 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 737.38 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S29°26'13"E, 854.92 FEET FROM SAID NORTHWEST CORNER OF SECTION 11);

CONTINUED ON SHEET 5

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#49

DRAWING NAME: C:\USERS\CWILTE~1.FRA\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\DWG 1 OF 14 8.5 X 11 4/16/2024 11:38 AM BY: CWALTERS
---- - Civil_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT " 7 "
SHEET 5 OF 14

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

THENCE N47°06'34"E, 15.00 FEET; THENCE N84°13'51"E, 67.83 FEET; THENCE N02°33'45"E, 369.89 FEET; THENCE N11°14'29"E, 82.13 FEET; THENCE N14°35'21"E, 71.05 FEET; THENCE N14°37'19"E, 213.33 FEET; THENCE N22°51'39"E, 84.55 FEET; THENCE N31°49'01"W, 72.32 FEET; THENCE N41°39'30"W, 70.00 FEET; THENCE N44°07'39"W, 66.13 FEET; THENCE N51°21'49"W, 69.93 FEET; THENCE N43°47'49"W, 92.31 FEET; THENCE N29°46'13"W, 92.06 FEET; THENCE N16°35'24"W, 85.84 FEET; THENCE N12°09'34"W, 77.81 FEET; THENCE N00°12'16"W, 57.51 FEET; THENCE N19°56'06"E, 73.11 FEET; (SAID POINT BEARS N24°31'31"E, 782.20 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N24°59'52"E, 50.00 FEET; THENCE N65°00'08"W, 56.70 FEET; (SAID POINT BEARS N20°39'31"E, 834.57 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N54°46'54"E, 295.41 FEET; THENCE S80°30'02"E, 186.16 FEET; THENCE S74°21'28"E, 294.00 FEET; THENCE S74°21'47"E, 72.90 FEET; THENCE S77°27'28"E, 66.80 FEET; THENCE S83°05'27"E, 67.56 FEET; THENCE S85°01'40"E, 538.47 FEET; THENCE N20°12'02"E, 66.32 FEET; THENCE N26°06'31"E, 70.00 FEET; THENCE N27°19'45"E, 78.05 FEET; THENCE N37°09'04"E, 89.19 FEET; THENCE N49°07'38"E, 89.19 FEET; THENCE N61°06'11"E, 89.19 FEET; THENCE N68°33'23"E, 72.56 FEET; THENCE N67°30'06"E, 67.42 FEET; THENCE N59°45'58"E, 65.13 FEET; THENCE N51°07'47"E, 65.13 FEET; THENCE N42°29'37"E, 65.13 FEET; THENCE N33°51'27"E, 65.13 FEET; THENCE N25°13'17"E, 65.13 FEET; THENCE N16°35'06"E, 65.13 FEET; THENCE N07°55'44"E, 65.52 FEET; THENCE N03°54'18"E, 103.11 FEET; THENCE N74°44'55"W, 71.47 FEET; THENCE N58°52'40"W, 59.61 FEET; THENCE N42°36'29"W, 62.93 FEET; THENCE N26°44'14"W, 56.62 FEET; THENCE N11°31'10"W, 58.04 FEET; THENCE N01°34'58"E, 48.44 FEET; THENCE N03°54'18"E, 420.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°33'16"W, 70.17 FEET TO WHICH A RADIAL LINE BEARS S04°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°11'59", AN ARC DISTANCE OF 70.18 FEET; THENCE ALONG A RADIAL LINE RUN S00°20'44"E, 110.00 FEET; THENCE N88°17'25"W, 76.57 FEET; THENCE N84°10'48"W, 76.57 FEET; THENCE S88°44'25"W, 71.70 FEET; THENCE S03°16'46"W, 645.78 FEET; THENCE S22°17'01"W, 89.92 FEET; THENCE S30°35'33"W, 89.13 FEET; THENCE S39°48'47"W, 76.44 FEET; THENCE S40°36'17"W, 168.38 FEET; THENCE S50°03'25"W, 148.50 FEET; THENCE S89°42'42"W, 370.78 FEET; THENCE N73°15'23"W, 277.60 FEET; THENCE N71°47'28"W, 420.78 FEET; THENCE N63°26'17"W, 59.20 FEET; THENCE N47°34'29"W, 60.35 FEET; THENCE N30°36'39"W, 67.37 FEET; THENCE N14°37'33"W, 53.02 FEET; THENCE N05°47'33"W, 73.04 FEET; THENCE N05°41'59"W, 376.16 FEET; (SAID POINT BEARS N09°38'31"E, 1978.21 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N79°47'16"E, 226.77 FEET; THENCE N86°50'02"E, 39.06 FEET; THENCE N87°57'59"E, 75.38 FEET; THENCE S71°10'19"E, 41.24 FEET; THENCE N18°49'41"E, 92.00 FEET; THENCE N27°49'11"E, 203.70 FEET; THENCE N49°23'51"E, 167.77 FEET; THENCE S80°33'11"E, 112.64 FEET; THENCE S71°10'19"E, 127.78 FEET; THENCE S71°44'04"E, 56.79 FEET; THENCE S78°44'21"E, 56.49 FEET; THENCE S87°29'07"E, 59.47 FEET; THENCE N89°42'42"E, 305.50 FEET; THENCE S86°14'34"E, 29.47 FEET; THENCE N19°13'58"E, 70.61 FEET; THENCE N33°30'24"E, 61.12 FEET; THENCE N46°49'55"E, 56.06 FEET; THENCE N59°13'58"E, 53.03 FEET; THENCE N71°31'02"E, 55.04 FEET; THENCE N83°55'06"E, 54.04 FEET; THENCE S82°08'22"E, 87.03 FEET; THENCE S82°57'12"E, 67.33 FEET; THENCE S87°42'11"E, 67.33 FEET; THENCE N87°32'51"E, 67.33 FEET; THENCE N84°28'03"E, 20.00 FEET; THENCE N81°31'30"E, 63.44 FEET; THENCE N77°07'23"E, 61.38 FEET; THENCE N72°54'58"E, 57.91 FEET; THENCE N68°41'30"E, 61.88 FEET; THENCE N64°07'12"E, 67.76 FEET; THENCE N46°55'29"E, 52.40 FEET; THENCE N16°46'19"E, 57.93 FEET; THENCE N10°21'40"E, 208.64 FEET; THENCE N00°31'18"E, 61.97 FEET; THENCE N13°41'23"W, 62.29 FEET; THENCE N27°40'45"W, 62.91 FEET; THENCE N38°47'05"W, 63.95 FEET; THENCE N49°29'54"W, 63.95 FEET; THENCE N60°12'43"W, 63.95 FEET; THENCE N70°55'32"W, 63.95 FEET; THENCE N81°38'21"W, 63.95 FEET; THENCE S88°40'14"W, 65.77 FEET; THENCE S82°33'54"W, 66.71 FEET; THENCE S76°42'18"W, 66.71 FEET; THENCE S70°50'42"W, 66.71 FEET; THENCE S64°54'16"W, 66.83 FEET; THENCE S57°29'17"W, 65.52 FEET; THENCE S49°32'13"W, 65.52 FEET; THENCE S41°35'08"W, 65.52 FEET; THENCE S33°39'19"W, 67.17 FEET; THENCE S39°38'20"W, 57.81 FEET; THENCE S55°30'35"W, 61.74 FEET; THENCE S71°23'50"W, 57.94 FEET; THENCE S85°18'40"W, 51.54 FEET; THENCE S88°40'30"W, 350.00 FEET; THENCE S86°40'48"W, 67.38 FEET; THENCE S80°38'22"W, 66.98 FEET; THENCE S75°17'45"W, 66.98 FEET; THENCE S70°49'00"W, 291.05 FEET; THENCE N85°13'19"W, 118.78 FEET; THENCE N63°04'49"W, 53.57 FEET; THENCE N47°13'36"W, 65.85 FEET; THENCE N26°28'29"W, 98.66 FEET; THENCE N19°55'35"W, 136.20 FEET; THENCE N30°31'52"W, 65.67 FEET; THENCE N36°53'20"W, 65.52 FEET; THENCE N44°49'12"W, 66.66 FEET; THENCE N47°45'04"W, 70.00 FEET; THENCE N42°59'25"W, 87.16 FEET; THENCE N31°11'24"W, 89.46 FEET; THENCE N19°14'12"W, 89.47 FEET; THENCE N11°59'11"W, 421.91 FEET; THENCE N13°32'39"W, 67.29 FEET; THENCE N19°15'57"W, 172.11 FEET; THENCE N05°48'31"E, 135.44 FEET; THENCE N22°22'30"W, 45.00 FEET; THENCE N67°37'30"E, 765.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'37", AN ARC DISTANCE OF 40.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°22'30"E, 319.30 FEET; THENCE S39°54'44"E, 64.29 FEET; THENCE S39°29'05"E, 72.12 FEET; THENCE S37°31'22"E, 73.81 FEET; THENCE S35°20'14"E, 73.81 FEET; THENCE S33°01'19"E, 84.14 FEET; THENCE N87°38'54"E, 97.94 FEET; THENCE N01°00'58"E, 640.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,533.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°25'08"E, 361.76 FEET TO WHICH A RADIAL LINE BEARS N04°11'34"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°32'52", AN ARC DISTANCE OF 362.60 FEET TO THE POINT OF TANGENCY ; THENCE S80°38'42"E, 70.45 FEET; THENCE S01°00'58"W, 626.97 FEET; THENCE N77°07'24"E, 109.49 FEET; THENCE N87°38'54"E, 156.00 FEET; THENCE N02°35'09"E, 31.56 FEET; THENCE N03°21'08"E, 75.84 FEET; THENCE N07°00'13"E, 75.84 FEET; THENCE N10°39'18"E, 75.84 FEET; THENCE N14°18'23"E, 75.84 FEET; THENCE N17°57'28"E, 75.84 FEET; THENCE N21°36'33"E, 75.84 FEET; THENCE N09°24'14"E, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,578.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°35'35"E, 275.32 FEET TO WHICH A RADIAL LINE BEARS N09°24'14"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'23", AN ARC DISTANCE OF 275.67 FEET; THENCE ALONG A RADIAL LINE RUN S19°24'37"W, 137.53 FEET; THENCE S22°05'50"W, 67.67 FEET; THENCE S17°57'01"W, 67.67 FEET; THENCE S18°23'02"W, 29.40 FEET; THENCE S72°24'26"E, 155.17 FEET; THENCE S61°33'44"E, 148.57 FEET; THENCE S55°59'27"E, 70.33 FEET; THENCE S55°15'41"E, 543.12 FEET; THENCE N46°52'15"E, 168.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S43°07'45"E, 548.25 FEET; THENCE S41°36'06"E, 150.05 FEET; THENCE S43°07'45"E, 201.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF

JOB S01122.0964.0

CONTINUED ON SHEET 6

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3125 LB8439

DRAWING NAME: C:\USERS\GWALTE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_16280\D0513 NEWDWG 8.5 X 11 4/16/2024 11:32 AM BY: GWALTERS
---: CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 6 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A N ON-TANGENT LINE RUN S43°07'53"E, 85.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S28°00'07"E, 60.80 FEET TO WHICH A RADIAL LINE BEARS N46°52'15"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°15'16", AN ARC DISTANCE OF 61.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°10'45"W, 34.41 FEET TO WHICH A RADIAL LINE BEARS N62°46'50"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°04'49", AN ARC DISTANCE OF 34.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 S58°38'31"W, 32.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°34'03", AN ARC DISTANCE OF 891.53 FEET; THENCE ALONG A RADIAL LINE RUN N73°55'32"W, 89.04 FEET; THENCE S87°34'29"W, 68.37 FEET; THENCE N69°24'06"W, 68.26 FEET; THENCE N63°29'46"W, 66.94 FEET; THENCE N69°11'45"W, 66.80 FEET; THENCE N74°41'43"W, 62.25 FEET; THENCE N79°06'52"W, 58.72 FEET; THENCE N67°41'50"W, 84.21 FEET; THENCE S03°54'18"W, 470.23 FEET; THENCE S84°03'50"E, 54.34 FEET; THENCE N87°07'25"E, 91.39 FEET; THENCE S78°44'07"E, 83.28 FEET; THENCE S82°41'00"E, 71.74 FEET; THENCE S71°05'44"E, 185.02 FEET; THENCE S10°30'16"W, 277.60 FEET; THENCE N80°52'30"W, 163.81 FEET; THENCE N69°32'41"W, 80.31 FEET; THENCE N53°29'28"W, 73.03 FEET; THENCE N76°25'09"W, 60.20 FEET; THENCE S79°05'32"W, 60.50 FEET; THENCE S16°29'20"W, 122.08 FEET; THENCE S06°04'36"W, 76.68 FEET; THENCE S12°33'05"W, 80.99 FEET; THENCE S19°17'03"W, 152.30 FEET; THENCE S76°16'53"E, 458.61 FEET; THENCE S79°29'44"E, 15.00 FEET; THENCE S10°30'16"W, 117.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 418.92 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS N78°59'45"E, 3058.78 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S05°28'07"E, 605.57 FEET; THENCE S85°50'49"W, 15.00 FEET; THENCE N70°30'24"W, 76.01 FEET; THENCE N86°05'06"W, 60.82 FEET; (SAID POINT BEARS N89°48'50"E, 2912.98 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S84°30'10"W, 324.81 FEET; THENCE N05°29'50"W, 471.74 FEET; THENCE N81°52'37"W, 124.38 FEET; THENCE S25°17'46"W, 160.58 FEET; THENCE S28°03'56"W, 64.40 FEET; THENCE S03°25'57"W, 63.77 FEET; THENCE S88°47'55"E, 34.76 FEET; THENCE S05°26'47"E, 52.20 FEET; THENCE S14°03'36"E, 65.97 FEET; THENCE S22°54'01"E, 70.16 FEET; (SAID POINT BEARS N89°33'30"E, 2401.69 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S26°42'45"E, 70.00 FEET; THENCE S19°36'07"E, 94.36 FEET; (SAID POINT BEARS S86°54'48"E, 2468.32 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N78°38'09"E, 68.90 FEET; THENCE S13°11'55"W, 114.00 FEET; THENCE S08°58'22"E, 90.55 FEET; THENCE S11°09'26"W, 70.00 FEET; THENCE S12°23'45"E, 76.36 FEET; THENCE S05°32'29"E, 73.08 FEET; THENCE N78°50'25"W, 117.29 FEET; THENCE S11°09'35"W, 70.00 FEET; THENCE S10°55'58"W, 68.77 FEET; THENCE S04°26'08"W, 64.62 FEET; THENCE S03°56'17"E, 208.40 FEET; THENCE S03°36'15"E, 75.88 FEET; THENCE S07°45'51"W, 60.55 FEET; THENCE S23°42'02"W, 59.50 FEET; THENCE S26°20'45"W, 157.76 FEET; THENCE S09°07'37"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,449.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°53'48"W, 484.07 FEET TO WHICH A RADIAL LINE BEARS N09°07'37"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°02'49", AN ARC DISTANCE OF 484.47 FEET TO THE POINT OF TANGENCY; THENCE N88°55'12"W, 232.82 FEET; THENCE N86°21'53"W, 121.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,411.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'01", AN ARC DISTANCE OF 120.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'37", AN ARC DISTANCE OF 26.39 FEET TO THE POINT OF TANGENCY; THENCE N84°37'29"W, 94.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 471.50 FEET; (SAID POINT BEARS S45°48'05"E, 1704.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'35", AN ARC DISTANCE OF 94.85 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S43°58'49"E, 1625.54 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N73°05'54"W, 57.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'27", AN ARC DISTANCE OF 779.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1421.90 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 482.37 FEET TO THE POINT OF BEGINNING; THENCE N15°10'10"E, 57.51 FEET; THENCE N41°14'50"E, 55.17 FEET; THENCE N66°55'37"E, 55.24 FEET; THENCE N84°33'52"E, 137.63 FEET; THENCE N85°16'07"E, 39.83 FEET; THENCE S15°58'04"E, 133.76 FEET; THENCE S10°39'48"W, 110.74 FEET; THENCE S07°24'26"W, 65.52 FEET; THENCE S01°04'48"W, 277.03 FEET; THENCE N88°55'12"W, 330.04 FEET; THENCE N06°18'03"E, 440.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 7

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8408

DRAWING NAME: C:\USERS\DONALDE~1.FAR\APPDATA\LOCAL\TEMP\ACPUBLISH_18276\DISTRICT 15 NEW.DWG 19.5 X 11 4/16/2024 11:38 AM BY DONALDES

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 7 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1742.71 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 80.70 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S86°23'10"E, 1744.57 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S85°48'38"W, 83.48 FEET; THENCE N22°44'10"W, 56.32 FEET; THENCE N38°18'50"W, 72.20 FEET; THENCE N37°56'06"W, 78.26 FEET; THENCE N50°21'46"E, 69.17 FEET; THENCE N36°00'30"E, 80.60 FEET; THENCE N28°31'29"E, 80.60 FEET; THENCE N21°34'32"E, 59.58 FEET; THENCE S85°01'40"E, 144.87 FEET; THENCE S71°26'23"E, 18.34 FEET; THENCE S01°09'29"W, 79.40 FEET; THENCE S05°28'21"E, 79.40 FEET; THENCE S12°06'11"E, 79.40 FEET; THENCE S17°05'59"E, 40.29 FEET; THENCE S27°30'51"E, 19.74 FEET; THENCE S62°04'18"W, 190.66 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 804.73 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1491.15 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S27°23'31"E, 1694.44 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N42°38'48"E, 111.98 FEET; THENCE N12°54'05"E, 24.24 FEET; THENCE N01°47'08"W, 172.60 FEET; THENCE N16°12'03"E, 102.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S41°37'28"E, 1597.37 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S73°05'54"E, 65.54 FEET; (SAID POINT BEARS S42°48'37"E, 1653.63 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S69°55'38"E, 72.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'41", AN ARC DISTANCE OF 79.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,481.96 FEET AND A CHORD BEARING AND DISTANCE OF S80°35'32"E, 82.13 FEET TO WHICH A RADIAL LINE BEARS S10°59'44"W; (SAID POINT BEARS S45°13'01"E, 1787.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'33", AN ARC DISTANCE OF 82.14 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.96 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'35", AN ARC DISTANCE OF 16.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°51'16", AN ARC DISTANCE OF 74.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHEASTERLY 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, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE SOUTHERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 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 N69°22'40"W, 2.13 FEET TO WHICH A RADIAL LINE BEARS N32°56'02"E; THENCE WESTERLY 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 NORTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S10°21'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'53", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 184.00 FEET AND A CHORD BEARING AND DISTANCE OF S00°59'12"W, 45.59 FEET TO WHICH A RADIAL LINE BEARS N83°52'14"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°14'28"W, 107.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.03 FEET;

CONTINUED ON SHEET 8

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8618

DRAWING NAME: C:\CFB\SURVEY\ACTIVE\S01122.09640\ALTA\PDF\ALTA_SPLIT\S01122_DESCRIPTION_NEW.DWG - 7 SKS X 11 - 4/16/2024 11:38 AM - BY: CWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 8 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°24'59"W, 90.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY 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 TANGENCY; THENCE S78°00'59"W, 140.50 FEET; THENCE N48°18'33"W, 381.49 FEET; THENCE N00°00'00"E, 101.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1851.32 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 584.04 FEET TO THE POINT OF BEGINNING; THENCE S54°25'52"W, 576.70 FEET; THENCE S61°56'37"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,003.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°02'47"W, 969.79 FEET TO WHICH A RADIAL LINE BEARS S61°56'37"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'09", AN ARC DISTANCE OF 979.52 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°02'37"W, 205.64 FEET TO THE EAST RIGHT OF WAY LINE OF MARSH BEND TRAIL; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N00°01'49"W, 568.65 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°43'27"E, 887.29 FEET; THENCE N64°51'19"E, 140.69 FEET; THENCE S89°43'27"E, 285.15 FEET; THENCE N00°04'03"W, 681.01 FEET; THENCE N70°33'59"E, 85.77 FEET; THENCE S80°23'16"E, 131.83 FEET; THENCE S86°58'09"E, 70.10 FEET; THENCE N88°27'54"E, 70.02 FEET; THENCE S88°44'04"E, 292.22 FEET; THENCE S79°02'03"E, 81.13 FEET; THENCE S73°20'34"E, 70.07 FEET; THENCE S77°03'41"E, 70.02 FEET; THENCE S80°46'15"E, 70.26 FEET; THENCE S80°58'55"E, 70.28 FEET; THENCE S80°52'35"E, 132.01 FEET; THENCE N88°54'35"E, 64.61 FEET; THENCE S01°22'35"E, 165.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 767.50 FEET AND A CHORD BEARING AND DISTANCE OF S89°57'24"W, 35.71 FEET TO WHICH A RADIAL LINE BEARS S01°22'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'57", AN ARC DISTANCE OF 35.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN S30°10'11"W, 535.51 FEET; THENCE S31°03'43"W, 74.23 FEET; THENCE S33°16'31"W, 76.29 FEET; THENCE S38°37'06"W, 76.32 FEET; THENCE S43°54'09"W, 76.28 FEET; THENCE S45°15'40"W, 291.23 FEET; THENCE S55°45'49"W, 79.68 FEET; THENCE S60°00'12"W, 79.52 FEET; THENCE S65°51'04"W, 79.52 FEET; THENCE S73°06'30"W, 79.45 FEET; THENCE S75°13'43"W, 141.32 FEET; THENCE S71°09'02"W, 61.97 FEET; THENCE S49°52'17"W, 57.19 FEET; THENCE S27°34'39"W, 61.61 FEET; THENCE S25°23'35"W, 74.23 FEET; THENCE S27°59'48"W, 74.23 FEET; THENCE S30°36'30"W, 74.23 FEET; THENCE S33°13'13"W, 74.23 FEET; THENCE S35°49'55"W, 74.23 FEET; THENCE S38°26'37"W, 74.23 FEET; THENCE S41°03'19"W, 74.23 FEET; THENCE S43°41'36"W, 75.71 FEET; THENCE S47°21'28"W, 132.56 FEET; (SAID POINT BEARS N69°51'42"W, 1890.65 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10); THENCE S51°38'06"W, 93.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1806.22 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 943.49 FEET TO THE POINT OF BEGINNING; THENCE N47°30'17"W, 82.66 FEET; THENCE N07°19'08"W, 60.51 FEET; THENCE N00°08'21"E, 122.52 FEET; THENCE N08°58'43"W, 78.16 FEET; THENCE N19°07'31"W, 126.00 FEET; THENCE S89°43'27"E, 7.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'53", AN ARC DISTANCE OF 102.49 FEET TO THE POINT OF TANGENCY; THENCE S63°37'33"E, 250.76 FEET; THENCE S28°49'38"W, 64.37 FEET; THENCE S31°16'30"W, 59.49 FEET; THENCE S33°49'09"W, 59.49 FEET; THENCE S36°10'14"W, 59.49 FEET; THENCE S38°37'06"W, 59.49 FEET; THENCE S41°04'00"W, 64.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 10, 11, 14, 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 785.67 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 395.22 FEET TO THE POINT OF BEGINNING; THENCE S33°44'56"E, 113.44 FEET; THENCE

CONTINUED ON SHEET 9

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8491

DRAWING NAME: C:\USERS\DWALE1\APPDATA\LOCAL\TEMP\ACPUBLISH_18260\D-TITLE.DWG PLOTTED: 8.5 X 11 4/16/2024 11:38 AM BY: DWALE1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 9 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 8

S26°54'12"E, 189.08 FEET; THENCE S37°42'25"E, 158.80 FEET; THENCE S47°48'47"E, 260.14 FEET; THENCE S49°21'43"E, 51.76 FEET; THENCE S50°54'39"E, 170.98 FEET; THENCE S10°10'19"E, 181.67 FEET; THENCE S41°34'40"E, 220.81 FEET; THENCE S46°04'26"E, 232.00 FEET; THENCE S43°55'34"W, 539.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'48", AN ARC DISTANCE OF 47.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°31'46", AN ARC DISTANCE OF 89.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'54", AN ARC DISTANCE OF 49.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°41'06", AN ARC DISTANCE OF 92.01 FEET TO THE POINT OF TANGENCY; THENCE N50°54'40"W, 381.47 FEET; THENCE N56°59'59"W, 150.82 FEET; THENCE N50°54'40"W, 335.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,148.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 609.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 781.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'16", AN ARC DISTANCE OF 29.16 FEET; THENCE ALONG A RADIAL LINE RUN N67°22'05"E, 25.00 FEET; THENCE N48°42'38"E, 216.49 FEET; THENCE N39°21'58"W, 377.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°35'32"W, 96.83 FEET TO WHICH A RADIAL LINE BEARS S37°46'29"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'00", AN ARC DISTANCE OF 96.84 FEET TO THE POINT OF TANGENCY; THENCE S54°57'32"W, 86.85 FEET TO THE POINT OF 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 91°23'55", AN ARC DISTANCE OF 31.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,068.50 FEET AND A CHORD BEARING AND DISTANCE OF N24°49'38"W, 832.75 FEET TO WHICH A RADIAL LINE BEARS S53°33'37"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°13'31", AN ARC DISTANCE OF 838.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'50", AN ARC DISTANCE OF 114.37 FEET; THENCE ALONG A RADIAL LINE RUN N68°54'17"E, 25.00 FEET; THENCE N38°09'22"E, 517.24 FEET; THENCE N86°03'14"E, 219.18 FEET; THENCE N52°02'26"E, 121.02 FEET; THENCE N37°57'34"W, 3.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 85.22 FEET TO THE POINT OF TANGENCY; THENCE N64°42'47"W, 153.33 FEET; THENCE S25°17'13"W, 110.00 FEET; THENCE N64°42'47"W, 140.00 FEET; THENCE N56°17'18"W, 60.65 FEET; THENCE S42°23'07"W, 295.89 FEET; THENCE S52°24'09"W, 209.55 FEET; THENCE S47°59'33"W, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 831.50 FEET AND A CHORD BEARING AND DISTANCE OF N46°47'22"W, 138.63 FEET TO WHICH A RADIAL LINE BEARS N47°59'33"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'50", AN ARC DISTANCE OF 138.79 FEET TO THE POINT OF TANGENCY; THENCE S38°25'44"W, 43.00 FEET; THENCE S36°16'49"W, 188.95 FEET; THENCE S54°35'03"W, 64.65 FEET; THENCE S37°08'27"W, 39.02 FEET; THENCE S34°51'21"W, 39.18 FEET; THENCE S32°16'32"W, 49.12 FEET; THENCE S29°42'00"W, 39.01 FEET; THENCE S27°07'27"W, 49.14 FEET; THENCE S24°32'53"W, 39.02 FEET; THENCE S22°15'47"W, 39.18 FEET; THENCE S18°30'18"W, 65.41 FEET; THENCE S31°55'14"W, 42.09 FEET; THENCE S44°51'06"W, 45.30 FEET; THENCE S56°32'46"W, 70.31 FEET; THENCE S51°14'40"W, 249.07 FEET; THENCE S47°08'12"W, 66.56 FEET; THENCE S41°05'03"W, 66.55 FEET; THENCE S34°57'20"W, 66.55 FEET; THENCE S28°49'37"W, 66.55 FEET; THENCE S22°41'54"W, 66.55 FEET; THENCE S16°34'10"W, 66.55 FEET; THENCE S10°26'22"W, 66.62 FEET; THENCE S06°43'38"W, 69.14 FEET; THENCE S05°11'15"W, 69.14 FEET; THENCE S03°38'51"W, 69.14 FEET; THENCE S02°06'27"W, 69.14 FEET; THENCE S00°34'03"W, 69.14 FEET; THENCE S00°58'21"E, 69.14 FEET; THENCE S02°30'44"E, 69.14 FEET; THENCE S04°15'15"E, 68.64 FEET; THENCE S07°23'57"E, 68.10 FEET; THENCE S10°52'49"E, 71.31 FEET; THENCE S14°33'21"E, 75.90 FEET; THENCE S18°04'56"E, 76.73 FEET; THENCE S18°48'19"E, 304.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,220.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°59'14"E, 362.21 FEET TO WHICH A RADIAL LINE BEARS S19°28'33"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°04'26", AN ARC DISTANCE OF 363.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°32'55"W, 212.25 FEET; THENCE N38°22'15"W, 92.33 FEET; THENCE N12°21'30"W, 118.41 FEET; THENCE N19°23'05"E, 118.42 FEET; THENCE N41°18'46"E, 80.71 FEET; THENCE N24°32'46"E, 48.94 FEET; THENCE N10°26'41"W, 55.50 FEET; THENCE N33°55'03"W, 68.10 FEET; THENCE N28°06'02"W, 83.54 FEET; THENCE N19°45'43"W, 83.54 FEET; THENCE N11°23'58"W, 84.02 FEET; THENCE N05°55'04"E, 113.50 FEET; THENCE N30°21'20"E, 95.67 FEET; THENCE N41°54'54"E, 86.60 FEET; THENCE N52°10'12"E, 86.60 FEET; THENCE N62°25'30"E, 86.60 FEET; THENCE N73°59'07"E, 86.45 FEET; THENCE N78°22'08"E, 214.65 FEET; THENCE S30°40'00"E, 276.33 FEET; THENCE S14°16'42"E, 240.90 FEET; THENCE S37°09'04"E, 178.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 630.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°17'53"E, 124.28 FEET TO WHICH A RADIAL LINE BEARS N46°21'45"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'17", AN ARC DISTANCE OF 124.48 FEET TO THE POINT OF TANGENCY; THENCE N54°57'32"E, 299.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'21", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,111.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°55'41"E, 238.01 FEET TO WHICH A RADIAL LINE BEARS S56°18'10"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°27'42", AN ARC DISTANCE OF 238.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 738.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'53", AN ARC DISTANCE OF 253.46 FEET TO THE POINT OF

CONTINUED ON SHEET 10

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3125 LB6995

DRAWING NAME: C:\USERS\GRALTE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_12620\D3515 NEW.dwg, 9 x 5.5 x 11, 4/15/2024 11:38 AM, BY: GRALTES

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 10 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 9

REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,191.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 632.54 FEET TO THE POINT OF TANGENCY; THENCE S50°54'40"E, 335.23 FEET; THENCE S49°23'01"E, 150.05 FEET; THENCE S50°54'40"E, 201.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A NON-TANGENT LINE RUN S50°54'49"E, 74.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'11"E, 94.96 FEET TO WHICH A RADIAL LINE BEARS N39°05'20"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°28'58", AN ARC DISTANCE OF 98.77 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 12°59'08", AN ARC DISTANCE OF 27.88 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S39°05'20"W, 21.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,675.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'08", AN ARC DISTANCE OF 843.47 FEET; THENCE ALONG A RADIAL LINE RUN N79°45'48"W, 76.28 FEET; THENCE N50°54'40"W, 506.40 FEET; THENCE N29°30'01"E, 124.67 FEET; THENCE N06°48'11"E, 135.12 FEET; THENCE N05°48'28"W, 119.44 FEET; THENCE N13°13'35"E, 6.67 FEET; THENCE N02°04'17"E, 51.69 FEET; THENCE N13°13'35"E, 39.81 FEET; THENCE N04°37'44"E, 27.32 FEET; THENCE N52°53'02"W, 43.39 FEET; THENCE N45°31'12"W, 60.30 FEET; THENCE N18°03'51"W, 119.39 FEET; THENCE N45°26'02"W, 170.58 FEET; THENCE N81°32'04"W, 34.55 FEET; THENCE S45°14'47"W, 119.99 FEET; THENCE S72°20'04"W, 86.28 FEET; THENCE S68°27'01"W, 76.48 FEET; THENCE S47°13'40"W, 67.47 FEET; THENCE S48°10'26"W, 88.32 FEET; THENCE S27°25'05"W, 100.86 FEET; THENCE S37°23'07"E, 160.72 FEET; THENCE S01°25'41"E, 92.93 FEET; THENCE S25°17'17"W, 63.51 FEET; THENCE S57°29'46"W, 79.70 FEET; THENCE S70°19'36"W, 63.60 FEET; THENCE N80°14'16"W, 80.38 FEET; THENCE S70°19'36"W, 372.08 FEET; THENCE N81°54'45"W, 104.02 FEET; THENCE S17°14'09"W, 235.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'20", AN ARC DISTANCE OF 44.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°16'00"E, 60.38 FEET; THENCE N81°43'01"E, 848.69 FEET; THENCE S57°31'06"E, 91.01 FEET; THENCE S56°08'03"E, 70.00 FEET; THENCE S50°56'12"E, 86.88 FEET; THENCE S40°32'42"E, 86.81 FEET; THENCE S30°09'26"E, 86.81 FEET; THENCE S19°46'11"E, 86.81 FEET; THENCE S09°22'56"E, 86.81 FEET; THENCE S02°15'43"W, 85.61 FEET; THENCE S05°32'25"W, 717.18 FEET; THENCE S12°40'29"W, 73.90 FEET; THENCE S24°36'20"W, 89.27 FEET; THENCE S36°14'34"W, 79.43 FEET; THENCE S35°08'27"W, 67.62 FEET; THENCE S28°36'47"W, 66.04 FEET; THENCE S21°45'00"W, 66.05 FEET; THENCE S16°27'09"W, 484.36 FEET; THENCE S38°13'07"W, 84.35 FEET; THENCE S60°02'46"W, 381.51 FEET; THENCE S20°59'51"W, 69.90 FEET; THENCE S10°24'19"E, 69.78 FEET; THENCE S22°16'30"E, 78.10 FEET; THENCE S47°55'56"E, 89.28 FEET; THENCE S68°48'02"W, 260.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°36'34"W, 99.47 FEET TO WHICH A RADIAL LINE BEARS S25°44'05"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 168°15'03", AN ARC DISTANCE OF 146.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'38", AN ARC DISTANCE OF 32.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°27'22"W, 191.56 FEET; THENCE N03°07'53"E, 64.04 FEET; THENCE N01°12'01"W, 72.15 FEET; THENCE N10°24'06"E, 79.53 FEET; THENCE N16°23'49"E, 74.63 FEET; THENCE N27°39'39"E, 69.82 FEET; THENCE N15°14'48"E, 65.66 FEET; THENCE N02°03'55"W, 668.34 FEET; THENCE N07°28'09"W, 248.56 FEET; THENCE N63°10'57"W, 90.63 FEET; THENCE N75°42'31"W, 579.61 FEET; THENCE N17°10'45"W, 395.84 FEET; THENCE N37°27'53"E, 53.03 FEET; THENCE N43°12'38"E, 66.01 FEET; THENCE N66°08'16"E, 51.51 FEET; THENCE N78°09'40"E, 210.35 FEET; THENCE N75°13'42"E, 58.20 FEET; THENCE N70°58'10"E, 58.20 FEET; THENCE N66°39'06"E, 58.20 FEET; THENCE N62°20'01"E, 58.21 FEET; THENCE N57°56'56"E, 86.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N00°52'38"W, 326.44 FEET TO WHICH A RADIAL LINE BEARS S71°00'35"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°13'35", AN ARC DISTANCE OF 331.94 FEET TO THE POINT OF TANGENCY; THENCE N17°14'09"E, 62.28 FEET; THENCE N72°45'51"W, 110.00 FEET; THENCE N17°14'09"E, 140.00 FEET; THENCE N16°48'28"E, 68.44 FEET; THENCE N11°28'58"E, 65.34 FEET; THENCE N04°51'10"E, 65.34 FEET; THENCE N01°46'39"W, 65.34 FEET; THENCE N08°24'28"W, 65.34 FEET; THENCE N15°02'16"W, 65.34 FEET; THENCE N21°40'05"W, 65.34 FEET; THENCE N28°17'54"W, 65.35 FEET; THENCE N31°37'15"W, 52.04 FEET; THENCE N01°27'29"W, 20.62 FEET; THENCE N58°07'39"E, 99.34 FEET; THENCE N31°52'21"W, 355.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'56", AN ARC DISTANCE OF 30.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'58", AN ARC DISTANCE OF 240.14 FEET TO THE POINT OF TANGENCY; THENCE S71°11'41"W, 21.20 FEET; THENCE S29°05'21"E, 85.12 FEET; THENCE S39°09'54"E, 58.03 FEET; THENCE S30°17'59"E, 89.42 FEET; THENCE S22°00'23"E, 82.16 FEET; THENCE S15°09'50"E, 77.49 FEET; THENCE S13°39'49"E, 210.00 FEET; THENCE S13°49'09"E, 101.52 FEET; THENCE S07°04'10"W, 67.99 FEET; THENCE S22°56'25"W, 62.57 FEET; THENCE S38°48'40"W, 59.03 FEET; THENCE S52°21'13"W, 26.92 FEET; THENCE S56°46'39"W, 83.53 FEET; THENCE S63°56'47"W, 83.40 FEET; THENCE S69°52'32"W, 73.34 FEET; THENCE S68°28'28"W, 68.81 FEET; THENCE S66°28'24"W, 68.81 FEET; THENCE S64°28'21"W, 68.81 FEET; THENCE S62°28'18"W, 68.81 FEET; THENCE S60°28'15"W, 68.81 FEET; THENCE S58°28'12"W, 68.81 FEET; THENCE S60°25'02"W, 90.87 FEET; THENCE S51°24'47"W, 127.69 FEET; THENCE S78°22'10"W,

CONTINUED ON SHEET 11

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4455 NE 8350 ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

DRAWING NAME: C:\USERS\VISALE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_26280\D315 NEW.DWG 10.85 X 11 4/15/2024 11:38 AM B.C. CARLTES
---: CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 11 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 10

214.25 FEET; THENCE S89°42'27"W, 377.37 FEET; THENCE N00°17'33"W, 72.53 FEET; THENCE N20°45'41"W, 80.23 FEET; THENCE N26°15'05"W, 90.24 FEET; THENCE N19°06'45"E, 57.65 FEET; THENCE N17°24'04"W, 13.68 FEET; THENCE N24°38'31"W, 53.88 FEET; THENCE N19°00'41"W, 84.86 FEET; THENCE N20°51'43"W, 117.25 FEET; THENCE N08°53'56"W, 109.47 FEET; THENCE N77°33'32"W, 1.07 FEET; THENCE N12°26'28"E, 53.33 FEET; THENCE N41°20'19"E, 101.93 FEET; THENCE N62°57'25"E, 350.00 FEET; THENCE N38°49'58"E, 75.89 FEET; THENCE N00°17'21"W, 80.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N88°55'10"W, 73.15 FEET TO WHICH A RADIAL LINE BEARS S00°17'21"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'22", AN ARC DISTANCE OF 73.15 FEET TO THE POINT OF TANGENCY; THENCE N87°32'59"W, 557.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 179.06 FEET TO THE POINT OF TANGENCY; THENCE S64°43'18"W, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'21", AN ARC DISTANCE OF 4.26 FEET TO THE POINT OF TANGENCY; THENCE S25°32'17"E, 10.09 FEET; THENCE S36°22'33"E, 73.53 FEET; THENCE S06°00'29"E, 249.08 FEET; THENCE S05°25'21"E, 58.52 FEET; THENCE S00°01'47"W, 153.83 FEET; THENCE S02°30'53"W, 123.36 FEET; THENCE S22°02'57"W, 182.10 FEET; THENCE S61°39'13"W, 224.97 FEET; THENCE S34°03'10"W, 66.18 FEET; THENCE S76°37'49"W, 54.98 FEET; THENCE S26°22'23"E, 1.03 FEET; THENCE S76°37'49"W, 64.34 FEET; THENCE N85°24'30"W, 97.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S14°48'58"W, 187.03 FEET TO WHICH A RADIAL LINE BEARS S81°17'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'02", AN ARC DISTANCE OF 187.39 FEET TO THE POINT OF TANGENCY; THENCE S20°54'59"W, 134.90 FEET; THENCE S53°24'45"E, 139.30 FEET; THENCE S19°08'17"E, 77.61 FEET; THENCE S22°05'45"E, 65.29 FEET; THENCE S43°20'19"E, 58.82 FEET; THENCE S50°54'56"E, 73.47 FEET; THENCE S45°58'13"E, 77.35 FEET; THENCE S41°14'15"E, 278.68 FEET; THENCE S26°40'26"E, 77.53 FEET; THENCE S02°34'32"W, 64.73 FEET; THENCE S25°40'41"W, 89.23 FEET; THENCE S48°45'45"W, 190.83 FEET; THENCE S76°36'53"W, 93.30 FEET; THENCE N80°30'39"W, 62.94 FEET; THENCE N57°40'31"W, 80.41 FEET; THENCE N44°18'22"W, 467.21 FEET; THENCE N27°49'14"W, 164.17 FEET; THENCE N34°53'59"W, 60.04 FEET; THENCE N55°06'01"E, 42.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°11'02", AN ARC DISTANCE OF 280.41 FEET TO THE POINT OF TANGENCY; THENCE N20°54'59"E, 272.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 820.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'29", AN ARC DISTANCE OF 233.63 FEET TO THE POINT OF TANGENCY; THENCE N04°35'30"E, 176.85 FEET; THENCE N85°24'30"W, 135.00 FEET; THENCE N73°50'39"W, 97.94 FEET; THENCE N50°20'55"W, 212.58 FEET; THENCE N38°49'31"W, 75.49 FEET; THENCE N24°38'48"W, 176.96 FEET; THENCE N15°01'24"W, 50.49 FEET; THENCE N05°30'35"W, 146.17 FEET; THENCE N05°17'12"E, 225.98 FEET; THENCE N08°57'03"E, 147.79 FEET; THENCE N12°23'15"W, 80.32 FEET; THENCE S88°31'32"E, 561.76 FEET; THENCE S79°33'47"E, 83.93 FEET; THENCE S71°41'08"E, 83.81 FEET; THENCE S58°22'38"E, 167.03 FEET; THENCE S45°35'09"E, 124.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°01'09"E, 19.12 FEET TO WHICH A RADIAL LINE BEARS N26°40'59"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'17", AN ARC DISTANCE OF 19.12 FEET TO THE POINT OF TANGENCY; THENCE N64°43'18"E, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 208.10 FEET TO THE POINT OF TANGENCY; THENCE S87°32'59"E, 402.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N02°27'01"E, 23.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,025.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'07", AN ARC DISTANCE OF 159.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°02'38"W, 240.97 FEET; THENCE N63°56'34"W, 50.68 FEET; THENCE S87°31'27"W, 420.00 FEET; THENCE N86°59'23"W, 95.97 FEET; THENCE N70°43'21"W, 323.94 FEET; THENCE N81°51'05"W, 51.24 FEET; THENCE S87°31'27"W, 722.62 FEET; THENCE N14°23'41"W, 71.26 FEET; THENCE N04°14'19"W, 156.74 FEET; THENCE N00°19'00"W, 39.50 FEET; THENCE N12°59'30"E, 63.33 FEET; THENCE N25°52'54"E, 52.46 FEET; THENCE N38°46'18"E, 63.67 FEET; THENCE N51°39'38"E, 47.83 FEET; THENCE N64°32'59"E, 79.05 FEET; THENCE N86°36'27"E, 371.82 FEET; THENCE N70°30'04"E, 64.93 FEET; THENCE N55°40'41"E, 87.70 FEET; THENCE N36°44'29"E, 65.65 FEET; THENCE N25°21'22"E, 66.45 FEET; THENCE N11°45'52"E, 62.52 FEET; THENCE N01°12'34"W, 64.16 FEET; THENCE N05°10'10"W, 82.56 FEET; THENCE N13°04'40"E, 98.21 FEET; THENCE N29°06'29"E, 97.72 FEET; THENCE N46°48'47"E, 97.72 FEET; THENCE N64°31'04"E, 97.72 FEET; THENCE N81°31'28"E, 92.21 FEET; THENCE N87°31'27"E, 700.00 FEET; THENCE N86°15'15"E, 66.62 FEET; THENCE N74°48'14"E, 62.40 FEET; THENCE N61°24'31"E, 62.40 FEET; THENCE N48°00'42"E, 62.41 FEET; THENCE N36°56'31"E, 65.78 FEET; THENCE N30°42'43"E, 66.57 FEET; THENCE N24°34'54"E, 66.57 FEET; THENCE N20°21'01"E, 72.86 FEET; THENCE N24°26'38"E, 78.14 FEET; THENCE N29°32'53"E, 78.15 FEET; THENCE N34°17'16"E, 66.99 FEET; THENCE N38°39'46"E, 66.99 FEET; THENCE N41°57'19"E, 33.85 FEET; THENCE N31°48'39"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°00'43"E, 542.77 FEET TO WHICH A RADIAL LINE BEARS S31°48'39"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°21'17", AN ARC DISTANCE OF 546.23 FEET TO THE POINT OF TANGENCY; THENCE N35°50'04"E, 346.34 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'48", AN ARC DISTANCE OF 13.45 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 49°12'24", AN

CONTINUED ON SHEET 12

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8499

DRAWING NAME: C:\USERS\DWALE\FARM\PROJECTS\JOB\S01122.09640\DWG\S01122.09640 SHEET 11 OF 14.DWG 11" X 17" 4/16/2024 11:38 AM DWALE

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 12 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 11

ARC DISTANCE OF 87.60 FEET TO THE POINT OF TANGENCY; THENCE S53°43'11"E, 210.94 FEET; THENCE N36°16'49"E, 120.00 FEET; THENCE N07°21'31"E, 141.52 FEET; THENCE N58°44'42"E, 141.50 FEET; THENCE S72°29'17"E, 119.86 FEET; THENCE N42°23'07"E, 156.33 FEET; THENCE N71°50'22"E, 130.73 FEET; THENCE S78°30'05"E, 103.20 FEET; THENCE S64°42'47"E, 372.27 FEET; THENCE N69°45'53"E, 48.12 FEET; THENCE N18°14'48"E, 81.35 FEET; THENCE N43°56'55"E, 59.17 FEET; THENCE N69°39'01"E, 85.47 FEET; THENCE S84°38'52"E, 59.17 FEET; THENCE S58°56'46"E, 85.47 FEET; THENCE S33°14'39"E, 59.17 FEET; THENCE S07°32'32"E, 118.30 FEET; THENCE S44°26'50"W, 104.09 FEET; THENCE S52°47'03"W, 67.64 FEET; THENCE S25°17'13"W, 65.20 FEET; THENCE S64°42'47"E, 174.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 217.50 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 101.56 FEET TO THE POINT OF TANGENCY; THENCE S37°57'34"E, 5.58 FEET; THENCE N52°02'26"E, 329.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°44'38"W, 173.37 FEET TO WHICH A RADIAL LINE BEARS S63°52'57"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°44'50", AN ARC DISTANCE OF 176.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°26'47", AN ARC DISTANCE OF 321.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 192.20 FEET TO THE POINT OF TANGENCY; THENCE N00°33'00"E, 14.62 FEET; THENCE N89°43'47"W, 1,087.59 FEET; THENCE N59°30'49"W, 29.81 FEET; THENCE N36°57'12"W, 133.50 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 N66°15'48"E, 1,290.88 FEET TO WHICH A RADIAL LINE BEARS N36°57'12"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'01", AN ARC DISTANCE OF 1,302.40 FEET TO THE POINT OF TANGENCY; THENCE N79°28'48"E, 195.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'22", AN ARC DISTANCE OF 514.46 FEET; THENCE ALONG A RADIAL LINE RUN S18°10'34"E, 169.34 FEET; THENCE S20°46'30"E, 88.91 FEET; THENCE S18°25'14"E, 70.00 FEET; THENCE S02°06'38"W, 134.36 FEET; THENCE S49°52'38"W, 141.47 FEET; THENCE S74°34'25"W, 71.51 FEET; THENCE S75°30'47"W, 71.51 FEET; THENCE S76°27'10"W, 71.51 FEET; THENCE S77°23'32"W, 71.51 FEET; THENCE S78°19'55"W, 71.51 FEET; THENCE S79°16'18"W, 71.51 FEET; THENCE N89°27'00"W, 92.08 FEET; THENCE S00°33'00"W, 178.67 FEET; THENCE N89°27'00"W, 65.67 FEET; THENCE N89°43'47"W, 44.33 FEET; THENCE S00°33'00"W, 14.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 166.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'58", AN ARC DISTANCE OF 121.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°10'06"E, 96.90 FEET; THENCE S89°51'45"E, 173.91 FEET; THENCE N72°59'49"E, 80.34 FEET; THENCE N00°08'15"E, 123.88 FEET; THENCE S89°27'00"E, 985.68 FEET; THENCE N03°57'33"E, 90.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 168.04 FEET; THENCE N22°07'30"E, 86.23 FEET; THENCE N67°52'30"W, 339.61 FEET; THENCE N38°12'07"W, 138.57 FEET; THENCE N22°07'30"E, 128.07 FEET; THENCE N02°36'40"E, 112.74 FEET; THENCE N15°37'48"W, 70.00 FEET; THENCE N08°42'16"W, 94.12 FEET; THENCE N12°32'05"E, 116.01 FEET; THENCE N25°55'27"W, 64.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,850.00 FEET AND A CHORD BEARING AND DISTANCE OF N60°45'03"E, 446.60 FEET TO WHICH A RADIAL LINE BEARS S25°55'27"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'00", AN ARC DISTANCE OF 446.85 FEET TO THE POINT OF TANGENCY; THENCE N57°25'33"E, 130.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'48", AN ARC DISTANCE OF 1,051.88 FEET TO THE POINT OF TANGENCY; THENCE N78°34'22"E, 168.30 FEET TO THE POINT OF 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 47°30'06", AN ARC DISTANCE OF 84.56 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 05°00'16", AN ARC DISTANCE OF 10.74 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 S11°25'38"E, 229.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°21'21", AN ARC DISTANCE OF 485.03 FEET TO THE POINT OF TANGENCY; THENCE S13°55'42"W, 204.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°07'45", AN ARC DISTANCE OF 482.80 FEET TO THE POINT OF TANGENCY; THENCE S09°12'03"E, 221.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'32", AN ARC DISTANCE OF 53.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°27'00"W, 743.99 FEET; THENCE N00°32'43"E, 229.99 FEET; THENCE N82°39'38"W, 90.62 FEET; THENCE N37°05'53"W, 125.16 FEET; THENCE N29°43'53"W, 60.72 FEET; THENCE N43°47'54"W, 61.91 FEET; THENCE N82°51'08"W, 14.47 FEET; THENCE N82°51'35"W, 70.32 FEET; THENCE S87°42'34"W, 72.45 FEET; THENCE N12°38'30"E, 38.26 FEET; THENCE N67°52'30"W, 91.96 FEET; THENCE S22°07'30"W, 426.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 149.01 FEET TO THE POINT OF TANGENCY; THENCE S03°57'33"W, 104.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 555.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'33", AN ARC DISTANCE OF 526.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

CONTINUED ON SHEET 13

JOB S01122.09640

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8998

DRAWING NAME: C:\USERS\DRAWINGS\ALTERED\DRAWINGS\S01122.09640_DISTRICT 15 NEW DWG 2ND 8.5 X 11 4/16/2024 11:38 AM BY: DWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 13 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'16", AN ARC DISTANCE OF 5.44 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 92°42'54", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF TANGENCY; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'48", AN ARC DISTANCE OF 145.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°10'57"E, 449.15 FEET; THENCE N72°25'02"E, 195.99 FEET; THENCE S64°49'03"E, 83.35 FEET; THENCE S48°52'20"E, 72.80 FEET; THENCE S64°52'35"E, 69.32 FEET; THENCE N86°39'04"E, 40.12 FEET; THENCE N55°00'26"E, 134.76 FEET; THENCE N89°54'59"E, 152.21 FEET; THENCE S77°43'47"E, 110.24 FEET; THENCE S47°17'30"E, 208.81 FEET; THENCE S32°28'40"W, 73.88 FEET; THENCE S20°25'28"W, 119.42 FEET; THENCE S13°18'50"E, 73.74 FEET; THENCE S69°37'49"E, 87.06 FEET; THENCE S61°53'26"E, 307.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°23'41"W, 114.69 FEET TO WHICH A RADIAL LINE BEARS S67°29'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'21", AN ARC DISTANCE OF 114.72 FEET TO THE POINT OF TANGENCY; THENCE S26°16'21"W, 1,356.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°51'12", AN ARC DISTANCE OF 249.89 FEET; THENCE ALONG A RADIAL LINE RUN N58°52'26"W, 15.00 FEET; THENCE N86°19'51"W, 252.33 FEET; THENCE S61°26'27"W, 59.63 FEET; THENCE S52°02'14"W, 190.98 FEET; THENCE S83°10'20"W, 53.78 FEET; THENCE S78°51'08"W, 101.14 FEET; THENCE S85°43'14"W, 112.35 FEET; THENCE N64°06'39"W, 124.97 FEET; THENCE N39°38'20"W, 559.53 FEET; THENCE N38°08'22"W, 82.95 FEET; THENCE N15°38'53"W, 118.41 FEET; THENCE N16°05'37"E, 118.41 FEET; THENCE N43°53'03"E, 98.08 FEET; THENCE N50°19'40"E, 68.94 FEET; THENCE N29°01'37"E, 65.34 FEET; THENCE N60°58'23"W, 36.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'12", AN ARC DISTANCE OF 75.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S49°39'30"W, 226.83 FEET; THENCE S45°13'29"W, 67.82 FEET; THENCE S40°47'35"W, 67.84 FEET; THENCE S38°09'22"W, 179.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1255.77 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 744.27 FEET TO THE POINT OF BEGINNING; THENCE N39°15'53"E, 110.00 FEET; THENCE N47°51'28"W, 66.77 FEET; THENCE N42°06'10"W, 69.01 FEET; THENCE N37°57'34"W, 217.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N42°56'35"E, 444.57 FEET TO WHICH A RADIAL LINE BEARS S38°42'11"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'27", AN ARC DISTANCE OF 446.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'41", AN ARC DISTANCE OF 303.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'10", AN ARC DISTANCE OF 171.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S25°10'57"W, 96.19 FEET; THENCE S05°29'30"W, 294.01 FEET; THENCE S11°12'03"W, 90.13 FEET; THENCE S50°09'20"W, 72.80 FEET; THENCE S35°34'41"W, 83.79 FEET; THENCE S50°45'26"W, 176.91 FEET; THENCE S29°01'37"W, 135.07 FEET; THENCE N60°58'23"W, 42.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'16", AN ARC DISTANCE OF 138.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1973.96 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 298.94 FEET TO THE POINT OF BEGINNING; THENCE N52°20'49"E, 101.67 FEET; THENCE N04°44'34"W, 113.96 FEET; THENCE N24°27'06"E, 101.13 FEET; THENCE S67°15'29"E, 91.82 FEET; THENCE S66°36'18"E, 220.32 FEET; THENCE S36°15'29"E, 68.43 FEET; THENCE S18°33'58"E, 141.56 FEET; THENCE S53°04'15"E, 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°16'17"W, 171.40 FEET TO WHICH A RADIAL LINE BEARS S53°04'15"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°41'03", AN ARC DISTANCE OF 171.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N45°59'49"W, 92.74 FEET; THENCE N77°25'01"W, 125.62 FEET; THENCE S79°50'54"W, 75.68 FEET; THENCE N71°50'59"W, 54.18 FEET; THENCE N41°11'42"W, 54.10 FEET; THENCE N37°39'11"W, 64.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 14

JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB6416

DRAWING NAME: C:\USERS\CFBAL15-1\FARMPORT\LOCAL\TEMP\ACPUBLISH_12560\DISTRICT NEW.DWG - 11 X 17 4/16/2024 11:58 AM - DWG TO PDF

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

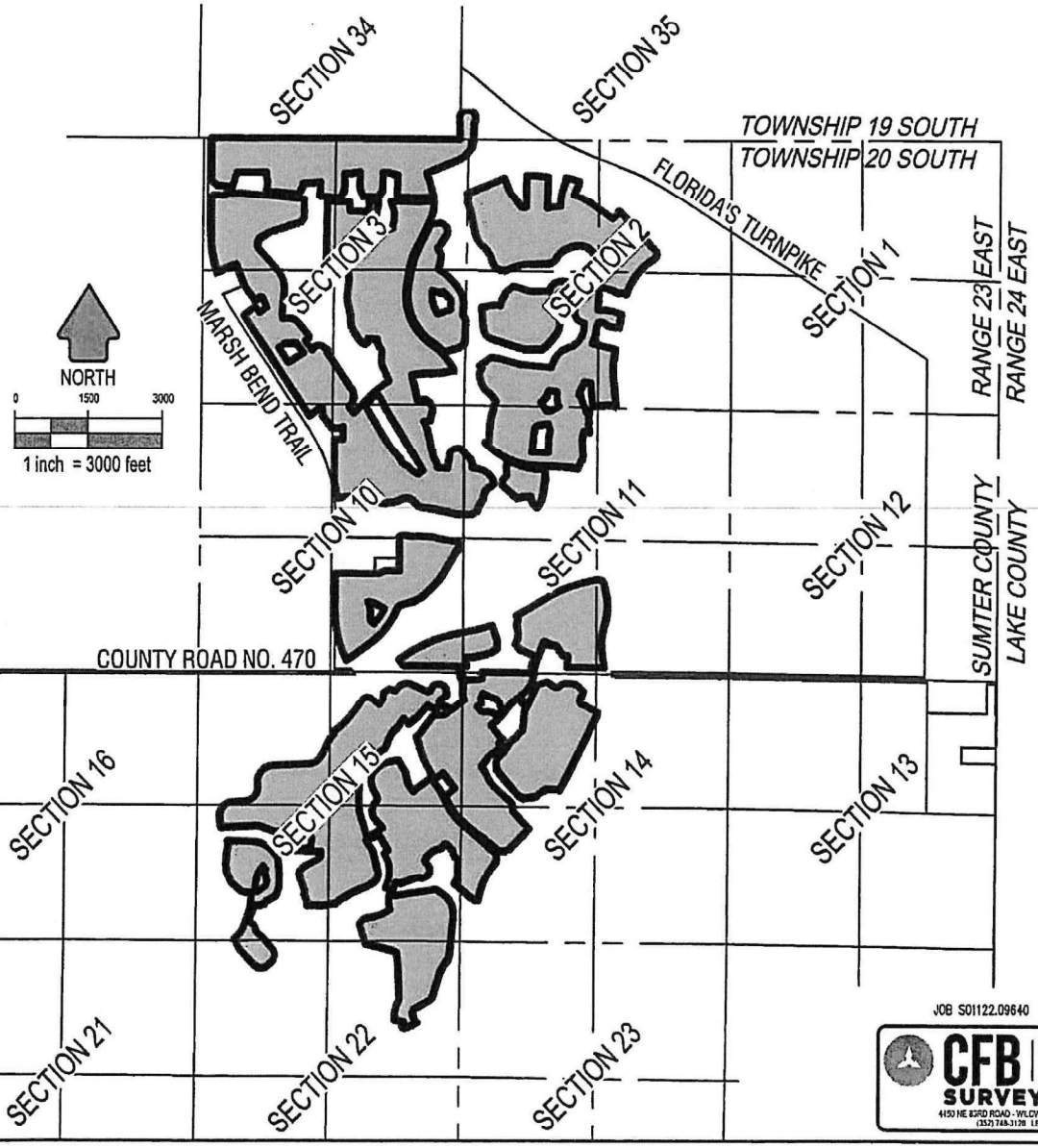
DISTRICT 15 (2ND AMENDMENT) NEW
1380.4 ACRES±

EXHIBIT " 7 "
SHEET 14 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 13

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 1188.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 4009.75 FEET TO THE POINT OF BEGINNING; THENCE S41°09'05"E, 86.54 FEET; THENCE S10°44'49"W, 76.87 FEET; THENCE S12°32'18"E, 190.31 FEET; THENCE S18°25'22"W, 82.25 FEET; THENCE S47°11'55"W, 34.82 FEET; THENCE S53°04'00"W, 168.99 FEET; THENCE S88°13'15"W, 42.86 FEET; THENCE N85°24'30"W, 10.00 FEET; THENCE N04°35'30"E, 154.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'09", AN ARC DISTANCE OF 408.02 FEET TO THE POINT OF BEGINNING.



JOB S01122.09640

CFB CLYMER FARNER BARLEY SURVEYING
4150 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8499

DRAWING NAME: C:\USERS\GRALEE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_16260\DISTRICT 15 AMENDMENT 2 - 1380.4 ACRES.DWG 8.5 X 11 4/15/2021 11:39 AM GRALEE

EXHIBIT 8

PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST[1] OF THE DISTRICT SERVICES AND FACILITIES OF THE EXPANDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Subdivision Infrastructure Roads & Drainage	2022-2028	$99,434,476
Collector Road Infrastructure Roads & Drainage	2022-2028	$17,509,807
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2022-2028	$31,973,066
Landscaping & Irrigation in Common Areas[2]	2022-2028	$64,758,631
Boundary Security Buffers/Walls & Fencing in Common Areas	2022-2028	$19,256,948
Master Earthwork and Stormwater Collection Systems	2022-2028	$356,967,303
Wetland & Wildlife Mitigation/Protection Measures	2022-2028	$2,887,500
Project Entry Features	2022-2028	$5,804,835
TOTAL:		**$598,592,566**

[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 9

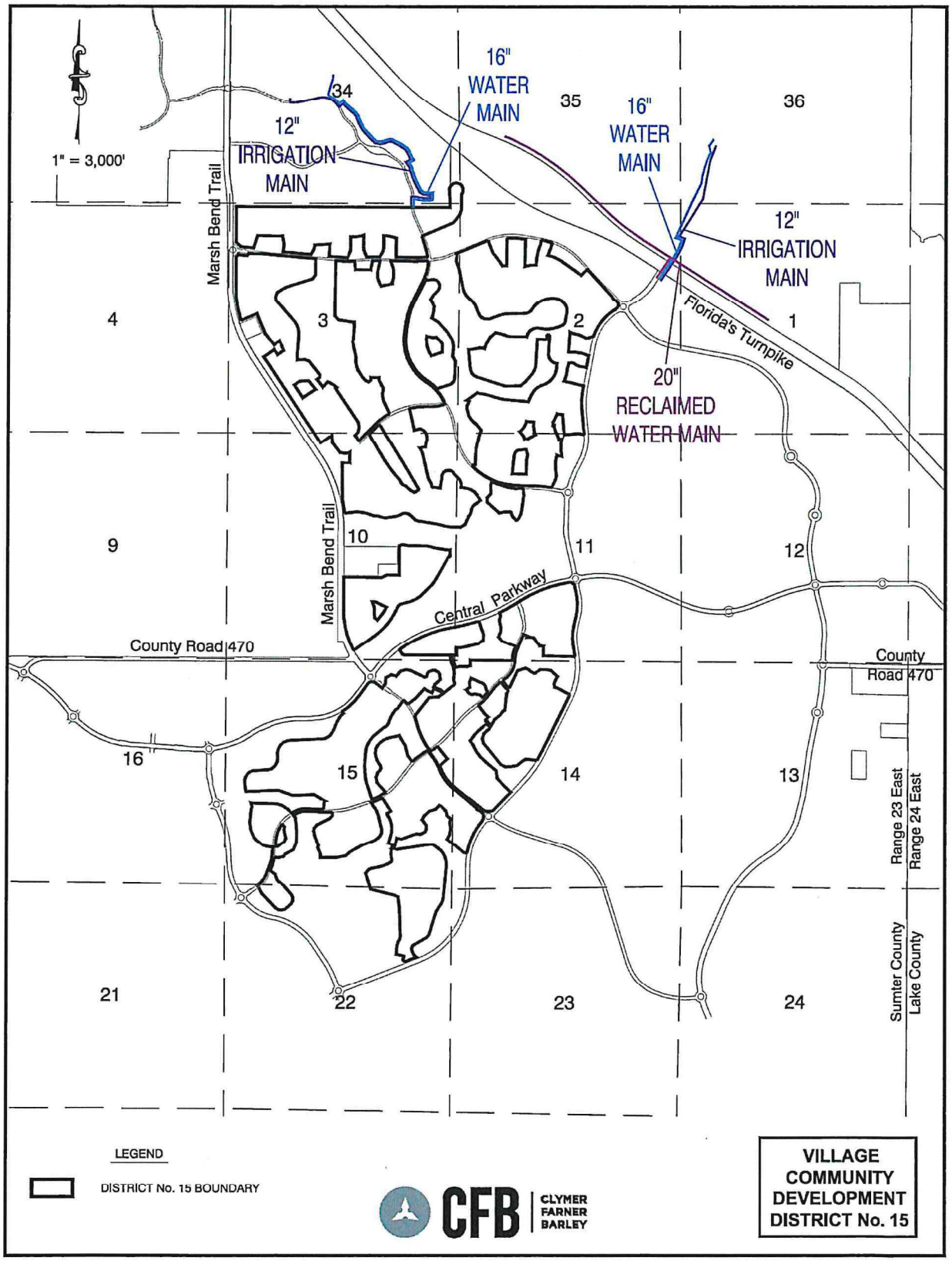
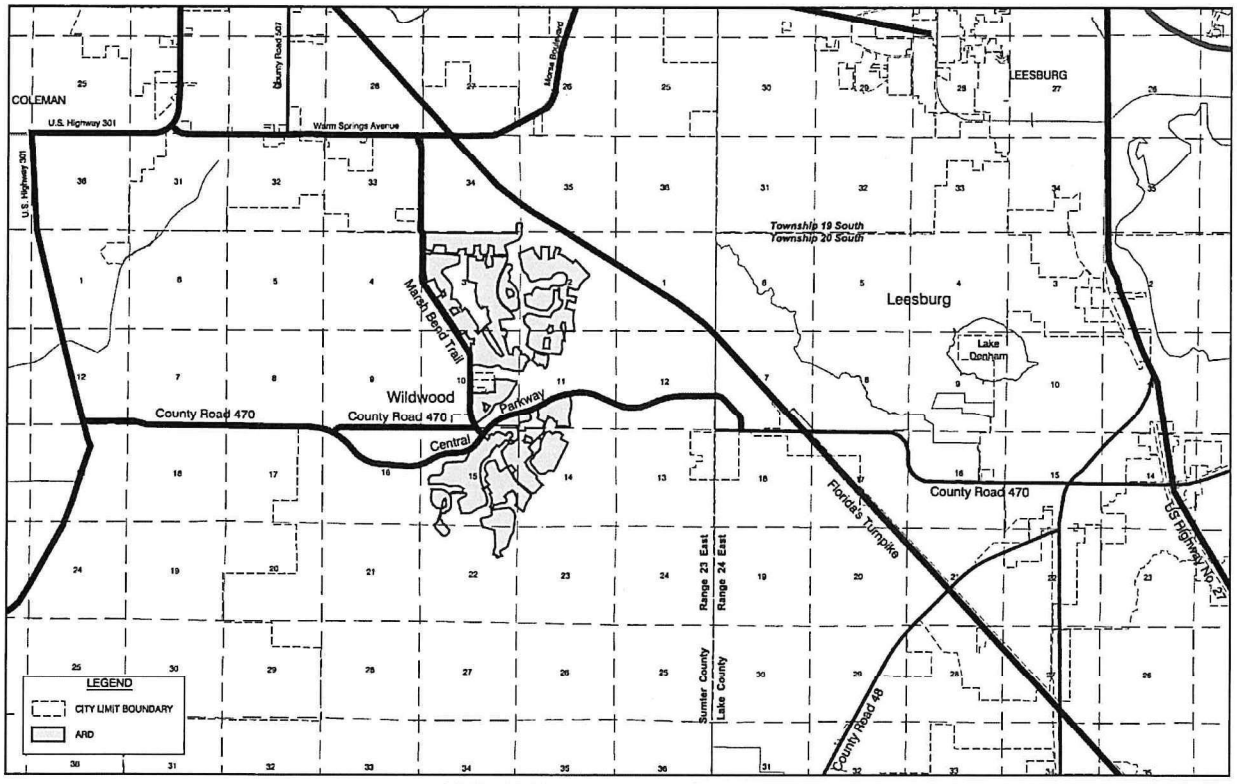

1" = 3,000'
16" WATER MAIN
12" IRRIGATION MAIN
16" WATER MAIN
12" IRRIGATION MAIN
20" RECLAIMED WATER MAIN
Florida's Turnpike
Marsh Bend Trail
Marsh Bend Trail
Central Parkway
County Road 470
County Road 470
34
35
36
4
3
2
1
9
10
11
12
16
15
14
13
21
22
23
24
Range 23 East
Range 24 East
Sumter County
Lake County
LEGEND
DISTRICT No. 15 BOUNDARY
CFB
CLYMER FARNER BARLEY
VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

EXHIBIT 10

The Village Community Development District No. 15 (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, July 11, 2022 and again on February 27, 2023



LAND USE AND ZONING MAP

EXHIBIT 11

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend Village Community Development District No. 15 (the "District"). The amended District will include approximately 1,380.4 acres of land on which roughly 7,500 dwelling units are planned for development. This amendment will add 2.0 net acres to the existing District. 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 Village Community Development District No. 15

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 amendment adds 2.0 acres making the entire District 1,380.4 acres. The District will include roughly 7,500 units with a mix of housing types, designs and models.

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, County 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 residential community development districts, is that the amendment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The amendment 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 development of the land within the District. This new demand created by the District's residents will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the areas surrounding 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 residences, regardless of the District's existence. Community development districts, such as Village Community Development District No. 15 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 a total of 7,500 dwelling units. If this amendment is approved, this would put all of these residents under the jurisdiction of the District. Prior to the sale of the property encompassing the additional dwelling units, 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 virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The District consists of less than 2,500 acres; therefore, the City of Wildwood, Florida (the "City") is the reviewing agency, 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 amended 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 Commerce to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to amend 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 amend 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 District will also plan, construct, and finance some of the community's roadways, along with possibly offsite roadway improvements. 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	City	City
Utilities	Landowner	Landowner	Landowner
Amenities	Landowner	Landowner	Landowner
Drainage/Basins	Landowner/CDD	CDD	CDD
Landscape	Landowner/CDD	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 $598,592,568.00. To fund these improvements, the District may issue special assessment or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties located within the District that benefit from these improvements.

Table 3. Summary of Estimated Capital Costs for New Infrastructure

Improvement/Facility	Cost
Subdivision Infrastructure Roads & Drainage	$99,434,476
Collector Road Infrastructure Roads & Drainage	$17,509,807
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	$31,973,066
Landscaping & Irrigation in Common Areas	$64,758,631
Boundary Security Buffers/Walls & Fencing in Common Areas	$19,256,948
Master Earthwork and Stormwater Collection Systems	$356,967,303
Wetland & Wildlife Mitigation/Protection Measures	$2,887,500
Project Entry Features	$5,804,835
TOTAL:	**$598,592,566**

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred by the District through one or more bond issuances. In addition to the levy of non-ad valorem assessments for debt service, the District may also 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 residential 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 in the District by new residents 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.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special District), or through developer-bank loans.

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 estimate 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, especially in light of the fact that the District already exists.

Another 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, residents (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 resident 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: **Petition to Amend the Boundary Line of Middleton CDD A**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Supervisors of the Middleton Community Development District A (the “District”) has petitioned the City of Wildwood to amend Ordinance O2022-35 to reflect a net decrease in the size of the District by 1800.9 acres, such that the resulting District will total 683.7 acres MOL. The net decrease in the size of the District has no effect on the City limits.

The District has requested that the Commission adopt an ordinance approving the proposed changes as outlined by Section 190.046(b), Florida Statutes.

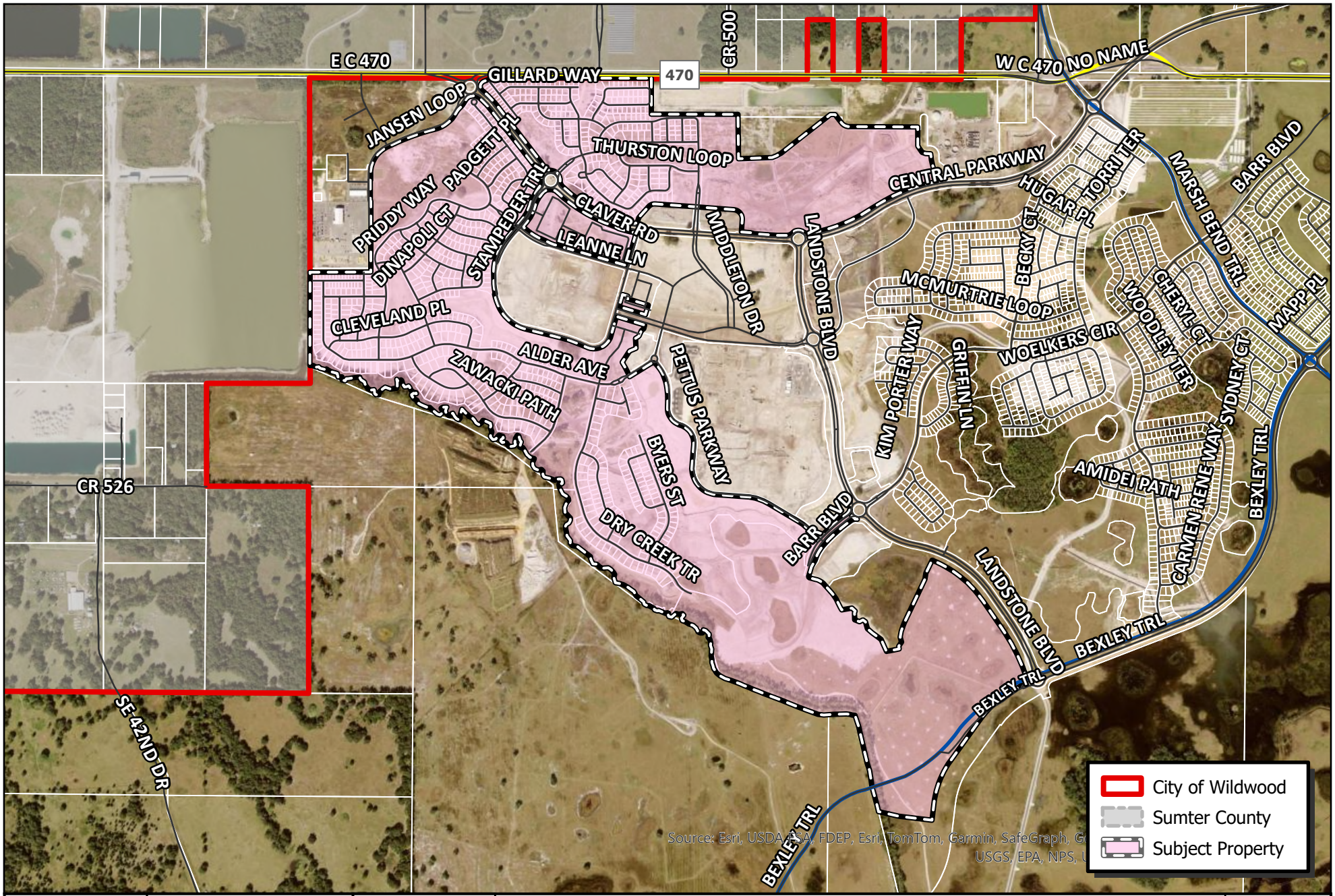
Ordinance O2024-37 has been prepared should the Commission move to support the request.

DATED: 5/23/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

LOCATION MAP



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 35 70 140	CDD 2405-002 **VCDD BOUNDARY LINE REVISION MIDDLETON**	**MAP 1B** **LOCATION MAP** **MAY 2024**

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

Jo O. Thacker
T: 407.669.4230 F: 407.425.8377
jo.thacker@nelsonmullins.com

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T 407.669.4200 F 407.425.8377
nelsonmullins.com

May 17, 2024

VIA FEDEX

City of Wildwood
c/o Melanie Peavy
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Amend the Boundary Line of Middleton Community Development District A

Dear Ms. Peavy:

Enclosed please find the original Petition to Amend the Boundary Line of Middleton Community Development District A. My colleague, Kate Stangle, is sending the filing fee check in the amount of $1,500.00 to your attention via federal express, for delivery on Monday, May 20th.

I apologize for any inconvenience. If you have any questions, please do not hesitate to contact me, and thank you for your help.

Sincerely,

Jo O. Thacker

Jo O. Thacker

Enclosures

ORDINANCE NO. O2024-37

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A PURSUANT TO FLORIDA STATUTE 190.046 RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida Board established the Middleton Community Development District A ("District") by Ordinance O2022-35; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance O2022-35 be amended to reflect a net decrease in the size of the District by 1,800.9 acres, such that the resulting District will total 683.7 acres, more or less; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Petition. The "Petition to Amend the Boundaries of Middleton Community Development District A pursuant to Florida Statutes 190.046" as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 2. Modification of Map and Legal Description. Ordinance O2022-35 is hereby amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

SECTION 3. Modification of Powers and Functions. The District shall have all general and special functions and powers as described in Chapter 190, Florida Statutes, as the same may be expanded by general law from time to time. Without limiting the foregoing, the City of Wildwood consents to the exercise of the special powers described in Section 190.012(2); provided however, that if the District chooses to exercise any of the special powers contained in Section 190.012(2), Florida Statutes, the District shall ensure that the exercise of any special powers do not conflict with current systems and facilities provided by the City of Wildwood unless agreed to by the City of Wildwood. Notwithstanding the foregoing, those matters which are traditionally governed by franchise agreements (i.e., water, wastewater, natural gas, electric, garbage, etc.), are not granted as functions and powers herein, unless the District enters into a separate franchise agreement with the City of Wildwood to provide those services within the

District. The special powers set forth in 190.012(1)(b) and 190.012(2)(f) are specifically excluded unless the District enters into a franchise agreement with the City of Wildwood to provide the special powers set forth in 190.012(1)(b) and 190.012(2)(f) within the District.

SECTION 4. Ratification and Consent. The City Commission of the City of Wildwood, Florida, ratifies and consents to the special powers authorized in Section 190.012(1) and 190.012(2) Florida Statutes as requested by the petitioner.

SECTION 5. **Conflict.** All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 6. Severability. If any section, sentence, clause, or phrase of this ordinance 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 this ordinance.

SECTION 7. Effective Date. This ordinance shall become effective in accordance with law.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

PETITION TO AMEND THE BOUNDARY LINE OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

Petitioner, Middleton Community Development District A, a Florida Community Development District, 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 amend the boundary line of Middleton Community Development District A (the "District") and states as follows:

1. Petitioner is a Florida Community Development District with its principal place of business at 984 Old Mill Run, The Villages, Florida 32162.

2. The District presently comprises 2,484.6 acres. The amendment will decrease the District's size to 683.7 acres. A map showing the location of the amended boundary lines of the District is attached as **Exhibit 1**. All of the land in the existing District and in the amended boundary is within the City.

3. A metes and bounds legal description and sketch of the external boundaries of the current boundaries of the District is attached as **Exhibit 2.**

4. A metes and bounds legal description and sketch of the external boundaries of the areas to be added to the District is attached as **Exhibit 3**.

5. A metes and bounds legal description and sketch of the external boundaries of the areas to be deleted from the District is attached as **Exhibit 4**.

6. Attached as **Exhibit 5-1** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be added to the District and attached as **Exhibit 5-2** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be deleted from the District.

7. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 6** attached hereto.

8. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 7**.

9. The name of the District remains Middleton Community Development District A.

10. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 8**.

11. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be serviced by the District are identified on **Exhibit 9** attached hereto.

12. All of the property to be included in the District, as shown in **Exhibit 10**, will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

13. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit 11**.

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on June 10, 2024 and June 17, 2024, 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 amend the boundary line of the District.

RESPECTFULLY SUBMITTED this 17th day of May, 2024.

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

By: _____
Joe Ricciardi, Chairman

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (EXISTING)
2,484.6 ACRES±

EXHIBIT " 2 "
SHEET 1 OF 5

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 15, 16, 17, 20, 21, 22, 27, 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 1,333.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE THEREOF RUN S00°05'18"E, 2,563.07 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN N89°54'42"E, 803.28 FEET; THENCE N32°37'22"E, 17.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 15.07 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'40", AN ARC DISTANCE OF 9.94 FEET TO THE POINT OF TANGENCY; THENCE N00°09'19"E, 239.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 237.63 FEET AND A CHORD BEARING AND DISTANCE OF N15°04'36"E, 145.12 FEET TO WHICH A RADIAL LINE BEARS S87°17'55"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°33'24", AN ARC DISTANCE OF 147.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 179.10 FEET AND A CHORD BEARING AND DISTANCE OF N00°07'35"E, 172.91 FEET TO WHICH A RADIAL LINE BEARS S61°00'36"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°43'37", AN ARC DISTANCE OF 180.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°31'21"W, 50.15 FEET TO WHICH A RADIAL LINE BEARS S60°57'17"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°02'43", AN ARC DISTANCE OF 50.69 FEET TO THE POINT OF TANGENCY; THENCE N00°00'00"E, 149.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 198.37 FEET AND A CHORD BEARING AND DISTANCE OF N12°46'28"E, 66.00 FEET TO WHICH A RADIAL LINE BEARS N86°48'04"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'03", AN ARC DISTANCE OF 66.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 192.63 FEET AND A CHORD BEARING AND DISTANCE OF N04°55'00"E, 109.23 FEET TO WHICH A RADIAL LINE BEARS S68°36'46"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°56'28", AN ARC DISTANCE OF 110.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°07'23"W, 62.26 FEET TO WHICH A RADIAL LINE BEARS S79°46'27"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'20", AN ARC DISTANCE OF 62.34 FEET TO THE POINT OF TANGENCY; THENCE N00°01'13"W, 160.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N28°42'14"W, 24.30 FEET TO WHICH A RADIAL LINE BEARS S89°37'49"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°08'50", AN ARC DISTANCE OF 25.37 FEET TO THE POINT OF TANGENCY; THENCE N57°46'39"W, 58.23 FEET; THENCE N00°05'18"W, 1,285.48 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; THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°41'47"E, 499.19 FEET; THENCE S00°18'13"W, 10.00 FEET; THENCE S89°41'47"E, 33.60 FEET; THENCE S89°47'31"E, 166.50 FEET; THENCE N00°12'29"E, 10.00 FEET; THENCE S89°47'31"E, 2,529.50 FEET; THENCE S89°52'59"E, 375.37 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°00'00"E, 462.00 FEET; THENCE S89°52'59"E, 2,304.21 FEET; THENCE S89°43'47"E, 114.80 FEET; THENCE S00°00'00"E, 155.00 FEET; THENCE S89°43'47"E, 1,010.59 FEET; THENCE S00°16'13"W, 246.77 FEET; THENCE S35°41'54"E, 98.14 FEET; THENCE S69°57'28"E, 48.40 FEET; THENCE S87°55'59"E, 65.31 FEET; THENCE S05°50'08"E, 82.28 FEET; THENCE S13°02'33"E, 285.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°49'14"W, 796.22 FEET TO WHICH A RADIAL LINE BEARS N10°25'21"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'50", AN ARC DISTANCE OF 800.92 FEET TO THE POINT OF TANGENCY; THENCE S58°03'49"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'48", AN ARC DISTANCE OF 772.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'05", AN ARC DISTANCE OF 88.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°15'33", AN ARC DISTANCE OF 176.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING AND DISTANCE OF S57°48'41"W, 93.28 FEET TO

CONTINUED ON SHEET 2

LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

4/30/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LB6988

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

DRAWING NAME: C:\USERS\CGALTE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_2848\SKETCH DIST MIDD A EXISTING.DWG, 8.5 x 11, 4/30/2024 11:37 AM, B. GALTES

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (EXISTING)
2,484.6 ACRES±

EXHIBIT " 2 "
SHEET 2 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

WHICH A RADIAL LINE BEARS S63°24'12"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°25'46", AN ARC DISTANCE OF 98.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'03", AN ARC DISTANCE OF 183.36 FEET TO THE POINT OF TANGENCY; THENCE N85°48'23"W, 223.83 FEET; THENCE N73°23'56"W, 51.20 FEET; THENCE N85°48'23"W, 118.96 FEET; THENCE N04°11'37"E, 159.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N85°48'28"W, 433.09 FEET; THENCE N85°49'47"W, 578.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 105.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°06'32"W, 92.19 FEET TO WHICH A RADIAL LINE BEARS N04°08'54"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°04'44", AN ARC DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE S42°04'10"W, 135.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 236.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'07", AN ARC DISTANCE OF 10.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN S16°05'58"W, 662.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 19.63 FEET TO THE POINT OF TANGENCY; THENCE N73°54'02"W, 947.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 487.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'27", AN ARC DISTANCE OF 110.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 512.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°53'32", AN ARC DISTANCE OF 70.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 648.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'52", AN ARC DISTANCE OF 210.87 FEET TO THE POINT OF TANGENCY; THENCE N50°10'15"W, 158.48 FEET; THENCE S39°49'45"W, 224.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 809.48 FEET AND A CHORD BEARING AND DISTANCE OF S27°33'10"W, 363.78 FEET TO WHICH A RADIAL LINE BEARS N49°27'43"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°58'14", AN ARC DISTANCE OF 366.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 502.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'40", AN ARC DISTANCE OF 138.96 FEET TO THE POINT OF TANGENCY; THENCE S01°16'37"E, 106.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 839.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'12", AN ARC DISTANCE OF 178.31 FEET; THENCE ALONG A RADIAL LINE RUN S76°33'11"W, 13.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 852.50 FEET AND A CHORD BEARING AND DISTANCE OF S19°00'35"E, 165.28 FEET TO WHICH A RADIAL LINE BEARS S76°33'11"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'32", AN ARC DISTANCE OF 165.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 527.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'16", AN ARC DISTANCE OF 474.64 FEET TO THE POINT OF TANGENCY; THENCE S76°07'37"E, 478.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 972.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°07'51", AN ARC DISTANCE OF 104.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,647.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'00", AN ARC DISTANCE OF 233.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET; THENCE NORTHEASTERLY 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 TANGENCY; THENCE N16°05'58"E, 261.43 FEET; THENCE S72°58'38"E, 379.61 FEET; THENCE S14°12'14"W, 46.54 FEET; THENCE S47°55'49"W, 40.13 FEET; THENCE S25°01'13"W, 72.97 FEET; THENCE S11°21'25"W, 307.93 FEET; THENCE S31°59'24"E, 156.47 FEET; THENCE N58°00'36"E, 134.46 FEET; THENCE N62°49'35"E, 22.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 53.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°35'10"E, 58.97 FEET TO WHICH A RADIAL LINE BEARS N26°01'45"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°53'10", AN ARC DISTANCE OF 62.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 503.29 FEET AND A CHORD BEARING AND DISTANCE OF S28°40'04"E, 264.69 FEET TO WHICH A RADIAL LINE BEARS N46°05'13"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°29'27", AN ARC DISTANCE OF 267.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 914.39 FEET AND A CHORD BEARING AND DISTANCE OF S05°52'15"E, 257.92 FEET TO WHICH A RADIAL LINE BEARS N76°01'17"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°12'56", AN ARC DISTANCE OF 258.79 FEET; THENCE ALONG A NON-TANGENT LINE RUN S01°59'07"W, 70.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.50 FEET

CONTINUED ON SHEET 3

JOB S01123.0143

CFB SURVEYING
CLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD FL 34785
(352) 748-3120 LB8495

DRAWING NAME: C:\USERS\GRAL\E-I FARLAPPDATA\LOCAL\TEMP\ACPUBLISH_8845\SKETCH DIST MDD A EXISTING.DWG 8.5 X 11 (2) 4/30/2024 11:57 AM GRL CARLTFS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (EXISTING)
2,484.6 ACRES±

EXHIBIT " 2 "
SHEET 3 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

AND A CHORD BEARING AND DISTANCE OF S35°44'10"E, 283.77 FEET TO WHICH A RADIAL LINE BEARS N87°44'36"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°59'08", AN ARC DISTANCE OF 305.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 241.72 FEET AND A CHORD BEARING AND DISTANCE OF S34°22'33"E, 303.85 FEET TO WHICH A RADIAL LINE BEARS N16°41'03"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°52'47", AN ARC DISTANCE OF 328.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN S04°36'22"W, 278.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 338.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°36'22", AN ARC DISTANCE OF 535.30 FEET TO THE POINT OF TANGENCY; THENCE S86°00'00"E, 383.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.76 FEET AND A CHORD BEARING AND DISTANCE OF S72°35'20"E, 311.49 FEET TO WHICH A RADIAL LINE BEARS N03°59'06"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°51'08", AN ARC DISTANCE OF 314.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN S59°10'40"E, 433.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 654.39 FEET AND A CHORD BEARING AND DISTANCE OF S48°59'03"E, 229.24 FEET TO WHICH A RADIAL LINE BEARS N30°55'40"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'33", AN ARC DISTANCE OF 230.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 168.50 FEET AND A CHORD BEARING AND DISTANCE OF S34°21'30"E, 24.73 FEET TO WHICH A RADIAL LINE BEARS N51°25'58"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'03", AN ARC DISTANCE OF 24.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 181.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'06", AN ARC DISTANCE OF 53.33 FEET TO THE POINT OF TANGENCY; THENCE S46°59'05"E, 44.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,087.68 FEET AND A CHORD BEARING AND DISTANCE OF N42°18'34"E, 64.00 FEET TO WHICH A RADIAL LINE BEARS N49°22'36"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°22'19", AN ARC DISTANCE OF 64.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,250.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°09'44"E, 437.58 FEET TO WHICH A RADIAL LINE BEARS N46°25'05"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'38", AN ARC DISTANCE OF 438.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°09'51", AN ARC DISTANCE OF 83.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S43°12'04"E, 190.58 FEET TO WHICH A RADIAL LINE BEARS N82°25'18"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°33'32", AN ARC DISTANCE OF 218.02 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S46°28'40"E, 96.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'09", AN ARC DISTANCE OF 642.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°23'16", AN ARC DISTANCE OF 1,148.64 FEET TO THE POINT OF TANGENCY; THENCE S34°34'32"E, 424.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,530.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°27'38", AN ARC DISTANCE OF 815.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S68°48'08"W, 213.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 965.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°44'32", AN ARC DISTANCE OF 736.76 FEET TO THE POINT OF TANGENCY; THENCE S25°03'37"W, 250.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,070.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°02'17", AN ARC DISTANCE OF 803.77 FEET TO THE POINT OF TANGENCY; THENCE S68°05'53"W, 1,116.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,348.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'54", AN ARC DISTANCE OF 870.70 FEET TO THE POINT OF TANGENCY; THENCE S31°06'59"W, 1,208.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,393.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'12", AN ARC DISTANCE OF 754.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,810.06 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'35"E, 1,750.62 FEET TO WHICH A RADIAL LINE BEARS N50°39'31"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'47", AN ARC DISTANCE OF 1,766.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 910.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°26'03", AN ARC DISTANCE OF 499.42 FEET

JOB S01123.0143

CONTINUED ON SHEET 4

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB6498

DRAWING NAME: C:\USERS\GWALTE~1\APPDATA\LOCAL\TEMP\ACPUBLISH_8048\SKETCH DST MID A EXISTING.DWG 4/30/2024 11:37 AM BY: GWALTERS
---: CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (EXISTING)
2,484.6 ACRES±

EXHIBIT " 2 "
SHEET 4 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,906.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°31'26", AN ARC DISTANCE OF 1,126.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,002.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'47", AN ARC DISTANCE OF 711.21 FEET TO THE POINT OF TANGENCY; THENCE S20°05'23"E, 407.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,345.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'45", AN ARC DISTANCE OF 449.69 FEET TO THE POINT OF TANGENCY; THENCE S39°14'08"E, 481.65 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID SOUTH LINE RUN N89°50'20"W, 1,438.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 28; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°33'55"W, 2,661.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°34'06"W, 2,662.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE WEST LINE THEREOF RUN N00°08'00"W, 4,005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°38'49"W, 2,694.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°25'41"E, 1,335.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'54"W, 2,681.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°16'44"E, 2,658.68 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 RUN S89°39'12"E, 4,028.43 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE THEREOF RUN N00°24'57"E, 2,656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°35'34"W, 1,334.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°04'35"W, 1,330.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF RUN S89°37'37"E, 1,334.55 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG AFORESAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17 RUN N00°05'18"W, 1,431.39 FEET TO THE POINT OF BEGINNING.

AND

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 NORTHWEST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°47'31"E, 2,695.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°52'59"E, 128.24 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2,533.30 FEET TO THE POINT OF BEGINNING; THENCE S74°16'58"E, 100.42 FEET; THENCE S76°47'49"E, 74.27 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 S67°13'34"E, 217.69 FEET TO WHICH A RADIAL LINE BEARS N17°16'24"E; THENCE SOUTHEASTERLY 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 S61°30'34"E, 8.57 FEET; THENCE S28°30'59"W, 63.88 FEET; THENCE S46°05'39"W, 33.22 FEET; THENCE S16°26'38"W, 385.22 FEET; THENCE N72°58'38"W, 404.07 FEET; THENCE N16°05'58"E, 473.80 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 N79°29'52"E, 41.94 FEET TO WHICH A RADIAL LINE BEARS N37°06'14"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°12'13", AN ARC DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING.

JOB S01123.0143

CFB SURVEYING
CLYMER FARNER BARLEY
4450 NE 83RD ROAD · WILDWOOD, FL 34785
(352) 748-3120 LB5995

DRAWING NAME: C:\USERS\GRAUL\E-11\RVRDOA\TALLOKA_EXP\WCP\BRITISH_5849\SKETCH DST MIDD A EXISTING.DWG 8.5 X 11 (4) 4/30/2024 11:37 AM BY: GRAULTERS

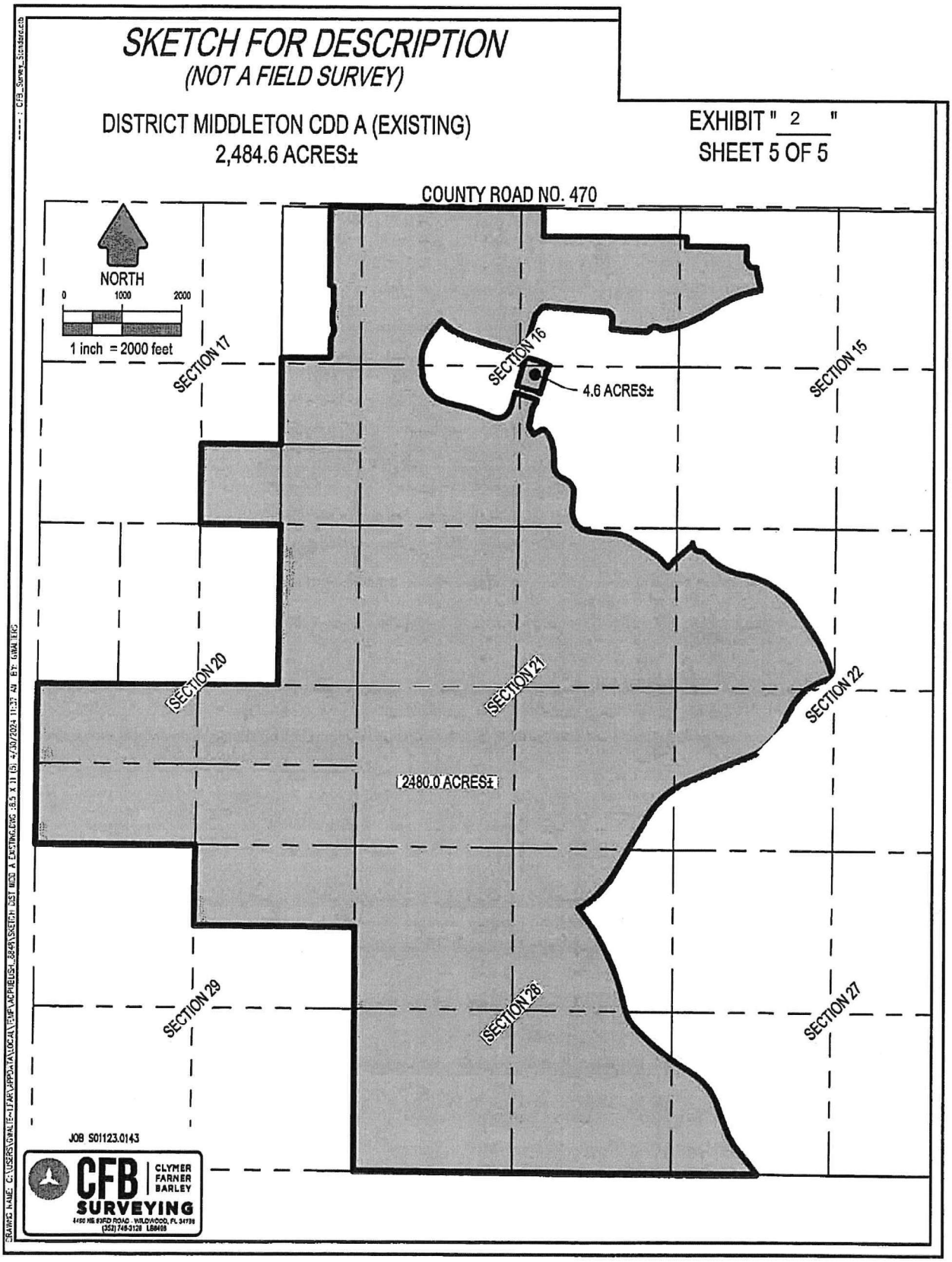
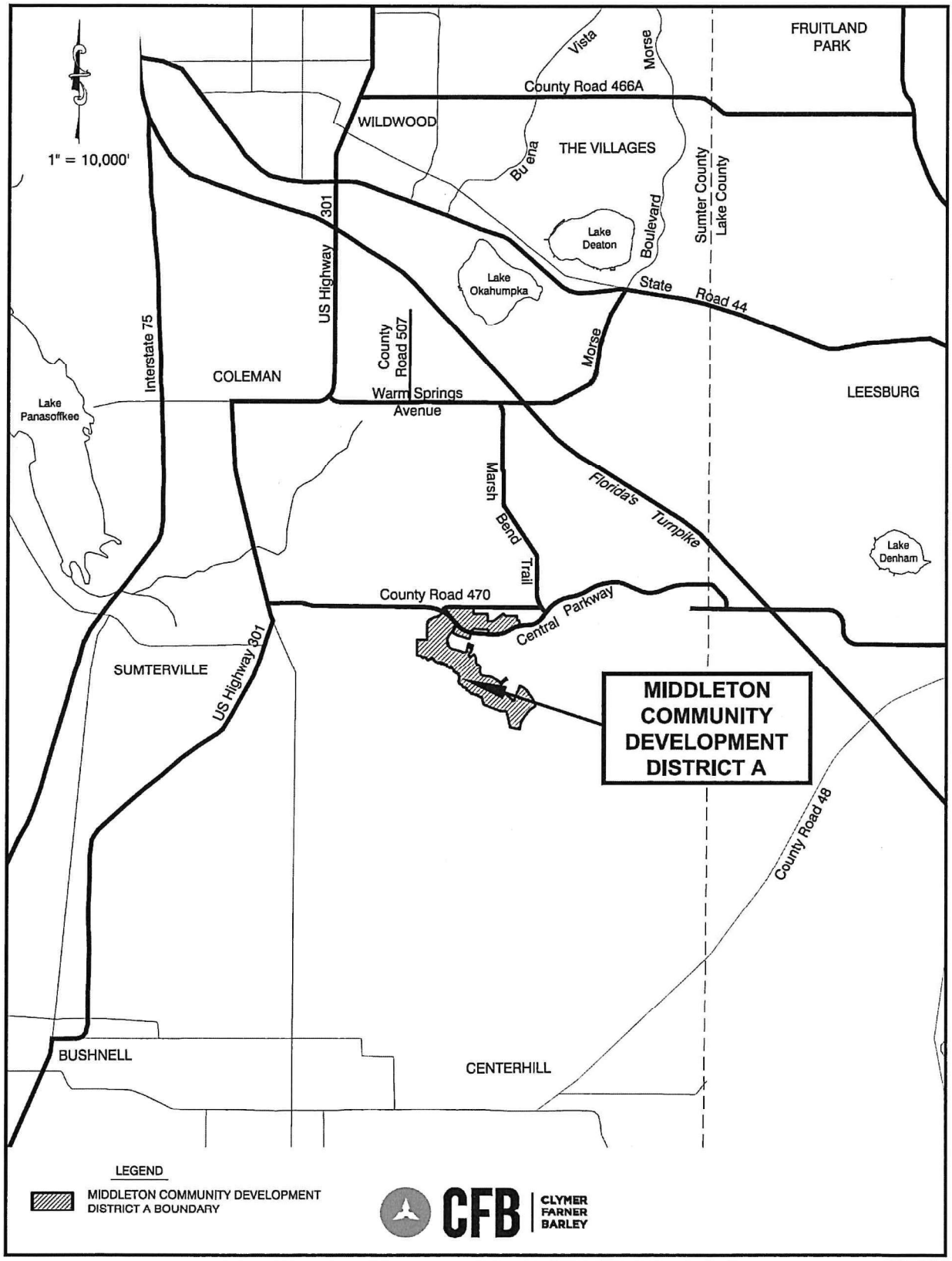
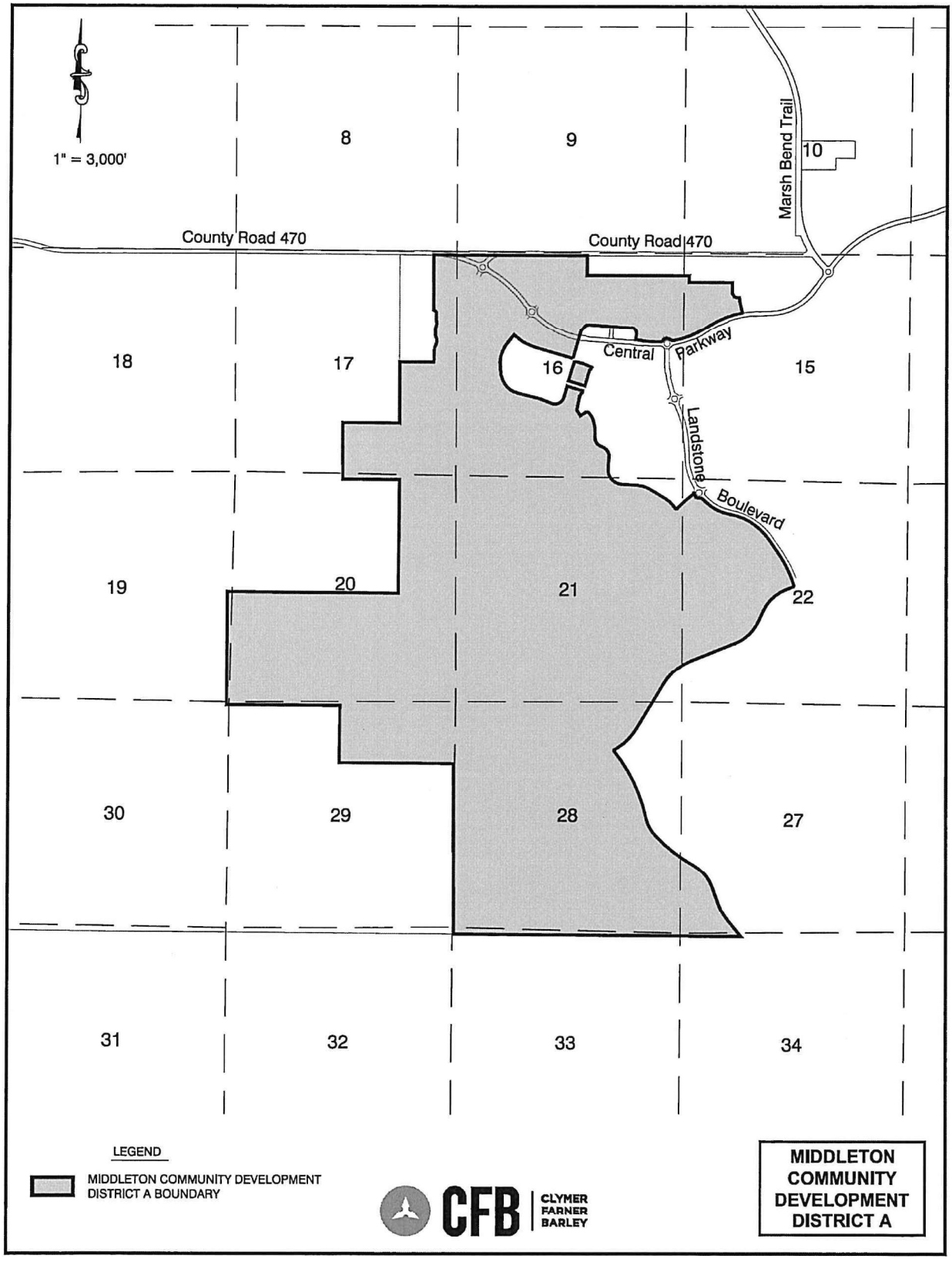

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
DISTRICT MIDDLETON CDD A (EXISTING)
2,484.6 ACRES±
EXHIBIT " 2 "
SHEET 5 OF 5
COUNTY ROAD NO. 470
NORTH
0
1000
2000
1 inch = 2000 feet
SECTION 17
SECTION 16
SECTION 15
4.6 ACRES±
SECTION 20
SECTION 21
SECTION 22
2480.0 ACRES±
SECTION 29
SECTION 28
SECTION 27
JOB S01123.0143
CFB
CLYMER
FARNER
BARLEY
SURVEYING
4490 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8405

EXHIBIT 1



GENERAL LOCATION MAP

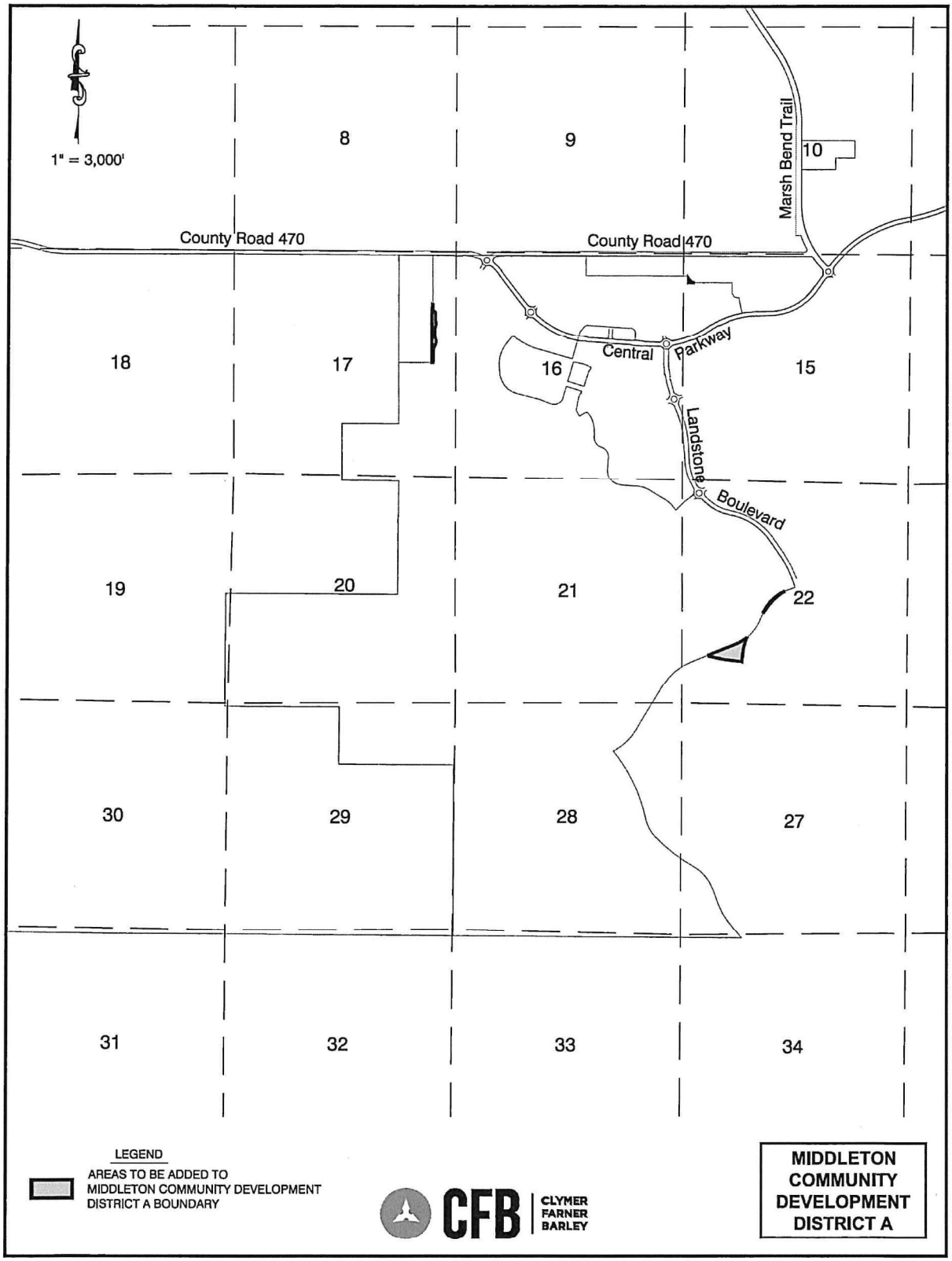
EXHIBIT 2



MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

2-1

EXHIBIT 3



NET AREAS TO BE ADDED TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

3-1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (ADDED)
7.4 ACRES±

EXHIBIT " 3 "
SHEET 1 OF 5

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE NORTH LINE THEREOF RUN S89°43'47"E, 246.59 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°16'13"W, 667.00 FEET TO THE BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3991, PAGE 784, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S20°01'10"E, 711.12 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15); THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY LINE: RUN N89°43'47"W, 130.38 FEET; THENCE N00°00'00"E, 85.19 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN S38°04'02"E, 45.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'45", AN ARC DISTANCE OF 118.12 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN N89°52'59"W, 245.81 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2037.99 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S06°59'39"W, 2052.76 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16); SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,033.00 FEET AND A CHORD BEARING AND DISTANCE OF S80°11'02"W, 24.14 FEET TO WHICH A RADIAL LINE BEARS S10°09'23"E; AND ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°40'49", AN ARC DISTANCE OF 24.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY 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 106.67 FEET; THENCE WESTERLY 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 NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'53", AN ARC DISTANCE OF 13.53 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING AND DISTANCE OF

CONTINUED ON SHEET 2

LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

4/30/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01123.0143

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8408

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVA\ PETITIONS\5) AMENDED\ST AMENDMENT (FEB 2024)\DESCRIPTION\SKETCH DSF MID A ADDING 7.4± 4/30/2024 11:37 AM BY: CWALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (ADDED)
7.4 ACRES±

EXHIBIT " 3 "
SHEET 2 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

N57°48'41"E, 93.28 FEET TO WHICH A RADIAL LINE BEARS S00°58'26"E; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°25'46", AN ARC DISTANCE OF 98.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N88°37'55"E, 161.81 FEET TO WHICH A RADIAL LINE BEARS N42°29'51"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°15'33", AN ARC DISTANCE OF 176.59 FEET TO THE POINT OF REVERSE 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°55'05", AN ARC DISTANCE OF 88.87 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 2541.42 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 2939.95 FEET TO THE POINT OF BEGINNING; THENCE S59°17'03"W, 19.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; (SAID POINT BEARS S49°25'36"W, 3905.60 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'26", AN ARC DISTANCE OF 490.69 FEET TO THE POINT OF TANGENCY; THENCE S35°46'37"W, 216.95 FEET; THENCE N25°03'37"E, 45.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 965.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°05'15", AN ARC DISTANCE OF 692.05 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN N00°13'06"E, 1357.68 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 3914.07 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N70°39'05"W, 4142.85 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22); THENCE S06°52'59"W, 216.88 FEET; THENCE N83°07'01"W, 429.43 FEET; THENCE N77°15'34"W, 341.65 FEET; THENCE N08°06'48"W, 7.64 FEET; THENCE N14°36'16"W, 26.24 FEET; THENCE N68°05'53"E, 660.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,070.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°39'10", AN ARC DISTANCE OF 329.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,196.00 FEET AND A CHORD BEARING AND DISTANCE OF S15°50'56"W, 372.78 FEET TO WHICH A RADIAL LINE BEARS N65°11'08"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'53", AN ARC DISTANCE OF 374.30 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 3

JOB S01123.0143

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

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVG\ PETITIONS TO AMEND\1ST AMENDMENT (FEE 300)\MXDS\SKETCH DESCRIPTION MIDDLETON AVG 1ST AMENDMENT (FEE 300).MXD 1:400(ARCH D) 24 X 36 (21.47)
----: CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (ADDED)
7.4 ACRES±

EXHIBIT " 3 "
SHEET 3 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

A PARCEL OF LAND BEING A PORTION OF TRACT "Q", MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 1,333.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE THEREOF RUN S00°05'18"E, 2,563.07 FEET TO THE NORTHWEST CORNER OF TRACT "I", MIDDLETON UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 29, 29A THROUGH 29N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT RUN N89°54'42"E, 782.21 FEET TO THE WESTERLY BOUNDARY LINE OF AFOREMENTIONED MIDDLETON UNIT NO. 1 FOR THE POINT OF BEGINNING; (SAID POINT BEARS S12°05'45"W, 2612.80 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 17); SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF AFOREMENTIONED TRACT "Q"; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID WESTERLY BOUNDARY LINE OF SAID MIDDLETON UNIT NO. 1 AND TRACT "Q": RUN 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°05'19"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 18°51'24", AN ARC DISTANCE OF 124.90 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE AND ALONG A NON-TANGENT LINE RUN S00°05'18"E, 169.13 FEET; THENCE S57°46'39"E, 58.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°08'50", AN ARC DISTANCE OF 25.37 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°01'13"E, 160.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'20", AN ARC DISTANCE OF 62.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 192.63 FEET AND A CHORD BEARING AND DISTANCE OF S04°55'00"W, 109.23 FEET TO WHICH A RADIAL LINE BEARS N78°26'46"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°56'28", AN ARC DISTANCE OF 110.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 198.37 FEET AND A CHORD BEARING AND DISTANCE OF S12°46'28"W, 66.00 FEET TO WHICH A RADIAL LINE BEARS N67°39'00"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'03", AN ARC DISTANCE OF 66.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°00'00"E, 149.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°02'43", AN ARC DISTANCE OF 50.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 179.10 FEET AND A CHORD BEARING AND DISTANCE OF S00°07'35"W, 172.91 FEET TO WHICH A RADIAL LINE BEARS N61°15'46"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°43'37", AN ARC DISTANCE OF 180.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 237.63 FEET AND A CHORD BEARING AND DISTANCE OF S15°04'36"W, 145.12 FEET TO WHICH A RADIAL LINE BEARS N57°08'42"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°33'24", AN

CONTINUED ON SHEET 4

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\MIDDLETON A\02 PETITIONS TO AMEND\1ST AMENDMENT FEES 2024\DWGS\SKETCH DIST 3.MOD - A JROSE 18.5 x 11 (1) 4/29/2024 11:37 AM BY: DANIELRS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (ADDED)
7.4 ACRES±

EXHIBIT " 3 "
SHEET 4 OF 5

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

ARC DISTANCE OF 147.47 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°09'19"W, 239.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 15.07 FEET AND A CHORD BEARING AND DISTANCE OF S13°43'02"W, 9.76 FEET TO WHICH A RADIAL LINE BEARS N84°48'42"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°48'40", AN ARC DISTANCE OF 9.94 FEET TO THE POINT OF TANGENCY; THENCE S32°37'22"W, 17.60 FEET TO THE NORTHEAST CORNER OF LOT 172 PER AFORESAID PLAT OF MIDDLETON UNIT NO. 2; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 172 RUN S89°54'42"W, 21.07 FEET TO THE POINT OF BEGINNING.

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB8496

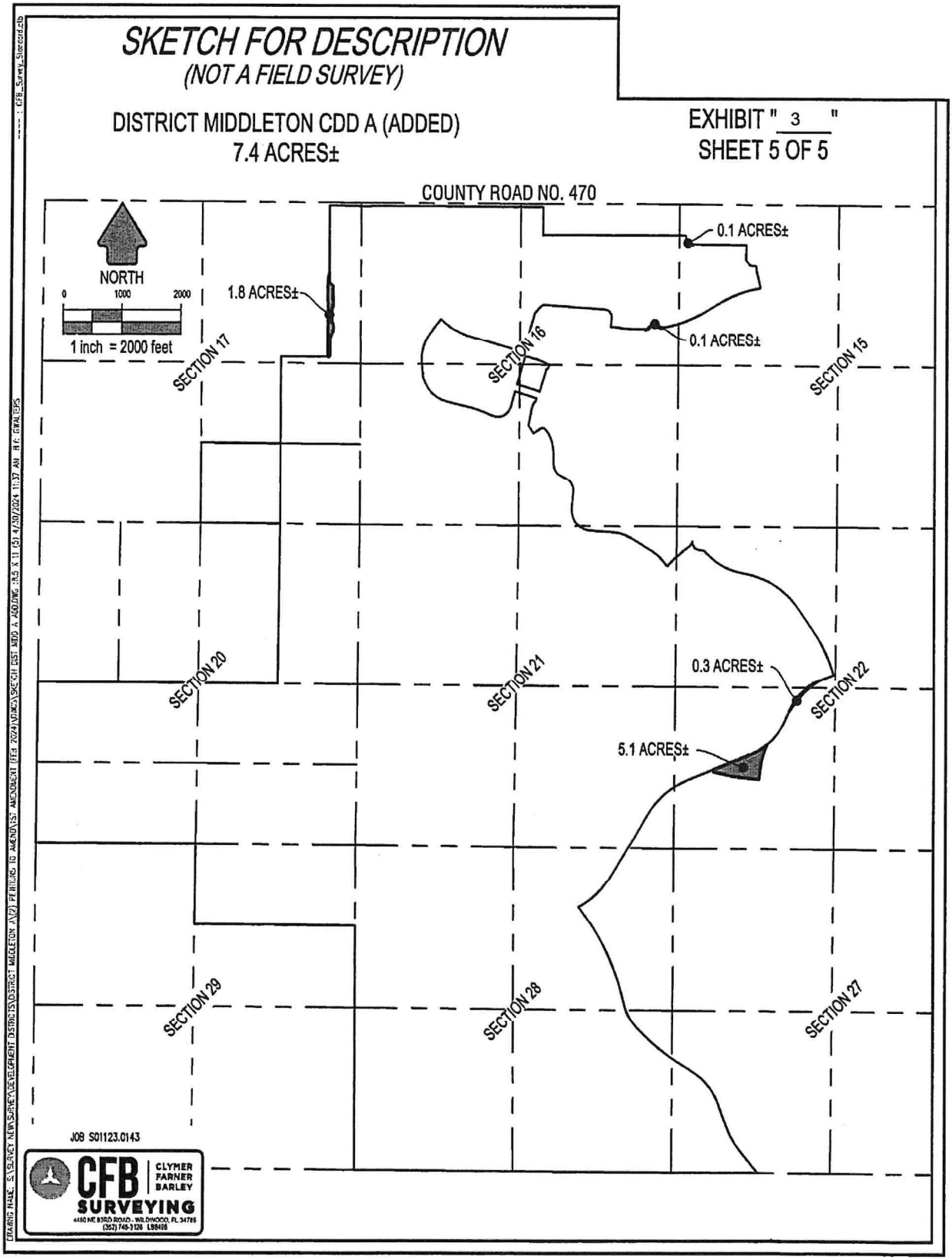
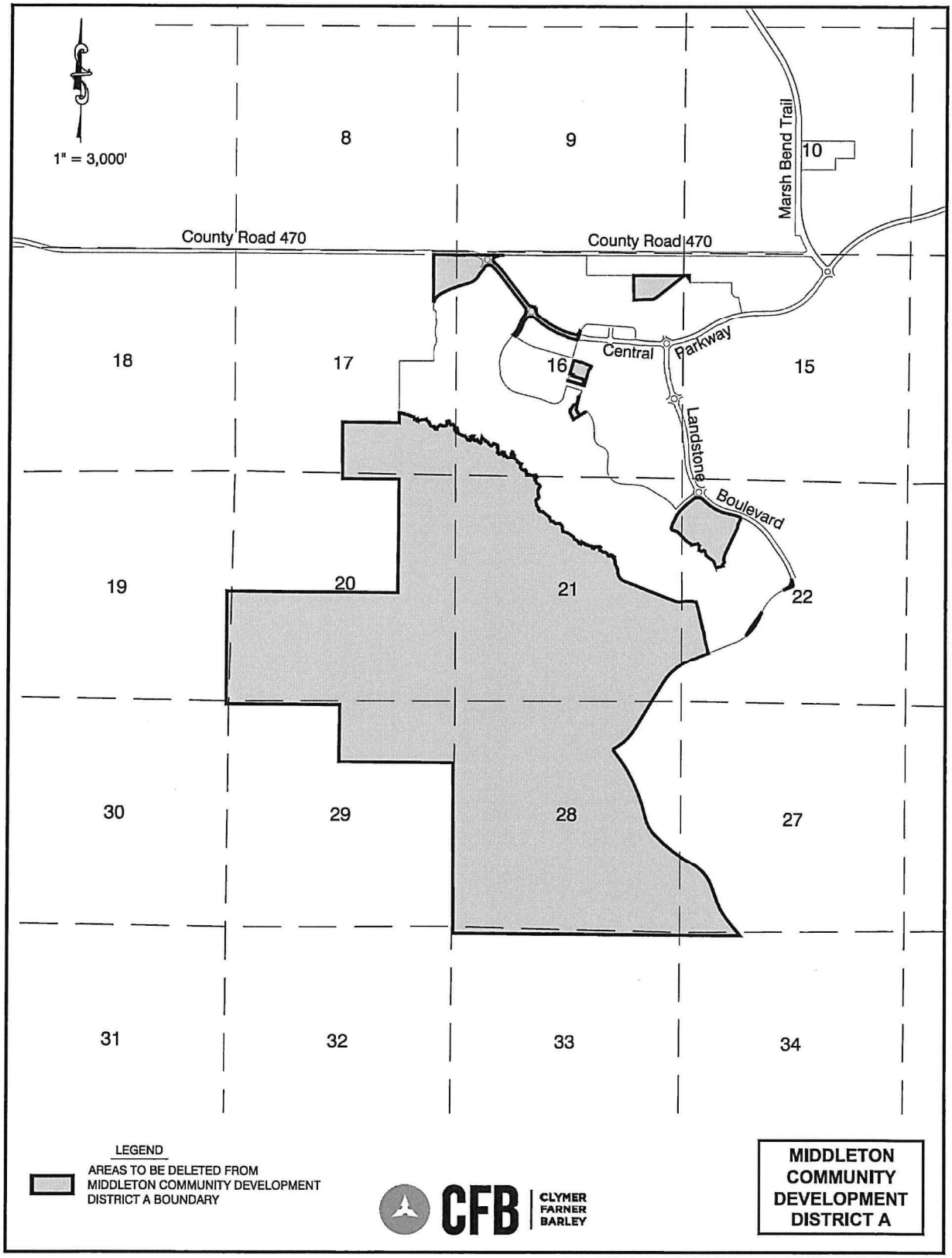

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
DISTRICT MIDDLETON CDD A (ADDED)
7.4 ACRES±
EXHIBIT " 3 "
SHEET 5 OF 5
COUNTY ROAD NO. 470
NORTH
0
1000
2000
1 inch = 2000 feet
1.8 ACRES±
0.1 ACRES±
0.1 ACRES±
0.3 ACRES±
5.1 ACRES±
SECTION 17
SECTION 16
SECTION 15
SECTION 20
SECTION 21
SECTION 22
SECTION 29
SECTION 28
SECTION 27
JOB S01123.0143
CFB
CLYMER
FARNER
BARLEY
SURVEYING
4480 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8408

EXHIBIT 4



NET AREAS TO BE DELETED FROM MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

4-1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 1 OF 8

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 533.08 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°05'18"E, 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; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°41'47"E, 499.19 FEET; THENCE S00°18'13"W, 10.00 FEET; THENCE S89°41'47"E, 33.60 FEET; THENCE S89°47'31"E, 166.50 FEET; THENCE N00°12'29"E, 10.00 FEET; THENCE 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; (SAID POINT BEARS S87°14'51"E, 1126.24 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 17); SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER AFOREMENTIONED PLAT; THE FOLLOWING TEN (10) COURSES BEING ALONG SAID NORTHERLY 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 SOUTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY 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°01'47", 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 1055.57 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 S78°41'32"E, 2.53 FEET TO WHICH A RADIAL LINE BEARS S11°20'43"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°04'30", AN ARC DISTANCE OF 2.53 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF TRACT "C" OF MIDDLETON UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 7, 7A THROUGH 7I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY BOUNDARY LINE OF TRACT "C": RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°36'14", AN ARC DISTANCE OF 31.62 FEET TO THE POINT OF TANGENCY; THENCE N10°40'32"E, 21.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 109.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°23'38", AN ARC DISTANCE OF 59.72 FEET TO THE POINT OF TANGENCY; THENCE N42°04'10"E, 18.30 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF STAMPEDER TRAIL PER AFORESAID MIDDLETON UNIT NO. 1; THENCE ALONG SAID NORTHERLY EXTENSION RUN S16°05'58"W, 237.30 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 N76°14'22"W, 227.76 FEET TO WHICH A RADIAL LINE BEARS S10°35'13"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'50", AN ARC DISTANCE OF 227.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°12'42"W, 52.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,046.00 FEET AND A CHORD BEARING AND DISTANCE OF N59°16'41"W, 875.88 FEET TO WHICH A RADIAL LINE BEARS S18°21'45"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°43'09", AN ARC DISTANCE OF 882.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°54'03", AN ARC DISTANCE OF 82.29 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 06°50'36", AN ARC DISTANCE OF 14.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 110.00 FEET; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID STAMPEDER TRAIL; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY LINE: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°32'32", AN ARC DISTANCE OF 108.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 459.40 FEET AND A CHORD BEARING AND DISTANCE OF S29°00'10"W, 206.75 FEET TO WHICH A RADIAL LINE BEARS N47°59'34"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°00'31", AN ARC DISTANCE OF 208.54

CONTINUED ON SHEET 2

LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

4/30/24
DATE

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01123.0143

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#618

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AND EXTENTIONS TO AVONDYKE\AMENDMENT FEB 2024\DMDESKETCH DST MID A DELETED.dgn 8.5 X 11 4/30/2024 11:38 AM BY: KMALTERS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 2 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 540.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'45", AN ARC DISTANCE OF 224.79 FEET TO THE POINT OF TANGENCY; THENCE S39°49'45"W, 51.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°01'53", AN ARC DISTANCE OF 31.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG A NON-TANGENT LINE RUN N50°10'15"W, 89.73 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF AFORESAID STAMPEDER TRAIL; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTHERLY EXTENSION AND WESTERLY RIGHT OF WAY LINE: RUN N39°49'45"E, 73.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 469.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'45", AN ARC DISTANCE OF 195.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 531.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'28", AN ARC DISTANCE OF 134.61 FEET TO THE POINT OF TANGENCY; THENCE N30°31'27"E, 102.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,242.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°53'22"E, 40.82 FEET TO WHICH A RADIAL LINE BEARS N54°03'08"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°53'00", AN ARC DISTANCE OF 40.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°58'45", AN ARC DISTANCE OF 78.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'26", AN ARC DISTANCE OF 22.95 FEET TO THE POINT OF REVERSE 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 45°26'43", AN ARC DISTANCE OF 80.90 FEET TO THE POINT OF TANGENCY; THENCE N37°54'10"W, 1,018.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'47", AN ARC DISTANCE OF 230.43 FEET TO A POINT OF COMPOUND 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 52°07'07", AN ARC DISTANCE OF 92.78 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 04°42'23", AN ARC DISTANCE OF 10.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF AFORESAID MIDDLETON UNIT NO. 1; THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID WESTERLY BOUNDARY LINE: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'12", AN ARC DISTANCE OF 90.80 FEET TO THE POINT OF TANGENCY; THENCE S31°38'06"W, 57.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 231.49 FEET; THENCE SOUTHWESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY 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 TANGENCY; THENCE S31°38'06"W, 50.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 419.50 FEET; THENCE SOUTHWESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,149.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°09'03", AN ARC DISTANCE OF 667.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'16", AN ARC DISTANCE OF 295.66 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE AND ALONG A NON-TANGENT LINE RUN N00°05'18"W, 1,116.35 FEET TO THE POINT OF BEGINNING.

AND

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 NORTHWEST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°47'31"E, 2,695.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°52'59"E, 128.24 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2,533.30 FEET TO THE POINT OF BEGINNING; THENCE S74°16'58"E, 100.42 FEET; THENCE S76°47'49"E, 74.27 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 S67°13'34"E, 217.69 FEET TO WHICH A RADIAL LINE BEARS N17°16'24"E; THENCE SOUTHEASTERLY 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 S61°30'34"E, 8.57 FEET; THENCE S28°30'59"W, 63.88 FEET; THENCE S46°05'39"W, 33.22 FEET; THENCE S16°26'38"W, 385.22 FEET; THENCE N72°58'38"W, 404.07 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAMPEDER TRAIL PER MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN N16°05'58"E, 27.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 37.50 FEET AND A CHORD BEARING AND DISTANCE OF S00°44'41"W, 18.50 FEET TO WHICH A RADIAL LINE BEARS N74°58'31"W; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°33'36", AN ARC DISTANCE OF 18.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°26'31", AN ARC DISTANCE OF 5.19 FEET TO THE POINT OF TANGENCY; THENCE S72°58'38"E, 338.80 FEET

CONTINUED ON SHEET 3

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#628

DRAWING NAME: S:\SURVEY\MISC\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVAIL PETITIONS TO AMEND\1ST AMENDMENT (FEB 2024)\MISC\SKETCH DST MDD A DELETE.DWG 8.5 X 11 (2) 4/30/2024 11:38 AM DT: CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 3 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'09", AN ARC DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE N17°01'13"E, 123.00 FEET; THENCE N72°58'38"W, 285.00 FEET; THENCE N17°01'22"E, 33.67 FEET; THENCE N72°58'38"W, 70.56 FEET TO AFORESAID EASTERLY RIGHT OF WAY LINE; (SAID POINT BEARS S43°26'16"E, 3916.88 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 16); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN N16°05'58"E, 305.11 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 N79°29'52"E, 41.94 FEET TO WHICH A RADIAL LINE BEARS N37°06'14"W; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°12'13", AN ARC DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING.

AND

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE NORTH LINE THEREOF RUN S89°43'47"E, 115.48 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°16'13"W, 512.00 FEET TO THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3991, PAGE 784, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY LINE RUN S00°00'00"E, 69.82 FEET; THENCE DEPARTING SAID BOUNDARY LINE RUN N38°04'02"W, 88.88 FEET; THENCE N89°48'46"W, 59.74 FEET; THENCE S51°55'58"W, 806.84 FEET; THENCE S59°21'34"W, 71.35 FEET; THENCE S68°39'24"W, 57.40 FEET; THENCE S88°03'09"W, 433.38 FEET; THENCE N00°37'46"W, 572.12 FEET TO AFORESAID BOUNDARY LINE; (SAID POINT BEARS S66°50'08"W, 1295.40 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15); THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY LINE: RUN S89°52'59"E, 1,189.23 FEET; THENCE S89°43'47"E, 114.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND ALSO BEING A PORTION OF MIDDLETON UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 29, 29A THROUGH 29N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY 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, 214.85 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 3369.24 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S03°31'54"E, 3376.08 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 16); THENCE S11°09'33"W, 303.62 FEET; THENCE S31°59'24"E, 156.47 FEET; THENCE N58°00'36"E, 134.46 FEET; THENCE N62°49'35"E, 22.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 53.50 FEET AND A CHORD BEARING AND DISTANCE OF N79°16'58"E, 28.26 FEET TO WHICH A RADIAL LINE BEARS N26°01'45"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°37'25", AN ARC DISTANCE OF 28.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°37'56"W, 29.64 FEET TO WHICH A RADIAL LINE BEARS N02°52'26"E; SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF TRACT "A", MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY BOUNDARY LINE: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°28'59", AN ARC DISTANCE OF 30.09 FEET TO THE POINT OF TANGENCY; THENCE S58°23'27"W, 326.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN N22°11'04"W, 53.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ALDER AVENUE PER AFORESAID MIDDLETON UNIT NO. 2; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N25°58'28"W, 73.22 FEET; THENCE N30°45'08"W, 82.72 FEET; THENCE N33°41'39"E, 173.52 FEET; THENCE N66°09'22"E, 89.63 FEET; THENCE N03°07'46"W, 125.92 FEET; THENCE N56°27'15"E, 53.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND ALSO BEING A PORTION OF MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 605.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 5453.22 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF PETTUS PARKWAY WITH THE MOST SOUTHERLY CORNER OF TRACT "K" PER AFOREMENTIONED PLAT FOR THE POINT OF BEGINNING; (SAID POINT BEARS S83°52'42"W, 5486.78 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE DEPARTING SAID RIGHT OF WAY LINE AND TRACT "K" RUN S42°18'34"W, 64.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

JOB S01123.0143

CONTINUED ON SHEET 4

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB6495

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVE\ PETITIONS TO AMEND\1ST AMENDMENT (CDD 2024)\DRGS\SECTION DIST MIDD A (DELETE).DNG - 8.5 X 11 (S) 4/30/2024 11:39 AM BY: GRALTERS
---- : CFB Survey Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 4 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,087.68 FEET AND A CHORD BEARING AND DISTANCE OF N42°18'34"E, 64.00 FEET TO WHICH A RADIAL LINE BEARS N49°22'36"W; SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF AFORESAID PETTUS PARKWAY; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°22'19", AN ARC DISTANCE OF 64.01 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND ALSO BEING A PORTION OF MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 844.27 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 3950.11 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S78°09'14"W, 4039.33 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE S25°13'00"W, 185.62 FEET; THENCE S09°58'12"W, 76.06 FEET; THENCE S25°12'59"W, 622.17 FEET; THENCE S23°09'47"W, 44.96 FEET; THENCE S17°51'14"W, 71.28 FEET; THENCE S11°04'15"W, 77.21 FEET; THENCE S15°54'40"E, 66.30 FEET; THENCE S34°23'53"W, 64.52 FEET; THENCE S12°12'44"E, 34.04 FEET; THENCE S77°47'16"W, 128.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'24", AN ARC DISTANCE OF 38.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°13'05"W, 170.41 FEET; THENCE N54°07'42"W, 136.24 FEET; THENCE N49°57'08"W, 86.65 FEET; THENCE N14°54'41"W, 93.69 FEET; THENCE N54°38'54"W, 40.30 FEET; THENCE S62°13'46"W, 49.73 FEET; THENCE N67°02'48"W, 67.71 FEET; THENCE N00°47'19"W, 86.80 FEET; THENCE N18°50'27"E, 24.89 FEET; THENCE N46°03'52"W, 56.88 FEET; THENCE S79°39'46"W, 135.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,025.00 FEET AND A CHORD BEARING AND DISTANCE OF N55°10'35"W, 110.17 FEET TO WHICH A RADIAL LINE BEARS N37°54'16"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°09'41", AN ARC DISTANCE OF 110.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°08'56", AN ARC DISTANCE OF 142.17 FEET TO THE POINT OF TANGENCY; THENCE N41°06'29"W, 139.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'27", AN ARC DISTANCE OF 136.43 FEET TO THE POINT OF TANGENCY; THENCE N75°50'56"W, 78.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°09'22", AN ARC DISTANCE OF 32.17 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF BARR BOULEVARD OF AFORESAID MIDDLETON UNIT NO. 3; THE FOLLOWING FIVE (5) BEING ALONG SAID EASTERLY RIGHT OF WAY LINE: RUN N16°18'26"E, 118.25 FEET; THENCE N28°04'56"E, 100.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 600.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°38'30"E, 252.17 FEET TO WHICH A RADIAL LINE BEARS N71°29'21"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'42", AN ARC DISTANCE OF 254.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'12", AN ARC DISTANCE OF 447.29 FEET TO A POINT OF COMPOUND 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 47°53'21", AN ARC DISTANCE OF 85.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LANDSTONE BOULEVARD OF VILLAGES OF SOUTHERN OAKS UNIT NO. 202, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 38, 38A THROUGH 38F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC DISTANCE OF 35.55 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S46°28'40"E, 96.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'09", AN ARC DISTANCE OF 642.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'37", AN ARC DISTANCE OF 297.20 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 2446.12 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 2699.82 FEET TO THE POINT OF BEGINNING; THENCE S68°48'08"W, 213.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 965.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF

CONTINUED ON SHEET 5

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8408

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVIII PETITIONS 10 AMENDED\1 FEB 2024\DWGS\SKETCH CDD MID A DELETE.DWG, 8.5 X 11 (4), 7/30/2024 11:38 AM, BY: CHATTERS
---- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 5 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'17", AN ARC DISTANCE OF 44.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN N59°17'03"E, 138.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY 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 17°38'13", AN ARC DISTANCE OF 37.86 FEET TO THE POINT OF REVERSE 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 49°25'51", AN ARC DISTANCE OF 88.00 FEET TO A POINT OF CUSP OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,530.00 FEET AND A CHORD BEARING AND DISTANCE OF S18°03'49"E, 172.05 FEET TO WHICH A RADIAL LINE BEARS N69°59'16"E; (SAID POINT BEARS S50°33'41"W, 3576.91 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°53'50", AN ARC DISTANCE OF 172.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE ALONG THE EAST LINE THEREOF RUN N00°13'06"E, 2275.17 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 3441.22 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N56°18'39"W, 4125.34 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22); THENCE S25°03'37"W, 204.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,070.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°23'07", AN ARC DISTANCE OF 474.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,196.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°17'45"E, 228.48 FEET TO WHICH A RADIAL LINE BEARS N65°11'08"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'45", AN ARC DISTANCE OF 228.83 FEET TO THE POINT OF TANGENCY; THENCE N35°46'37"E, 443.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 16, 17, 20, 21, 22, 27, 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO ALL OF TRACT "P", MIDDLETON UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 29, 29A THROUGH 29N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ALSO ALL OF TRACTS "C" AND "D", MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE WEST LINE THEREOF RUN N00°24'57"E, 2,656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°35'34"W, 1,334.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°04'35"W, 1,330.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF RUN S89°37'37"E, 1,334.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF RUN N00°05'18"W, 231.20 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED TRACT "P"; THE FOLLOWING ONE-HUNDRED AND SIXTY (160) COURSES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID TRACT "P": RUN N89°58'52"E, 41.99 FEET; THENCE S54°27'37"E, 24.02 FEET; THENCE S73°51'59"E, 23.64 FEET; THENCE N82°52'18"E, 30.82 FEET; THENCE S33°28'19"E, 22.21 FEET; THENCE S76°34'07"E, 59.62 FEET; THENCE S71°01'43"E, 18.67 FEET; THENCE N41°06'57"E, 12.93 FEET; THENCE S57°34'37"E, 38.45 FEET; THENCE S67°22'21"E, 46.97 FEET; THENCE S73°41'16"E, 66.02 FEET; THENCE S14°57'18"E, 49.97 FEET; THENCE N83°18'05"E, 48.78 FEET; THENCE S03°38'04"W, 20.29 FEET; THENCE S08°37'36"E, 19.85 FEET; THENCE S71°11'40"E, 40.47 FEET; THENCE N32°05'04"E, 34.00 FEET; THENCE S89°33'31"E, 21.81 FEET; THENCE N80°51'50"E, 71.22 FEET; THENCE N82°27'52"E, 78.45 FEET; THENCE S20°52'21"E, 17.06 FEET; THENCE S30°24'58"E, 24.01 FEET; THENCE S57°09'14"E, 51.93 FEET; THENCE S11°39'43"E, 22.44 FEET; THENCE S29°48'21"E, 30.74 FEET; THENCE S33°45'05"E, 44.30 FEET; THENCE S59°04'09"E, 37.84 FEET; THENCE N80°50'05"E, 46.60 FEET; THENCE S29°37'10"E, 12.40 FEET; THENCE S02°30'22"E, 37.39 FEET; THENCE S40°56'41"E, 22.69 FEET; THENCE S86°35'13"E, 39.54 FEET; THENCE N09°30'06"E, 36.99 FEET; THENCE N47°22'41"E, 60.46 FEET; THENCE N55°02'53"E, 39.76 FEET; THENCE S66°47'11"E, 30.84 FEET; THENCE S71°43'50"E, 41.82 FEET; THENCE N82°14'25"E, 42.10 FEET; THENCE N83°27'00"E, 34.22 FEET; THENCE N20°13'17"E, 27.80 FEET; THENCE N01°09'11"E, 50.04 FEET; THENCE N10°15'00"W, 40.85 FEET; THENCE S38°03'25"E, 27.66 FEET; THENCE N71°55'26"E, 40.80 FEET; THENCE S43°51'44"E, 13.28 FEET; THENCE S14°47'59"E, 44.39 FEET; THENCE S33°04'10"E, 44.26 FEET; THENCE N83°21'23"E, 26.20 FEET; THENCE N68°22'05"E, 28.86 FEET; THENCE S38°56'09"E, 22.39 FEET; THENCE S23°21'54"E, 54.76 FEET; THENCE S61°38'32"E, 45.00 FEET; THENCE N83°06'49"E, 18.20 FEET; THENCE S18°01'23"E, 15.79 FEET; THENCE N79°04'22"W, 36.58 FEET; THENCE S55°38'55"W, 30.69 FEET; THENCE S11°45'01"E, 15.82 FEET; THENCE S33°32'12"E, 47.41 FEET; THENCE S86°44'49"E, 29.75 FEET; THENCE S62°05'06"E, 17.67 FEET; THENCE S14°09'53"E, 28.13 FEET; THENCE S55°08'50"E, 42.30 FEET; THENCE S65°50'11"E, 50.01 FEET; THENCE S69°31'11"E, 49.84 FEET; THENCE S89°29'44"E, 28.74 FEET; THENCE S41°15'45"E, 42.09 FEET; THENCE S43°43'26"E, 63.56 FEET; THENCE S50°02'26"E, 30.68 FEET; THENCE S72°09'18"E, 35.91 FEET; THENCE

CONTINUED ON SHEET 6

JOB S01123.0143

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB6468

DRAWING NAME: S:\SURVEY\NEW SURVEY\DEVELOPMENT DISTRICTS\SUMTER DISTRICTS\MIDDLETON CDD\MIDDLETON AMENDMENT (FEB 2024)\MIDDLETON CDD A (DELETED) - AMENDMENT (FEB 2024).DWG 8.5 X 11 (1) 4/30/2024 11:38 AM BY: GWALTERS
---- 1: CFB - Survey Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 6 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

N46°46'01"E, 41.05 FEET; THENCE N19°53'03"E, 13.35 FEET; THENCE N24°33'31"W, 49.73 FEET; THENCE N55°55'52"E, 22.78 FEET; THENCE N82°54'35"E, 35.76 FEET; THENCE S89°31'17"E, 20.23 FEET; THENCE S23°00'24"W, 30.02 FEET; THENCE S14°23'33"W, 28.55 FEET; THENCE S25°50'18"E, 35.61 FEET; THENCE S51°47'04"E, 36.37 FEET; THENCE N87°50'27"E, 24.82 FEET; THENCE N24°42'54"E, 24.80 FEET; THENCE N66°54'13"E, 17.45 FEET; THENCE S29°13'15"E, 46.80 FEET; THENCE S39°49'24"E, 37.81 FEET; THENCE S62°35'42"E, 33.61 FEET; THENCE N44°36'27"E, 24.15 FEET; THENCE N00°52'48"E, 44.02 FEET; THENCE N16°29'10"E, 80.95 FEET; THENCE S42°21'54"E, 72.52 FEET; THENCE S52°07'54"E, 41.15 FEET; THENCE N89°09'27"E, 0.61 FEET; THENCE S13°41'17"E, 17.20 FEET; THENCE S69°48'49"E, 33.76 FEET; THENCE S62°27'27"E, 22.21 FEET; THENCE S40°42'26"E, 32.53 FEET; THENCE S30°24'33"E, 43.45 FEET; THENCE S60°32'00"E, 26.05 FEET; THENCE S64°57'12"E, 20.07 FEET; THENCE N56°58'25"E, 27.41 FEET; THENCE N35°00'06"E, 49.13 FEET; THENCE S74°37'25"E, 17.77 FEET; THENCE S66°47'01"E, 45.24 FEET; THENCE S62°54'44"E, 38.92 FEET; THENCE S13°50'54"E, 32.84 FEET; THENCE S25°03'35"W, 22.90 FEET; THENCE S21°36'57"E, 26.02 FEET; THENCE S21°36'04"E, 28.42 FEET; THENCE S12°26'59"W, 32.89 FEET; THENCE S20°47'55"W, 28.62 FEET; THENCE S13°09'15"E, 16.15 FEET; THENCE S42°19'57"E, 40.55 FEET; THENCE N83°57'00"E, 35.37 FEET; THENCE N35°59'14"E, 46.60 FEET; THENCE N45°43'53"E, 22.71 FEET; THENCE S72°02'10"E, 51.01 FEET; THENCE S20°32'20"E, 21.53 FEET; THENCE S53°51'50"W, 32.66 FEET; THENCE S23°52'04"W, 19.10 FEET; THENCE S40°24'30"E, 32.67 FEET; THENCE N73°31'07"E, 27.25 FEET; THENCE S67°21'52"E, 30.76 FEET; THENCE S35°13'27"E, 53.94 FEET; THENCE S88°48'52"E, 26.92 FEET; THENCE N80°31'24"E, 41.45 FEET; THENCE N46°52'42"E, 24.10 FEET; THENCE N15°50'51"W, 31.16 FEET; THENCE N09°41'37"E, 53.10 FEET; THENCE N29°52'06"E, 44.12 FEET; THENCE S87°04'38"E, 19.96 FEET; THENCE S16°46'27"E, 56.50 FEET; THENCE S38°20'51"E, 25.78 FEET; THENCE S15°49'12"W, 70.54 FEET; THENCE S57°55'31"E, 20.69 FEET; THENCE N77°05'20"E, 22.03 FEET; THENCE S32°34'23"E, 41.62 FEET; THENCE S29°26'56"E, 66.02 FEET; THENCE S49°46'56"E, 22.13 FEET; THENCE S42°14'37"E, 26.64 FEET; THENCE S72°21'23"E, 60.77 FEET; THENCE S23°31'06"W, 52.56 FEET; THENCE S02°14'50"E, 43.15 FEET; THENCE S35°06'04"E, 42.28 FEET; THENCE S65°45'54"E, 39.73 FEET; THENCE N89°00'28"E, 23.62 FEET; THENCE N83°18'32"E, 28.33 FEET; THENCE S40°54'21"E, 30.59 FEET; THENCE S04°48'40"W, 36.14 FEET; THENCE S12°03'31"E, 22.00 FEET; THENCE S42°53'36"E, 21.97 FEET; THENCE S75°18'46"E, 76.98 FEET; THENCE S69°14'40"E, 63.46 FEET; THENCE N64°07'59"E, 33.33 FEET; THENCE N88°30'31"E, 46.30 FEET; THENCE S58°01'03"E, 19.89 FEET; THENCE S10°47'00"E, 41.35 FEET; THENCE S38°58'32"W, 14.85 FEET; THENCE N60°08'58"W, 20.23 FEET; THENCE S83°21'33"W, 12.40 FEET; THENCE S25°28'41"W, 17.80 FEET; THENCE S12°09'13"E, 45.82 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED TRACT "D"; THE FOLLOWING THIRTY-FOUR (34) COURSES BEING ALONG SAID BOUNDARY LINE OF TRACT "D" AND THE SOUTHERLY EXTENSION THEREOF; THENCE S26°46'29"E, 86.68 FEET; THENCE S58°58'02"E, 55.88 FEET; THENCE S40°27'25"E, 39.13 FEET; THENCE S07°05'40"E, 23.42 FEET; THENCE S39°55'07"W, 39.47 FEET; THENCE S20°59'49"W, 69.35 FEET; THENCE S03°17'19"E, 58.94 FEET; THENCE S16°44'07"E, 61.58 FEET; THENCE S03°36'35"W, 31.38 FEET; THENCE S29°05'22"W, 34.94 FEET; THENCE S58°13'01"W, 41.31 FEET; THENCE S26°48'24"W, 26.52 FEET; THENCE S09°30'40"E, 36.09 FEET; THENCE S11°02'22"E, 28.45 FEET; THENCE S10°18'50"E, 59.35 FEET; THENCE S36°39'24"E, 71.51 FEET; THENCE S00°57'10"W, 31.69 FEET; THENCE S33°00'10"E, 39.77 FEET; THENCE S78°15'21"E, 70.46 FEET; THENCE S53°28'56"E, 62.57 FEET; THENCE S51°43'45"E, 77.93 FEET; THENCE S52°23'58"E, 71.42 FEET; THENCE S10°41'58"E, 37.87 FEET; THENCE S23°31'10"E, 61.84 FEET; THENCE S86°27'53"E, 49.90 FEET; THENCE S45°07'03"E, 34.80 FEET; THENCE S51°39'47"E, 39.53 FEET; THENCE S81°53'55"E, 24.25 FEET; THENCE N86°26'08"E, 71.05 FEET; THENCE S54°22'39"E, 42.97 FEET; THENCE S40°29'53"E, 47.33 FEET; THENCE S29°13'29"E, 27.01 FEET; THENCE S16°25'28"W, 38.50 FEET; THENCE S16°51'01"E, 71.65 FEET TO THE WESTERLY EXTENSION OF THE BOUNDARY LINE OF AFOREMENTIONED TRACT "C"; THE FOLLOWING TWENTY-SIX (26) COURSES BEING ALONG SAID WESTERLY EXTENSION AND THE BOUNDARY LINE OF TRACT "C": RUN S77°49'37"E, 60.31 FEET; THENCE S71°36'55"E, 44.79 FEET; THENCE S60°38'30"E, 67.27 FEET; THENCE S55°12'14"E, 95.36 FEET; THENCE S28°27'28"E, 64.00 FEET; THENCE S55°48'13"E, 70.43 FEET; THENCE S50°50'49"E, 57.38 FEET; THENCE S00°50'15"E, 15.60 FEET; THENCE S26°35'42"E, 14.49 FEET; THENCE S65°55'44"E, 34.96 FEET; THENCE N29°38'07"E, 53.92 FEET; THENCE S57°02'08"E, 17.15 FEET; THENCE S62°07'16"E, 30.19 FEET; THENCE S62°16'18"E, 23.94 FEET; THENCE S24°44'48"E, 22.52 FEET; THENCE S69°21'30"E, 39.97 FEET; THENCE N61°13'38"E, 14.80 FEET; THENCE S66°50'58"E, 29.68 FEET; THENCE S67°14'46"E, 79.02 FEET; THENCE N48°51'23"E, 18.60 FEET; THENCE S66°31'28"E, 17.42 FEET; THENCE S09°43'38"W, 24.07 FEET; THENCE S21°10'53"E, 18.91 FEET; THENCE S75°41'28"E, 38.07 FEET; THENCE N47°52'13"E, 73.18 FEET; THENCE S72°49'24"E, 39.73 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "C"; THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "C" RUN N79°50'28"E, 45.53 FEET; THENCE S44°45'51"E, 26.81 FEET; THENCE S36°47'33"W, 51.35 FEET; THENCE S19°39'57"E, 31.82 FEET; THENCE S74°25'02"E, 37.55 FEET; THENCE S56°08'17"E, 56.85 FEET; THENCE S88°44'50"E, 54.65 FEET; THENCE S47°58'33"E, 50.02 FEET; THENCE S29°09'04"E, 57.37 FEET; THENCE S63°25'42"E, 27.65 FEET; THENCE N89°35'16"E, 30.44 FEET; THENCE N04°49'56"E, 28.03 FEET; THENCE N27°25'11"E, 13.31 FEET; THENCE S73°45'08"E, 32.76 FEET; THENCE S44°05'29"E, 64.88 FEET; THENCE S03°06'35"W, 28.68 FEET; THENCE S44°46'15"W, 14.85 FEET; THENCE S35°27'29"E, 36.66 FEET; THENCE S15°31'23"E, 44.71 FEET; THENCE S07°07'16"W, 31.68 FEET; THENCE S16°54'39"E, 50.72 FEET; THENCE S23°53'28"E, 108.39 FEET; THENCE S10°47'34"E, 47.47 FEET; THENCE S01°15'36"W, 37.57 FEET; THENCE S18°21'30"E, 44.92 FEET; THENCE S13°26'26"E, 31.38 FEET; THENCE S32°04'12"E, 73.55 FEET; THENCE S50°44'15"E, 54.74 FEET; THENCE S61°19'04"E, 77.24 FEET; THENCE S73°02'32"E, 76.51 FEET; THENCE S69°13'17"E, 67.51 FEET; THENCE S69°53'02"E, 59.19 FEET; THENCE S65°41'50"E, 56.49 FEET; THENCE S68°40'49"E, 65.58 FEET; THENCE S65°27'29"E, 60.58 FEET; THENCE S70°49'11"E, 67.19 FEET; THENCE S67°01'57"E, 86.47 FEET; THENCE S69°37'51"E, 90.22 FEET; THENCE S68°54'01"E, 138.94 FEET; THENCE S68°34'28"E, 110.27 FEET; THENCE S67°37'36"E, 130.33 FEET; THENCE S69°36'23"E, 123.41 FEET; THENCE S63°45'00"E, 13.33 FEET; THENCE S70°04'46"E, 136.57 FEET; THENCE S83°56'47"E, 74.70 FEET; THENCE N86°07'25"E, 128.34 FEET; THENCE N88°18'46"E, 89.91 FEET; THENCE N88°38'58"E, 72.98 FEET; THENCE S85°36'14"E, 41.93 FEET; THENCE S73°29'38"E, 33.38 FEET; THENCE S83°47'11"E, 38.33 FEET; THENCE S17°54'46"E, 156.92 FEET; THENCE S11°43'01"E, 97.62 FEET; THENCE S13°43'09"E, 149.92 FEET; THENCE S13°16'06"E, 103.27 FEET; THENCE S13°38'48"E, 89.52 FEET; THENCE S11°38'19"E, 35.34 FEET; THENCE S17°31'35"E, 102.81 FEET; THENCE S08°46'19"E, 119.86 FEET; THENCE S08°12'59"E, 89.23 FEET; THENCE S15°37'10"E, 86.47 FEET; THENCE S14°25'47"E, 151.88 FEET; THENCE S14°36'16"E, 60.60 FEET; THENCE S68°05'53"W, 455.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,348.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'54", AN ARC DISTANCE OF 870.70 FEET TO THE POINT OF TANGENCY; THENCE S31°06'59"W, 1,208.14 FEET TO THE

CONTINUED FROM SHEET 7

JOB S01123.0143

CFB CLYMER PARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#669

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AND PETITIONS TO AMEND\DIST AMENDMENT (#12 2024)\EXHIBITS\SKETCH DIST MDD A DELETED.DWG - 8.5 X 11 (6) 7/30/2024 11:33 AM BY: CHAD.IERS
----- : CFB Survey Standard

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±

EXHIBIT " 4 "
SHEET 7 OF 8

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,393.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'12", AN ARC DISTANCE OF 754.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,810.06 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'35"E, 1,750.62 FEET TO WHICH A RADIAL LINE BEARS N50°39'31"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'47", AN ARC DISTANCE OF 1,766.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 910.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°26'03", AN ARC DISTANCE OF 499.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,906.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°31'26", AN ARC DISTANCE OF 1,126.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,002.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'47", AN ARC DISTANCE OF 711.21 FEET TO THE POINT OF TANGENCY; THENCE S20°05'23"E, 407.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,345.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'45", AN ARC DISTANCE OF 449.69 FEET TO THE POINT OF TANGENCY; THENCE S39°14'08"E, 481.65 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID SOUTH LINE RUN N89°50'20"W, 1,438.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 28; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°33'55"W, 2,661.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE RUN N89°34'06"W, 2,662.39 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID SECTION 28 RUN N00°08'00"W, 4,005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°38'49"W, 2,694.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°25'41"E, 1,335.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'54"W, 2,681.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°16'44"E, 2,658.68 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 RUN S89°39'12"E, 4,028.43 FEET TO THE POINT OF BEGINNING.

JOB S01123.0143

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB#428

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AND PETITIONS TO AMEND\1ST AMENDMENT (FEB 2024)\DWG\SKETCH MIDDLETON CDD A DELETED.DWG 8.5 X 11 (1) 4/30/2024 11:13 AM BY: CARLTER

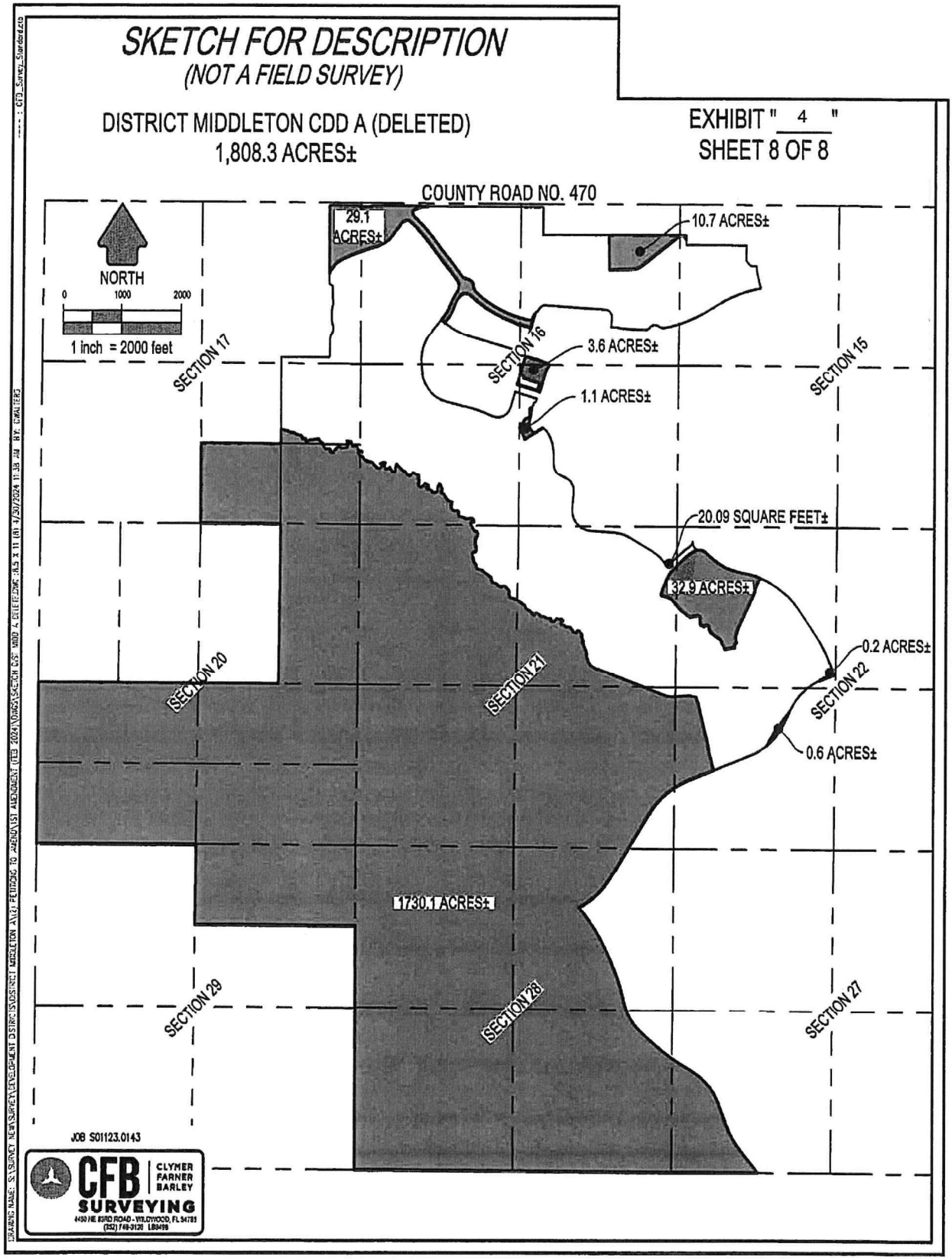

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
DISTRICT MIDDLETON CDD A (DELETED)
1,808.3 ACRES±
EXHIBIT " 4 "
SHEET 8 OF 8
COUNTY ROAD NO. 470
NORTH
0 1000 2000
1 inch = 2000 feet
29.1 ACRES±
10.7 ACRES±
3.6 ACRES±
1.1 ACRES±
20.09 SQUARE FEET±
32.9 ACRES±
0.2 ACRES±
0.6 ACRES±
1730.1 ACRES±
SECTION 17
SECTION 16
SECTION 15
SECTION 20
SECTION 21
SECTION 22
SECTION 29
SECTION 28
SECTION 27
JOB S01123.0143
CFB SURVEYING
CLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB8498

EXHIBIT 5-1

CONSENT TO AMEND THE BOUNDARY LINE OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

The undersigned, being the owner of the property described in Exhibit 3 to the Petition Amend the Boundary Line of Middleton Community Development District A, hereby consents to the Petition to Amend the Boundary Line of Middleton Community Development District A, dated the 3 of May, 2024.

THE VILLAGES DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: VDC Manager, LLC, a Florida limited liability company, its Manager

By: _____

Name: Robert L. Chandler IV

Title: Manager

EXHIBIT 5-2

CONSENT TO AMEND THE BOUNDARY LINE OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

The undersigned, being the owners of the property described in Exhibit 4 to the Petition Amend the Boundary Line of Middleton Community Development District A, hereby consents to the Petition to Amend the Boundary Line of Middleton Community Development District A, dated the 3 of May, 2024.

THE VILLAGES DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: VDC Manager, LLC, a Florida limited liability company, its Manager

By: _____
Name: Robert L. Chandler IV
Title: Manager

THE VILLAGES DEVELOPMENT OPERATING COMPANY, LLC, a Florida limited liability company

By: VDC Manager, LLC, a Florida limited liability company, its Manager

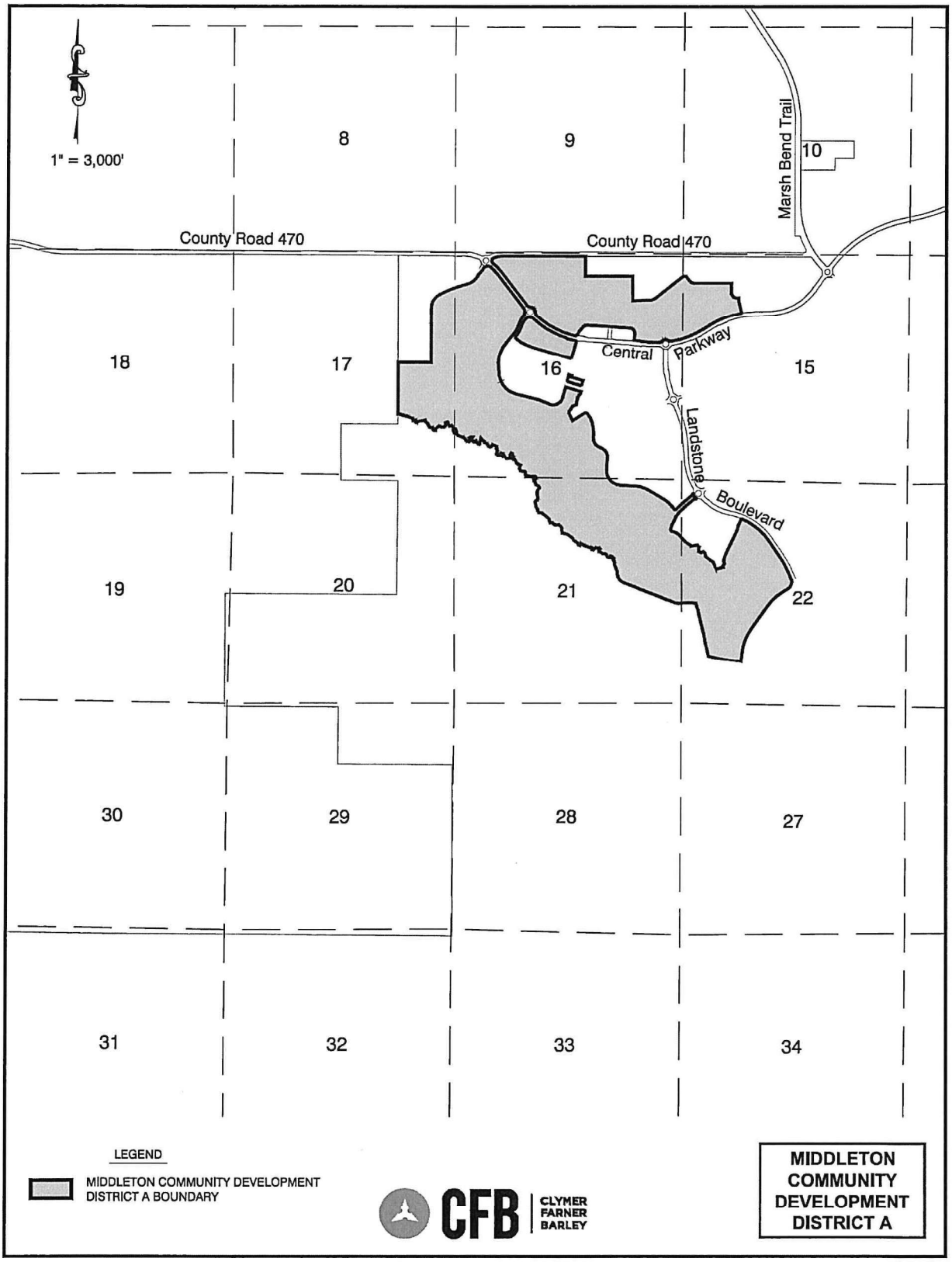
By: _____
Name: Robert L. Chandler IV
Title: Manager

EXHIBIT 6

BOARD OF SUPERVISORS
MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

1. Supervisor/Chair – Joe Ricciardi
2. Supervisor/Vice Chair – Brandon Matulka
3. Supervisor – David Rees
4. Supervisor – Lane Munz
5. Supervisor – Bob Trinh

EXHIBIT 7



AMENDED MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

7-1

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 1 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO BEING A PORTION OF MIDDLETON UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 7, 7A THROUGH 7"I", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY 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, 375.33 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"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 NORTHEAST CORNER OF TRACT "D" OF AFOREMENTIONED PLAT; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3991, PAGE 784, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY OF SAID LANDS: THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°00'00"E, 462.06 FEET; THENCE S89°52'59"E, 1114.97 FEET TO THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4514, PAGE 510, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; (SAID POINT BEARS S66°50'08"W, 1295.40 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15); THE FOLLOWING SIX (6) COURSES BEING ALONG SAID BOUNDARY LINES: RUN S00°37'46"E, 572.12 FEET; THENCE N88°03'09"E, 433.38 FEET; THENCE N68°39'24"E, 57.40 FEET; THENCE N59°21'34"E, 71.35 FEET; THENCE N51°55'58"E, 806.84 FEET; THENCE S89°48'46"E, 59.74 FEET; THENCE S38°04'02"E, 88.88 FEET TO THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4514, PAGE 514, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY LINES: RUN S38°04'02"E, 45.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'46", AN ARC DISTANCE OF 118.12 FEET TO AFORESAID BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3991, PAGE 784 FOR THE POINT OF TANGENCY; (SAID POINT BEARS S20°01'10"E, 711.12 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15); THENCE ALONG SAID BOUNDARY RUN S89°43'47"E, 880.21 FEET; THENCE DEPARTING SAID BOUNDARY RUN S00°16'13"W, 246.77 FEET; THENCE S35°41'54"E, 98.14 FEET; THENCE S69°57'28"E, 48.40 FEET; THENCE S87°55'59"E, 65.31 FEET; THENCE S05°50'08"E, 82.28 FEET; THENCE S13°02'33"E, 285.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°49'14"W, 796.22 FEET TO WHICH A RADIAL LINE BEARS N10°25'21"W; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TEN (10) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'50", AN ARC DISTANCE OF 800.92 FEET TO THE POINT OF TANGENCY; THENCE S58°03'49"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'37", AN ARC DISTANCE OF 796.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; (SAID POINT BEARS S06°59'39"W, 2052.76 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16); THENCE WESTERLY 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 106.67 FEET; THENCE WESTERLY 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 NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'56", AN ARC DISTANCE OF 196.89 FEET TO THE POINT OF TANGENCY; THENCE N85°48'23"W, 223.83 FEET; THENCE N73°23'56"W, 51.20 FEET; THENCE N85°48'23"W, 118.96 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N04°11'37"E, 159.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N85°48'28"W, 434.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDDLETON DRIVE OF AFORESAID MIDDLETON UNIT NO. 4; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN N86°01'32"W, 58.18 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MIDDLETON DRIVE; SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID PLAT; THE FOLLOWING EIGHTEEN (18) COURSES BEING ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF PLAT: RUN N85°48'28"W, 519.38 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 105.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°06'32"W, 92.19 FEET TO WHICH A RADIAL LINE BEARS N04°08'54"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°04'44", AN ARC DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE S42°04'10"W, 164.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 109.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°23'38", AN ARC DISTANCE OF 59.72 FEET TO THE POINT OF TANGENCY; THENCE S10°40'32"W, 21.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°36'14", AN ARC DISTANCE OF 31.62 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,935.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'30", AN ARC DISTANCE OF 2.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°39'01"W, 15.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONTINUED ON SHEET 2

LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

4/30/24
DATE

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB S01123.0143

CFB CLYMER PARNER BARLEY SURVEYING
4400 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LB9418

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\D STREET MIDDLETON AVE\ PETITIONS TO AMEND\1ST AMENDMENT (FEB 2024)\DWGS\SKETCH - DIST MIDD - AMENDED.DWG, 8.5 X 11, 4/30/2024 11:25 AM, BY: CRAIG TEPS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 2 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,946.00 FEET AND A CHORD BEARING AND DISTANCE OF N62°47'20"W, 1,042.68 FEET TO WHICH A RADIAL LINE BEARS S11°40'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°04'44", AN ARC DISTANCE OF 1,055.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°01'47", AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHWESTERLY 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 NORTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY 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 TANGENCY; THENCE N37°54'10"W, 1,007.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE NORTHWESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°27'40", AN ARC DISTANCE OF 141.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°37'46", AN ARC DISTANCE OF 223.66 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°14'51"E, 1126.24 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 17); THENCE S89°47'31"E, 1,570.82 FEET; THENCE S89°53'33"E, 375.37 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 16, 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, 2,695.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°52'59"E, 3.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2,834.34 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S43°26'16"E, 3916.88 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 16); THENCE S72°58'38"E, 70.56 FEET; THENCE S17°01'22"W, 33.67 FEET; THENCE S72°58'38"E, 285.00 FEET; THENCE S17°01'13"W, 123.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'09", AN ARC DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE N72°58'38"W, 338.80 FEET TO THE POINT OF 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 59°26'31", AN ARC DISTANCE OF 5.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 37.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'36", AN ARC DISTANCE OF 18.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAMPEDER TRAIL PER MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND A NON-TANGENT LINE RUN N16°05'58"E, 141.47 FEET TO THE POINT OF BEGINNING.

AND

TRACTS "K" AND "M", MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 16, 17, 21 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO BEING A PORTION OF MIDDLETON UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING A PORTION OF MIDDLETON UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 29, 29A THROUGH 29N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING A PORTION OF MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ALSO ALL OF MIDDLETON UNIT NO. 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE NORTH LINE THEREOF RUN N89°41'47"W, 1,333.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE THEREOF RUN S00°05'18"E, 2,563.07 FEET TO THE NORTHWEST CORNER OF TRACT "I" PER AFOREMENTIONED MIDDLETON UNIT NO. 2 FOR THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT RUN N89°54'42"E, 782.21 FEET TO THE WESTERLY BOUNDARY LINE OF AFOREMENTIONED MIDDLETON UNIT NO. 1; (SAID POINT BEARS S12°05'45"W, 2612.80 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF

CONTINUED ON SHEET 3

JOB S01123.0143

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LB8481

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT\DISTRICTS\DISTRICT MIDDLETON A\02 PETITIONS TO AMEND\1ST AMENDMENT (OFF 300')\DOCS\SKETCH DESC MIDD A 1ST AMENDMENT.DWG - 8.5 X 11 (2) 4/30/2024 11:38 AM JEN WEEKS

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 3 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

SECTION 17); THE FOLLOWING THIRTEEN (13) COURSES BEING ALONG SAID WESTERLY BOUNDARY LINE OF SAID MIDDLETON UNIT NO. 1: RUN 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°05'19"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°38'06"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°38'06"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 THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY OF SAID MIDDLETON UNIT NO. 1; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'23", AN ARC DISTANCE OF 10.10 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 52°07'07", AN ARC DISTANCE OF 92.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'47", AN ARC DISTANCE OF 230.43 FEET TO THE POINT OF TANGENCY; THENCE S37°54'10"E, 1,018.65 FEET TO THE POINT OF 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°26'43", AN ARC DISTANCE OF 80.90 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 10°41'26", AN ARC DISTANCE OF 22.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 110.00 FEET; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STAMPEDER TRAIL OF SAID MIDDLETON UNIT NO. 1; THE FOLLOWING EIGHTEEN (18) COURSES BEING ALONG SAID WESTERLY, SOUTHERLY AND EASTERLY RIGHT OF WAY LINES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°58'45", AN ARC DISTANCE OF 78.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,242.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'00", AN ARC DISTANCE OF 40.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S30°31'27"W, 102.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 531.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°15'44"W, 134.25 FEET TO WHICH A RADIAL LINE BEARS N59°28'32"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°31'28", AN ARC DISTANCE OF 134.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 469.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'45", AN ARC DISTANCE OF 195.06 FEET TO THE POINT OF TANGENCY; THENCE S39°49'45"W, 297.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 809.48 FEET AND A CHORD BEARING AND DISTANCE OF S27°33'10"W, 363.78 FEET TO WHICH A RADIAL LINE BEARS N49°27'43"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°58'14", AN ARC DISTANCE OF 366.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 502.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'40", AN ARC DISTANCE OF 138.96 FEET TO THE POINT OF TANGENCY; THENCE S01°16'37"E, 106.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 839.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'12", AN ARC DISTANCE OF 178.31 FEET; THENCE ALONG A RADIAL LINE RUN S76°33'11"W, 13.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 852.50 FEET AND A CHORD BEARING AND DISTANCE OF S19°00'35"E, 165.28 FEET TO WHICH A RADIAL LINE BEARS S76°33'11"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'32", AN ARC DISTANCE OF 165.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 527.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'16", AN ARC DISTANCE OF 474.64 FEET TO THE POINT OF TANGENCY; THENCE S76°07'37"E, 478.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 972.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°07'51", AN ARC DISTANCE OF 104.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,647.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'00", AN ARC DISTANCE OF 233.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET; THENCE NORTHEASTERLY 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 TANGENCY; THENCE N16°05'58"E, 261.43 FEET;

CONTINUED ON SHEET 4

JOB S01123.0143

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 748-3129 LB#69

GRAPHIC NAME: S:\SURVEY NEW\SURVEY\DISTRICTS\DUPONT DISTRICT\DISTRICT MIDDLETON A\V2\ PETITIONS TO AUDIO\1ST AMENDMENT (FEB 2024)\DWGS\SKETCH DIST MIDD A AMENDED.DWG - 8.5 X 11 (3) 4/30/2024 11:33 AM BY: CMALTERS
---- : CFB_Surveyor_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 4 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

THENCE S72°58'38"E, 379.61 FEET; THENCE S14°12'14"W, 46.54 FEET; THENCE S47°55'49"W, 40.13 FEET; THENCE S25°01'13"W, 77.40 FEET; (SAID POINT BEARS S03°31'54"E, 3376.08 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 16); THENCE S56°27'15"W, 53.80 FEET; THENCE S03°07'46"E, 125.92 FEET; THENCE S66°09'22"W, 89.63 FEET; THENCE S33°41'39"W, 173.52 FEET; THENCE S30°45'08"E, 82.72 FEET; THENCE S25°58'28"E, 73.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALDER AVENUE OF AFORESAID MIDDLETON UNIT NO. 2; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN S22°11'04"E, 53.73 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID ALDER AVENUE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SOUTHERLY RIGHT OF WAY LINE OF ALDER AVENUE OF AFOREMENTIONED MIDDLETON UNIT NO. 3: RUN N58°23'27"E, 326.95 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 79°52'23", AN ARC DISTANCE OF 69.70 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PETTUS PARKWAY OF AFORESAID MIDDLETON UNIT NO. 3; THE FOLLOWING FIVETEEN (15) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN S41°44'11"E, 10.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 515.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'34", AN ARC DISTANCE OF 252.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 943.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°42'43", AN ARC DISTANCE OF 258.73 FEET TO THE POINT OF TANGENCY; THENCE S01°59'07"W, 70.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.50 FEET AND A CHORD BEARING AND DISTANCE OF S35°44'14"E, 283.73 FEET TO WHICH A RADIAL LINE BEARS N87°45'03"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°58'22", AN ARC DISTANCE OF 305.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 241.51 FEET AND A CHORD BEARING AND DISTANCE OF S34°22'42"E, 303.86 FEET TO WHICH A RADIAL LINE BEARS N16°38'15"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°58'05", AN ARC DISTANCE OF 328.64 FEET; THENCE ALONG A NON-TANGENT LINE RUN S04°36'22"W, 278.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 338.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°36'22", AN ARC DISTANCE OF 535.30 FEET TO THE POINT OF TANGENCY; THENCE S86°00'00"E, 383.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.76 FEET AND A CHORD BEARING AND DISTANCE OF S72°35'20"E, 311.49 FEET TO WHICH A RADIAL LINE BEARS N03°59'06"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°51'08", AN ARC DISTANCE OF 314.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN S59°10'40"E, 433.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 654.39 FEET AND A CHORD BEARING AND DISTANCE OF S48°59'03"E, 229.24 FEET TO WHICH A RADIAL LINE BEARS N30°55'40"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'33", AN ARC DISTANCE OF 230.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 168.50 FEET AND A CHORD BEARING AND DISTANCE OF S34°21'30"E, 24.73 FEET TO WHICH A RADIAL LINE BEARS N51°25'58"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'03", AN ARC DISTANCE OF 24.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 181.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'06", AN ARC DISTANCE OF 53.33 FEET TO THE POINT OF TANGENCY; THENCE S46°59'05"E, 44.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BARR BOULEVARD OF SAID MIDDLETON UNIT NO. 3; THE FOLLOWING NINE (9) COURSES BEING ALONG SAID NORTHERLY, EASTERLY AND SOUTHERLY RIGHT OF WAY LINES: RUN N42°18'34"E, 64.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,250.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°09'44"E, 437.58 FEET TO WHICH A RADIAL LINE BEARS N46°25'05"W; (SAID POINT BEARS S83°52'42"W, 5486.78 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'38", AN ARC DISTANCE OF 438.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°09'51", AN ARC DISTANCE OF 83.96 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S34°55'12"E, 166.19 FEET TO WHICH A RADIAL LINE BEARS N82°25'18"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°59'48", AN ARC DISTANCE OF 182.47 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 S78°38'13"W, 82.79 FEET TO WHICH A RADIAL LINE BEARS N12°34'54"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°53'21", AN ARC DISTANCE OF 85.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'12", AN ARC DISTANCE OF 447.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°15'42", AN ARC DISTANCE OF 254.07 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°04'56"W, 100.18 FEET; THENCE S16°18'26"W, 118.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE DEPARTING SAID

CONTINUED ON SHEET 5

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3120 LB#98

DRAWING NAME: S:\SURVEY R&W\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AVIA PETITION TO AMEND\1ST AMENDMENT (FEB 2024)\MD01 SKETCH DST MID A AMEND.DWG - 16.5 x 11 (4) 4/30/2024 11:38 AM BY: GMATHIS
----- : CFB_Survey_Standards.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL) EXHIBIT " 7 "

LEGAL DESCRIPTION 683.7 ACRES± SHEET 5 OF 7

CONTINUED FROM SHEET 4

SOUTHERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°09'22", AN ARC DISTANCE OF 32.17 FEET TO THE POINT OF TANGENCY; THENCE S75°50'56"E, 78.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'27", AN ARC DISTANCE OF 136.43 FEET TO THE POINT OF TANGENCY; THENCE S41°06'29"E, 139.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°08'56", AN ARC DISTANCE OF 142.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,025.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'41", AN ARC DISTANCE OF 110.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN N79°39'46"E, 135.75 FEET; THENCE S46°03'52"E, 56.88 FEET; THENCE S18°50'27"W, 24.89 FEET; THENCE S00°47'19"E, 86.80 FEET; THENCE S67°02'48"E, 67.71 FEET; THENCE N62°13'46"E, 49.73 FEET; THENCE S54°38'54"E, 40.30 FEET; THENCE S14°54'41"E, 93.69 FEET; THENCE S49°57'08"E, 86.65 FEET; THENCE S54°07'42"E, 136.24 FEET; THENCE S24°13'05"E, 170.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N81°50'27"E, 38.88 FEET TO WHICH A RADIAL LINE BEARS S04°06'21"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°06'24", AN ARC DISTANCE OF 38.91 FEET TO THE POINT OF TANGENCY; THENCE N77°47'16"E, 128.29 FEET; THENCE N12°12'44"W, 34.04 FEET; THENCE N34°23'53"E, 64.52 FEET; THENCE N15°54'40"W, 66.30 FEET; THENCE N11°04'15"E, 77.21 FEET; THENCE N17°51'14"E, 71.28 FEET; THENCE N23°09'47"E, 44.96 FEET; THENCE N25°12'59"E, 622.17 FEET; THENCE N09°58'12"E, 76.06 FEET; THENCE N25°13'00"E, 185.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,450.00 FEET AND A CHORD BEARING AND DISTANCE OF S51°23'52"E, 839.26 FEET TO WHICH A RADIAL LINE BEARS N21°46'49"E; (SAID POINT BEARS S78°09'14"W, 4039.33 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°38'39", AN ARC DISTANCE OF 851.44 FEET TO THE POINT OF TANGENCY; THENCE S34°34'32"E, 424.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,530.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'48", AN ARC DISTANCE OF 643.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; (SAID POINT BEARS S50°33'41"W, 3576.91 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°25'51", AN ARC DISTANCE OF 88.00 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 17°38'13", AN ARC DISTANCE OF 37.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 S59°17'03"W, 158.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; (SAID POINT BEARS S49°25'36"W, 3905.60 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'26", AN ARC DISTANCE OF 490.69 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS N56°18'39"W, 4125.34 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22); THENCE S35°46'37"W, 660.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°53'38", AN ARC DISTANCE OF 603.14 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS N70°39'05"W, 4142.85 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22); THENCE S06°52'59"W, 216.88 FEET; THENCE N83°07'01"W, 429.43 FEET; THENCE N77°15'34"W, 341.65 FEET; THENCE N08°06'48"W, 7.64 FEET; THENCE N14°36'16"W, 86.84 FEET; THENCE N14°25'47"W, 151.88 FEET; THENCE N15°37'10"W, 86.47 FEET; THENCE N08°12'59"W, 89.23 FEET; THENCE N08°46'19"W, 119.86 FEET; THENCE N17°31'35"W, 102.81 FEET; THENCE N11°38'19"W, 35.34 FEET; THENCE N13°38'48"W, 89.52 FEET; THENCE N13°16'06"W, 103.27 FEET; THENCE N13°43'09"W, 149.92 FEET; THENCE N11°43'01"W, 97.62 FEET; THENCE N17°54'46"W, 156.92 FEET; THENCE N83°47'11"W, 38.33 FEET; THENCE N73°29'38"W, 33.38 FEET; THENCE N85°36'14"W, 41.93 FEET; THENCE S88°38'58"W, 72.98 FEET; THENCE S88°18'46"W, 89.91 FEET; THENCE S86°07'25"W, 128.34 FEET; THENCE N83°56'47"W, 74.70 FEET; THENCE N70°04'46"W, 136.57 FEET; THENCE N63°45'00"W, 13.33 FEET; THENCE N69°36'23"W, 123.41 FEET; THENCE N67°37'36"W, 130.33 FEET; THENCE N68°34'28"W, 110.27 FEET; THENCE N68°54'01"W, 138.94 FEET; THENCE N69°37'51"W, 90.22 FEET; THENCE N67°01'57"W, 86.47 FEET; THENCE N70°49'11"W, 67.19 FEET; THENCE N65°27'29"W, 60.58 FEET; THENCE N68°40'49"W, 65.58 FEET; THENCE N65°41'50"W, 56.49 FEET; THENCE N69°53'02"W, 59.19 FEET; THENCE N69°13'17"W, 67.51 FEET; THENCE N73°02'32"W, 76.51 FEET; THENCE N61°19'04"W, 77.24 FEET; THENCE N50°44'15"W, 54.74 FEET; THENCE N32°04'12"W, 73.55 FEET; THENCE N13°26'26"W, 31.38 FEET; THENCE N18°21'30"W, 44.92 FEET; THENCE N01°15'36"E, 37.57 FEET; THENCE N10°47'34"W, 47.47 FEET; THENCE N23°53'28"W, 108.39 FEET; THENCE N16°54'39"W, 50.72 FEET; THENCE N07°07'16"E, 31.68 FEET; THENCE N15°31'23"W, 44.71 FEET; THENCE N35°27'29"W, 36.66 FEET; THENCE N44°46'15"E, 14.85 FEET; THENCE N03°06'35"E, 28.68 FEET; THENCE N44°05'29"W, 64.88 FEET; THENCE N73°45'08"W, 32.76 FEET; THENCE S27°25'11"W, 13.31 FEET; THENCE S04°49'56"W, 28.03 FEET; THENCE S89°35'16"W, 30.44 FEET; THENCE N63°25'42"W, 27.65 FEET; THENCE N29°09'04"W, 57.37 FEET; THENCE N47°58'33"W, 50.02 FEET; THENCE N88°44'50"W, 54.65 FEET; THENCE N56°08'17"W, 56.85 FEET; THENCE N74°25'02"W, 37.55 FEET; THENCE N19°39'57"W, 31.82 FEET; THENCE N36°47'33"E, 51.35 FEET; THENCE N44°45'51"W, 26.81 FEET; THENCE S79°50'28"W, 45.53 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "E" OF AFOREMENTIONED PLAT, MIDDLETON UNIT NO. 3; THENCE ALONG SAID BOUNDARY LINE OF TRACT "E" AND THE WESTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N72°49'24"W, 39.73 FEET; THENCE S47°52'13"W, 73.18 FEET; THENCE N75°41'28"W, 38.07 FEET; THENCE N21°10'53"W, 18.91 FEET; THENCE N09°43'38"E, 24.07 FEET; THENCE N66°31'28"W, 17.42

CONTINUED ON SHEET 6

JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8491

DRAWING NAME: S:\SURVEY\NEW SURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON AV2\ EXHIBITS TO AMENDMENT AMENDMENT (FEB 2024)\DWGS\SKETCH DESCRIPTION MIDDLETON AV2 AMENDED.DWG - 8.5 X 11 (S) 4/30/2024 11:38 AM BY: CMALTEPS
---- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 6 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

FEET; THENCE S48°51'23"W, 18.60 FEET; THENCE N67°14'46"W, 79.02 FEET; THENCE N66°50'58"W, 29.68 FEET; THENCE S61°13'38"W, 14.80 FEET; THENCE N69°21'30"W, 39.97 FEET; THENCE N24°44'48"W, 22.52 FEET; THENCE N62°16'18"W, 23.94 FEET; THENCE N62°07'16"W, 30.19 FEET; THENCE N57°02'08"W, 17.15 FEET; THENCE S29°38'07"W, 53.92 FEET; THENCE N65°55'44"W, 34.96 FEET; THENCE N26°35'42"W, 14.49 FEET; THENCE N00°50'15"W, 15.60 FEET; THENCE N50°50'49"W, 57.38 FEET; THENCE N55°48'13"W, 70.43 FEET; THENCE N28°27'28"W, 64.00 FEET; THENCE N55°12'14"W, 95.36 FEET; THENCE N60°38'30"W, 67.27 FEET; THENCE N71°36'55"W, 44.79 FEET; THENCE N77°49'37"W, 60.31 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID TRACT "E"; THENCE ALONG SAID SOUTHERLY EXTENSION AND SAID WESTERLY BOUNDARY LINE OF TRACT "E" FOR THE FOLLOWING COURSES: RUN N16°51'01"W, 71.65 FEET; THENCE N16°25'28"E, 38.50 FEET; THENCE N29°13'29"W, 27.01 FEET; THENCE N40°29'53"W, 47.33 FEET; THENCE N54°22'39"W, 42.97 FEET; THENCE S86°26'08"W, 71.05 FEET; THENCE N81°53'55"W, 24.25 FEET; THENCE N51°39'47"W, 39.53 FEET; THENCE N45°07'03"W, 34.80 FEET; THENCE N86°27'53"W, 49.90 FEET; THENCE N23°31'10"W, 61.84 FEET; THENCE N10°41'58"W, 37.87 FEET; THENCE N52°23'58"W, 71.42 FEET; THENCE N51°43'45"W, 77.93 FEET; THENCE N53°28'56"W, 62.57 FEET; THENCE N78°15'21"W, 70.46 FEET; THENCE N33°00'10"W, 39.77 FEET; THENCE N00°57'10"E, 31.69 FEET; THENCE N36°39'24"W, 71.51 FEET; THENCE N10°18'50"W, 59.35 FEET; THENCE N11°02'22"W, 28.45 FEET; THENCE N09°30'40"W, 36.09 FEET; THENCE N26°48'24"E, 26.52 FEET; THENCE N58°13'01"E, 41.31 FEET; THENCE N29°05'22"E, 34.94 FEET; THENCE N03°36'35"E, 31.38 FEET; THENCE N16°44'07"W, 61.58 FEET; THENCE N03°17'19"W, 58.94 FEET; THENCE N20°59'49"E, 69.35 FEET; THENCE N39°55'07"E, 39.47 FEET; THENCE N07°05'40"W, 23.42 FEET; THENCE N40°27'25"W, 39.13 FEET; THENCE N58°58'02"W, 55.88 FEET; THENCE N26°46'29"W, 63.88 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "K" OF AFOREMENTIONED PLAT, MIDDLETON UNIT NO. 2; THENCE ALONG SAID BOUNDARY LINE OF TRACT "K" FOR THE FOLLOWING COURSES: CONTINUE N26°46'29"W, 22.80 FEET; THENCE N12°09'13"W, 45.82 FEET; THENCE N25°28'41"E, 17.80 FEET; THENCE N83°21'33"E, 12.40 FEET; THENCE S60°08'58"E, 20.23 FEET; THENCE N38°58'32"E, 14.85 FEET; THENCE N10°47'00"W, 41.35 FEET; THENCE N58°01'03"W, 19.89 FEET; THENCE S88°30'31"W, 46.30 FEET; THENCE S64°07'59"W, 33.33 FEET; THENCE N69°14'40"W, 63.46 FEET; THENCE N75°18'46"W, 76.98 FEET; THENCE N42°53'36"W, 21.97 FEET; THENCE N12°03'31"W, 22.00 FEET; THENCE N04°48'40"E, 36.14 FEET; THENCE N40°54'21"W, 30.59 FEET; THENCE S83°18'32"W, 28.33 FEET; THENCE S89°00'28"W, 23.62 FEET; THENCE N65°45'54"W, 39.73 FEET; THENCE N35°06'04"W, 42.28 FEET; THENCE N02°14'50"W, 43.15 FEET; THENCE N23°31'06"E, 52.56 FEET; THENCE N72°21'23"W, 60.77 FEET; THENCE N42°14'37"W, 26.64 FEET; THENCE N49°46'56"W, 22.13 FEET; THENCE N29°26'56"W, 66.02 FEET; THENCE N32°34'23"W, 41.62 FEET; THENCE S77°05'20"W, 22.03 FEET; THENCE N57°55'31"W, 20.69 FEET; THENCE N15°49'12"E, 70.54 FEET; THENCE N38°20'51"W, 25.78 FEET; THENCE N16°46'27"W, 56.50 FEET; THENCE N67°04'38"W, 19.96 FEET; THENCE S29°52'06"W, 44.12 FEET; THENCE S09°41'37"W, 53.10 FEET; THENCE S15°50'51"E, 31.16 FEET; THENCE S46°52'42"W, 24.10 FEET; THENCE S80°31'24"W, 41.45 FEET; THENCE N88°48'52"W, 26.92 FEET; THENCE N35°13'27"W, 53.94 FEET; THENCE N67°21'52"W, 30.76 FEET; THENCE S73°31'07"W, 27.25 FEET; THENCE N40°24'30"W, 32.67 FEET; THENCE N23°52'04"E, 19.10 FEET; THENCE N53°51'50"E, 32.66 FEET; THENCE N20°32'20"W, 21.53 FEET; THENCE N72°02'10"W, 51.01 FEET; THENCE S45°43'53"W, 22.71 FEET; THENCE S35°59'14"W, 46.60 FEET; THENCE S83°57'00"W, 35.37 FEET; THENCE N42°19'57"W, 40.55 FEET; THENCE N13°09'15"W, 16.15 FEET; THENCE N20°47'55"E, 28.62 FEET; THENCE N12°26'59"E, 32.89 FEET; THENCE N21°36'04"W, 28.42 FEET; THENCE N21°36'57"W, 26.02 FEET; THENCE N25°03'35"E, 22.90 FEET; THENCE N13°50'54"W, 32.84 FEET; THENCE N62°54'44"W, 38.92 FEET; THENCE N66°47'01"W, 45.24 FEET; THENCE N74°37'25"W, 17.77 FEET; THENCE S35°00'06"W, 49.13 FEET; THENCE S56°58'25"W, 27.41 FEET; THENCE N64°57'12"W, 20.07 FEET; THENCE N60°32'00"W, 26.05 FEET; 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JOB S01123.0143

CONTINUED ON SHEET 7

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-3128 LB#98

DRAWING NAME: S:\SURVEY\NEWSURVEY\DEVELOPMENT DISTRICTS\DISTRICT MIDDLETON JV2\ PETITIONS TO AMEND\1ST AMENDMENT FEE 2024\LEGS\SKETCH DIST JV2 - AMENDED.dwg, 11 X 17 (1), 4/30/2024 11:38 AM, BY: CHALERS
CFH_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

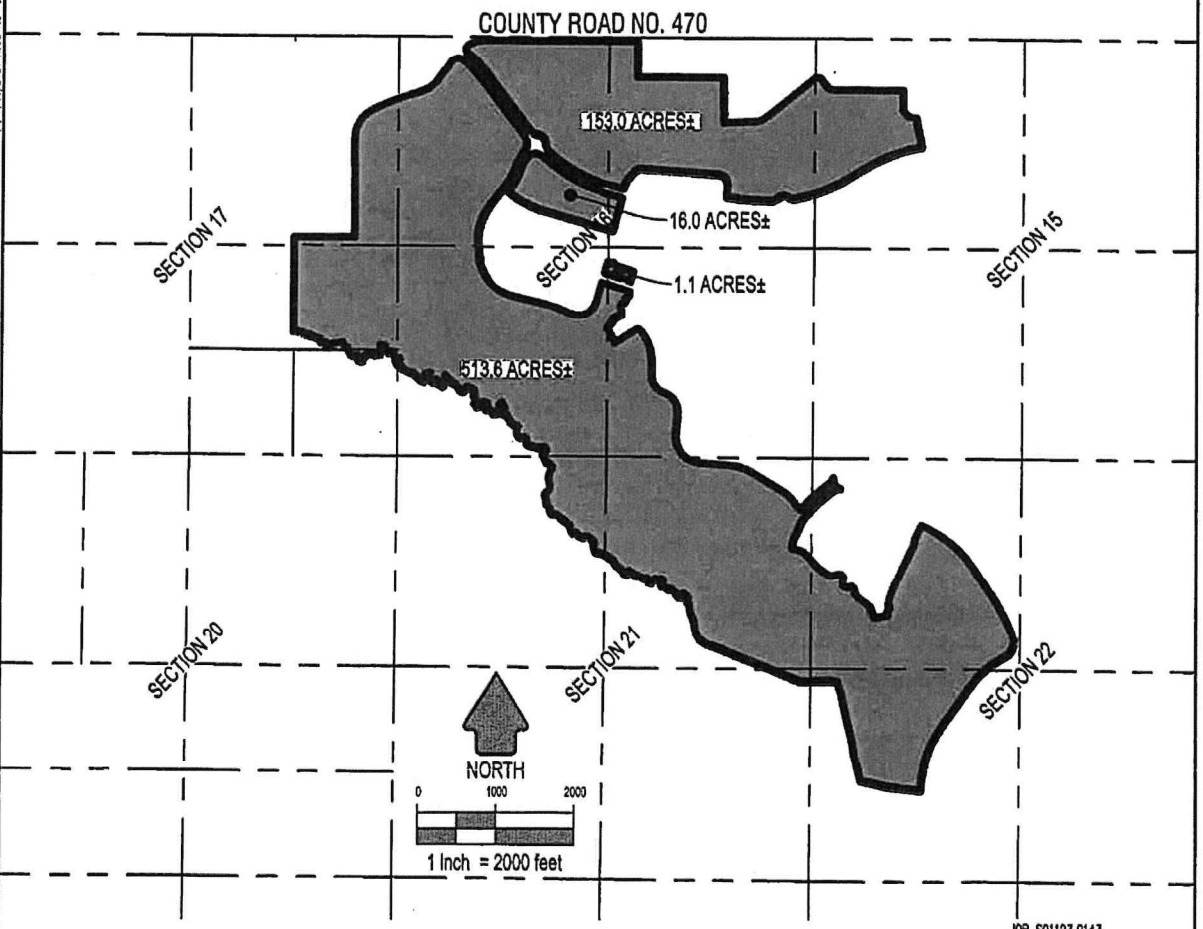
DISTRICT MIDDLETON CDD A (1ST AMENDMENT OVERALL)
683.7 ACRES±

EXHIBIT " 7 "
SHEET 7 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

19.85 FEET; THENCE N03°38'04"E, 20.29 FEET; THENCE S83°18'05"W, 48.78 FEET; THENCE N14°57'18"W, 49.97 FEET; THENCE N73°41'16"W, 66.02 FEET; THENCE N67°22'21"W, 46.97 FEET; THENCE N57°34'37"W, 38.45 FEET; THENCE S41°06'57"W, 12.93 FEET; THENCE N71°01'43"W, 18.67 FEET; THENCE N76°34'07"W, 59.62 FEET; THENCE N33°28'19"W, 22.21 FEET; THENCE S82°52'18"W, 30.82 FEET; THENCE N73°51'59"W, 23.64 FEET; THENCE N54°27'37"W, 24.02 FEET; THENCE S89°58'52"W, 41.99 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF AFORESAID SECTION 17; SAID POINT ALSO BEING THE WESTERLY BOUNDARY LINE OF AFORESAID MIDDLETON UNIT NO. 2; SAID POINT ALSO LIES N00°05'18"W, 231.20 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WESTERLY BOUNDARY LINE OF AFORESAID MIDDLETON UNIT NO. 2 LINE RUN N00°05'18"W, 1,200.19 FEET TO THE POINT OF BEGINNING.



JOB S01123.0143

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6699

DRAWING NAME: S:\SURVEY\NEWSURVEY\DEVELOPMENT DISTRICTS\MIDDLETON AV2\PETITION TO AMEND\1ST AMENDMENT FEB 2024\DWG\SKETCH DST MID A AMENDED.DWG 8.5 x 11 (1) 4/30/2024 11:38 AM BY: GMALTERS

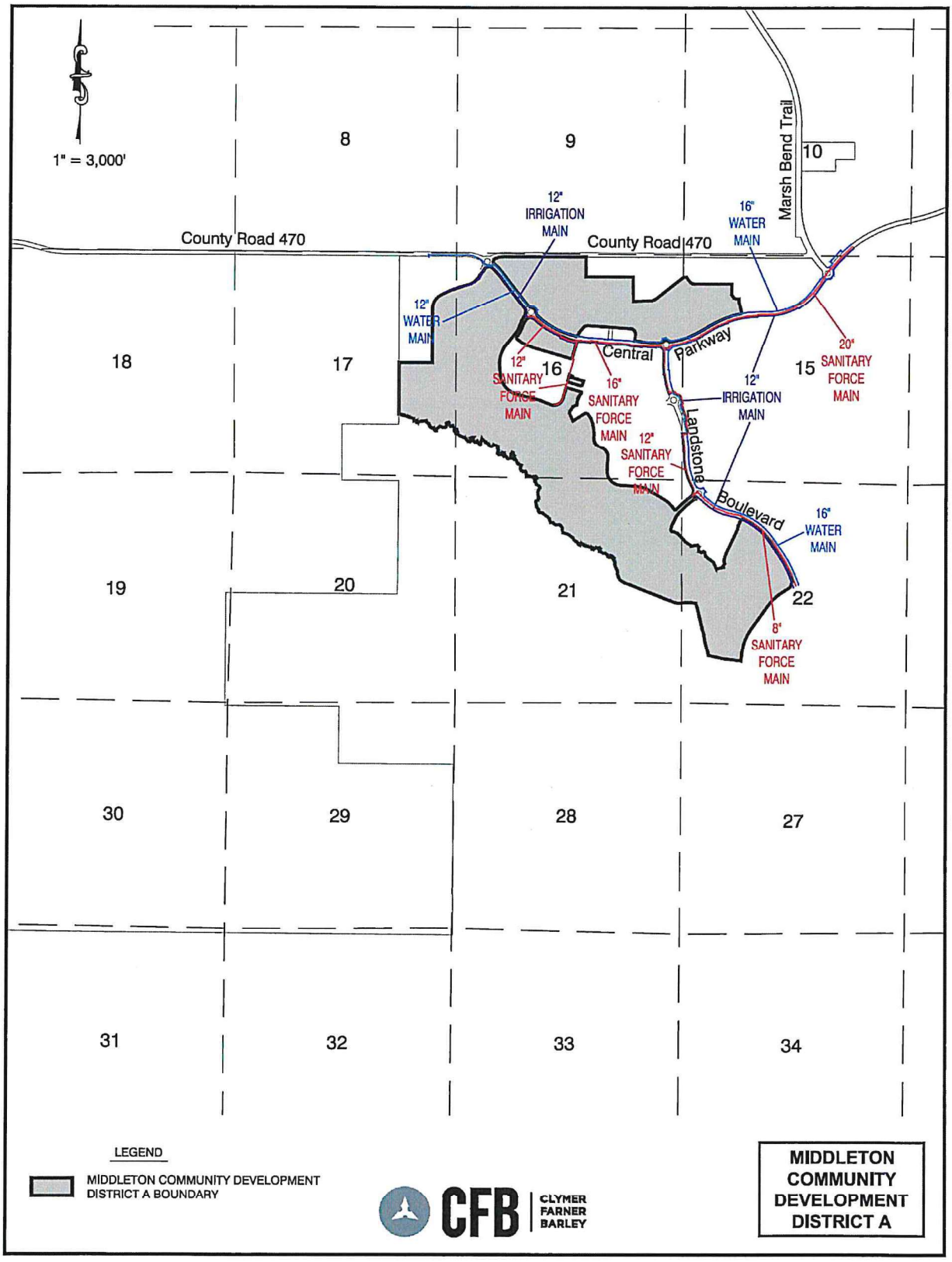
EXHIBIT 8

PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST OF THE DISTRICT SERVICES AND FACILITIES MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Arterial and Collector Roads and Traffic Signalization Improvements	2021-2028	$11,475,117
Arterial and Collector Road Drainage	2021-2028	$5,238,723
Multi-Use Paths, Golf Cart Bridges & Tunnels	2021-2028	$1,814,290
Landscaping & Irrigation in Common Areas[1]	2021-2028	$31,174,558
Subdivision Infrastructure Roads	2021-2028	$50,745,459
Subdivision Drainage	2021-2028	$31,377,914
Stormwater-Earthwork, Grading, & Collection System[2]	2021-2028	$235,566,680
Wetland & Wildlife Mitigation/Protection Measures	2021-2028	$2,601,901
Boundary Security Buffers/Walls & Fencing in Common Areas	2021-2028	$23,424,967
Project Entry Features	2021-2028	$5,001,846
TOTAL[3]:		$398,421,455

[1] The irrigation system beyond the point of delivery to be owned and maintained by the District. The master irrigation system up to the point of delivery will be funded by Middleton Water Conversation Authority, LLC (MWCA).
[2] Stormwater-earthwork, grading, and collection system work as required by the Development Agreement with the City of Wildwood or Southwest Florida Water Management District Requirements
[3] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

EXHIBIT 9

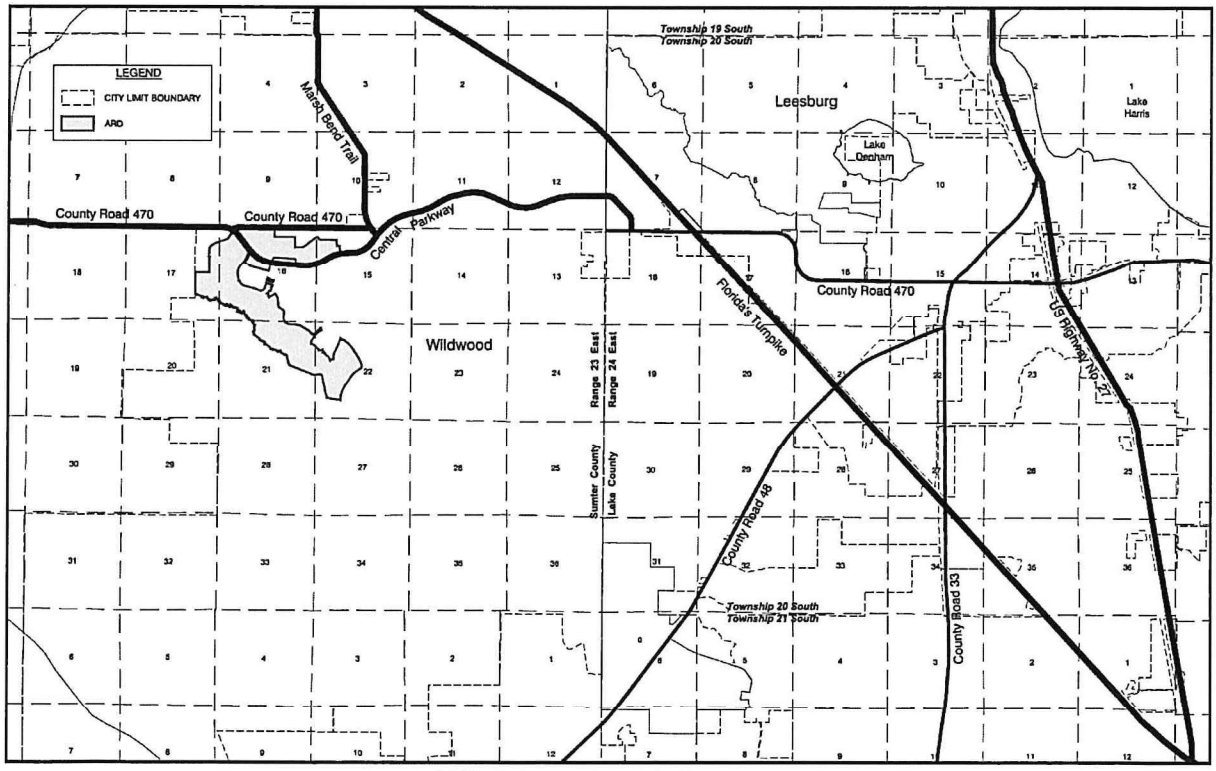


MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

9-1

EXHIBIT 10

The Middleton Community Development District A (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, July 11, 2022 and again on February 27, 2023.



LAND USE AND ZONING MAP

EXHIBIT 11

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend Middleton Community Development District A (the "District"). This amendment will reduce the District by approximately 1,800.9 acres, The amended District will include approximately 683.7 acres of land on which roughly 2,000 dwelling units are planned for development. The District proposes to provide additional 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 District

The District provides community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. This amendment will reduce the District by 1,800.9 acres, The amended District will include 683.7 acres of land on which roughly 2,000 dwelling units are planned for development, with a mix of housing types, designs and models.

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, County 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 residential community development districts, is that the amendment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The amendment 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 development of the land within the District. This new demand created by the District's residents will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the areas surrounding 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 residences, regardless of the District's existence. Community development districts 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 a total of 2,000 dwelling units within the District. If this amendment is approved, this would put all of these residents 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 virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The District consists of less than 2,500 acres; therefore, the City of Wildwood, Florida (the "City") is the reviewing agency, 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 amended 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 Commerce to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to amend 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 amend 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 District will also plan, construct, and finance some of the community's roadways, along with possibly offsite roadway improvements. 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	City	City
Utilities	Landowner	Landowner	Landowner
Amenities	Landowner	CDD	CDD
Drainage/Basins	Landowner/CDD	CDD	CDD
Landscape	Landowner/CDD	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 $398,421,455. To fund these improvements, the District may issue special assessment or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on al properties located within the District that benefit from these improvements.

Table 3. Summary of Estimated Capital Costs and Time Table

Improvement/Facility	SCHEDULE	Cost
Arterial and Collector Roads and Traffic Signalization Improvements	2021-2028	$11,475,117
Arterial and Collector Road Drainage	2021-2028	$5,238,723
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2021-2028	$1,814,290
Landscaping & Irrigation in Common Areas	2021-2028	$31,174,558
Subdivision Infrastructure Roads	2021-2028	$50,745,459
Subdivision Drainage	2021-2028	$31,377,914
Stormwater-Earthwork, Grading & Collection System	2021-2028	$235,566,680
Wetland & Wildlife Mitigation/Protection Measures	2021-2028	$2,601,901
Boundary Security Buffers/Walls & Fencing in Common Areas	2021-2028	$23,424,967
Project Entry Features	2021-2028	$5,001,846
TOTAL:		**$398,421,455**

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred by the District through one or more bond issuances. In addition to the levy of non-ad valorem assessments for debt service, the District may also 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 residential 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 in the District by new residents 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.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special District), or through developer-bank loans.

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 estimate 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, especially in light of the fact that the District already exists.

Another 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, residents (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 resident 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: **Highfield at Twisted Oaks Developer's Agreement**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached developer's agreement is between the City of Wildwood and KL Highfield, LLC, commonly known as the Highfield at Twisted Oaks Development. The Highfield at Twisted Oaks project consists of 394 single-family detached residential units.

The project will be served by City of Wildwood water and wastewater services. Terms of payment of system development charges (SDCs) are outlined in the agreement. In addition to the infrastructure needs required to serve the project, the developer has agreed to upsize water lines from an 8-inch line to a 16-inch diameter PVC water line in accordance with the 2019 Utility Master Plan.

Since the developer's cost to construct the improvements will not exceed the amount of SDC fees that would be due to the City, the Developer shall only be entitled to water SDC credits equal to the actual cost of construction of the improvement, which equals 152.73 water ERUs. This information is outlined within the "Off-site Improvement Water Main Reimbursement Credit" terms in Section 4, Items A. through F. of the developer's agreement.

Terms of this agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney.

Dated: 6/5/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

DEVELOPER'S AGREEMENT BETWEEN
THE CITY OF WILDWOOD
AND KL HIGHFIELD LLC
(HIGHFIELD RESIDENTIAL)

This Developer's Agreement (the "**Agreement**"), effective this ___ day of _____ 2024, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and KL Highfield LLC, a Florida limited liability company (hereinafter called "Developer'").

RECITALS

WHEREAS, Developer Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, described and sketched on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**");

WHEREAS, Developer's proposed development locally known as the Highfield subdivision requires access to water, wastewater, reuse water, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reuse water, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, reuse water, and other municipal services to the Property;

WHEREAS, the construction of the Highfield Subdivision includes the construction of an off-site water main along roadway CR209 (the "**Water Main**"), as reflected on those certain Utility Plans for CR 209 Water Main Extension Phase 3, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated September 2023, KHA Project #142173326 (the "Phase 3 **Offsite Water Main Construction Plans**");

WHEREAS, upon construction of each water main section pursuant to the Water Main Construction Plans, approval of as-builts, receipt of all regulatory clearances, the Water Main will be accepted by the City;

WHEREAS, the parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, and other municipal services for the Property;

WHEREAS, This Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on _____;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the **above Recitals are true and correct, and incorporate their terms and provisions herein** for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.

2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:

   A. ***"Agreement"*** – This Developer's Agreement, as the same may subsequently be amended, modified or supplemented pursuant to its terms and provisions.

   B. ***"Community Development District" or "CDD"*** – Twisted Oaks Pointe Community Development District.

   C. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.

   D. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.

   E. ***"Developer"*** – KL Highfield LLC, and its successors, and assigns in interest, and/or title, including the Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.

   F. ***"Equivalent Residential Unit"*** – As defined by City Ordinance, also referred to in this Agreement as "ERU". The term "Equivalent Residential Connection", also referred to as "ERC", is synonymous with "EAU".

   G. **"*Force Majeure"*** means no Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's (the "Impacted Party") reasonable control, including, without

limitation, the following force majeure events: (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics, quarantines, or explosions; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes, or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) any other similar events or circumstances beyond the reasonable control of the impacted Party, . provided, however, that the impacted Party whose performance is interfered with promptly resumes the required performance upon the cessation of the Force Majeure Event or its effects. No Party shall be excused from performance if such Party fails to use commercially reasonable efforts to remedy the situation and remove the causes of nonperformance.

H. ***"Homeowners / Property Owners' Association"*** - A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, common area improvements located on the Property, including but not limited to open space, entry features, amenities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners' Association for such purposes, and to convey to the Homeowners' Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners' Association will, by execution of an appropriate agreement with City, assume the Developer's responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.

I. **"*Land Development Regulations*"** means ordinances and regulations enacted by the City of Wildwood for the regulation of any aspect of development and includes the City of Wildwood zoning, rezoning, subdivision, building construction, occupancy or sign regulations or any other regulations controlling the development or use of property.

J. **"*Local Government*"** means any country, municipality, special district, or governmental entity of the country, state, municipality, or region established pursuant to law which exercises regulatory authority over, and grants permits for land development or which provides public improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.

K. **"*Laws*"** means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications.

L. **Offsite Water Main Construction Plans –** The Utility Plans for CR 209 Water Main Extension Phase 3, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated September 2023, KHA Project #142173326.

M. ***"Party or Parties"*** – Refers to either Developer or City, or (as applicable) to both Developer and City.

N. ***"Property"*** – The real property described on **Exhibit "A".**

O. ***"Significant Construction"*** – Means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

P. ***"System Development Charge"*** – Those charges by City for a customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an "SDC" or "SDC Fee".

Q. ***"Transmission Fee"*** – The portion of the SDC that represents the customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.

R. ***"Treatment Fee"*** – The portion of the SDC that represents the customer's hydraulic share of the facilities required to service that customer.

S. **Water Main –** The off-site water main to be constructed along roadway CR209, between CR462 and north property line of the Highfield Development.

T. ***"Water Management District" or "SWFWMD"*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. <u>Developer's Obligations</u>.

A. <u>System Development Charges and Capacity</u>.

1. <u>SDC Fees</u>.

a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on **Exhibit "B"** attached hereto and by this reference incorporated herein

c) The wastewater SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on **Exhibit "B."**

d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.

e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU's) approved for a reservation of capacity as indicated on **Exhibit "B."** One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.

f) Wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.

g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. <u>Payment Schedule</u>.

a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in **Exhibit "C"** attached hereto and by this reference incorporated herein.

b) Developer must proceed with due diligence toward the use of all connections.

c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Construction of the applicable phases of Developer's project on the Property is not made within twenty-four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Construction may be extended pursuant to the provisions of this Agreement concerning Force Majeure.

d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:

3.A.2.d.1. Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.

3.A.2.d.2. This Developer's Agreement, and all attachments, must be fully executed by Developer and City.

e) Subject to Paragraph 4 below, the payment of 50% of the wastewater SDC Fee for the Project which would be paid upon execution of this Agreement will be waived. The remaining wastewater SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.

f) As further set forth in Section 4, *infra*, the City and Developer acknowledge and agree that the cost of the Improvements may exceed the water SDC fees due. As such, no payment of the water SDC fee would be due under this Agreement, if cost of improvements exceeds the water SDC fees.

g) Capacity is reserved for a particular location and assumes that City will be prepared to serve that capacity according to the agreed- upon availability schedule at that location and no other.

h) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D,"' and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.

City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase **395** water ERU's and **395** wastewater ERU's. These will be available at the times listed on **Exhibit "D"** attached hereto and by this reference incorporated herein.

4. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section.

5. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.

6. The City shall have the right, but not the obligation, to repurchase unused SDC

fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

4. **Off-Site Improvements – Water Main Reimbursement Credit Agreement**.

A. The City has designed, and permitted the following off-site improvements (hereinafter referred to as the "**Improvements**"), whereby the Developer will construct said off-site improvements:

1. The construction of the Water Main extension pursuant to the Offsite Water Main Construction Ph. 3 Plans Sheets: 56 – 62. The Developer only requires an 8" diameter PVC water line to service the Property. The City has requested that the Developer upsize the line to a 16" diameter PVC water line. Accordingly, the Developer shall be entitled to water SDC Fee credits for cost of the construction of the upsizing of the off-site Water Main extension needed to serve the Project.

B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the City SDC Fees for water Improvements equal to the cost associated with upsized water main construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

1.00	Water Main – Sheets 56 – 62	
	a. 16" Option (Required by City)	$ 728,766.00
	b. 8" Option (Required for Project)	$ 456,977.00
	Cost to City:	**$ 271,789.00**
2.00	Change Orders:	
	C.O. #1 (Sheets: 40-45, 46-56, 87, 93, & 94)	$ 16,570.00
	Cost to City:	$ 16,570.00
	TOTAL COST TO CITY:	**$288,359.00**

C. The Developer's cost to construct the Improvements will not exceed the amount of water SDC Fees paid to the City. The Developer shall be entitled to water SDC credits equal to the actual cost of construction of the Improvements. The City will issue SDC Fee credits to the Developer based on the following schedule:

1. The current SDC Fee rate for one (1) ERU of water is $1,888.00. The rate for the estimated cost of the upsizing of the Water Main listed above in Section 4.A.1 is $288,359.00, providing for 152.73 water ERUs.

a) By way of example, in the case that the cost of construction changes, if the actual cost of the Water Line Improvements related to water services

listed above is $350,000.00, then it will provide for 185.38 water ERUs.

2. The City will issue credits for water SDC Fees for the Property, in the amount of 152.73 water ERUs.

3. The Developer needs an estimated 395 water ERUs; Developer's cost to construct the Improvements roughly approximates the amount of 50% water SDC Fees that would normally be due to the City upon execution of this Agreement. In lieu of the initial payment to the City, the Developer shall be entitled to a credit equal to the 152.73 water ERUs.

D. Once the actual cost of construction of the Improvements has been determined, the Developer will pay for the remaining water ERUs on issuance of each Construction Permit.

1. By way of example, if the actual cost of the Water Line Improvements is $288,359.00, then the Developer shall pay for the remaining 242.27 water ERUs (395 total ERUs minus 152.73 ERUs) on issuance of each Construction Permit.

E. Actual costs and expenditures of construction will include costs of design, permitting, surveying, subsurface investigations, testing and construction management services necessary for the Improvements, as well as, landscaping, materials and project close-out documentation.

1. In order to receive the Reimbursement Credit, the Developer will provide appropriate documentation (e.g., invoices, receipts, bills, etc.) showing actual expenditures in order to verify the cost of the construction of the improvements. If an individual property owner is seeking credits, they shall provide adequate documentation to show that they have the right to said credits.

F. City and Developer acknowledge that the cost estimates included herein have been provided through the City. The final costs may increase or decrease based upon material changes, inflation, unknown site conditions, and any potential delays caused by force majeure events. A final accounting of the cost along with documentation will be submitted to the City upon completion of the Improvements.

5. **Developer's Responsibility.**

A. During construction, Developer shall construct the water main extensions that are reflected in the approved Water Main Construction Plans provided by the City.

B. After completion of construction of the water main Improvements and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water

service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.

C. Developer or any Homeowner's Owner's Association that may be created is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

6. City's Responsibility.

A. The City agrees that upon completion of the off-site Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the off-site Improvements.

The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable.

The City shall be responsible for the water main service as set forth in the City's code or regulations.

B. After completion of construction of the water main systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water main systems within the right-of-way, including service lines, fixtures, valves, and any pump stations.

7. City's Option to Construct Water Main Lines

A. Notwithstanding anything in this Agreement, the City shall have the right, but not the obligation, to design, permit and construct, at its own cost, any or all of the Water Main referenced in this Agreement. Should the City choose to do so, the City would have no obligation to provide credits or a reimbursement credit to the Developer in accordance with this Agreement. Furthermore, the Developer would have no further obligations with respect to the design, permitting, or construction of said Water Main.

B. Should the City construct the Water Main, any other obligation of the Developer under this Agreement or under the City's Code of Ordinances or Land Development Regulations would not be waived.

8. Miscellaneous Terms.

A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

B. Fire flow volumes and pressures are limited by City's potable water extension

service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.

C. Developer, any Homeowners Association created for the Property, the CDD, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, the Planned Development Agreement, or as otherwise modified by variance.

D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide, which are depicted on Exhibit "F" ("Highfield at Twisted Oaks Phase 1 PLATMAS"). Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and *five* feet (5') wide alongside lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

9. General Provisions.

A. Notices. With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or

2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY:

City of Wildwood
Attn: Melanie
Strickland
Development Services Director
100 N. Main Street

Wildwood, FL 34785

With Copy To: Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, FL 34748

With Copy To: City of Wildwood
Attn: Mark O'Dell
Utilities Director
100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPER: KL Highfield LLC
Attn: James P. Harvey
14025 Riveredge Drive, #175
Tampa, **FL** 3363

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

B. **Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

C. **Default Provisions**.

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.

3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third-Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third-Party Parcel.

D. **<u>Estoppel Statements</u>**.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:

a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.

b) Whether this Agreement has been assigned, modified or amended in

any way by such Party (and if it has, stating the nature thereof).

c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.

d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

e) That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

E. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.

F. Binding Effect. The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their **respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.**

G. Headings. The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

H. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

I. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

J. **Successors and Assigns.**

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

K. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

L. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than **one such counterpart.**

M. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

N. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

O. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

P. **Recordation. This Agreement shall be recorded in the Public Records of Sumter County, Florida.**

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

CITY OF WILDWOOD, FLORIDA, a Florida Municipal Corporation

By: _____

Title: _____

Date: _____, 2024

APPROVED AS TO FORM AND LEGALITY:

_____
CITY ATTORNEY

ATTEST:

_____
CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2024

KL HIGHFIELD LLC,
a Florida Municipal Corporation

By: _____

Title: James Harvey

Date: _____, 2024

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by _____ _____, as _____ of KL Highfield LLC, a Florida Limited Liability Company, who is:

_____ Personally known by me, OR
_____ Produced a driver's license as identification.

Dated: this _____ day of _____, 2024

Print Name: _____

Notary Public, State of Florida

Commission number: _____

Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recital C	Legal - Property
B	3.A.1	Calculation- Water and Wastewater TIE Fees
C	3.A.2	Calculation - Connection Fees
D	3.A.4	Utility Connection Availability Schedule
E	4.8.D	Highfield at Twisted Oaks Phase 1 PLATMAS

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 30, S 89°45'54" E, A DISTANCE OF 12.60 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN N 00°14'06" E, A DISTANCE OF 34.08 FEET THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 AND THE NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 462, SAID POINT ALSO BEING THE **POINT OF BEGINNING**, THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) N 00°04'34" W, A DISTANCE OF 628.96 FEET 2) N 00°10'01" E, A DISTANCE OF 781.01 FEET 3) N 00°11'19" E, A DISTANCE OF 733.61 FEET 4) N 00°19'36" E, A DISTANCE OF 474.21 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 89°55'05" E, A DISTANCE OF 650.86 FEET; THENCE S 89°55'10" E, A DISTANCE OF 662.08 FEET; THENCE S 89°50'47" E, A DISTANCE OF 100.00 FEET; THENCE S 89°53'32" E, A DISTANCE OF 561.89 FEET; THENCE S 00°06'45" W, A DISTANCE OF 1328.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE RUN ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, N 89°51'47" W, A DISTANCE OF 331.19 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, RUN S 00°06'54" W, A DISTANCE OF 663.77 FEET; THENCE N 89°47'04" W, A DISTANCE OF 331.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE RUN ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, S 00°08'03" W, A DISTANCE OF 630.84 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 462; THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 89°45'47" W, A DISTANCE OF 663.09 FEET 2) N 89°40'37" W, A DISTANCE OF 650.36 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 104.326 ACRES, MORE OR LESS.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: KL Highfield LLC / Highfield subdivision

1) WATER:

a) One (1) water SOC due for every water connection EAU reserved

b) Number of water ERU's reserved = 395

c) Number of water SDC's due = 395

d) Charge per water SOC for this project = $ 1,888.00

e) TOTAL water SOC charges due $1,888.00 X 395 = $ 745,760.00

---

2) WASTEWATER:

a) One (1) wastewater SOC due for every wastewater connection EAU reserved

b) Number of wastewater ERU's reserved = 395

c) Number of wastewater SDC's due = 395

d) Charge per wastewater SOC for this project = $ 3,298.00

e) TOTAL water SOC charges due $ **3,298.00 X 395** = $ 1**,302,710.00**

---

3) TOTAL DUE (WATER AND WASTEWATER):

$745,760.00 + $1,302,710.00 **$2,043,284.00**

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: KL Highfield LLC / Highfield subdivision

WATER SDC FEE:			Check One
	a) Inside City, or, Pre-Annexation	$1,888.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 300 gallons per day
Number of water connections (ERU's) requested = 395
TOTAL water SDC fee = $1,888.00 x 395 = **$745,760.00**

DUE SCHEDULE:

First 50%	$372,880.00
Second 50%	$372,880.00

WASTEWATER SDC FEE:			Check One
	a) Inside City, or, Pre-Annexation	$3,298.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 250 gallons per day
Number of water connections (ERU's) requested = 395
TOTAL water SDC fee = $3,298.00 x 395 = **$1,302,7102.00**

DUE SCHEDULE:

First 50%	$651,355.00
Second 50%	$651,355.00

Development Authority:	_____	_____	_____
	Printed Name	Signature	Date
Agreement to Provide:	_____	_____	_____
	Printed Name	Signature	Date

This commitment expires after _____days without the execution of a Developer's Agreement

EXHIBIT "D"
UTILITY CONNECTION AVAILABILITY SCHEDULE

(See PDF Sheet)

City of Wildwood

Exhibit "D"

100 N. Main Street
Wildwood, FL 34785 - 352.330.1330

DEVELOPER UTILITY CONCURRENCY
REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE

Project Name: KL HIGHFIELD LLC / Highfield subdivision

YEAR 2024	1st QTR. '24 ERU's Needed	2nd QTR. '24 ERU's Needed	3rd QTR. '24 ERU's Needed	4th QTR. '24 ERU's Needed
WATER		125	140	
WASTEWATER		125	140	
REUSE				

YEAR 2025	1st QTR. '25 ERU's Needed	2nd QTR. '25 ERU's Needed	3rd QTR. '25 ERU's Needed	4th QTR. '25 ERU's Needed
WATER				
WASTEWATER				
REUSE				

YEAR 2026	1st QTR. '26 ERU's Needed	2nd QTR. '26 ERU's Needed	3rd QTR. '26 ERU's Needed	4th QTR. '26 ERU's Needed
WATER				130
WASTEWATER				130
REUSE				

YEAR 2027	1st QTR. '27 ERU's Needed	2nd QTR. '27 ERU's Needed	3rd QTR. '27 ERU's Needed	4th QTR. '27 ERU's Needed
WATER				
WASTEWATER				
REUSE				

YEAR 2028	1st QTR. '28 ERU's Needed	2nd QTR. '28 ERU's Needed	3rd QTR. '28 ERU's Needed	4th QTR. '28 ERU's Needed
WATER				
WASTEWATER				
REUSE				

Development Authority:

Printed Name Signature Date

Agreement to Provide:

Printed Name Signature Date

This commitment expires after _____days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERU

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Twisted Oaks Developer's Agreement First Amendment and Restatement**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached Developer's Agreement is the first amendment and restatement to the original Developer's Agreement dated February 27, 2023, in which the City of Wildwood and KL Twisted Oaks LLC, are parties to.

This first amendment seeks to outline water main improvements to be constructed by the developer for which the developer will be entitled to reimbursement credit and reimbursement of the excess cost per the Off-site Improvement Water Main Reimbursement Credit terms outlined in Section 4, Items A. through E. The Developer’s cost to construct the Improvements will exceed the amount of water SDC Fees that would be due to the City. Therefore, in addition to the credits to be applied against the City water SDC Fees, the developer will also receive reimbursement for the excess cost.

The amendment also incorporates an additional 318.4 ERUs to reserve additional allocation necessary to serve the Twisted Oaks Apartments and the Twisted Oaks Amenity Center projects, increasing the total reserved from 982 ERUs to 1,300.4 reserved water and sewer ERUs for the entire Twisted Oaks Development.

Terms of this agreement were developed and finalized in consultation with the utilities department, city engineer, and city attorney. Exhibits "B" and "C" spell out the Developer Utility Concurrency System Development Charges due for water and wastewater and Exhibit "D" show the due schedule breakdown for both projects.

Dated: 6/5/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

FIRST AMENDED AND RESTATED

DEVELOPER'S AGREEMENT BETWEEN

THE CITY OF WILDWOOD

AND KL TWISTED OAKS LLC

(TWISTED OAKS RESIDENTIAL)

This First Amended and Restated Developer's Agreement (the "**Agreement**"), effective this __ day of June,2024, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and KL Twisted Oaks LLC, a Florida limited liability company (hereinafter called "Developer"').

RECITALS

WHEREAS, Developer Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, described and sketched on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**");

WHEREAS, Developer's proposed development locally known as the Twisted Oaks subdivision requires access to water, wastewater, reuse water, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reuse water, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, reuse water, and other municipal services to the Property;

WHEREAS, the construction of the Twisted Oaks Subdivision includes the construction of multiple off-site water mains along the following roadways: CR462, CR209, CR232, & Easement Area between CR232 and CR44A (the "**Water Mains**"), as reflected on those certain Utility Plans for CR 209 Water Main Extension Phase 1, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 (the "**Offsite Water Mains Construction Plans**"); and an additional off-site water main that is going to be relocated along US 301 (the "Additional **Water Main**"), as reflected on those certain Utility Plans for US 301 Water Main Relocation, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated June 2023, KHA Project #142109156 (the "**Offsite US301 Water Main Construction Plans**");

WHEREAS, upon construction of each water main section pursuant to the Water Main Construction Plans, approval of as-builts, receipt of all regulatory clearances, the Water Mains will be accepted by the City;

WHEREAS, the parties desire to enter into an amended and restated Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, reuse water, and other municipal services for the Property;

WHEREAS, this amended and restated Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, the City Commission previously approved a Developer's Agreement on February 27, 2023;

WHEREAS, The City Commission **has approved this First Amended and Restated Agreement and has authorized the City Manager to execute the new Agreement by motion passed at a regular City Commission meeting on _____, 2024;**

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the **above Recitals are true and correct, and incorporate their terms and provisions herein** for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.

2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:

   A. ***"Agreement"*** – This First Amended and Restated Developer's Agreement, as the same may subsequently be amended, modified or supplemented pursuant to its terms and provisions.

   B. ***"Community Development District" or "CDD"*** – Twisted Oaks Pointe Community Development District.

   C. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.

   D. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.

   E. ***"Developer"*** – KL Twisted Oaks LLC, and its successors, and assigns in interest, and/or title, including the Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.

F. ***"Equivalent Residential Unit"*** – As defined by City Ordinance, also referred to in this Agreement as "ERU". The term "Equivalent Residential Connection", also referred to as "ERC", is synonymous with "EAU".

G. **"*Force Majeure"* –** Means no Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's (the "Impacted Party") reasonable control, including, without limitation, the following force majeure events: (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics, quarantines, or explosions; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes, or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) any other similar events or circumstances beyond the reasonable control of the impacted Party, . provided, however, that the impacted Party whose performance is interfered with promptly resumes the required performance upon the cessation of the Force Majeure Event or its effects. No Party shall be excused from performance if such Party fails to use commercially reasonable efforts to remedy the situation and remove the causes of nonperformance.

H. ***"Homeowners Owners' Association"*** - A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, common area improvements located on the Property, including but not limited to open space, entry features, amenities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners' Association for such purposes, and to convey to the Homeowners' Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners' Association will, by execution of an appropriate agreement with City, assume the Developer's responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.

I. **"*Land Development Regulations*"** – Means ordinances and regulations enacted by the City of Wildwood for the regulation of any aspect of development and the City of Wildwood's zoning, rezoning, subdivision, building construction, occupancy or sign regulations or any other regulations controlling the development or use of property.

J. **"*Local Government*"** – Means any country, municipality, special district, or governmental entity of the country, state, municipality, or region established pursuant to law which exercises regulatory authority over, and grants permits for land development or which provides public improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.

K. **"*Laws*"** – Means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications.

L. **Offsite Water Mains Construction Plans –** The Utility Plans for CR 209 Water Main Extension Phase 1, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 and approved by the City on February 27, 2023; to include the additional Utility Plans for US 301 Water Main Relocation, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated June 2023, KHA Project #142109156 and approved by the City on _____
.

M. ***"Party or Parties"*** – Refers to either Developer or City, or (as applicable) to both Developer and City.

N. ***"Property"*** – The real property described on **Exhibit "A".**

O. ***"Significant Construction"*** – Means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

P. ***"System Development Charge"*** – Those charges by City for a customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an "SDC" or "SDC Fee".

Q. ***"Transmission Fee"*** – The portion of the SDC that represents the customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.

R. ***"Treatment Fee"*** – The portion of the SDC that represents the customer's hydraulic share of the facilities required to service that customer.

S. **Water Mains –** The multiple off-site water mains to be constructed along the following roadways: CR462, CR209, CR232, Easement Area between CR232 and CR44A, & US301.

T. ***"Water Management District" or "SWFWMD"*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. <u>Developer's Obligations</u>.

A. <u>System Development Charges and Capacity</u>.

1. <u>SDC Fees</u>.

a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on

the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on **Exhibit "B"** attached hereto and by this reference incorporated herein

c) The wastewater SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on **Exhibit "B."**

d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.

e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU's) approved for a reservation of capacity as indicated on **Exhibit "B."** One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.

f) Wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.

g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. <u>Payment Schedule</u>.

a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in **Exhibit "C"** attached hereto and by this reference incorporated herein.

b) Developer must proceed with due diligence toward the use of all connections.

c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Construction of the applicable phases of Developer's project on the Property is not made within twenty-four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Construction may be extended pursuant to the provisions of this Agreement concerning Force Majeure.

d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:

3.A.2.d.1. Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.

3.A.2.d.2. This Developer's Agreement, and all attachments, must be fully executed by Developer and City.

e) 50% of the wastewater SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the wastewater SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.

f) As further set forth in Section 4, *infra*, the City and Developer acknowledge and agree that the cost of the Improvements will exceed the water SDC fees due. As such, no payment of the water SDC fee will be due under this Agreement.

g) Capacity is reserved for a particular location and assumes that City will be prepared to serve that capacity according to the agreed- upon availability schedule at that location and no other.

h) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D,"" and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.

City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase 1,300.4 (**982 Previously Approved + 318.4 New ERU's)** water ERU's and 1,300.4 (**982 Previously Approved + 318.4 New ERU's)** wastewater ERU's. These will be available at the times listed on **Exhibit "D"** attached hereto and by this reference incorporated herein.

4. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section.

5. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.

6. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

4. **Off-Site Improvements – Water Mains Reimbursement Credit Agreement**.

A. The City shall design, and permit the following off-site improvements (hereinafter referred to as the "**Improvements**"), whereby the Developer will construct said off-site improvements:

1. The construction of the Water Mains extensions pursuant to the Offsite Water Main Construction Plans Sheets: 41 – 45, 46 – 56, 79 – 85, 86 – 97, from KHA Project #142173326; and U-03 & U-04 from KHA Project # 142109156.

B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the City SDC Fees for water Improvements equal to the cost associated with construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

KHA PROJECT # 142173326		
1.00	**Water Main – Sheets 41 – 45 (Offsite Easement)**	
	a. 12" Option (Required by City)	$ 253,743.00
	b. 8" Option (Required for Project)	$ 163,494.00
	Cost to City:	**$ 90,249.00**
2.00	**Water Main – Sheets 46 – 56 (CR209)**	
	a. 16" Option (Required by City)	$ 1,084,536.00
	b. 8" Option (Required for Project)	$ 594,432.50
	Cost to City:	**$ 490,103.50**
3.00	**Water Main – Sheets 79 – 85 (CR232)**	**$ 809,492.00**

4.00	**Water Main – Sheets 86 – 93 (CR462)**	**$ 728,127.00**
5.00	**Water Main – Sheets 94 – 97 (CR462)**	
	a. 12" Option (Required by City)	$ 451,296.00
	b. 10" Option (Required for Project)	$ 423,458.00
	Cost to City:	**$ 27,838.00**
6.00	**Change Orders:**	
	C.O. #1 (Sheets: 40-45, 46-56, 87, 93, & 94)	$ (16,523.00)
	C.O. #2 (Sheets: 79-85 - CR232 - Per City)	$ 13,512.20
	C.O. #3 (Rocks moved to Stockpile)	$ 29,400.84
	Cost to City:	**$ 26,390.04**
	Sub-Total Cost Project #142173326:	**$ 2,172,199.54**
KHA PROJECT # 142109156		
1.00	Water Main – Sheets U-03 & U-04	**$ 610,980.25**
	Sub-Total Cost Project #142109156:	**$ 610,980.25**
	TOTAL COST TO CITY:	**$ 2,783,179.79**

C. The Developer's cost to construct the Improvements will exceed the amount of water SDC Fees that would be due to the City. In lieu of payment to the City, the Developer shall be entitled to a credit equal to the amount of SDC Fees for 1,300.4 Water SDC Fees "Reimbursement Credit".

Once the Reimbursement Credit has been applied against the actual cost of construction of the improvements, the Developer will be entitled to reimbursement for the difference between the Reimbursement credit and the actual construction costs (Excess Cost). The City will reimburse the Developer for the excess cost within sixty (60) days of completion of the Improvements.

By way of example, if the actual cost is one million ($1,000,000.00) dollars and Water SDC Fees are five hundred thousand ($500,000.00), the Developer shall be entitled to a reimbursement credit of five hundred thousand ($500,000.00) dollars (excess cost).

D. Actual costs and expenditures of construction will include costs of design, permitting, surveying, subsurface investigations, testing and construction management services necessary for the Improvements, as well as, landscaping, materials and project close-out documentation.

1. In order to receive the Reimbursement Credit, the Developer will provide appropriate documentation (e.g., invoices, receipts, bills, etc.) showing actual expenditures in order to verify the cost of the construction of the improvements. If an individual property owner is seeking credits, they shall provide adequate documentation to show that they have the right to said credits.

E. City and Developer acknowledge that the cost estimates included herein have been provided by the City. The final costs may increase or decrease based upon material changes, inflation, unknown site conditions, and any potential delays caused by force majeure events. A final accounting of the cost will be submitted to the City upon completion of the Improvements.

5. **Developer's Responsibility.**

A. During construction, Developer shall construct the water main extensions that are reflected in the approved Water Main Construction Plans provided by the City.

B. After completion of construction of the water main Improvements and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.

C. Developer or any Homeowner's Owner's Association that may be created is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

6. City's Responsibility.

A. The City agrees that upon completion of the off-site Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the off-site Improvements.

The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable.

The City shall be responsible for the water main service as set forth in the City's code or regulations.

B. After completion of construction of the water main systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water main systems within the right-of-way, including service lines, fixtures, valves, and any pump stations.

7. City's Option to Construct Water Main Lines

A. Notwithstanding anything in this Agreement, the City shall have the right, but not the obligation, to design, permit and construct, at its own cost, any or all of the Water Mains referenced in this Agreement. Should the City choose to do so, the City would have no obligation to provide credits or a reimbursement credit to the Developer in accordance with this Agreement. Furthermore, the Developer would have no further obligations with respect to the design, permitting, or construction of said Water Mains.

B. Should the City construct the Water Mains, any other obligation of the Developer under this Agreement or under the City's Code of Ordinances or Land Development Regulations would not be waived.

8. Miscellaneous Terms.

A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.

C. Developer, any Homeowners Association created for the Property, the CDD, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, the Planned Development Agreement, or as otherwise modified by variance.

D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide. Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and *five* feet (5') wide alongside lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

9. General Provisions.

A. Notices. With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or

2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY:	City of Wildwood Attn: Melanie Strickland Development Services Director 100 N. Main Street Wildwood, FL 34785
With Copy To:	Ashley S. Hunt, Esq. Hunt Law Firm, P.A. 601 S. 9th Street Leesburg, FL 34748
With Copy To:	City of Wildwood Attn: Mark O'Dell Utilities Director 100 N. Main Street Wildwood, FL 34785
AS TO DEVELOPER:	KL Twisted Oaks LLC Attn: James P. Harvey 14025 Riveredge Drive, #175 Tampa, FL 3363

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

B. Negation of Partnership. None of the terms or provisions of this Agreement shall

be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

C. Default Provisions.

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.

3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to

any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third-Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third-Party Parcel.

D. Estoppel Statements.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:

a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.

b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).

c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.

d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

e) That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement;

however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

E. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.

F. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their **respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.**

G. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

H. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

I. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

J. Successors and Assigns.

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

K. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

L. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than **one such counterpart.**

M. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

N. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

O. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

P. **Recordation. This Agreement shall be recorded in the Public Records of Sumter County, Florida.**

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

CITY OF WILDWOOD, FLORIDA, a Florida Municipal Corporation

By: _____

Title: _____

Date: _____, 2024

APPROVED AS TO FORM AND LEGALITY:

_____

CITY ATTORNEY

ATTEST:

_____

CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2024

KL TWISTED OAKS LLC,
a Florida Municipal Corporation

By: _____

Title: James Harvey

Date: _____, 2024

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by _____ _____, as _____ of KL Twisted Oaks LLC, a Florida Limited Liability Company, who is:

_____ Personally known by me, OR
_____ Produced a driver's license as identification.

Dated: this _____ day of _____, 2024

Print Name: _____

Notary Public, State of Florida

Commission number: _____

Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recitals	Legal – Property
B	3.A.1	Calculation- Water and Wastewater TIE Fees
C	3.A.2	Calculation - Connection Fees
D	3.A.4	Utility Connection Availability Schedule

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'36" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 232 RUN N 89°44'55" W, A DISTANCE OF 754.65 FEET; THENCE N 89°50'14" W, A DISTANCE OF 742.99 FEET; THENCE S 89°45'30" W, A DISTANCE OF 492.22 FEET; THENCE S 89°17'41" W, A DISTANCE OF 640.41 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED); THENCE ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209 RUN N 00°02'37" E, A DISTANCE OF 2618.73 FEET; THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 RUN N 00°01'53" E, A DISTANCE OF 1361.28 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN S 89°40'13" E, A DISTANCE OF 524.60 FEET; THENCE N 00°06'47" E, A DISTANCE OF 406.10 FEET; THENCE S 88°11'56" W, A DISTANCE OF 525.05 FEET TO THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209; THENCE ALONG THE SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN N 00°03'24" E, A DISTANCE OF 870.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462, (A 66 FOOT WIDE RIGHT OF WAY); THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 462 RUN S 89°45'56" E, A DISTANCE OF 1974.71 FEET; THENCE S 00°07'17" W, A DISTANCE OF 628.51 FEET; THENCE S 89°46'24" E, A DISTANCE OF 663.00 FEET TO THE CENTERLINE OF SAID SECTION 31; THENCE ALONG SAID CENTERLINE OF SECTION 31 RUN S 00°07'59" W, A DISTANCE OF 661.78 FEET; THENCE DEPARTING SAID CENTERLINE OF SECTION 31 RUN S 89°50'09" E, A DISTANCE OF 1244.38 FEET; THENCE NORTHEASTERLY, 9.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 07°10'00" (CHORD BEARING N 36°42'43" E, 9.87 FEET); THENCE NORTHEASTERLY, 30.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 14°02'01" (CHORD BEARING N 40°08'44" E, 30.54 FEET); THENCE NORTHEASTERLY, 64.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 47°02'56" (CHORD BEARING N 23°38'16" E, 63.06 FEET); THENCE N 00°06'48" E, A DISTANCE OF 445.68 FEET; THENCE NORTHWESTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N 44°53'12" W, 49.50 FEET); THENCE N 89°53'12" W, A DISTANCE OF 15.00 FEET; THENCE N 00°06'48" E, A DISTANCE OF 60.00 FEET; THENCE S 89°53'12" E, A DISTANCE OF 12.00 FEET; THENCE NORTHEASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N 45°06'48" E, 49.50 FEET); THENCE N 00°06'48" E, A DISTANCE OF 82.18 FEET; THENCE N 13°36'33" E, A DISTANCE OF 12.85 FEET; THENCE N 00°06'48" E, A DISTANCE OF 264.26 FEET; THENCE NORTHERLY, 62.42 FEET

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.00 FEET AND A CENTRAL ANGLE OF 12°43'36" (CHORD BEARING N 06°15'00" W, 62.29 FEET); THENCE N 12°36'47" W, A DISTANCE OF 99.48 FEET; THENCE NORTHWESTERLY, 34.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 43°16'51" (CHORD BEARING N 34°15'13" W, 33.93 FEET); THENCE NORTHWESTERLY, 38.70 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 89.00 FEET AND A CENTRAL ANGLE OF 24°54'55" (CHORD BEARING N 43°26'11" W, 38.40 FEET); THENCE NORTHWESTERLY, 42.01 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 52°19'48" (CHORD BEARING N 57°08'38" W, 40.57 FEET); THENCE N 83°18'32" W, A DISTANCE OF 13.14 FEET; THENCE WESTERLY, 32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 131.00 FEET AND A CENTRAL ANGLE OF 14°23'36" (CHORD BEARING N 76°06'44" W, 32.82 FEET); THENCE WESTERLY, 13.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 09°17'41" (CHORD BEARING N 73°33'47" W, 13.13 FEET); THENCE N 78°12'37" W, A DISTANCE OF 48.79 FEET; THENCE WESTERLY, 53.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 290.51 FEET AND A CENTRAL ANGLE OF 10°38'36" (CHORD BEARING N 83°45'40" W, 53.89 FEET) TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462, (A 66 FOOT WIDE RIGHT OF WAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUNS 89°45'53" E, A DISTANCE OF 496.75 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUN S 00°06'56" W, A DISTANCE OF 433.56 FEET; THENCE S 89°44'50" E, A DISTANCE OF 467.43 FEET; THENCE S 00°07'28" W, A DISTANCE OF 283.58 FEET; THENCE S 89°46'44" E, A DISTANCE OF 554.39 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE RUN THE FOLLOWING FIVE (5) COURSES: 1) S 04°46'56" W, A DISTANCE OF 5.56 FEET; 2) THENCE SOUTHERLY, 489.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5861.91 FEET AND A CENTRAL ANGLE OF 04°46'59" (CHORD BEARING S 02°23'26" W, 489.22 FEET); 3) S 00°00'04" E, A DISTANCE OF 75.50 FEET; 4) S 89°50'09" E, A DISTANCE OF 82.00 FEET; 5) S 00°00'04" E, A DISTANCE OF 1319.94 FEET TO THE EAST 1/4 CORNER OF SECTION 31; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES) RUN N 89°53'23" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 2611.46 FEET TO THE CENTER OF SECTION 31; THENCE ALONG THE CENTERLINE OF SAID SECTION 31 RUN S 00°07'36" W, A DISTANCE OF 2609.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 404.167 ACRES, MORE OR LESS.

LESS OUT

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'36" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03

FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING RIGHT OF WAY AS MAINTAINED); THENCE CONTINUING ALONG THE CENTERLINE OF SECTION 31 RUN N 00°07'36" E, FOR A DISTANCE OF 2609.11 FEET TO THE CENTER OF SECTION 31; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN S 89°53'23" E, A DISTANCE OF 1660.70 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN N 01°19'56" E, A DISTANCE OF 69.34 FEET TO THE SOUTHWEST CORNER OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110 PART A, ACCORDING TO OFFICIAL RECORDS BOOK 2166, PAGE 708, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 110 PART A, N 01°19'56" E, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 110 PART A, S 88°40'04" E, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 110 PART A, S 01°19'56" W, A DISTANCE OF 315.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 110 PART A, N 88°40'04" W, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.399 ACRES, MORE OR LESS.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

EXHIBIT "B"

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

1) WATER:

a) One (1) water SOC due for every water connection EAU reserved
b) Number of water ERU's reserved = 1,300.4
c) Number of water SDC's due = 1,300.4
d) Charge per water SOC for this project = $ 1,888.00
e) TOTAL water SOC charges due $1,888.00 X 1,300.4 = $ 2,455,155.20

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2) WASTEWATER:

a) One (1) wastewater SOC due for every wastewater connection EAU reserved
b) Number of wastewater ERU's reserved = 1,300.4
c) Number of wastewater SDC's due = 1,300.4
d) Charge per wastewater SOC for this project = $ 3,298.00
e) TOTAL water SOC charges due $3,298.00 X 1,300.4 = $ 4,288,719.20

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3) TOTAL DUE (WATER AND WASTEWATER):

$2,455,155.20 + $4,288,719.20 = $6,743,874.40

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

EXHIBIT "C"

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

WATER SDC FEE: Check One

	a) Inside City, or, Pre-Annexation	$1,888.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 300 gallons per day
Number of water connections (ERU's) requested = 1,300.4
TOTAL water SDC fee = $1,888.00 x 1,300.4 = **$2,455,155.20**

DUE SCHEDULE:

First 50%	$1,227,577.60
Second 50%	$1,227,577.60

WASTEWATER SDC FEE: Check One

	a) Inside City, or, Pre-Annexation	$3,298.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 250 gallons per day
Number of water connections (ERU's) requested = 1,300.4
TOTAL water SDC fee = $3,298.00 x 1,300.4 = **$4,288,719.20**

DUE SCHEDULE:

First 50%	$2,144,359.60
Second 50%	$2,144,359.60

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date

This commitment expires after _____days without the execution of a Developer's Agreement

EXHIBIT "D"
UTILITY CONNECTION AVAILABILITY SCHEDULE

City of Wildwood

Exhibit "D"

100 N. Main Street
Wildwood, FL 34785 - 352.330.1330

DEVELOPER UTILITY CONCURRENCY
REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE

Project Name: KL TWISTED OAKS LLC / Twisted Oaks subdivision

YEAR 2023	1st QTR. '23 ERU's Needed	2nd QTR. '23 ERU's Needed	3rd QTR. '23 ERU's Needed	4th QTR. '23 ERU's Needed
WATER				
WASTEWATER				
REUSE				

YEAR 2024	1st QTR. '24 ERU's Needed	2nd QTR. '24 ERU's Needed	3rd QTR. '24 ERU's Needed	4th QTR. '24 ERU's Needed
WATER	215	248	332	
WASTEWATER		463	332	
REUSE				

YEAR 2025	1st QTR. '25 ERU's Needed	2nd QTR. '25 ERU's Needed	3rd QTR. '25 ERU's Needed	4th QTR. '25 ERU's Needed
WATER	86.4		115	146
WASTEWATER	86.4		115	146
REUSE				

YEAR 2026	1st QTR. '26 ERU's Needed	2nd QTR. '26 ERU's Needed	3rd QTR. '26 ERU's Needed	4th QTR. '26 ERU's Needed
WATER			158	
WASTEWATER			158	
REUSE				

YEAR 2027	1st QTR. '27 ERU's Needed	2nd QTR. '27 ERU's Needed	3rd QTR. '27 ERU's Needed	4th QTR. '27 ERU's Needed
WATER				
WASTEWATER				
REUSE				

Development Authority: _____ _____ _____
Printed Name Signature Date

Agreement to Provide: _____
Printed Name Signature Date

This commitment expires after _____days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERU

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Main Street Parking Garage Owner Direct Purchase Invoice No. 2 in the Amount of $1,122,925.08**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

At the December 11, 2023, meeting, the Commission approved the Owner Direct Purchase of materials for the Main Street Parking Garage project from Finfrock Industries, LLC to include precast items in the amount of $2,317,975.08, resulting in a tax savings of $66,672.57.

Finfrock Industries, LLC has submitted a direct purchase invoice for materials produced thus far in the amount of $1,122,952.08.

Owner Direct Purchase invoice is attached.

Melanie Strickland, AICP, CPM
Development Services Director

Owner Purchase Invoice Transmittal #2

City of Wildwood

Date: 04/02/24
Project: 22008 City of WildwoodPG
Vendor Name: Finfrock Industries, LLC
PO No: 24-00496

Contractor Finfrock Construction, LLC

PO Amount:	$	2,317,975.08
PO CO'S:		
PO Total:	$	2,317,975.08

Date	Number	Amount
3/29/2024	9948	$ 1,122,925.08
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -

Total Due this Transmittal:	$	1,122,925.08
Total Previously Transmitted:	$	1,195,050.00
Total Transmitted to Date: (including this invoice)	$	2,317,975.08
Balance remaining to be invoiced:	$	-

Having reviewed the attached invoices against actual delivery tickets, we hereby certify and attest that the billed materials listed were actually delivered and accepted at the project site for incorporation into the work.

Reviewed by: Finfrock Construction, LLC
Contractor

Signed: _____ Date: 4-3-24

FINFROCK
DESIGN-MANUFACTURE-CONSTRUCT

FINFROCK INDUSTRIES, LLC.
2400 APOPKA BLVD. • APOPKA, FL 32703

407-293-4000 Phone
407-297-0512 Fax

www.finfrock.com

INVOICE

SOLD TO: CITY OF WILDWOOD

JOB NAME: WILDWOOD PG

PLEASE REMIT TO:

FINFROCK INDUSTRIES, LLC
2400 APOPKA BLVD
APOPKA, FLORIDA 32703

TERMS:

Net 30 days

OUR JOB NUMBER: 22008 **DATE:** 3/29/2024

INVOICE NUMBER: **9948**
PO NUMBER: **24-00496**

ITEM DESCRIPTION		TOTAL
Progress billing	**2**	$ 2,317,975.08
Less retainage		-
Subtotal		2,317,975.08
Less prior billings		1,195,050.00

SUBTOTAL	$ 1,122,925.08
STATE SALES TAX	(Exempt)
TOTAL	$ 1,122,925.08

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 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **2**
APPLICATION DATE: **3/29/2024**
PERIOD TO: **3/30/2024**
ARCHITECT'S PROJECT NO: **22008**

A	B	C	D	E	F	G	H	I	J	K	L
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	Quantity Required	Unit of Measure	Quantity Produced	WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G\C)	BALANCE TO FINISH (C-G)	RETAINAGE
	TEES	$ 687,603.61	41,094	SF/LF/PCS	41,094	336,926.00	350,677.61	687,603.61	100%	0.00	0.00
	BEAMS	$ 74,883.59	251	SF/LF/PCS	251	-	74,883.59	74,883.59	100%	0.00	0.00
	SPANDRELS	$ 118,147.42	445	SF/LF/PCS	445	-	118,147.42	118,147.42	100%	0.00	0.00
	COLUMNS	$ 63,447.67	238	SF/LF/PCS	238	-	63,447.67	63,447.67	100%	0.00	0.00
	WALLS	$ 1,009,944.78	20,925	SF/LF/PCS	20,925	757,459.00	252,485.78	1,009,944.78	100%	0.00	0.00
	STAIRS	$ 85,072.85	13	SF/LF/PCS	13	19,632.00	65,440.85	85,072.85	100%	0.00	0.00
	SLABS	$ 42,723.42	903	SF/LF/PCS	903	-	42,723.42	42,723.42	100%	0.00	0.00
	CURBS	$ 4,629.83	38	SF/LF/PCS	38	-	4,629.83	4,629.83	100%	0.00	0.00
	PC DESIGN	$ 231,521.90			-	81,033.00	150,488.90	231,521.90	100%	0.00	0.00
		2,317,975.08				1,195,050.00	1,122,925.08	2,317,975.08	100%	0.00	0.00

AIA DOCUMENT G703 • APPLICATION AND CERTIFICATE FOR PAYMENT • MAY 1983 EDITION • AIA® • © 1983
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Municipal Services Complex Pay App #22 in the Amount of $56,908.25**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project will be allocated from 301-541-60-6202

HISTORY/FACTS/ISSUES:

Scorpio is requesting payment #22 in the amount of $56,908.25. The payment request is for the final retainage of the Municipal Services Complex construction project. The project has been completed and all closeout items provided. The amount requested has been reviewed by the City's staff and approved by the City's Project Architect.

PAYMENT REQUISTION AND CERTIFICATE

TO OWNER:	PROJECT:	APPLICATION NO.:	22
City of Wildwood Public Works	**Wildwood Municipal Services Building**	PERIOD TO:	**November 30, 2023**
743 Huey Street	**104 N Warfield Avenue**	PROJECT NO.:	**21018**
Wildwood, FL 34785	**Wildwood, FL 34785**		
FROM CONTRACTOR:	VIA ARCHITECT/ENGINEER:	CONTRACT DATE:	
D.E. Scorpio Corporation	**The Lunz Group**		
3911 W. Newberry Road	**58 Lake Morton Drive**		
Gainesville, FL 32607	**Lakeland, FL 33801**		

Scorpio.

REQUEST FOR PAYMENT:

1	**ORIGINAL CONTRACT SUM**		$3,637,143.00
2	**Net change by Change Orders**		$ 43,813.11
3	**CONTRACT SUM TO DATE (Line 1 +- 2)**		$3,680,956.11
4	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)		$3,680,956.11
5	**RETAINAGE:**		
	a. varies of Completed Work (Columns D + E on G703)	$0.00	
	b. 5% of Stored Material (Column F on G703)		
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		$0.00
6	**TOTAL EARNED LESS RETATINAGE** (Line 4 less Line 5 Total)		$3,680,956.11
7	**LESS PREVIOUS CERTIFICATES FOR PAY** (Line 6 from prior Certificate)		$3,624,047.86
8	**CURRENT PAYMENT DUE**		$56,908.25
9	**BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6)	($0.00)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 218,198.11	$ (174,385.00)
Total approved this Month	$ -	$ -
TOTALS	$ 218,198.11	$ (174,385.00)
NET CHANGES by Change Order		$ 43,813.11

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the (owner) relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR:

By: _____ Date: 12/13/23

State of: Florida

County of: Alachua

Subscribed and sworn to before me this 13th day of December, 2023

Notary Public: _____

My Commission expires: 7/31/2024

JESSICA MACLAREN
MY COMMISSION # GG 974826
EXPIRES: July 31, 2024
Bonded Thru Notary Public Underwriters

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect ceretifies to the Owner that to the best of the Architect's knowledge, information and believe that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED $ $56,908.25

(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: _____ Date: 12/18/2023

ENGINEER:

By: _____ Date: _____

REQUEST FOR PAYMENT DETAIL

Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
OWNER PROJECT NUMBER:
DES PROJECT NUMBER: 21018

Pay App: 22
Period To: 11/30/23
FOR PERIOD THE MONTH OF: November-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
	GENERAL CONDITIONS											
01-2000	Lump Sum Staffing & GC's	$182,417.00										
	Transfer from Contingency	247.50										
	PCCO#004	63,153.90										
	Subtotals		**$245,818.40**	**$245,818.40**	**$0.00**	**$0.00**		**$245,818.40**	**$245,818.40**	**100%**	**$0.00**	**$0.00**
		$0.00										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**#DIV/0!**	**$0.00**	**$0.00**
	TRADES											
02-1005	Demolition	46,396.00										
	Transfer from Buyout Savings	7,415.00										
	Subtotals		**$53,811.00**	**$53,811.00**	**$0.00**	**$0.00**		**$53,811.00**	**$53,811.00**	**100%**	**$0.00**	**$0.00**
03-1015	Concrete	145,870.00										
	Transfer from Buyout Savings	71,179.85										
	Transfer from Contingency	9,496.52										
	PCCO#001	11,523.22										
	PCCO#004	37,548.50										
	Subtotals		**$275,618.09**	**$275,618.09**	**$0.00**	**$0.00**		**$275,618.09**	**$275,618.09**	**100%**	**$0.00**	**$0.00**
04-1075	Masonry Patch & Repair	17,855.00										
	Transfer to Byout Savings	-17,855.00										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**#DIV/0!**	**$0.00**	**$0.00**
05-1045	Structural Steel Framing	62,448.00										
	Transfer to Buyout Savings	8,339.00										
	PCCO#004	2,335.00										
	Transfer from Contingency	1,876.00										
	Subtotals		**$74,998.00**	**$74,998.00**	**$0.00**	**$0.00**		**$74,998.00**	**$74,998.00**	**100%**	**$0.00**	**$0.00**
07-1160	Membrane Roofing	0.00										
	Transfer from Contingency	2,440.00										
	Subtotals		**$2,440.00**	**$2,440.00**	**$0.00**	**$0.00**		**$2,440.00**	**$2,440.00**	**100%**	**$0.00**	**$0.00**
07-1180	Standing Seam Metal Roofing	6,980.00										
	Transfer from Contingency	7,475.00										
	PCCO#004	3,490.00										
	Subtotals		**$17,945.00**	**$17,945.00**	**$0.00**	**$0.00**		**$17,945.00**	**$17,945.00**	**100%**	**$0.00**	**$0.00**
08-1005	Doors Frames & Hardware	69,425.00										
	Transfer to Buyout Savings	-12,016.57										
	Subtotals		**$57,408.43**	**$57,408.43**	**$0.00**	**$0.00**		**$57,408.43**	**$57,408.43**	**100%**	**$0.00**	**$0.00**
08-1185	Overhead Coiling Doors	52,140.00										
	Transfer from Buyout Savings	16,690.00										
	Subtotals		**$68,830.00**	**$68,830.00**	**$0.00**	**$0.00**		**$68,830.00**	**$68,830.00**	**100%**	**$0.00**	**$0.00**
08-1250	Storefronts & Curtainwalls	18,600.00										
	Transfer to Buyout Savings	-6,440.00										
	PCCO#004	20,307.50										
	Subtotals		**$32,467.50**	**$32,467.50**	**$0.00**	**$0.00**		**$32,467.50**	**$32,467.50**	**100%**	**$0.00**	**$0.00**

REQUEST FOR PAYMENT DETAIL

Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
OWNER PROJECT NUMBER:
DES PROJECT NUMBER: 21018

Pay App: 22
Period To: 11/30/23
FOR PERIOD THE MONTH OF: November-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
09-1010	Metal Studs & Drywall	140,790.00										
	Transfer to Buyout Savings	24,422.49										
	PCCO#001	2,777.00										
	Transfer from Contingency	15,069.80										
	Transfer from ODP Tax Savings	7,606.20										
	Subtotals		**$190,665.49**	**$190,665.49**				**$190,665.49**	**$190,665.49**	**100%**	**$0.00**	**$0.00**
09-1020	Stucco	13,000.00										
	Transfer from Buyout Savings	1,588.00										
	Transfer from Contingency	38,581.14										
	PCCO#001	2,850.00										
	PCCO#004	2,500.00										
	Subtotals		**$58,519.14**	**$58,519.14**	**$0.00**	**$0.00**		**$58,519.14**	**$58,519.14**	**100%**	**$0.00**	**$0.00**
09-1050	Paintings& Coatings	53,800.00										
	Transfer from Buyout Savings	2,400.00										
	Transfer from Contingency	5,720.00										
	Subtotals		**$61,920.00**	**$61,920.00**	**$0.00**	**$0.00**		**$61,920.00**	**$61,920.00**	**100%**	**$0.00**	**$0.00**
09-1095	Acoustical Ceilings	53,200.00										
	Transfer to Buyout Savings	-4,404.00										
	Subtotals		**$48,796.00**	**$48,796.00**	**$0.00**	**$0.00**		**$48,796.00**	**$48,796.00**	**100%**	**$0.00**	**$0.00**
09-1120	Flooring Complete	116,135.00										
	Transfer to Buyout Savings	11,409.00										
	Transfer from Contingency	4,641.00										
	Subtotals		**$132,185.00**	**$132,185.00**	**$0.00**	**$0.00**		**$132,185.00**	**$132,185.00**	**100%**	**$0.00**	**$0.00**
10-1015	Specialties Package	16,844.00										
	Transfer from Buyout Savings	6,539.00										
	Subtotals		**$23,383.00**	**$23,383.00**	**$0.00**	**$0.00**		**$23,383.00**	**$23,383.00**	**100%**	**$0.00**	**$0.00**
10-1050	Interior Signage	1,150.00										
	Transfer to Buyout Savings	-49.33										
	Subtotals		**$1,100.67**	**$1,100.67**	**$0.00**	**$0.00**		**$1,100.67**	**$1,100.67**	**100%**	**$0.00**	**$0.00**
10-1145	Fire Extinguishers & Cabinets	1,600.00										
	Transfer to Buyout Savings	-1,600.00										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**#DIV/0!**	**$0.00**	**$0.00**
10-1180	Awnings & Canopies	26,050.00										
	Transfer from Buyout Savings	1,200.00										
	Subtotals		**$27,250.00**	**$27,250.00**	**$0.00**	**$0.00**		**$27,250.00**	**$27,250.00**	**100%**	**$0.00**	**$0.00**
12-1080	Casework/Window Treatments	17,175.00										
	Transfer to Buyout Savings	-2,104.00										
	PCCO#004	4,271.00										
	Subtotals		**$19,342.00**	**$19,342.00**	**$0.00**	**$0.00**		**$19,342.00**	**$19,342.00**	**100%**	**$0.00**	**$0.00**
13-1080	Pre-engineered Metal Buildings	201,703.00										
	Transfer from Buyout Savings	-2,342.18										
	Subtotals		**$199,360.82**	**$199,360.82**	**$0.00**	**$0.00**		**$199,360.82**	**$199,360.82**	**100%**	**$0.00**	**$0.00**

REQUEST FOR PAYMENT DETAIL

Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
OWNER PROJECT NUMBER:
DES PROJECT NUMBER: 21018

Pay App: 22
Period To: 11/30/23
FOR PERIOD THE MONTH OF: November-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
22-1005	Plumbing Systems	106,400.00										
	Transfer from Buyout Savings	7,920.14										
	Transfer from Contingency	3,104.07										
	Subtotals		**$117,424.21**	**$117,424.21**	**$0.00**	**$0.00**		**$117,424.21**	**$117,424.21**	**100%**	**$0.00**	**$0.00**
23-1010	HVAC Systems	190,850.00										
	Transfer from Contingency	14,471.11										
	Transfer from Buyout Savings	27,520.71										
	Transfer from Electric	2,503.42										
	Transfer from ODP Tax Savings	2,906.90										
	Subtotals		**$238,252.14**	**$238,252.14**	**$0.00**	**$0.00**		**$238,252.14**	**$238,252.14**	**100%**	**$0.00**	**$0.00**
26-1010	Secondary Electric System	635,863.00										
	Transfer from Contingency	23,043.28										
	Transfer to Buyout Savings	-16,340.94										
	Transfer to HVAC	-2,503.42										
	Generator	-184,898.10										
	PCCO#004	2,701.88										
	Subtotals		**$457,865.70**	**$454,969.33**	**$2,896.37**	**$2,896.37**		**$457,865.70**	**$457,865.70**	**100%**	**$0.00**	**$0.00**
28-1020	Fire Detection & Alarm	0.00										
	Transfer from Contingency	408.74										
	Subtotals		**$408.74**	**$408.74**	**$0.00**	**$0.00**		**$408.74**	**$408.74**	**100%**	**$0.00**	**$0.00**
27-1010	Data Communications	15,372.00										
	Transfer to Buyout Savings	-15,372.00										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**#DIV/0!**	**$0.00**	**$0.00**
31-1005	Sitework Complete	879,366.00										
	Transfer to Buyout Savings	-116,176.75										
	PCCO#001	48,684.00										
	PCCO#002	25,500.00										
	PCCO#005	19,482.00										
	Transfer from Contingency	15,270.62										
	Subtotals		**$872,125.87**	**$839,275.58**	**$32,850.29**	**$32,850.29**	**$0.00**	**$872,125.87**	**$872,125.87**	**100%**	**$0.00**	**$0.00**
32-1095	Chain Length Fence & Gates	17,925.00										
	Transfer from Buyout Savings	24,097.00										
	Transfer from Contingency	14,487.00										
	Subtotals		**$56,509.00**	**$56,509.00**	**$0.00**	**$0.00**		**$56,509.00**	**$56,509.00**	**100%**	**$0.00**	**$0.00**
32-1170	Landscape & Irrigation	89,975.00										
	Transfer to Buyout Savings	4,714.86										
	Subtotals		**$94,689.86**	**$94,689.86**	**$0.00**	**$0.00**		**$94,689.86**	**$94,689.86**	**100%**	**$0.00**	**$0.00**
	BOND, INSURANCE, & FEE											
99-1005	Contingency	200,000.00										
	PCCO#001 Transfer to 03.1015	-11,523.22										
	PCCO#001 Transfer to 09.1010	-2,777.00										
	PCCO#001 Transfer to 09.1020	-41,431.14										
	PCCO#001 Transfer to 31.1005	-48,684.00										
	PCCO#002 Transfer to 31.1005	-25,500.00										
	PCCO#004	75,000.00										
	PCCO#005	-19,482.00										

REQUEST FOR PAYMENT DETAIL

Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
OWNER PROJECT NUMBER:
DES PROJECT NUMBER: 21018

Pay App: 22
Period To: 11/30/23
FOR PERIOD THE MONTH OF: November-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
	Transfer to 03.1015	-9,496.52										
	Transfer to 07.1160	-9,915.00										
	Transfer to 09.1120	-4,641.00										
	Transfer to 23.1010	-14,471.11										
	Transfer to 26.1010	-30,895.28										
	Transfer to 31.1005	-16,082.00										
	Transfer to 09.1010	-15,069.80										
	Transfer to 32.1095	-14,487.00										
	Transfer to 32.1095	-1,876.00										
	Transfer to 09.1050	-5,720.00										
	Transfer to 01.3165	-247.50										
	Transfer to 22.1005	-2,292.69										
	Transfer to 28.1020	-408.74										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**0%**	**$0.00**	**$0.00**
99-1010	ODP Tax Savings	10,513.10										
	Transfer to 09.1010	-7,606.20										
	Transfer to 23-1010	-2,906.90										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**#DIV/0!**	**$0.00**	**$0.00**
99-1015	Buyout Savings	0.00										
	Transfer to 02-1005	-8,656.89										
	Transfer to 03-1015	-69,937.96										
	Transfer from 04-1075	17,855.00										
	Transfer to 05-1045	-8,339.00										
	Transfer from 08-1005	10,685.09										
	Transfer to 08-1185	-16,690.00										
	Transfer to 09-1010	-24,422.49										
	Transfer to 09-1020	-1,588.00										
	Transfer to 09-1050	-2,400.00										
	Transfer to 09-1120	-1,792.00										
	Transfer from 09-1120	-8,915.00										
	Transfer to 10-1015	-6,539.00										
	Transfer from 10-1145	1,600.00										
	Transfer to 10-1180	-1,200.00										
	Transfer to 13-1080	2,342.18										
	Transfer to 22-1005	-14,439.14										
	Transfer to 23-1010	-9,528.23										
	Transfer from 26-1010	16,340.94										
	Transfer from 27-1010	15,372.00										
	Transfer from 31-1005	124,028.75										
	Transfer to 32.1095	-24,097.00										
	Transfer to 32-1170	-4,714.86										
	Transfer from 12-1080	2,104.00										
	Transfer from 10-1050	49.33										
	Transfer from 99.1060	9,172.50										
	Transfer from 99.1045	3,309.91										
	Transfer from 99.1025	399.87										
	Subtotals		**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	**$0.00**	**0%**	**$0.00**	**$0.00**
99-1025	Permit Fees	511.00										
	Transfer to Buyout	-399.87										
	Subtotals		**$111.13**	**$111.13**	**$0.00**	**$0.00**		**$111.13**	**$111.13**	**100%**	**$0.00**	**$0.00**

REQUEST FOR PAYMENT DETAIL

Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
OWNER PROJECT NUMBER:
DES PROJECT NUMBER: 21018

Pay App: 22
Period To: 11/30/23
FOR PERIOD THE MONTH OF: November-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
99-1045	Payment & Performance Bond	26,744.00										
	Transfer to Buyout	-3,309.91										
	PCCO#004	1,377.15										
	Subtotals		**$24,811.24**	**$24,811.24**	**$0.00**	**$0.00**		**$24,811.24**	**$24,811.24**	**100%**	**$0.00**	**$0.00**
99-1060	Builders Risk Insurance	17,942.00										
	Transfer to Buyout	-9,172.50										
	PCCO#004	616.94										
	Subtotals		**$9,386.44**	**$9,386.44**	**$0.00**	**$0.00**		**$9,386.44**	**$9,386.44**	**100%**	**$0.00**	**$0.00**
99-1065	General Liability Insurance	23,125.00										
	PCCO#004	790.58										
	Subtotals		**$23,915.58**	**$23,915.58**	**$0.00**	**$0.00**		**$23,915.58**	**$23,915.58**	**100%**	**$0.00**	**$0.00**
99-1085	Overhead & Profit (Fee)	189,492.00										
	PCCO#004	4,105.66										
	Subtotals		**$193,597.66**	**$192,436.07**	**$1,161.59**	**$1,161.59**		**$193,597.66**	**$193,597.66**	**100%**	**$0.00**	**$0.00**
	Total	**$3,680,956.11**	**$3,680,956.11**	**$3,644,047.86**	**$36,908.25**	**$36,908.25**	**$0.00**	**$3,680,956.11**	**$3,680,956.11**	**100%**	**($0.00)**	**$0.00**

SCORPIO PAY APP / INVOICE REVIEW

☐ REVIEWED ☑ REVIEWED W/ COMMENTS ☐ REVISE AND RESUBMIT

BY RS DATE 12/05/23

PROJ # 21018 CODE 26.1010 S

CONSTRUCTION
SUBCONTRACTOR PAYMENT

FROM Electrical

Sharrer Electric Co., Inc.

3507 S. W. 13th St

Ocala, FL 34474

EC 0002641

Cost Code:

DATE ~~06/20/22~~ 12/05/23

REQUISITION NO ~~Thirteen (13)~~ 14

CONTRACT NO.

PROJECT: Wildwood Municipal Service Complex

DE Scorpio

PERIOD FROM ~~05/30/22~~ 07/01/22 TO ~~6/31/2022~~ 11/31/22

EXECUTED CHANGE ORDERS

NO.	DATE	ADD (DEDUCT)	AMOUNT
~~1~~	~~12/31/21~~	~~ADD~~	~~$ 1,113.54~~
~~2~~	~~12/31/21~~	~~DEDUCT~~	~~$ (7,569.59)~~
~~3~~	~~12/31/21~~	~~ADD~~	~~$ 25,952.85~~
~~4~~	~~12/31/21~~	~~ADD~~	~~$ 2,665.34~~
~~6~~	~~02/20/22~~	~~ADD~~	~~$ 2,701.88~~
~~8~~	~~02/20/22~~	~~ADD~~	~~$ 5,408.37~~
~~10~~	~~02/20/22~~	~~ADD~~	~~$ 3,625.47~~
~~5~~	~~02/20/22~~	~~DEDUCT~~	~~(184,898.10)~~
Net Amount of Change Orders			~~$ (151,000.24)~~

Original Contract Amount		$618,735.00
Net Amount of Change Orders		$ (237,226.39) ~~(151,000.24)~~
Contract Sum To Date		381,508.61 ~~467,734.76~~
Completed to Date	(B)	381,508.61 ~~$400,687.83~~
Material Stored	(B)	$0.00
Total Completed / Stored		381,508.61 ~~$400,687.83~~
Retainage 10.00%		38,150.86 ~~$40,068.78~~
Total Earned Less Retainage		343,357.75 ~~$360,619.05~~
Less Previous Requisitions		340,751.02 ~~$340,648.95~~
This Requisition		2,606.73 ~~$19,970.10~~

(B) Attach documentation for accounts claimed

STATE OF FLORIDA
COUNTY OF Marion }

BEFORE ME, the undersigned authority, personally appeared Robert L. Sharrer as President

of Sharrer Electric Co., Inc._ who, after being dully sworn, deposes and says:

1. That for and in consideration of the payment of this subcontractor payment requisition, the undersigned hereby releases all liens, lien rights, claims, debts or demands of any kind or nature whatsoever which the undersigned now or might hereafter have against Owner, the building, property and/or premises described above, on account of all work, labor and materials furnished to the date hereof by or for the undersigned and used in and about the construction of any building situated on the above described property or any part thereof, or in improving the above described property or any part thereof. That the undersigned or at the direction of the undersigned, has paid for all work, labor performed and materials used on the above property by the undersigned to the date hereof, and this statement is given under oath to enable the undersigned to obtain partial payment from Owner; that all persons contracting directly with, or directly employed by the undersigned , or in connection with said improvements, and under and in connection with this contract between Owner and the undersigned regarding the premises, have been paid in full to date.
2. That in the event the undersigned is a corporation or partnership the undersigned represents and warrants that he is duly authorized to execute this Affidavit and Lien Release on behalf of such organization.

FEDERAL. 20-2712036

Sharrer Electric Co., Inc.
Subcontractor

By _____ President

State of FL County of Marion

SWORN TO and subscribed before this 20 day of June 2022.

Notary Public State of Florida
Doreen M Goff
My Commission GG 295511
Expires 01/28/2023

_____
Notary Public

rev. 05-03-11

Sharrer Electric Co., Inc.
3507 SW 13 Street
Ocala, Florida 34474
EC0002641

Application No.: _____
Application Date: _____
Period To: _____
Project Name: No: _____

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Description of Work	Scheduled Value	From Previous Application (D+E)	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D + E + F)	% Complete (G / C)	Balance to Finish (C - G)	Retainage (10%)
A	Mobilize/Temp/Demo	29,038.04	29,038.04			29,038.04	100%	-	2,903.80
C	Underground	32,248.40	30,117.57	2,130.83		32,248.40	100 ~~93%~~		3,224.84
D	Rough Conduit & Boxes	119,238.88	112,388.98	6,849.90		119,238.88	100 ~~94%~~		11,923.89
E	Wire	91,701.72	72,394.00	19,307.72		91,701.72	100 ~~79%~~		9,170.17
F	Light Fixture	82,468.12	77,456.88	5,011.24		82,468.12	100 ~~94%~~		8,246.81
G	Switchgear	47,894.52	40,037.67	7,856.85		47,894.52	100 ~~84%~~		4,789.45
H	Devices & Equip Conn	6,215.42	3,989.00	2,226.42		6,215.42	100 ~~64%~~		621.54
I	Systems	209,929.90	197,194.10	12,735.80		209,929.90	100 ~~94%~~		20,864.19
J	CO 1 Alt breakers at AHUs	√ 1,113.54	829.00	284.54		1,113.54	100 ~~74%~~		82.90
K	CO2 FA deduct	√ (7,569.59)	-	(7,569.59)		(7,569.59)	100 ~~0%~~		(756.96)
L	CO 3 Generator Price Increase	√ 25,952.85	9,082.00	16,870.85		25,952.85	100 ~~35%~~		2,595.29
M	CO 4 ASI 14 Shaftwall	√ 2,665.34	2,665.34			2,665.34	100%		266.53
N	CO 6 ASI 16	√ 2,701.88	2,701.88			2,701.88	100%		270.19
O	CO 7 ASI 17 Monument Sign	√ 5,408.37	4,066.00	1,342.37		5,408.37	100 ~~75%~~		540.84
~~P~~	~~CO# 10~~	~~3,625.47~~	~~3,625.47~~			~~3,625.47~~	~~100%~~		~~362.55~~
Q	CO #5 ODP Generator	√ (184,898.10)	(184,898.10)			(184,898.10)	100%	-	(18,489.81)
R	Labor Supplement May 2022	√ (11,221.71)	(11,221.71)			(11,221.71)	100%		(1,122.17)
S	Labor Supplement June 2022	√ (7,228.41)	(7,228.41)			(7,228.41)	100%		(722.84)
T	Labor Supplement July 2022	(57,906.97)		($57,906.97)		(57,906.97)	100%		(5,790.70)
U	Temp Generator Split	(6243.59)		(6243.59)		(6243.59)	100%		(624.36)
V						-			
W						-			
X						-			
Y						-			
Z						-			
						-			
						-			
	Totals	~~$467,734.76~~	~~$378,498.83~~	~~$22,189.00~~	$0.00	~~$400,687.83~~	~~$0.86~~	~~$67,046.93~~	~~$40,068.78~~
		381,508.61	378,612.24	2896.37		381,508.61			38,150.86

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Scorpio

PROJECT:
Wildwood mut services

APPLICATION #: ~~11~~ 14
PERIOD TO: ~~06/01/22~~ 11/30/23
PROJECT NOS:

Distribution to:
- [ ] Owner
- [ ] Const. Mgr
- [ ] Architect
- [ ] Contractor
- [ ]

Gainsville fl
FROM CONTRACTOR:
Downtown Underground Inc

VIA ARCHITECT:

CONTRACT DATE: 06/20/21

belleiview fl

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

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1. ORIGINAL CONTRACT SUM	$	803,603.00
2. Net change by Change Orders	$	(40,001.23) ~~63,207.25~~
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	763,601.77 ~~866,810.25~~
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		763,601.77 ~~751,882.94~~
5. RETAINAGE:		
a. 10.0% of Completed Work (Columns D+E on Continuation Sheet)	$	76,360.18
b. 10.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column I of Continuation Sheet)	$	76,360.18 ~~75,188.36~~
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	687,241.59 ~~676,694.58~~
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	754,133.48 ~~623,138.89~~
8. CURRENT PAYMENT DUE	$	(66,891.89) ~~53,555.69~~
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	~~190,115.67~~ 76360.18

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Demo of pavillion	~~$18,225.25~~	
Total approved this Month	~~$44,982.00~~	
TOTALS	~~$63,207.25~~	
NET CHANGES by Change Order	(40,001.23) ~~$63,207.25~~	

SCORPIO PAY APP / INVOICE REVIEW

- [ ] REVIEWED
- [x] REVIEWED W/ COMMENTS
- [ ] REVISE AND RESUBMIT

BY RS **DATE** 11/30/23

PROJ # 21018 **CODE** 31.1005

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 ---------- $ _____

(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: _____ Date: _____

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

ATTACHMENT TO PAY APPLICATION

PROJECT:
Wildwood mut services

APPLICATION NUMBER: ~~11~~ 13
APPLICATION DATE: ~~05/23/22~~ 10/20/22
PERIOD TO: ~~1-Jun-22~~ 10/31/22
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		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)
			From Previous Application (D + E)	This Period					
1	MOBILIZATION	$ 11,200.00	11,200.00			11,200.00	100%		1,120.00
2	SURVEY FOR SCOPE	$ 17,360.00	17,360.00			17,360.00	100%		1,736.00
3	SCOPE AS-BUILTS	8,204.00	1,450.00	6754.00		6754.00	100		145.00
4	SCOPE DENSITY TESTING	$ 10,194.75	10194.75			10194.75	100		1019.48
5	SILT FENCE	$ 4,610.20	4,610.20			4,610.20	100%		461.02
6	INLET PROTECTION	$ 2,475.00	2,475.00			2,475.00	100%		247.50
7	CONSTRUCTION TRACK IN OUT PAD	$ 2,255.00	2,255.00			2,255.00	100%		225.50
8	STRIPPING AND SIGNS PER THE PLANS	$ 4,571.25	3000	1571.25		3,000.00	100		300.00
9	PARKING STOP BUMPS	$ 589.38	589.38			589.38	100%		58.94
10	ONSITE EARTHWORK AND STOCK PILE ON	$ 56,350.00	56,350.00			56,350.00	100%		5,635.00
11	UNDERCUT BUILDING PADS	$ 17,282.20	17,282.20			17,282.20	100%		1,728.22
12	SITE GRADING	$ 19,587.38	19587.38			19587.38	100		1958.74
13	BUILDING PADS	$ 3,162.50	3,162.50			3,162.50	100%		316.25
14	LIMEROCK 8" PER PLAN	$ 85,943.30	85,943.30			85,943.30	100%		8,594.33
15	MILLING OF EXISTING ASHPALT	$ 21,746.50	21,746.50			21,746.50	100%		2,174.65
16	PAVING 1" OF 9.5 ASPHALT	$ 30,480.75	30,480.75			30,480.75	100%		3,048.08
17	12" SUBGRADE MIN 40 LBR	$ 18,663.82	18,663.82			18,663.82	100%		1,866.38
18	PRIMECOAT	$ 5,764.95	5764.95 ~~1,450.00~~			5,764.95	100%		576.50
19	PAVING 1.5" OF 9.5 ASPHALT	$ 85,699.78	85699.78			85699.78	100		8569.98
20	D- TRENCH CURB PER THE PLANS	$ 38,598.60	38,598.60			38,598.60	100		3859.86
21	WASH AREA CONCRETE	$ 18,336.46	18,336.46			18,336.46	100%		1,833.65
22	**SIDEWALK WITH ADA RAMPS**	52,624.86	52,624.86			52,624.86	100%		5,262.49
23	**CONCRETE IN PLACE OF PAVERS**	2,012.50	2012.50			2012.50	100		201.25
24	**SOD SLOPES OF POND 1&2 AND TOP**	10,238.55	5,250.00	4988.55		10238.55	100		1023.86
25	**SEED THE STORAGE BUILDING PAD**	500.00		500.00		500.00	100		50.00
26									
27									
28									
	SUBTOTALS PAGE 2								

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Wildwood mut services

APPLICATION NUMBER: ~~11~~ 13
APPLICATION DATE: ~~05/23/22~~ 10/20/22
PERIOD TO: ~~1 Jun 22~~ 10/31/22
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		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)
			From Previous Application (D + E)	This Period					
29	REMOVE WATER MAIN SHOWN	10,029.15	10,029.15			10,029.15	100%		1,002.92
30	REMOVE AND DESPOSE OF FENCE SHOWI	3,729.45	3,729.45			3,729.45	100%		372.95
31	DEMO MASONARY WALL SHOWN	2,587.50	2,587.50			2,587.50	100%		258.75
32	REMOVE STORM DRAINS	3,162.50	3,162.50			3,162.50	100%		316.25
33	SEWER REMOVED AS SHOWN ON THE PLA	1,955.00	1,955.00			1,955.00	100%		195.50
34	REMOVE TREES SHOWN ON THE PLANS	3,220.00	3,220.00			3,220.00	100%		322.00
35	PLAN SET	3,737.50	3,737.50			3,737.50	100%		373.75
36	REMOVAL OF COOLER / FREEZER	1,725.00	1725.00			1725.00	100	0.00 ~~1,725.00~~	172.50
37	TYPE P MANHOLE	7,073.98	7,073.98			7,073.98	100%	0.00	707.40
38	TYPE C INLET W 6210 GRATE	4,232.32	4,232.32			4,232.32	100%	0.00	423.23
39	TYPE E INLET W/ 6290 GRATE	17,712.37	17,712.37			17,712.37	100%	(0.00)	1,771.24
40	8" HDPE STORM	3,721.63	3,721.63			3,721.63	100%		372.16
41	12"X12" TEE	2,153.97	2,153.97			2,153.97	100%	0.00	215.40
42	12"X8" TEE	1,911.44	1,911.44			1,911.44	100%	(0.00)	191.14
43	INLIINE DRAIN WITH GRATE	4,030.39	4,030.39			4,030.39	100%	0.00	403.04
44	ROOF DRAIN CONNECTIONS	2,857.77	2,857.77			2,857.77	100%	0.00	285.78
45	12" HDPE PIPE	8,372.92	8,372.92			8,372.92	100%		837.29
46	18" RCP PIPE	4,136.55	4,136.55			4,136.55	100%		413.66
47	18" HP PIPE	22,018.36	22,018.36			22,018.36	100%		2,201.84
48	24" HP PIPE	28,932.39	28,932.39			28,932.39	100%		2,893.24
49	12"MITER END SECTION	1,178.75	1,178.75			1,178.75	100%		117.88
50	18" MITER END SECTION	2,934.13	2,934.13			2,934.13	100%	0.00	293.41
51	24" MITER END SECTION	1,724.92	1,724.92			1,724.92	100%	(0.00)	172.49
52	REPLACE CONTROL PANELS	58,747.75	58,747.75			58,747.75	100%		5874.78
53	6" PVC SANITARY	10,207.40	10,207.40			10,207.40	100%		1,020.74
54	6" CLEAN OUT	1,505.30	1,505.30			1,505.30	100%	0.00	150.53
55	CORE LIFTSTATION FOR NEW LINE	1,495.00	1,495.00			1,495.00	100%		149.50
56									

ATTACHMENT TO PAY APPLICATION
PROJECT:
Wildwood mut services

APPLICATION NUMBER: ~~11~~ 13
APPLICATION DATE: ~~05/23/22~~ 10/20/22
PERIOD TO: ~~1-Jun-22~~ 10/31/22
ARCHITECT'S PROJECT NO:

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)
57	8"X4" WET TAP AND VALVE	2,873.75	2,873.75			2,873.75	100%	(0.00)	287.38
	3" METER w/ BACKFLOW	$ 12,299.66	12,299.66			12,299.66	100%	0.00	1,229.97
	3" SERVICE LINE	$ 2,478.48	2,478.48			2,478.48	100%		247.85
	2" SERVICE LINE	$ 6,905.75	6,905.75			6,905.75	100%		690.58
	1" SERVICE LINE	$ 1,524.90	1,524.90			1,524.90	100%		152.49
	IRRIGATION CONECTION POINT	$ 407.79	407.79			407.79	100%		40.78
	8"X8" WET TAP WITH GATE VALVES	$ 5,142.26	5,142.26			5,142.26	100%	(0.00)	514.23
	FIRE HYDRANT ASSEMBLY	$ 8,143.31	8,143.31			8,143.31	100%	0.00	814.33
	8" C900 WATERMAIN	$ 18,154.36	18,154.36			18,154.36	100%		1,815.44
	TEMPORARY JUMPERS	$ 2,127.07	2,127.07			2,127.07	100%	0.00	212.71
	SOV Correction	0.50		0.50		0.50	100		0.05
	Approved change orders								
	demo pavillion	$ 4,700.00	4,700.00			4,700.00	100%		470.00
	REPLACE CONTROL PANELS	$ (58,747.75)	(58,747.75)			(58,747.75)			
	#1 additional trees	$ 3,141.00	3,141.00			3,141.00	100%		314.10
	#2 storm structure changes	4,510.00	4,510.00			4,510.00	100%		451.00
	#3 additional concrete removal	$ 1,291.00	1,291.00			1,291.00	100%		129.10
	# 8 reroute of watermain	$ 11,809.00	11,809.00			11,809.00	100%		1,180.90
	Removal of unsuitables $85.00 per load 375	$ 31,875.00	31,875.00			31,875.00	100%		3,187.50
	#2 removal of unsuitables 85.00 per load 300	$ 25,500.00	10,625.00	14875.00		10,625.00	100		1,062.50
	Sink hole infill	$ 5,000.00	5,000.00			5,000.00	100%		500.00
	Forcemain change order	$ 19,482.00	19,482.00			19,482.00	100%		1,948.20
	added HC parking spot	$ 992.00	992			992.00	100%		99.20
	ADDED CURB RETURNS	$ 7,635.00	7635			7635.00	100		763.50
	ADDED SIDEWALK	2,126.00	2126			2,126.00	100%		212.60
	NORTHSIDE OF BUILDING ROOF DRAINS	3894 ~~3,984.00~~	3984	(90.00)		3894 ~~3,984.00~~	100%		389.40 ~~398.40~~
	Deduct removal of cooler/freezer from line 36	(1,725)	(1,725)			(1,725)	100		(172.50)
	Deduct damaged lift station feeder electric/controls	(6,411.86)	(6,411.86)			(6,411.86)	100		(641.19)
	Add roof drain structure replacement	7,852.00	7,852.00			7,852.00	100		785.20
	Sealcoat Backcharge	(34,425.30)		(34,425.30)		(34,425.30)	100		(3442.53)
	Site Punchlist Backcharge	(68,498.32)		(68,498.32)		(68,498.32)	100		(6849.83)
	TOTALS	763,601.77	837,926.09	(74,324.32)		763,601.77			76,360.18

SCORPIO PAY APP / INVOICE REVIEW

☑ REVIEWED	☐ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT

BY RS DATE 11/22/2023

PROJ # 21018 CODE 32.1015

Invoice

HOLBROOK ASPHALT CO.

Accounts Receivable
1545 E Commerce Dr
St. George UT 84790

Wildwood FL 34785

Invoice #	Date	PO/LD #
HAU923127	11/6/2023	Contract #21018-321015

Terms

Due Upon Completion

Bill To

D.E. Scorpio Corporation
3911 W Newberry Road
Gainesville FL 32607

Adviser Information

Steve White
Email: steve.white@holbrookasphalt.com
Phone: 727-333-5897

Description

2023 HA5 Installation City of Wildwood MSC

Item	Qty	UM	Rate	Total
HA5 Clean & prepare surface using high pressure air & wire bristle brooms. Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. HA5 meets demands of High Density Mineral Bond Specification established by agency engineers. Section A (Purple) - 2283 SY = $8,903.70 Section B (Yellow) - 3394 SY = $13,236.60 Section D (Green) - 3150 SY = $12,285.00	8,827	SqYd	3.90	34,425.30

	Total	$34,425.30

03

Concrete Customs, LLC.
24304 NW 182nd Ave
High Springs, FL 32643
(386)266-6729
Concrete.customs1@gmail.com
Lic#: CUC1225718

- Proposal-

PROJECT: Wildwood Municipal Services Bldg.
LOCATION: Wildwood, FL
OWNER: City of Wildwood
Contractor: Scorpio
WORK PERFORMED: Project Punchlist

Provide all labor, material and equipment per Plans received Including:

ITEM	UNIT	QUANTITY	AMOUNT	TOTAL
- Mobilization	EA	1	$ 5,000.00	$ 5,000.00
- Demoliton of ADA Ramps	EA	5	$ 750.00	$ 3,750.00
- Demolition of Sidewalk	LS	1	$ 1,500.00	$ 1,500.00
- Demolition of Truck Wash	LS	1	$ 5,000.00	$ 5,000.00
- Adjust Existing Storm Structure	LS	1	$ 950.00	$ 950.00
- Form/Pour/Fininsh New ADA Ramps	EA	5	$ 1,500.00	$ 7,500.00
- Form/Pour/Finish New Sidewalk	LS	1	$ 1,500.00	$ 1,500.00
- Form/Pour/Fininsh New Truck Wash	LS	1	$ 11,800.00	$ 11,800.00
- Demo ADS Pipe & MES	EA	1	$ 1,250.00	$ 1,250.00
- New 12'' RCP w/ MES	LS	1	$ 4,500.00	$ 4,500.00
- Seed & Mulch	SY	19600	$ 0.35	$ 6,860.00
- Provide & Install New ADA Mats	LF	96	$ 25.00	$ 2,400.00
- Rain Leader Transitions w/ Installation	LS	8	$ 250.00	$ 2,000.00
- Final Grading	LS	1	$ 3,500.00	$ 3,500.00
- Water Can Lid Replacement	EA	4	$ 2.80	$ 11.20
- Water Can Valve Pads	EA	5	$ 150.00	$ 750.00
- Concrete Debris Haul-Off w/ Loading	LD	8	$ 500.00	$ 4,000.00
Total				$ 62,271.20
Total w/ 10% P/OH				$ 68,498.32

(Contractor Signature)

NAME: Mike English
TITLE: General Manager
DATE: May 15th, 2023

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Public Works New HVAC System Pay Application #3 in the Amount of $51,367.06**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated in account 301-541-60-6204

HISTORY/FACTS/ISSUES:

The new Public Works Building HVAC System Project was approved by the Commission and awarded to Air Mechanical & Service Corporation Inc. (AMSCO) on February 23, 2024. AMSCO is requesting the final Payment Application #3 in the amount of $51,367.06 for equipment and site work performed through May 28, 2024. The project is 100% complete. Public Works staff has reviewed payment application #3 and recommends approval.

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 PUBLIC WORKS
20 TON SPLIT SYST REPLACEMENT
743 HUEY ST
WILDWOOD, FL 34785

APPLICATION NO.: 3 Distribution to:
PERIOD TO: 5/28/24 ☐ OWNER
PROJECT NOS.: 24-00832 ☐ ARCHITECT
☐ CONTRACTOR
CONTRACT DATE: 2/19/24 ☐
INVOICE NO: 133164 ☐

FROM CONTRACTOR: AIR MECHANICAL & SERVICE CORP
4311 W. IDA STREET
TAMPA, FL 33614

VIA ARCHITECT:

CONTRACT FOR: WILDWOOD PUBLIC WORKS

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**	$	107,000.00
2. **Net change by Change Orders**	$	0.00
3. **CONTRACT SUM TO DATE** (Line 1 ± 2)	$	107,000.00
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)	$	107,000.00
5. **RETAINAGE:**		
a. 0 % of Completed Work (Columns D + E on G703)	$	0.00
b. 0 % of Stored Material (Column F on G703)	$	0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	$	0.00
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	107,000.00
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)	$	55,632.94
8. **CURRENT PAYMENT DUE**	$	51,367.06
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

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: _____ Date: 5/28/24

State of: FLORIDA
County of: HILLSBOROUGH
Subscribed and sworn to before me this 28th day of May 2024

TERI B. MCMINN
MY COMMISSION # HH 350936
EXPIRES: April 22, 2027

Notary Public: _____
My Commission expires: 4/22/2027

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 . . . . . $ _____

(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: _____ Date: _____

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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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.: 3
APPLICATION DATE: 5/28/2024
PERIOD TO: 5/28/2024
ARCHITECT'S PROJECT NO.: 24-00832

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	BOND / MOBILIZATION	7,800.00	7,800.00	0.00	0.00	7,800.00	100	0.00	0.00
2	MATERIALS / EQUIPMENT	36,593.00	27,444.75	9,148.25	0.00	36,593.00	100	0.00	0.00
3	RENTAL EQUIPMENT	6,553.00	3,276.50	3,276.50	0.00	6,553.00	100	0.00	0.00
4	INSTALL LABOR	35,031.00	17,515.50	17,515.50	0.00	35,031.00	100	0.00	0.00
5	ELECTRICAL SUBCONTRACTOR	10,097.00	2,524.25	7,572.75	0.00	10,097.00	100	0.00	0.00
6	ASBESTOS ABATEMENT SUBCONTRACTOR	9,488.00	0.00	9,488.00	0.00	9,488.00	100	0.00	0.00
7	TEST & BALANCE SUBCONTRACTOR	1,438.00	0.00	1,438.00	0.00	1,438.00	100	0.00	0.00
		107,000.00	58,561.00	48,439.00	0.00	107,000.00	100	0.00	0.00

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G703-1992

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AIR MECHANICAL & SERVICE CORP.

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of $ 51,367.06 hereby waives and releases its lien and right to claim a lien in labor, services, or materials invoiced through 5/28/24 on the job 20 Ton Split System Replacement to City of Wildwood

Wildwood Public Works
743 Huey 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 28th day of May 2024

Lienor's Name: Air Mechanical & Service Corp.

Address: 4311 West Ida Street
Tampa, FL 33614

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 28th day of May 2024

_____
Notary Public, State of Florida
My Commission expires: 4/22/27

NOTARY PUBLIC STATE OF FLORIDA
TERI B. MCMINN
MY COMMISSION # HH 350936
EXPIRES: April 22, 2027

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: **St Clair Street Improvements Project Pay Application #2 in the Amount of $84,112.09**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6309 – St Clair St Improvements

HISTORY/FACTS/ISSUES:

The St Clair Street Improvement project was approved by the Commission and awarded to DB Civil Construction, LLC on December 13, 2023. DB Civil Construction is requesting Pay Application #2 in the amount of $84,112.09 for completed site work from April 1 through April 25, 2024. The project is approximately 54% complete. The project's engineer of record, Kimley-Horn, reviewed Pay App #2 and recommended approval.

CONTRACTOR APPLICATION FOR PAYMENT

CONTRACTOR:
DB Civil Construction LLC
4475 US 1 South, Suite 502
St. Augustine, FL 32086
(386) 256-7460

PROJECT:
St Clair Street Improvements
Project Number: 142173391

ENGINEER:
Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471

OWNER:
City of Wildwood, Florida
100 N. Main Street
Wildwood, FL 34785

		Distribution to:
APPLICATION NO:	02	
DBCC PROJECT NO:	2315	[X] OWNER
APPLICATION DATE:	04/25/24	[ ] CONTRACTOR
PERIOD FROM:	04/01/24	[X] ENGINEER
PERIOD TO:	04/25/24	
		[ ] OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation and Stored Materials Sheets which are attached.

1. ORIGINAL CONTRACT SUM	$	524,828.60
2. NET CHANGE BY CHANGE ORDERS	$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	$	524,828.60
4. TOTAL COMPLETED & STORED TO DATE	$	298,903.29
5. RETAINAGE: 5 % of Completed Work & Stored Material	$	14,945.16
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$	283,958.13
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	199,846.04
8. CURRENT PAYMENT DUE	**$**	**84,112.09**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	240,870.47

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 02 inclusive; and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

Contractor Affidavit - all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

CONTRACTOR: DB CIVIL CONSTRUCTION LLC

By: Reva Jordan Date: 5/10/2024
Reva Jordan, Project Manager

ENGINEER'S APPROVAL FOR PAYMENT

By: Mario Petrola, P.E. Date:

Kimley»Horn

- [x] NO EXCEPTIONS TAKEN
- [ ] CORRECTIONS NOTED
- [ ] REJECTED
- [ ] VERIFY & MAKE CORRECTIONS
- [ ] RESUBMIT
- [ ] FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: MARIO PETROLA, P.E. Date: 5/13/24

Pay Application # 02 Project Name: St Clair Street Improvements PERIOD ENDING 4/25/2024

No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
						QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
	ROADWAY IMPROVEMENTS											
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00	0.50	$ 25,000.00	0.25	$ 12,500.00	0.75	$ 37,500.00	75.0%
2	MAINTENANCE OF TRAFFIC	1	LS	$ 22,000.00	$ 22,000.00	0.50	$ 11,000.00	0.25	$ 5,500.00	0.75	$ 16,500.00	75.0%
3	AD-BUILT PLANS AND CONSTRUCTION LAYOUT SURVEY	1	LS	$ 12,000.00	$ 12,000.00	0.25	$ 3,000.00	0.25	$ 3,000.00	0.50	$ 6,000.00	50.0%
4	POLLUTION PREVENTION AND CONTROL	1	LS	$ 3,000.00	$ 3,000.00	-	$ -		$ -	-	$ -	0.0%
5	UNSUITABLE MATERIAL REMOVAL	50	CY	$ 22.00	$ 1,100.00	-	$ -		$ -	-	$ -	0.0%
6	SEDIMENT BARRIER	3,186	LF	$ 1.50	$ 4,779.00	2,672.00	$ 4,008.00		$ -	2,672.00	$ 4,008.00	83.9%
7	CLEARING & GRUBBING	0.85	AC	$ 46,000.00	$ 39,100.00	0.60	$ 27,600.00	0.25	$ 11,500.00	0.85	$ 39,100.00	100.0%
8	OPTIONAL BASE, BASE GROUP 06	1,090	SY	$ 32.00	$ 34,880.00	-	$ -	711.00	$ 22,752.00	711.00	$ 22,752.00	65.2%
9	MILLING EXISTING ASPHALT PAVEMENT (3" AVG DEPTH)	3,490.0	SY	$ 9.00	$ 31,410.00	-	$ -		$ -	-	$ -	0.0%
10	SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC C) (PG 76-22) (SP-9.5) (1")	200	TN	$ 250.00	$ 50,000.00	-	$ -		$ -	-	$ -	0.0%
11	SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC C) (PG 76-22) (SP-12.5) (2")	400	TN	$ 200.00	$ 80,000.00	-	$ -		$ -	-	$ -	0.0%
12	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24" FOR STOP BAR AND CROSSWALK)	10	LF	$ 40.00	$ 400.00	-	$ -		$ -	-	$ -	0.0%
13	THERMOPLASTIC (STANDARD-OTHER SURFACES) (YELLOW) (SOLID) (6")	0.569	GM	$ 8,400.00	$ 4,779.60	-	$ -		$ -	-	$ -	0.0%
	UTILITIES POTABLE WATER											
14	12' PVC C-900 DR-18 REUSE MAIN (INCLUDES FITTINGS, RESTRAINTS, APPURTENANCES, ETC)	1,680	LF	$ 92.00	$ 154,560.00	700.00	$ 64,400.00	830.00	$ 76,360.00	1,530.00	$ 140,760.00	91.1%
15	8" PVC C-900 DR-18 REUSE MAIN (INCLUDES FITTINGS, RESTRAINTS, APPURTENANCES, ETC)	30	LF	$ 130.00	$ 3,900.00	-	$ -	30.00	$ 3,900.00	30.00	$ 3,900.00	100.0%
16	6" PVC C-900 DR-18 FORCE MAIN (INCLUDES FITTINGS, RESTRAINTS, APPURTANCES, ETC)	73	LF	$ 140.00	$ 10,220.00	-	$ -		$ -	-	$ -	0.0%
17	8" GATE VALVE	1	EA	$ 2,800.00	$ 2,800.00	-	$ -	1.00	$ 2,800.00	1.00	$ 2,800.00	100.0%
18	12" GATE VALVE	2	EA	$ 4,800.00	$ 9,600.00	-	$ -	1.00	$ 4,800.00	1.00	$ 4,800.00	50.0%
19	AIR RELEASE VALVE	1	EA	$ 4,300.00	$ 4,300.00	-	$ -	0.50	$ 2,150.00	0.50	$ 2,150.00	50.0%
	PAYMENT AND PERFORMANCE BOND	1	EA	$ 6,000.00	$ 6,000.00	1	$ 6,000.00		$ -	1	$ 6,000.00	100.0%
	SUMMARY OF CONTRACT ITEMS				**$ 524,828.60**		**$ 141,008.00**		**$ 145,262.00**		**$ 286,270.00**	
					$ -		$ -		$ -	-	$ -	#DIV/0!
					$ -		$ -		$ -	-	$ -	#DIV/0!
	SUMMARY OF ALL CHANGE ORDERS				$ -				$ -		$ -	
	REVISED CONTRACT TOTAL				**$ 524,828.60**		**$ 141,008.00**		**$ 145,262.00**		**$ 286,270.00**	54.5%

Pay Application # 02
Project Name: St Clair Street Improvements
4/25

STORED MATERIALS

DESCRIPTION	AMOUNTS				UNIT	UNIT PRICE	QUANTITIES			
	ON HAND LAST PERIOD	RECV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD			ON HAND LAST PERIOD	RECV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD
FERGUSON INV# 2083312	$ 46,350.00	$ -	$ (38,470.50)	$ 7,879.50	EA					-
	$ -	$ -	$ -	$ -	EA					-
FERGUSON INV# 2082369	$ 6,315.49	$ -	$ (4,154.09)	$ 2,161.40	EA					-
	$ -	$ -	$ -	$ -	EA					-
FERGUSON INV# 2083330	$ 7,401.22	$ -	$ (7,401.22)	$ -	EA					-
	$ -	$ -	$ -	$ -	EA					-
CEMEX INV# 9449806819	$ 5,363.72	$ -	$ (3,486.42)	$ 1,877.30	EA					-
	$ -	$ -	$ -	$ -	EA					-
	$ -	$ -	$ -	$ -						-
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	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -		$0.00	0	0		-
SUBTOTAL	**$ 65,430.43**	**$ -**	**$ (53,512.23)**	**$ 11,918.20**						
SALES TAX 6%	**$ 3,925.83**	**$ -**	**$ (3,210.73)**	**$ 715.09**						
TOTAL	**$ 69,356.26**	**$ -**	**$ (56,722.96)**	**$ 12,633.29**						
TOTAL FOR REIMBURSEMENT THIS PERIOD				**$ 12,633.29**						

FERGUSON
WATERWORKS
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Please contact with Questions: 352-237-0273

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2083312	$83,547.70	66363	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:

FEL-OCALA, FL WW #44
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 634343

DB CIVIL
4475 US 1 SOUTH SUITE 502
N ST CLAIR ST- WILDWOOD
SAINT AUGUSTINE, FL 32086

SHIP TO:

DB CIVIL
1108 HUEY ST
N ST CLAIR ST- WILDWOOD
WILDWOOD, FL 34785

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1572	1572	FL2VOL	2315-01 PVC DIRECT	300	N ST. CLAIR ST- WILDWOOD	03/21/24	ID 117571

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
1700	1700	DR18PP12	12 C900 DR18 PVC GJ PURP PIPE	46.350	FT	78795.00
			INVOICE SUB-TOTAL			78795.00
			TAX	Volusia		4752.70

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH 'NP' IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Pay App #1 $46,350.00
Pay App #2 $ 7,879.50

INVOICE AUTHORIZATION

JOB # / NAME: 2315 St Clair - Wildwood
COST CODE: 760 PO # 2315-01
QUICK BOOKS CODE: _____
APPROVED/REJECTED: Approved
COMMENTS: SOV 14
APPROVED BY: Reva Jordan
Reva Jordan (Apr 22, 2024 09:17 EDT)

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TERMS: NET 10TH PROX ORIGINAL INVOICE **TOTAL DUE** $83,547.70

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at https://www.ferguson.com/content/website-info/terms-of-sale, incorporated by reference. Seller may convert checks to ACH.

FERGUSON
WATERWORKS
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2082369	$10,587.69	66363	1 of 2

PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:

FEL-OCALA, FL WW #44
PO BOX 100286
ATLANTA, GA 30384-0286

Please contact with Questions: 352-237-0273

MASTER ACCOUNT NUMBER: 634343

PO/Job #: 2315
Job Name: St. Clair
Class Name: Mat
Approved by:
Date: 3/26

DB CIVIL
4475 US 1 SOUTH SUITE 502
N ST CLAIR ST - WILDWOOD
SAINT AUGUSTINE, FL 32086

SHIP TO:

DB CIVIL
1108 HUEY ST
N ST CLAIR ST- WILDWOOD
WILDWOOD, FL 34785

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1572	1572	FL2SUM	2315-01 SOURCE	300	N ST. CLAIR ST- WILDWOOD	03/20/24	IO 117561

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
80	80	DR18GPU	6 C900 DR18 PVC GJ GREE PIPE	12.800	FT	1024.00
1	1	IGS9K	2 GALV MI 150# ST 90 ELL	33.060	EA	33.06
1	0	PAGVNS142034P8C	ARV ENC 1420-34P8-CHARLOTTE PURP *Z		EA	0.00
1	0	MJTCAPP4LAUK	6X2 MJ C153 P-401 TAP CAP L/A		EA	0.00
4	0	T114192	12 DI MJ REST TUFGRIP GLND PK		EA	0.00
2	0	T540014	8 PVC MJ REST TUFGRIP GLND PK		EA	0.00
2	0	T540014	8 PVC MJ REST TUFGRIP GLND PK		EA	0.00
1	0	IS46NDK	1/2X2 SS S40 316L WLD NIP		EA	0.00
3	2	T461S	2PC SCRW CI VLV BX 19-22	85.000	EA	170.00
1	1	MJTCAPLAXK	8X2 MJ C153 TAP CAP L/A	103.880	EA	103.88
4	4	MJ4LA12	12 MJ C153 45 BEND L/A	291.000	EA	1164.00
2	2	MJ9LA12	12 MJ C153 90 BEND L/A	352.000	EA	704.00
2	2	MJLSLA12	12X12 MJ C153 LONG SLV L/A	268.710	EA	537.42
1	0	MJTLA12X	12X8 MJ C153 TEE L/A		EA	0.00
2	2	MJ4P4LAU	6 MJ C153 P-401 45 BEND L/A	362.520	EA	725.04
1	0	MJ9P4LAU	6 MJ C153 P-401 90 BEND L/A		EA	0.00
1	1	MJLSP4LAU	6 MJ C153 P-401 LONG SLV L/A	378.420	EA	378.42
1	1	IGNK36	2X36 GALV RDY CUT PIPE TBE	30.770	EA	30.77
1	1	IGNK48	2X48 GALV RDY CUT PIPE TBE	40.010	EA	40.01
1	1	FFB17007NL	LF 2 MIP X FIP BALL CORP	320.390	EA	320.39
2	2	FFC20213201P7I	12X2 IP DBL STRP SS EPOXY SDL	170.480	EA	340.96
2000	0	P744430832	10GA SLD HFCCS PE45 WIRE PURP 500		M	0.00
500	500	P744430532	10GA SLD HFCCS PE45 WIRE GREE 500	300.000	M	150.00
1	1	PDTFMM	3X1000 DET TAPE - FORCE MAIN GREE	40.000	EA	40.00
2	2	PSD3105PP115	3X1000 UG DET RECLMD WTR PURP	40.000	EA	80.00
1	1	AD040P0K	2 COMB AIR RELEASE VLV	402.000	EA	402.00
4	0	T462439	6 BELL REST 3000 F/ C900 PVC PIPE		EA	0.00
9	0	T114260	6 PVC MJ REST TUFGRIP GLND PK		EA	0.00
1	1	TTC02XD	1/2 FP 1000# WOG SS THRD 2 PC BV	20.000	EA	20.00
1	0	BVTM	3 BRS VLV ID TAG		EA	0.00
2	0	BVTM	3 BRS VLV ID TAG		EA	0.00
18	18	T114291	12 PVC MJ REST TUFGRIP GLND PK	151.430	EA	2725.74
16	5	T462460	12 BELL REST 3000 F/ C900 PVC PIPE	180.000	EA	900.00
1	1	IG9K	2 GALV MI 150# 90 ELL	24.140	EA	24.14
2	2	IGCPK	2 GALV MI CORED PLUG	13.700	EA	27.40
1	1	PSLUBXL1G	1 GAL 8 LB PIPE JT LUB NSF NEW FORM	0.000	EA	0.00
			INVOICE SUB-TOTAL			9941.23
			TAX	Sumter		646.46

TERMS: NET 10TH PROX ORIGINAL INVOICE TOTAL DUE CONTINUED

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at https://www.ferguson.com/content/website-info/terms-of-sale, incorporated by reference. Seller may convert checks to ACH.

FERGUSON
WATERWORKS
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2082369	$10,587.69	86363	2 of 2

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
			LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH "NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.			
			Pay App #1 $6,315.49			
			Pay App #2 $2,161.40			

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TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	$10,587.69

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FERGUSON
WATERWORKS
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Please contact with Questions: 352-237-0273

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2083330	$7,895.29	66363	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:

FEL-OCALA, FL WW #44
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 634343

DB CIVIL
4475 US 1 SOUTH SUITE 502
N ST CLAIR ST- WILDWOOD
SAINT AUGUSTINE, FL 32086

SHIP TO:

DB CIVIL
1108 HUEY ST
N ST CLAIR ST- WILDWOOD
WILDWOOD, FL 34785

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1572	1572	FL2SUM	2315-01 VALVES	300	N ST. CLAIR ST- WILDWOOD	03/20/24	IO 117561

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
1	1	AFC2502DLAFSS	2 DI THRD RW OL SS STEM VLV L/A	422.000	EA	422.00
1	1	AFC2608DLAFMM	8 DI MJ RW OL SS STEM VLV L/A	1436.120	EA	1436.12
2	2	AFC2612DLAFMM	12 DI MJ RW OL SS STEM VLV L/A	2771.550	EA	5543.10
			INVOICE SUB-TOTAL			**7401.22**
			TAX	Sumter		494.07

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH 'NP' IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Pay App #1 $7,401.22

Pay App #2 $0.

PO/Job #: 2315
Job Name: St. Clair
Class Name: Mat
Approved by:
Date: 3/26/24

Looking for a more convenient way to pay your bill?

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TERMS: NET 10TH PROX ORIGINAL INVOICE **TOTAL DUE** $7,895.29

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CEMEX
800 N Magnolia Ave Ste 300
Orlando FL 32803-3261

CEMEX Construction Materials Florida, LLC

INVOICE

Date: 03/25/2024
Invoice No: 9449806819
Terms: Net 15th
Payment Due On: 04/15/2024
Job No: 15522815
Legal Address: ST. CLAIR DR.,WILDWOOD
Customer Job No: N.ST. CLAIR STRE
Account No: 3188536
Account Name: DB CIVIL CONSTRUCTION LLC

DB CIVIL CONSTRUCTION LLC
4475 US HIGHWAY 1 S STE 207
SAINT AUGUSTINE FL 32086-3203

For All Inquiries Call:
407-243-5350

Remit To:
CEMEX | PO Box 730197 | Dallas, TX 75373-0197

DETAILED INFORMATION BY PO

PO Number: 2315 **DELIVERY ADDRESS: ST. CLAIR DR.,WILDWOOD, CENTER HILL, FL, 33514**

Ship Date	Delivery	Ref #.	Product Code / Description	Qty	UOM	Net Price By UOM	Units	Amount	Freight	Tx
03/25/2024	8104688298	1038231653	1037371 Limerk Base Cert for FDOT Code 01	21.790	TON	$12.00 1 TON	21.790	$261.48	$0.00	T
03/25/2024	8104688298	1038231653	1614495 ENVIRONMENTAL CHARGE PER TON	21.790	TON	$0.20 1 TON	21.790	$4.36	$0.00	T
03/25/2024	8104688302	1038231658	1037371 Limerk Base Cert for FDOT Code 01	22.150	TON	$12.00 1 TON	22.150	$265.80	$0.00	T
03/25/2024	8104688302	1038231658	1614495 ENVIRONMENTAL CHARGE PER TON	22.150	TON	$0.20 1 TON	22.150	$4.43	$0.00	T
03/25/2024	8104688317	1038231674	1037371 Limerk Base Cert for FDOT Code 01	22.080	TON	$12.00 1 TON	22.080	$264.96	$0.00	T
03/25/2024	8104688317	1038231674	1614495 ENVIRONMENTAL CHARGE PER TON	22.080	TON	$0.20 1 TON	22.080	$4.42	$0.00	T
03/25/2024	8104688723	1038231680	1037371 Limerk Base Cert for FDOT Code 01	21.810	TON	$12.00 1 TON	21.810	$261.72	$0.00	T
03/25/2024	8104688723	1038231680	1614495 ENVIRONMENTAL CHARGE PER TON	21.810	TON	$0.20 1 TON	21.810	$4.36	$0.00	T
03/25/2024	8104688724	1038231681	1037371 Limerk Base Cert for FDOT Code 01	22.170	TON	$12.00 1 TON	22.170	$266.04	$0.00	T
03/25/2024	8104688724	1038231681	1614495 ENVIRONMENTAL CHARGE PER TON	22.170	TON	$0.20 1 TON	22.170	$4.43	$0.00	T
03/25/2024	8104688743	1038231700	1037371 Limerk Base Cert for FDOT Code 01	22.080	TON	$12.00 1 TON	22.080	$264.96	$0.00	T
03/25/2024	8104688743	1038231700	1614495 ENVIRONMENTAL CHARGE PER TON	22.080	TON	$0.20 1 TON	22.080	$4.42	$0.00	T
03/25/2024	8104688753	1038231710	1037371 Limerk Base Cert for FDOT Code 01	21.260	TON	$12.00 1 TON	21.260	$255.12	$0.00	T
03/25/2024	8104688753	1038231710	1614495 ENVIRONMENTAL CHARGE PER TON	21.260	TON	$0.20 1 TON	21.260	$4.25	$0.00	T
03/25/2024	8104688755	1038231712	1037371 Limerk Base Cert for FDOT Code 01	22.180	TON	$12.00 1 TON	22.180	$266.16	$0.00	T
03/25/2024	8104688755	1038231712	1614495 ENVIRONMENTAL CHARGE PER TON	22.180	TON	$0.20 1 TON	22.180	$4.44	$0.00	T
03/25/2024	8104688770	1038231727	1037371 Limerk Base Cert for FDOT Code 01	22.070	TON	$12.00 1 TON	22.070	$264.84	$0.00	T
03/25/2024	8104688770	1038231727	1614495 ENVIRONMENTAL CHARGE PER TON	22.070	TON	$0.20 1 TON	22.070	$4.41	$0.00	T
03/25/2024	8104688781	1038231740	1037371 Limerk Base Cert for FDOT Code 01	22.180	TON	$12.00 1 TON	22.180	$266.16	$0.00	T
03/25/2024	8104688781	1038231740	1614495 ENVIRONMENTAL CHARGE PER TON	22.180	TON	$0.20 1 TON	22.180	$4.44	$0.00	T
03/25/2024	8104688782	1038231741	1037371 Limerk Base Cert for FDOT Code 01	21.790	TON	$12.00 1 TON	21.790	$261.48	$0.00	T
03/25/2024	8104688782	1038231741	1614495 ENVIRONMENTAL CHARGE PER TON	21.790	TON	$0.20 1 TON	21.790	$4.36	$0.00	T
03/25/2024	8104688797	1038231756	1037371 Limerk Base Cert for FDOT Code 01	22.070	TON	$12.00 1 TON	22.070	$264.84	$0.00	T
03/25/2024	8104688797	1038231756	1614495 ENVIRONMENTAL CHARGE PER TON	22.070	TON	$0.20 1 TON	22.070	$4.41	$0.00	T
03/25/2024	8104688919	1038231779	1037371 Limerk Base Cert for FDOT Code 01	22.160	TON	$12.00 1 TON	22.160	$265.92	$0.00	T
03/25/2024	8104688919	1038231779	1614495 ENVIRONMENTAL CHARGE PER TON	22.160	TON	$0.20 1 TON	22.160	$4.43	$0.00	T
03/25/2024	8104688924	1038231784	1037371 Limerk Base Cert for FDOT Code 01	22.070	TON	$12.00 1 TON	22.070	$264.84	$0.00	T
03/25/2024	8104688924	1038231784	1614495 ENVIRONMENTAL CHARGE PER TON	22.070	TON	$0.20 1 TON	22.070	$4.41	$0.00	T
03/25/2024	8104688926	1038231786	1037371 Limerk Base Cert for FDOT Code 01	21.770	TON	$12.00 1 TON	21.770	$261.24	$0.00	T
03/25/2024	8104688926	1038231786	1614495 ENVIRONMENTAL CHARGE PER TON	21.770	TON	$0.20 1 TON	21.770	$4.35	$0.00	T
03/25/2024	8104688947	1038231807	1037371 Limerk Base Cert for FDOT Code 01	22.180	TON	$12.00 1 TON	22.180	$266.16	$0.00	T
03/25/2024	8104688947	1038231807	1614495 ENVIRONMENTAL CHARGE PER TON	22.180	TON	$0.20 1 TON	22.180	$4.44	$0.00	T
03/25/2024	8104688954	1038231814	1037371 Limerk Base Cert for FDOT Code 01	21.790	TON	$12.00 1 TON	21.790	$261.48	$0.00	T
03/25/2024	8104688954	1038231814	1614495 ENVIRONMENTAL CHARGE PER TON	21.790	TON	$0.20 1 TON	21.790	$4.36	$0.00	T
03/25/2024	8104688966	1038231826	1037371 Limerk Base Cert for FDOT Code 01	22.170	TON	$12.00 1 TON	22.170	$266.04	$0.00	T
03/25/2024	8104688966	1038231826	1614495 ENVIRONMENTAL CHARGE PER TON	22.170	TON	$0.20 1 TON	22.170	$4.43	$0.00	T
03/25/2024	8104688968	1038231828	1037371 Limerk Base Cert for FDOT Code 01	21.820	TON	$12.00 1 TON	21.820	$261.84	$0.00	T
03/25/2024	8104688968	1038231828	1614495 ENVIRONMENTAL CHARGE PER TON	21.820	TON	$0.20 1 TON	21.820	$4.36	$0.00	T
03/25/2024	8104692250	1038231635	1037371 Limerk Base Cert for FDOT Code 01	22.060	TON	$12.00 1 TON	22.060	$264.72	$0.00	T
03/25/2024	8104692250	1038231635	1614495 ENVIRONMENTAL CHARGE PER TON	22.060	TON	$0.20 1 TON	22.060	$4.41	$0.00	T
PO Subtotal		**0.00 Yards**	**439.65 Tons**	**$5,363.72 Material**		**$0.00 Freight**	**$0.00 Other**	**$371.93 Tax**		**$5,735.65 Total**

Pay APP #1 $ 5,363.72
Pay App #2 $ 1,877.30

0.00 Yards	439.65 Tons	$0.00 Freight	$0.00 Other	$371.93 Tax	$5,735.65 Invoice Total

The invoice incorporates herein by reference Buyer s previously executed Credit Application, if any, Sellers Standard Terms and Conditions, Seller s Quotation and Seller s Order Confirmation (including limitations of warranties) as fully set forth on this invoice ("Agreement"). Buyer agrees that, unless otherwise noted herein, all quantities and items were delivered as indicated and further expressly agrees to pay in accordance with this Agreement. Interest shall accrue on late payments.

1 cents per masonry unit goes to the Concrete Masonry Checkoff Board pursuant to the Concrete Masonry Products Research, Education, and Promotion Act of 2018.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 5 in the Amount of $465,212.95**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity: DB Civil Construction LLC

Effective Date: 05/23/2024 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted project in the 23/24 fiscal year budget. Funds are available in account 401-535-60-6770 (SR 44 FM / CCC Decommissioning).

HISTORY/FACTS/ISSUES:

On June 26, 2023, the City awarded the Continental WWTF Decommissioning and SR 44 Force Main project to DB Civil Construction LLC. Attached is Pay Application No. 5 for this project in the amount of $465,212.95. The project engineer, Kimley-Horn and Associates, and City staff have reviewed the pay application, confirmed its accuracy, and recommend approval to pay DB Civil Construction LLC the amount of $465,212.95.

CONTRACTOR APPLICATION FOR PAYMENT

CONTRACTOR:
DB Civil Construction LLC
4475 US 1 South, Suite 502
St. Augustine, FL 32086
(386) 256-7460

PROJECT:
Continental Country Club WWTF

ENGINEER:
Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471

OWNER:
City of Wildwood, Florida
100 N. Main Street
Wildwood, FL 34785

APPLICATION NO: 5
DBCC PROJECT NO: 2309
APPLICATION DATE: 05/07/24
PERIOD FROM: 02/29/24
PERIOD TO: 04/30/24

Distribution to:
[X] OWNER
[ ] CONTRACTOR
[X] ENGINEER
[ ] OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation and Stored Materials Sheets which are attached.

1. ORIGINAL CONTRACT SUM	$	3,434,899.00
2. NET CHANGE BY CHANGE ORDERS	$	(536,970.84)
3. CONTRACT SUM TO DATE (Line 1 + 2)	$	2,897,928.16
4. TOTAL COMPLETED & STORED TO DATE	$	1,995,593.33
5. RETAINAGE:		
5 % of Completed Work & Stored Material	$	99,779.67
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$	1,895,813.66
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	1,430,600.71
8. CURRENT PAYMENT DUE	**$**	**465,212.95**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	1,002,114.50

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 5 inclusive; and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

Contractor Affidavit - all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

CONTRACTOR: DB CIVIL CONSTRUCTION LLC

By: Reva Lee Lan, Project Manager Date: 5/9/2024

ENGINEER'S APPROVAL FOR PAYMENT

By: _____ Date: _____

Kimley»Horn

- [x] NO EXCEPTIONS TAKEN
- [ ] CORRECTIONS NOTED
- [ ] REJECTED
- [ ] VERIFY & MAKE CORRECTIONS
- [ ] RESUBMIT
- [ ] FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: HEATH.SMITH Date: 5/13/24

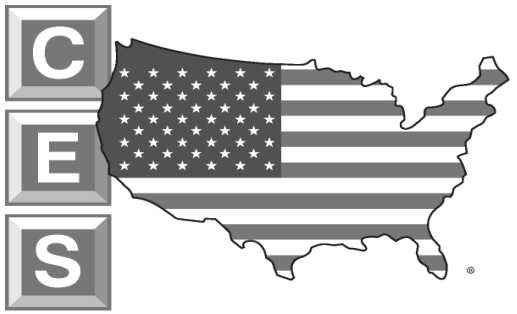
Pay Application # 05 **Project Name:** Continental Country Club WWTF **PERIOD ENDING** 4/30/2024

No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
						QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
	GENERAL											
1	MOBILIZATION	1	LS	$ 233,000.00	$ 233,000.00	1.00	$ 233,000.00		$ -	1.00	$ 233,000.00	100.0%
2	MAINTENANCE OF TRAFFIC	1	LS	$ 20,000.00	$ 20,000.00	-	$ -	0.25	$ 5,000.00	0.25	$ 5,000.00	25.0%
3	ENVIRONMENTAL PROTECTION	1	LS	$ 25,000.00	$ 25,000.00	0.75	$ 18,750.00		$ -	0.75	$ 18,750.00	75.0%
4	SURVEY LAYOUT AND RECORD DRAWINGS	1	LS	$ 45,000.00	$ 45,000.00	0.50	$ 22,500.00	0.25	$ 11,250.00	0.75	$ 33,750.00	75.0%
5	PROFESSIONAL SITE VIDEO	1	LS	$ 1,939.00	$ 1,939.00	1.00	$ 1,939.00		$ -	1.00	$ 1,939.00	100.0%
6	RESTORATION, COMPLETE	1	LS	$ 80,000.00	$ 80,000.00	0.50	$ 40,000.00		$ -	0.50	$ 40,000.00	50.0%
7	DEWATERING	1	LS	$ 40,000.00	$ 40,000.00	0.90	$ 36,000.00		$ -	0.90	$ 36,000.00	90.0%
	CCC LIFT STATION											
8	LIFT STATION SITE WORK	1	LS	$ 100,000.00	$ 100,000.00	0.65	$ 65,000.00	0.20	$ 20,000.00	0.85	$ 85,000.00	85.0%
9	CCC LIFT STATION	1	LS	$ 540,000.00	$ 540,000.00	0.25	$ 135,000.00	0.20	$ 108,000.00	0.45	$ 243,000.00	45.0%
10	CAST IN PLACE SCREENING STRUCT	1	LS	$ 65,000.00	$ 65,000.00	-	$ -	0.95	$ 61,750.00	0.95	$ 61,750.00	95.0%
11	CCC PARKSON FLOW THROUGH SCREEN	1	EA	$ 330,000.00	$ 330,000.00	-	$ -		$ -	-	$ -	0.0%
12	LIFT STATION ELECT/ INSTRUMENTATION	1	LS	$ 260,000.00	$ 260,000.00	-	$ -		$ -	-	$ -	0.0%
13	8" SDR-26 PVC GRAVITY MAIN	74	LF	$ 240.00	$ 17,760.00	-	$ -		$ -	-	$ -	0.0%
14	ELECTRICAL SERVICE ALLOWANCE	1	AL	$ 10,000.00	$ 10,000.00	-	$ -		$ -	-	$ -	0.0%
	FORCE MAIN											
15	8" DR 18 C900 PVC FORCE MAIN (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	12,350	LF	$ 62.00	$ 765,700.00	5,810.00	$ 360,220.00		$ -	5,810	$ 360,220.00	47.0%
16	8" GATE VALVE	23	EA	$ 3,500.00	$ 80,500.00	7.00	$ 24,500.00		$ -	7.00	$ 24,500.00	30.4%
17	ABOVE GROUND AIR RELEASE VALVE	18	EA	$ 6,000.00	$ 108,000.00	14.00	$ 84,000.00		$ -	14.00	$ 84,000.00	77.8%
18	8" RESTRAINED PLUG	1	EA	$ 800.00	$ 800.00	-	$ -		$ -	-	$ -	0.0%
19	8" DR 18 C900 FUSIBLE PVC DIRECTIONAL DRILL (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	6,400	LF	$ 98.00	$ 627,200.00	3,836.00	$ 375,928.00		$ -	3,836.00	$ 375,928.00	59.9%
20	REMOVE TIE IN TO EXISTING 8" FM	1	EA	$ 4,400.00	$ 4,400.00	-	$ -		$ -	-	$ -	0.0%
21	OPEN CUT ROADWAY RESTORATION ASPH PAVT, 2"	57	SY	$ 160.00	$ 9,120.00	-	$ -		$ -	-	$ -	0.0%
22	OVERLAY ASPH CONC, 1" AVERAGE DEPTH, TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE)	4	TON	$ 1,200.00	$ 4,800.00	-	$ -		$ -	-	$ -	0.0%
23	TRANSITION TAPER	283	SY	$ 50.00	$ 14,150.00	-	$ -		$ -	-	$ -	0.0%
24	DRIVEWAY RESTORATION (ASPHALT)	48	SY	$ 110.00	$ 5,280.00	-	$ -	48.00	$ 5,280.00	48.00	$ 5,280.00	100.0%
25	DRIVEWAY RESTORATION (CONCRETE)	140	SY	$ 90.00	$ 12,600.00	-	$ -	140.00	$ 12,600.00	140.00	$ 12,600.00	100.0%
26	DRIVEWAY RESTORATION (OTHER)	62	SY	$ 40.00	$ 2,480.00	-	$ -	62.00	$ 2,480.00	62.00	$ 2,480.00	100.0%
27	SIDEWALK RESTORATION	38	SY	$ 90.00	$ 3,420.00	-	$ -		$ -	-	$ -	0.0%
28	PAYMENT AND PERFORMANCE BONDE	1	LS	$ 28,750.00	$ 28,750.00	1	$ 28,750.00		$ -	1	$ 28,750.00	100.0%
	SUMMARY OF CONTRACT ITEMS				**$ 3,434,899.00**		**$ 1,425,587.00**		**$ 226,360.00**		**$ 1,651,947.00**	48.1%
	CHANGE ORDER											
CO1 a	Lift Station Wet Well revision performed by C&R Technical	1	LS	$ 39,010.45	$ 39,010.45	1	$ 39,010.45		$ -	1	$ 39,010.45	100.0%
CO2	Owner Purchased Materials	1	LS	$ (575,981.29)	$ (575,981.29)	0	$ -		$ -	-	$ -	0.0%
				$ -	$ -	0	$ -		$ -	-	$ -	#DIV/0!
				$ -	$ -	0	$ -		$ -	-	$ -	#DIV/0!
				$ -	$ -	0	$ -		$ -	-	$ -	#DIV/0!
	SUMMARY OF CO				**$ (536,970.84)**		**$ 39,010.45**		**$ -**		**$ 39,010.45**	
	SUMMARY OF ALL CHANGE ORDERS				**$ (536,970.84)**		**$ 39,010.45**		**$ -**		**$ 39,010.45**	
	REVISED CONTRACT TOTAL				**$ 2,897,928.16**		**$ 1,464,597.45**		**$ 226,360.00**		**$ 1,690,957.45**	58.4%

Pay Application # 5
Project Name: Continental Country Club WWTF
Period Ending: 4/30/2024

STORED MATERIALS

DESCRIPTION	AMOUNTS				UNIT	UNIT PRICE	QUANTITIES			
	ON HAND LAST PERIOD	RECV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD			ON HAND LAST PERIOD	RECV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD
HAYES PIPE SUPPLY, INC.	$ -	$ -	$ -	$ -						-
INV# 1029100	$ 48,964.89	$ -	$ (20,000.00)	$ 28,964.89						-
	$ -	$ -	$ -	$ -						-
HAYES PIPE SUPPLY, INC.	$ 91,209.12	$ -	$ (81,213.60)	$ 9,995.52						-
INV# 1030	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
HAYES PIPE SUPPLY, INC.	$ -	$ 87,321.00	$ -	$ 87,321.00						-
INV# 1058078	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
HAYES PIPE SUPPLY, INC.	$ -	$ 147,960.00	$ -	$ 147,960.00						-
INV# 1060014	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
CED STA 227732	$ -	$ 3,077.00	$ -	$ 3,077.00						-
	$ -	$ -	$ -	$ -						-
CED STA 228199	$ -	$ 2,891.42	$ -	$ 2,891.42						-
	$ -	$ -	$ -	$ -						-
CED STA 228733	$ -	$ 384.29	$ -	$ 384.29						-
	$ -	$ -	$ -	$ -						-
CED STA 228906	$ -	$ 6,245.89	$ -	$ 6,245.89						-
	$ -	$ -	$ -	$ -						-
CED STA 229010	$ -	$ 552.33	$ -	$ 552.33						-
	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
	$ -	$ -	$ -	$ -						-
SUBTOTAL	**$ 140,174.01**	**$ 248,431.93**	**$ (101,213.60)**	**$ 287,392.34**						
SALES TAX 6%	**$ 8,410.44**	**$ 14,905.92**	**$ (6,072.82)**	**$ 17,243.54**						
TOTAL	**$ 148,584.45**	**$ 263,337.85**	**$ (107,286.42)**	**$ 304,635.88**						
TOTAL FOR REIMBURSEMENT THIS PERIOD				**$ 304,635.88**						



C.E.S. (St Augustine)
1715 Lakeside Avenue, #1,
St. Augustine, FL, 32084.

Phone: 904-826-0730
Fax: 904-826-1850
Email: StAugustine0142@cityelectricsupply.com

PACKING SLIP

STA/227732

Date: 22 Mar 2024

CITY ELECTRIC SUPPLY

Entered by:

C&R-CONTINENTAL COUNTRY CLUB
54 OCEAN CAY BLVD
ST AUGUSTINE, FL
32080

Delivery Details:
C&R-CONTINENTAL COUNTRY CLUB
ST RD 44
WILDWOOD
FL
34785

Account: 01420376002

Order Number: WILDWOOD LIFT STATION

Qty	Item	Description	
1	SIEMENS BILLING	8999 - SIEMENS BILLING	*
1	HG261234	13 - NEUTRAL LUG KIT	*
1	SIEMENS BILLING	4010 - SIEMENS BILLING	*
1	SIEMENS BILLING	8558 - SIEMENS BILLING	*
1	HNF364S	11 - HDSS NF 3P3W 600V 200A N4X	*
1	HN64	12 - NEUTRAL KIT	*

Signature: _____ **Print Name:** _____

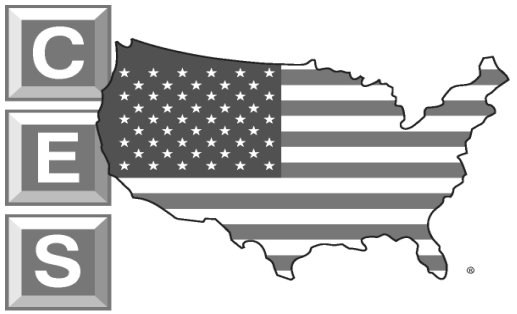
Pulled: _____ **Checked:** _____

Goods Total: $3077.00
Tax Total: $200.01
Total: $3277.01

THE RISK IN THE GOODS SHALL PASS TO THE BUYER ON DELIVERY, BUT THE GOODS REMAIN THE PROPERTY OF THE SELLER UNTIL PAID FOR.
GOODS ARE SOLD ACCORDING TO VENDORS AND OUR OWN CONDITIONS OF SALE, COPIES OF WHICH ARE AVAILABLE UPON REQUEST.

E&OE

TH/02



C.E.S. (St Augustine)
1715 Lakeside Avenue, #1,
St. Augustine, FL, 32084.

Phone: 904-826-0730
Fax: 904-826-1850
Email: StAugustine0142@cityelectricsupply.com

PACKING SLIP

STA/228199

Date: 05 Apr 2024

CITY ELECTRIC SUPPLY

Entered by: Tyler Harmon

C&R-CONTINENTAL COUNTRY CLUB
54 OCEAN CAY BLVD
ST AUGUSTINE, FL
32080

Delivery Details:
C&R-CONTINENTAL COUNTRY CLUB
ST RD 44
WILDWOOD
FL
34785

Account: 01420376002

Order Number: WILDWOOD

Qty	Item	Description	$ Price	Per	$ Goods
600	THHN-3/0-STR-BLK-CU	THHN-3/0-BLK-19STR-CU	3617.74	M	2170.64
30	FS14158EHS410	10FT 14G ST304 CHNL W/SHORT SLOT	10.71	E	321.30
1	KLEIN 63060	10-1/4" RATCHETING CBL CUTTER RED	199.99	E	199.99
1	KLEIN 56383	GROOVED FIBERGLASS FISH TAPE 100FT	119.99	E	119.99
10	FS12158 AL-10	1-5/8 12GA ALUM SLOT STRUT	795.00	C	79.50

Signature: _____ **Print Name:** _____

Pulled: _____ **Checked:** _____

Goods Total: $2891.42
Tax Total: $187.95
Total: $3079.37

THE RISK IN THE GOODS SHALL PASS TO THE BUYER ON DELIVERY, BUT THE GOODS REMAIN THE PROPERTY OF THE SELLER UNTIL PAID FOR.
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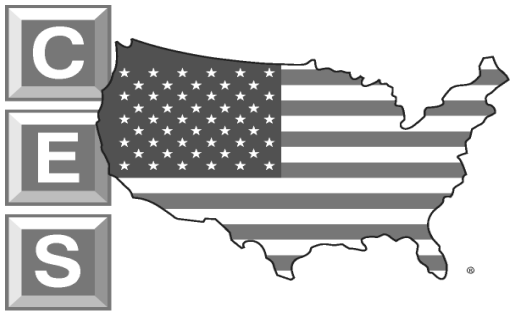
E&OE

TH/02



C.E.S. (St Augustine)
1715 Lakeside Avenue, #1,
St. Augustine, FL, 32084.

Phone: 904-826-0730
Fax: 904-826-1850
Email: StAugustine0142@cityelectricsupply.com

PACKING SLIP

STA/228733

Date: 18 Apr 2024

CITY ELECTRIC SUPPLY

Entered by: Tyler Harmon

C&R-CONTINENTAL COUNTRY CLUB
54 OCEAN CAY BLVD
ST AUGUSTINE, FL
32080

Delivery Details:
C&R-CONTINENTAL COUNTRY CLUB
ST RD 44
WILDWOOD
FL
34785

Account: 01420376002

Order Number: WILD WOOD

Qty	Item	Description	$ Price Per	$ Goods
1	LANDIS & GYR 41407-025F	200A 3PH ALUM OH	384.29 E	384.29

Signature: _____ **Print Name:** _____

Pulled: _____ **Checked:** _____

Goods Total:	**$384.29**
Tax Total:	**$24.98**
Total:	**$409.27**

THE RISK IN THE GOODS SHALL PASS TO THE BUYER ON DELIVERY, BUT THE GOODS REMAIN THE PROPERTY OF THE SELLER UNTIL PAID FOR.
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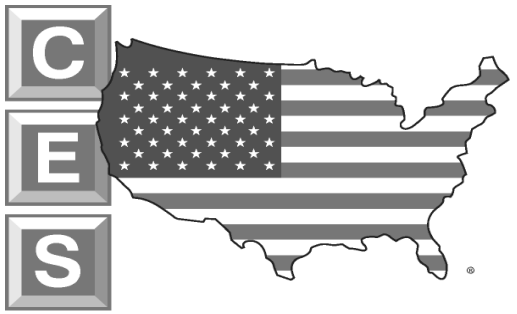
E&OE

TH/02



C.E.S. (St Augustine)
1715 Lakeside Avenue, #1,
St. Augustine, FL, 32084.

Phone: 904-826-0730
Fax: 904-826-1850
Email: StAugustine0142@cityelectricsupply.com

PACKING SLIP

STA/228906

Date: 22 Apr 2024

CITY ELECTRIC SUPPLY

Entered by:

C&R-CONTINENTAL COUNTRY CLUB
54 OCEAN CAY BLVD
ST AUGUSTINE, FL
32080

Delivery Details:
C&R-CONTINENTAL COUNTRY CLUB
ST RD 44
WILDWOOD
FL
34785

Account: 01420376002

Order Number: WILDWOOD LIFT STATION

Qty	Item	Description	
1	SIEMENS BILLING	6248 - SIEMENS BILLING	*
1	20010 - 3VAE250N4X	ECB - BREAKER 3VA 250A ENCLOSURE TYP 4,4	*
1	SIEMENS BILLING	7376 - SIEMENS BILLING	*
1	20020 - 3VA52206ED360AA0	ECB - BRKR 3VA52 3P 200A 65KA FTFM AL	*
1	16 - 1LPC010SS	TF - SENTRON SS PCTR 1-PH 10KVA PLUG-ON	*
1	SIEMENS GEAR	LOT - SIEMENS	*

Signature: _____ **Print Name:** _____

Pulled: _____ **Checked:** _____

Goods Total: $6245.89
Tax Total: $399.76
Total: $6645.65

THE RISK IN THE GOODS SHALL PASS TO THE BUYER ON DELIVERY, BUT THE GOODS REMAIN THE PROPERTY OF THE SELLER UNTIL PAID FOR.
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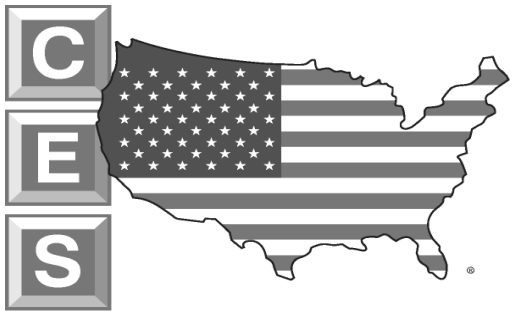
E&OE

TH/02



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1715 Lakeside Avenue, #1,
St. Augustine, FL, 32084.

Phone: 904-826-0730
Fax: 904-826-1850
Email: StAugustine0142@cityelectricsupply.com

PACKING SLIP

STA/229010

Date: 24 Apr 2024

CITY ELECTRIC SUPPLY

Entered by: Tyler Harmon

C&R-CONTINENTAL COUNTRY CLUB
54 OCEAN CAY BLVD
ST AUGUSTINE, FL
32080

Delivery Details:
C&R-CONTINENTAL COUNTRY CLUB
ST RD 44
WILDWOOD
FL
34785

Account: 01420376002

Order Number: WILDWOOD

Qty	Item	Description	$ Price Per	$ Goods
30	SCG22S120S4	SNG CHN 14G 1 5/8 "X1 5/8" SLTD 10FT S	1280.60 C	384.18
20	SCG21S120S4	SNG CHN 14G 1 5/8 X 13/16 SLTD S4 10FT	840.75 C	168.15

Signature: _____ **Print Name:** _____

Pulled: _____ **Checked:** _____

Goods Total: $552.33
Tax Total: $35.91
Total: $588.24

THE RISK IN THE GOODS SHALL PASS TO THE BUYER ON DELIVERY, BUT THE GOODS REMAIN THE PROPERTY OF THE SELLER UNTIL PAID FOR.
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E&OE

TH/02

INVOICE

HAYES PIPE SUPPLY, INC.

❑ Corporate: 950 Fiber Glass Rd. • P.O. Box 101550 • Nashville, TN 37224
(615) 255-4040 • (800) 342-1973 • Fax (615) 256-8836
www.hayespipe.com

❑ Murfreesboro, TN • (615) 217-3040
❑ Lexington, KY • (859) 231-8323
❑ Tampa, FL • (813) 241-4040
❑ Acworth, GA • (770) 529-8883
❑ Columbia, SC • (803) 695-2424
Knoxville, TN • (865) 525-1717 ❑
Louisville, KY • (502) 454-8500 ❑
Lake Helen, FL • (386) 228-9819 ❑
Longview, TX • (903) 753-5533 ❑

Mains - Main Line Accessories - Service Materials - Casing Pipe

Bill To:
DB CIVIL CONSTRUCTION, LLC
4475 US HWY 1 SOUTH STE 707
ST.AUGUSTINE FL 32086

Ship To:
DB CIVIL CONSTRUCTION, LLC
CONTINENTAL COUNTRY CLUB SR44
50 CONTINENTAL BLVD
H1005BT
WILDWOOD FL 34785

Invoice 1058078
Date 04/24/24 16:13:13
REPRINT FROM HISTORY

Co/Cust. No.	Order No.	Customer P.O. #	Ter.	Sls.#
1/0000004059	AG8Y3/02	2309-01	10	100

2309-01

Ship Via DIRECT
Pay Type Accounts Receivable
Terms Net 30 Days
Ref #

Item Number / Description	U / M	Ordered	Shipped	Sell Price	Total
FOB Description: DELIVERED					
1008024 8IN C900 DR-18 GREEN PVC PIPE	FT	3900.000	3900.000	22.39000 FT	T 87,321.00

INVOICE DUE: 05/24/24

REMIT TO: P.O. BOX 101550, NASHVILLE, TN 37224

ALL PRODUCTS ARE WARRANTED ONLY TO THE EXTENT OF THE WARRANTIES PROVIDED BY THE RESPECTIVE MANUFACTURERS OF THESE PRODUCTS, AND PRODUCTS ARE INTENDED FOR USAGE AND INSTALLATIONS AS STATED IN THE MANUFACTURERS WRITTEN RECOMMENDATIONS. ANY PRIOR WRITTEN OR IMPLIED WARRANTIES OR SERVICE / INSTALLATION INSTRUCTIONS ARE SUPERSEDED BY THIS STATEMENT. THIS ENTIRE TRANSACTION IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF SALE AS STATED ON THE REVERSE SIDE OF THIS PAGE. **INTEREST AT THE MAXIMUM LEGAL RATE WILL BE CHARGED IN THE EVENT PAYMENT IS NOT MADE WITHIN THE TERMS OF THIS INVOICE.**

SUBTOTAL:	87,321.00
SALES TAX:	5,239.26
TOTAL:	92,560.26
DEPOSIT:	
AMT DUE:	92,560.26

INVOICE

HAYES PIPE SUPPLY, INC.

❑ Corporate: 950 Fiber Glass Rd. • P.O. Box 101550 • Nashville, TN 37224
(615) 255-4040 • (800) 342-1973 • Fax (615) 256-8836
www.hayespipe.com

❑ Murfreesboro, TN • (615) 217-3040
❑ Lexington, KY • (859) 231-8323
❑ Tampa, FL • (813) 241-4040
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❑ Columbia, SC • (803) 695-2424
Knoxville, TN • (865) 525-1717 ❑
Louisville, KY • (502) 454-8500 ❑
Lake Helen, FL • (386) 228-9819 ❑
Longview, TX • (903) 753-5533 ❑

Mains - Main Line Accessories - Service Materials - Casing Pipe

Bill To:
DB CIVIL CONSTRUCTION, LLC
4475 US HWY 1 SOUTH STE 707
ST.AUGUSTINE FL 32086

Ship To:
DB CIVIL CONSTRUCTION, LLC
CONTINENTAL COUNTRY CLUB SR44
50 CONTINENTAL BLVD
H1005BT
WILDWOOD FL 34785

Invoice 1060014
Date 05/06/24 7:43:27
REPRINT FROM HISTORY

Co/Cust. No.	Order No.	Customer P.O. #	Ter.	Sls.#
1/0000004059	AG8Y4/02	2309-01	10	100

2309-01

Ship Via DIRECT
Pay Type Accounts Receivable
Terms Net 30 Days
Ref #

Item Number / Description	U / M	Ordered	Shipped	Sell Price		Total
FOB Description: DELIVERED						
S1008999 8IN C900 DR-18 FUSIBLE PIPE GREEN	FT	4500.000	4500.000	32.88000	FT	T 147,960.00

INVOICE DUE: 06/05/24

SUBTOTAL:	147,960.00
SALES TAX:	8,877.60
TOTAL:	156,837.60
DEPOSIT:	
AMT DUE:	156,837.60

REMIT TO: P.O. BOX 101550, NASHVILLE, TN 37224

ALL PRODUCTS ARE WARRANTED ONLY TO THE EXTENT OF THE WARRANTIES PROVIDED BY THE RESPECTIVE MANUFACTURERS OF THESE PRODUCTS, AND PRODUCTS ARE INTENDED FOR USAGE AND INSTALLATIONS AS STATED IN THE MANUFACTURERS WRITTEN RECOMMENDATIONS. ANY PRIOR WRITTEN OR IMPLIED WARRANTIES OR SERVICE / INSTALLATION INSTRUCTIONS ARE SUPERSEDED BY THIS STATEMENT. THIS ENTIRE TRANSACTION IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF SALE AS STATED ON THE REVERSE SIDE OF THIS PAGE. **INTEREST AT THE MAXIMUM LEGAL RATE WILL BE CHARGED IN THE EVENT PAYMENT IS NOT MADE WITHIN THE TERMS OF THIS INVOICE.**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Interlocal Agreement with The Villages Charter School for Establishing and Funding a School Crossing Guard Program**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

A proposal for the City of Wildwood to administer and fund a School Crossing Guard Program was presented to the Commission for consideration at the April 29, 2024, Special Meeting. The Commission directed the City Manager to contact school district officials to explore potential shared funding arrangements for the program. Discussions with The Villages Charter School resulted in the formulation of the attached Interlocal Agreement. The proposed Agreement provides that Wildwood will administer the School Grossing Guard Program and establishes a shared funding agreement providing that The Villages Charter School will reimburse Wildwood for 50% of total cost of their portion of the program. The total financial impact for the City of Wildwood to administer the program for the 24/25 school year would be $81,853.06.

Of note, the City of Wildwood does not currently provide this service for any of the three existing schools within the municipal limits. Should the Commission move to approve this Interlocal Agreement, the School Crossing Guard Program would be staffed and administered by the Wildwood Police Department and would provide school crossing guards for all schools within the City's jurisdictional boundary.

INTERLOCAL AGREEMENT
BETWEEN THE CITY OF WILDWOOD, FLORIDA, AND
THE VILLAGES CHARTER SCHOOLS INC.
FOR ESTABLISHING AND FUNDING A SCHOOL
CROSSING GUARD PROGRAM

This Interlocal Agreement (hereinafter the "Agreement") is made and entered into on this _____ day of _____, 2024, by and between the City of Wildwood, Florida (hereinafter "Wildwood"), and The Villages® Charter Schools Inc. (hereinafter "VCS"), to establish and fund a School Crossing Guard Program.

WHEREAS, the recent expansion of VCS to Middleton, a family housing development by The Villages®, has brought multiple VCS locations to the jurisdictional boundary of Wildwood including an early childhood center, a kindergarten through 8th grade campus, and a high school campus; and,

WHEREAS, VCS desired a School Crossing Guard Program for VCS locations and solicited the City of Wildwood for the staffing and funding of the program; and,

WHEREAS, a proposal was presented to the Wildwood City Commission on April 29, 2024, for Wildwood and the Wildwood Police Department to provide school crossing guards for all schools within the jurisdictional boundaries of Wildwood; and,

WHEREAS, schools located within the jurisdictional boundaries of Wildwood include The Villages Charter Schools, Wildwood Elementary School, Wildwood Intermediate School, and Wildwood Middle High School; and,

WHEREAS, Wildwood finds providing School Crossing Guards is in the public's best interest; and,

WHEREAS, enacting the proposal for Wildwood and the Wildwood Police Department to administer the School Crossing Guard Program will impact Wildwood and the Wildwood Police Department in several ways, particularly in regard to staffing and funding; and,

WHEREAS, VCS and Wildwood wish to enter into this Agreement to clearly define the funding responsibilities for the School Crossing Guard Program.

NOW, THEREFORE, in consideration of the premises and mutual undertakings contained herein, Wildwood and VCS hereby agree as follows:

1. Wildwood and VCS agree that the Preamble above is true and correct.

2. Wildwood shall administer the School Crossing Guard Program.

3. The anticipated cost for funding and administering the School Crossing Guard Program is indicated in Exhibit "A."

4. VCS agrees to reimburse Wildwood for 50% of the cost to Wildwood for the School Crossing Guard Program for VCS schools only.

5. Wildwood shall bear the financial impact of the School Crossing Guard Program for Wildwood Elementary School, Wildwood Intermediate School, and Wildwood Middle High School.

6. Wildwood shall invoice VCS annually on June 1st for said costs and VCS shall promptly remit payment to Wildwood.

7. Increases in staffing numbers or salary increases requiring additional funding shall be agreed upon by both parties before implemented and documented by addendum to this agreement.

8. Effective Date. The Agreement shall become effective upon approval by both parties on the date first written above.

9. Termination Date. This Agreement shall be effective until April 1, 2029 or shall terminate if a School Crossing Guard Program is funded by another party.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as first set forth above.

WITNESS:

THE VILLAGES CHARTER SCHOOLS

_____

By: _____

Print Name: _____

ITS: _____

WITNESS:

CITY OF WILDWOOD

_____

Jessica Barnes, City Clerk

By: _____

Print Name: _____

ITS: _____

“EXHIBIT A”

Crossing Guards Required Per School - 24/25 School Year	
The Villages Charter Schools	7
Wildwood Elementary School	1
Wildwood Intermediate School	1
Wildwood Middle High School	1
Reserve Crossing Guards Needed - Wildwood	1
Reserve Crossing Guards Needed - VCS	2
Total Crossing Guards required for the 24/25 School Year	**13**

Total Cost of the Crossing Guard Program for the 24/25 School Year			
	Cost Per Crossing Guard	# of Crossing Guards	Total Cost
Salary	$11,040	10	$110,400
FRS Contributions	$1,322.01	10	$13,220.10
Equipment Cost	$200	11	$2,200
Training	$0 (offered by FDOT)	11	$0
Total Cost of the School Crossing Guard Program for the 24/25 School Year			**$125,820.10**

Cost of the Crossing Guard Program for the 24/25 School Year - VCS			
	Cost Per Crossing Guard	# of Crossing Guards	Total Cost
Salary	$11,040	7	$77,280
FRS Contributions	$1,322.01	7	$9,254.07
Equipment Cost	$200	7	$1,400
Training	$0 (offered by FDOT)	9	$0
Total Cost of the School Crossing Guard Program for VCS Schools for the 24/25 School Year			**$87,934.07**
50% of the Above Total Cost for the School Crossing Guard Program for VCS			**$43,967.04**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Grant Update Report for June 2024**

REQUESTED ACTION: For Information Only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Executive

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see attached Grant Update Report for June 2024.

Grant Update
June 4, 2024
Updates Shown in Red

1. **Florida Recreation Development Assistance Program (FRDAP)**
    a. Millennium Park Improvements
        i. Bike Trail
        ii. Soccer Fields
        iii. Picnic Pavilion
        iv. Baseball Fields
        v. Landscaping
        vi. Restrooms
        vii. Parking
    b. Submitted: August 2022
    c. Grant Request: $200,000
    d. Match Requirement: $200,000
    e. **Status:** Received Approval Notice May 2023.
    Commission approved agreement accepting funds during 11/27/23 commission meeting.
    f. Contracting RMPK to do contract administration.
    g. Commission moved to delay the project until April
2. **Florida Recreation Development Assistance Program (FRDAP)**
    a. MLK Splash Pad (Able to receive reimbursement for activities underway) & Renovation of basketball courts.
    b. Submitted: August 2022
    c. Grant Request: $50,000
    d. Match Requirement: $0
    e. **Status:** Received Approval Notice May 2023.
    Commission approved agreement accepting funds during 11/27/23 commission meeting. This is retroactive reimbursement for the installation of the SplashPad.
    f. Contracting RMPK to do contract administration.
3. **Resilient Florida**
    a. Oak Grove Village Pump Station
    b. Submitted: September 2023
    c. Requested Amount: $450,000
    d. Match requirement: $450,000
    e. **Status:** Under evaluation

4. **Hazard Mitigation Grant Program (HMGP)**
    a. Oak Grove Village Pump Station
    b. Submitted September 2023
    c. Requested Amount: $675,000
    d. Match requirement: $225,000
    e. **Status:** Under evaluation

5. **Water Quality Improvement Grant**
    a. Wastewater Treatment Plant Project – AWT Components
    b. Submitted: September 2023
    c. Requested Amount: $9,250,000
    d. Match Requirement: $120,750,000 (referenced as local contribution - remainder of projected cost)
    e. **Status:** Received Approval Notice December 19, 2023. Value = $9,250,000.00
    f. Coordinating with FDEP to develop funding agreement; tentatively scheduled for March 25, 2024 Commission adoption
    g. Awaiting fully executed agreement from State.

6. **Local Government Cybersecurity Grant Program**
    a. For Cybersecurity software solutions city-wide
    b. Submitted: March 2023
    c. Requested Amount: N/A – Requested state-resourced services.
    d. Match Requirement: - $0
    e. **Status:** Received Approval Notice May 2023. Value = $155,749.23
    Commission approved agreement accepting funds during 5/22/23 commission meeting.
    f. Received notification the grant may be discontinued due to state funding issue
    g. Received notification that Year 2 funding has been awarded. Awaiting grant agreement for official execution.

7. **Local Appropriations Request to the House and Senate**
    a. Wildwood Regional WRF BNR and Capacity Expansion Improvements
    b. Submitted: October 2023
    c. Requested Amount: $4,000,000.00
    d. Match Requirement: - $0
    e. **Status:** House and Senate tentatively approved $2,000,000 appropriation. Will need approval from Governor.

8. **Florida Blue Wellness Grant**
    a. Approved in October 2023
    b. Provides up to $10,000 to hold a health fair for City employees.
    c. Health Fair to be held on Thursday, March 14th, 2024.

9. **Florida Recreation Development Assistance Program (FRDAP)**
    a. Lake Deaton Park to include boat access renovations, nature study boardwalks, park area, restrooms, and picnic facilities. (Able to receive reimbursement for activities underway)
    b. Submitted August, 2023
    c. Grant Request: $200,000
    d. Match Requirement: $200,000
    e. **Status:** Received notification March 2024 of award, awaiting Governor's approval of the budget to begin working with FDEP on grant agreement.

10. **State and Tribal Assistance Grant (STAG) via US EPA – Congressman Webster's Office.**
    a. Submitted for funding to support the WWTP project.
    b. Submitted April, 2024.
    c. Grant Request: $5M
    d. **Status:** Awaiting notification.

11. **SECO Grant for Community Policing Initiatives.**
    a. To support the PD's "Saving More Lives" initiative.
    b. Received notification of $50,000 award in April.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Information Technology Department Report**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Attached is the 2024 1st Quarter report for the IT Department.

IT Department Report – 1st Quarter 2024

Executive Summary

In the first quarter of 2024, the IT Department achieved significant progress, including the early completion of our second annual inventory report and while improving ticket response times (below).

	2023Q4	2024Q1	Outcome
Total tickets	131	158	Increased number of requests
Median reply time (mins.)	2.08	1.25	Improved response; top 50% of tickets got a reply in less than 90 seconds
Average reply time (mins.)	113.4	14.64	Improved overall response; average response times were under 15 minutes

Ongoing projects like the CivicGov implementation, aimed at replacing TrakIt for Permitting and Licensing, underscore our commitment to modernization. Despite initial challenges with external service providers, proactive measures are being taken to engage directly with Cityworks/Trimble and Jones Edmunds to migrate Cityworks AMS data to a City-controlled cloud-based instance. This will facilitate smoother operations and allow for better reporting. By prioritizing efficiency, innovation, and proactive security measures, we aim to exceed expectations and drive positive outcomes for our organization and community.

Inventory and Equipment Management

A notable achievement during this quarter was the completion of our second annual inventory report to the City Manager. Improvements to the report format from the last cycle for better clarity were implemented, as well as linking systems (LanSweeper and InTune) for greater accuracy in reporting.

User Support Enhancement

Our commitment to providing reliable IT support was evident in this quarter's review of ticket response times. The average response time this quarter is now just under 15 minutes, highlighting our dedication to prompt resolution (87% reduction over Q4 2023). Furthermore, the review of median response time showed a decrease to 1 minute, 16 seconds (40% reduction over Q4 2023), showcasing consistency in response times as half of all tickets fall above or, more importantly, ***below*** this number. All responses are done by real people and are not automated.

CivicGov

Our implementation of CivicGov to replace TrakIt for Permitting, Licensing, and Business Licenses continues with the Development Services Department and City Clerk. This ongoing project should be ready for a soft-launch in June with substantial completion in the third quarter of 2024.

Cityworks

Despite the County stepping back from the Cityworks Permitting, Licensing and Land (PLL) software platform (Permitting, Licensing, and Land), Public Works continued to utilize their joint tenant with Sumter County for Cityworks Asset Management System (AMS) for roadway tracking and maintenance.

However, the City and County continued experiencing external challenges to obtain and modify reports promptly. Faster reporting would allow management to proactively address problem areas before they become more costly, in addition to improved planning now that Public Works retains a trained GIS Specialist on staff.

To alleviate this, Public Works and IT have entered conversations with Cityworks/Trimble and Jones Edmunds to migrate the City's data to their cloud-based instance and engage professional services to modify the database for standalone operation. Public Works' GIS Specialist has taken the lead to facilitate the transition.

Outlook for 2nd Quarter 2024

As we look ahead to the second quarter of 2024, our focus remains on completing the FY 2025 budget, supporting our end-users efficiently, and engaging CivicRec for retraining of Parks and Recreation and an overhaul of the CivicRec program. This comprehensive retraining effort covers various aspects of CivicRec, ensuring that our staff is proficient in daily activities, league management, event permitting, and facilities management.

This quarter has been no less busy for our PD IT Specialist, Eric Church. This quarter, Eric brought forward an agreement with Verizon to obtain new smartphones for Multi-Factor Authentication (MFA) for all Patrol Officers, in alignment with anticipated revisions to the FBI CJISSECPOL version 5.9.4. These devices will be activated, configured, and distributed to officers during the second quarter, with the implementation of MFA and training on their use to follow.

In parallel, we are proceeding with the new password policy as well as MFA on the civilian side, meant to implement systems across the organization without disparate systems. Now that the methodology for the Wildwood Police Department has been identified, a companion rollout for the City of Wildwood can begin.

Development Services has begun to repatriate their SharePoint data from Microsoft onsite, working closely with IT staff to get their new equipment online and properly secured. While GIS data and Code Enforcement have been successfully migrated, Development Services data migration has been a challenge due to the volume of existing data and new incoming applications.

We also continue our collaboration with Utilities to fully implement a Supervisory Control and Data Acquisition (SCADA) Virtual Private Network (VPN) data network, as Utilities tackles the larger project of replacing field equipment (Unironic PLCs) and re-writing the source code for upkeep and troubleshooting.

These strategic initiatives underscore our commitment to not only meeting but exceeding regulatory expectations, tying together our information assets and IT infrastructure to improve decision-making, and ensure the integrity and confidentiality of our data. As we continue to evolve, these efforts will contribute to the overall security and efficiency of our IT operations across all departments.

In conclusion, the IT Department remains dedicated to achieving and improving internal processes, providing timely support, enhancing efficiency among departments, and embracing innovative solutions for the benefit of our organization and the community we serve.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Police Department 2023 Annual Report**

REQUESTED ACTION: For information only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached report capturing the Police Department's statistical data, achievements, and relationship with the community.

Wildwood Police Department

ANNUAL REPORT 2023

Chief Randy Parmer

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Message from the Chief

Greetings,

It is with great pleasure that I present to you the Wildwood Police Department's 2023 annual report. I hope this document provides a glimpse of the Wildwood Police Department as an organization that is committed to serving with integrity and professionalism, while providing for the safety and security of our community. The commitment that we provide to our community, and our belief that our citizens are our most valuable resource, has been the driving force behind our success in ensuring the safety and high quality of life for the City of Wildwood during 2023. We have built a strong foundation within our police agency and have developed an excellent relationship with our community, as well as surrounding law enforcement agencies. Nurturing these relationships and continuing to allow them to flourish will have a tremendous impact on our future and the services we provide as we move into the new year.

As you peruse these pages, you will not only have a glimpse into the organization of our agency, but also the various units and departments that the Wildwood Police Department comprises. In addition, you will have a snapshot of statistical data that represents the hard work and dedication of the members of our department. Some noteworthy highlights include the fact that even though call volume increased by 30%, violent crime was reduced by 4% and property crime was reduced by 17%, for an overall reduction in crime by 21%. In addition, response time for officers responding to calls for service was 2 minutes and 56 seconds, which represents a 19% reduction from 2022. These facts, combined with other prevention and enforcement actions, allow for the fact that the City of Wildwood remains a safe and peaceful community in which everyone can live, work, and raise a family.

While referencing the above facts, I would be remiss if I didn't acknowledge that none of our achievements would be possible without the support of our local city government, as well as our community and business leaders. In addition, the accomplishments we have achieved are a direct reflection of the men and women of our agency who work tirelessly day and night to serve and protect our city.

Thank you for taking the time to read this report and for your interest in the Wildwood Police Department. On behalf of our entire organization, it is our honor and privilege to serve each one of you and the City of Wildwood.

Sincerely,
Chief Randy Parmer

Who are We?

The Wildwood Police Department, led by Chief Randy Parmer, is currently staffed by 56 sworn officers and supported by eight non-sworn personnel and several volunteers.

The Department is organized into the following two bureaus: Uniform Patrol & Investigative Services, commanded by Captain John Walker, and Support Services, commanded by Captain Aaron Kinder.

In 2023, the agency answered a total of 21,268 calls for service.

All of the sworn personnel are supported by a dedicated force of civilian employees which include crime analyst, administrator, records clerk, IT specialist, crime scene technician, accreditation manager, and community outreach specialist.



Mission

The mission of the Wildwood Police Department is to safeguard the lives and property of the citizens of this community, preserve the peace, prevent crime and disorder, while constantly guarding personal liberties as prescribed by law.

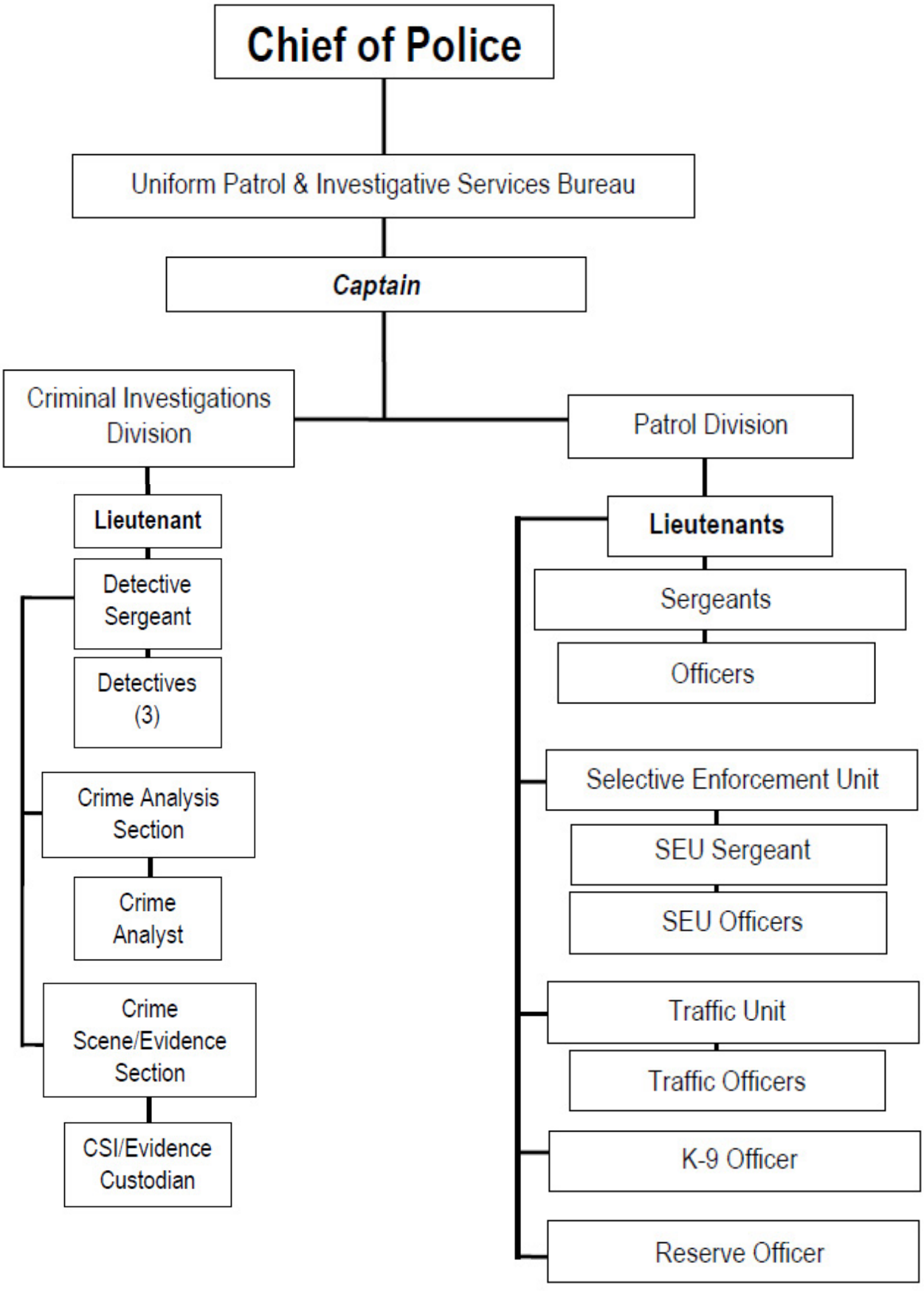
Core Values

Excellence - Integrity - Fairness - Respect

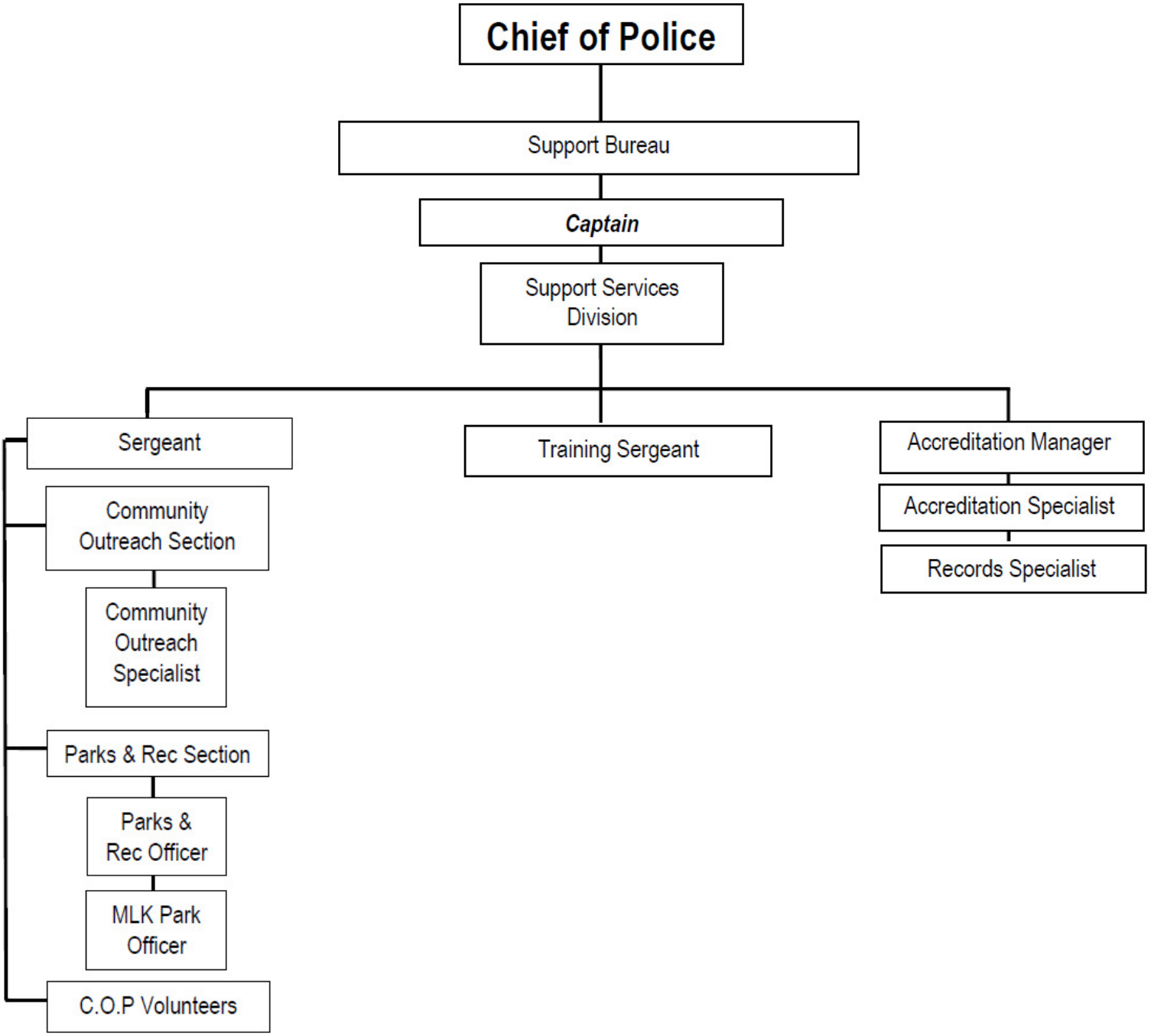
The Wildwood Police Department's success greatly depends on the integrity and knowledge of its employees. By having a team of professionals who exhibit a high standard of principles, we can successfully serve and protect our community.



Uniform Patrol & Investigative Services Bureau



Support Services Bureau

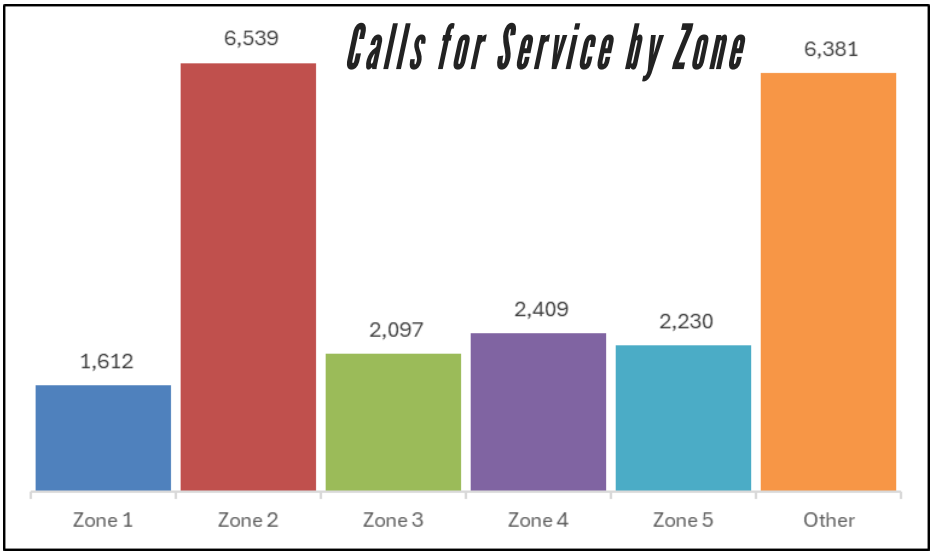


Uniform Patrol Division

The Wildwood Police Department's top priority is the safety and protection of its citizens. This function is largely accomplished by the men and women of the Uniform Patrol Division.

Uniformed patrol officers are assigned to two different squads: Alpha, and Bravo. The officers of Alpha and Bravo squads rotate between day and night shifts every three months. Patrol shifts are 12-hour tours.

Patrol Statistics by Zone



The Sumter County Sheriff's Office Communications Center provides dispatch and 911 services to the Wildwood Police Department. Due to this, some Wildwood calls for service are labeled as Sumter County Sheriff's Office patrol zones and not Wildwood PD patrol zones. These calls have been added into the "other" category.

Zone 1 comprises of residences, assisted living facilities, and retail along US 301 and CR 466

Zone 2 comprises of the downtown area with multiple family homes and retail properties as well as various shopping centers

Zone 3 comprises of Brownwood Paddock Square as well as the Beaumont residential area

Zone 4 comprises of The Villages® property and includes some of Community Development Districts 12 & 13

Zone 5 comprises of The Villages® Middleton residential area as well as the rest of Community Development Districts 12 & 13







Community Policing Model

The agency operates under the principles of the community policing model. You will notice officers driving around the city, making contact with members of the community to connect with them and hear their concerns.

Officers use marked patrol vehicles to patrol the city. They may also conduct foot patrols in heavy pedestrian areas such as Brownwood Square. For special deployments, officers may drive the agency's golf cart or gator. While doing all of this, patrol officers also respond to 9-1-1 and non-emegency calls. It is the patrol officer that is our first responding presence to any situation, and it is the patrol officer that forms the public's image of the police department.



WILDWOOD EST. POLICE 1877
SERVE PROTECT FLORIDA

WILDWOOD
POLICE DEPARTMENT
FL



Traffic Unit

The Traffic Unit's primary responsibilty is to aid in the Department's goal of reducing traffic crashes, injuries, and violations. Officers assigned to this unit are tasked with promoting traffic safety through the vigorous enforcement of traffic laws.

They investigate and respond to areas of citizen traffic complaints and pursue investigations of illegal activities detected as a result of legal traffic stops.

Traffic Unit Statistics

- 2,077 traffic stops
- 61% of the traffic stops resulted in a citation
- 899 drivers warned via written or oral communication



Our traffic officers use directed enforcement and specialized equipment such as RADAR and LASER speed-measuring devices to address traffic safety concerns. These officers are committed to the education and enforcement of traffic laws.





Traffic Crash Data

The Wildwood Police Department participates in yearly traffic initiatives to deter traffic violations. Some of these programs include Click It or Ticket and Operation Southern Slowdown, a joint effort between law enforcement agencies to target speeding and reduce speeding related injuries and fatalities.

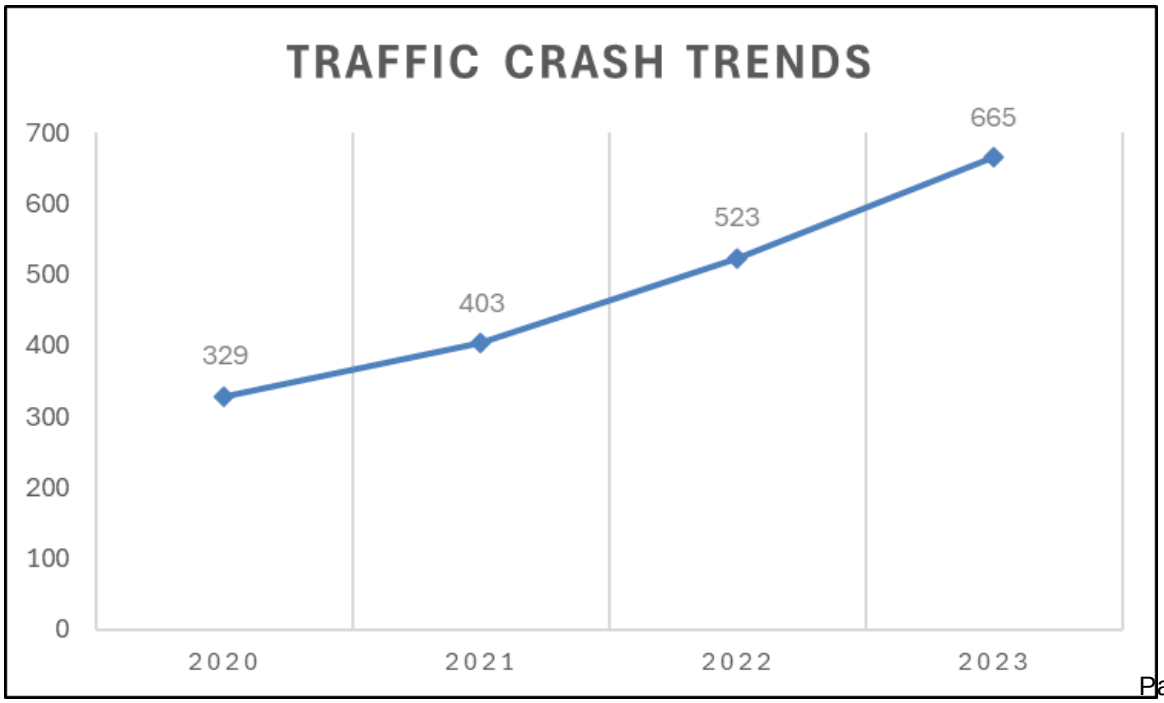
665 Traffic Crashes in 2023

663 Non-Fatal Crashes

2 Fatal Crashes

In 2023, there were 665 total crashes in the city, an increase of 140 crashes from 2022, in which there were 523 crashes total. Of the 665 crashes, two were fatal and 663 were non-fatal. This is comparable to last year's statistics, in which there were two fatal and 521 non-fatal crashes.

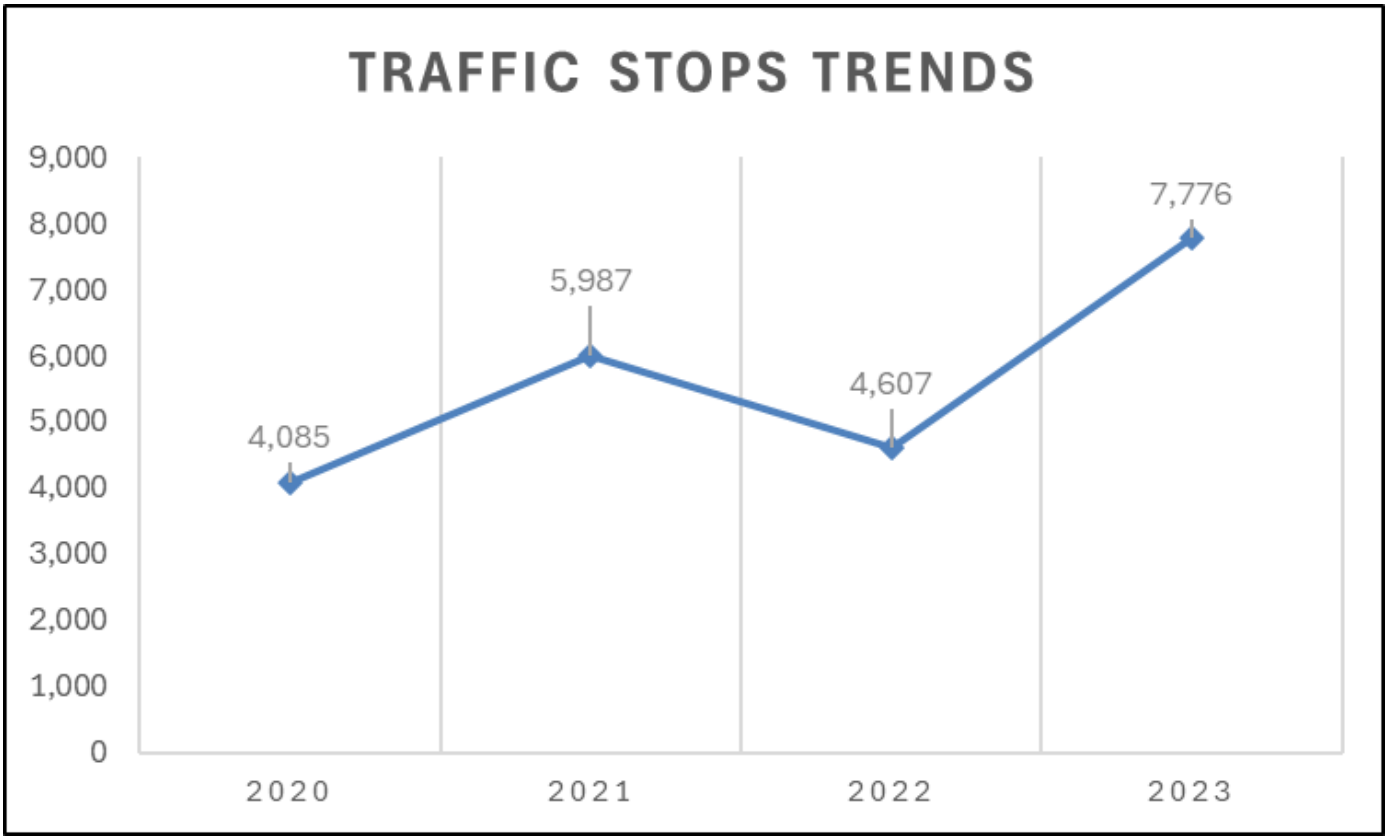
In order to combat the increase of traffic crashes, the Wildwood Police Department added two additional traffic officers to our dedicated traffic unit. There are plans to expand this unit and add a sergeant and an additional traffic officer. Furthermore, speed signs will be deployed throughout high-speed areas in order to deter motorists from speeding. In addition to these efforts, there have been targeted traffic deployments throughout the city.



Traffic Enforcement

Our agency prides itself in the deterrence of traffic violations through an increased presence of traffic officers in the community. We are committed to decreasing traffic infractions and crashes as we implement data-driven initiatives that will direct our traffic enforcement in areas that have a high volume of speeders and other traffic issues.

A review of traffic stops in the last four years shows a substantial increase in the number of traffic stops conducted by our units in 2023. The most common call for service were traffic-related calls, which includes traffic stops and traffic crashes. Our units have almost doubled the number of traffic stops conducted from the previous year!



7,776 Traffic Stops

68% increase from 2022

K9 Unit

The Wildwood Police Department K-9 Unit currently consists of one canine team, K9 Officer Warrington and K9 Taz. K9 Officer Warrington was promoted to this unit in August 2021 and assigned to K9 Taz, a single purpose Labrador Retriever.

K9 Taz is trained and certified in narcotic detection, advanced tracking, and article searches. Every year, our K9 unit receives training and recertification in detection and advanced tracking through the National Narcotic Detector Dog Association (NNDDA).



K9 UNIT HIGHLIGHTS

Certifications

Advanced Tracking and Narcotic Detection through NNDDA

Training

Over 800 training hours conducted

Deployments

K9 Taz has been used over 180 times

Our K9 Unit is continuously learning and growing. They always strive to provide the citizens of Wildwood with the best service possible, from tracking to taking drugs off the street. There are plans to expand this unit with an additional K9 officer and police service dog.

Criminal Investigations Division

The Criminal Investigations Division is responsible for investigating crimes that occur within the city limits of Wildwood.

Some responsibilities of this division are contacting victims regarding their cases, examining evidence to determine the identity of suspects involved, filing search warrant affidavits and arrest affidavits, as well as testifying in criminal court proceedings.

380 Cases Investigated

Our Criminal Investigations Division handled approximately 380 criminal cases. These cases were either forwarded by our patrol units or initiated by a detective.

112 Cases Cleared

Of the 380 cases, 112 of them were cleared. Per the FBI's definition, "clearing", or "closing", a case is when our detectives have made an arrest on a case or have closed the case due to other circumstances, such as the victim's refusal to cooperate with the investigation after the suspect has been identified.

30% Clearance Rate

Of the 380 cases investigated by our detectives, 30% of them were cleared. This clearance rate is similar to the clearance rates of other agencies in the Lake-Sumter area.



Lieutenant O'Neill



Sergeant Clarkson

Crime Scene Investigations Unit

Crime Scene is currently staffed by a non-sworn crime scene investigator/evidence custodian. This unit has two primary functions. The first function is to assist sworn personnel by responding to scenes and documenting, preserving, and collecting evidence. This includes photographing the scene, collecting various types of evidence, and dusting for latent fingerprints.

The evidence is then processed in a controlled environment at the Department's laboratory. It is packaged to best preserve the evidence for possible trial.

The second function is to organize and keep inventory of the evidence, as well as transport evidence for testing and prepare destruction orders to allow for space for incoming evidence.

Evidence Items Received: 246
Evidence Items Destroyed: 998
Guns Recovered: 35
Guns Disposed: 11
Crime Scenes Processed: 33



Community Outreach & Programs



Free Bicycle Helmet Fittings!



Christmas Gifts for Local Daycares



Christmas with a Cop Fundraiser Night



Safety Demonstrations with Local Daycares

In 2023, the Wildwood Police Department expanded its Community Outreach Unit by hiring a dedicated community outreach specialist in addition to the existing community outreach officer position. This past year, we were able to produce and participate in 69 total events.

One of our newest initiatives is the **Scams & Fraud Seminar**. After noticing a significant increase in fraudulent criminal activity within our jurisdiction, our Community Outreach Unit teamed up with the State of Florida's CFO, Jimmy Patronis' Office, Seniors vs. Crime, and Lady Lake Police Department to provide ongoing education on several fraud topics and trending scams. This event was so successful, we now offer the informational seminar to any local community groups that want us to come present to them.

The **Donate a Phone Program** is another one of our newest community outreach programs created in 2023. Throughout the year, we collected over 300 old cell phones and electronics. These devices are reset and distributed to victims of domestic violence. Each victim can receive one device as a one-time service. Each victim will receive a device that is a 911 only cell phone or has been loaded with two months of pre-paid minutes. We hope that those who receive these devices will be able to change their situation within two months.

The Wildwood Police Department's Community Outreach Unit also participated in a **Safety Seat Program**. Our community outreach specialist obtained a certification in Child Passenger Safety Seat in January 2023. Through her certification, we were able to obtain 24 free safety seats from a grant by Florida Occupant Resource Center. Throughout the year, we conducted two safety seat inspections and distributed eight safety seats for children. As part of this program, our patrol officers will hand out business cards to drivers who do not have a child properly restrained in their vehicle so that they can follow up with our community outreach specialist.

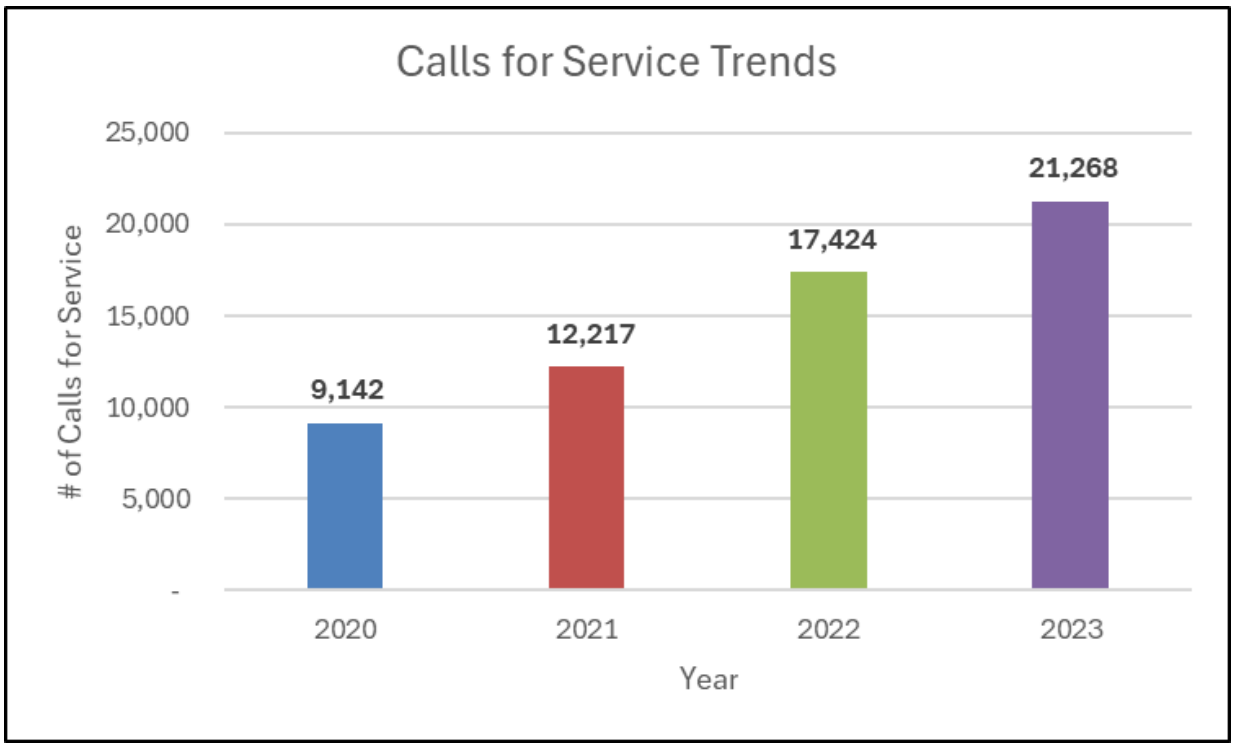
WPD also hosts several other community outreach programs such as: **Christmas with a Cop, Autism Awareness 5K Run, Suicide Prevention & Awareness Walk, and Free Bicycle Helmet Fittings**. Our agency sees the community as an integral part of policing. With a strong connection to the local community, we can be a more effective and well-respected law enforcement agency, keeping Wildwood a safer place to live.

Calls for Service

Total # of Calls for Service in 2023

21,268 calls

Calls for service increased by a total of 30%



The total number of calls for service has increased substantially in the last 3 years. As stated in previous reports, residents can fully expect the total number of calls placed to our agency for assistance to increase as the city continues to expand and grow.

More than 40% of calls for service were related to traffic issues, which includes abandoned vehicles, traffic stops, traffic crashes, and verification of license plates for car buyers.

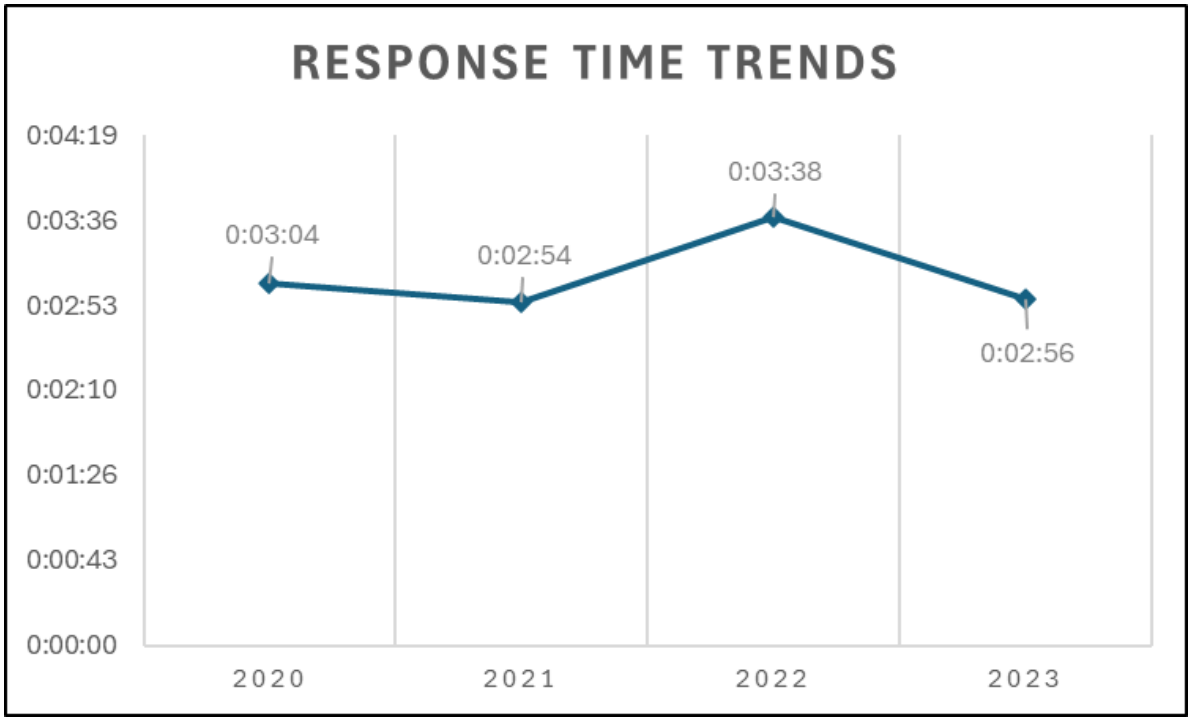
Average Response Time

The City of Wildwood continues to grow as it incorporates more land each year. Particularly towards the south end of the city near CR 470. As the City expands to 60 square miles, the Wildwood Police Department has a goal of four minutes to respond to calls for service.

2023 Average Response Time

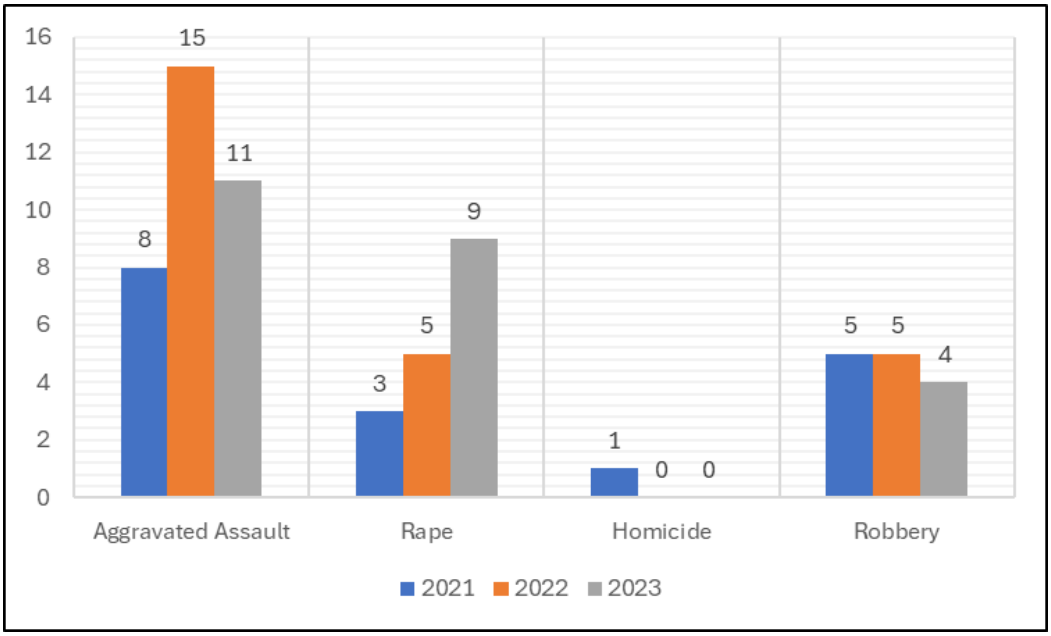
2 minutes 56 seconds | **19% decrease in response time***

Through an increase in staffing levels and data-driven directed patrols, the Wildwood Police Department has effectively decreased the average response time in 2023. This is one of the fastest response times in the past 4 years.



*In 2022, our average response time was 3 minutes and 38 seconds

Violent Crime Reduction



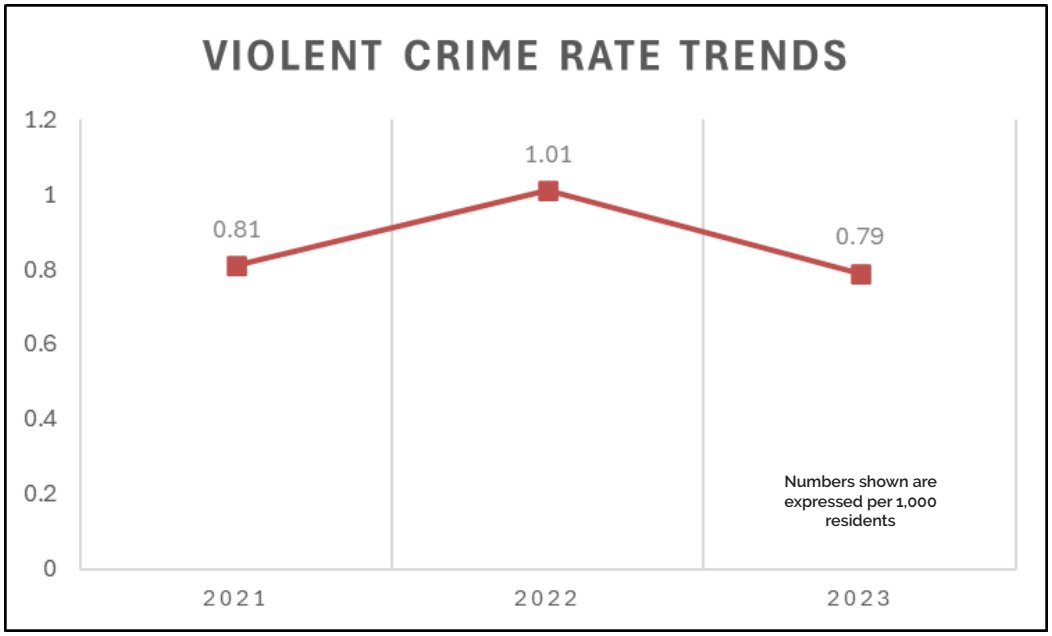
Total Violent Crime is down 4% from the previous year

Total Violent Crime 2021-2023

2021	**17 violent crimes** (Population: 20,909)
2022	**25 violent crimes** (Population: 24,681)
2023	**24 violent crimes** (Population: 30,327)

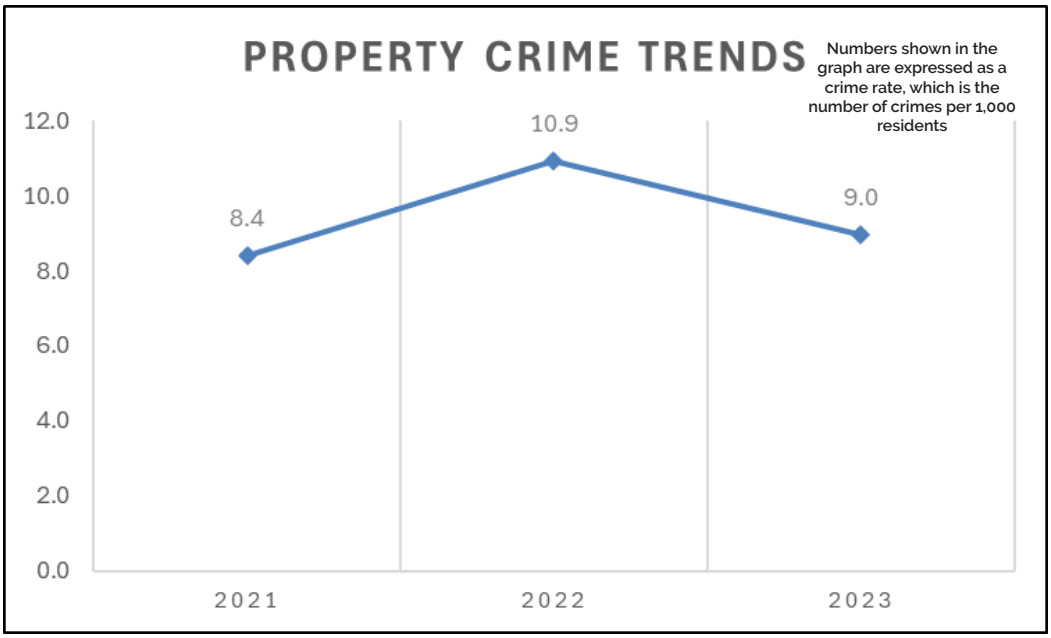
Any statistical information for 2023 released before records are certified by the State of Florida and the FBI are preliminary and could change either slightly or significantly.

.79 violent crimes per 1,000 Wildwood residents in 2023



The City experienced the **lowest violent** crime rate compared to previous years

Property Crime Reduction



The overall property crime rate for 2023 was 9.0 per 1,000 residents

Property Crime Types

Arson
Burglary
Theft
Motor Vehicle Theft

Total Property Crime Rate is down 17% from the previous year

Any statistical information for 2023 released before records are certified by the State of Florida and the FBI are preliminary and could change either slightly or significantly.

Property Crime Facts

4% increase in theft reports in 2023

15% decrease in non-home burglary reports in 2023

An increase in home burglary reports in 2023 by 2 reports

22% decrease in stolen vehicle reports in 2023

Due to the increase in theft and home burglary reports, the Wildwood Police Department has created new educational seminars that educate the public on public safety topics. This Lunch & Learn Series happens once a month and is open to the public. More information can be found on our social media pages.

Accreditation

Our agency is a fully accredited law enforcement agency. The Commission for Florida Law Enforcement Accreditation awarded the Wildwood Police Department's Accredited Agency status in 2021. Our agency will be assessed for re-accreditation in 2024.

The Commission for Florida Law Enforcement Accreditation is the governing body of all Florida accredited law enforcement agencies and sets forth standards that all accredited agencies abide by.

From the Commission, "Accreditation is the certification by an independent reviewing authority that an entity has met specific requirements and prescribed standards".



Recruitment

In 2023, the Wildwood Police Department launched a new online version of the application for employment as a law enforcement officer for our agency. Through this new online portal, we have been able to hire 16 new sworn officers to join our growing family of law enforcement professionals.

Additionally, our agency fully sponsored two cadets through the Florida Law Enforcement Basic Recruit Academy. Our agency provided funding in a partnership with Steve Munz as part of the Anthony Johnson 'AJ' Memorial Scholarship.

Our hiring team is working diligently to find and recruit the most qualified individuals to serve the Wildwood community.

New Officers Hired in 2023

SERGEANT BOWEN
OFFICER PECK
OFFICER BLASER
OFFICER DICKSON
OFFICER JACKSON
OFFICER MACK
OFFICER LEMANOWICZ
OFFICER SCHWARTZ
OFFICER LYONS
OFFICER HARRIS
OFFICER POZADA
OFFICER MIZELL
OFFICER BOURGET
OFFICER TERRACCIANO
OFFICER MCMANN
OFFICER WILSON

Social Media

Stay connected!

Stay connected with us through our social media pages on Facebook and Instagram! We have constant updates on our agency's work and additional information regarding the community we serve.



@WildwoodPoliceFL



@WildwoodPDFL

Join our growing family!

Apply Today!

The Wildwood Police Department is a modern and progressive agency with a commitment to hiring the most qualified of applicants for a career in public safety. Our starting pay is highly competitive.

Visit our application at:

PoliceApp.com

https://wildwoodpolice-fl.gov/careers/

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Wildwood Police Department Year To Date Report**

REQUESTED ACTION:

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see attached report.

Wildwood Police Department

Randy Parmer, Chief of Police

3939 County Road 462E * Wildwood, FL 34785 Phone: (352)-330-1355 Fax: 352-330-1358

Police Department Report

This report was prepared to summarize the activity of the Wildwood Police Department. Information contained in here highlights our community outreach, training, traffic enforcement, staffing levels, and response times for each quarter.

Wildwood Police Department recommended for re-accreditation:

During the first quarter of 2024, the Wildwood Police Department hosted three assessors from the Commission for Florida Law Enforcement Accreditation as part of an assessment for re-accreditation. The assessors examined all aspects of the Wildwood Police Department's policies and procedures, management, operations, and support services. The assessors determined that the Department is in compliance with approximately 260 standards.

At the end of the assessment period, the assessors recommended the Wildwood Police Department maintain accredited status. The assessors gave all our officers and staff nothing but praise and were very impressed with everyone they interacted with. The Wildwood Police Department is proud to announce that we have passed the assessment and will be presented with our re-accreditation in June.

Community Events:

Wildwood Police Department's Memorial Day Community Event
In May, the Wildwood Police Department held its second Memorial Day Community Event. We partnered with the American Legion Tri-City Post 18 and many others to honor all fallen military members who have passed away in the line of duty.

This event was successful and brought in hundreds of participants who gathered to pay respect to the soldiers who have given their lives for our country. We had an amazing guest speaker in Mr. Irving Locker, a World War II staff sergeant, who shared his story with all those who attended.

We are on track to surpass 40 community events/program in 2024
The Wildwood Police Department has put on more than 30 community events/programs that allowed our officers to connect with the community to strengthen our relationships and increase trust. Some of the events held between January and May include:

- Autism Awareness 5K Run/Walk
  - In April, the Wildwood Police Department hosted a timed run/walk 5K for the benefit of the Jack & Allie Foundation, a non-profit through ABELS Learning Academy for Autism.

- "The Brave Response" Bass Fishing Tournament
  - The Wildwood Police Department partnered with Tracy's Point Fishing Lodge to put on a bass fishing tournament. This tournament benefitted the non-profit "Combat Veterans to Careers". The Community Outreach Unit raised over $4,000 during this event.

Future Events:
We would like to invite the public to all of our future events. We hope to see our residents turn out and support!

- 2nd Annual Suicide Awareness & Prevention Walk – September 7th
- 4th Annual 'Christmas with a Cop' Golf Tournament – October 5th

Department Training:

The Wildwood Police Department strives to provide continuous training to our sworn and non-sworn personnel in order to develop their skills to better serve our community.

In addition to the various de-escalation trainings that we have conducted, we conducted other trainings including:

- Full Firearms Annual Qualification Training
  - Our officers showed proficiency with day and night qualifications for firearms. All officers reported to the gun range to be trained and assessed on the use of the agency issued handgun and rifle.
- Use of Force and Intermediate Weapons Refresher
  - This refresher course was conducted at our headquarters. This course covered the Department's use of force policy which included a refresher on the importance of de-escalation techniques and their practical use in the course of law enforcement duties.
- CPR/First Aid Training
  - Our personnel received training on proper techniques for CPR and First Aid, including adults, small children, and infants. This training also covered how to properly place an individual in need of first aid in the recovery position.
- T.I. Law Enforcement Simulator Training
  - The agency has acquired a new simulator for training purposes. The company "T.I." provided training on how to use the new simulator. Officers received training through the simulator that provided real life scenarios that they may encounter while on patrol. Additionally, decision making skills were assessed and improved upon through the use of the simulator.

Traffic Enforcement:

Throughout the year, the Department strictly enforced traffic laws throughout the city and surrounding areas of The Villages. Our traffic enforcement program is continually being monitored for the most efficient use of our resources. From January to May, officers conducted 4,979 traffic stops to date and issued 2,323 citations.

Along with our ongoing efforts, we allocate and deploy resources based on traffic complaints from residents. The traffic posts are updated weekly to reflect the changes in enforcement focus.

To date, four special traffic enforcement deployments were conducted. During this period, our officers conducted various traffic enforcements throughout The Villages. Some of their activity is summarized below:

- 51 Traffic Stops
- 39 Citations
- 8 Written Warnings
- 0 Verbal Warnings

Department Staffing Levels:

It is the goal of the Wildwood Police Department to maintain a vacancy rate of less than 10% for sworn and non-sworn personnel. Our hiring team has been working diligently to recruit the most qualified candidates to serve our community.

As of June 1st, we have a total of 64 positions within the Department.

- 56 sworn positions – 46 current employees, 10 vacancies (3 hires pending)
- 8 civilian positions – 8 current employees, 0 vacancies

The Wildwood Police Department currently maintains a 15% vacancy rate as we have 54 current employees including sworn and non-sworn personnel.

Response Time Summary:

WILDWOOD POLICE DEPARTMENT

CHIEF RANDY PARMER

Response Time Summary - All Officers

Date Range between 1/1/2024 and 3/31/2024

Priority	Average Ship Time	Average Hold Time	Average Time To Dispatch	Average En-Route Time	Average On-Scene Time	Average Total Time On Call	Records Per Priority
1	00:00:41	00:00:32	00:00:00	00:03:57	01:20:56	01:27:01	51
2	00:00:04	00:00:28	00:00:00	00:00:48	00:16:08	00:17:03	3,747
3	00:00:42	00:01:48	00:00:00	00:05:45	00:34:21	00:40:34	1,156
4	00:00:38	00:01:30	00:00:00	00:04:08	00:46:24	00:49:37	463
All	00:00:15	00:00:49	00:00:00	00:02:05	00:22:15	00:25:12	5,216

1st Quarter Response Time Summary: The average response time for the first quarter was two minutes and five seconds (00:02:05)

PD Zone Re-Configuration:

The agency will be re-configuring its patrol zones to add a new zone, Zone 6. Previously, Zone 5 was the biggest zone in the Wildwood PD's jurisdiction. Zone 5 will now be split in half at CR 470. The area south of CR 470 will now be Zone 6. With this new configuration, our resources will be allocated to better serve the city's growing population in the south end of the city and assist in reducing response times in order to provide a rapid and efficient rendering of police assistance.

