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
November 25, 2024 7:00 PM
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: SEPTEMBER 9, 2024 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: SEPTEMBER 23, 2024 REGULAR COMMISSION MEETING*

D. *MINUTES FOR APPROVAL: SEPTEMBER 25, 2024 SPECIAL COMMISSION MEETING*

E. *MINUTES FOR APPROVAL: SEPTEMBER 30, 2024 COMMISSION WORKSHOP*

F. *SP 2308-008 CANVAS AT WILDWOOD*

G. *SP 2309-008 ENCOUNTER CHURCH*

H. *SP 2405-004 NEW LIFE CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION*

I. *SP 2408-005 VOSO PH XXXI DEFG MASTER PLAN*

J. *PLAT 2409-005 VOSO UNIT 241 FINAL PLAT*

K. *PLAT 2409-009 VOSO UNIT 190 FINAL PLAT*

L. *EXTENSION OF SITE PLAN APPROVAL SP 2302-012 THE CASABLANCA AT WILDWOOD*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2024-67 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.59 ACRES GENERALLY LOCATED APPROXIMATELY 0.30 MILES SOUTHEAST OF THE E SR 44 AND MEGGISON RD INTERSECTION, IN SECTION 16, 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 2410-002 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003
The applicant/owner Heushtein A. Moise has submitted a voluntary annexation application for parcels G16A002, G16A008, G16A011, & G16DA003. The property to be annexed totals 0.59 acres MOL and is generally located

approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection within the Hearty Host Lake Resort according to Plat Book 3 Page 57 and Plat Book 4 Page 62.
Staff recommends approval.

B. ***ORDINANCE NO. O2024-71 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 10.02 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 500 AND EC 470, IN SECTION 9 AND 10, TOWNSHIP 20 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 2409-001 Indian Oaks Self Storage

The applicant, LPG Urban & Regional Planners, on behalf of the owner,JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019 has submitted a voluntary annexation application for parcel K09A020. The property to be annexed totals 10.02 acres MOL and is located at 227 CR 500 at the northeast corner of the intersection of CR 500 and E C 470.
Staff recommends approval.

C. ***ORDINANCE NO. O2024-73 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 9.745 ACRES LOCATED JUST SOUTH OF C-44A AND APPROXIMATELY 0.20 MILES EAST OF THE INTERSECTION OF C44-A AND SOUTH BUENA VISTA BLVD., IN SECTION 16, 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 2410-003 VOSO 11th Amendment Annexation

Parcel G16-005 and Portion of Parcel G16-100
The applicant, The Villages Development Company, LLC, has submitted a voluntary annexation application for parcel G16-005 and portion of Parcel G16-100. The area to be annexed is approximately 9.475 acres of land with both parcels combined. The subject parcel is located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd.

Staff recommends approval

D. ***ORDINANCE NO. O2024-75 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 103.5 ACRES LOCATED JUST SOUTH OF E C 466, JUST NORTH OF CR 214, APPROXIMATELY 0.50 MILES WEST OF CR 209 AND APPROXIMATELY 0.25 MILES EAST OF CR 223, IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST; ADDRESSED AS 2277 E C 466, OXFORD, FL 34484, 2483 E C 466, OXFORD, FL 34484, AND 2700 CR 214, OXFORD, FL 34484, WHICH IS CONTIGUOUS BUT IS NOT 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 2408-002 Canan Oaks

Parcels C13-003, C13-017, C13-019 and C13-039
The applicant, ACM Orlando Properties, LLC, has submitted an annexation application on behalf of property owners, R. Wendell Warnock Family Trust and The Jones Family Trust, for parcels C13-003, C13-017, C13-019, and C13-039. The area to be annexed is approximately 103.5 acres of land with all four parcels combined. The subject parcels are located at 2277 E C 466, 2483 E C 466 and 2700 CR 214 in Oxford, FL.
Staff recommends approval

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

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

A. ***ORDINANCE NO. O2024-69 -*** *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 2410-001 Greatest American Hero

Parcel D19-067
The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County) to Low Density Residential (City) for the parcel listed above on 5 acres MOL. The request is accompanied by rezoning request RZ 2410-001 (O2024-69).

The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

B. ***ORDINANCE NO. O2024-70 -*** *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 2410-001 Greatest American Hero

Parcel D19-067
The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2410-001 (O2024-69).
The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

C. ***ORDINANCE NO. O2024-76 -*** *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 2409-001 Indian Oaks Self Storage

Parcel K09A020
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 Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by a rezoning request RZ 2409-001 (O2024-77).
Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2024-77 -*** *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 2409-001 Indian Oaks Self Storage

Parcel K09A020
The applicant seeks favorable approval from the City Commission for a Zoning

Map amendment to change the zoning district from RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77). **Special Magistrate recommends approval.**

E. ***ORDINANCE NO. O2024-79 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.182 ACRES LOCATED AT 102 GATOR CT., IN SECTION 27, 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 2410-005 Floeter House

The applicant, Auqa Cops Inc., on behalf of the owner, Matthew R. Floeter has submitted a voluntary annexation application for parcel G27B010. The property to be annexed totals 0.182 acres MOL and is located at 102 Gator Ct. **Staff recommends approval.**

8. <u>Resolutions for Approval</u>

9. <u>Financial & Contracts & Agreements</u>

A. *APPROVAL OF AWARD FOR INVITATION TO BID (ITB) #2024-31 JACKSON STREET IMPROVEMENTS*

B. *AUTHORIZATION FOR ENGINEERING SERVICES WITH KIMLEY HORN TO COMPLETE OSCEOLA AVE DRAINAGE IMPROVEMENT DESIGN SERVICES FOR A NOT TO EXCEED AMOUNT OF $65,000*

C. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION NO. 5 IN THE AMOUNT OF $660,596.20*

D. *APPROVAL OF AWARD FOR REQUEST FOR PROPOSAL (RFP) #2024-28 HA5 ASPHALT SURFACE TREATMENT*

E. *ZIENTARA LOOP EMERGENCY STORMWATER PIPE REPAIR FOR AN AMOUNT NOT TO EXCEED $67,328.00*

F. *LAKE DEATON FRDAP AGREEMENT GRANT AWARD ACCEPTANCE*

G. *FIRST AMENDMENT TO INTERLOCAL AGREEMENT WITH SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT*

H. *INTERLOCAL AGREEMENT WITH VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT*

10. **General Items for Consideration/Discussion and Other Business**

    A. *REQUEST FOR CODE ENFORCEMENT LIEN REDUCTION - 404 KILGORE STREET*

11. **Appointments**

12. **City Manager Reports**

    A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

    B. *REQUEST FOR SPECIAL CALLED MEETING ON DECEMBER 2, 2024, AT 9 AM*

13. **Other Department Reports**

    A. *PUBLIC WORKS QUARTERLY REPORT - FACILITIES*

    B. *UTILITY DEPARTMENT QUARTERLY UPDATE - COLLECTIONS*

14. **Commission Members Reports**

15. **City Attorney Reports**

16. **Adjournment**

Upcoming Events

November 28 & 29, 2024 - Thanksgiving Holiday - City Hall Closed

December 2, 2024 - Special Commission Meeting at City Hall at 9am

December 6, 2024 - Winterfest & Light Up Wildwood Christmas Parade at City Hall from 6:00pm to 9:00pm

December 9, 2024 - City Commission Meeting at City Hall at 9am

November 25, 2024 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *11/30/24*
Expend Account Range: *First to zzz-zzz-zz-zzzz* ***Include Non-Budget:*** *No*
Print Zero YTD Activity: *No* ***Prior Year:*** *Thru 09/30/24*

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	16,456,763.87	18,515,900.00	556,716.30	17,959,183.70-	3
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	118,554.21	1,118,945.79-	10
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,339,194.35	4,870,300.00	583,678.65	4,286,621.35-	12
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,072,269.64	1,155,000.00	77,711.70	1,077,288.30-	7
001-313-1010	FRANCHISE TAX- SECO	1,554,050.55	1,760,000.00	344,855.21	1,415,144.79-	20
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	66,911.28	99,000.00	13,359.31	85,640.69-	13
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	310,392.95	396,000.00	44,676.53	351,323.47-	11
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	0.00	66,000.00	0.00	66,000.00-	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	29,972.33	0.00	6,595.49	6,595.49	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	76,378.35	82,500.00	14,546.80	67,953.20-	18
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	23,963.39	15,000.00	3,105.61	11,894.39-	21
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	942,922.02	965,000.00	0.00	965,000.00-	0
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	23,501.96	15,000.00	3,488.03	11,511.97-	23
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	7,688.57	500.00	3,667.43	3,167.43	733
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	238,066.98	242,000.00	7,521.67	234,478.33-	3
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	427,148.24	385,000.00	31,112.31	353,887.69-	8
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	907,816.64	896,500.00	73,782.73	822,717.27-	8
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,449,453.33	1,265,000.00	323,589.36	941,410.64-	26
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	0.00	126,500.00-	0
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,645.91	275,000.00	18,216.86	256,783.14-	7
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	143,386.51	220,000.00	11,250.16	208,749.84-	5
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,633.68	18,700.00	2,209.74	16,490.26-	12
001-314-4030	FERRELLGAS LP	1,743.86	1,500.00	144.54	1,355.46-	10
001-314-4040	CIRCLE K STORES	311.99	200.00	26.59	173.41-	13

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	57,398.27	60,500.00	13,585.98	46,914.02-	22
001-314-4081	LEESBURG GAS UTILITY TAX	122,787.58	99,000.00	24,317.79	74,682.21-	25
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,988.08	15,000.00	967.37	14,032.63-	6
001-314-4150	CVS	398.98	300.00	8.70	291.30-	3
001-314-4151	AMERIGAS PROPANE	4,572.29	8,000.00	62.38	7,937.62-	1
001-314-4152	LOWE'S PROPANE TAX	1,823.64	2,500.00	355.65	2,144.35-	14
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	322.84	300.00	41.08	258.92-	14
001-314-4160	TECO-PEOPLES GAS	401,221.17	396,000.00	30,946.42	365,053.58-	8
001-314-4162	GAS SOUTH UTILITY TAX	741.50	440.00	72.94	367.06-	17
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	256,908.06	187,000.00	0.00	187,000.00-	0
001-314-4191	PUBLIX UTILITY TAX	807.89	1,000.00	67.77	932.23-	7
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,561.15	5,000.00	248.31-	5,248.31-	5-
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	2,471.08	200.00	1,168.96	968.96	584
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	71,411.12	836,588.88-	8
001-331-5000	FEMA GRANT	33,192.46	0.00	0.00	0.00	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	85,014.96	995,785.04-	8
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	969.12	15,530.88-	6
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,067.02	567.02	108
001-335-1800	1/2 CENT SALES TAX	2,184,670.71	2,255,570.00	185,331.84	2,070,238.16-	8
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,382.24	3,000.00	436.78	2,563.22-	15
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	60,326.00	698,674.00-	8
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	100.00	400.00-	20
001-347-4000	SPECIAL EVENT PERMIT FEE	0.00	0.00	850.00	850.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	143,962.95	70,000.00	14,162.20	55,837.80-	20
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	2,607.32	2,607.32	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	2,991.14	7,008.86-	30

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	161.17	1,338.83-	11
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	0.00	100.00-	0
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	18.14	781.86-	2
001-350-1000	FINES	85,329.42	30,000.00	5,960.91	24,039.09-	20
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	282.54	1,217.46-	19
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	508.08	1,991.92-	20
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	0.00	100,000.00-	0
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	732.15	4,267.85-	15
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	4,747.50	14,102.50-	25
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.44	18,900.00	0.00	18,900.00-	0
001-369-0050	AUCTION PROCEEDS	3,620.00	10,000.00	0.00	10,000.00-	0
001-369-0052	SPONSORSHIPS	6,000.00	0.00	0.00	0.00	0
001-369-0058	DONATIONS	11,664.25	0.00	100.00	100.00	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	230.02	69.98-	77
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	7,685.00	22,315.00-	26
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,156.37	15,000.00	450.00	14,550.00-	3
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	350.00	3,150.00-	10
001-369-3700	MISCELLANEOUS POLICE DONATIONS	5,200.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	7,600.00	2,500.00	0.00	2,500.00-	0
001-369-4000	FUEL TAX REFUND	12,909.89	10,000.00	4,610.30	5,389.70-	46
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	21,489.96	0.00	0.00	0.00	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	8,200,000.00	0.00	8,200,000.00-	0
	GENERAL FUND Revenue Totals	**36,412,547.02**	**47,367,960.00**	**2,768,259.27**	**44,599,700.73-**	**5**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

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	51,185.79	53,441.00	8,613.78	44,827.22	16
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	659.00	3,489.00	16
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	5,054.56	26,305.44	16
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	47.50	47.50-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	195.93	195.93-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	252.74	6,747.26	4
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	0.00	2,000.00	0
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	1,426.52	6,793.48	17
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	95.00	0.00	103.93	103.93-	0
001-511-30-4300	UTILITIES EXPENSE	1,030.21	1,800.00	0.00	1,800.00	0
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	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	64.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	4,851.87	6,600.00	5,048.00	1,552.00	76
001-511-30-5500	TRAINING	2,050.00	2,800.00	0.00	2,800.00	0
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	50,000.00	0.00	50,000.00	0
	511 LEGISLATIVE- CITY COMMISSION:	**109,526.05**	**176,919.00**	**21,401.96**	**155,517.04**	**12**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	428,739.59	556,477.00	84,406.86	472,070.14	15
001-512-10-1500	SICK LEAVE	11,907.39	0.00	1,939.57	1,939.57-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	1,350.78	1,350.78-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	0.00	0.00	0
001-512-10-2100	FICA EXPENSE	36,482.06	43,130.00	6,135.55	36,994.45	14

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-2200	RETIREMENT	133,280.46	148,341.00	23,752.78	124,588.22	16
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	18.00	18.00-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	9,802.30	44,197.70	18
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	391.85	608.15	39
001-512-30-3100	PROFESSIONAL SERVICES	353,613.91	255,000.00	7,522.50	247,477.50	3
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	0.00	750.00	0
001-512-30-4000	TRAVEL & PER DIEM	8,949.30	13,300.00	1,669.00	11,631.00	13
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	162.39	4,837.61	3
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	10,499.56	13,640.44	43
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	32.34	3,967.66	1
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	0.00	1,000.00	0
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	262.22	5,537.78	5
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	0.00	2,500.00	0
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	75.09	2,024.91	4
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	0.00	7,250.00	0
001-512-30-5250	FUEL EXPENSE	160.37	500.00	0.00	500.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	2,951.88	6,300.00	835.00	5,465.00	13
001-512-30-5500	TRAINING	5,620.72	13,700.00	0.00	13,700.00	0
	512 EXECUTIVE- CITY MANAGER:	**1,106,779.52**	**1,144,288.00**	**148,855.79**	**995,432.21**	**13**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	290,871.37	472,893.00	55,629.16	417,263.84	12
001-513-10-1300	OVERTIME	0.00	500.00	342.65	157.35	69
001-513-10-1500	SICK LEAVE	10,033.94	0.00	2,151.96	2,151.96-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	1,308.88	1,308.88-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	0.00	0.00	0
001-513-10-2100	FICA EXPENSE	25,248.81	36,654.00	4,546.61	32,107.39	12

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-2200	RETIREMENT	49,997.39	70,001.00	8,930.04	61,070.96	13
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	18.00	18.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	9,217.60	66,382.40	12
001-513-10-2500	UNEMPLOYMENT COMPENSATION	377.40	0.00	0.00	0.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	2,000.00	783.71	1,216.29	39
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	13,380.00	0.00	13,380.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	0.00	35,000.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	2,823.74	24,886.26	10
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	5,478.69	7,500.00	251.93	7,248.07	3
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	43,546.40	21,703.60	67
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	49.28	1,550.72	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	3.45	7,846.55	0
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	1,487.58	28,512.42	5
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	44.10	7,455.90	1
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	358,999.50	91,000.50	80
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	1,198.71	28,801.29	4
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	681.86	5,318.14	11
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	3,701.71	6,850.00	438.56	6,411.44	6
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	951.89	7,248.11	12
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	0.00	2,100.00	0
001-513-30-5500	TRAINING	2,291.00	10,050.00	0.00	10,050.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	0.00	118,240.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	0.00	16,200.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	0.00	241,640.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	0.00	49,980.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	339,576.44	345,960.00	172,173.19	173,786.81	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	39,093.10	37,536.90	51
	513 CLERK/FINANCE DEPARTMENT:	**1,808,215.52**	**2,219,668.00**	**704,671.90**	**1,514,996.10**	**32**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	628,253.38	962,068.00	107,990.13	854,077.87	11
001-516-10-1300	OVERTIME	0.00	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	19,673.72	0.00	1,521.60	1,521.60-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	7,577.81	7,577.81-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	0.00	0.00	0
001-516-10-2100	FICA EXPENSE	53,876.10	72,604.00	8,957.31	63,646.69	12
001-516-10-2200	RETIREMENT	112,305.15	156,201.00	18,618.60	137,582.40	12
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	36.00	36.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	16,598.18	129,201.82	11
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	1,175.56	1,824.44	39
001-516-30-3100	PROFESSIONAL SERVICES	926,132.47	845,000.00	952.50	844,047.50	0
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	0.00	2,500.00	0
001-516-30-4000	TRAVEL & PER DIEM	3,064.88	13,000.00	1,931.24	11,068.76	15
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	445.74	8,554.26	5
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	48,921.31	20,098.69	71
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	5,287.98	29,912.02	15
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	175.16	1,824.84	9
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	181.16	4,818.84	4
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	71.73	4,928.27	1
001-516-30-4950	CODE ENFORCEMENT	18,597.72	40,000.00	1,235.39	38,764.61	3
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	97.02	6,902.98	1
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	0.00	7,000.00	0

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001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	0.00	1,800.00	0
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	0.00	4,000.00	0
001-516-30-5500	TRAINING	6,929.09	25,000.00	300.00	24,700.00	1
	516 DEVELOPMENT SERVICES:	**2,068,276.36**	**2,411,193.00**	**222,074.42**	**2,189,118.58**	**9**
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	210,623.33	274,463.00	35,957.82	238,505.18	13
001-518-10-1500	SICK LEAVE	6,178.18	0.00	3,683.32	3,683.32-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	567.33	567.33-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	0.00	0.00	0
001-518-10-2100	FICA EXPENSE	17,733.46	21,274.00	3,042.27	18,231.73	14
001-518-10-2200	RETIREMENT	32,154.21	37,411.00	5,480.45	31,930.55	15
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	9,209.16	33,990.84	21
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	223.32	276.68	45
001-518-30-3100	PROFESSIONAL SERVICES	12,452.00	45,000.00	7,690.58	37,309.42	17
001-518-30-3400	OTHER CONTRACTUAL SERVICES	4,650.67	11,000.00	0.00	11,000.00	0
001-518-30-4000	TRAVEL & PER DIEM	2,081.56	7,500.00	25.41-	7,525.41	0-
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	108.08	8,391.92	1
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	6,374.11	19,935.89	24
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	25.53	250.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,596.64	2,300.00	0.00	2,300.00	0
001-518-30-4600	REPAIR & MAINTENANCE	1,057.34	2,500.00	95.01	2,404.99	4
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	583.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	746.44	1,200.00	19.54	1,180.46	2
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	22.99	7,477.01	0
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	599.00	12,000.00	883.42	11,116.58	7

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001-518-30-5550	LICENSING	13,428.69	50,000.00	6,197.46	43,802.54	12
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMI	**392,769.92**	**553,908.00**	**79,829.45**	**474,078.55**	**14**
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	159,628.43	216,128.00	33,519.65	182,608.35	16
001-519-10-1500	SICK LEAVE	6,062.51	0.00	150.47	150.47-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	290.45	290.45-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	0.00	0.00	0
001-519-10-2100	FICA EXPENSE	13,772.74	16,751.00	2,597.99	14,153.01	16
001-519-10-2200	RETIREMENT	24,462.40	29,460.00	4,628.82	24,831.18	16
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	18.00	18.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	4,614.70	27,785.30	14
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	109.76	240.24	31
001-519-30-3100	PROFESSIONAL SERVICES	13,401.25	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,601.33	6,650.00	622.97	6,027.03	9
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	0.00	8,500.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,274.01	5,000.00	181.40	4,818.60	4
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	13,597.29	46,802.71	23
001-519-30-4150	ADVERTISING/RECRUITING	8,648.88	8,500.00	745.92	7,754.08	9
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	28.98	471.02	6
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	136.05	2,163.95	6
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	261.39	5,238.61	5
001-519-30-4800	EMPLOYEE PROGRAMS	12,341.09	18,740.00	3,804.82	14,935.18	20
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	36.97	963.03	4
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	55.28	1,444.72	4
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	349.90	4,600.10	7

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001-519-30-5250	FUEL EXPENSE	262.89	600.00	0.00	600.00	0
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	0.00	2,060.00	0
001-519-30-5500	TRAINING	3,676.73	5,330.00	0.00	5,330.00	0
001-519-30-5501	STAFF TRAINING PROGRAMS	707.63	6,650.00	526.30	6,123.70	8
	519 HUMAN RESOURCE DEPARTMENT:	**351,728.92**	**448,269.00**	**66,277.11**	**381,991.89**	**15**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,954,476.67	4,992,735.00	561,099.61	4,431,635.39	11
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	2,940.00	18,625.00	14
001-521-10-1250	ON CALL	11,550.00	13,000.00	1,750.00	11,250.00	13
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	2,898.42	17,201.58	14
001-521-10-1300	OVERTIME	147,305.59	160,000.00	29,521.95	130,478.05	18
001-521-10-1500	SICK LEAVE	68,753.71	0.00	10,340.63	10,340.63-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	20,288.43	20,288.43-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	4,530.00	51,470.00	8
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	0.00	0.00	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	89,692.37	10,307.63	90
001-521-10-2100	FICA EXPENSE	274,460.82	378,514.00	55,468.44	323,045.56	15
001-521-10-2200	RETIREMENT	1,094,406.39	1,563,616.00	220,184.13	1,343,431.87	14
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	117.00	117.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	84,788.97	671,211.03	11
001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	47,022.32	72,977.68	39
001-521-30-3100	PROFESSIONAL SERVICES	48,196.91	52,000.00	268.69	51,731.31	1
001-521-30-3400	OTHER CONTRACTUAL SERVICES	34,875.24	92,000.00	2,615.55	89,384.45	3
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	477.32	24,522.68	2
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	1,132.70	15,867.30	7
001-521-30-4000	TRAVEL & PER DIEM	13,591.05	15,000.00	559.36	14,440.64	4

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-521-30-4100	TELEPHONE EXPENSE	68,470.38	107,000.00	1,528.92	105,471.08	1
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	36,379.06	217,450.94	14
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	30.17	1,969.83	2
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	290.62	64,709.38	0
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	230.60	4,769.40	5
001-521-30-4600	REPAIR & MAINTENANCE	70,211.80	90,000.00	5,915.04	84,084.96	7
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,368.21	11,000.00	272.04	10,727.96	2
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	435.93	4,564.07	9
001-521-30-5200	OPERATING SUPPLIES	49,705.67	85,000.00	5,760.30	79,239.70	7
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	351.34	199,648.66	0
001-521-30-5400	SUBSCRIPTIONS/DUES	1,438.60	4,500.00	3,094.95	1,405.05	69
001-521-30-5500	TRAINING	14,045.20	40,000.00	0.00	40,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	468,414.14	466,400.00	0.00	466,400.00	0
	521 POLICE DEPARTMENT:	**6,812,795.93**	**9,721,260.00**	**1,189,984.86**	**8,531,275.14**	**12**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,251,663.26	1,593,584.00	215,557.21	1,378,026.79	14
001-541-10-1250	ON CALL	6,400.00	6,500.00	1,000.00	5,500.00	15
001-541-10-1300	OVERTIME	22,268.31	12,000.00	7,491.47	4,508.53	62
001-541-10-1500	SICK LEAVE	52,339.30	0.00	10,691.89	10,691.89-	0
001-541-10-1600	VACATION PAY	77,708.85	0.00	8,068.48	8,068.48-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	0.00	0.00	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	47,934.38	47,934.38-	0
001-541-10-2100	FICA EXPENSE	111,689.49	123,526.00	22,177.61	101,348.39	18
001-541-10-2200	RETIREMENT	232,011.35	247,428.00	45,955.82	201,472.18	19
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	18.00	18.00-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	280,800.00	42,391.44	238,408.56	15
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	15,674.11	24,325.89	39
001-541-30-3100	PROFESSIONAL SERVICES	245,750.47	300,000.00	151.29	299,848.71	0
001-541-30-3400	OTHER CONTRACTUAL SERVICES	939,749.83	368,100.00	7,803.32	360,296.68	2
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	375,445.72	450,800.00	20,203.59	430,596.41	4
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	738.15	7,261.85	9
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	0.00	2,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	25,612.40	24,600.00	666.52	23,933.48	3
001-541-30-4110	IT LICENSING / EQUIPMENT	58,369.96	92,430.00	11,837.86	80,592.14	13
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	59.09	150.00	8.00	142.00	5
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	2,620.25	23,579.75	10
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	219,120.17	1,113,279.83	16
001-541-30-4400	RENTAL & LEASING	24,472.05	7,580.00	14,050.93	6,470.93-	185
001-541-30-4600	REPAIR & MAINTENANCE	54,567.73	51,500.00	9,150.90	42,349.10	18
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	233.59	19,766.41	1
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,000,000.00	0.00	1,000,000.00	0
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	4,791.05	6,000.00	45.60	5,954.40	1
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	1,727.53	2,302.47	43
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	361.33	2,638.67	12
001-541-30-5200	OPERATING SUPPLIES	72,274.46	70,000.00	12,427.30	57,572.70	18
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	0.00	35,000.00	0
001-541-30-5400	SUBSCRIPTIONS/DUES	6,771.51	11,350.00	903.96	10,446.04	8
001-541-30-5500	TRAINING	11,801.56	31,100.00	633.17	30,466.83	2
001-541-60-6115	CITY HALL / ANNEX REHAB	19,543.08	0.00	0.00	0.00	0
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	51,526.72	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	74,069.96	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	228,974.86	73,500.00	0.00	73,500.00	0
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	29,231.37	0.00	0.00	0.00	0
001-541-60-6691	INTEREST-EQUIPMENT LEASE	1,100.13	0.00	0.00	0.00	0
	541 PUBLIC WORKS/STREET DEPT.	**5,410,699.22**	**6,225,078.00**	**719,643.87**	**5,505,434.13**	**12**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	235,704.18	297,335.00	45,085.78	252,249.22	15
001-549-10-1300	OVERTIME	357.18	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	8,446.78	0.00	0.00	0.00	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	4,889.34	4,889.34-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	0.00	0.00	0
001-549-10-2100	FICA EXPENSE	20,836.85	23,048.00	3,823.11	19,224.89	17
001-549-10-2200	RETIREMENT	37,004.67	40,530.00	6,811.59	33,718.41	17
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	9.00	9.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	8,900.14	45,099.86	16
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	5,877.79	9,122.21	39
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	7,426.80	10,200.00	723.08	9,476.92	7
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	220.61	3,279.39	6
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	1,948.97	3,500.00	148.34	3,351.66	4
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	4,394.07	48,185.93	8
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	24.20	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,372.77	7,000.00	348.02	6,651.98	5
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	225.20	2,274.80	9
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	0.00	5,000.00	0
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	0.00	700.00	0
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	0.00	1,500.00	0
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	8,647.02	71,352.98	11
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	0.00	4,000.00	0
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	0.00	800.00	0
001-549-30-5500	TRAINING	575.00	2,500.00	0.00	2,500.00	0
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	**503,140.65**	**605,993.00**	**90,103.09**	**515,889.91**	**15**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	658,867.39	1,056,402.00	108,270.92	948,131.08	10
001-572-10-1250	ON CALL	5,900.00	6,500.00	1,000.00	5,500.00	15
001-572-10-1300	OVERTIME	11,799.47	2,000.00	2,047.24	47.24-	102
001-572-10-1500	SICK LEAVE	14,672.97	0.00	1,497.98	1,497.98-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	6,409.43	6,409.43-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	0.00	0.00	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	57,959.88	76,642.00	9,120.76	67,521.24	12
001-572-10-2200	RETIREMENT	100,328.84	171,109.00	16,250.42	154,858.58	10
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	9.00	9.00-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	25,007.55	190,992.45	12
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	5,094.08	7,905.92	39
001-572-30-3100	PROFESSIONAL SERVICES	6,047.10	14,000.00	75.00	13,925.00	1
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	44,795.53	160,104.47	22
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	241.88	9,908.12	2
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	2.50	4,547.50	0
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	1,603.99	26,896.01	6

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-30-4110	IT LICENSING / EQUIPMENT	43,271.29	44,000.00	10,412.03	33,587.97	24
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,972.48	25,000.00	1,025.40	23,974.60	4
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	3.25	150.00	8.69	141.31	6
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	3,596.97	36,403.03	9
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	163.98	6,736.02	2
001-572-30-4600	REPAIR & MAINTENANCE	68,556.08	100,750.00	6,292.20	94,457.80	6
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	732.00	37,268.00	2
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	124.96	9,875.04	1
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	410.27	4,889.73	8
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,740.43	12,000.00	896.11	11,103.89	7
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	169.96	4,830.04	3
001-572-30-4910	SPECIAL EVENTS	136,370.36	170,000.00	15,909.97	154,090.03	9
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	102,467.15	109,400.00	15,814.92	93,585.08	14
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	0.00	52,500.00	0
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	175.00	2,275.00	7
001-572-30-5100	OFFICE SUPPLIES	2,732.42	4,500.00	210.95	4,289.05	5
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	9,732.53	78,767.47	11
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	0.00	25,000.00	0
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	0.00	62,000.00	0
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	170.00	3,040.00	5
001-572-30-5500	TRAINING	7,393.81	8,500.00	142.42	8,357.58	2
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	9,772.26	0.00	0.00	0.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	8,999.92	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	105,095.10	132,100.00	0.00	132,100.00	0
	572 PARKS & RECREATION:	**2,000,621.38**	**2,749,013.00**	**287,414.64**	**2,461,598.36**	**10**
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-575-10-1200	SALARIES	74,595.83	129,843.00	14,008.97	115,834.03	11
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	5,739.01	10,070.00	1,071.69	8,998.31	11
001-575-10-2200	RETIREMENT	9,179.83	17,700.00	1,662.68	16,037.32	9
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	19.00	19.00-	0
001-575-30-3100	PROFESSIONAL SERVICES	176.29	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	20,173.73	15,000.00	5,347.06	9,652.94	36
001-575-30-3450	CLOTHING AND UNIFORMS	845.36	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	0.00	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	3.30	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	4,547.12	40,452.88	10
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	202.96	4,297.04	5
001-575-30-4600	REPAIR & MAINTENANCE	47,541.00	50,000.00	3,275.70	46,724.30	7
001-575-30-5100	OFFICE SUPPLIES	504.23	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	18,789.56	20,000.00	320.60	19,679.40	2
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	42,694.25	0.00	363.11	363.11-	0
	575 COMMUNITY CENTER:	**279,425.25**	**304,243.00**	**30,818.89**	**273,424.11**	**10**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,576,248.00	0.00	6,576,248.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	215,690.00	231,880.00	0.00	231,880.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	3,000,000.00	4,000,000.00	0.00	4,000,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00	0
	581 Total	**18,915,690.00**	**14,231,880.00**	**0.00**	**14,231,880.00**	**0**
	GENERAL FUND Expenditure Totals	**39,759,668.72**	**47,367,960.00**	**3,561,075.98**	**43,806,884.02**	**8**

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001 GENERAL FUND	Prior	YTD
Revenues:	**36,412,547.02**	**2,768,259.27**
Expenditures:	**39,759,668.72**	**3,561,075.98**
Net Income:	**3,347,121.70 -**	**792,816.71 -**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	0.00	200.00-	0
101-366-1350	CONTRIBUTIONS/DUES	1,310.00	2,000.00	0.00	2,000.00-	0
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	300.00	300.00-	50
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	64,000.00	0.00	64,000.00-	0
	CEMETERY FUND Revenue Totals	**2,315.76**	**66,800.00**	**300.00**	**66,500.00-**	**0**

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
101-569-30-4600	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**	**800.00**	**0.00**	**800.00**	**0**
101-580-90-9999	CONTINGENCY	0.00	66,000.00	0.00	66,000.00	0
	CEMETERY FUND Expenditure Totals	**0.00**	**66,800.00**	**0.00**	**66,800.00**	**0**

101 CEMETERY FUND	Prior	YTD
Revenues:	**2,315.76**	**300.00**
Expenditures:	**0.00**	**0.00**
Net Income:	**2,315.76**	**300.00**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	0.00	5,000.00-	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	395,695.00	405,500.00	0.00	405,500.00-	0
104-382-0010	TRANSFER FROM GENERAL	215,690.00	231,880.00	0.00	231,880.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,964,000.00	0.00	1,964,000.00-	0
	COMMUNITY REDEVELOPMENT Revenue Tot	**628,694.79**	**2,606,380.00**	**0.00**	**2,606,380.00-**	**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	45,480.57	73,893.00	7,795.59	66,097.41	11
104-550-10-1500	SICK LEAVE	773.95	0.00	184.76	184.76-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	506.28	506.28-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	0.00	0.00	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	649.22	5,009.78	11
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	2,929.58	22,580.42	11
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	672.36	3,215.64	17
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	200.00	0.00	200.00	0
104-550-30-5500	TRAINING	0.00	1,500.00	0.00	1,500.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	3,891.36	40,000.00	0.00	40,000.00	0
104-550-60-6390	OTHER MISC PROJECTS	0.00	500,000.00	0.00	500,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	8,679.00	0.00	0.00	0.00	0
	550 COMM REDEVELOPMENT DEPT.:	**91,771.18**	**676,400.00**	**12,737.79**	**663,662.21**	**2**
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,929,980.00	0.00	1,929,980.00	0
	COMMUNITY REDEVELOPMENT Expenditure	**91,771.18**	**2,606,380.00**	**12,737.79**	**2,593,642.21**	**0**

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	**628,694.79**	**0.00**
Expenditures:	**91,771.18**	**12,737.79**
Net Income:	**536,923.61**	**12,737.79-**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	27,072.00	15,000.00	4,765.00	10,235.00-	32
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	76,800.00	0.00	76,800.00-	0
	BAKER HOUSE Revenue Totals	**27,085.58**	**91,900.00**	**4,765.00**	**87,135.00-**	**5**

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	79.09	900.00	0.00	900.00	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	91,000.00	0.00	91,000.00	0
	BAKER HOUSE Expenditure Totals	**79.09**	**91,900.00**	**0.00**	**91,900.00**	**0**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**27,085.58**	**4,765.00**
Expenditures:	**79.09**	**0.00**
Net Income:	**27,006.49**	**4,765.00**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	19,175.06	280,824.94-	6
107-361-0000	INTEREST	10,584.59	2,000.00	0.00	2,000.00-	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	972,500.00	0.00	972,500.00-	0
	RECREATION IMPACT FEES Revenue Totals	**311,780.93**	**1,274,500.00**	**19,175.06**	**1,255,324.94-**	**1**

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	1,274,500.00	0.00	1,274,500.00	0
	RECREATION IMPACT FEES Expenditure Tota	**0.00**	**1,274,500.00**	**0.00**	**1,274,500.00**	**0**

107 RECREATION IMPACT FEES	**Prior**	**YTD**
Revenues:	**311,780.93**	**19,175.06**
Expenditures:	**0.00**	**0.00**
Net Income:	**311,780.93**	**19,175.06**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,058,674.96	1,240,000.00	75,695.03	1,164,304.97-	6
108-361-0000	INTEREST	207.47	0.00	0.00	0.00	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,925,300.00	0.00	1,925,300.00-	0
	LAW ENFORCEMENT IMPACT FEES Revenue	**1,058,882.43**	**3,165,300.00**	**75,695.03**	**3,089,604.97-**	**2**

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	406.87	0.00	0.00	0.00	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	621,471.89	0.00	0.00	0.00	0
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:	**1,034,678.76**	**812,800.00**	**0.00**	**812,800.00**	**0**
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,352,500.00	0.00	2,352,500.00	0
	LAW ENFORCEMENT IMPACT Expenditure To	**1,034,678.76**	**3,165,300.00**	**0.00**	**3,165,300.00**	**0**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,058,882.43**	**75,695.03**
Expenditures:	**1,034,678.76**	**0.00**
Net Income:	**24,203.67**	**75,695.03**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-331-9000	FEDERAL GRANT REVENUE	0.00	675,000.00	0.00	675,000.00-	0
301-334-9000	STATE GRANT REVENUE	0.00	650,000.00	0.00	650,000.00-	0
301-361-0000	INTEREST	174,366.58	10,000.00	0.00	10,000.00-	0
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	10,000,000.00	0.00	10,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	12,240,000.00	0.00	12,240,000.00-	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**15,874,366.58**	**23,575,000.00**	**0.00**	**23,575,000.00-**	**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	41.78	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	855,347.76	325,000.00	3,378.00	321,622.00	1
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
	516 Total	**855,907.58**	**325,000.00**	**3,378.00**	**321,622.00**	**1**
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	21,713.00	0.00	0.00	0.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	229,393.67	500,000.00	0.00	500,000.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	128,115.87	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	110,940.00	0.00	0.00	0.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	100,000.00	0.00	100,000.00	0
301-541-60-6301	PLEASANTDALE REHAB	383,999.48	0.00	0.00	0.00	0
301-541-60-6302	BARWICK REHAB	29,468.20	0.00	0.00	0.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	37,620.00	900,000.00	0.00	900,000.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	76,605.04	0.00	0.00	0.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	70,377.00	400,000.00	5,425.00	394,575.00	1

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	46,066.82	1,500,000.00	0.00	1,500,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	1,101,112.87	0.00	0.00	0.00	0
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	522,957.69	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	6,841,596.54	0.00	57.78	57.78-	0
301-541-60-6311	MSC ENTRANCE GATE	33,558.95	0.00	0.00	0.00	0
301-541-60-6312	BROKEN OAK DRIVE	437,327.61	0.00	0.00	0.00	0
	541 Total	**10,049,139.74**	**3,400,000.00**	**5,482.78**	**3,394,517.22**	**0**
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,000,000.00	10,812.52	12,989,187.48	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	402,305.89	0.00	0.00	0.00	0
301-572-60-6305	CITY HALL COURTYARD REHAB	12,588.00	50,000.00	0.00	50,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	0.00	500,000.00	0.00	500,000.00	0
	572 Total	**798,767.79**	**13,550,000.00**	**10,812.52**	**13,539,187.48**	**0**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	800,000.00	15.14	799,984.86	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	1,662.39	98,337.61	2
	575 Total	**66,745.05**	**900,000.00**	**1,677.53**	**898,322.47**	**0**
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	400,000.00	0.00	400,000.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0
	CAPITAL IMPROVEMENT FUN Expenditure To	**16,792,314.94**	**23,575,000.00**	**21,350.83**	**23,553,649.17**	**0**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**15,874,366.58**	**0.00**

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Expenditures:	**16,792,314.94**	**21,350.83**
Net Income:	**917,948.36-**	**21,350.83-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,156,518.87	4,859,723.00	0.00	4,859,723.00-	0
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	19,417.00	243,583.00-	7
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	0.00	30,000.00-	0
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	750.00	9,250.00-	8
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,811,981.41	9,614,212.00	0.00	9,614,212.00-	0
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)	15,870.00	15,000.00	2,645.00	12,355.00-	18
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	0.00	1,000,000.00-	0
401-343-6100	REUSE WATER OPERATIONS	155,743.72	130,295.00	0.00	130,295.00-	0
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	0.00	25,000.00-	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	10,110,000.00	0.00	10,110,000.00-	0
	UTILITY FUND Revenue Totals	**12,429,372.43**	**26,069,230.00**	**22,812.00**	**26,046,418.00-**	**0**

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	152,201.33	194,926.00	27,120.61	167,805.39	14
401-530-10-1500	SICK LEAVE	9,675.56	0.00	1,412.64	1,412.64-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	605.58	605.58-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	0.00	0.00	0
401-530-10-2100	FICA EXPENSE	13,713.26	15,111.00	2,226.36	12,884.64	15
401-530-10-2200	RETIREMENT	24,412.01	26,570.00	3,971.58	22,598.42	15
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	9.00	9.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	9,171.08	34,028.92	21
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	626.97	973.03	39
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	0.00	3,000.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	0.00	35,000.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	3,488.27	32,261.73	10
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,086.35	5,400.00	249.87	5,150.13	5
401-530-30-4110	IT LICENSING / EQUIPMENT	39,800.74	45,520.00	23,819.14	21,700.86	52
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	0.00	32,800.00	0
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	0.00	20,000.00	0
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	44.09	3,705.91	1
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	358,999.50	91,000.50	80
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	287.17	31,662.83	1
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	0.00	16,200.00	0
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	4.65	995.35	0
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	873.15	4,626.85	16
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	0.00	2,000.00	0
	530 PHYSICAL ENVIRONMENT/ADMIN:	**772,741.30**	**970,277.00**	**432,909.66**	**537,367.34**	**45**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	764,387.98	1,255,075.00	141,769.85	1,113,305.15	11
401-533-10-1250	ON CALL	12,800.00	14,000.00	2,000.00	12,000.00	14
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-533-10-1300	OVERTIME	15,771.12	15,000.00	3,274.55	11,725.45	22
401-533-10-1500	SICK LEAVE	26,918.54	0.00	3,925.56	3,925.56-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	1,706.16	1,706.16-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	400.00	400.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	0.00	0.00	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	10,477.15	5,477.15-	210

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-2100	FICA EXPENSE	68,286.60	94,382.00	12,502.36	81,879.64	13
401-533-10-2200	RETIREMENT	120,604.27	186,626.00	22,292.35	164,333.65	12
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	9.00	9.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	244,070.00	28,718.88	215,351.12	12
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	9,992.24	15,507.76	39
401-533-30-3100	PROFESSIONAL SERVICES	133,231.40	186,000.00	86.60	185,913.40	0
401-533-30-3400	OTHER CONTRACTUAL SERVICES	240,372.60	259,700.00	4,793.07	254,906.93	2
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	1,944.43	9,055.57	18
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	0.00	8,000.00	0
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	775.29	29,224.71	3
401-533-30-4110	IT LICENSING / EQUIPMENT	52,206.96	57,110.00	11,775.52	45,334.48	21
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	0.00	3,500.00	0
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	49,161.53	100,838.47	33
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	387.50	8,612.50	4
401-533-30-4600	REPAIR & MAINTENANCE	213,350.39	160,000.00	46,798.17	113,201.83	29
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	100.00	5,900.00	2
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	295.24	3,554.76	8
401-533-30-5100	OFFICE SUPPLIES	3,746.39	6,500.00	66.95	6,433.05	1
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	6,482.35	224,517.65	3
401-533-30-5220	WATER METERS	346,070.07	405,000.00	37,227.43	367,772.57	9
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	0.00	45,000.00	0
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	63,328.75	286,671.25	18
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	1,944.00	43,056.00	4
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	0.00	9,000.00	0
401-533-30-5500	TRAINING	8,212.18	7,600.00	350.00	7,250.00	5
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	26,551.85	839,500.00	5,139.00	834,361.00	1
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	0.00	220,000.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-60-6350	LOOP/UPGRADE WATER MAINS	273,127.40	900,000.00	1,960.00	898,040.00	0
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	212,245.00	136,750.00	0.00	136,750.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	19,188.55	19,970.00	19,960.34	9.66	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	2,409.86	1,640.00	1,638.07	1.93	100
401-533-60-6911	RELOCATION PROJECTS	0.00	4,500,000.00	0.00	4,500,000.00	0
	533 WATER DEPARTMENT:	**3,796,034.98**	**10,445,973.00**	**491,282.34**	**9,954,690.66**	**5**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,098,002.74	1,784,364.00	209,762.46	1,574,601.54	12
401-535-10-1250	ON CALL	18,700.00	19,500.00	3,000.00	16,500.00	15
401-535-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0
401-535-10-1300	OVERTIME	30,321.50	19,500.00	11,813.21	7,686.79	61
401-535-10-1500	SICK LEAVE	47,850.49	0.00	3,739.41	3,739.41-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	5,159.27	5,159.27-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	800.00	800.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	0.00	0.00	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	25,019.81	13,019.81-	208
401-535-10-2100	FICA EXPENSE	100,533.39	130,601.00	19,816.43	110,784.57	15
401-535-10-2200	RETIREMENT	182,326.47	282,391.00	36,236.68	246,154.32	13
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	81.00	81.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	37,494.63	283,245.37	12
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	19,906.11	30,893.89	39
401-535-30-3100	PROFESSIONAL SERVICES	152,416.99	190,000.00	364.29	189,635.71	0
401-535-30-3400	OTHER CONTRACTUAL SERVICES	298,934.59	992,000.00	70,003.06	921,996.94	7
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	2,476.94	11,523.06	18
401-535-30-4000	TRAVEL & PER DIEM	6,494.85	8,000.00	346.52	7,653.48	4
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	621.97	22,378.03	3

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-4110	IT LICENSING / EQUIPMENT	65,707.57	55,250.00	8,412.52	46,837.48	15
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	226.80	2,773.20	8
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	14,301.72	435,698.28	3
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	5,651.44	69,348.56	8
401-535-30-4600	REPAIR & MAINTENANCE	640,861.47	700,000.00	40,989.61	659,010.39	6
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	0.00	15,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	7,746.60	172,253.40	4
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	812.30	4,287.70	16
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	1,120.07	4,379.93	20
401-535-30-5200	OPERATING SUPPLIES	259,987.38	330,000.00	15,672.09	314,327.91	5
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	9,908.13	55,091.87	15
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	50,581.14	177,418.86	22
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	0.00	300,000.00	0
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	0.00	5,000.00	0
401-535-30-5500	TRAINING	8,623.94	10,000.00	300.00	9,700.00	3
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	0.00	100,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	441,798.91	778,000.00	0.00	778,000.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	46,594.00	157,000.00	0.00	157,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	128,252.12	1,800,000.00	0.00	1,800,000.00	0
401-535-60-6330	CR 209 LS UPGRADES	387,484.62	0.00	0.00	0.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	964,402.33	182,700.00	0.00	182,700.00	0
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	281,660.38	645,000.00	0.00	645,000.00	0
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	79,982.17	122,000.00	0.00	122,000.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	4,616.50	0.00	0.00	0.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	3,317,708.79	600,000.00	0.00	600,000.00	0
401-535-70-7303	WILDWOOD ESTATES LS	81,767.83	0.00	0.00	0.00	0
	535 WASTEWATER DEPARTMENT:	**10,256,684.19**	**10,663,646.00**	**602,364.21**	**10,061,281.79**	**6**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,304,794.00	0.00	3,304,794.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	347,935.50	355,210.00	0.00	355,210.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	110,531.26	113,380.00	56,328.98	57,051.02	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,979.38	24,710.00	0.00	24,710.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	24,083.78	21,240.00	10,978.54	10,261.46	52
	582 DEBT SERVICE:	**684,529.92**	**684,540.00**	**67,307.52**	**617,232.48**	**10**
	UTILITY FUND Expenditure Totals	**15,509,990.39**	**26,069,230.00**	**1,593,863.73**	**24,475,366.27**	**6**

401 UTILITY FUND	**Prior**	**YTD**
Revenues:	**12,429,372.43**	**22,812.00**
Expenditures:	**15,509,990.39**	**1,593,863.73**
Net Income:	**3,080,617.96-**	**1,571,051.73-**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	9,250,000.00	0.00	9,250,000.00-	0
402-361-0000	INTEREST	38,836.54	0.00	0.00	0.00	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	4,000,000.00	0.00	4,000,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	5,000,000.00	0.00	5,000,000.00-	0
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	15,000,000.00	0.00	15,000,000.00-	0
402-389-5000	CASH FORWARD	0.00	8,500,000.00	0.00	8,500,000.00-	0
402-389-9001	LOAN PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	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	**9,038,836.54**	**143,750,000.00**	**0.00**	**143,750,000.00-**	**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	919,294.51	63,800,000.00	0.00	63,800,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	79,950,000.00	0.00	79,950,000.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**919,294.51**	**143,750,000.00**	**0.00**	**143,750,000.00**	**0**

402 CAPITAL PROJECTS (LOAN/GRANT)	**Prior**	**YTD**
Revenues:	**9,038,836.54**	**0.00**
Expenditures:	**919,294.51**	**0.00**
Net Income:	**8,119,542.03**	**0.00**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	0.00	240.00-	0
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	53,600.00	0.00	53,600.00-	0
	INDUSTRIAL FUND Revenue Totals	**265.69**	**53,840.00**	**0.00**	**53,840.00-**	**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
403-580-90-9999	CONTINGENCY	0.00	42,840.00	0.00	42,840.00	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	**10,000.00**	**53,840.00**	**0.00**	**53,840.00**	**0**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**265.69**	**0.00**
Expenditures:	**10,000.00**	**0.00**
Net Income:	**9,734.31-**	**0.00**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	18.29	0.00	0.00	0.00	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	51,100.00	0.00	51,100.00-	0
	WATER CONNECTION FEES Revenue Totals	**18.29**	**51,100.00**	**0.00**	**51,100.00-**	**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	360.76	0.00	0.00	0.00	0
404-533-70-7352	ASHLEY WTP PROJECT	231,325.00	0.00	0.00	0.00	0
	533 Total	**231,685.76**	**0.00**	**0.00**	**0.00**	**0**
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
	WATER CONNECTION FEES Expenditure Tota	**231,685.76**	**51,100.00**	**0.00**	**51,100.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**18.29**	**0.00**
Expenditures:	**231,685.76**	**0.00**
Net Income:	**231,667.47-**	**0.00**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	0.00	0.00	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTI	0.00	154,500.00	0.00	154,500.00-	0
	WASTEWATER CONNECTION FEES Revenue	**15.50**	**154,500.00**	**0.00**	**154,500.00-**	**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	360.19	0.00	0.00	0.00	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTIOI	0.00	154,500.00	0.00	154,500.00	0
	WASTEWATER CONNECTION F Expenditure T	**360.19**	**154,500.00**	**0.00**	**154,500.00**	**0**

406 WASTEWATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**15.50**	**0.00**
Expenditures:	**360.19**	**0.00**
Net Income:	**344.69-**	**0.00**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,990,895.22	3,437,000.00	142,986.07	3,294,013.93-	4
408-361-0000	INTEREST EARNED	528.97	200.00	0.00	200.00-	0
408-389-5012	CASH FORWARD - WATER SDC	0.00	5,350,000.00	0.00	5,350,000.00-	0
	WATER SDC FEES Revenue Totals	**1,991,424.19**	**8,787,200.00**	**142,986.07**	**8,644,213.93-**	**1**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	0.00	28,958.40	28,958.40-	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	389.15	0.00	0.00	0.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	37,152.50	2,800,000.00	0.00	2,800,000.00	0
408-533-70-7352	ASHLEY WTP UPGRADES	277,000.00	0.00	0.00	0.00	0
	533 Total	**314,541.65**	**2,800,000.00**	**28,958.40**	**2,771,041.60**	**1**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	5,731,170.00	0.00	5,731,170.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	222,961.58	224,930.00	0.00	224,930.00	0
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	0.00	31,100.00	0
	582 Total	**256,029.60**	**256,030.00**	**0.00**	**256,030.00**	**0**
	WATER SDC FEES Expenditure Totals	**570,571.25**	**8,787,200.00**	**28,958.40**	**8,758,241.60**	**0**

408 WATER SDC FEES	Prior	YTD
Revenues:	**1,991,424.19**	**142,986.07**
Expenditures:	**570,571.25**	**28,958.40**
Net Income:	**1,420,852.94**	**114,027.67**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	5,726,336.40	7,150,000.00	780,966.40	6,369,033.60-	11
409-361-0000	INTEREST EARNED	1,268.48	500.00	0.00	500.00-	0
409-389-5013	CASH FORWARD	0.00	9,950,000.00	0.00	9,950,000.00-	0
	WASTEWATER SDC FEES Revenue Totals	**5,727,604.88**	**17,100,500.00**	**780,966.40**	**16,319,533.60-**	**4**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-3401	DEVELOPER REIMBURSEMENTS	176,523.84	0.00	0.00	0.00	0
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	397.07	500.00	0.00	500.00	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	2,000,000.00	0.00	2,000,000.00	0
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	431,091.99	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	1,619,188.81	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	126,477.22	0.00	0.00	0.00	0
	535 Total	**2,353,678.93**	**2,000,500.00**	**0.00**	**2,000,500.00**	**0**
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	24,370.00	0.00	24,370.00	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	1,000,000.00	15,000,000.00	0.00	15,000,000.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	4,464.17	4,540.00	0.00	4,540.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	69,809.23	69,830.00	0.00	69,830.00	0
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	0.00	290.00	0
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	1,002.05	970.00	0.00	970.00	0
	582 Total	**75,585.02**	**75,630.00**	**0.00**	**75,630.00**	**0**
	WASTEWATER SDC FEES Expenditure Totals	**3,429,263.95**	**17,100,500.00**	**0.00**	**17,100,500.00**	**0**

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

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenues:	**5,727,604.88**	**780,966.40**
Expenditures:	**3,429,263.95**	**0.00**
Net Income:	**2,298,340.93**	**780,966.40**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING NOVEMBER 25 2024

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	0.00	100.00-	0
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	51,845.00	0.00	51,845.00-	0
	LAW ENFORCEMENT FUND Revenue Totals	**137.58**	**51,945.00**	**0.00**	**51,945.00-**	**0**

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	51,945.00	0.00	51,945.00	0
	LAW ENFORCEMENT FUND Expenditure Tota	**0.00**	**51,945.00**	**0.00**	**51,945.00**	**0**

601 LAW ENFORCEMENT FUND	**Prior**	**YTD**
Revenues:	**137.58**	**0.00**
Expenditures:	**0.00**	**0.00**
Net Income:	**137.58**	**0.00**

Grand Totals	Prior	YTD
Revenues:	83,503,348.19	3,814,958.83
Expenditures:	78,349,678.74	5,217,986.73
Net Income:	5,153,669.45	1,403,027.90-

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 9, 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	Present
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
Jason Martin	Assistant Utilities Director	Present
Jason Wheeler	Parks & Recreation Superintendent	Present

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

2. 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. FY25 Tentative Millage Adoption

Mayor Wolf opened a public hearing for the adoption of the FY25 millage rate and FY25 budget. Mayor Wolf stated that the City of Wildwood's rolled-back rate is 2.6499, and the

proposed millage rate is 2.8287. Therefore, the increase in millage over the rolled-back rate is 6.75%. Assistant City Manager/CFO Cassandra Smith stated that the millage was advertised as a tax increase, as discussed during budget workshops, but that the millage rate is the same rate as the FY24 millage rate. Mayor Wolf asked for comments from audience members. No comments were offered or received. Vote 5-0.

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

C. FY25 Tentative Budget Adoption

Assistant City Manager/CFO Smith indicated that the budget was as presented during the budget workshops. Mayor Wolf asked if anyone wished to speak on the FY25 budget. 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

D. CP 2403-001 Wildwood Micro Hospital

Mayor Wolf read aloud Ordinance No. O2024-49, CP2403-001 Wildwood Micro Hospital. The applicant sought approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for parcel G19-003 on 44.0 acres MOL. Development Services Director Strickland stated that the site plan for this project was not being presented at this meeting, that this ordinance was for a land use change only. 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

E. Updated Parks and Recreation Fee Schedule

Mayor Wolf read aloud Ordinance No. O2024-52, providing an updated Parks & Recreation Fee Schedule. The Parks and Recreation Department has seen a steady increase in facility usage over the last several years. In 2023, the Department made over 1,500 reservations, and that number is expected to increase with the addition of the Warfield Auditorium to our available rental spaces. The increased demand for City facilities has required additional maintenance and other costs associated with upkeep and staffing. To continue providing quality facilities to the public, the Department recommended the approval of the updated fee schedule. 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

3. Public Hearings - Timed - Quasi-Judicial

A. RZ 2403-001 Wildwood Micro Hospital

Mayor Wolf read aloud Ordinance No. O2024-50, RZ 2403-001 Wildwood Micro Hospital. The applicant sought approval from the City of Wildwood City Commission to change the zoning designation from M-1 (City) to C-3 (City) for parcel G19-003 on 44.0 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

4. 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:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: June 10, 2024 Regular Meeting

C. PLAT 2407-004 Middleton Unit 5 Final Plat

D. PLAT 2408-001 VOSO Unit 245 Final Plat

E. PLAT 2408-002 VOSO Unit 249 Final Plat

F. SP 2405-002 VOSO Phase XI C&D Master Plan

G. Right-of-Way Deed Jansen Loop at West Woodrow Commerce Park

H. Mission of San Pedro Maldonado Road Closure Request

5. Presentations and/or Proclamations

A. Proclaim September 17-23, 2024, as Constitution Week

Mayor Wolf read a proclamation proclaiming September 17-23 as Constitution Week. 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

6. Public Forum - 4 minute time limit

Marie Frances spoke to the Commission regarding concerns she has with water quality. City Manager McHugh offered to speak with Ms. Frances after the meeting.

Mary Wimberly asked the Commission for an update on the storm drainage issue in the Woodland Meadows subdivision. She also expressed concern about Equine Encephalitis (EEE) being spread by mosquitoes and questioned if the city was planning to do anything to address it. McHugh stated that he would address the storm water issue during his report later in the meeting. Mayor Wolf stated that the city would forward her concern about the virus to Sumter County as they are the entity responsible for mosquito control.

7. Ordinances First Reading Only (No Vote)

A. Adjustment to the Water and Wastewater Rates of the City of Wildwood's Utility System

Mayor Wolf read the title of Ordinance O2024-56, an ordinance providing for increases to the water, wastewater, and irrigation user charges and facility availability base rates. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: September 23, 2024**

8. Resolutions for Approval

A. Establishing a Charter Review Committee

Mayor Wolf read the title of Resolution R2024-18, a resolution establishing a Charter Review Committee. City Manager McHugh noted that five committee members had been identified as well as two Wildwood High School students as additional ad hoc members. 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

9. Financial & Contracts & Agreements

A. Direct Purchase of a Clarifier Drive Assembly for the West Clarifier from Ovivo for the Amount of $69,500.00

Assistant Utility Director Jason Martin presented a request for the direct purchase of a clarifier drive assembly for the west clarifier at the wastewater treatment plant. Staff engaged the contractor building the wastewater facility, Garney, to make the repairs when the drive assembly is delivered. No comments were offered or received. Vote 5-0.

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

B. Full-Service Odor and Corrosion Control Program for the City's Sanitary Sewer Collections System

Assistant Utility Director Martin presented a proposal to obtain odor control services from Evoqua through a piggyback contract. The cost structure for this initiative is set at $4.57 per gallon of chemical used, covering comprehensive maintenance services provided by Evoqua. The projected annual investment for this system is estimated to range from $609,623.00 to $718,977.00. Commissioner Elliott wished the Utility Department staff luck with the implementation of the program and stated that he hoped it would work. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

C. St Clair Street Improvements Project Pay Application 4 in the Amount of $33,918.50

Public Works Director Jeremy Hockenbury presented Pay Application No. 4 for the St. Clair Street improvement project. The pay application covers completed site work from June 1 through July 31, 2024. The Project is now 100% completed. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

D. Approval to Award the Holiday Lighting & Decorations RFP to Holiday Lighting of Central Florida

Parks & Recreation Superintendent Wheeler presented a request for approval to award the holiday lighting and decorations RFP to Holiday Lighting of Central Florida. Wheeler stated that the company was the highest rated out of the five respondents. No comments were offered or received. Vote 5-0.

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

E. Renewal of Annual Audit Services with Mauldin & Jenkins at a Rate of $45,250 for the FY24 Audit to be Conducted in FY25

Assistant City Manager/CFO Smith presented a request to approve a renewal of the contract for audit services with Mauldin & Jenkins. Smith stated the request is for the approval of a 3-year contract with pricing that remains in the range of previous year's contracted pricing. The City's purchasing manager has reviewed Florida Statutes referencing city auditor contracts and has indicated the City is in compliance with the statutes. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

F. Extension of Reuse Agreement With North Sumter County Utility Dependent District

City Manager McHugh presented an extension to the reuse agreement with North Sumter County Utility Dependent District. McHugh stated the extension extends the existing agreement for a term of thirty-six months ending August 31, 2027. No comments were offered or received. Vote 5-0.

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

G. Property Swap Agreement for the Purpose of Furthering the City's Stormwater Retention System

City Attorney Hunt presented a property swap agreement for Commission approval. Hunt stated that the agreement swaps a property the city owns and does not need for a property needed for stormwater improvements. The agreement includes provisions for impact fee credits for the other property owner. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Green

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

H. Approval of Contract to Purchase Property

City Attorney Hunt reported that he had been in negotiations with the property owner of a parcel the city desired to purchase for stormwater retention. He stated that he had reached a point where he felt confident that if the Commission approved the contract to purchase the property, the property owner would accept the offer. Mayor Wolf questioned if staff had explored the acreage near Wildwood Commons for stormwater usage; McHugh stated that they looked at it, but the property was not suitable. A motion to approve the contract as written was offered, followed by a second. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
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

McHugh reported that he had spoken to the engineer for the Home Depot stormwater pond, who had provided an update on the pond and explained the plan moving forward. McHugh also stated that he would pass the mosquito concern on to Sumter County.

A. Request for a Workshop on September 30, 2024, at 9 AM

City Manager McHugh requested a workshop be scheduled for Monday, September 30th at 9 a.m. for the purpose of discussing the annexation process. Mayor Wolf stated that he may not be able to make that date. McHugh stated that staff would coordinate the date, and once decided upon, the date/time would be communicated to the residents of Wildwood Country Resort.

McHugh reported that there would be a ribbon cutting for the parking garage opening on September 13th at 9 a.m.

McHugh thanked the Police Department for putting on the Suicide Prevention and Awareness walk. He also thanked the Development Services Department for organizing the recent community cleanup event.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott spoke about the Charter Review Committee, stating that he was attempting to communicate with the two students that would be serving as ad hoc members. He stated that

he was looking forward to working with them. Elliott also reported that he had received a letter from a state trooper who commended Officer McMann for his recent cooperation with the State Patrol. Elliott asked Chief Parmer to pass along his thanks to his officers for all they do.

Mayor Wolf reported that he also received the letter from Trooper Ramos and appreciated the recognition of Wildwood officers. Wolf also reported receiving complaints from Tom Campbell at Oak Grove Village regarding flooding issues. Wolf requested that the Oak Grove Village pump station be placed on an upcoming agenda for discussion about moving forward with the project.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:40 p.m.

RESULT:	**Passed**
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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 23, 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	Present
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
Jason Martin	Assistant Utilities Director	Present

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

2. 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. FY25 Final Millage Adoption

Mayor Wolf opened a public hearing for the adoption of the FY25 millage rate and FY25 budget. Mayor Wolf stated that the City of Wildwood's rolled-back rate is 2.6499, and the proposed millage rate is 2.8287. Therefore, the increase in millage over the rolled-back rate is 6.75%. Assistant City Manager/CFO Cassandra Smith stated that the millage was advertised

as a tax increase, as discussed during budget workshops, but that the millage rate is the same rate as the FY24 millage rate. Mayor Wolf asked for comments from audience members. 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

C. FY25 Final Budget Adoption

Assistant City Manager/CFO Smith indicated that the budget was as presented during the budget workshops. Mayor Wolf asked if anyone wished to speak on the FY25 budget. 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

D. Adjustment to the Water and Wastewater Rates of the City of Wildwood's Utility System

Mayor Wolf read the title of Ordinance O2024-56, an ordinance providing for increases to the water, wastewater, and irrigation user charges and facility availability base rates. No comments offered or received. Vote 5-0.

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

3. Public Hearings - Timed - Quasi-Judicial

None.

4. 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:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: June 17, 2024 Regular Commission Meeting

C. Minutes for Approval: July 8, 2024 Regular Commission Meeting

D. PLAT 2408-004 VOSO Unit 184 Final Plat

E. SP 2403-007 Highfield at Twisted Oaks Amenity Center

F. Special Event Request for Mr. Swindle's Traveling Peculiarium

G. Wildwood Middle High School Homecoming Parade

H. WUDD FY24-25 Proposed Budget

5. Presentations and/or Proclamations

A. Proclaim October 2024 as Breast Cancer Awareness Month
Mayor Wolf read a proclamation designating October 2024 as Breast Cancer Awareness Month. No comments were offered or received. Vote 5-0.

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

6. Public Forum - 4 minute time limit
Kelly Gladson of Oak Grove Village spoke to the Commission about flooding issues in her neighborhood. City staff had informed her that the City was waiting for grant funds to complete the project that would fix the issue. She felt like it was an indication that the City did not care about the problem; they have been dealing with standing water in low areas and the ground constantly being water logged.

Robin Brennan, also of Oak Grove Village, expressed concern about the flooding in her neighborhood. She stated that she had missed work because during flooding events they cannot get out. Neighbors have had to replace parts of their homes due to the conditions. She stated that she felt they had waited long enough for something to be done.

Marie Frances expressed concern about the state of drinking water in Florida. She also expressed concern about the conditions discussed at Oak Grove Village.

7. Ordinances First Reading Only (No Vote)

A. CP 2407-001 707 Missouri Ave
Mayor Wolf read the title of Ordinance O2024-53, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural

Residential (Sumter County) to Medium Density Residential (City) for the parcel G05-029 located at 707 Missouri Ave on 5.63 MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: October 14, 2024**

B. RZ 2407-001 707 Missouri Ave

Mayor Wolf read the title of Ordinance O2024-54, an ordinance providing for the rezoning of parcel G05-029 located at 707 Missouri Ave from zoning district from RR1 (County) to R-2 (City) on 5.63 acres MOL. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: October 14, 2024**

C. AN 2408-001 John Papagno Residential

Mayor Wolf read the title of Ordinance O2024-57, an ordinance providing for the annexation of parcel D19-031. The property to be annexed totals 2.32 acres MOL and is located approximately 0.08 miles east of the CR 209 and CR 214 intersection. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: October 14, 2024**

8. Resolutions for Approval

A. FY25 Reclaimed Water Rates

Mayor Wolf read the title of Resolution No. R2024-21, a resolution establishing the reclaimed water rates for FY25. The resolution increased the rates for reclaimed water by the same percentage as the water rate increases, which was 5.3%. This rate was based on the CPI for the Water and Sewerage Maintenance Series. No comments were offered or received. Vote 5-0.

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

9. Financial & Contracts & Agreements

A. Owner Direct Purchase of Iron Filters for the CR 501 WTP Iron Filtration Project for the Amount of $953,787.00

Assistant Utilities Director Martin presented a request for the owner direct purchase of iron filters for the CR 501 water treatment plant. On August 12, 2024, the City Commission approved and awarded the CR 501 Iron Filtration project. This project involves the installation and start-up of two 15,000 gallon iron filters at the CR 501 water treatment facility. This request is for the owner-direct purchase of the iron filters as specified in the engineer's design. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**

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

B. Owner Direct Purchase of a Generator for the Wastewater Treatment Facility for the Amount of $439,750.00

Assistant Utilities Director Martin presented a request for the owner direct purchase of a generator for the Wastewater Treatment Facility. The current generator at the wastewater treatment facility has reached the end of its life cycle and is in need of replacement. The City was able to find an available generator ready to be shipped from one of our current contractors, Integrated Power Services. Staff are recommending the owner-direct purchase of the new treatment facility's generator to replace the current generator. The tax savings to owner direct purchase the unit will be $26,435.00. No comments were offered or received. Vote 5-0.

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

C. Approval of Award for Request for Qualifications (RFQ) #2024-19 Pavement Management Consulting Services

Public Works Director Hockenbury presented RFQ #2024-19 for pavement management consulting services. On August 6, 2024, five (5) proposals were received and publicly opened. Qualification packets were ranked based on the vendor’s proven capability, relevant experience, and method of approach to successfully delivering services. The selection committee ranked all firms and identified a short list of the top three firms during the September 4, 2024, meeting. The evaluation procedures concluded with the committee’s consensus selection of the following rankings.

#1. Mott MacDonald Florida, LLC
#2. WithersRavenel, Inc.
#3. Jones Edmunds

Staff requested the Commission's approval of the ranking of firms of RFQ #2024-19 for pavement management services, and to authorize the City Manager to negotiate with the top ranking firm of Mott MacDonald Florida, LLC. No comments were offered or received. Vote 5-0.

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

D. Huey Street Improvements Project Payment Application 3 in the Amount of $122,751.32

Public Works Director Hockenbury presented pay application No. 3 for the Huey Street improvement project. The project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application 3 in the amount of $122,751.32 for site work performed from August 1 through August 31, 2024. The project is approximately 33% completed. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

E. Kimley-Horn Work Authorization #12 for Bidding and Construction Services for the Oak Grove Drainage Improvements Project in the Amount of $50,000

Public Works Director Hockenbury presented work authorization #12 from Kimley Horn for bidding and construction services on the Oak Grove Drainage Improvements Project. The Oak Grove Drainage Improvements Project is included in the City's CIP. The project design and permitting were completed by Kimley Horn and Associates Inc. (KH). The proposal was requested from KH to provide bidding and construction services for the project. Robin Brennan asked if the north entrance could be opened during construction. McHugh stated that the City did not own that right-of-way. Hockenbury stated that there would be access at all times during construction. 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

F. Developer's Agreement for Clayton Properties (Highland Homes) F/K/A Woodland Crossings - CR 229

Development Services Director Strickland presented a developer's agreement with Clayton Properties Group for approval by the Commission. The agreement is related to a development known as Highland Homes. The project will be served by City of Wildwood water and wastewater services and is expected to use 532 ERUs. 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 extend, design, permit, and construct to city standards, as part of the project, a 12" diameter PVC water line along CR 229 to a point on the NW corner of the property, approximately 1,530 linear feet. As the developer only requires an 8" line for the project, the developer shall be entitled to water system development charge credits equal to the difference in the cost of construction between the 8" and 12" water main improvement. Terms of the agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney. In addition, the applicant has agreed to execute a Covenant in Support of Annexation with the City. No 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

G. Main Street Parking Garage Pay App No. 8 in the Amount of $315,346.70

Development Services Director Strickland presented pay application No. 8 for the Main Street parking garage project. In August 2023, the City Commission approved a design-build contract

with Finfrock Construction, LLC for the construction of the Main Street Parking Garage. This pay application is for services provided through August 31, 2024. Strickland stated that the contractor is working on the finishing touches, and it looks like there will be extra money left after completion. Commissioner Elliott asked if there had been any security issues at the garage. McHugh stated there may have been one, but nothing too concerning. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
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

McHugh reported that the Florida governor had issued a state of emergency due to the impending arrival of Hurricane Helene. McHugh stated that he anticipated calling a special meeting on September 25th to declare a local state of emergency. Mayor Wolf asked McHugh why the Wawa project on Cleveland Avenue seemed to have come to a halt. McHugh stated he would look into it.

A. Local Construction Projects Update - September 2024

McHugh directed the Commission to the Construction Projects Update report included in the agenda.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott spoke about a recent sex offender case and stated he would like to see the City take additional measures to protect residents from these types of cases. He suggested that the city manager bring the topic up in a workshop. Elliott reported that he had attended a recent meeting with Lynn Tipton from the Florida League of Cities and that he has asked her to attend the first Charter Review Committee meeting to discuss the process. He also asked the other commissioners to review the current charter and provide comments on possible changes. Elliott thank Public Information Officer Linda Piotrowicz for her articles in the Daily Sun regarding the upcoming Welcome to Wildwood series. Elliott also mentioned his recent Chat with a Commissioner event which was well attended.

Commissioner Green reported that he recently attended a class reunion for alumni of the 80s which was a great event. Green thanked Strickland for her presentation to the East Central Florida Regional Planning Commission.

Mayor Wolf thanked city staff for the parking garage ribbon cutting ceremony and reviewed other upcoming city events.

15. City Attorney Reports

None.

16. Adjournment

With no futher business to discuss, the meeting was adjourned at 7:39 p.m.

RESULT:	**Adjourned**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
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
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
September 25, 2024 9:00 AM
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	Absent
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	Absent
Cassandra Smith	Assistant City Manager/CFO	Absent
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present

Mayor Wolf called the special meeting to order at 9 a.m. He dispensed with the invocation and Pledge of Allegiance so that the matter of the meeting could be addressed.

2. **Consent Agenda/Informational Items**
   None.
3. **Presentations and/or Proclamations**
   None.
4. **Public Hearings - Timed - Legislative**
   None.
5. **Public Hearings - Timed - Quasi-Judicial**
   None.
6. **Public Forum - 4 minute time limit**
   None.
7. **Ordinances First Reading Only (No Vote)**
   None.

8. Resolutions for Approval

A. Local State of Emergency Declaration - Tropical Storm Helene

Mayor Wolf read the title of Resolution No. R2024-25, a resolution declaring a local state of emergency due to the impending hurricane Helen. City Manager McHugh reported that the State of Florida had already declared a state of emergency and Sumter County had declared a local emergency the night before. McHugh stated that staff would be taking all measures of precaution to prevent flooding in Woodlane Meadows. He stated that he would make a decision later in the day as to city facility closures. He would also be holding staff meetings later in the day to discuss storm preparation. McHugh stated that information would be sent out as decisions were made.

Commissioner Elliott commented that he had driven through Woodlane Meadows and noticed that the pumps had been removed. He asked if they were going to be set back up. McHugh indicated that the pumps would once again be placed in Woodlane Meadows. The resolution declaring a local state of emergency was adopted upon motion and second. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

None.

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

None.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:04 a.m.

RESULT:	**Adjourned**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, 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
CITY OF WILDWOOD, FLORIDA
WORKSHOP
September 30, 2024 9:00 AM
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

Mayor Wolf called the workshop to order at 9 a.m.

2. General Items For Consideration

A. Determination on Allowing Public Comments

City Manager McHugh stated that the first order of business for the Commission was to make a decision on allowing public comment during the workshop. He noted that typically public comment was not allowed during workshops, but given the amount of public interest in the topic, the Commission may want to consider allowing the public to speak.

Commissioner Elliott stated that he was in favor of public comment. Mayor Wolf asked the other Commissioners if anyone was in favor of involuntary annexation. He also commented on the county's requirements for annexations. McHugh stated that he would have a presentation on annexations once the Commission decided whether to allow public comment. The Commission's consensus was to allow public comment. It was then decided that public comment would be allowed following McHugh's presentation.

3. Item(s) for Discussion

A. Annexations within the Joint Planning Area

City Manager McHugh began a presentation that covered information on the city-county Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA), and how these relate to annexation. McHugh stated that the goal of the presentation was to ensure that staff's operational procedures remain aligned with the Commission's intent.

McHugh described the ISBA, explaining that the agreement memorializes a governance partnership with Sumter County. The ISBA has several sub-agreements, which address all government services such as roads, police, fire, etc. The intent of the ISBA is to minimize redundant government services, thereby providing for efficient use of resources. McHugh stated that the ISBA also establishes a Joint Planning Area (JPA), which identifies the City's future expansion area. The ISBA provides for a process to coordinate annexation and development activities within the JPA. McHugh explained the roads sub-agreement, which determines the ownership and maintenance responsibilities for roads within the city limits. He also explained Chapter 19 of the City's Code of Ordinances which pertains to city-provided utilities. The code requires that properties be annexed when city utilities become available unless the Commission deems annexation not in the best interest of the City. He noted three existing neighborhoods within the JPA where utilities are provided that have not been annexed, one of which is Wildwood Country Resort.

McHugh explained how Sumter County determines when annexation to the City is required, which includes when a property owner seeks a future land use map and/or zoning map amendment, lot splits, and application for building permits for expansion and accessory structures. The annexation is not required for building permits for repairs, medical hardships, and agricultural exemptions. McHugh noted that under these requirements, if a property owner wished to build a shed, it would require annexation. He noted that this had generated some controversy, so he sought Commission input on the subject. If the Commission did not feel that sheds should be included in the required annexation criteria, he would contact the County Administrator to seek a change. In concluding his presentation, McHugh stated that staff did not recommend large-scale annexations of whole neighborhoods and that he felt they were on the right path for acting as the Commission desired.

Mayor Wolf and Commissioner Elliot both requested that McHugh contact the County Administrator to see if he could negotiate taking accessory structures off the table for annexation triggers. McHugh indicated that he would contact the county and make the request.

The Commission then opened the floor to public comment. First to speak was Paul Rullo. Mr. Rullo suggested that the Wildwood Country Resort homeowners should together float a bond for the neighborhood to improve the streets in order to protect the value of their homes. Next to speak was Dale Sayotovich. Mr. Sayotovich stated that there was no official HOA that had power over the neighborhood, and rather than floating a bond, he would like to see the roads maintained through annexation. He stated that property values are being negatively affected and homeowners have resigned to filling potholes themselves. He was glad to hear that the City would not force annexation, but would like to see impact fees waived if they are brought into the city. Allan Harris spoke next. He commented that the city was already providing some services to Wildwood Country Resort, and it would not lose anything by annexing the neighborhood. Lois Bakker then spoke. Ms. Bakker expressed concern that the city had approved the development of land around Wildwood Country Resort and allowed the construction traffic to degrade their neighborhood roads and now the city would not repair the roads. McHugh stated that he would look into that issue. The final speaker was Jacques Scutt. Mr. Scutt stated that Wildwood Country

Resort is geographically and functionally part of Wildwood, and he believed there was a document in existence somewhere that required property owners to annex. He understood that roads would not be fixed immediately upon annexation.

Mayor Wolf thanked the audience members for their respectful comments. Commissioner Elliott asked McHugh if there were any other annexation considerations that should be discussed. McHugh stated that he had highlighted everything he felt was important.

4. Adjournment

With no further business to discuss, the meeting was adjourned at 9:48 a.m.

RESULT:	**Adjourned**
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

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: **SP 2308-008 Canvas at Wildwood**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval upon resolution of the outstanding City Attorney comment.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2308-008 Canvas at Wildwood
Parcel Number	D18-034 & D18-079
Acreage	25.62 Acres, MOL
Property Location	The property is generally located approximately 1/2 of a mile west of the intersection of E C 466 and US 301, addressed as 3500 E C 466, Oxford, FL 34484.
Owner	Blount Group Wildwood North LLC
Applicant	Watermark Properties, LLC

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, a hundred and seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units, with associated improvements including a total of 457 parking spaces and amenity area featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans.

As of the writing of this report, the City Attorney is reviewing the Title Report to complete the Utility Easement application.

Aside from that, SP 2308-008 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 11/18/2024



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

Feet
0 200 400

SP 2308-008

CANVAS AT WILDWOOD

PARCELS D18-034 & D18-079

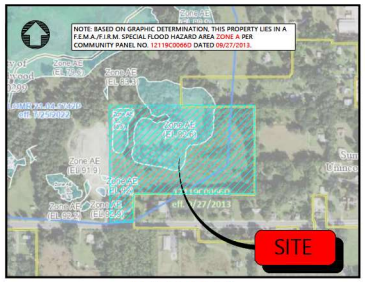
MAP 1B
LOCATION MAP
AUGUST 2023

SITE PLAN FOR
CANVAS AT WILDWOOD

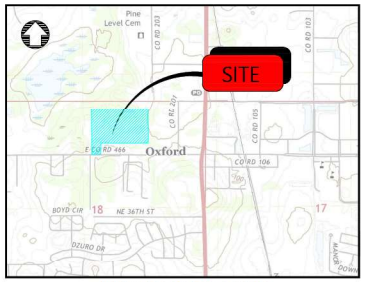
3500 & 3530 E C-466
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
TAX PARCEL: D18-034 & D18-079



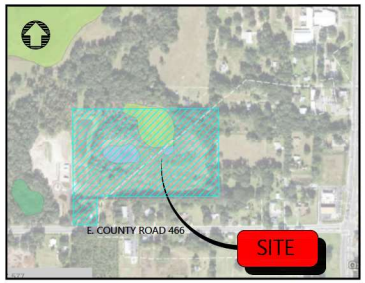
AERIAL MAP
N.T.S.



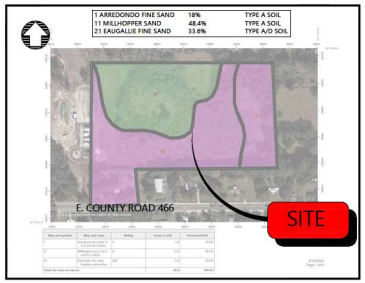
FEMA MAP
N.T.S.



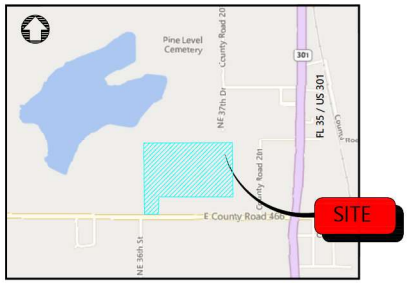
USGS QUAD MAP
N.T.S.



WETLAND MAP
N.T.S.



SOIL MAP
N.T.S.



VICINITY MAP
1"=1000' SCALE

DEVELOPMENT TEAM

OWNER
BLOUNT GROUP WILDWOOD NORTH LLC
842 PINCKNEY LANE
THE VILLAGES, FL 32162
PHONE: (352) 516-8468
CONTACT: RICK BLOUNT

APPLICANT/DEVELOPER
WATERMARK PROPERTIES, LLC
858 W. HAPPY CANYON ROAD
CASTLE ROCK, CO 80108
PHONE: (713) 851-6592
CONTACT: JOHN MORGAN

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
PHONE: (407) 743-3524
CONTACT: JONATHAN TAYLOR, P.E.

SURVEYOR
ATWELL, LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: WES ABERCROMBIE, P.L.S./P.S.M.

UTILITY PROVIDERS

WATER & SEWER
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
PHONE: (352) 643-0943
CONTACT: JASON MARTIN

ELECTRIC
DUKE ENERGY- OCALA
4359 SE MARICAMP ROAD
OCALA, FL 34480
PHONE: (407) 629-1010

TELEPHONE/INTERNET
CHARTER COMMUNICATIONS
5833 SEVEN MILE DRIVE, SUITE 102
WILDWOOD, FL 34785
PHONE: (352) 527-2189
CONTACT: DUFFY MCCLELLAND

PROJECT NARRATIVE

THIS IS A SITE PLAN REQUEST ON PARCELS D18-034 & D18-079.

THE OWNER IS SUBMITTING A SITE PLAN APPLICATION TO DEVELOP CANVAS AT WILDWOOD, A 224-UNIT BUILD-TO-RENT HOUSING COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. CANVAS AT WILDWOOD IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 2/2 AND 3/2 CLUSTER HOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), AND COMMUNITY PAVILION OR SHADE AREA.

THE APPLICANT, WATERMARK PROPERTIES, LLC, ACKNOWLEDGES THAT THEY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, WET POND, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY, EXCLUSIVE OF EXISTING DRAINAGE EASEMENTS IN FAVOR OF SUMTER COUNTY.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: BEGIN 88 YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 264 YARDS; WEST 440 YARDS; NORTH 264 YARDS; AND EAST 440 YARDS, TO THE POINT OF BEGINNING; AND ALSO THE EAST 50 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 956.50 FEET THEREOF.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 88 YARDS; EAST 200 FEET; SOUTH 88 YARDS; AND WEST 200 FEET TO THE POINT OF BEGINNING

SITE DATA NOTES

PARCEL ID:	D18-079 & D18-034
TOTAL PROPERTY AREA:	25.62± AC
NUMBER OF UNITS:	228 UNITS MAX. - 224 UNITS PROPOSED
RESIDENTIAL DENSITY (DW/A):	MAX - 9 UNITS/ACRE
UNIT TYPES:	1, 2, AND 3 BEDROOMS
OPEN SPACE:	REQUIRED - 5.12 ± AC (20%) PROVIDED - 8.14 ± AC (32%)
BUILDING HEIGHT:	40 FT MAX
UTILITY CAPACITY NEEDS FOR WATER & WASTEWATER (RESIDENTIAL ONLY):	WATER - 224 UNITS X 300 = 67,200 GPD WASTEWATER - 224 UNITS X 250 = 56,000 GPD
ON-SITE SOILS:	PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, MAPPED AS 21 RAUGALLIE FINE SAND, 11 MILLHOPPER SAND AND 1 ARREDONDO FINE SAND
ROAD RIGHT-OF-WAY & POSTED SPEED LIMITS:	E C-466 RD. (±80' ROW) - 35 MPH BLUFF OAK ST. (±50' ROW) - 25 MPH

ZONING CLASSIFICATION

JURISDICTION:	CITY OF WILDWOOD
ZONING:	R-3, MEDIUM DENSITY RESIDENTIAL
FEMA FLOOD MAP:	LOCATED IN ZONE AE
FUTURE LAND USE DESIGNATION:	HDR, HIGH DENSITY RESIDENTIAL MAX: 9 DU/AC

BUILDING SETBACKS AND BUFFERS

	SETBACKS	BUFFERS
E C-466 RD.:	0 FT MIN.	20 FT MIN.
BLUFF OAK ST.:	0 FT MIN.	0 FT MIN.
NORTH:	0 FT MIN.	0 FT MIN.
SOUTH:	0 FT MIN.	0 FT MIN.
EAST:	0 FT MIN.	0 FT MIN.
WEST:	0 FT MIN.	0 FT MIN.
BUILDING SEPARATION:	10 FT MIN.	N/A
BETWEEN TWO UNIT TYPE:	25 FT MIN.	N/A
WETLAND BUFFERS:	N/A	25 FT AVG.

PARKING SUMMARY

REQUIRED VEHICLE PARKING SPACES:	448 -2.0 SPACES PER SINGLE-FAMILY DETACHED/ATTACHED
REQUIRED BICYCLE PARKING SPACES:	NO MINIMUM REQUIREMENT PER CITY WILDWOOD LDC
PROVIDED VEHICLE PARKING SPACES:	457
REQUIRED ADA PARKING SPACES:	9
PROVIDED ADA PARKING SPACES:	6

SERVICES / UTILITY PROVISION

WATER	CITY OF WILDWOOD WATER DEPARTMENT
SANITARY SEWER	CITY OF WILDWOOD WASTEWATER DEPARTMENT
ELECTRIC	DUKE ENERGY
STORMWATER MANAGEMENT	SWFWMD

MODEL / UNIT INFORMATION

MODEL NAME (# OF UNITS)	STORIES	BED COUNT
RAWLINGS (40)	1	1
HARPER (71)	1	2
AVA (27)	2	3
ELLA (22)	1	3
RUSSELL (18)	1	1
MIA (46)	1	2
TOTAL UNITS = 224		

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN - 1
C202	SITE PLAN - 2
C203	SITE PLAN - 3
C204	SITE PLAN - 4
C205	SITE PLAN - 5
C206	FIRE PLAN
C300	OVERALL GRADING & DRAINAGE
C300A	DRAINAGE TABLE -1
C300B	DRAINAGE TABLE -2
C300C	DRAINAGE TABLE -3
C301	GRADING & DRAINAGE - 1
C302	GRADING & DRAINAGE - 2
C303	GRADING & DRAINAGE - 3
C304	GRADING & DRAINAGE - 4
C305	GRADING & DRAINAGE - 5
C306	POND SECTION A & B
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN - 1
C402	UTILITY PLAN - 2
C403	UTILITY PLAN - 3
C404	UTILITY PLAN - 4
C405	UTILITY PLAN - 5
C406	LIFT STATION PLAN
C500	PRIVATE ROAD A1 - PLAN AND PROFILE
C501	PRIVATE ROAD A2 - PLAN AND PROFILE
C502	PRIVATE ROAD B - PLAN AND PROFILE
C503	PRIVATE ROAD C - PLAN AND PROFILE
C504	PRIVATE ROAD D - PLAN AND PROFILE
C505	PRIVATE ROAD E - PLAN AND PROFILE
C506	PRIVATE ROAD F - PLAN AND PROFILE
C600	SITE DETAILS
C601	SITE DETAILS
C602	EROSION CONTROL DETAILS
C603	SWPPP NOTES DETAILS
C604	STORMWATER DETAILS
C605	STORMWATER DETAILS
C606	UTILITY DETAILS
C607	UTILITY DETAILS
C608	LIFT STATION DETAILS

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND ARE NOT GUARANTEED TO BE INSTRUMENTALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3524
COA# 29091

SEC. 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
COVER SHEET

DATE
AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C000

CAD FILE: 2064-C000 COVER

GENERAL NOTES:

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

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

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

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

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

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

8. ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CITY OF WILDWOOD LAND DEVELOPMENT CODE AND ENGINEERING STANDARDS, PLUS THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

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

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

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

12. SAFETY.
    A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
    B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    C. THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF WILDWOOD TRANSPORTATION ENGINEERING BUREAU AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
    E. CONTACT CITY OF WILDWOOD (352-330-1343) FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR AND DURING CONSTRUCTION.

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

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

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

16. PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.

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

18. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZs) OF TREES.

19. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.

20. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTIONS.

GOVERNING SPECIFICATIONS:

A. GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS SUPPLEMENTED BY THE FDOT STANDARD INDEX AND AS SUPPLEMENTED BY DETAILS AND NOTES ON PLANS.

B. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS AND CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER EXCEPT AS NOTED ON PLANS.

C. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER, EXCEPT AS NOTED ON PLANS.

D. CONFORM WITH ALL REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) SOILS DISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS.

E. CONFORM WITH ALL REQUIREMENTS OF THE "SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT" (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT (ERP).

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.

2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.

3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.

4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.

5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.

6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS. INCLUDE LANGUAGE TREE PROTECTION SHALL BE IN ACCORDANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE. EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIALS AS DIRECTED BY THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED JULY 29, 2022 AND MARCH 8, 2023. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.

3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

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

5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.

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

9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.

10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.

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

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

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

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

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

UTILITY SYSTEM NOTES:

1. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.

2. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.

4. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.

5. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.

6. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWINGS SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.

7. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.

8. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.

9. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.

10. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.

3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.

4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.

5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.

6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.

7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.

8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.

9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.

10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD 711-001.

11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.

12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.

13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.

14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

15. ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS REQUIRED. CALL "811" OR LOCATING OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811
SUNSHINE STATE ONE CALL CENTER
WWW.CALLSUNSHINE.COM

811
Know what's below.
Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND MAY ONLY HAVE BEEN DETERMINED INCORRECTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE SAFETY OF THE WORK, OF ANY MEANS STRUCTURES, OR OF ANY OTHER PERSONS.

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EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
COA # 29091

SEC. 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

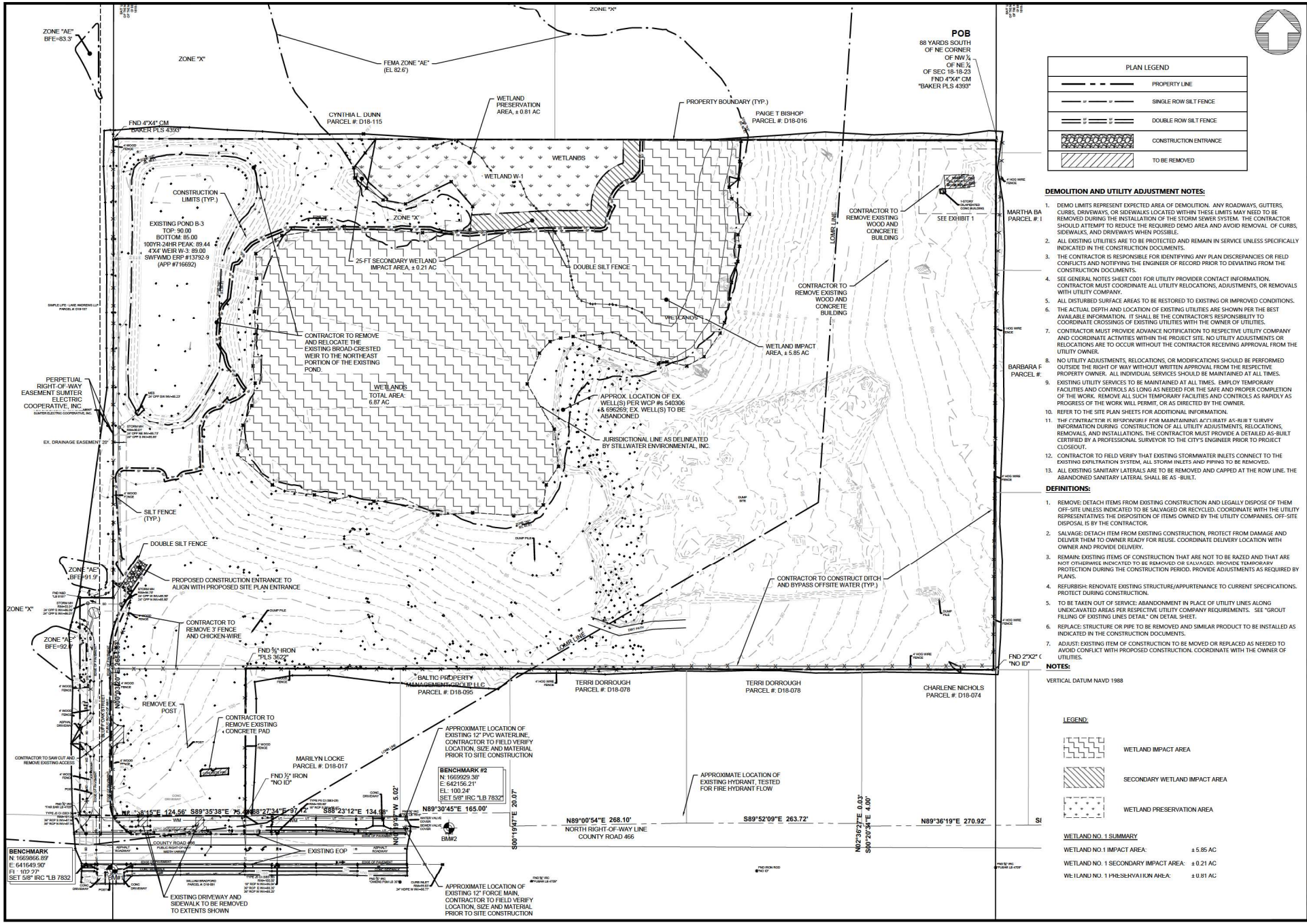
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GENERAL NOTES

DATE
AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C001

CAD FILE: 2064-C001 NOTES



PLAN LEGEND	
	PROPERTY LINE
SF SF	SINGLE ROW SILT FENCE
SF SF	DOUBLE ROW SILT FENCE
	CONSTRUCTION ENTRANCE
	TO BE REMOVED

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHOULD ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD PRIOR TO DEVIATING FROM THE CONSTRUCTION DOCUMENTS.
4. SEE GENERAL NOTES SHEET C001 FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR MUST COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS TO BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE OWNER OF UTILITIES.
7. CONTRACTOR MUST PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS ARE TO OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHOULD BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHOULD BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES TO BE MAINTAINED AT ALL TIMES. EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS, AND INSTALLATIONS. THE CONTRACTOR MUST PROVIDE A DETAILED AS-BUILT CERTIFIED BY A PROFESSIONAL SURVEYOR TO THE CITY'S ENGINEER PRIOR TO PROJECT CLOSEOUT.
12. CONTRACTOR TO FIELD VERIFY THAT EXISTING STORMWATER INLETS CONNECT TO THE EXISTING EXFILTRATION SYSTEM, ALL STORM INLETS AND PIPING TO BE REMOVED.
13. ALL EXISTING SANITARY LATERALS ARE TO BE REMOVED AND CAPPED AT THE ROW LINE. THE ABANDONED SANITARY LATERAL SHALL BE AS -BUILT.

DEFINITIONS:

1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
2. SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
3. REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTMENTS AS REQUIRED BY PLANS.
4. REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
5. TO BE TAKEN OUT OF SERVICE: ABANDONMENT IN PLACE OF UTILITY LINES ALONG UNEXCAVATED AREAS PER RESPECTIVE UTILITY COMPANY REQUIREMENTS. SEE "GROUT FILLING OF EXISTING LINES DETAIL" ON DETAIL SHEET.
6. REPLACE: STRUCTURE OR PIPE TO BE REMOVED AND SIMILAR PRODUCT TO BE INSTALLED AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. ADJUST: EXISTING ITEM OF CONSTRUCTION TO BE MOVED OR REPLACED AS NEEDED TO AVOID CONFLICT WITH PROPOSED CONSTRUCTION. COORDINATE WITH THE OWNER OF UTILITIES.

NOTES:

VERTICAL DATUM NAVD 1988

LEGEND:

WETLAND IMPACT AREA

SECONDARY WETLAND IMPACT AREA

WETLAND PRESERVATION AREA

WETLAND NO. 1 SUMMARY

WETLAND NO.1 IMPACT AREA:	± 5.85 AC
WETLAND NO. 1 SECONDARY IMPACT AREA:	± 0.21 AC
WETLAND NO. 1 PRESERVATION AREA:	± 0.81 AC

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE OBTAINED BY GRAPHICALLY PLOTTING ONLY AVAILABLE INFORMATION AND DATA. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR ANY ABNORMALITIES WHICH MAY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
CO.# 29091

SEC. 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
EROSION CONTROL AND DEMOLITION PLAN

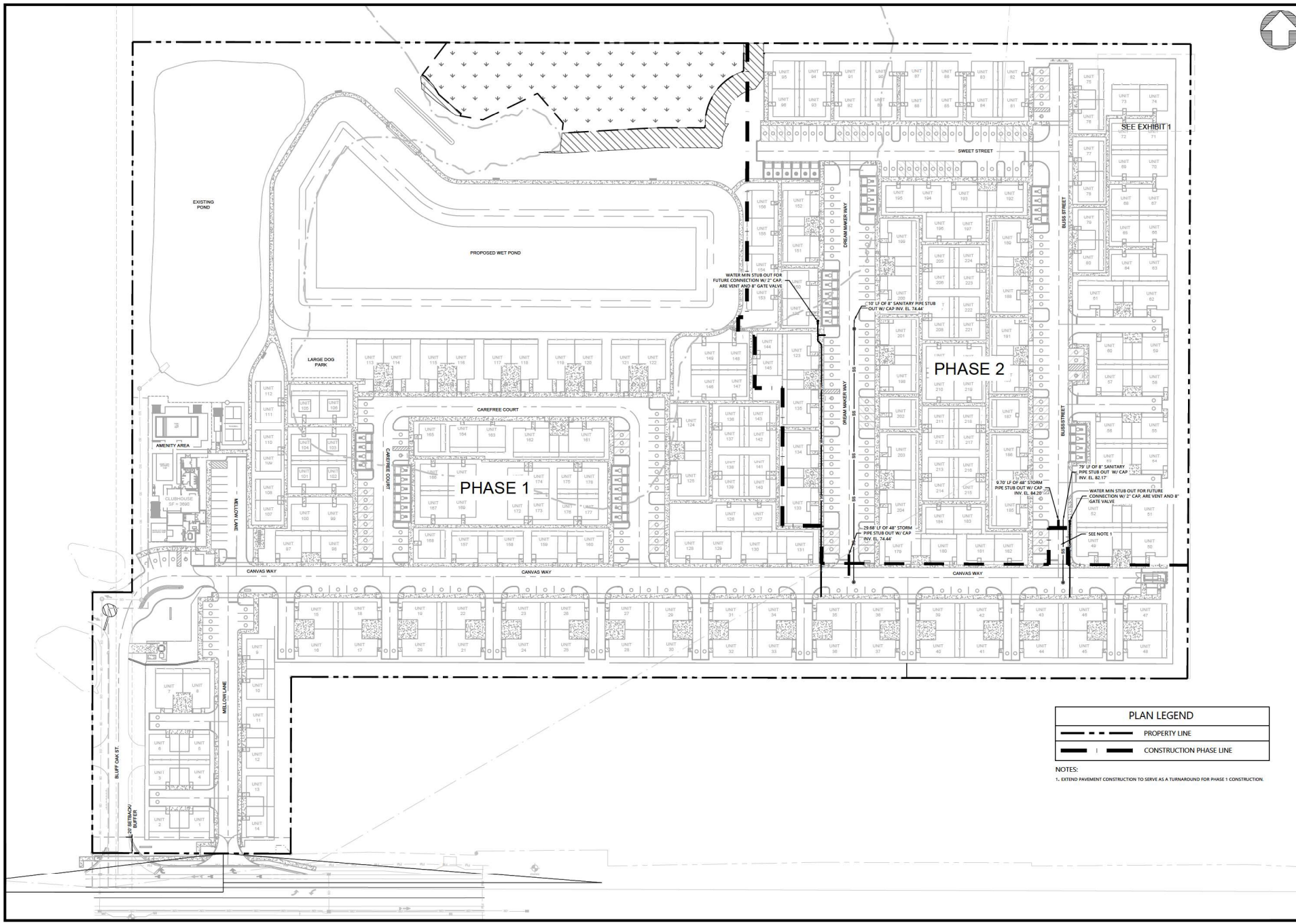
DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C100

CAD FILE: 2064-C100 EROSION & DEMOLITION



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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ATWELL
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111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3524
COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PHASE PLAN

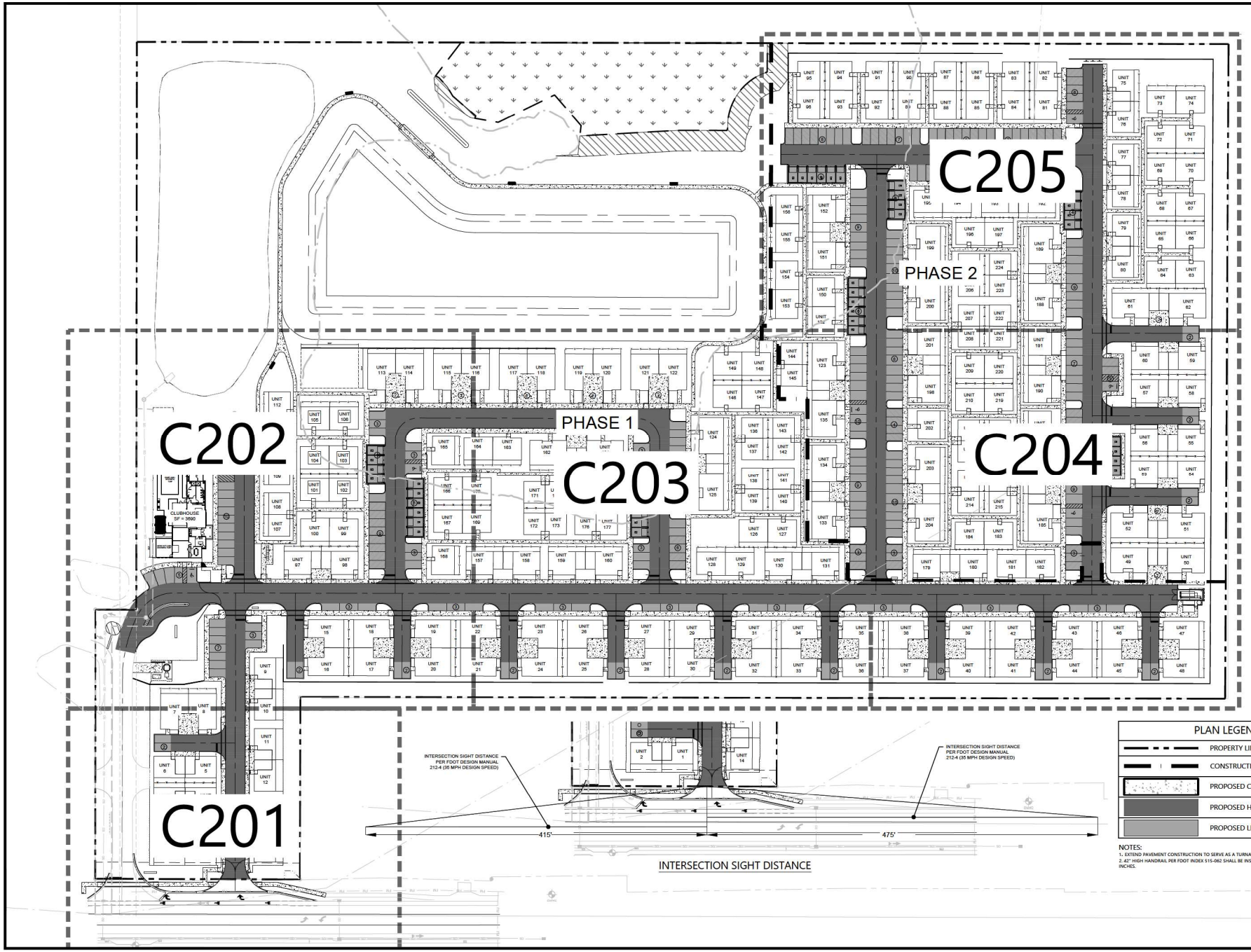
DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C101

CAD FILE: 2064-C101 PHASE PLAN



PLAN LEGEND

	PROPERTY LINE
	CONSTRUCTION PHASE LINE
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

NOTES:
1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.
2. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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407.743.3524
COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL SITE PLAN

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C200

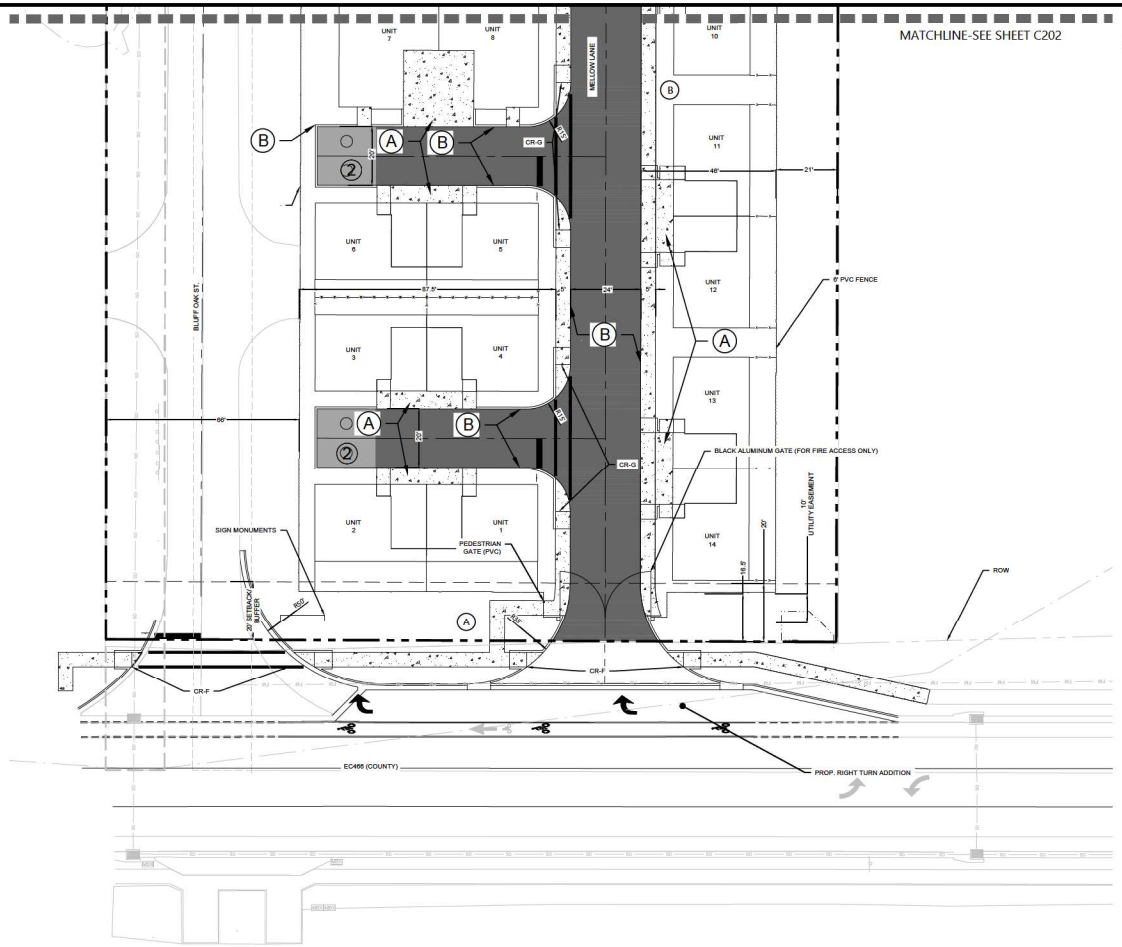
CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
A	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
B	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FOOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 1

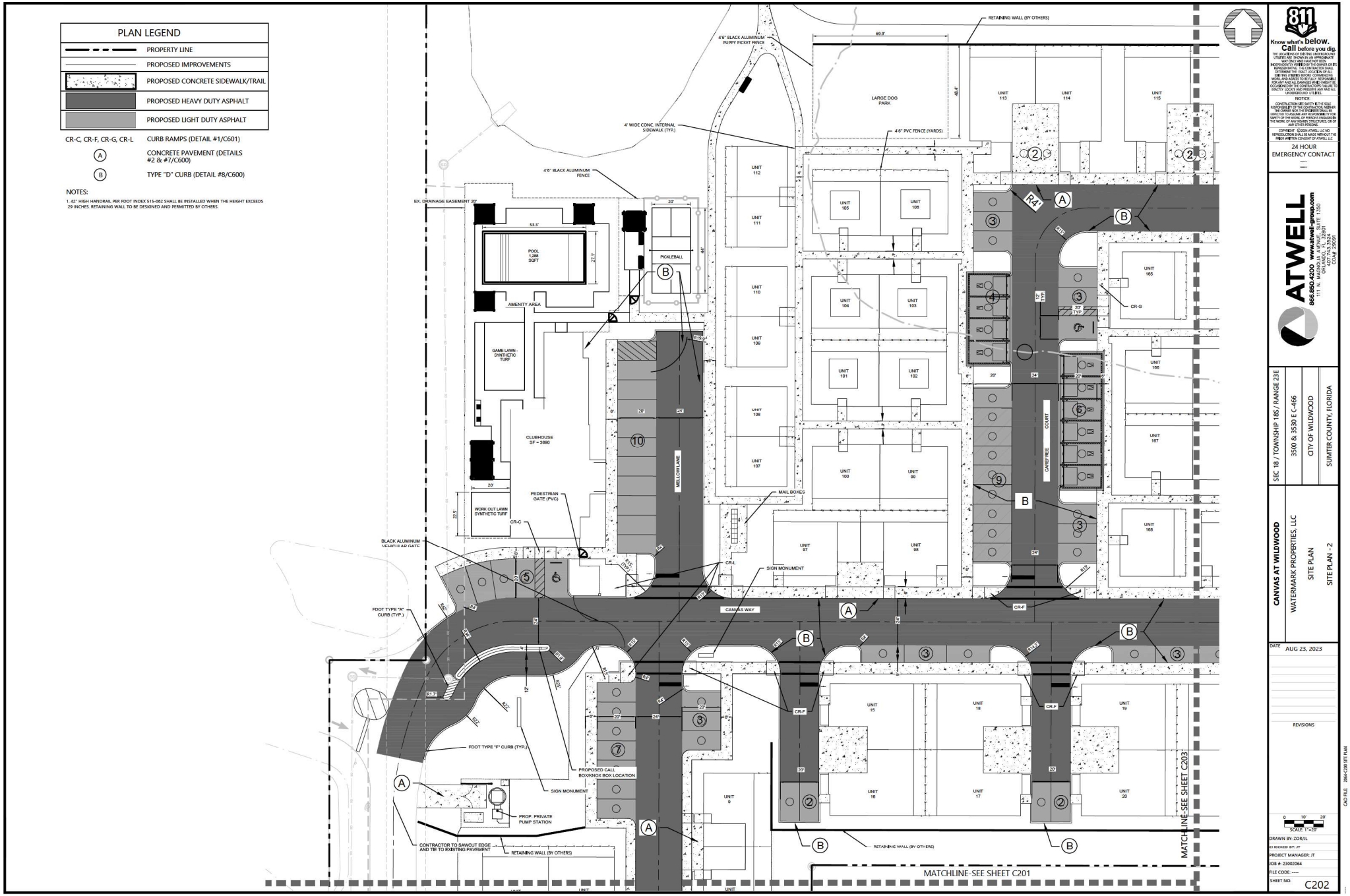
DATE AUG 23, 2023

REVISIONS

SCALE: 1"=20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C201

CAD FILE: 2064-C200 SITE PLAN


PLAN LEGEND
PROPERTY LINE
PROPOSED IMPROVEMENTS
PROPOSED CONCRETE SIDEWALK/TRAIL
PROPOSED HEAVY DUTY ASPHALT
PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L CURB RAMPS (DETAIL #1/C601)
A CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
B TYPE "D" CURB (DETAIL #8/C600)
NOTES:
1. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.
RETAINING WALL (BY OTHERS)
4'6" BLACK ALUMINUM PUPPY PICKET FENCE
LARGE DOG PARK
4' WIDE CONC. INTERNAL SIDEWALK (TYP.)
4'6" PVC FENCE (YARDS)
4'6" BLACK ALUMINUM FENCE
EX. DRAINAGE EASEMENT 20'
POOL 1,288 SQFT
PICKLEBALL
AMENITY AREA
GAME LAWN - SYNTHETIC TURF
CLUBHOUSE SF = 3690
WORK OUT LAWN SYNTHETIC TURF
PEDESTRIAN GATE (PVC)
MELLOW LANE
MAIL BOXES
CAREFREE COURT
CR-G
CR-C
CR-L
CR-F
BLACK ALUMINUM VEHICULAR GATE
SIGN MONUMENT
CANVAS WAY
FDOT TYPE "A" CURB (TYP.)
FDOT TYPE "F" CURB (TYP.)
PROPOSED CALL BOX/KNOX BOX LOCATION
PROP. PRIVATE PUMP STATION
CONTRACTOR TO SAWCUT EDGE AND TIE TO EXISTING PAVEMENT
RETAINING WALL (BY OTHERS)
MATCHLINE-SEE SHEET C201
MATCHLINE-SEE SHEET C203
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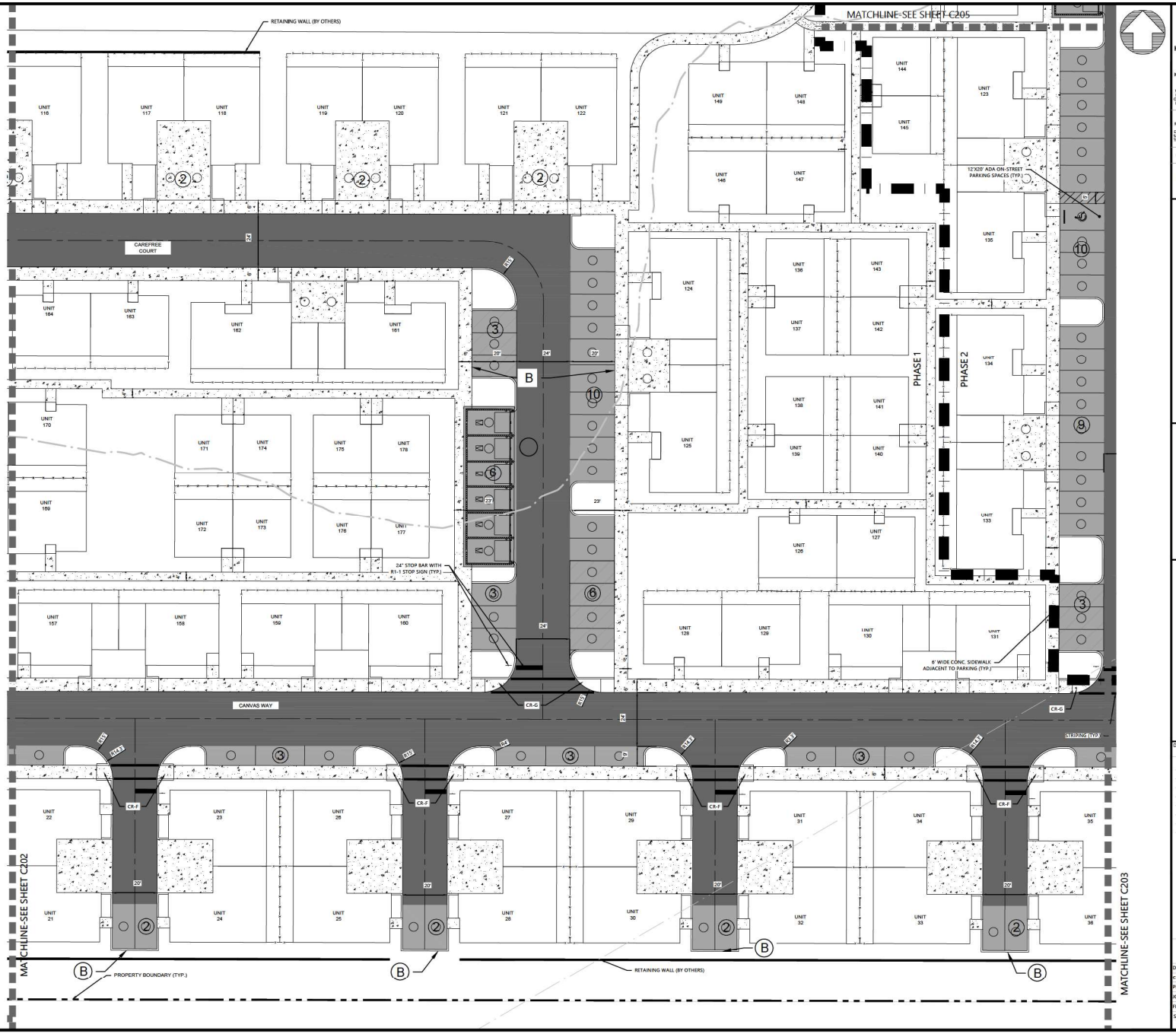
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 2
DATE AUG 23, 2023
REVISIONS
SCALE: 1"=20'
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C202
CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
A	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
B	TYPE "D" CURB (DETAIL #8/C600)

NOTES:

1. 42" HIGH HANDRAIL PER FDOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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NOTICE:

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3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

SITE PLAN - 3

DATE AUG 23, 2023

REVISIONS

SCALE: 1"=20'

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

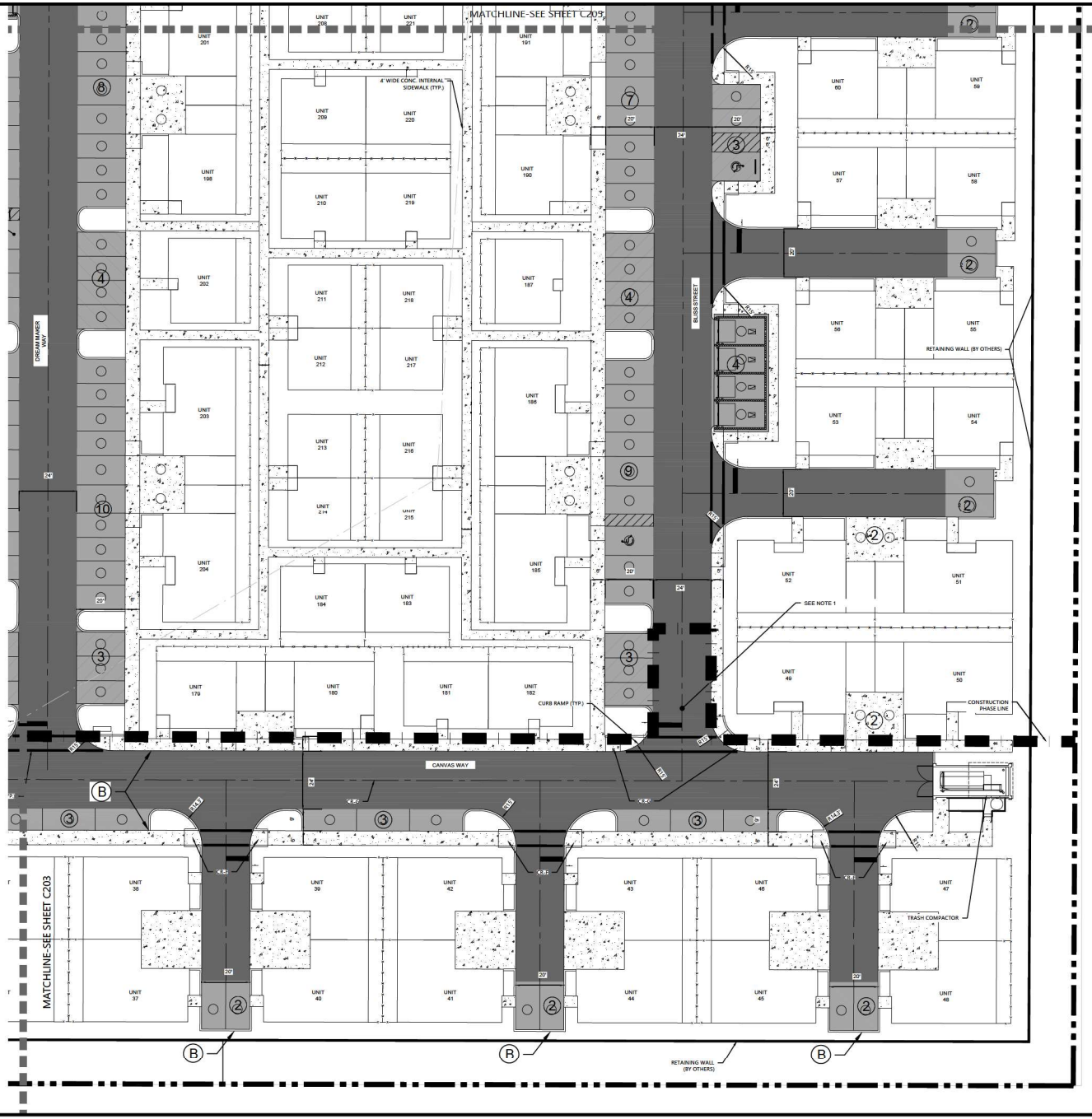
FILE CODE: ----

SHEET NO. C203

CAD FILE: 2064-C200 SITE PLAN

PLAN LEGEND	
	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
(A)	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
(B)	TYPE "D" CURB (DETAIL #8/C600)

NOTES:
1. EXTEND PAVEMENT CONSTRUCTION TO SERVE AS A TURNAROUND FOR PHASE 1 CONSTRUCTION.
2. 42" HIGH HANDRAIL PER FDOT INDEX 515-082 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.



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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE IN NATURE AND MAY NOT BE INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY IN CONNECTION WITH CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OR THE WORK OF ANY SAFETY PRECAUTIONS, OR OF ANY OTHER PERSONS.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 4

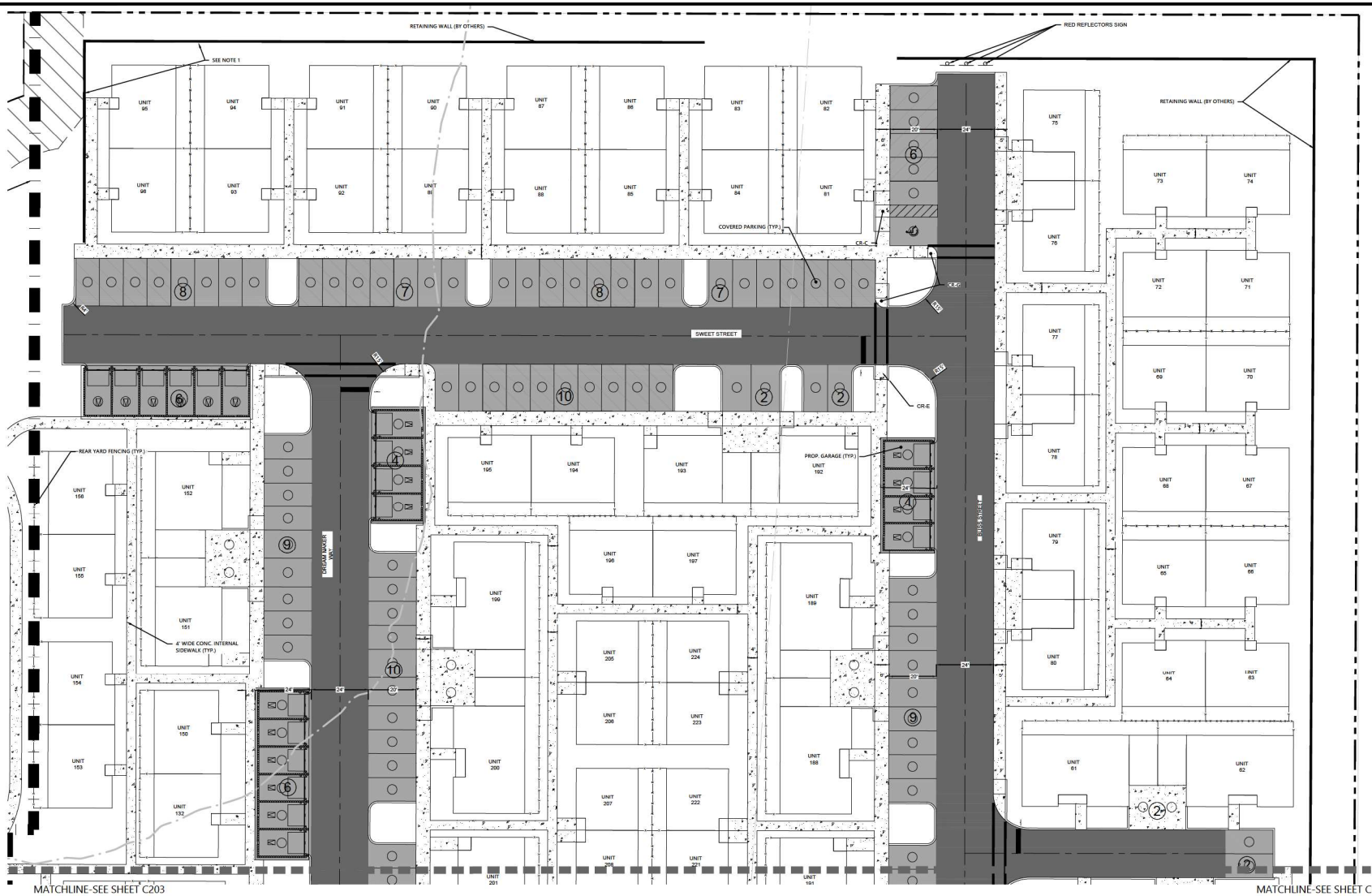
DATE
AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C204

CAD FILE: 2064-C200 SITE PLAN



NOTES:

1. 42" HIGH HANDRAIL PER FOOT INDEX 515-062 SHALL BE INSTALLED WHEN THE HEIGHT EXCEEDS 29 INCHES. RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS.

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED CONCRETE SIDEWALK/TRAIL
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT
CR-C, CR-F, CR-G, CR-L	CURB RAMPS (DETAIL #1/C601)
A	CONCRETE PAVEMENT (DETAILS #2 & #7/C600)
B	TYPE "D" CURB (DETAIL #8/C600)

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COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE PLAN - 5

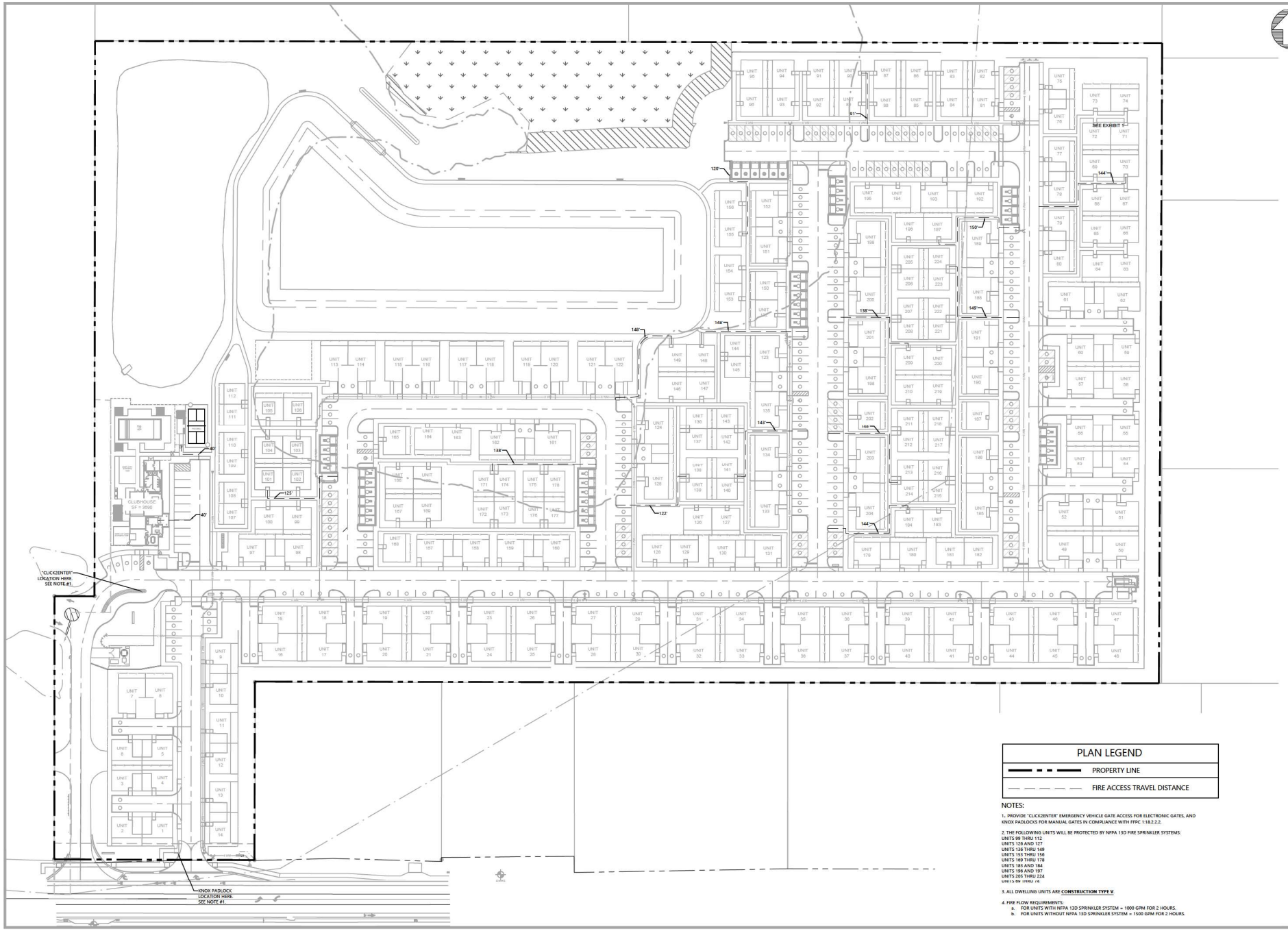
DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C205

CAD FILE: 2064-C200 SITE PLAN



PLAN LEGEND

- PROPERTY LINE
- FIRE ACCESS TRAVEL DISTANCE

NOTES:

1. PROVIDE "CLICK2ENTER" EMERGENCY VEHICLE GATE ACCESS FOR ELECTRONIC GATES, AND KNOX PADLOCKS FOR MANUAL GATES IN COMPLIANCE WITH FFPC 1:18.2.2.2.

2. THE FOLLOWING UNITS WILL BE PROTECTED BY NFPA 13D FIRE SPRINKLER SYSTEMS:
UNITS 99 THRU 112
UNITS 126 AND 127
UNITS 136 THRU 149
UNITS 153 THRU 156
UNITS 169 THRU 178
UNITS 183 AND 184
UNITS 196 AND 197
UNITS 205 THRU 224
UNITS 89 THRU 91

3. ALL DWELLING UNITS ARE **CONSTRUCTION TYPE V**.

4. FIRE FLOW REQUIREMENTS:
   a. FOR UNITS WITH NFPA 13D SPRINKLER SYSTEM = 1000 GPM FOR 2 HOURS.
   b. FOR UNITS WITHOUT NFPA 13D SPRINKLER SYSTEM = 1500 GPM FOR 2 HOURS.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
FIRE PLAN

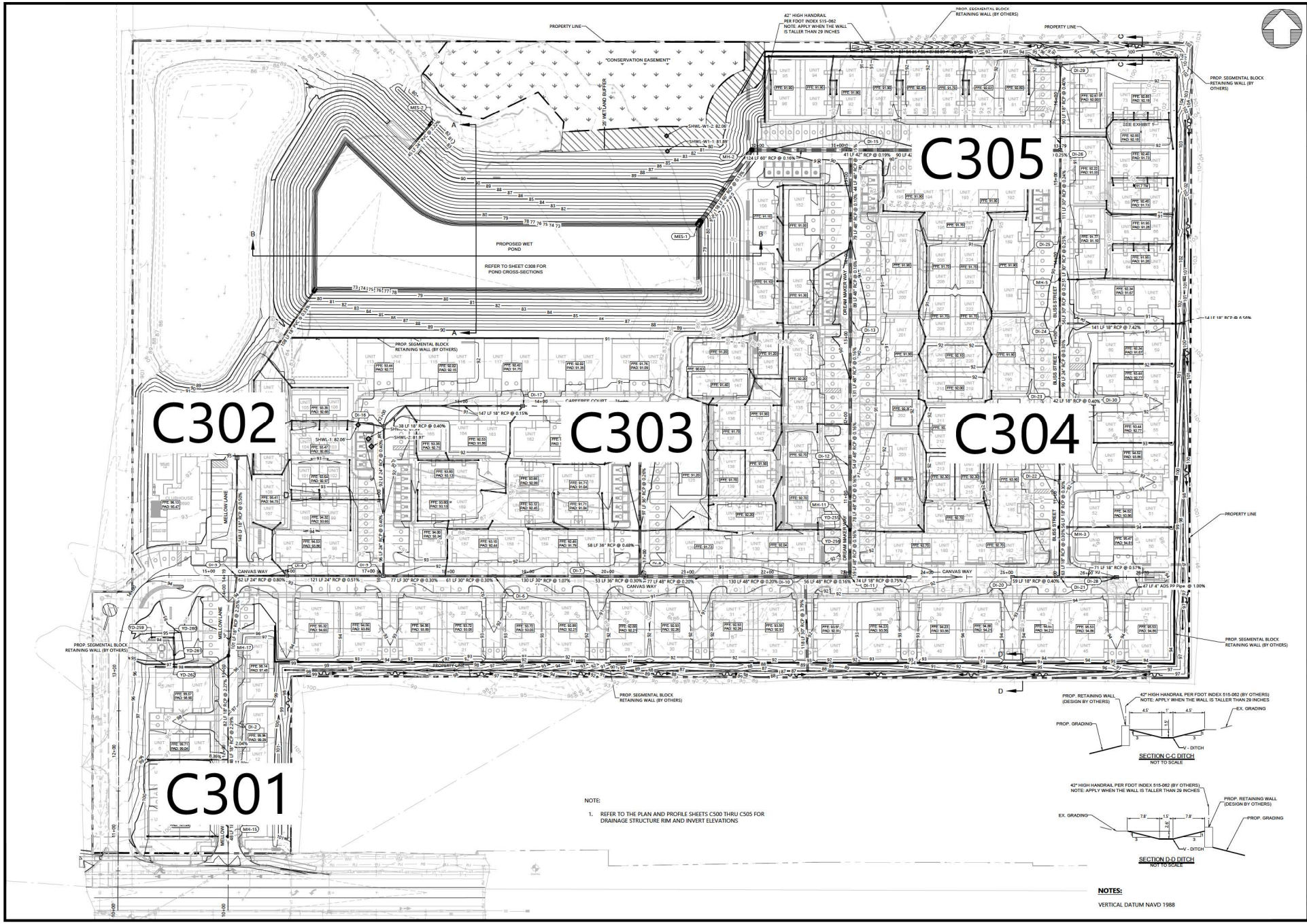
DATE: AUG 23, 2023

REVISIONS:

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C206

CAD FILE: 2064-C206 FIRE PLAN



NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS

NOTES:

VERTICAL DATUM NAVD 1988

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SEC 18 / TOWNSHIP 18S / RANGE 23E

3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

OVERALL GRADING & DRAINAGE

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

FILE CODE: ----

SHEET NO. C300

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
Compactor Drain	RECTANGULAR JUNCTION STRUCTURE NF	93.50	86.97 (W)	N:1670292.71 E:642931.55
CS-1	CONTROL STRUCTURE	89.00	82.00 (NE)	N:1670829.55 E:641997.61
DI-1	TYPE F DROP INLET	99.22	92.53 (S) 92.53 (N)	N:1670016.89 E:641771.14
DI-2	TYPE F DROP INLET	97.18	90.34 (S) 90.34 (N)	N:1670112.89 E:641771.27
DI-3	TYPE F DROP INLET	93.26	87.00 (N) 86.21 (S) 85.90 (E)	N:1670294.91 E:641781.92
DI-4	TYPE F DROP INLET	92.85	85.40 (W) 85.40 (NW) 85.40 (E)	N:1670294.79 E:641844.28
DI-5	TYPE F DROP INLET	92.07	84.78 (W) 83.07 (N) 82.66 (E)	N:1670294.56 E:641965.63
DI-6	TYPE F DROP INLET	91.18	82.24 (W) 82.24 (E)	N:1670294.29 E:642104.28
DI-7	TYPE F DROP INLET	90.34	80.85 (W) 80.85 (E)	N:1670294.04 E:642234.28
DI-8	TYPE F DROP INLET	90.14	78.77 (N) 80.69 (W) 74.99 (E)	N:1670293.94 E:642286.96
DI-9	TYPE F DROP INLET	90.39	74.84 (W) 74.84 (E)	N:1670293.79 E:642364.28
DI-10	TYPE F DROP INLET	91.04	74.58 (W) 78.15 (S) 74.58 (E)	N:1670293.54 E:642494.28
DI-11	TYPE F DROP INLET	91.32	74.49 (W) 84.24 (E) 74.49 (N)	N:1670293.44 E:642550.29
DI-12	TYPE F DROP INLET	90.73	74.27 (S) 74.27 (N)	N:1670430.94 E:642550.56
DI-13	TYPE F DROP INLET	89.65	73.97 (S) 73.97 (N)	N:1670616.39 E:642550.83
DI-15	TYPE F DROP INLET	89.63	77.98 (E) 73.64 (S) 73.64 (W)	N:1670828.75 E:642551.32
DI-16	TYPE F DROP INLET	91.44	83.82 (NE) 85.32 (W) 83.82 (S)	N:1670481.89 E:641965.99
DI-17	TYPE F DROP INLET	90.49	87.41 (SW) 84.56 (W)	N:1670508.58 E:642140.21
DI-18	TYPE F DROP INLET	89.65	85.56 (W) 79.52 (S)	N:1670448.92 E:642287.26
DI-19	TYPE F DROP INLET	91.69	84.80 (W)	N:1670293.30 E:642624.28

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
DI-20	TYPE F DROP INLET	92.34	84.65 (E)	N:1670293.05 E:642754.28
DI-21	TYPE F DROP INLET	92.63	84.42 (W) 85.92 (E) 84.42 (N)	N:1670292.93 E:642812.91
DI-22	TYPE F DROP INLET	91.69	84.06 (S) 79.80 (N)	N:1670412.27 E:642813.14
DI-23	TYPE F DROP INLET	90.59	79.50 (S) 88.24 (E) 79.50 (N)	N:1670511.60 E:642813.33
DI-24	TYPE F DROP INLET	89.70	79.20 (S) 79.50 (E) 79.10 (N)	N:1670610.93 E:642813.52
DI-25	TYPE F DROP INLET	90.03	78.83 (S) 78.83 (N)	N:1670717.58 E:642813.72
DI-26	TYPE F DROP INLET	90.59	78.57 (S) 81.40 (N) 78.57 (W)	N:1670828.23 E:642813.94
DI-27	TYPE F DROP INLET	90.19	78.24 (E) 78.24 (W)	N:1670828.49 E:642682.63
DI-28	TYPE F DROP INLET	92.99	86.50 (E) 86.32 (W)	N:1670292.80 E:642884.28
DI-29	TYPE F DROP INLET	91.12	84.84 (W) 85.90 (E) 81.84 (S)	N:1670935.32 E:642814.14
DI-30	TYPE F DROP INLET	94.11	88.41 (N) 88.41 (S) 88.41 (W)	N:1670511.51 E:642855.68
DI-31	TYPE F DROP INLET	94.24	87.74 (S)	N:1670442.77 E:641782.10
MES-1	60" MITERED END SECTION	78.86	73.28 (NE)	N:1670733.30 E:642358.91
MES-2	24" MITERED END SECTION	0.00	81.00 (SW)	N:1670863.47 E:642027.25
MES-3	18" MITERED END SECTION	75.56	74.00 (SW)	N:1670656.23 E:641880.96
MH-1	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.23	84.34 (E) 85.41 (SE) 83.97 (SW)	N:1670508.84 E:641993.04
MH-2	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	88.35	73.44 (E) 73.44 (SW)	N:1670828.98 E:642427.34
MH-3	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	92.30	84.23 (S) 85.42 (W) 84.23 (N) 90.00 (E)	N:1670356.26 E:642813.03
MH-5	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.78	78.96 (S) 83.09 (E) 78.96 (N)	N:1670666.97 E:642813.63
MH-6	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.67	81.48 (N) 81.48 (E) 81.48 (S)	N:1670845.51 E:642813.97

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
MH-7	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.67	78.46 (E) 84.67 (S) 78.46 (W)	N:1670828.31 E:642773.14
MH-8	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.72	78.05 (E) 84.67 (S) 78.05 (W)	N:1670828.67 E:642592.20
MH-9	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.89	73.75 (S) 85.32 (W) 73.71 (N)	N:1670784.43 E:642551.21
MH-10	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	89.94	73.83 (S) 85.01 (SW) 73.83 (N)	N:1670705.56 E:642551.04
MH-11	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.24	74.40 (S) 86.37 (W) 85.38 (E) 74.40 (N)	N:1670352.80 E:642550.41
MH-12	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.01	79.27 (N) 85.42 (W) 82.74 (E) 79.05 (S)	N:1670351.59 E:642287.07
MH-13	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.89	83.45 (N) 87.80 (W) 83.45 (S)	N:1670390.22 E:641965.81
MH-14	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	98.20	91.43 (S) 91.93 (W) 91.43 (N)	N:1670064.89 E:641771.20
MH-15	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	100.21	92.68 (W) 92.68 (N)	N:1669968.89 E:641771.08
MH-16	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	91.57	82.42 (W) 87.41 (N) 82.42 (E)	N:1670294.41 E:642043.06
MH-17	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	95.44	88.48 (S) 88.98 (SW) 88.48 (N)	N:1670194.91 E:641771.37
MH-18	48" STORM MANHOLE BOTTOM PER FDOT INDEX 425-010	90.37	74.18 (S) 84.66 (W) 74.18 (N)	N:1670484.92 E:642550.64
OFFSITE DI - 1	CURB INLET TYPE 6	100.80	96.67 (E)	N:1669928.69 E:641836.71
YD-1	12" YARD DRAIN W/ CONCRETE COLLAR	97.14	94.52 (E)	N:1670176.79 E:641842.44
YD-2	12" YARD DRAIN W/ CONCRETE COLLAR	97.42	94.16 (W) 94.16 (E)	N:1670176.65 E:641914.93
YD-3	12" YARD DRAIN W/ CONCRETE COLLAR	97.02	93.98 (W) 93.98 (E)	N:1670176.59 E:641950.42
YD-4	12" YARD DRAIN W/ CONCRETE COLLAR	96.42	93.63 (W) 93.63 (E)	N:1670176.45 E:642020.40
YD-5	12" YARD DRAIN W/ CONCRETE COLLAR	96.30	93.46 (W) 93.46 (E)	N:1670176.39 E:642054.46
YD-6	12" YARD DRAIN W/ CONCRETE COLLAR	96.05	93.36 (W) 93.36 (E)	N:1670176.35 E:642075.28
YD-7	12" YARD DRAIN W/ CONCRETE COLLAR	88.80	85.63 (W) 85.63 (E)	N:1670176.01 E:642253.76

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-8	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	83.41 (W) 83.41 (E)	N:1670175.84 E:642338.99
YD-9	12" YARD DRAIN W/ CONCRETE COLLAR	86.20	82.88 (W) 82.88 (E)	N:1670175.64 E:642444.04
YD-10	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	82.62 (W) 83.75 (E) 82.62 (N)	N:1670175.54 E:642497.26
YD-11	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	88.20 (E) 88.20 (W)	N:1670174.63 E:642711.43
YD-12	12" YARD DRAIN W/ CONCRETE COLLAR	96.40	93.23 (W)	N:1670174.72 E:642925.58
YD-13	12" YARD DRAIN W/ CONCRETE COLLAR	96.18	92.83 (N)	N:1670228.60 E:642967.26
YD-14	12" YARD DRAIN W/ CONCRETE COLLAR	96.35	92.53 (S) 92.53 (N)	N:1670288.80 E:642967.56
YD-15	12" YARD DRAIN W/ CONCRETE COLLAR	98.48	91.73 (S) 91.73 (N)	N:1670448.26 E:642968.36
YD-16	12" YARD DRAIN W/ CONCRETE COLLAR	100.56	96.56 (N) 90.92 (S) 90.92 (W)	N:1670610.68 E:642969.05
YD-17	12" YARD DRAIN W/ CONCRETE COLLAR	100.66	96.62 (N) 96.62 (S)	N:1670623.07 E:642969.23
YD-18	12" YARD DRAIN W/ CONCRETE COLLAR	100.77	96.81 (N) 96.81 (S)	N:1670661.52 E:642969.42
YD-19	12" YARD DRAIN W/ CONCRETE COLLAR	101.08	97.12 (N) 97.12 (S)	N:1670723.40 E:642969.73
YD-20	12" YARD DRAIN W/ CONCRETE COLLAR	101.31	97.83 (S)	N:1670865.41 E:642970.44
YD-21	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	88.50 (W)	N:1670940.92 E:642950.10
YD-22	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	88.22 (E) 88.22 (W)	N:1670941.08 E:642880.10
YD-24	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	85.01 (W) 85.01 (S) 85.01 (SE)	N:1670945.96 E:642774.01
YD-25	12" YARD DRAIN W/ CONCRETE COLLAR	86.11	85.06 (N)	N:1670898.76 E:642774.52
YD-26	12" YARD DRAIN W/ CONCRETE COLLAR	90.90	85.32 (W) 85.32 (S) 85.32 (E)	N:1670945.96 E:642695.74
YD-27	12" YARD DRAIN W/ CONCRETE COLLAR	90.97	85.44 (E) 85.44 (S) 85.44 (N)	N:1670915.91 E:642691.61
YD-28	12" YARD DRAIN W/ CONCRETE COLLAR	91.01	85.47 (S) 85.47 (W)	N:1670915.91 E:642699.80

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-29	12" YARD DRAIN W/ CONCRETE COLLAR	86.56	85.51 (N)	N:1670898.74 E:642691.57
YD-30	12" YARD DRAIN W/ CONCRETE COLLAR	86.60	85.54 (N)	N:1670898.74 E:642699.57
YD-31	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.65 (W) 85.65 (S) 85.65 (E)	N:1670946.13 E:642612.36
YD-32	12" YARD DRAIN W/ CONCRETE COLLAR	91.32	85.78 (E) 85.78 (S) 85.77 (N)	N:1670915.96 E:642608.60
YD-33	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (W)	N:1670915.96 E:642616.60
YD-34	12" YARD DRAIN W/ CONCRETE COLLAR	86.90	85.84 (N)	N:1670898.78 E:642608.54
YD-35	12" YARD DRAIN W/ CONCRETE COLLAR	86.03	85.88 (N)	N:1670898.72 E:642616.57
YD-36	12" YARD DRAIN W/ CONCRETE COLLAR	91.56	85.98 (W) 85.98 (S) 85.98 (E)	N:1670946.30 E:642529.64
YD-37	12" YARD DRAIN W/ CONCRETE COLLAR	91.67	86.11 (E) 86.11 (S) 86.11 (N)	N:1670915.96 E:642525.61
YD-38	12" YARD DRAIN W/ CONCRETE COLLAR	91.70	86.14 (S) 86.14 (W)	N:1670915.94 E:642533.60
YD-39	12" YARD DRAIN W/ CONCRETE COLLAR	87.23	86.17 (N)	N:1670898.78 E:642525.57
YD-40	12" YARD DRAIN W/ CONCRETE COLLAR	87.26	86.21 (N)	N:1670898.76 E:642533.57
YD-41	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.31 (S) 86.31 (E)	N:1670946.47 E:642448.41
YD-42	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (S) 86.43 (N)	N:1670915.97 E:642451.10
YD-43	12" YARD DRAIN W/ CONCRETE COLLAR	-2.95	86.50 (N)	N:1670898.80 E:642451.07
YD-44	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	87.00 (N)	N:1670830.33 E:642900.21
YD-45	12" YARD DRAIN W/ CONCRETE COLLAR	88.02	86.85 (S) 86.85 (N) 86.96 (W)	N:1670866.53 E:642950.00
YD-46	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)	N:1670875.34 E:642950.03
YD-47	12" YARD DRAIN W/ CONCRETE COLLAR	87.94	86.89 (S)	N:1670875.39 E:642923.60
YD-48	12" YARD DRAIN W/ CONCRETE COLLAR	92.45	86.85 (E) 86.85 (N) 86.85 (W)	N:1670866.49 E:642923.48

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-49	12" YARD DRAIN W/ CONCRETE COLLAR	87.88	86.82 (S)	N:1670875.42 E:642906.25
YD-50	12" YARD DRAIN W/ CONCRETE COLLAR	92.39	86.78 (E) 86.78 (N) 86.78 (W)	N:1670866.47 E:642906.23
YD-51	12" YARD DRAIN W/ CONCRETE COLLAR	87.77	86.72 (S)	N:1670875.47 E:642880.03
YD-52	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.68 (E) 86.68 (N) 86.68 (SW)	N:1670866.42 E:642880.00
YD-53	12" YARD DRAIN W/ CONCRETE COLLAR	87.68	86.63 (NE) 86.63 (S)	N:1670856.37 E:642871.99
YD-54	12" YARD DRAIN W/ CONCRETE COLLAR	92.19	86.58 (N) 86.58 (SE) 85.58 (W)	N:1670845.00 E:642871.47
YD-55	12" YARD DRAIN W/ CONCRETE COLLAR	91.42	86.63 (NW)	N:1670830.47 E:642877.95
YD-56	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (N)	N:1670784.81 E:642880.39
YD-57	12" YARD DRAIN W/ CONCRETE COLLAR	87.52	86.35 (E) 86.46 (S)	N:1670793.88 E:642879.00
YD-58	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.29 (E) 86.35 (S) 86.46 (W)	N:1670793.92 E:642906.35
YD-59	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.39 (N)	N:1670784.42 E:642906.28
YD-60	12" YARD DRAIN W/ CONCRETE COLLAR	91.93	86.19 (E) 86.29 (S) 86.35 (W)	N:1670793.89 E:642923.12
YD-61	12" YARD DRAIN W/ CONCRETE COLLAR	87.28	86.22 (N)	N:1670784.34 E:642948.39
YD-62	12" YARD DRAIN W/ CONCRETE COLLAR	87.35	86.19 (S) 86.29 (W) 86.19 (E)	N:1670793.84 E:642948.32
YD-63	12" YARD DRAIN W/ CONCRETE COLLAR	91.75	86.16 (W) 86.16 (S)	N:1670793.87 E:642955.04
YD-64	12" YARD DRAIN W/ CONCRETE COLLAR	90.77	85.98 (N) 85.98 (W) 85.98 (S)	N:1670748.33 E:642954.82
YD-65	12" YARD DRAIN W/ CONCRETE COLLAR	90.79	86.28 (E) 86.32 (NW)	N:1670748.47 E:642878.15
YD-66	12" YARD DRAIN W/ CONCRETE COLLAR	87.42	86.36 (S)	N:1670765.31 E:642871.82
YD-67	12" YARD DRAIN W/ CONCRETE COLLAR	91.55	85.83 (N) 85.83 (SW) 85.83 (S) 85.95 (W)	N:1670711.33 E:642954.62
YD-68	12" YARD DRAIN W/ CONCRETE COLLAR	86.92	85.87 (NE)	N:1670703.34 E:642949.70

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHEET IS BASED ON ONLY AND IS NOT BEING INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 FOR FIELD LOCATING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.74.1.3324
COA # 29091

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3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

DRAINAGE TABLE -1

DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

FILE CODE: ----

SHEET NO. C300A

CAD FILE: 2064-C301 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-69	12" YARD DRAIN W/ CONCRETE COLLAR	87.04	85.98 (N)	N:1670703.39 E:642924.76
YD-70	12" YARD DRAIN W/ CONCRETE COLLAR	91.58	85.83 (E) 85.95 (S) 86.02 (W)	N:1670711.39 E:642924.66
YD-71	12" YARD DRAIN W/ CONCRETE COLLAR	87.11	86.06 (N)	N:1670703.42 E:642905.86
YD-77	12" YARD DRAIN W/ CONCRETE COLLAR	91.69	85.95 (E) 86.02 (S) 86.13 (W)	N:1670711.42 E:642905.79
YD-78	12" YARD DRAIN W/ CONCRETE COLLAR	87.21	86.16 (N)	N:1670703.47 E:642879.70
YD-79	12" YARD DRAIN W/ CONCRETE COLLAR	87.19	86.02 (E) 86.13 (S)	N:1670711.47 E:642879.69
YD-80	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.65 (N) 85.31 (W)	N:1670666.45 E:642954.30
YD-81	12" YARD DRAIN W/ CONCRETE COLLAR	91.24	85.17 (W) 85.31 (N) 85.65 (E)	N:1670668.53 E:642869.63
YD-82	12" YARD DRAIN W/ CONCRETE COLLAR	86.41	85.35 (S)	N:1670679.44 E:642871.65
YD-83	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.31 (E) 85.17 (W)	N:1670666.93 E:642835.19
YD-84	12" YARD DRAIN W/ CONCRETE COLLAR	91.64	88.61 (W)	N:1670660.00 E:642953.93
YD-85	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	89.00 (E) 88.61 (S)	N:1670561.18 E:642855.97
YD-86	12" YARD DRAIN W/ CONCRETE COLLAR	92.74	88.61 (W)	N:1670461.66 E:642953.36
YD-87	12" YARD DRAIN W/ CONCRETE COLLAR	92.55	89.00 (E) 88.61 (N)	N:1670461.85 E:642855.86
YD-88	12" YARD DRAIN W/ CONCRETE COLLAR	93.77	89.44 (W)	N:1670356.33 E:642952.91
YD-89	12" YARD DRAIN W/ CONCRETE COLLAR	91.31	85.74 (NW) 85.74 (F)	N:1670350.21 F:642737.88
YD-90	12" YARD DRAIN W/ CONCRETE COLLAR	91.35	85.78 (N) 85.78 (SE)	N:1670358.41 E:642727.37
YD-91	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	85.88 (N) 85.88 (S)	N:1670383.34 E:642720.37
YD-92	12" YARD DRAIN W/ CONCRETE COLLAR	91.49	85.92 (N) 85.92 (S)	N:1670392.42 E:642717.89
YD-93	12" YARD DRAIN W/ CONCRETE COLLAR	91.71	86.15 (NE) 86.15 (S)	N:1670449.45 E:642717.90

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-94	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SW)	N:1670472.41 E:642727.59
YD-95	12" YARD DRAIN W/ CONCRETE COLLAR	91.86	86.29 (NW) 86.29 (S)	N:1670482.41 E:642727.63
YD-96	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SE)	N:1670506.43 E:642717.51
YD-97	12" YARD DRAIN W/ CONCRETE COLLAR	92.01	86.43 (E) 86.43 (S)	N:1670514.86 E:642720.33
YD-98	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (W)	N:1670517.41 E:642727.70
YD-99	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.40 E:642727.72
YD-100	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NE)	N:1670550.42 E:642718.07
YD-101	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SW) 85.90 (NW)	N:1670572.40 E:642727.78
YD-102	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SE) 85.84 (N)	N:1670586.07 E:642720.52
YD-103	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (NE)	N:1670594.33 E:642718.20
YD-104	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (SW) 85.71 (N)	N:1670617.40 E:642727.65
YD-105	12" YARD DRAIN W/ CONCRETE COLLAR	91.22	85.67 (S) 85.67 (NW)	N:1670627.41 E:642727.91
YD-106	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (SE) 85.57 (N)	N:1670650.90 E:642717.94
YD-107	12" YARD DRAIN W/ CONCRETE COLLAR	90.87	85.34 (S) 85.34 (N)	N:1670708.43 E:642718.25
YD-108	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NW)	N:1670741.41 E:642728.13
YD-109	12" YARD DRAIN W/ CONCRETE COLLAR	90.69	85.16 (SE) 85.16 (E)	N:1670750.43 E:642722.48
YD-110	12" YARD DRAIN W/ CONCRETE COLLAR	88.59	84.95 (W) 84.95 (S) 84.95 (N)	N:1670752.27 E:642772.74
YD-111	12" YARD DRAIN W/ CONCRETE COLLAR	90.59	84.96 (E) 84.96 (N)	N:1670752.69 E:642592.27
YD-112	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.16 (SW) 85.16 (W)	N:1670750.62 E:642643.94
YD-113	12" YARD DRAIN W/ CONCRETE COLLAR	90.74	85.20 (S) 85.20 (NE)	N:1670741.48 E:642636.84

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-114	12" YARD DRAIN W/ CONCRETE COLLAR	90.88	85.34 (S) 85.34 (N)	N:1670708.56 E:642646.46
YD-115	12" YARD DRAIN W/ CONCRETE COLLAR	91.10	85.57 (S) 85.57 (N)	N:1670651.60 E:642646.26
YD-116	12" YARD DRAIN W/ CONCRETE COLLAR	91.23	85.67 (S) 85.67 (N)	N:1670627.59 E:642636.61
YD-117	12" YARD DRAIN W/ CONCRETE COLLAR	91.26	85.71 (S) 85.71 (N)	N:1670617.59 E:642636.57
YD-118	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	85.81 (S) 85.81 (N)	N:1670594.57 E:642644.79
YD-119	12" YARD DRAIN W/ CONCRETE COLLAR	91.39	85.84 (SW) 85.84 (N)	N:1670585.93 E:642643.38
YD-120	12" YARD DRAIN W/ CONCRETE COLLAR	91.46	85.90 (SE) 85.90 (NE)	N:1670572.59 E:642636.49
YD-121	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (NW)	N:1670550.55 E:642646.26
YD-122	12" YARD DRAIN W/ CONCRETE COLLAR	87.55	86.50 (S)	N:1670527.59 E:642636.40
YD-123	12" YARD DRAIN W/ CONCRETE COLLAR	92.04	86.46 (N) 86.46 (E)	N:1670517.59 E:642636.39
YD-124	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.43 (W) 86.43 (S)	N:1670514.76 E:642643.77
YD-125	12" YARD DRAIN W/ CONCRETE COLLAR	91.97	86.39 (N) 86.39 (SW)	N:1670506.56 E:642646.51
YD-126	12" YARD DRAIN W/ CONCRETE COLLAR	91.87	86.29 (NE) 86.29 (S)	N:1670482.59 E:642636.32
YD-127	12" YARD DRAIN W/ CONCRETE COLLAR	91.83	86.25 (N) 86.25 (SE)	N:1670472.59 E:642636.31
YD-128	12" YARD DRAIN W/ CONCRETE COLLAR	91.74	86.15 (E) 86.15 (NW) 86.15 (S)	N:1670449.56 E:642645.90
YD-129	12" YARD DRAIN W/ CONCRETE COLLAR	91.51	85.92 (N) 85.92 (S)	N:1670392.56 E:642645.73
YD-130	12" YARD DRAIN W/ CONCRETE COLLAR	91.34	85.75 (N) 85.75 (NW) 85.75 (W)	N:1670350.57 E:642643.08
YD-131	12" YARD DRAIN W/ CONCRETE COLLAR	86.85	85.79 (SE)	N:1670358.59 E:642636.08
YD-132	12" YARD DRAIN W/ CONCRETE COLLAR	86.62	85.56 (E) 85.56 (W)	N:1670350.52 E:642593.34
YD-133	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (N)	N:1670390.86 E:642681.80

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-134	12" YARD DRAIN W/ CONCRETE COLLAR	91.88	86.29 (N) 86.29 (S) 86.29 (W)	N:1670449.50 E:642681.90
YD-135	12" YARD DRAIN W/ CONCRETE COLLAR	87.58	86.53 (S)	N:1670508.05 E:642681.99
YD-136	12" YARD DRAIN W/ CONCRETE COLLAR	86.63	85.57 (W) 85.57 (E)	N:1670350.16 E:642770.12
YD-137	12" YARD DRAIN W/ CONCRETE COLLAR	86.05	85.00 (N)	N:1670741.44 E:642770.82
YD-138	12" YARD DRAIN W/ CONCRETE COLLAR	91.85	86.73 (N) 86.73 (NE) 86.73 (E)	N:1670352.78 E:642457.42
YD-139	12" YARD DRAIN W/ CONCRETE COLLAR	87.82	86.76 (SW)	N:1670362.27 E:642464.40
YD-140	12" YARD DRAIN W/ CONCRETE COLLAR	87.95	86.90 (N) 86.86 (S)	N:1670386.05 E:642457.33
YD-141	12" YARD DRAIN W/ CONCRETE COLLAR	88.06	86.86 (S) 87.00 (NE)	N:1670395.29 E:642454.32
YD-142	12" YARD DRAIN W/ CONCRETE COLLAR	91.36	86.90 (SW)	N:1670418.27 E:642464.72
YD-143	12" YARD DRAIN W/ CONCRETE COLLAR	88.05	87.00 (NE)	N:1670452.36 E:642454.43
YD-144	12" YARD DRAIN W/ CONCRETE COLLAR	91.45	86.90 (SW) 86.90 (N)	N:1670475.26 E:642464.95
YD-145	12" YARD DRAIN W/ CONCRETE COLLAR	92.46	86.86 (S) 86.86 (N)	N:1670485.26 E:642464.63
YD-146	12" YARD DRAIN W/ CONCRETE COLLAR	92.36	86.76 (S) 86.76 (W) 86.76 (N)	N:1670509.29 E:642464.57
YD-147	12" YARD DRAIN W/ CONCRETE COLLAR	87.86	86.80 (E)	N:1670509.29 E:642454.54
YD-148	12" YARD DRAIN W/ CONCRETE COLLAR	92.23	86.63 (S) 86.63 (W) 86.63 (N)	N:1670542.26 E:642464.71
YD-149	12" YARD DRAIN W/ CONCRETE COLLAR	92.37	86.76 (NW) 86.76 (S) 86.76 (E)	N:1670542.67 E:642431.25
YD-150	12" YARD DRAIN W/ CONCRETE COLLAR	87.97	86.92 (SW) 86.88 (N)	N:1670517.56 E:642424.02
YD-151	12" YARD DRAIN W/ CONCRETE COLLAR	87.93	86.88 (NE)	N:1670510.36 E:642419.01
YD-152	12" YARD DRAIN W/ CONCRETE COLLAR	87.90	86.84 (SE)	N:1670554.36 E:642423.99
YD-153	12" YARD DRAIN W/ CONCRETE COLLAR	87.45	86.39 (E) 86.39 (W)	N:1670595.24 E:642415.87

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-154	12" YARD DRAIN W/ CONCRETE COLLAR	87.51	86.46 (W)	N:1670599.33 E:642431.35
YD-155	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	85.82 (N) 85.83 (E)	N:1670519.40 E:642347.05
YD-156	12" YARD DRAIN W/ CONCRETE COLLAR	87.27	85.96 (N) 85.97 (S)	N:1670554.51 E:642347.00
YD-157	12" YARD DRAIN W/ CONCRETE COLLAR	87.18	86.12 (E) 86.12 (S)	N:1670593.12 E:642347.30
YD-158	12" YARD DRAIN W/ CONCRETE COLLAR	87.33	86.28 (E) 86.28 (W)	N:1670593.11 E:642387.39
YD-159	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.75 (SW)	N:1670518.07 E:642378.73
YD-160	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.72 (NE) 85.72 (E) 85.72 (W) 85.72 (S)	N:1670510.18 E:642373.04
YD-161	12" YARD DRAIN W/ CONCRETE COLLAR	86.81	85.76 (W)	N:1670509.42 E:642383.54
YD-162	12" YARD DRAIN W/ CONCRETE COLLAR	90.92	85.48 (N) 85.48 (E) 85.48 (S)	N:1670452.44 E:642372.93
YD-163	12" YARD DRAIN W/ CONCRETE COLLAR	91.07	85.53 (E) 85.53 (W)	N:1670452.42 E:642383.43
YD-164	12" YARD DRAIN W/ CONCRETE COLLAR	91.21	85.67 (S) 85.67 (W)	N:1670452.36 E:642418.93
YD-165	12" YARD DRAIN W/ CONCRETE COLLAR	86.95	85.90 (N)	N:1670394.36 E:642418.81
YD-166	12" YARD DRAIN W/ CONCRETE COLLAR	86.35	85.30 (W)	N:1670395.42 E:642383.32
YD-167	12" YARD DRAIN W/ CONCRETE COLLAR	90.82	85.26 (N) 85.26 (E) 85.26 (S)	N:1670395.53 E:642373.02
YD-168	12" YARD DRAIN W/ CONCRETE COLLAR	86.29	85.24 (W)	N:1670384.43 E:642379.47
YD-169	12" YARD DRAIN W/ CONCRETE COLLAR	86.32	85.21 (N) 85.21 (E) 85.21 (S)	N:1670383.07 E:642373.04
YD-170	12" YARD DRAIN W/ CONCRETE COLLAR	91.78	88.00 (W)	N:1670349.38 E:642408.71
YD-171	12" YARD DRAIN W/ CONCRETE COLLAR	91.27	85.09 (N) 87.82 (E) 85.09 (W)	N:1670353.44 E:642373.09
YD-172	12" YARD DRAIN W/ CONCRETE COLLAR	91.37	84.92 (E) 84.92 (NE) 84.92 (W)	N:1670353.52 E:642332.22
YD-173	12" YARD DRAIN W/ CONCRETE COLLAR	91.44	85.60 (N) 85.60 (W) 85.60 (E)	N:1670353.70 E:642241.93

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-174	12" YARD DRAIN W/ CONCRETE COLLAR	86.83	85.78 (S)	N:1670398.20 E:642239.58
YD-175	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (S)	N:1670398.31 E:642179.39
YD-176	12" YARD DRAIN W/ CONCRETE COLLAR	91.40	85.86 (N) 85.86 (SE)	N:1670362.32 E:642179.26
YD-177	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	85.78 (W) 85.78 (NW) 85.78 (E)	N:1670353.83 E:642196.93
YD-178	12" YARD DRAIN W/ CONCRETE COLLAR	92.11	85.98 (E)	N:1670353.96 E:642147.02
YD-179	12" YARD DRAIN W/ CONCRETE COLLAR	88.93	87.88 (E)	N:1670401.99 E:642088.60
YD-180	12" YARD DRAIN W/ CONCRETE COLLAR	89.06	88.00 (W) 87.88 (N)	N:1670398.43 E:642110.97
YD-181	12" YARD DRAIN W/ CONCRETE COLLAR	88.96	87.90 (SW)	N:1670364.03 E:642102.36
YD-182	12" YARD DRAIN W/ CONCRETE COLLAR	92.41	87.86 (NE) 87.86 (W)	N:1670354.12 E:642096.93
YD-183	12" YARD DRAIN W/ CONCRETE COLLAR	92.91	87.65 (E) 87.65 (N) 87.65 (S)	N:1670354.07 E:642045.74
YD-184	12" YARD DRAIN W/ CONCRETE COLLAR	93.34	87.69 (W) 87.69 (S)	N:1670364.11 E:642047.37
YD-185	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	87.85 (N) 87.85 (E)	N:1670364.11 E:642008.54
YD-186	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	88.00 (S)	N:1670402.14 E:642008.44
YD-187	12" YARD DRAIN W/ CONCRETE COLLAR	93.38	87.73 (S) 87.73 (N)	N:1670434.43 E:642118.83
YD-188	12" YARD DRAIN W/ CONCRETE COLLAR	91.63	87.67 (S) 87.67 (N)	N:1670448.92 E:642124.11
YD-189	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.52 (S) 87.52 (NE)	N:1670486.77 E:642124.61
YD-190	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (W)	N:1670440.00 E:642084.64
YD-191	12" YARD DRAIN W/ CONCRETE COLLAR	87.07	85.70 (W) 85.85 (N) 86.00 (E)	N:1670440.07 E:642047.52
YD-192	12" YARD DRAIN W/ CONCRETE COLLAR	92.59	85.89 (S)	N:1670449.07 E:642043.93
YD-193	12" YARD DRAIN W/ CONCRETE COLLAR	86.91	85.85 (E) 85.70 (N)	N:1670440.13 E:642009.36

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND IN NOT BEING INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE SAFETY OF PERSONS OTHER THAN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
COA # 29091

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CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

DRAINAGE TABLE -2

DATE AUG 23, 2023

REVISIONS

0 30' 60'

DRAWN BY: ZOR/JL

CHECKED BY: JT

PROJECT MANAGER: JT

JOB #: 23002064

FILE CODE: ----

SHEET NO. C300B

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-194	12" YARD DRAIN W/ CONCRETE COLLAR	91.20	85.66 (S) 85.66 (N)	N:1670448.65 E:642006.92
YD-195	12" YARD DRAIN W/ CONCRETE COLLAR	91.04	85.50 (S) 85.50 (NW)	N:1670488.95 E:642007.00
YD-196	12" YARD DRAIN W/ CONCRETE COLLAR	85.40	84.34 (NE)	N:1670483.40 E:641838.27
YD-197	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.33 (N)	N:1670478.44 E:641850.62
YD-198	12" YARD DRAIN W/ CONCRETE COLLAR	85.39	84.28 (S) 84.28 (SW) 84.28 (E)	N:1670490.44 E:641850.85
YD-199	12" YARD DRAIN W/ CONCRETE COLLAR	85.25	84.19 (N)	N:1670478.38 E:641885.31
YD-200	12" YARD DRAIN W/ CONCRETE COLLAR	85.23	84.14 (W) 84.14 (S) 84.14 (E)	N:1670490.38 E:641885.89
YD-201	12" YARD DRAIN W/ CONCRETE COLLAR	85.11	84.05 (N)	N:1670478.31 E:641920.26
YD-202	12" YARD DRAIN W/ CONCRETE COLLAR	85.08	84.00 (W) 84.00 (S) 84.00 (E)	N:1670490.31 E:641920.89
YD-203	12" YARD DRAIN W/ CONCRETE COLLAR	75.88	74.82 (W)	N:1670531.31 E:641920.93
YD-204	12" YARD DRAIN W/ CONCRETE COLLAR	75.63	74.54 (E) 74.54 (NW)	N:1670531.44 E:641850.93
YD-205	12" YARD DRAIN W/ CONCRETE COLLAR	93.50	75.19 (SW)	N:1670440.44 E:641848.11
YD-206	12" YARD DRAIN W/ CONCRETE COLLAR	76.16	75.10 (NE) 75.10 (W)	N:1670421.47 E:641838.28
YD-207	12" YARD DRAIN W/ CONCRETE COLLAR	94.83	74.96 (E) 74.96 (N)	N:1670421.80 E:641803.10
YD-208	12" YARD DRAIN W/ CONCRETE COLLAR	94.63	74.71 (S) 74.71 (N)	N:1670483.69 E:641803.28
YD-209	12" YARD DRAIN W/ CONCRETE COLLAR	94.09	74.49 (S) 74.49 (NE)	N:1670540.54 E:641803.38
YD-210	12" YARD DRAIN W/ CONCRETE COLLAR	93.03	74.36 (SW) 74.36 (SE) 74.36 (NE)	N:1670566.43 E:641821.78
YD-211	12" YARD DRAIN W/ CONCRETE COLLAR	86.77	85.71 (SW)	N:1670361.47 E:641836.61
YD-212	12" YARD DRAIN W/ CONCRETE COLLAR	94.59	85.56 (E)	N:1670361.89 E:641802.61
YD-213	12" YARD DRAIN W/ CONCRETE COLLAR	94.42	85.66 (W) 85.66 (NE) 85.66 (S)	N:1670352.49 E:641826.40

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-214	12" YARD DRAIN W/ CONCRETE COLLAR	86.58	85.51 (N) 85.51 (SE)	N:1670316.32 E:641826.08
YD-215	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.36 (E)	N:1670180.99 E:641680.35
YD-216	12" YARD DRAIN W/ CONCRETE COLLAR	97.90	89.09 (W) 89.09 (NE)	N:1670180.91 E:641748.35
YD-217	12" YARD DRAIN W/ CONCRETE COLLAR	99.39	92.34 (E)	N:1670065.02 E:641670.49
YD-218	12" YARD DRAIN W/ CONCRETE COLLAR	99.00	92.02 (W) 92.02 (E)	N:1670064.92 E:641750.20
YD-219	12" YARD DRAIN W/ CONCRETE COLLAR	100.92	93.16 (E)	N:1669969.02 E:641669.74
YD-220	12" YARD DRAIN W/ CONCRETE COLLAR	101.05	92.83 (W) 92.76 (E)	N:1669968.92 E:641751.11
YD-221	12" YARD DRAIN W/ CONCRETE COLLAR	89.05	88.00 (S)	N:1670402.46 E:641850.11
YD-222	12" YARD DRAIN W/ CONCRETE COLLAR	93.61	87.95 (N) 87.95 (E)	N:1670390.44 E:641850.63
YD-223	12" YARD DRAIN W/ CONCRETE COLLAR	88.91	87.86 (S)	N:1670402.38 E:641885.16
YD-224	12" YARD DRAIN W/ CONCRETE COLLAR	89.07	87.81 (W) 87.81 (N) 87.81 (E)	N:1670390.38 E:641885.66
YD-225	12" YARD DRAIN W/ CONCRETE COLLAR	93.70	88.02 (N) 88.02 (S)	N:1670402.31 E:641923.15
YD-226	12" YARD DRAIN W/ CONCRETE COLLAR	89.24	87.97 (W) 87.97 (N) 87.97 (S) 87.97 (E)	N:1670390.30 E:641924.58
YD-227	12" YARD DRAIN W/ CONCRETE COLLAR	93.45	88.12 (N)	N:1670352.30 E:641924.27
YD-228	12" YARD DRAIN W/ CONCRETE COLLAR	92.81	88.17 (S)	N:1670440.30 E:641923.23
YD-229	12" YARD DRAIN W/ CONCRETE COLLAR	87.05	86.00 (E)	N:1670434.32 E:642179.22
YD-230	12" YARD DRAIN W/ CONCRETE COLLAR	91.33	85.75 (W) 85.75 (N) 85.75 (E)	N:1670434.21 E:642242.63
YD-231	12" YARD DRAIN W/ CONCRETE COLLAR	86.85	85.79 (S)	N:1670444.65 E:642246.44
YD-232	12" YARD DRAIN W/ CONCRETE COLLAR	92.00	86.40 (S) 86.40 (N)	N:1670601.00 E:642466.85
YD-233	12" YARD DRAIN W/ CONCRETE COLLAR	90.71	86.35 (S) 86.35 (W) 86.35 (N)	N:1670611.56 E:642466.35

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-234	12" YARD DRAIN W/ CONCRETE COLLAR	87.44	86.38 (E)	N:1670611.56 E:642459.26
YD-235	12" YARD DRAIN W/ CONCRETE COLLAR	87.22	86.17 (E)	N:1670664.79 E:642459.34
YD-236	12" YARD DRAIN W/ CONCRETE COLLAR	90.43	86.14 (S) 86.14 (W) 86.14 (N)	N:1670664.78 E:642466.51
YD-237	12" YARD DRAIN W/ CONCRETE COLLAR	91.65	86.04 (S) 86.04 (NW) 86.04 (N)	N:1670690.28 E:642466.52
YD-238	12" YARD DRAIN W/ CONCRETE COLLAR	87.16	86.10 (SE)	N:1670704.72 E:642459.42
YD-239	12" YARD DRAIN W/ CONCRETE COLLAR	90.70	85.86 (S) 85.86 (NW) 85.86 (N)	N:1670734.77 E:642466.56
YD-240	12" YARD DRAIN W/ CONCRETE COLLAR	86.96	85.91 (SE)	N:1670744.79 E:642459.49
YD-241	12" YARD DRAIN W/ CONCRETE COLLAR	86.75	85.69 (E)	N:1670782.67 E:642459.57
YD-242	12" YARD DRAIN W/ CONCRETE COLLAR	90.85	85.66 (S) 85.66 (W) 85.66 (E)	N:1670784.77 E:642466.69
YD-243	12" YARD DRAIN W/ CONCRETE COLLAR	90.75	85.22 (S) 85.22 (NE)	N:1670679.25 E:642505.01
YD-244	12" YARD DRAIN W/ CONCRETE COLLAR	86.45	85.40 (S) 85.40 (N)	N:1670634.72 E:642504.92
YD-245	12" YARD DRAIN W/ CONCRETE COLLAR	86.55	85.50 (N)	N:1670609.27 E:642504.87
YD-246	12" YARD DRAIN W/ CONCRETE COLLAR	90.64	85.13 (S) 85.13 (N)	N:1670915.98 E:642774.55
YD-247	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.33 (N)	N:1670784.39 E:642923.37
YD-248	12" YARD DRAIN W/ CONCRETE COLLAR	87.38	86.32 (N) 86.28 (SE)	N:1670754.92 E:642871.79
YD-249	12" YARD DRAIN W/ CONCRETE COLLAR	91.47	85.88 (N) 85.88 (S)	N:1670383.48 E:642643.21
YD-250	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	89.97 (E) 89.97 (W)	N:1670610.70 E:642954.58
YD-251	12" YARD DRAIN W/ CONCRETE COLLAR	93.17	87.51 (N) 87.51 (S)	N:1670318.07 E:642045.67
YD-252	12" YARD DRAIN W/ CONCRETE COLLAR	86.02	84.96 (NW) 84.96 (E)	N:1670941.28 E:642785.01
YD-253	12" YARD DRAIN W/ CONCRETE COLLAR	91.02	85.31 (S) 85.31 (N)	N:1670656.75 E:642504.96

STORM SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
YD-254	12" YARD DRAIN W/ CONCRETE COLLAR	91.08	85.03 (SW)	N:1670368.98 E:642354.44
YD-255	12" YARD DRAIN W/ CONCRETE COLLAR	92.34	86.56 (S)	N:1670361.66 E:642510.01
YD-256	12" YARD DRAIN W/ CONCRETE COLLAR	92.29	86.52 (W) 86.52 (N) 86.52 (E)	N:1670664.78 E:642510.01
YD-257	12" YARD DRAIN W/ CONCRETE COLLAR	91.68	87.63 (N)	N:1670475.09 E:642509.64
YD-258	12" YARD DRAIN W/ CONCRETE COLLAR	91.59	87.30 (S) 87.54 (E)	N:1670485.16 E:642509.66
YD-259	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.58 (E)	N:1670217.80 E:641675.44
YD-260	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.42 (W) 89.42 (S)	N:1670217.50 E:641702.35
YD-261	12" YARD DRAIN W/ CONCRETE COLLAR	93.83	89.33 (N) 89.33 (S)	N:1670196.15 E:641703.65
YD-262	12" YARD DRAIN W/ CONCRETE COLLAR	97.98	89.25 (W) 89.25 (N) 89.25 (E)	N:1670180.96 E:641703.63

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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CO.# 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
DRAINAGE TABLE - 3

DATE AUG 23, 2023

REVISIONS

0 30' 60'

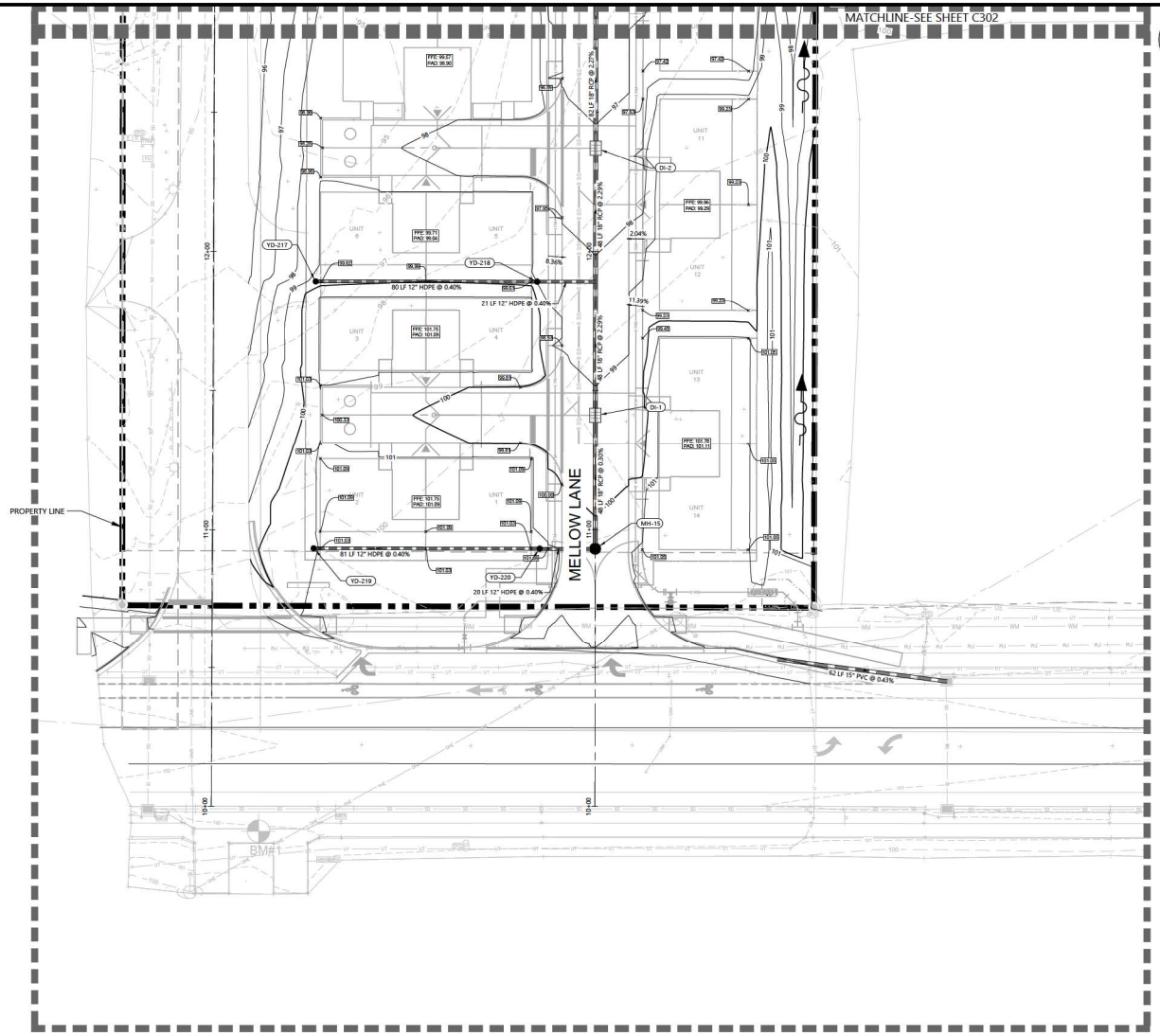
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C300C

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN

PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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3500 & 3530 E C-466
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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 1

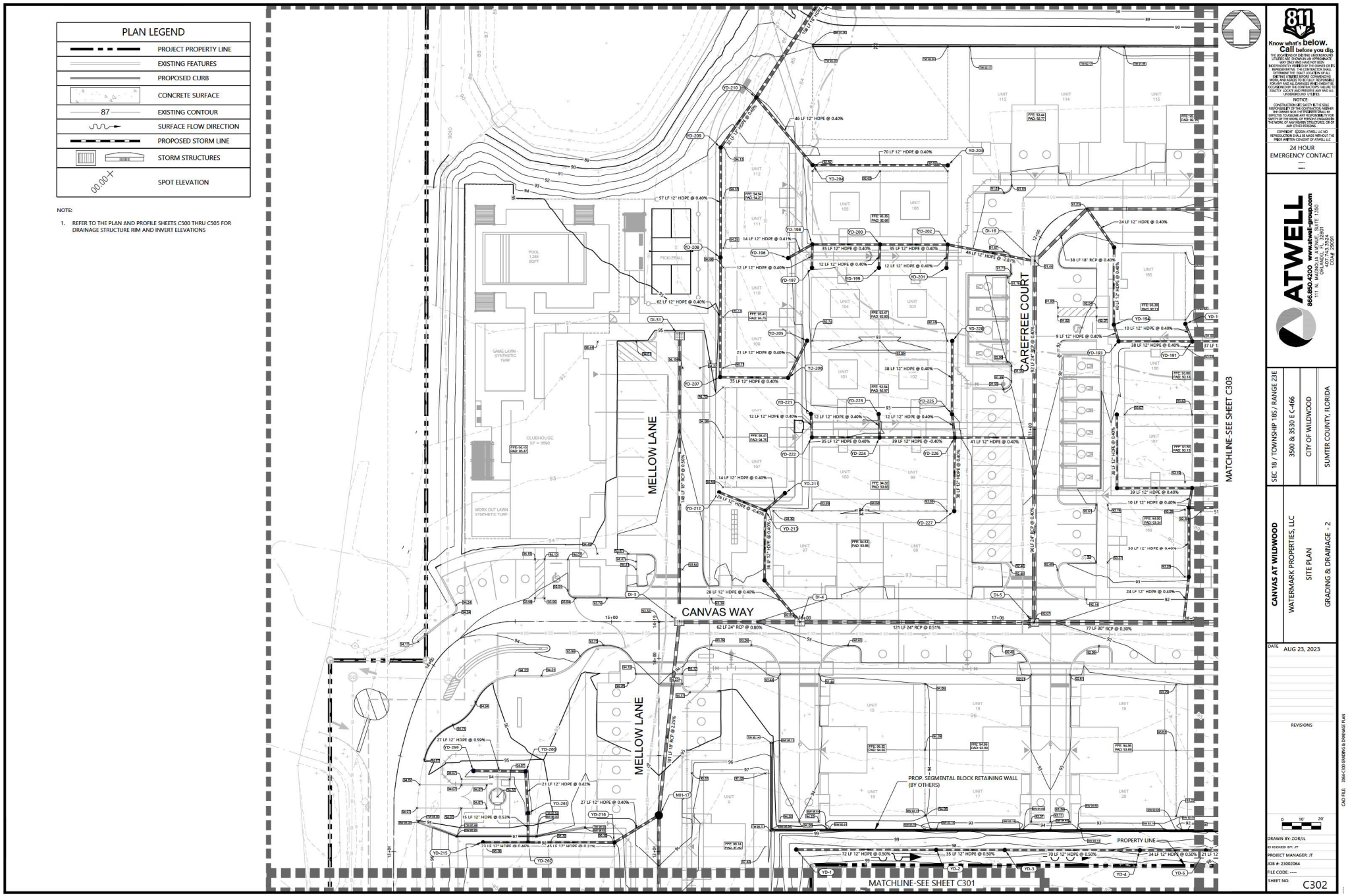
DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C301

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN



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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 2

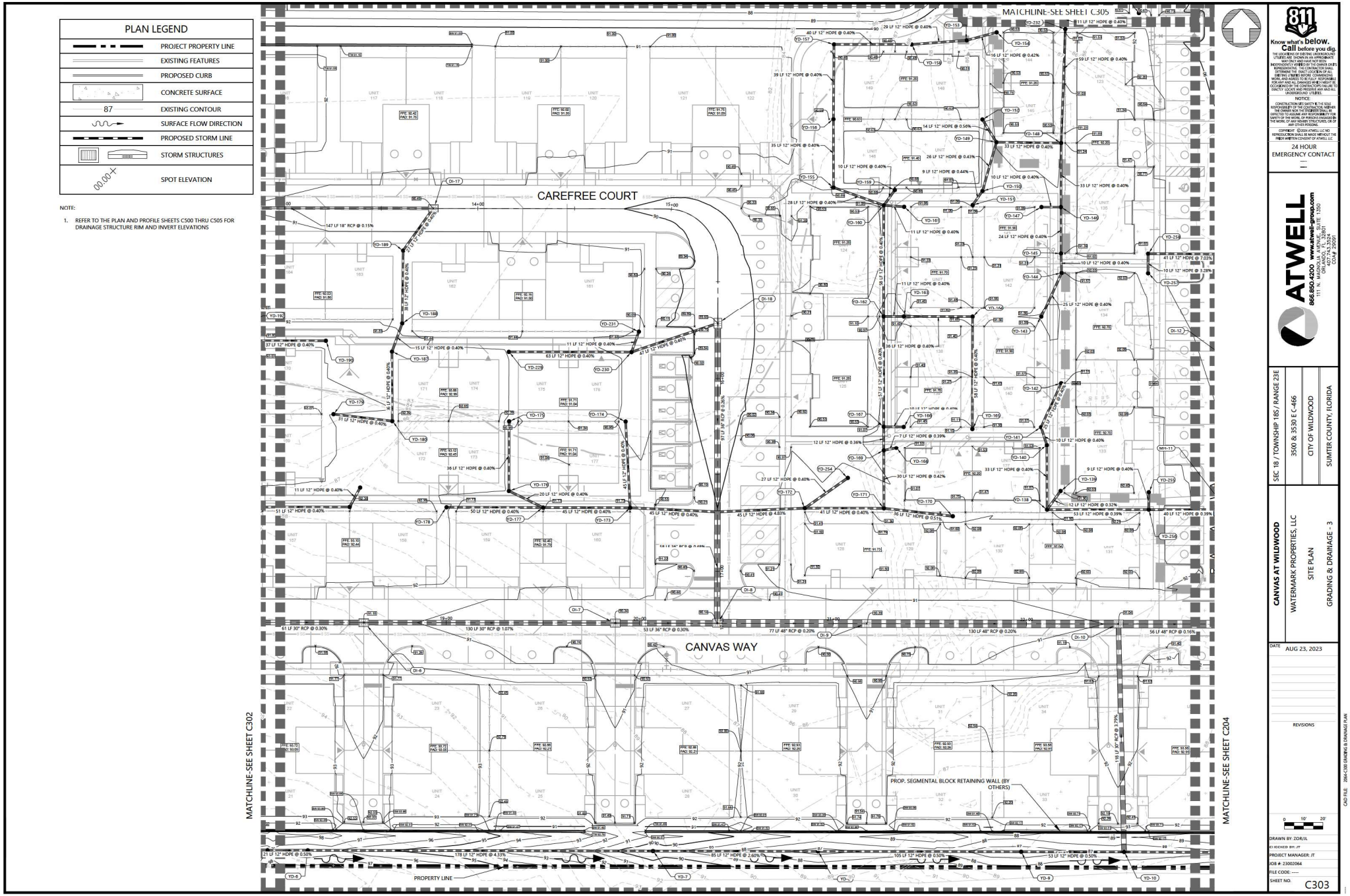
DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C302

CAD FILE: 2064-C500 GRADING & DRAINAGE PLAN


PLAN LEGEND
PROJECT PROPERTY LINE
EXISTING FEATURES
PROPOSED CURB
CONCRETE SURFACE
87 EXISTING CONTOUR
SURFACE FLOW DIRECTION
PROPOSED STORM LINE
STORM STRUCTURES
00.00+F SPOT ELEVATION
NOTE:
1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS
MATCHLINE-SEE SHEET C305
CAREFREE COURT
CANVAS WAY
MATCHLINE-SEE SHEET C302
MATCHLINE-SEE SHEET C204
PROP. SEGMENTAL BLOCK RETAINING WALL (BY OTHERS)
PROPERTY LINE
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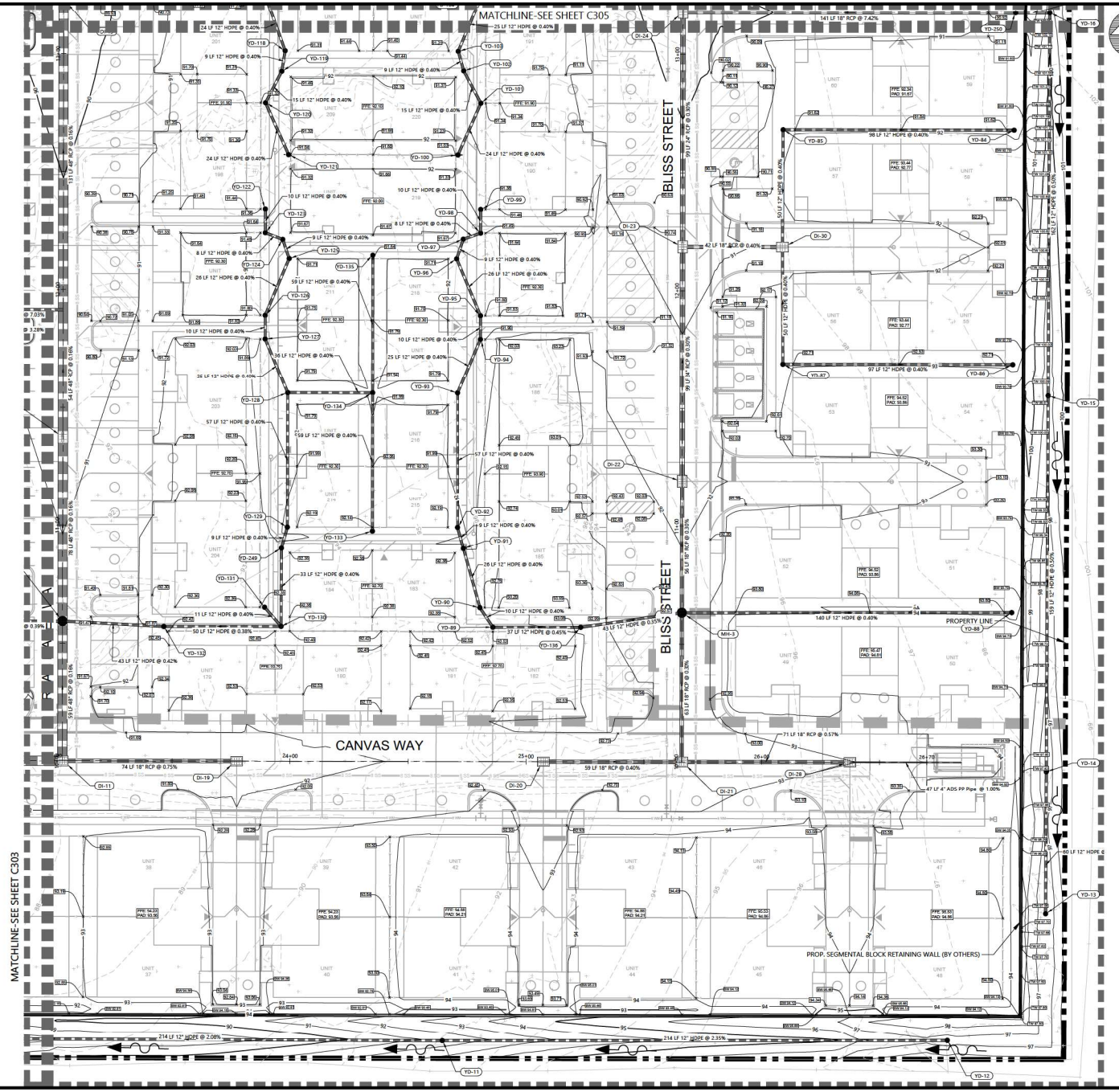
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 3
DATE
AUG 23, 2023
REVISIONS
0 10' 20'
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C303
CAD FILE: 2064-C500 GRADING & DRAINAGE PLAN

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 4

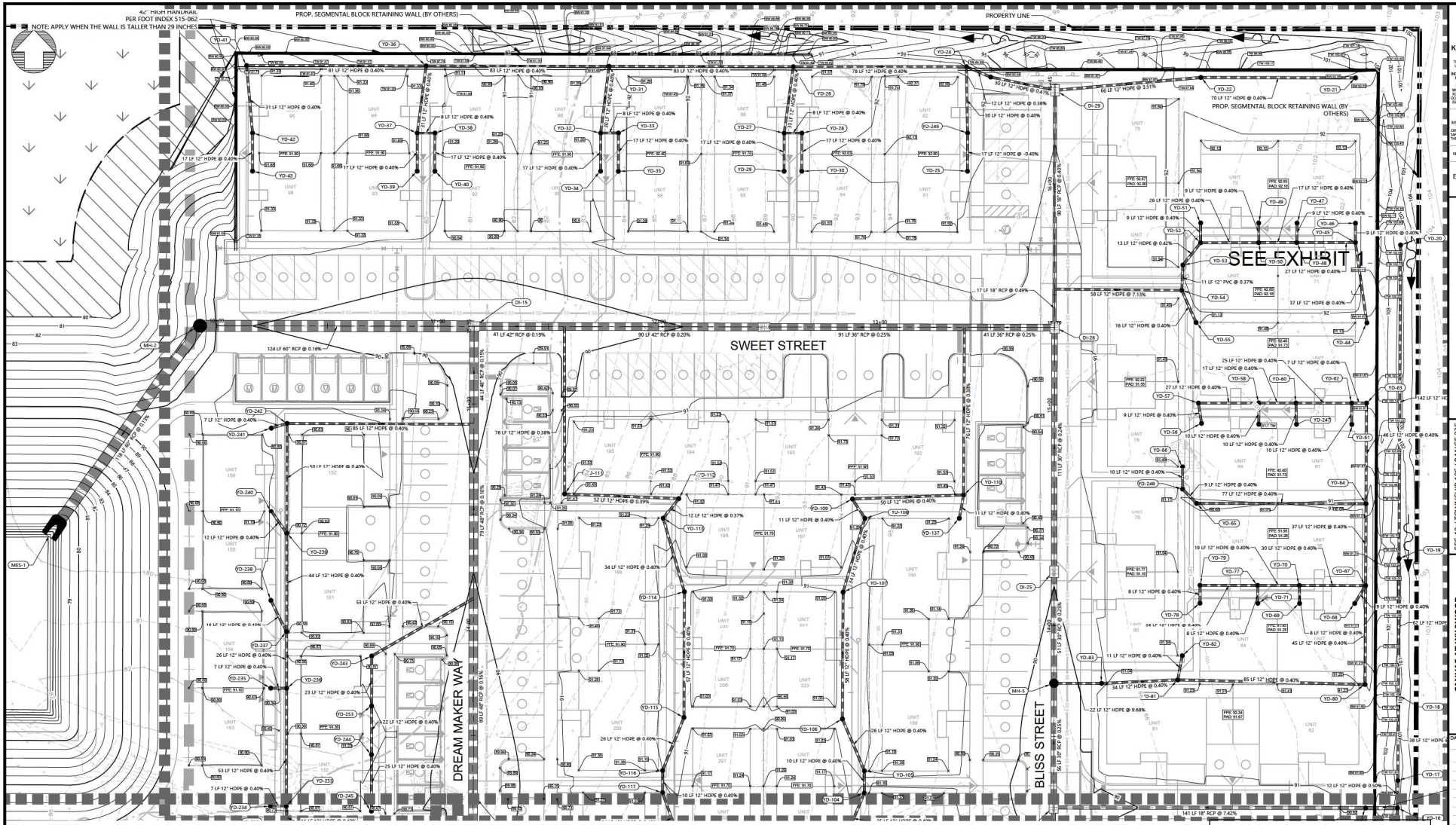
DATE AUG 23, 2023

REVISIONS

0 10' 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C304

CAD FILE: 2064-C300 GRADING & DRAINAGE PLAN



MATCHLINE-SEE SHEET C304

NOTE:

1. REFER TO THE PLAN AND PROFILE SHEETS C500 THRU C505 FOR DRAINAGE STRUCTURE RIM AND INVERT ELEVATIONS

PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
GRADING & DRAINAGE - 5

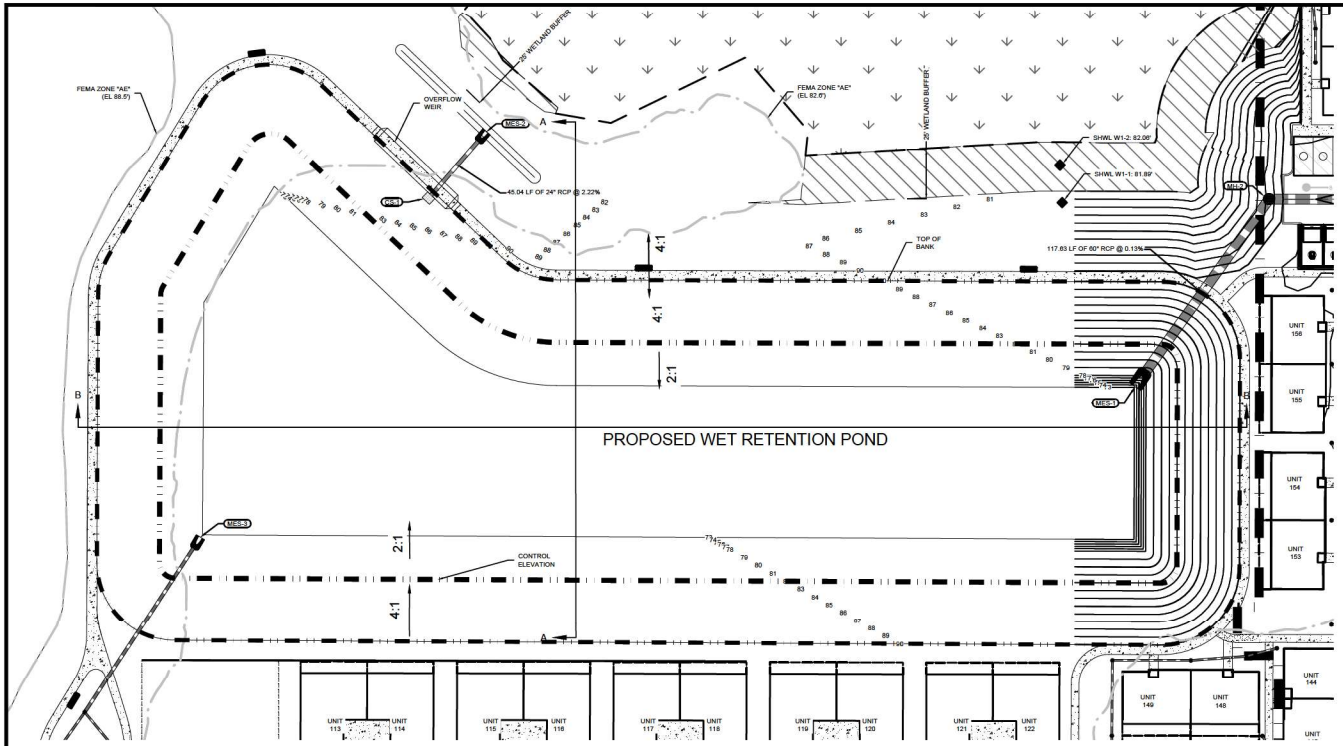
DATE AUG 23, 2023

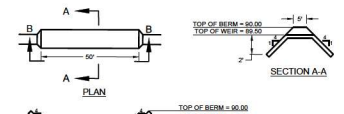
REVISIONS

0 10' 20'

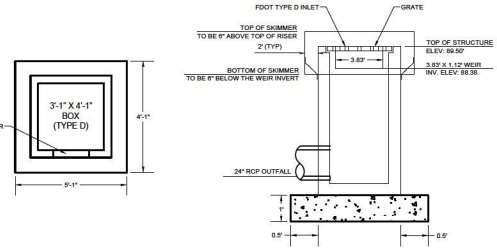
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C305

CAD FILE: 2064-C500 GRADING & DRAINAGE PLAN



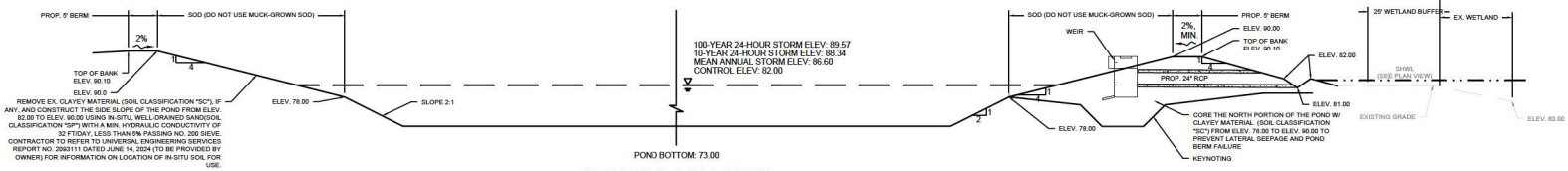


OVERFLOW WEIR DETAIL
NTS

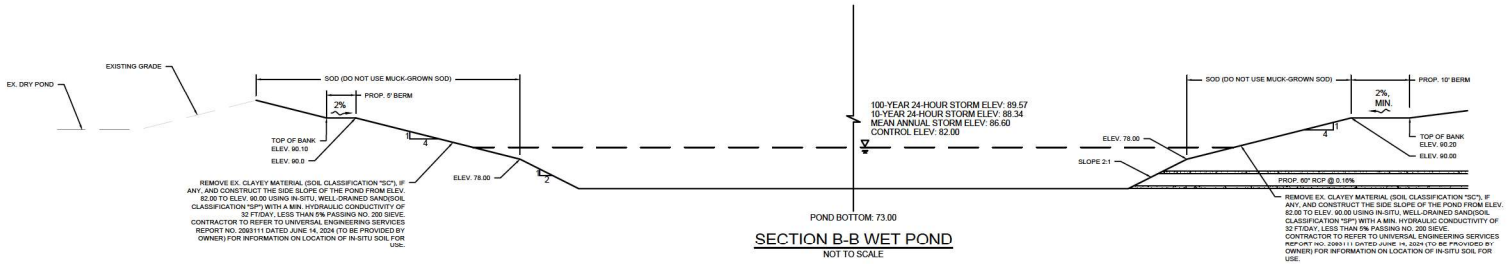


CONTROL STRUCTURE CS-1 DETAIL
NTS

CONTROL STRUCTURE TABLE									
STRUCTURE							OUTFALL PIPE		
STRUCTURE NAME	STRUCTURE TYPE	GRATE ELEV.	WEIR WIDTH	WEIR ELEV.	ORIFICE SIZE	ORIFICE ELEV.	PIPE DIA.	PIPE LENGTH	INV. ELEV. UP	INV. ELEV. DOWN
CS-1	TYPE D	89.5'	3.83'	88.38'	N/A	N/A	24" RCP	45'	82'	81'



SECTION A-A WET POND
NOT TO SCALE



SECTION B-B WET POND
NOT TO SCALE

NOTES:

VERTICAL DATUM NAVD 1988

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
POND SECTION A & B

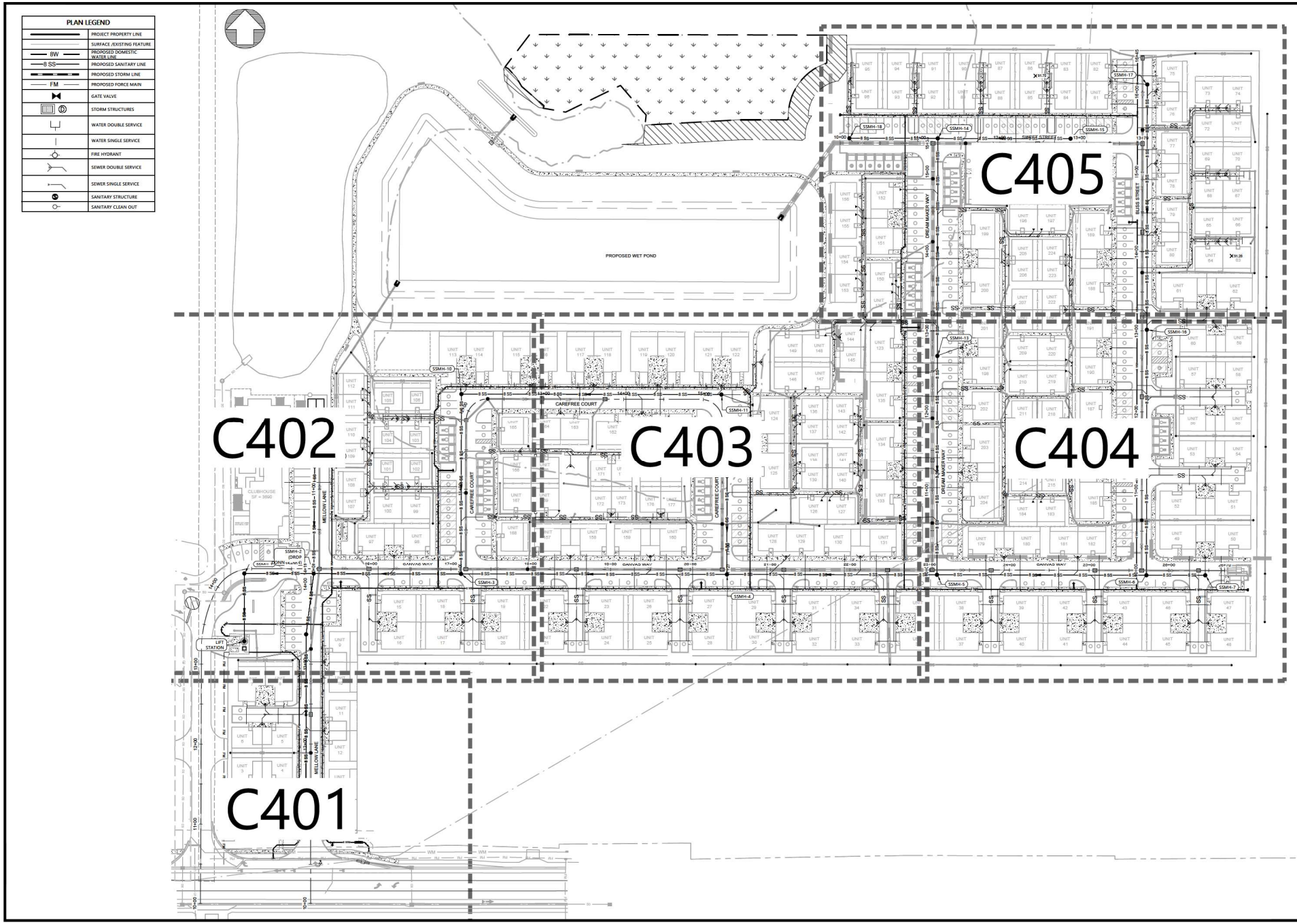
DATE AUG 23, 2023

REVISIONS

0 15' 30'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C306

CAD FILE: 2064-CSW CROSS SECTIONS



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
OVERALL UTILITY PLAN

DATE AUG 23, 2023

REVISIONS

0 25' 50'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C400

CAD FILE: 2064-C400 UTILITY PLAN

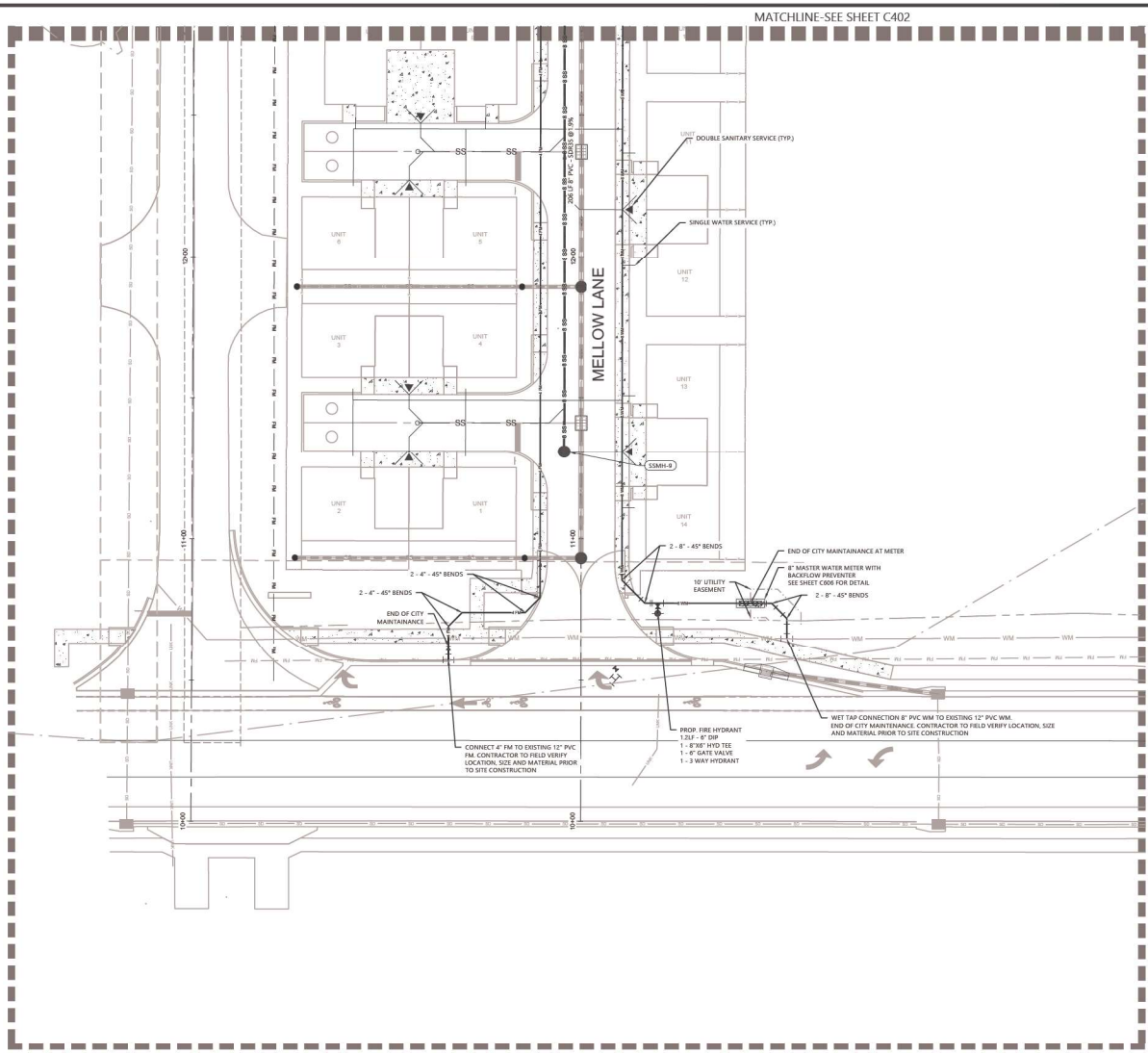
PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
D	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
SN	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-9	48" SANITARY MANHOLE	99.56	90.00 (N)	N:1670006.61 E:641765.13



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COA# 29091

SEC 18 / TOWNSHIP 18S / RANGE 23E

3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

UTILITY PLAN - 1

DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C401

CAD FILE: 2064-C400 UTILITY PLAN

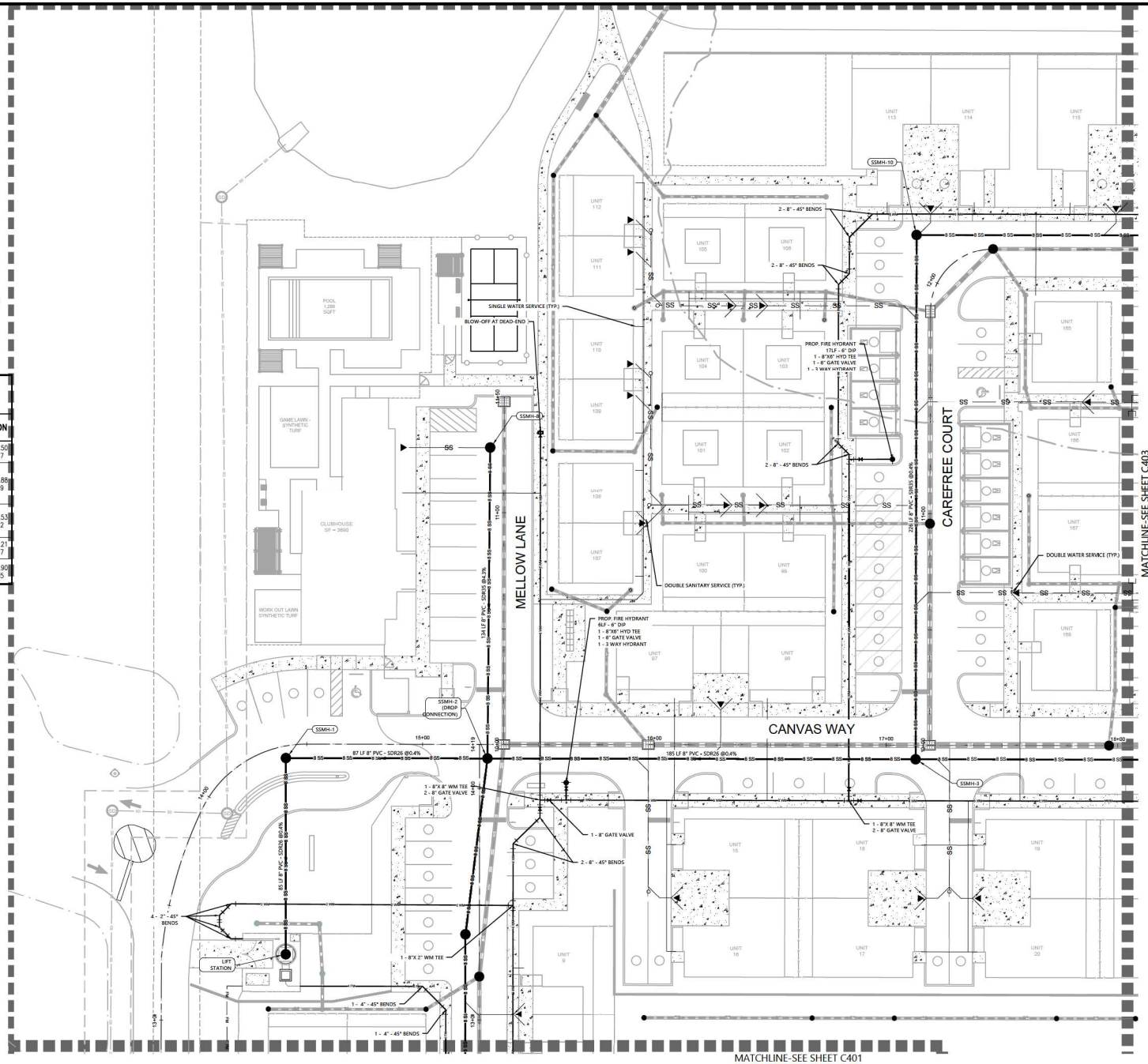
PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
LIFT STATION	LIFT STATION	94.32	78.32 (N)	N:1670204.50 E:641687.87
SSMH-2 (DROP CONNECTION)	48" SANITARY MANHOLE	93.42	84.00 (S) 79.20 (E) 83.76 (N) 79.10 (W)	N:1670288.88 E:641774.89
SSMH-3	48" SANITARY MANHOLE	92.23	80.04 (E) 83.11 (N) 79.94 (W)	N:1670288.53 E:641959.62
SSMH-8	48" SANITARY MANHOLE	94.26	89.60 (S)	N:1670423.21 E:641776.07
SSMH-10	48" SANITARY MANHOLE	91.69	84.11 (E) 84.01 (S)	N:1670514.90 E:641960.05



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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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407.74.3324
CO.# 29091

SEC. 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 2

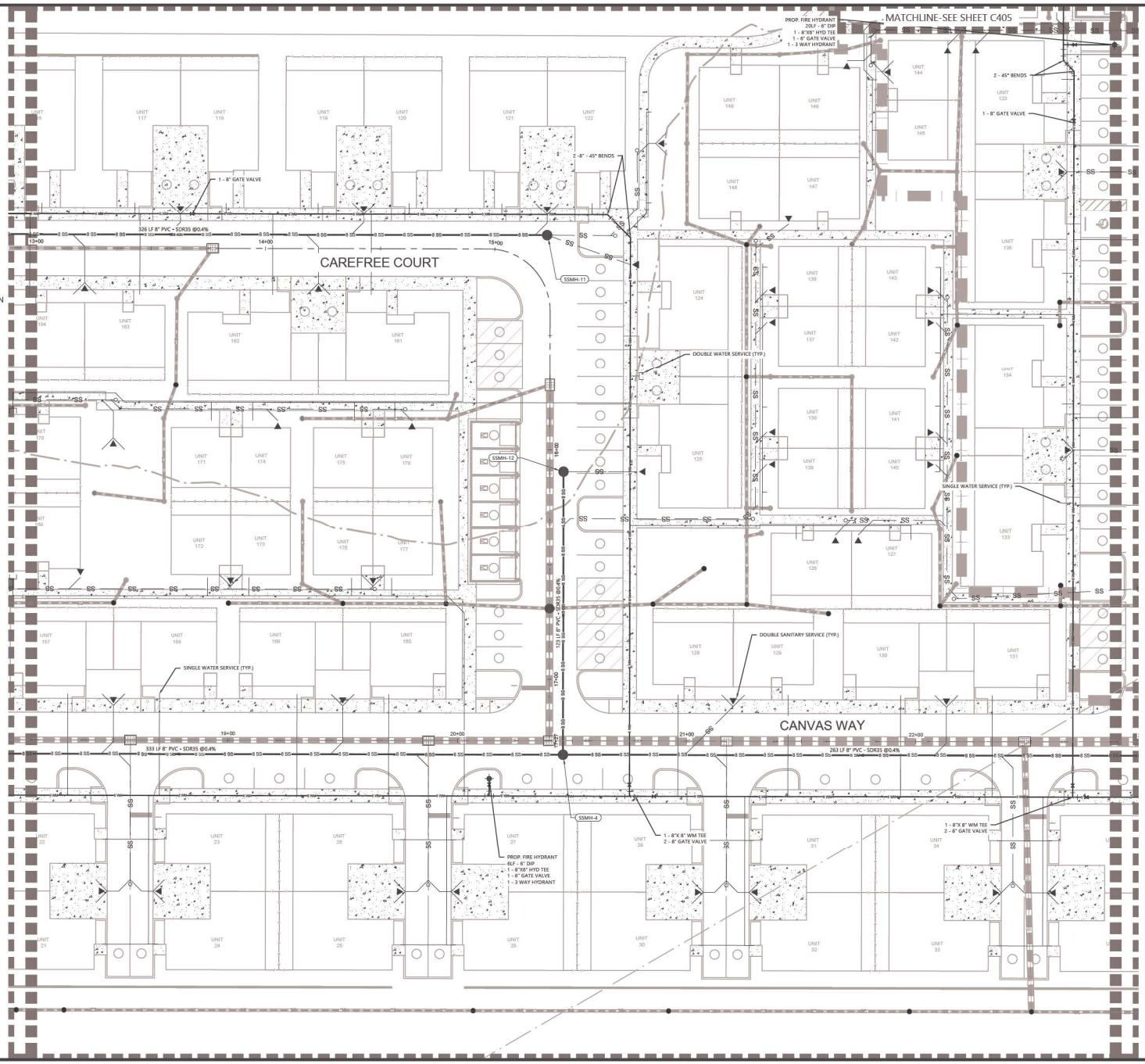
DATE AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C402

CAD FILE: 2064-C400 UTILITY PLAN



PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
3. REFER TO PLAN AND PROFILES SHEETS (C500 - C506) FOR THE SEPARATION BETWEEN WATER MAIN AND SEWER MAINS.
4. ALL SANITARY SEWER SERVICE LINE SIZES ARE 6 INCHES.
5. ALL POTABLE WATER SERVICE LINE SIZES ARE 2 INCHES.
6. ALL PROPOSED UTILITIES WITHIN THE PROPERTY ARE PRIVATE. THE OWNER ACKNOWLEDGES THE MAINTENANCE OF THE PROPOSED UTILITY MAINS WILL BE EXTREMELY DIFFICULT.

SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-4	48" SANITARY MANHOLE	90.26	81.48 (E) 84.68 (N) 81.38 (W)	N:1670287.91 E:642292.95
SSMH-11	48" SANITARY MANHOLE	90.08	85.42 (W)	N:1670514.28 E:642286.05
SSMH-12	48" SANITARY MANHOLE	89.84	85.17 (S)	N:1670411.26 E:642293.18

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NOTICE:
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111 N. MAGNOLIA AVENUE, SUITE 1350
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CO.# 29091

SEC. 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 3

DATE AUG 23, 2023

REVISIONS

SCALE: 1" = 20'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C403

CAD FILE: 2064-C400 UTILITY PLAN

PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION SPECIFICATIONS.
2. ALL POTABLE SERVICE SHALL HAVE AN ACCESSIBLE SHUT OFF VALVE AT EACH UNIT SERVICE CONNECTION PER CITY OF WILDWOOD APPROVAL.
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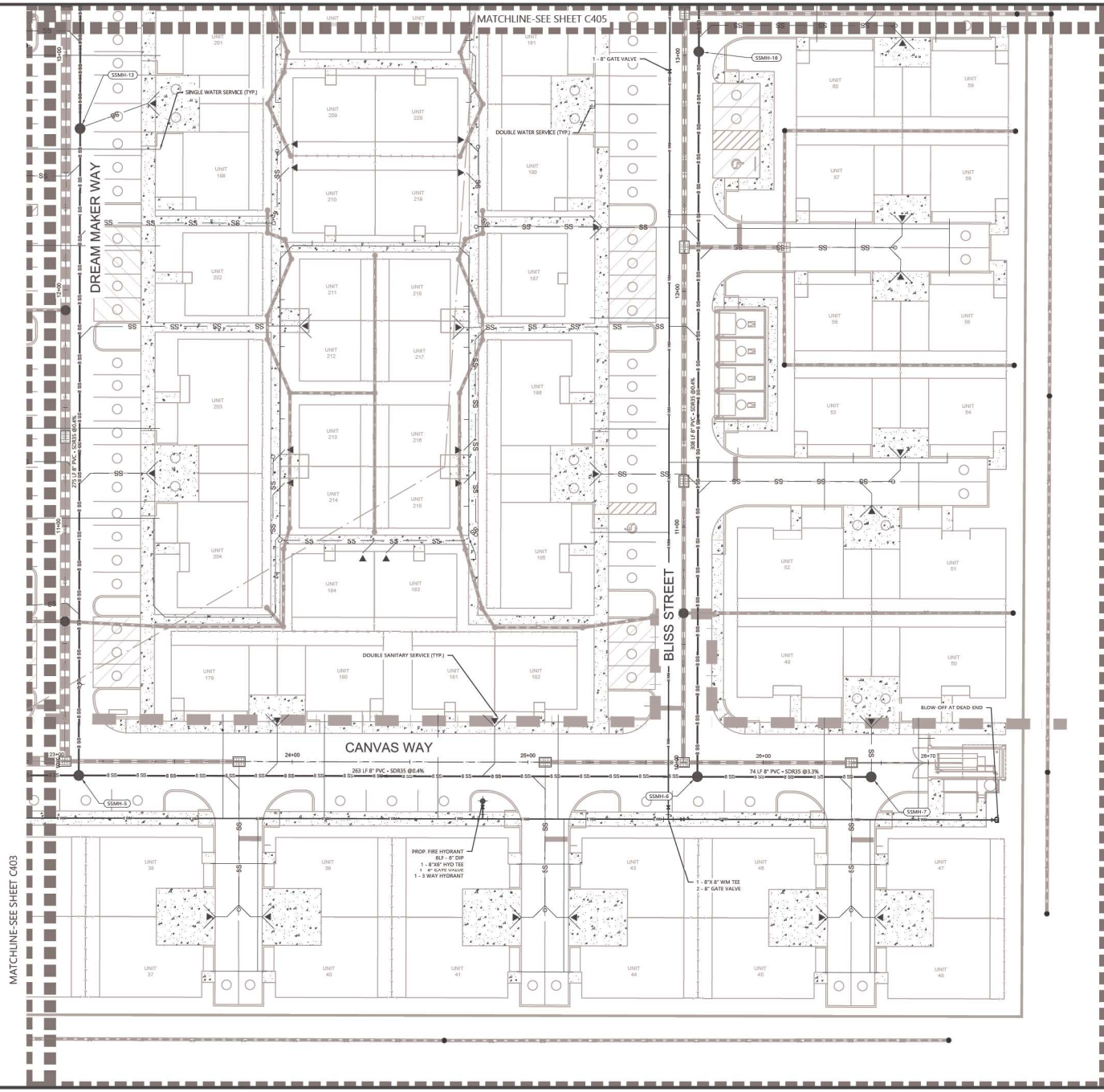
SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH–5	48" SANITARY MANHOLE	91.47	82.63 (N) 82.70 (E) 82.53 (W)	N:1670287.43 E:642556.28
SSMH–6	48" SANITARY MANHOLE	92.78	83.85 (N) 83.85 (E) 83.75 (W)	N:1670286.92 E:642818.90
SSMH–7	48" SANITARY MANHOLE	93.15	86.26 (W)	N:1670286.78 E:642892.69
SSMH–13	48" SANITARY MANHOLE	89.98	83.83 (N) 83.73 (S)	N:1670562.08 E:642556.81
SSMH–16	48" SANITARY MANHOLE	89.89	85.18 (N) 85.08 (S)	N:1670594.62 E:642819.50



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NOTICE:
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COA # 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 4

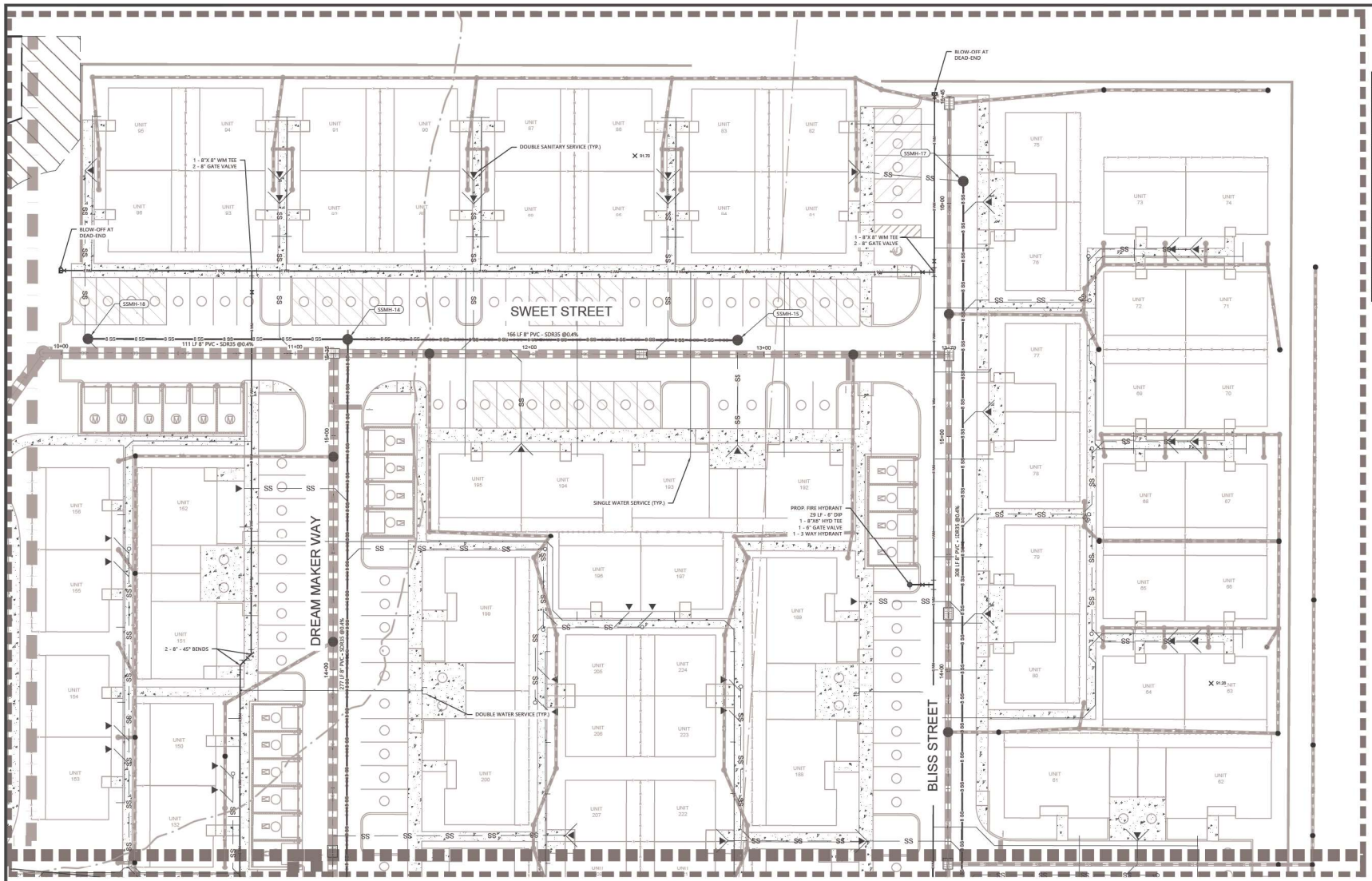
DATE
AUG 23, 2023

REVISIONS

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

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C404

CAD FILE: 2064-C400 UTILITY PLAN



MATCHLINE-SEE SHEET C404

PLAN LEGEND

	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	GATE VALVE
D	STORM STRUCTURES
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	FIRE HYDRANT
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SANITARY STRUCTURE
	SANITARY CLEAN OUT

UTILITY NOTES:
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SANITARY SEWER STRUCTURES TABLE

ID	TYPE	RIM/TOP ELEV.	INV. ELEV.	LOCATION
SSMH-14	48" SANITARY MANHOLE	89.75	85.03 (W) 85.20 (E) 84.93 (S)	N:1670834.73 E:642557.33
SSMH-15	48" SANITARY MANHOLE	90.53	85.87 (W)	N:1670834.42 E:642723.77
SSMH-17	48" SANITARY MANHOLE	91.08	86.41 (S)	N:1670902.31 E:642890.08
SSMH-18	48" SANITARY MANHOLE	90.14	85.48 (E)	N:1670834.95 E:642448.45

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NOTICE
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CO.# 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

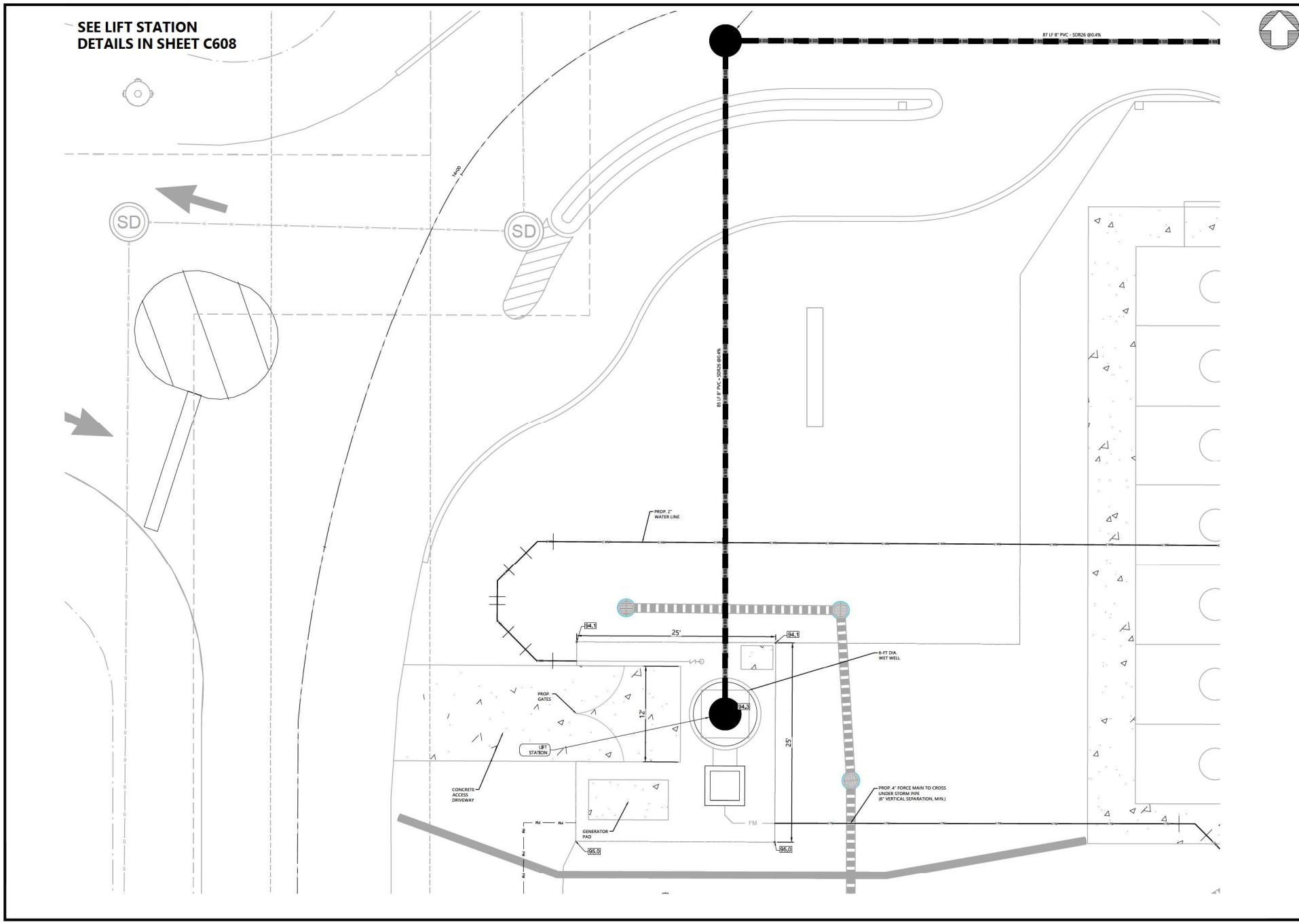
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY PLAN - 5

DATE AUG 23, 2023

REVISIONS

0 10' 20'
SCALE: 1"=20'
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C405

CAD FILE: 2064-C400 UTILITY PLAN



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NOTICE:

CONSTRUCTION LIFT SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SEC 18 / TOWNSHIP 18S / RANGE 23E

3500 & 3530 E C-466

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD

WATERMARK PROPERTIES, LLC

SITE PLAN

LIFT STATION PLAN

DATE AUG 23, 2023

REVISIONS

0 2.5' 5'

DRAWN BY: ZOR/JL

CHECKED BY: JT

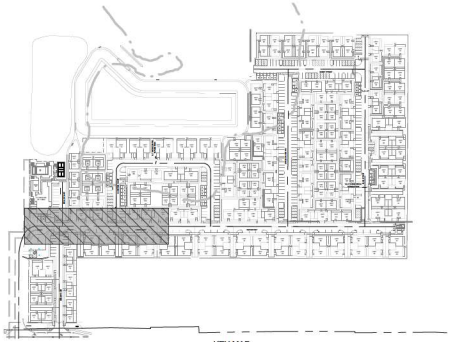
PROJECT MANAGER: JT

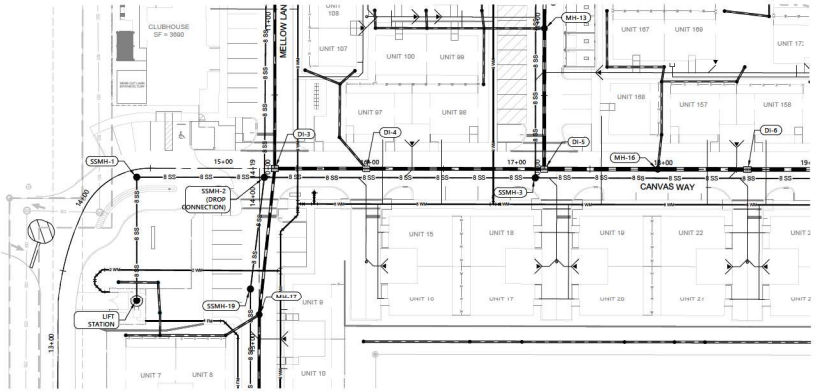
JOB #: 23002064

FILE CODE: ----

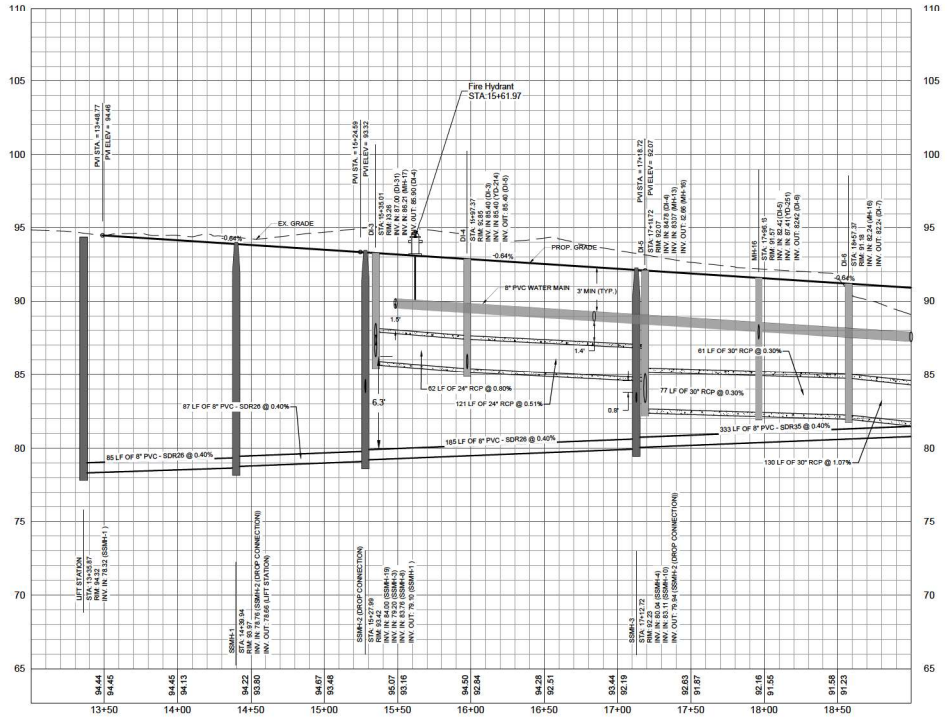
SHEET NO. C406

CAD FILE: 2064-C400 UTILITY PLAN





PROFILE - CANVAS WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

811 Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE CONSTRUCTION PLANS IS APPROXIMATE AND MUST BE INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL FOR LOCATING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY IN THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S ACTIVITIES IN CONNECTION WITH THE WORK OR ANY WORKER'S STRUCTURES, OR FOR ANY OTHER PERSONS.

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COA # 29091

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD A1 - PLAN AND PROFILE

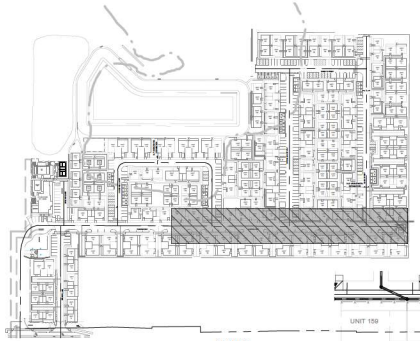
DATE
AUG 23, 2023

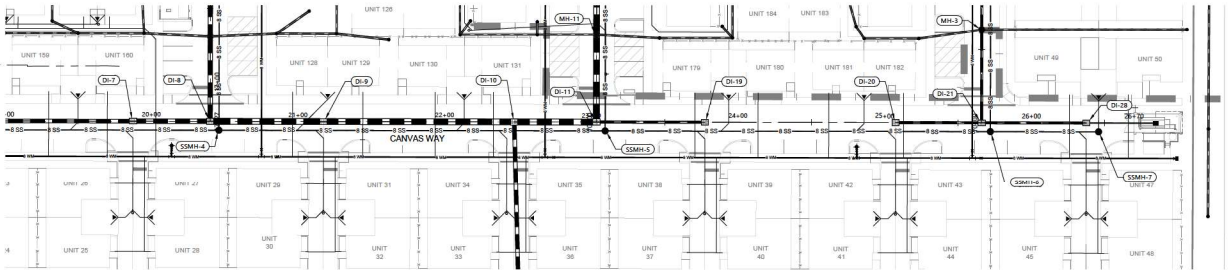
REVISIONS

0 20' 40'

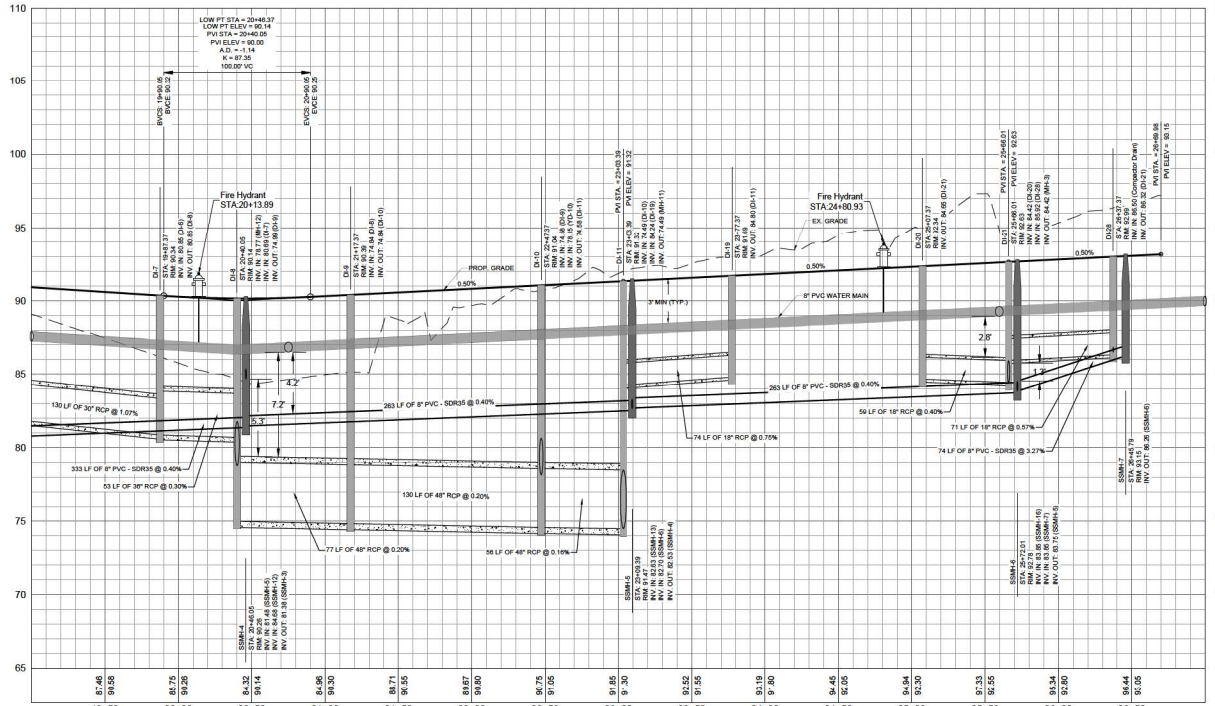
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C500

CAD FILE: 2064-C500 UTILITY PROFILE





PROFILE - CANVAS WAY
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
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2. VERTICAL DATUM: NAVD 1988

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD A2 - PLAN AND PROFILE

DATE AUG 23, 2023

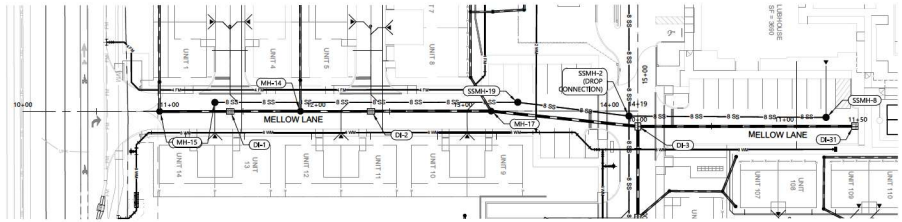
REVISIONS

0 20' 40'

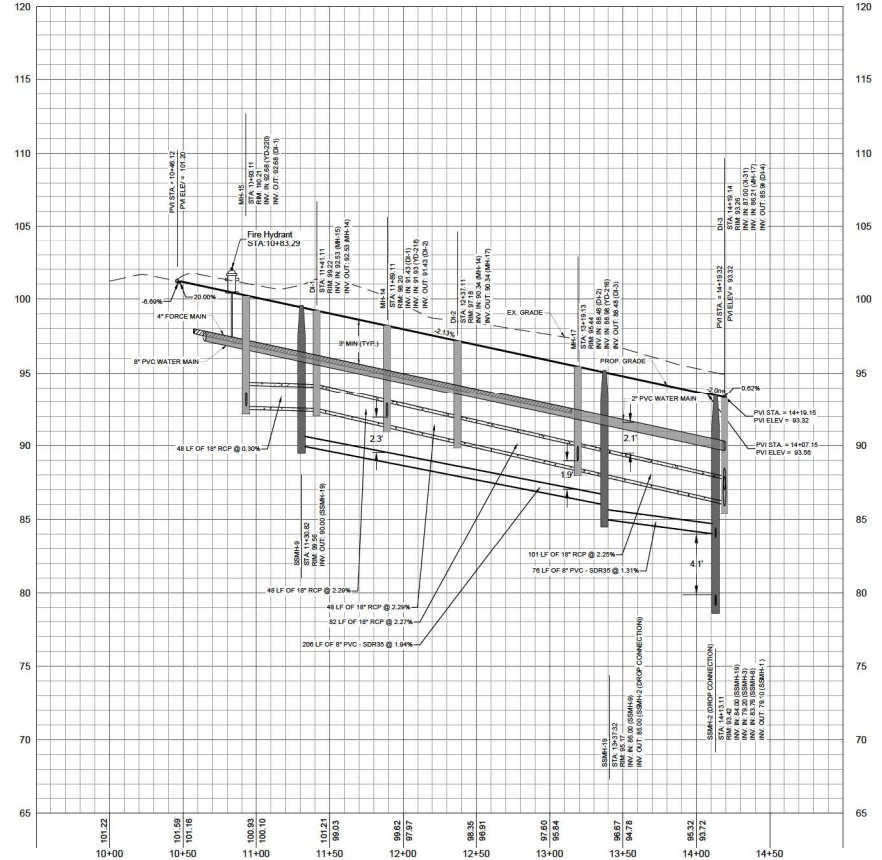
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C501

CAD FILE: 2064-C500 UTILITY PROFILE

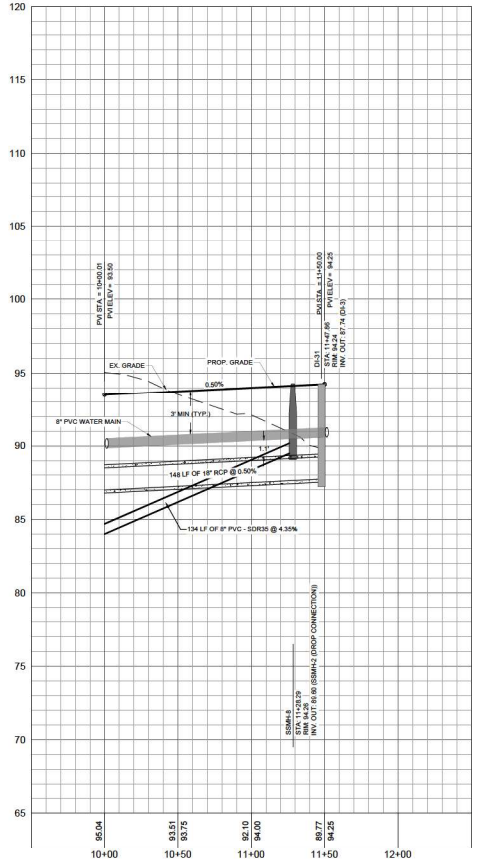




PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PROFILE - MELLOW LANE
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED BY INDIRECT MEANS AND ARE NOT GUARANTEED TO BE ENTIRELY OR EXACTLY CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF WORK; AND SHALL NOT BE RESPONSIBLE FOR ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD B - PLAN AND PROFILE

DATE AUG 23, 2023

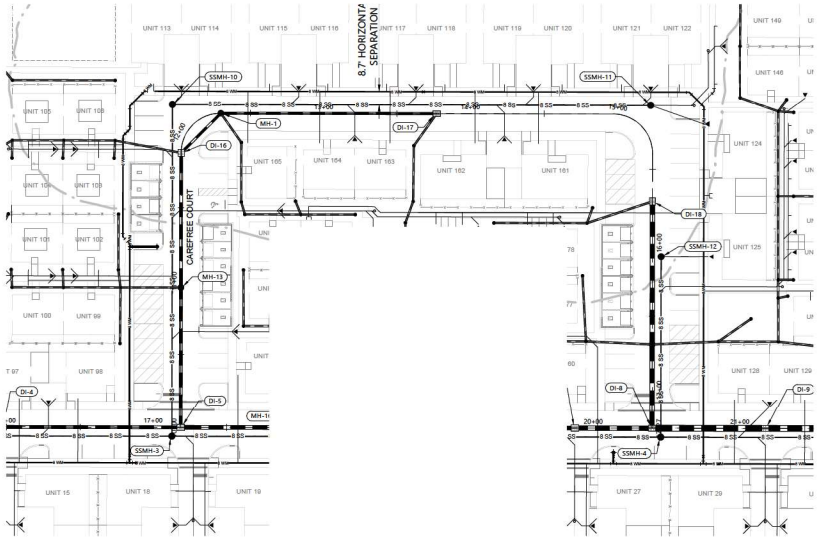
REVISIONS

0 20' 40'

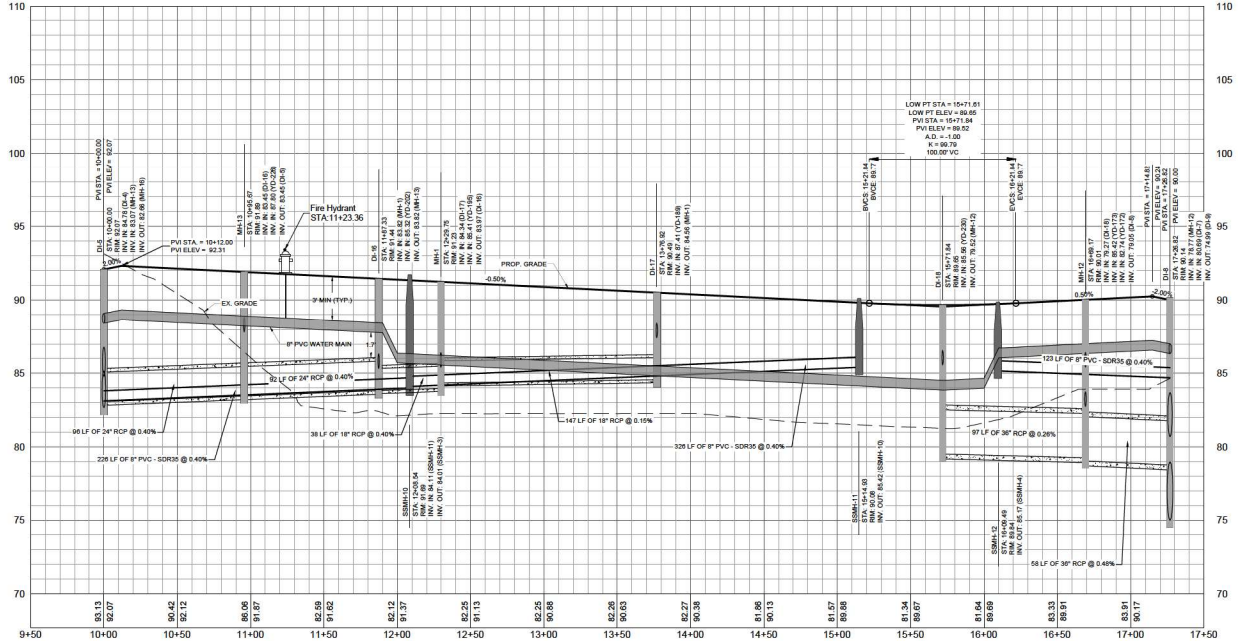
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C502

CAD FILE: 2064-C501 UTILITY PROFILE





PROFILE - CAREFREE COURT
SCALE: 1" = 50' H & 1" = 5' V



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM NAVD 1988

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD C - PLAN AND PROFILE

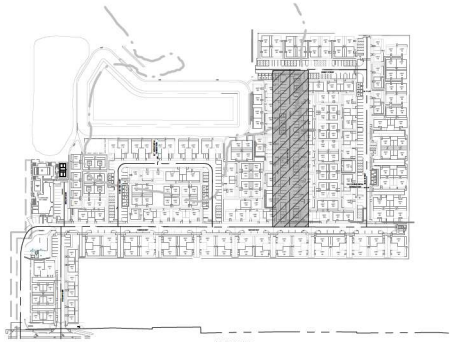
DATE AUG 23, 2023

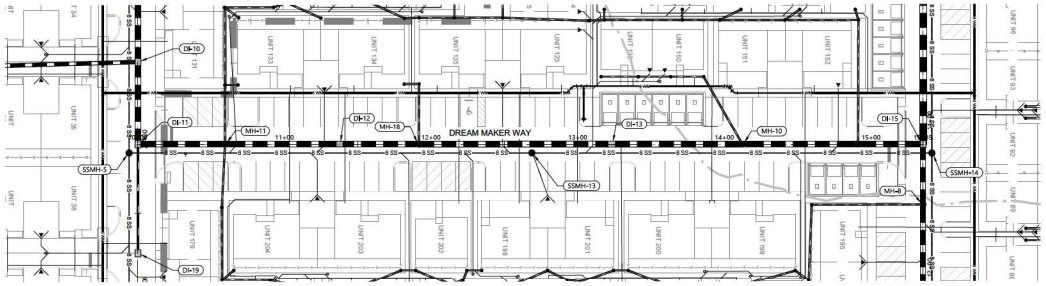
REVISIONS

0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C503

CAD FILE: 2064-C500 UTILITY PROFILE



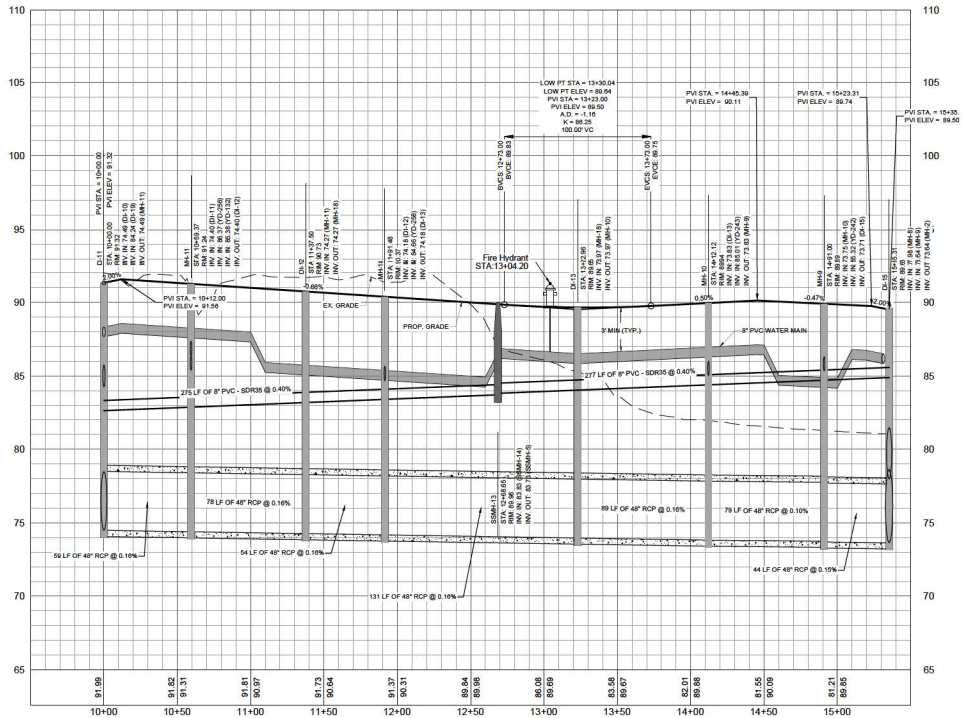


PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

PROFILE - DREAM MAKER WAY
SCALE: 1" = 50' H & 1" = 5' V



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SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD D - PLAN AND PROFILE

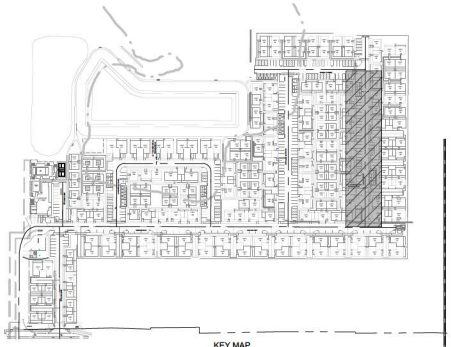
DATE AUG 23, 2023

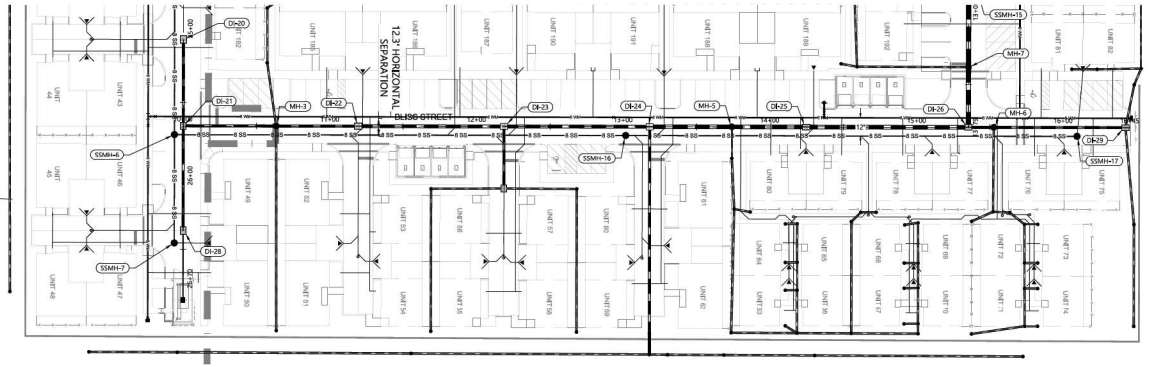
REVISIONS

0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C504

CAD FILE: 2064-C500 UTILITY PROFILE



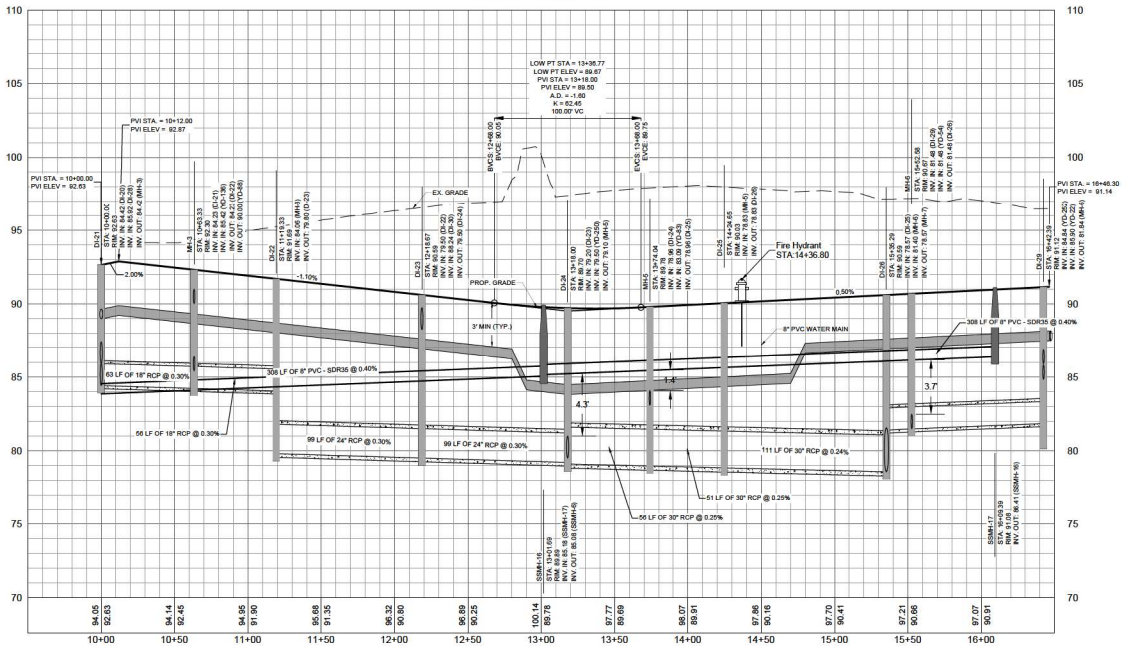


PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTION IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

PROFILE - BLISS STREET
SCALE: 1" = 50' H & 1" = 5' V



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD E - PLAN AND PROFILE

DATE AUG 23, 2023

REVISIONS

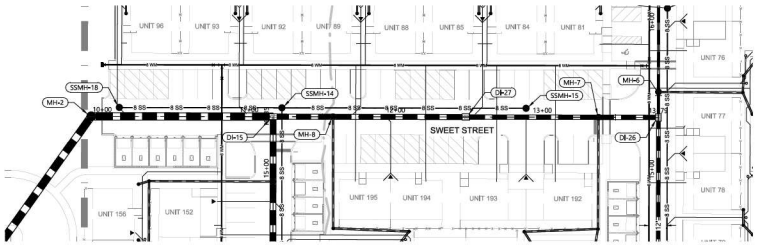
0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C505

CAD FILE: 2064-C500 UTILITY PROFILE



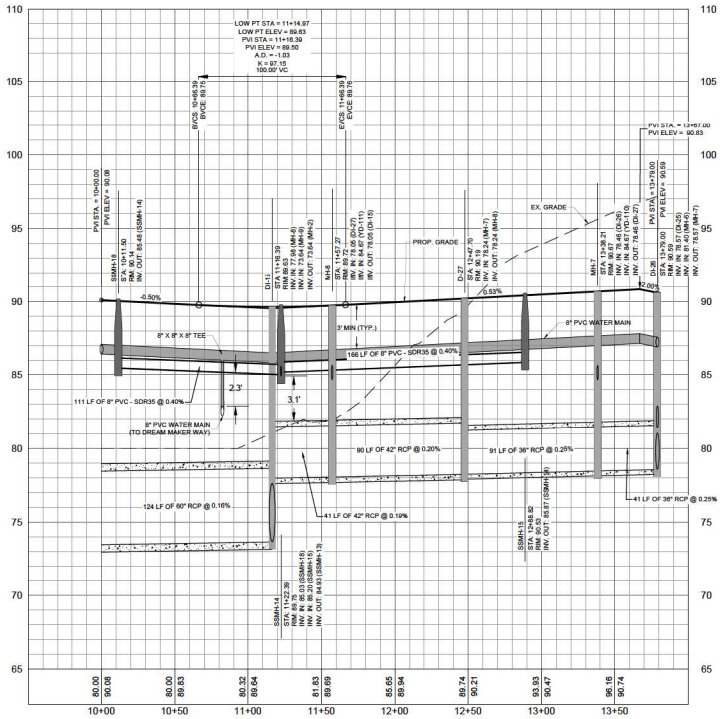
KEY MAP



PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
8W	PROPOSED DOMESTIC WATER LINE
8 SS	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
FM	PROPOSED FORCE MAIN
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	WATER DOUBLE SERVICE
	WATER SINGLE SERVICE
	SEWER DOUBLE SERVICE
	SEWER SINGLE SERVICE
	SEWER CLEAN OUT

NOTES:
1. PHASING: THE PROPERTY IS PROPOSED TO BE CONSTRUCTED IN TWO PHASES.
2. VERTICAL DATUM: NAVD 1988

PROFILE - SWEET STREET
SCALE: 1" = 50' H & 1" = 5' V



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
PRIVATE ROAD F - PLAN AND PROFILE

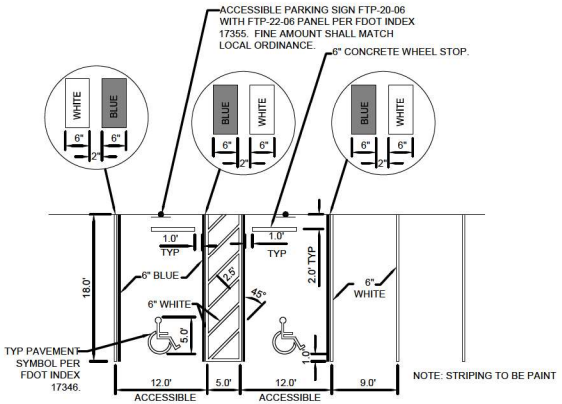
DATE
AUG 23, 2023

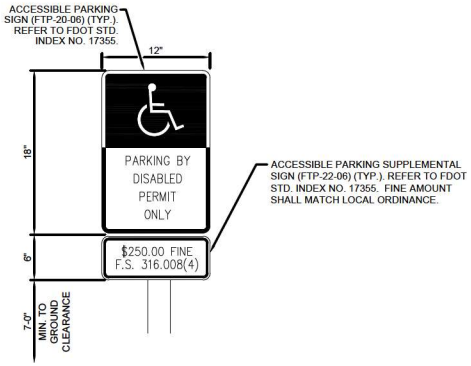
REVISIONS

0 20' 40'

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C506

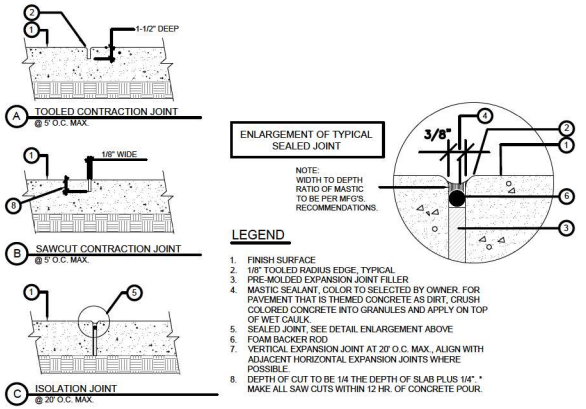
CAD FILE: 2064-C500 UTILITY PROFILE



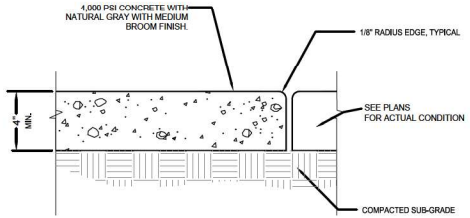


ACCESSIBLE PARKING STALL SIGN DETAIL

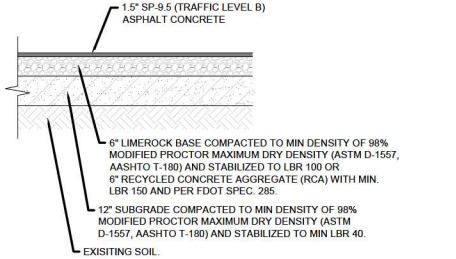
1 ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAIL
NTS



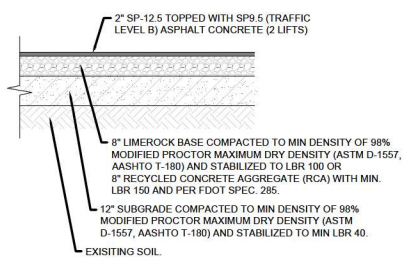
2 SIDEWALK JOINT DETAILS
NTS



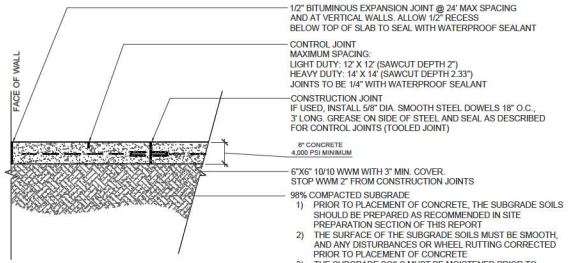
3 CONCRETE SIDEWALK DETAIL
NTS



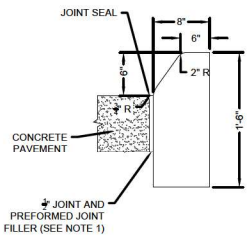
4 LIGHT DUTY ASPHALT PAVEMENT SECTION
NTS



5 HEAVY DUTY ASPHALT PAVEMENT SECTION
NTS



7 CONCRETE PAVEMENT SECTION
NTS



NOTE:
1. FOR TYPE A, TYPE B AND TYPE D CURB: EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.

8 TYPE D CURB
NTS

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NOTICE:
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CA # 29291

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

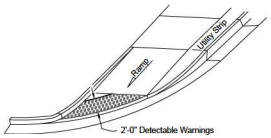
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE DETAILS

DATE AUG 23, 2023

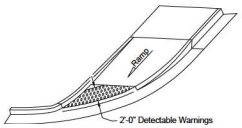
REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C600

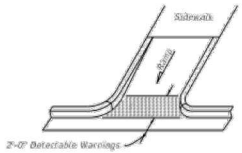
CAD FILE: 2064C600 SITE DETAILS



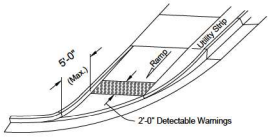
OPTION A



OPTION A

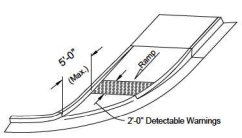


OPTION A



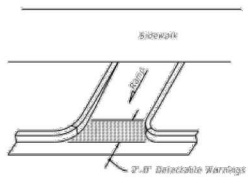
OPTION B

ISOMETRIC VIEW



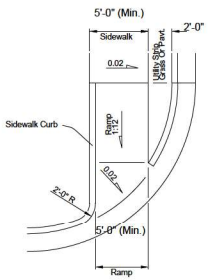
OPTION B

ISOMETRIC VIEW 6'-0" (Min.)

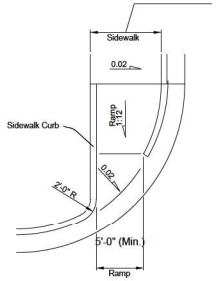


OPTION B

ISOMETRIC VIEW



CR-F



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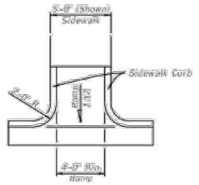
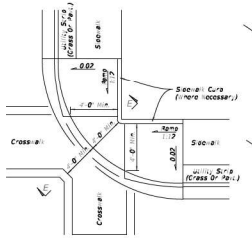
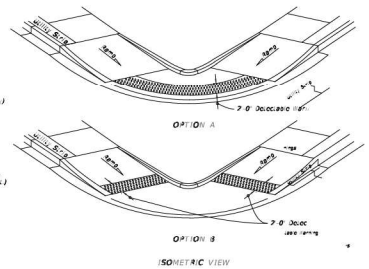


PLAN VIEW

CR-E



PLAN VIEW



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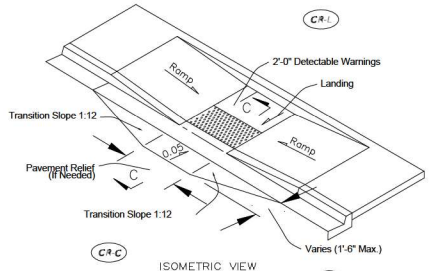

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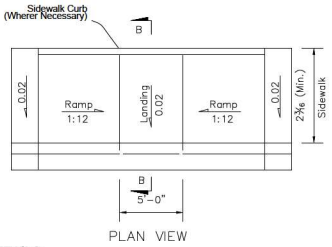
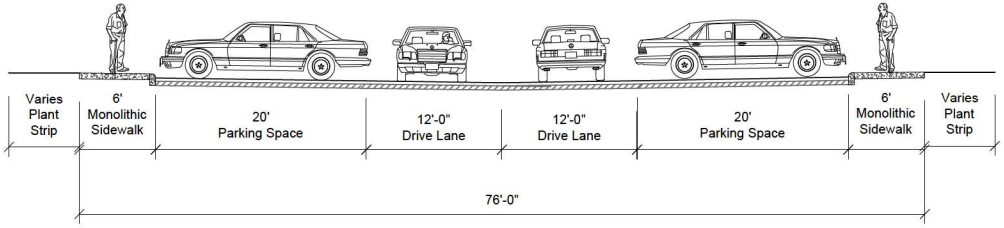


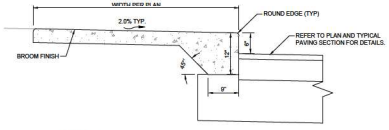
PLAN VIEW

1 CURB RAMP DETAILS
NTS



SECTION A - PARKING TYPICAL SECTION

2 ROAD TYPICAL SECTIONS
NTS



NOTES:

1.) SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2.) COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
3.) SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4.) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5.) SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6.) CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND THE DIFFERENT FDOT STANDARD INDEX 522-002.

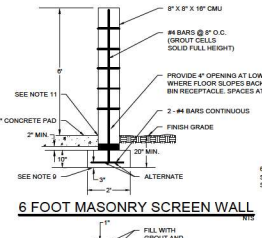
THICKENED EDGE SIDEWALK DETAIL
NTS



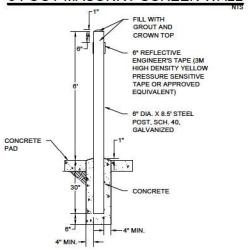
DAWN TO DUSK SIGN DETAIL

NOTES:

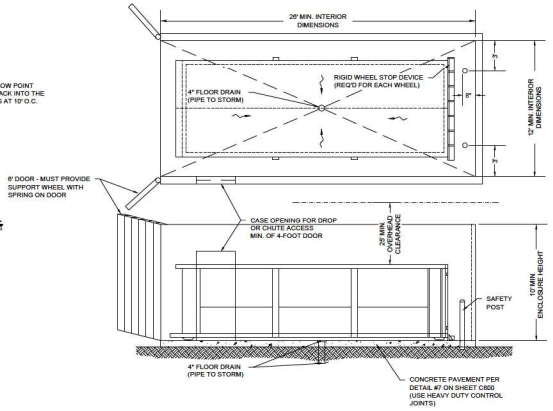
1.) TRASH COMPACTOR AREA SHALL BE SCREENED WITH A SIX FOOT (6) MASONRY WALL PER THIS DETAIL.
2.) BIN ENCLOSURE TO BE A MIN. OF 3 FEET FROM ANY STRUCTURE AT ITS CLOSEST POINT.
3.) BINS THAT ARE VISIBLE FROM THE PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
4.) GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 12 FEET. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
5.) EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN AND CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
6.) BIN ENCLOSURES SHALL HAVE (2) 4" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER DETAIL ON THIS SHEET.
7.) SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE.
8.) USE CONCRETE CLASS I PER FDOT SPEC SECTION 346.
9.) STEEL REINFORCEMENT SHALL BE GRADE 40.
10). EXPANSION JOINT PER DETAIL #2 ON SHEET C600.
11.) EXTERIOR FINISH OF 6 FOOT MASONRY SCREEN WALL SHALL BE COORDINATED ARCHITECTURALLY WITH PRIMARY BUILDING FINISHES.
12.) SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 8 INCHES AND TO A MIN. DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-3922 AND D-3017, AFTER ADJUSTMET FOR ROCK CORRECTION.



6 FOOT MASONRY SCREEN WALL
NTS



SAFETY POST
NTS



TRASH COMPACTOR ENCLOSURE DETAIL
NTS

Know what's below. Call before you dig.
811
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS IN A GENERAL WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE SAFETY OF THE WORK, OF ANY PERSONS OR PROPERTY, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
—
—

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
CO.# 29291

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

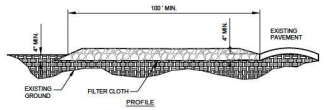
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SITE DETAILS

DATE
AUG 23, 2023

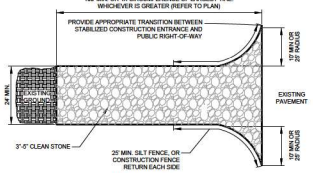
REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C601

CAD FILE: 23004-C601 SITE DETAILS



PROFILE



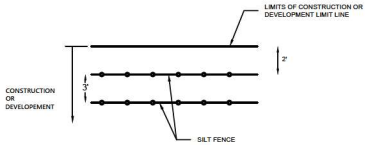
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

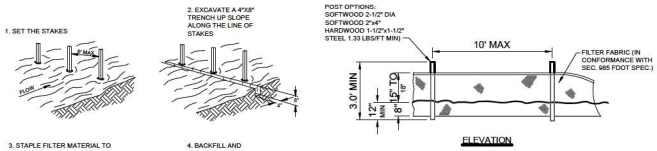
1. STONE - USE COARSE AGGREGATE (2"-3" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE
6. THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
   MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE/ EXIT

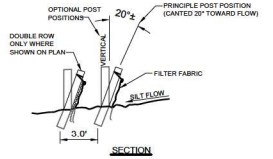
(N.T.S.)



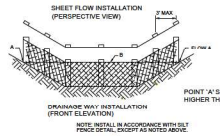
NOTES:
1. CONSTRUCT A STAKED SINGLE OR DOUBLE ROW OF SILT FENCE 2 FEET OFF THE LIMITS OF CONSTRUCTION WHERE APPLICABLE.
2. SILT FENCE NEED TO BE TRENCHED IN AT ALL TIMES.
3. COORDINATE ANY CONSTRUCTION ACTIVITIES WITHIN 5 FEET OF LIMITS OF CONSTRUCTION WITH CONSTRUCTION MANAGER.



ELEVATION



SECTION



NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

NOTES:
1. PRIOR TO ANY DISTURBANCE OF PROPERTY, THE ENTIRE SILT FENCE MUST BE IN PLACE.
2. THE EROSION CONTROL PROVISIONS DELINEATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.
3. ENSURE THAT POSTS AT CONNECTIONS ARE ROLLED AND WRAPPED PER FDOT STANDARDS.

SILT FENCE DETAILS

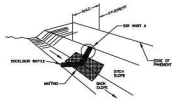
NOT TO SCALE

GENERAL EROSION CONTROL NOTES:

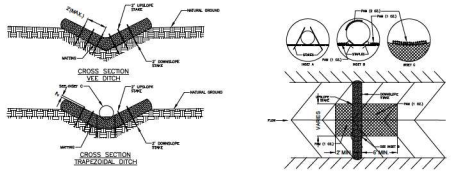
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION ON-SITE EROSION CONTROL MEASURES IN ADDITION TO THE ABOVE MUST BE PROVIDED TO PREVENT SILT FROM LEAVING THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL VIDEO TAPE THE STORM SYSTEM UPON COMPLETION TO INSURE THAT ALL PIPES, ETC ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES, AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
6. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DAILY INSPECTIONS SHALL BE MADE BY THE LANDOWNER OR ITS DESIGNEE TO DETERMINE THE EFFECTIVENESS OF SEDIMENT AND EROSION CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY. ALL SEDIMENT, EROSION, AND TURBIDITY CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
7. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIERS DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY
8. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR ITS DESIGNEE TO DEVELOP CONTINGENCY PLANS FOR DEALING WITH ALL WEATHER CONDITIONS, INCLUDING THE SEVERE RAIN EVENTS (MORE THAN TWO (2) INCHES IN FOUR (4) HOURS) WHICH MAY OCCUR REPEATEDLY DURING THE SUMMER MONTHS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
10. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
11. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED AS INDICATED ON THE PLANS.
12. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
13. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
14. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
15. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS PERMIT CONDITIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
16. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL FDEP AND WATER MANAGEMENT DISTRICT INQUIRES, RELATIVE TO COMPLIANCE OF EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE HWY OF THE CONTRACT.
17. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY DESIGNATED COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
18. ALL EROSION PREVENTION AND CONTROL MEASURES MUST BE INSPECTED AND APPROVED BY DESIGNATED COMPLIANCE PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITIES. REMOVAL OF THESE SAME EROSION CONTROLS AND PREVENTION MEASURES MAY BE DONE ONLY AFTER AUTHORIZATION IS OBTAINED FROM DESIGNATED COMPLIANCE PERSONNEL. ANY DEVIATION FROM THIS PROCEDURE MAY RESULT IN AN IMMEDIATE REQUIREMENT FOR WORK STOPPAGE.
19. DURING CONSTRUCTION THE CONTRACTOR SHALL IMPLEMENT TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT GRADED FOR MORE THAN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER) AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH) ALSO, ALL SIDES SLOPES SHALL BE SODDED OR SEEDED OR MULCHED WITHIN 7 DAYS DURING THE WET SEASON AND 14 DAYS DURING THE DRY SEASON.
20. ALL SURFACE WATER DISCHARGE FROM THIS SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE, INCLUDING WETLANDS.
21. ADDITIONAL FULL LENGTH TURBIDITY BARRIERS MAY BE REQUIRED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED AT THE DISCRETION OF ORANGE COUNTY COMPLIANCE.
22. STAKED TURBIDITY BARRIERS MAY BE REQUIRED AGAINST WETLANDS WHERE WORK IS BEING CONDUCTED.

EROSION CONTROL NOTES

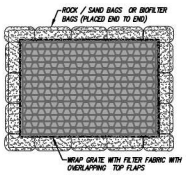
NOT TO SCALE



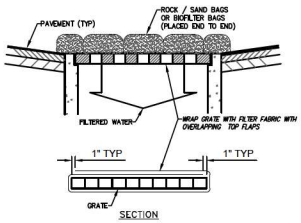
GENERAL NOTES:
1. USE MINIMUM 12 INCH DIAMETER FIBER WATTLE.
2. USE 2 FT. WOODEN STAKES WITH A 2 IN. X 2 IN. NOMINAL WOOD SECTION.
3. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND MAXIMUM OF 3 WATTLES MAY BE USED AND AS DIRECTED.
4. INSTALL A MINIMUM OF 3 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
5. PROVIDE STAPLES MADE OF 0.125 IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.
6. INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.
7. INSTALL MATTING IN ACCORDANCE WITH SECTION 1631 OF THE NCDOT STANDARD SPECIFICATIONS.
8. PRIOR TO POLYACRYLAMIDE (PAM) APPLICATION, OBTAIN A SOIL SAMPLE FROM PROJECT LOCATION, AND FROM OFFSITE MATERIAL, AND ANALYZE FOR APPROPRIATE PAM FLOCCULANT TO BE APPLIED TO EACH WATTLE.
9. INITIALLY APPLY 2 OUNCES OF ANIONIC OR NEUTRALLY CHARGED PAM OVER WATTLE WHERE WATER WILL FLOW AND 1 OUNCE ON MATTING ON EACH SIDE OF WATTLE. REAPPLY PAM AFTER EVERY RAINFALL EVENT THAT IS EQUAL TO OR EXCEEDS 0.50 IN.



TEMPORARY WATTLE CHECK DAM WITH MATTING AND OPTIONAL PAM



PLAN



SECTION

INLET SEDIMENT FILTER DETAIL

NTS

ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
CA # 29291

Know what's below. Call before you dig.
THE LOCATION AND DEPTHS (ELEVATIONS) OF UTILITIES ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE TO US. WE DO NOT GUARANTEE THAT THESE ARE THE ONLY UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITIES INVOLVED PRIOR TO THE START OF CONSTRUCTION AND TO CONTACT SUNSHINE ONE CALL OF FLORIDA, INC. (1-800-432-4770) AT LEAST 48 HOURS, BUT NOT MORE THAN 5 DAYS, PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR, AND SHALL NOT BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR, CONSTRUCTION SITE SAFETY OR THE SAFETY OF PERSONS OTHER THAN THEIR EMPLOYEES, OR FOR THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
—
—

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
EROSION CONTROL DETAILS

DATE
AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C602

CAD FILE: 23064-C602 EROSION CONTROL DETAILS

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.
2. BMPs: SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
3. INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).
4. TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
5. POTENTIAL POLLUTANTS DURING CONSTRUCTION: DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIALS REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE (CALL FDEP 407-894-7555) PRIOR TO ANY OTHER ACTION.
6. INSPECTIONS: CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES WITHIN 24 HRS. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
7. PERMANENT STORMWATER MANAGEMENT CONTROLS: RETENTION AND DETENTION/EXFILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO COUNTY'S DRAINAGE SYSTEM.
8. DEWATERING: IN GENERAL, WATER FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATER FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF F.D.E.P., THE NPDES PERMIT, AND THE GEOTECHNICAL REPORT.
9. DEWATERING: DEWATERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE PER SECTION 6.14.01 (H) OF THE ESM.
10. CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING SODDED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.
11. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
12. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
13. NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY OR COUNTY STAFF.
14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.
15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.
16. WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MS4.

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE JOBSITE.
4. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, FIELD DETERMINE THE EXACT LOCATION OF UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY IF CONFLICTS EXIST. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITY AND ALL EXISTING UTILITIES SHALL BE PROTECTED.
5. THE CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS REQUIRED BY CONSTRUCTION WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MANY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS. COORDINATE EFFORTS WITH AREA DEVELOPMENT PLANS.
6. THE CONTRACTOR IS ADVISED TO BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST M.U.T.C.D. AND F.D.O.T. SPECIFICATIONS.
8. COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CORRIDOR THROUGHOUT CONSTRUCTION.
9. CONTACT LOCAL ENVIRONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK.
10. MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
11. ALL EXCESS DIRT, CLEARING DEBRIS, UNSUITABLE MATERIALS AND EXISTING ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAULED OFF IN A LEGAL MANNER.
12. THE CONTRACTOR SHALL PROVIDE A LEVEL GROUND SURFACE AREA ACCESSIBLE TO THE HAUL ROADS AND CONSTRUCTION ENTRANCE FOR MATERIAL LAY-DOWN AND CONSTRUCTION STAGING. THE AREA SHALL BE DELINEATED WITH SAFETY FENCING AND SILT FENCE SHALL BE INSTALLED ALONG THE DOWNHILL BOUNDARY.
13. EXISTING TOPOGRAPHY AND ROADWAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEYS BY:

ATWELL, LLC
111 N. Magnolia Ave. SUITE #1350
ORLANDO, FL
(407) 743-3524

14. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO LIMITS OF CONSTRUCTION AS DEPICTED ON THE DEMOLITION PLAN (PROPOSED BY ATWELL LLC.).
15. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
16. SOILS DATA GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES.
17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
18. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 62-4, 62-302, F.A.C. ALL EROSION/SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN SECTION 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), AS WELL AS THE SUMTER COUNTY AND CITY OF WILDWOOD WATER QUALITY CODE AND THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK, UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE WATER MANAGEMENT DISTRICT IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, THE CONTRACTOR MUST IMPLEMENT THE NECESSARY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
2. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14-DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE LOCATION AND TYPE OF THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE PROVIDED FOR GENERAL GUIDANCE TO THE CONTRACTOR. THE METHODS AND SEQUENCING OF CONSTRUCTION EMPLOYED BY THE CONTRACTOR MAY REQUIRE MORE OR LESS EROSION CONTROL MEASURES THAN THAT DEPICTED TO MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION ACTIVITIES.
4. EROSION/TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENT OR SUSPENDED SOLIDS TO ADJACENT PROPERTIES, JURISDICTIONAL WETLANDS AND/OR RECEIVING WATER BODIES EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. THEREAFTER THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE CONTRACTOR SHALL MAINTAIN THE EROSION/TURBIDITY CONTROL BARRIERS DAILY. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR PROVIDING THE NECESSARY EROSION/TURBIDITY CONTROL FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY PENALTIES IMPOSED BY THE PERMITTING AGENCIES FOR ANY EROSION, SHOALING, OR WATER QUALITY PROBLEMS RESULTANT TO CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SEDIMENTATION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS DESCRIED IN THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND/OR ACCORDING TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR EROSION CONTROL APPLICATIONS AND ACCORDING TO THE SUMTER COUNTY AND CITY OF WILDWOOD WATER QUALITY CODE AND THE FLORIDA STORMWATER. EROSION AND SEDIMENTATION CONTROL INSPECTORS HANDBOOK.
6. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
7. PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING ERODED SOIL FROM THE SITE.
8. THE SITE SHALL BE GRADED SUCH THAT ALL STORMWATER WILL BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM. SYNTHETIC BALES SHALL BE STAKED IN LOCATIONS WHERE WATER ENTERS THE SYSTEM TO FILTER OUT THE ERODED SOILS AND CONSTRUCTION FINES. CONTRACTOR SHALL MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO THE ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
9. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF WILDWOOD, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS.
10. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
11. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER.
12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
13. ON-SITE CONTROL MEASURES SHALL BE APPLIED TO REDUCE EROSION AS SHOWN ON THE PLANS, DETAIL SHEETS AND IN ACCORDANCE WITH FDOT, FDEP AND THE SUMTER COUNTY REGULATIONS FOR EROSION CONTROL MEASURES. STOCKPILING AND STORAGE OF MATERIALS SHOULD NOT BE LOCATED IN A MANNER TO IMPEDE FLOW OR CAUSE MATERIALS TO BE ERODED BY STORMWATER RUNOFF.
14. ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED IN AN EFFECTIVE CONDITION UNTIL SUCH TIME AS THE COMPLETION OF THE PERMANENT SYSTEM OR OTHER EROSION CONTROL MEASURES CAN ASSURE ADEQUATE EROSION AND SEDIMENT CONTROL.
15. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
16. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PER EROSION CONTROL DETAILS AND SWPPP PRIOR TO ANY LAND DISTURBING ACTIVITIES.
17. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
18. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 25.62± ACRE SITE IS LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 25.62± ACRES WILL BE DISTURBED DURING CONSTRUCTION.

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE; GRADING OPERATIONS; CONSTRUCTION OF PARKING LOT AND ASSOCIATED SITE WORK.

SOIL TYPES: REFER TO THE GEOTECHNICAL REPORT FOR THE ON-SITE SOIL CLASSIFICATIONS.

GENERAL CONSTRUCTION SEQUENCE:
1. INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE MINIMUM SITE DEMOLITION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP INLET PROTECTION.
2. GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
3. ROUGH GRADE SITE
4. INSTALL UNDERGROUND UTILITIES.
5. CONSTRUCT PROPOSED ABOVE GROUND INFRASTRUCTURE PER THE SITE PLAN.
6. INSTALL LANDSCAPING.
7. REMOVE TEMP. PROTECTION SYSTEMS.

STORMWATER DISCHARGE: STORMWATER WILL DISCHARGE TO SUMTER COUNTY STORMWATER SYSTEM.

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

SIGNATURE _____ DATE _____

PROJECT MANAGER _____

NAME AND TITLE _____

COMPANY _____

ADDRESS (CONTRACTING FIRM) _____

ADDRESS (CONSTRUCTION SITE) _____

TELEPHONE: _____
AREA CODE NUMBER

ABBREVIATIONS:

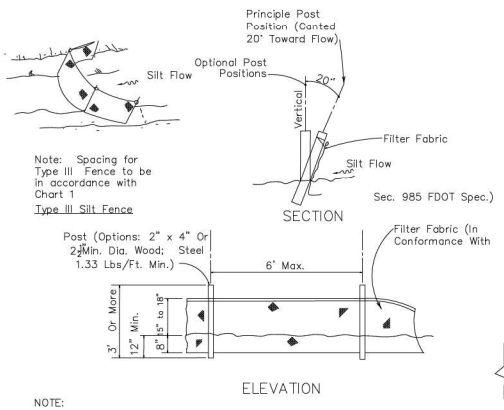
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A.D.A. - AMERICAN DISABILITY ACT

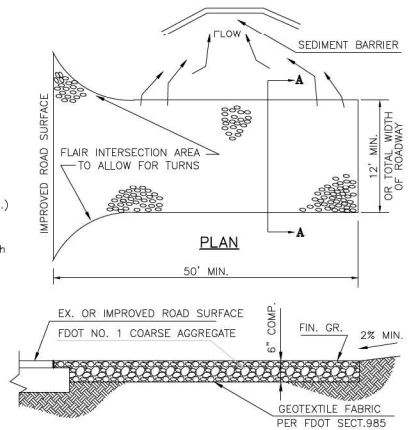
HDPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

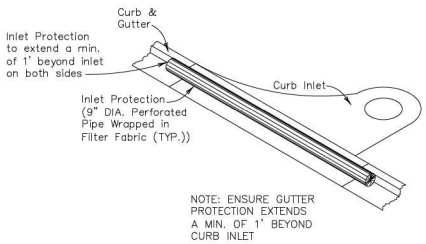


TYPE III SILT FENCE
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

DEVELOPER CONTACT INFORMATION
WATERMARK PROPERTIES, LLC
858 W. HAPPY CANYON ROAD,
CASTLE ROCK, CO 80108
PH: (713) 851-6592
CONTACT: JOHN MORGAN



INLET PROTECTION
NOT TO SCALE

Know what's below. Call before you dig.
THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR CONDITIONS ON THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407-743-3524
CO.# 29291

SEC 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

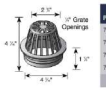
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
SWPPP NOTES DETAILS

DATE AUG 23, 2023

REVISIONS

CAD FILE: 20064-C603 STORMWATER DETAILS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C603

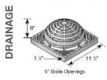


Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
75	4" Atrium Grate	Green	20	0.21	10ND	Flat-Top Structural Foam Polyolefin Atrium Grate with UV inhibitor. Open surface area 17.00 square inches. 30.91 GPM.
76	4" Atrium Grate	Gray	20	0.21	10ND	
75	4" Atrium Grate	Black	20	0.21	10ND	
765	4" Atrium Grate	Sand	20	0.21	10ND	
	Fits 4" Sewer and Drain Pipe & Fittings, 4" Corrugated Pipe, and 4" Triple Wall Pipe.					

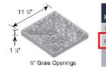


Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
80	6" Atrium Grate	Green	10	0.62	10ND	Flat-Top Structural Foam Polyolefin Atrium Grate with UV inhibitor. Open surface area 28.40 square inches. 68.84 GPM.
81	6" Atrium Grate	Gray	10	0.62	10ND	
90	6" Atrium Grate	Black	10	0.62	10ND	
965	6" Atrium Grate	Sand	10	0.62	10ND	
	Fits Spec-D® Drain, 6" Sewer and Drain Pipe & Fittings, 6" Corrugated Pipe.					

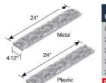
DRAINAGE



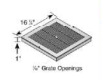
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
1280	12" x 12" Atrium Grate	Green	8	1.74	10ND	12" Structural Foam Polyolefin Brass Atrium Grate with UV inhibitor. Open surface area 50.60 square inches. 104.79 GPM.
1290	12" x 12" Atrium Grate	Black	8	1.74	10ND	
	Use with 12" x 12" Catch Basin Series.					



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
12"-BCI	12" x 12" Square Botanical Cast Iron Grate	Raw Iron	1	12.67	10ND	12" Square Cast Iron Botanical Grate. Open surface area 24.44 square inches. 74.77 GPM. Class B load rated.
829	Stainless Steel Screws, FH #20 x 1-1/2"	Metal	40	n/a	10ND	
	See page 75, ADA Compliant.					



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
829	Stainless Steel Screws, FH #8 x 1-1/4"	Steel	48	0.08	25PT	2 ft. Structural Foam Polyolefin decorative botanical Channel Grate with 90 inhibitor. Open surface area 7.75 square inches per foot. 23.89 GPM per foot.
2525	2" Channel Botanical Grate	Sand	24 ft.	1.74		
2525R	2" Channel Botanical Grate	Green	24 ft.	1.74		
2525Y	2" Channel Botanical Grate	Gray	24 ft.	1.74		
252	2" Channel Botanical Grate	Black	24 ft.	1.74		
2525	2" Cast Iron Channel Botanical Grate	Raw Iron	2 ft.	7.56		2 ft. Cast Iron decorative Botanical Channel Grate. Open surface area 8.09 square inches per foot. 27.94 GPM per foot. Class B load rated.
829	Stainless Steel Screws, FH #20 x 1-1/2"	Metal	40	n/a	10ND	
	See page 75, ADA Compliant.					



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
1610	10" x 10" Square Grate	Gray	4	7.72	10ND	10" Square Structural Foam Polyolefin Grate with UV inhibitor. Open surface area 86.31 square inches. 264.83 GPM.
1611	10" x 10" Square Grate	Black	4	7.72	10ND	
1612	10" x 10" Square Grate	Green	4	7.72	10ND	
	Use with 10" x 10" Catch Base Series.					
	See page 75, ADA Compliant.					

¼" Grate Openings

AREA DRAINS

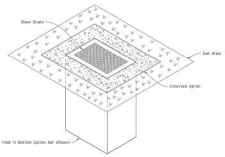
NTS

GENERAL NOTES:

1. Work that helps with Index 425-901 and Index 425-010.
2. When inlet is placed in areas subject to bicycle traffic, install Fiber bar when clearance or gap is greater than ½" as shown in Index 425-031.
3. These inlets may be used with Alternate B structure bottoms, Index 425-030.
4. Chamfer all exposed edges and corners ¾" chamfer or bisted to ½" radius.
5. See Index for supplemental details.
6. Reinforcing bars are Grade 60 with 2" minimum cover unless otherwise noted. Use additional #4 bar above and at each side of pipe opening as shown. Use additional #4 bar above and at each side of pipe opening as shown.
7. Dimensions are for both precast and cast-in-place inlets unless otherwise noted.
8. Quantities are for informational and estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type F – Dimensional, Reinforcing, and Grate Details
3	Type G – Dimensional, Reinforcing, and Grate Details
4	Concrete Apron and Sodded Area Details



DITCH BOTTOM INLET TYPE F
(Type G Similar, Pipe Connection Not Shown)

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	1 of 4

NOTES:
1. The Grate, Concrete Apron, and Sod not shown in Plan View. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-031 for minimum dimensions.

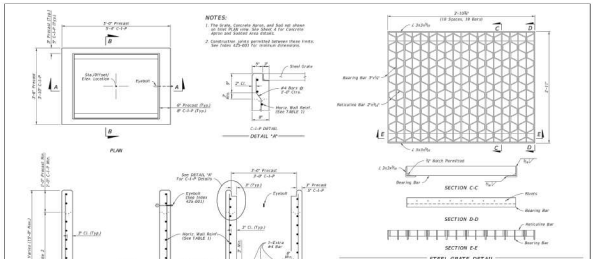


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING (MIN.)	(MAX.)
0' – 4'	A12	0.200	12"	9"
4' – 7'	A8	0.200	8"	6"
7' – 12'	B5.5	0.248	7½"	5"
12' – 18'	Special 1	0.357	5"	4"

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	2 of 4

NOTES:
1. Grate, Concrete Apron, and Sod not shown in Plan View.
2. See Sheet 4 for Concrete Apron and Sodded Area details.
3. Construction joints permitted between these limits. See Index 425-031 for minimum dimensions.

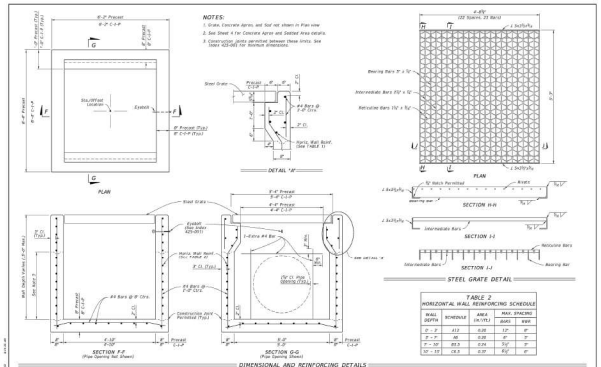


TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING (MIN.)	(MAX.)
0' – 3'	A12	0.20	12"	9"
3' – 7'	A8	0.20	8"	6"
7' – 10'	B5.5	0.24	7½"	5"
10' – 15'	C4.5	0.31	6½"	4"

DIMENSIONAL AND REINFORCING DETAILS

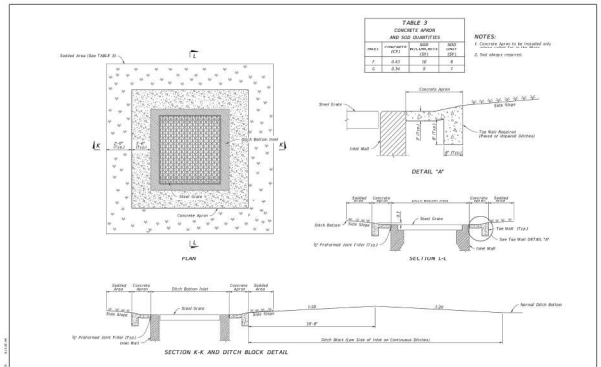
TYPE G - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	3 of 4

TABLE 3
CONCRETE APRON AND SOD QUANTITIES

INLET	CONCRETE APRON (CY)	SOD AREA (SQ. YDS.)	SOD (SQ. YDS.)
J	0.43	16	6
G	0.34	9	7

NOTES:
1. Concrete Apron to be installed only where sod is present.
2. Sod always required.



CONCRETE APRON AND SODDED AREA DETAILS

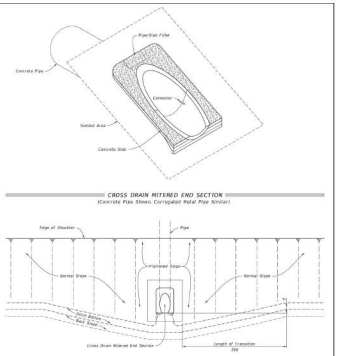
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	4 of 4

GENERAL NOTES:

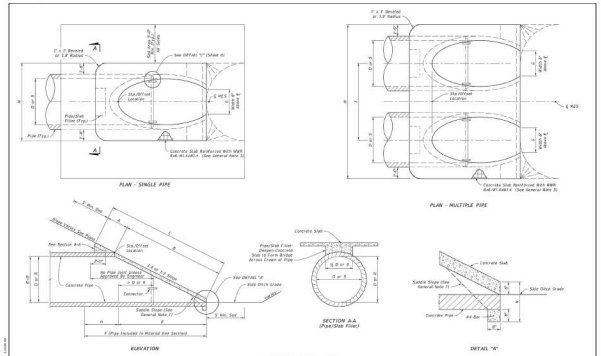
1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except concrete pipe; and corrugated aluminum pipe mitered end sections may be used with any type of cross drain pipe except steel pipe. When bituminous coated metal pipe is specified for cross drain pipe, construct the mitered end sections with this pipe or concrete pipe. When the mitered end section pipe is dissimilar to the cross drain pipe, construct a concrete jacket in accordance with Index 430-001.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designated by (ah-10(M), PVC, SRPE, or PP pipe, with metal bias. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.
3. Class III concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 90° thick, unless 3" thickness is called for in the Plans.
4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.
6. When existing multiple cross drain pipes are spaced other than the dimensions shown in this Index, have responsible area, in non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
7. Saddle Slope:
   1:4 Miter – Slope to ¢ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x18" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span-line for pipe arch 29"x18" or smaller and 1:2 for pipe arch 29"x45" or larger.
   1:2 Miter – Slope to ¢ of pipe for round pipes less than or equal to 18"diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.
8. Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Pipe Dimensions and Quantities
6	Concrete Pipe Connections and Corrugated Metal Pipe (CMP) Anchor Detail



LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19					430-021	1 of 6



ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19					430-021	2 of 6

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE MAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE SAFETY OF PERSONS OTHER THAN THE OWNER'S OR ENGINEER'S OWN EMPLOYEES.

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866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
CO.# 29291

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3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
STORMWATER DETAILS

DATE: AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C604

CAD FILE: 2004-C003 STORMWATER DETAILS

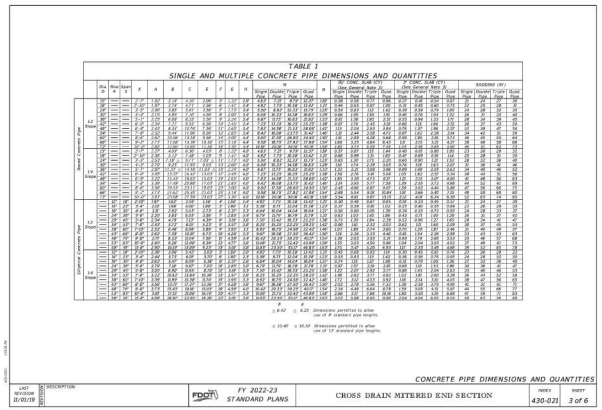
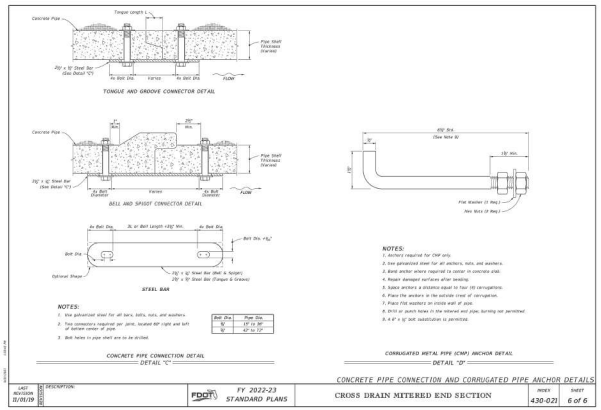


TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

CONCRETE PIPE DIMENSIONS AND QUANTITIES

FY 2022-23 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 3 of 6



CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS

FY 2022-23 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 6 of 6

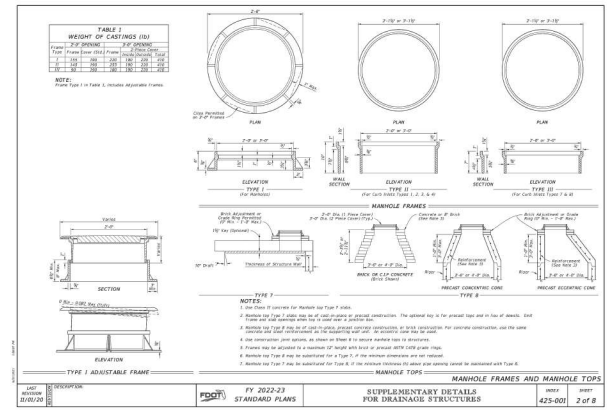


TABLE 1
WEIGHT OF CASTINGS (ID)

TYPE 1 ADJUSTABLE FRAME

MANHOLE FRAMES AND MANHOLE TOPS

FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 2 of 8

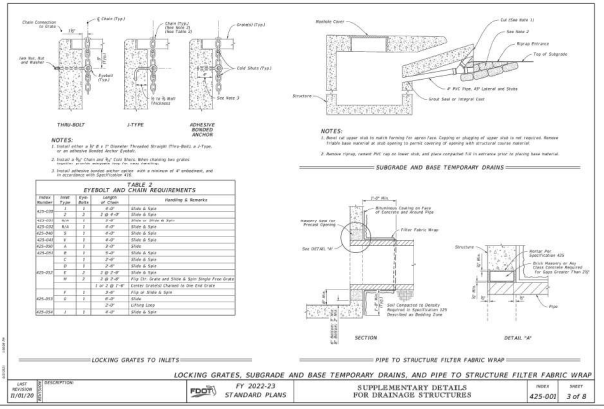


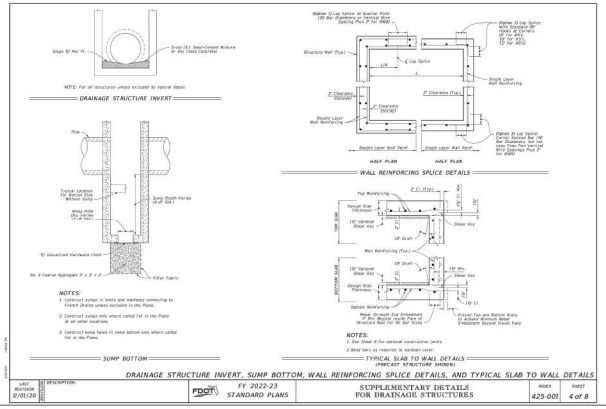
TABLE 2
EYEBOLT AND CHAIN REQUIREMENTS

LOCKING GRATES TO INLETS

PIPE TO STRUCTURE FILTER FABRIC WRAP

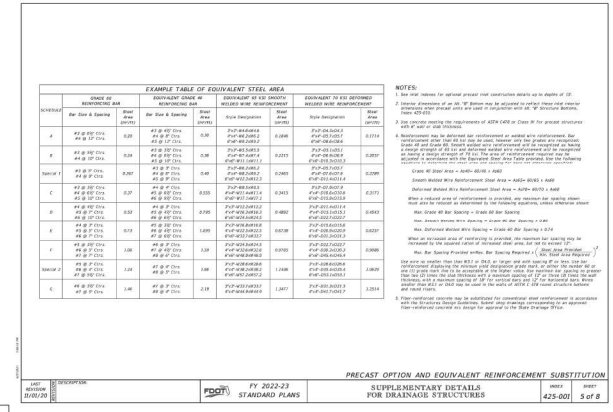
LOCKING GRATES, SUBGRADE AND BASE TEMPORARY DRAINS, AND PIPE TO STRUCTURE FILTER FABRIC WRAP

FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 3 of 8



DRAINAGE STRUCTURE INVERT, SUMP BOTTOM, WALL REINFORCING SPLICE DETAILS, AND TYPICAL SLAB TO WALL DETAILS

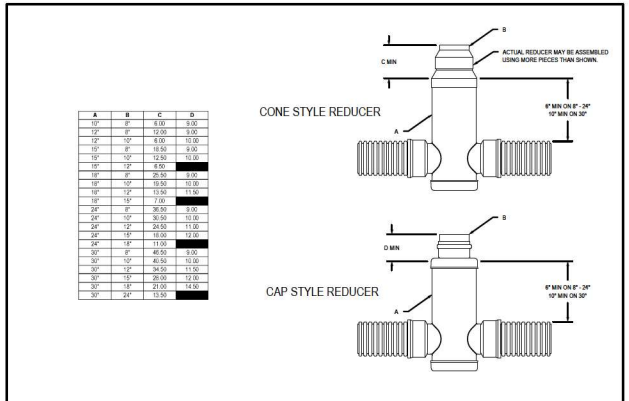
FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 4 of 8



EXAMPLE TABLE OF EQUIVALENT STEEL AREA

PRECAST OPTION AND EQUIVALENT REINFORCEMENT SUBSTITUTION

FY 2022-23 STANDARD PLANS | SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES | INDEX 425-001 | SHEET 5 of 8

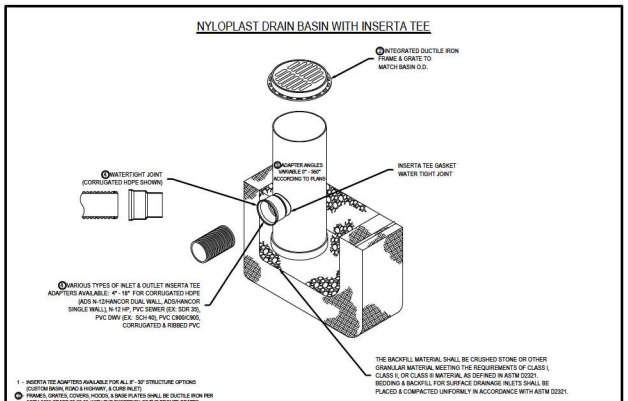


A	B	C	D
12"	8"	6.00	9.00
12"	10"	6.00	10.00
15"	8"	10.50	9.00
15"	10"	12.50	10.00
15"	12"	6.50	
18"	8"	25.50	9.00
18"	10"	19.50	10.00
18"	12"	13.50	11.50
18"	15"	7.00	
24"	8"	36.50	9.00
24"	10"	30.50	10.00
24"	12"	24.50	11.00
24"	15"	18.00	12.00
24"	18"	11.00	
30"	8"	46.50	9.00
30"	10"	40.50	10.00
30"	12"	34.50	11.50
30"	15"	28.00	12.00
30"	18"	21.00	14.50
30"	24"	13.50	

CONE STYLE REDUCER

CAP STYLE REDUCER

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY



NYLOPLAST DRAIN BASIN WITH INSERTA TEE

1 - INSERTA TEE ADAPTERS AVAILABLE FOR ALL 0° - 30° STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET)

2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS (SEE LENGTHENING INCL. 1551-110-NS)

3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/ANCOR DUAL WALL) & PVC SEWER.

4 - ADS-A-BRANCH ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADS-A-BRANCH ADAPTERS SEE DRAWING NO. 0110-110-012

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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ORLANDO, FL 32801
407.734.3324
CA # 29291

SEC 18 / TOWNSHIP 18S / RANGE 22E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

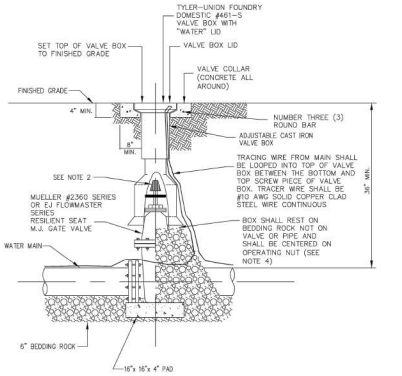
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
STORMWATER DETAILS

DATE: AUG 23, 2023

REVISIONS

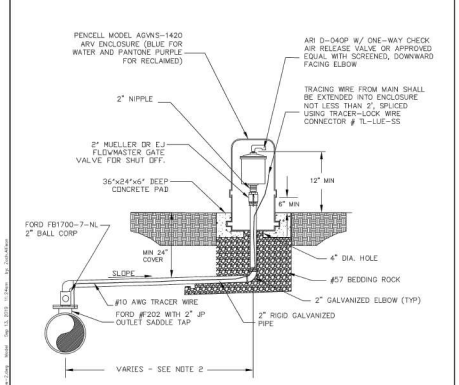
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB # 23002064
FILE CODE: ----
SHEET NO. C605

CAD FILE: 23064-C605 STORMWATER DETAILS



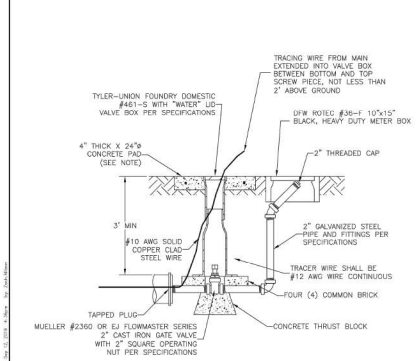
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 09-12-19	GATE VALVE AND BOX DETAIL	W-08 1 OF 1

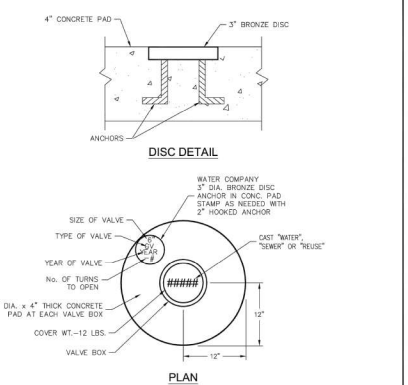


NOTES:
1. FOR WATER OR RECLAIMED USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID AR ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 5' OF RIGHT OF WAY
5. #10 AWG SOLID COPPER CLAD STEEL WIRE

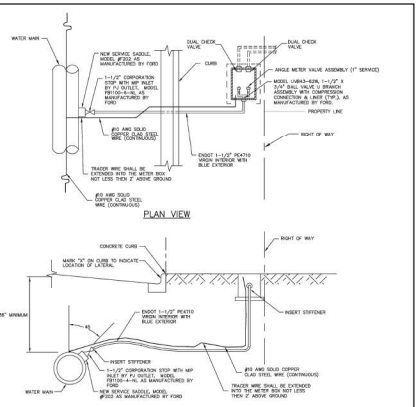
CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 09-12-19	2" AUTOMATIC AIR RELEASE VALVE	W-09 1 OF 1



CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 09-12-19	2" BLOW-OFF	W-11 1 OF 1

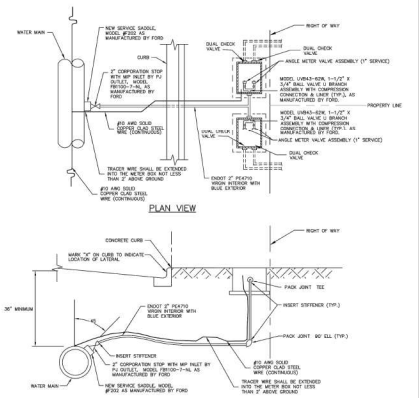


CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 11-10-14	CONCRETE VALVE PAD	W-13 1 OF 1



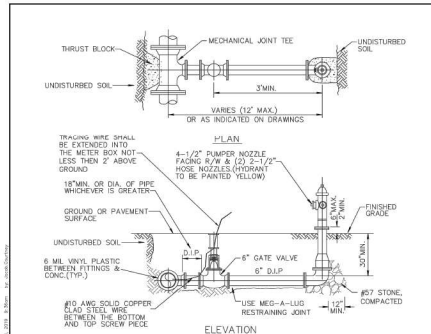
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 02-03-21	SINGLE WATER SERVICE CONNECTION	W-14 1 OF 2



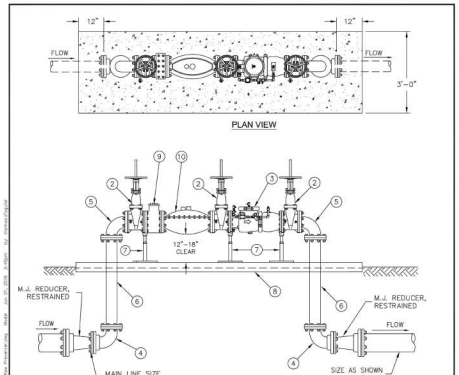
NOTES:
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE DFW-ROTEC SERIES C POLYMER ENCLOSURE (SIZE 36F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.
3. THE OUTLET SIZE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICES

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 02-03-21	DUAL WATER SERVICE CONNECTION	W-14 2 OF 2



NOTES
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (5' CLEARANCE ON ALL SIDES WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER CENTURION OR EJ FLOWMASTER WITH TRAFFIC BREAKAWAY FLANGE AND 5-1/4" VALVE.
6. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH SUMTER COUNTY FIRE PREVENTION ORDINANCE.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 5.2)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH BLACK PLASTIC OR BURLAP SACK.
11. HYDRANT SHALL BE YELLOW IN COLOR, FLOW TESTED PRIOR TO PLACING INTO SERVICE AND BONNET COLOR CODED BY PRESSURE/FLOW AS REQUIRED.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 10-22-19	FIRE HYDRANT ASSEMBLY	W-19 1 OF 1



COMPOUND METER WITH BACKFLOW PREVENTER

1. DISTRIBUTION SYSTEM RESTRAIN ONE (1) JOINT FROM FITTING IN EACH DIRECTION
2. GATE VALVE (RESILIENT SEAL), OS&Y, FLANGED, PROVIDE 3/4" GALVANIZED CHAIN AND PADLOCK FOR EACH VALVE.(SIZE PER PLAN)
3. REDUCED PRESSURE DOUBLE DETECTOR CHECK VALVE, WILKINS #375RDA WITH OS&Y GATE VALVES
4. 90° BEND, M.J., RESTRAINED (BELOW GRADE)
5. 90° BEND, FLANGED
6. CLASS 53 DIP
7. CONCRETE PIPE SUPPORT
8. CONCRETE SLAB, 6" THICK, No. 4 BARS, 12" OCEW WITH VISQUEEN VAPOR BARRIER.
9. METER STRAINER
10. COMPOUND FLOW METER, NEPTUNE PROSPECTUS 3
11. DETAIL TO BE USED FOR LARGE DIAMETER DOMESTIC WATER LINES AND HIGH HAZARD SITES WITH FIRE PROTECTION

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION 06-01-16	COMPOUND METER WITH BACKFLOW PREVENTER 6"-12"	W-22 1 OF 1

811 Know what's below. Call before you dig.
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NOTICE:
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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
CO.# 29291

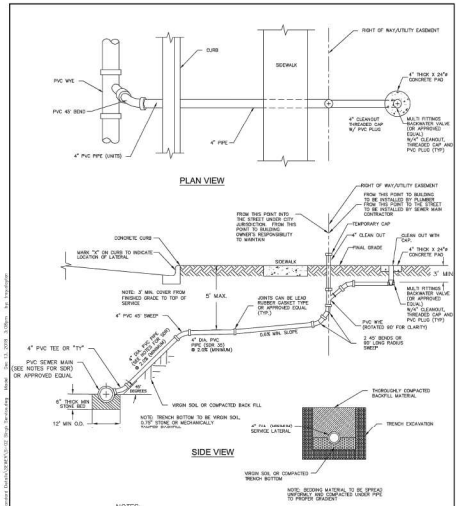
SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY DETAILS

DATE: AUG 23, 2023

REVISIONS

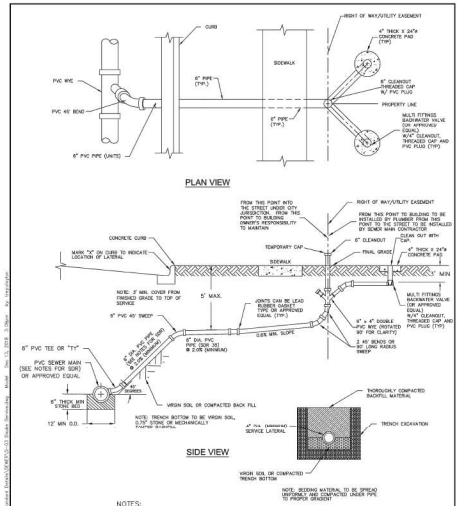
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C606
CAD FILE: 2004-00-UTILITY DETAILS



NOTES:

1. ALL LATERAL CONNECTONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 15' = SDR 35
   LATERAL DEPTH GREATER THAN 15' = SDR 26

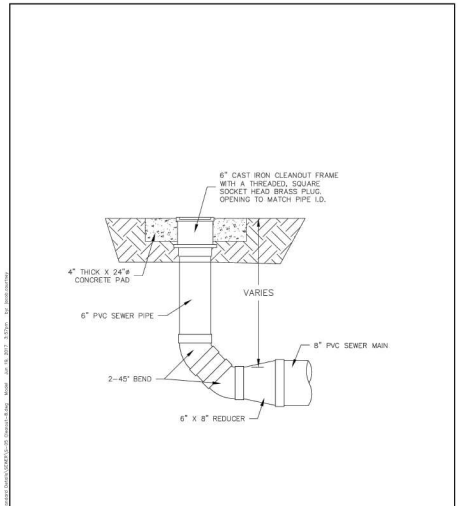
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 12-13-18	SANITARY SEWER SINGLE SERVICE	S-02 1 OF 1



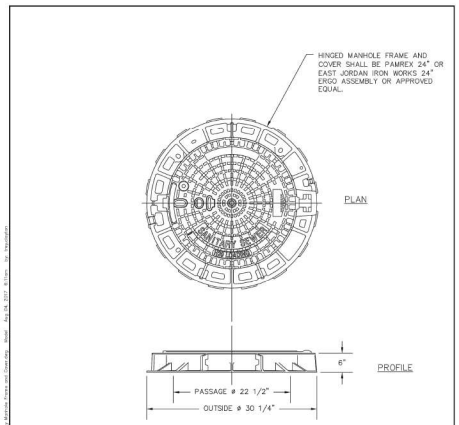
NOTES:

1. ALL LATERAL CONNECTIONS SHALL BE TO MAINS. NO LATERAL CONNECTIONS CAN BE TIED TO MANHOLES, UNLESS OTHERWISE APPROVED.
2. LATERAL DEPTH 4' TO 15' = SDR 35
   LATERAL DEPTH GREATER THAN 15' = SDR 26
3. SANITARY SINGLE SERVICE CONNECTION IS PREFERRED. SANITARY DOUBLE SERVICE IS A SPECIAL CONNECTION AND REQUIRES APPROVAL BY CITY.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 12-13-18	SANITARY SEWER DOUBLE SERVICE	S-03 1 OF 1



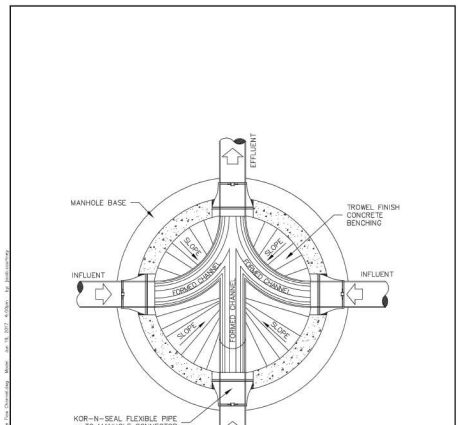
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 06-19-17	COMMERCIAL SANITARY CLEAN-OUT (8" MAIN)	S-05 1 OF 1



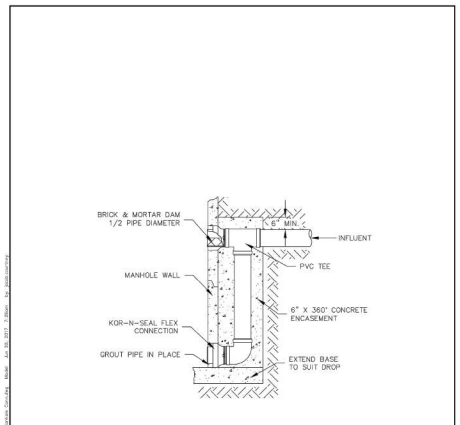
PRECAST MANHOLE TOPS

1. TWO COURSES OF ADJUSTMENT BRICK (MIN.) WITH FOUR COURSES (MAX.) SHALL BE REQUIRED BETWEEN ALL PRECAST MANHOLE TOPS AND COVER FRAMES.
2. MANHOLE COVER SHALL BE LETTERED WITH THE WORD, "CITY OF WILDWOOD" ACROSS THE TOP, "SANITARY SEWER" ACROSS THE BOTTOM AND THE YEAR OF THE MANUFACTURE IN CENTER.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 08-04-17	STANDARD MANHOLE FRAME AND COVER	S-06 1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 06-19-17	TYPICAL MANHOLE PLAN	S-07 1 OF 1



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE LATEST REVISION 06-20-17	STANDARD DROP MANHOLE CONNECTION	S-09 1 OF 1

Know what's below. Call before you dig.

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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.743.3324
CA/# 29291

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

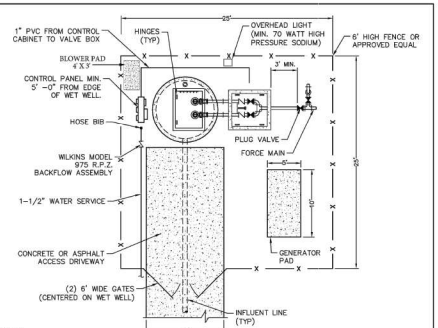
CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
UTILITY DETAILS

DATE
AUG 23, 2023

REVISIONS

DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO.
C607

CAD FILE: 23064-C606 UTILITY DETAILS



NOTES

ENGINEER TO DESIGN SITE PLAN USING THE ABOVE EXAMPLE. DESIGN CRITERIA "SITE PLAN LOCATION" DETAIL SHALL BE DRAWN TO SCALE WITH:

1. NORTH ARROW.
2. FENCE WITH 2-8' WIDE GATES.
3. INFLUENT LINE ENTRY LOCATION.
4. HINGE LOCATION.
5. SHOW POWER SERVICE FEED.
6. 5' -0" FROM CONTROL PANEL TO EDGE OF WET WELL.
7. EMERGENCY PUMP OUT LOCATION SHALL BE OUTSIDE OF THE VALVE BOX (SHALL BE SAME SIZE AS PUMP DISCHARGE).
8. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
9. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF 3/4" TO 1-1/4" COURSE AGGRIGATE.
10. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
11. MIN. LOT SIZE TO BE 25' x 25'.
12. ROOTS BLOWER, 5cfm @ 4psi. VOLTAGE TBD ON STATION PANEL POWER SET UP.

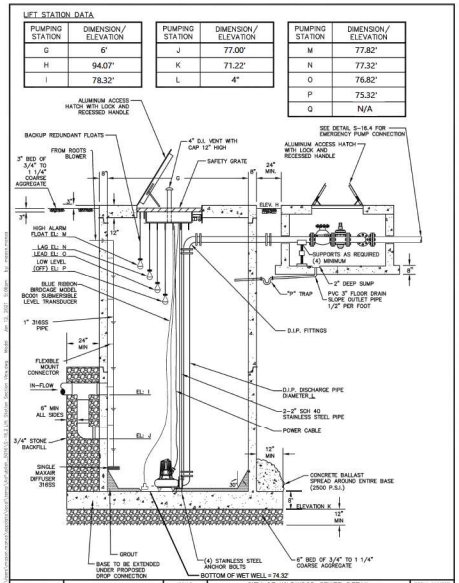
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	TYPICAL LIFT STATION LAYOUT DETAIL	SCALE: NONE; LATEST REVISION: 07-18-17	S-16 1 OF 8

LIFT STATION DATA

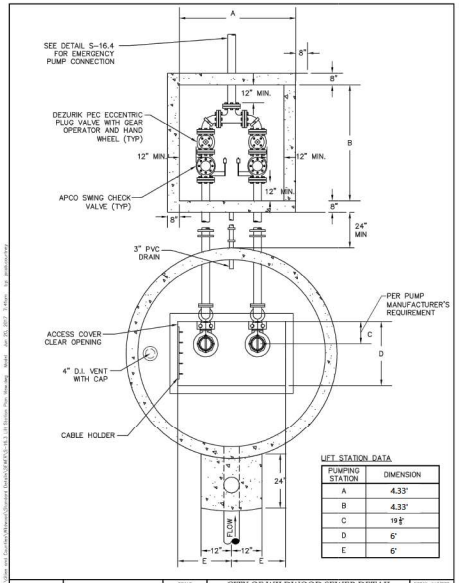
PUMPING STATION	DIMENSION / ELEVATION
G	6'
H	94.07'
I	78.32'

PUMPING STATION	DIMENSION / ELEVATION
J	77.00'
K	71.22'
L	4"

PUMPING STATION	DIMENSION / ELEVATION
M	77.82'
N	77.32'
O	76.82'
P	75.32'
Q	N/A



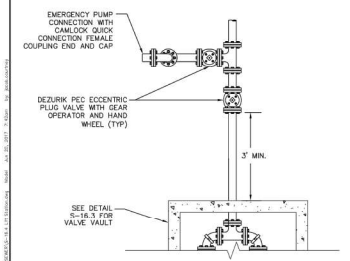
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION SECTION VIEW	SCALE: NONE; LATEST REVISION: 01-12-21	S-16 2 OF 8



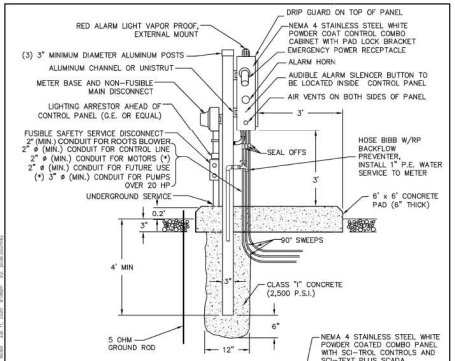
LIFT STATION DATA

PUMPING STATION	DIMENSION
A	4.33'
B	4.33'
C	19.5'
D	6'
E	6'

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION PLAN VIEW	SCALE: NONE; LATEST REVISION: 06-20-17	S-16 3 OF 8



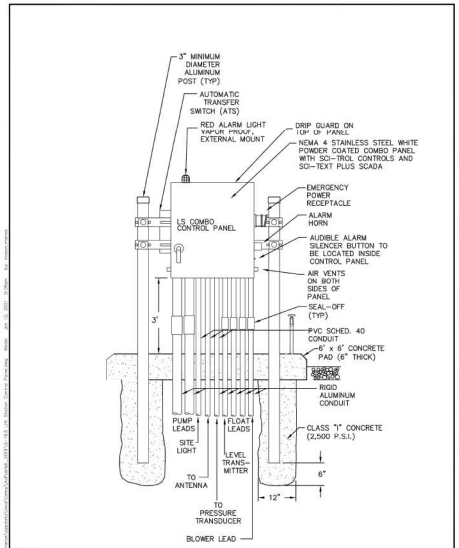
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION PUMP OUT PLAN VIEW	SCALE: NONE; LATEST REVISION: 06-20-17	S-16 4 OF 8



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION CONTROL PANEL	SCALE: NONE; LATEST REVISION: 06-02-20	S-16 5 OF 8



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION CONTROL PANEL	SCALE: NONE; LATEST REVISION: 01-12-21	S-16 6 OF 8

GENERAL NOTES

1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF COAL TAR EPOXY.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. VALVE VAULT SHALL BE SIZED BY MANUFACTURER AND SHALL PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 8" DIAMETER PIPE AND SMALLER. MINIMUM CLEARANCE IS 12".
4. VALVE VAULT AND FLOW METER VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
5. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
6. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
7. WET WELL, VALVE VAULT, AND FLOW METER VAULT ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK HASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
8. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
9. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
10. ALL HARDWARE IN WET WELL AND VALVE VAULT TO BE STAINLESS STEEL.
11. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING SCI-TROL CONTROLS AND SCI-TEXT PLUS SCADA TELEMETRY SYSTEM AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SYSTEM.
12. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
13. ALL INTERIOR WALLS OF THE VALVE VAULT SHALL BE COATED WITH A MINIMUM OF TWO (2) COATS OF COAL TAR, (9 MILS EA.).
14. WET WELL AND VALVE VAULT SHALL BE COATED WITH COAL TAR OUTSIDE. (2 COATS, 9 MILS EACH)
15. PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
16. WET WELL LIQUID LEVEL CONTROLS SHALL BE "BLUE RIBBON BIRDCAGE MODEL 8C001" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
17. FENCE AROUND VALVE VAULT AND WET WELL, MINIMUM 25'x25' (CHAIN LINK OR APPROVED EQUAL).
18. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
19. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
20. ALL PANELS TO BE NEMA 4X STAINLESS STEEL. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING.
21. EMERGENCY PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
22. IF REQUIRED, LIFT STATIONS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, KOHLER, ONEN, OR APPROVED EQUAL.
    A. AN AUTOMATIC TRANSFER SWITCH SHALL BE INSTALLED BETWEEN THE GENERATOR AND THE ELECTRIC PANEL.
    B. THE GENERATOR SHALL BE RATED AT THE MAXIMUM STATION AMPERAGE PLUS 25 PERCENT.
    C. THE GENERATOR SHALL HAVE ON SITE FUEL STORAGE SUFFICIENT TO RUN THE GENERATOR FOR A MINIMUM OF 24 HOURS.
    D. THE GENERATOR SHALL BE ENCLOSED BY A NEMA RATED WATERPROOF ENCLOSURE AND BE SOUND ATTENUATED.
    E. CONTRACTOR SHALL BE RESPONSIBLE FOR A MANUFACTURER'S START UP WITH THE CITY IN ATTENDANCE.
    F. GENERATOR SHALL BE MOUNTED ON A 28 DAY, 3,000 PSI, 6-INCH THICK, SLAB WITH A MINIMUM TWO FOOT SKIRT ON ALL FOUR SIDES.
23. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) AND MAGFLUX MJK 7200 FLOWMETER WITH LOCAL DISPLAY. THE FLOW METER AND PRESSURE TRANSMITTER DISPLAYS SHALL BE IN THE VAULT. THE FLOW METER, PRESSURE TRANSMITTER, AND VAULT TO BE INSTALLED AS REQUIRED BY THE CITY. THE DETAIL SHOWING THE FLOW METER, PRESSURE TRANSMITTER, AND THE VAULT SHALL BE SUBMITTED AND APPROVED BY THE CITY. THE VAULT SHALL BE 4'X4' (MINIMUM) FOR 4"-6" DISCHARGE PIPING. THE VAULT SHALL BE 5'X5' (MINIMUM) FOR 8"-10" DISCHARGE PIPING.
24. ALL LIFT STATIONS SHALL HAVE INSTALLED A ROOTS BLOWER. CFM DETERMINED BY WET WELL VOLUME WITH A MINIMUM OF SCFM STANDARD. BLOWER SHALL INLUDE ENLOSURE, SILENCER, PIPING, AND ALL ELECTRICAL HOOK UP PROVIDED IN PANEL. SUBMITTED AND APPROVED BY THE CITY UTILITY DEPARTMENT.

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION GENERAL NOTES	SCALE: NONE; LATEST REVISION: 06-02-20	S-16 7 OF 8

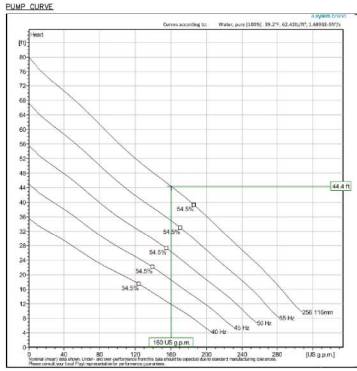
LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3085 SH 3~ Adaptive 256			
IMPELLER SIZE	116 mm			
DESIGN POINT	156	GPM	42.37	HEAD
PUMP POWER AND SPEED	4	HP	3445	RPM
ELECTRICAL DATA	3~	PHASE	230	VOLTS
INTAKE PIPE DIAMETER	80 mm (Inlet diameter)			
DISCHARGE PIPING DIAMETER	3 inch			

NOTE

DESIGN ENGINEER TO PROVIDE PUMP CURVE FOR SPECIFIED IMPELLER. CURVE TO SHOW HEAD IN FEET, FLOW RATE IN GPM, MOTOR HORSE POWER LIMITS, PUMPING EFFICIENCIES, AND ANTICIPATED SYSTEM HEAD.

PUMP CURVE



CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL		DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	PUMP SPECIFICATIONS	SCALE: NONE; LATEST REVISION: 06-20-17	S-16 8 OF 8

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAS BEEN DETERMINED IN PART FROM INFORMATION FURNISHED IN THIS MANNER BY THE OWNERS OF SUCH UTILITIES OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND SUFFICIENCY OF THE INFORMATION SHOWN AS TO THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE SAFETY OF PERSONS OR PROPERTY OTHER THAN THE OWNER'S OR THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

—

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ATWELL
866.850.4200 www.atwell-group.com
111 N. MAGNOLIA AVENUE, SUITE 1350
ORLANDO, FL 32801
407.734.3324
CA # 29291

SEC 18 / TOWNSHIP 18S / RANGE 23E
3500 & 3530 E C-466
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

CANVAS AT WILDWOOD
WATERMARK PROPERTIES, LLC
SITE PLAN
LIFT STATION DETAILS

DATE: AUG 23, 2023

REVISIONS

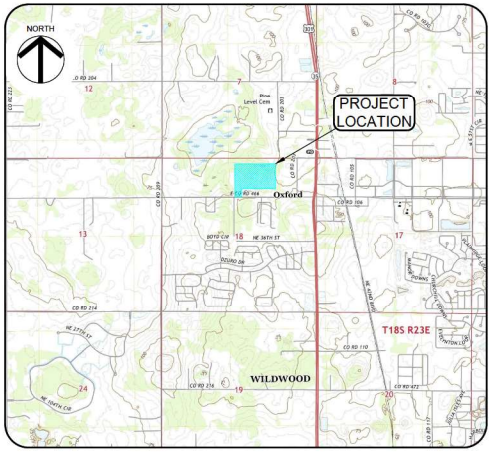
DRAWN BY: ZOR/JL
CHECKED BY: JT
PROJECT MANAGER: JT
JOB #: 23002064
FILE CODE: ----
SHEET NO. C608

CAD FILE: 23064-S00-UTILITY DETAILS

CODE MINIMUM LANDSCAPE PLANS FOR

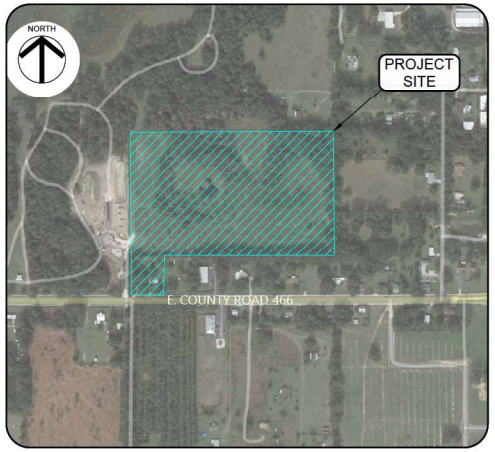
CANVAS AT WILDWOOD

3500 & 3530 E C-466
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
TAX PARCEL: D18-034 & D18-079



PROJECT LOCATION MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
COVER	COVER
L-100	GENERAL NOTES
LM100	OVERAL MITIGATION REFERENCE PLAN
LM101	MITIGATION PLAN
LM102	MITIGATION PLAN
LM103	MITIGATION PLAN
LM104	MITIGATION PLAN
LM600	MITIGATION NOTES & SPECIFICATIONS
LP100	OVERALL LANDSCAPE REFERENCE PLAN
LP100A	PERMIT REQUIREMENTS PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP104	LANDSCAPE PLAN
LP500	LANDSCAPE DETAILS
LP501	LANDSCAPE DETAILS
LP600	LANDSCAPE SCHEDULE
LP601	LANDSCAPE NOTES & SPECIFICATIONS
LI500	IRRIGATION DETAILS



PROJECT SITE MAP
NO SCALE

PROJECT NARRATIVE

THIS IS A SITE PLAN REQUEST ON PARCELS D18-034 & D18-079.

THE OWNER IS SUBMITTING A SITE PLAN APPLICATION TO DEVELOP CANVAS AT WILDWOOD, A 224-UNIT BUILD-TO-RENT HOUSING COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. CANVAS AT WILDWOOD IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 2/2 AND 3/2 CLUSTER HOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), AND COMMUNITY PAVILION OR SHADE AREA.

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: BEGINS 88 YARDS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 264 YARDS; WEST 440 YARDS; NORTH 264 YARDS; AND EAST 440 YARDS, TO THE POINT OF BEGINNING ; AND ALSO THE EAST 50 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH , RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 956.50 FEET THEREOF.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 88 YARDS; AND WEST 200 FEET TO THE POINT OF BEGINNING.

DEVELOPED BY:

WATERMARK PROPERTIES, LLC.
858 W. HAPPY CANYON ROAD
CASTLE ROCK, COLORADO 80108
PHONE: (713) 851-6592

CONSULTANT INFORMATION

CLIENT:
WATERMARK PROPERTIES, LLC.
858 W. HAPPY CANYON ROAD, CASTLE ROCK, COLORADO 80108
PHONE: (713) 851-6592
EMAIL: JOHN MORGAN JMORGAN@WMPROPS.COM

ENGINEER:
ATWELL-GROUP
111 N. MAGNOLIA AVENUE, SUITE 1350, ORLANDO, FL 32801
PHONE: (407) 743-3524
EMAIL: JONATHAN TAYLOR, P.E. JTAYLOR@ATWELL-GROUP.COM

ENVIRONMENTAL:
STILLWATER ENVIRONMENTAL, INC.
971 SMOKERISE BLVD., PORT ORANGE, FL 32127
(407) 489-6898
EMAIL: TIMOTHY J. TALBOT STILLWATERENV@GMAIL.COM

SURVEYOR:
ATWELL SURVEYING, INC.
2600 MAITLAND CENTER PARKWAY, SUITE 262, MAITLAND, FL 32751
PHONE: (407) 775-6500
EMAIL: TRACY W. BIRCH, P.S.M., R.P.L.S. TBIRCH@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT:
RVI PLANNING + LANDSCAPE ARCHITECTURE
10150 HIGHLAND MANOR DRIVE, SUITE 450, TAMPA, FLORIDA 33610
PHONE: (813) 443-8282
EMAIL: RACHEL HENDRY, P.L.A. RHENDRY@RVIPLANNING.COM

RVi
10150 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8282
www.rviplanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA6667266

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

COVER

COVER

1ST SUBMITTAL

L:\23007866 wildwood bin:cw66\watermark\000 landscape architecture\03 cmta services\02 current plans\23007866 COVER.dwg 4/4/2024 rachel hendry

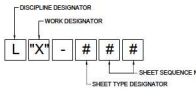
PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (NCS) - "MODIFIED FORMAT". PLEASE REFERENCE THIS SHEET(L000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT, AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURNKEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

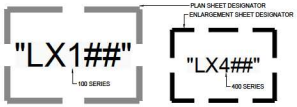


'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

'SHEET TYPE' DESIGNATOR CODE:	
000	- GENERAL
100	- SITE PLANS
200	- ELEVATIONS
300	- SECTIONS
400	- PLAN ENLARGEMENTS
500	- DETAILS
600	- SCHEDULES / MATERIALS
700	- USER DEFINED
800	- USER DEFINED
900	- 3D REPRESENTATIONS

PLAN REFERENCES:

VIEWPORT:
A POLYGON VIEWING REGION USED TO DISPLAY A DESIGNATED PORTION OF THE PROJECT.



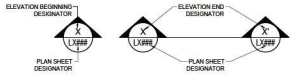
MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.



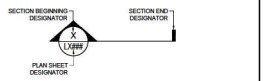
DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.



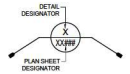
ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.



SECTION
A DETAIL DRAWING REPRESENTING A VERTICAL PLANE CUT THROUGH A DESIGNATED PORTION OF A PROJECT DESIGN.



DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.



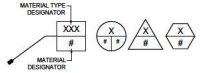
REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.



GRAPHIC SCALE

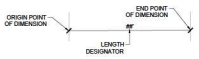


MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.



'MATERIAL TYPE' ABBR. CODE:	
CONC	- CONCRETE
DOG	- DOG PARK
FINISH	- FINISHES
FIXT	- FIXTURES
FENCE	- FENCES
FURN	- FURNISHINGS
PLAY	- PLAYGROUND EQUIPMENT
PAVE	- PAVING
STONE	- STONE
TILE	- TILE
TRIM	- TRIM
WALL	- WALLS

DIMENSION



LEADER LABEL



NOTE CALL-OUT
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!!
"NOTE TEXT."

SITE TABLE/CALCULATIONS CALL-OUT
A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND / OR CALCULATIONS PER CODE REQUIREMENTS.

TITLE / HEADING TEXT		
	Required	Provided
Calculation/Note text	#	#
Calculation/Note text	#	#
NOTES:		

NORTH ARROW



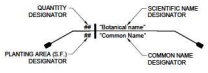
PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.



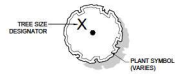
NUMERIC REFERENCE CALL-OUT
A CIRCLE CONTAINING A NUMERIC SYSTEM FOR ELEMENTS WITHIN A DRAWING.



PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.



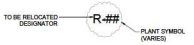
PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.



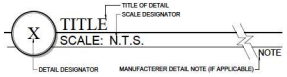
PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.



PLANT TO BE RELOCATED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE RELOCATED ON SITE.



DETAIL TITLE BAR
A DETAIL TITLE BAR IS PROVIDED FOR ALL DETAILS ON A SHEET IN ORDER TO LOCATE SPECIFIC DETAIL INFORMATION.



ABBREVIATION LEGEND:

A.	ANGLE
B&B	BALLED & BURLAPPED
B.R.	BARE ROOT
B.S.	BOTTOM OF STAIRS
B.O.C.	BACK OF CURB
BTD.	BOOTED TRUNK (SABALS)
CAL.	CALIPER
C.B.S.	CONCRETE BLOCK STRUCTURE
C.I.P.	CAST IN PLACE
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
C.Y.	CUBIC YARD
C.T.	CLEAR TRUNK
D.B.H.	DIAMETER BREAST HEIGHT
DBL.	DOUBLE TRUNK
D.E.	DRAINAGE EASEMENT
DIA.	DIAMETER
D.I.	DRAIN INLET
DWF.	DWARF
E.O.P.	EDGE OF PAVEMENT
ESP.	ESPALIER
F.F.	FLORIDA FANCY(GRADES & STDS.)
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FL.#1	FLORIDA NO. 1 (GRADES & STDS.)
FL.#2	FLORIDA NO. 2 (GRADES & STDS.)
FT.	FOOT
GAL.	GALLON
G.W.	GREY WOOD
H.P.	HIGH POINT
INT.	INTERPOLATED SPOT ELEV.
INV.	INVERT
LAN.	LANDING
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.F.	LINEAL FOOT
LN.	LINER
L.O.W.	LIMIT OF WORK
L.P.	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
ML.	MULTIPLE LIMBS/TRUNKS
N.T.S.	NOT TO SCALE
OA.	OVERALL HEIGHT
O.C.	ON CENTER
OH.	OVERHEAD
P.B.	POINT OF BEGINNING
PH.	PHASE
P.H.	PLANTED HEIGHT
P.R.	POINT OF REFERENCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.V.C.	POLYVINYL CHLORIDE
R.	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FOOT
SGL.	SINGLE TRUNK
SPECS.	SPECIFICATIONS
SPRD.	SPREAD
STD.	STANDARD
T.B.	TOP OF BEAM
T.C.	TOP OF COPING
T.COL.	TOP OF COLUMN
T.P.	TOP OF PEDESTAL
T.O.B.	TOP OF BERM/BANK
T.O.S.	TOE OF SLOPE
TRP.	TRIPLE TRUNK
TYP.	TYPICAL
T.W.	TOP OF WALL
T.S.	TOP OF STAIRS
WD.	WOOD

SYMBOL LEGEND:

PROPERTY BOUNDARY, TYP.
EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
RIGHT OF WAY (R.O.W.)
LIMIT OF WORK — LIMIT OF WORK (L.O.W.)
CENTER LINE — CENTER LINE (C.L.) DETAILS
CENTER LINE (C.L.)
PROPOSED STREET LIGHT
PROPOSED CHAIN LINK FENCE
PROPOSED DECORATIVE FENCE
PROPOSED WALL
EXISTING CHAIN LINK FENCE
EXISTING DECORATIVE FENCE
GATE VALVE
YARD DRAIN
CATCH BASIN
SLEEVE/CONDUIT
SECONDARY DRAINAGE PIPE
JUNCTION BOX
FIRE HYDRANT
CONTOUR INTERVAL = 1 FOOT (1')
EXISTING CONTOUR LINE (INDEX)
EXISTING CONTOUR LINE (INTERMEDIATE)
PROPOSED CONTOUR LINE (INDEX)
PROPOSED CONTOUR LINE (INTERMEDIATE)
DIRECTION/PERCENTAGE OF DRAINAGE FLOW
CONTROL POINT
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION - HARDSCAPE
PROPOSED SPOT ELEVATION - LANDSCAPE
SURVEYED SPOT ELEVATION
AS BUILT SPOT ELEVATION

BASE PLAN & SURVEY DATA:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON THE DATA AND/OR PLANS PROVIDED BY THE PROJECT OWNER AND/OR OTHER CONSULTANTS. PRIOR TO THE COMMENCEMENT OF THESE DOCUMENTS, THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO HIS OFFICE, OR CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT.

CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACKS BEFORE CONSTRUCTION. CONTRACTOR MUST HAVE PROPERTY SURVEY ON SITE AT ALL TIMES. IN THE EVENT THAT THE PLANS AND SURVEY CONDITIONS ARE CONSISTENT, ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO RVi PLANNING LANDSCAPE ARCHITECTURE AND THE OWNER. CONTRACTOR SHALL VERIFY THEY ARE IN POSSESSION OF THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER BEFORE COMMENCING CONSTRUCTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL UTILITY SERVICE PROVIDERS HAVE BEEN NOTIFIED TO THE CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.

Call Before You Dig

Call Sunshine State One Call, at **811** or **800-432-4770**, two full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
2. PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
4. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FINISH GRADE IS TO BE WITHIN 1" OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
7. STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LAYOUT TO INITIATE AT THE ORIGIN PINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
9. ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-SITING SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR DISRUPTION OF SERVICE TO UNDERGROUND UTILITIES DURING REPAIR OF THESE UTILITIES SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE FUNDED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BY AT THE EXPENSE OFF THE CONTRACTOR.
17. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNER'S APPROVAL.
18. ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 95% DENSITY.
19. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
20. PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN. DESIGN AND EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

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10100 Highland Manor Drive
Suite 450
Tampa, Florida 33610
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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0667268

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

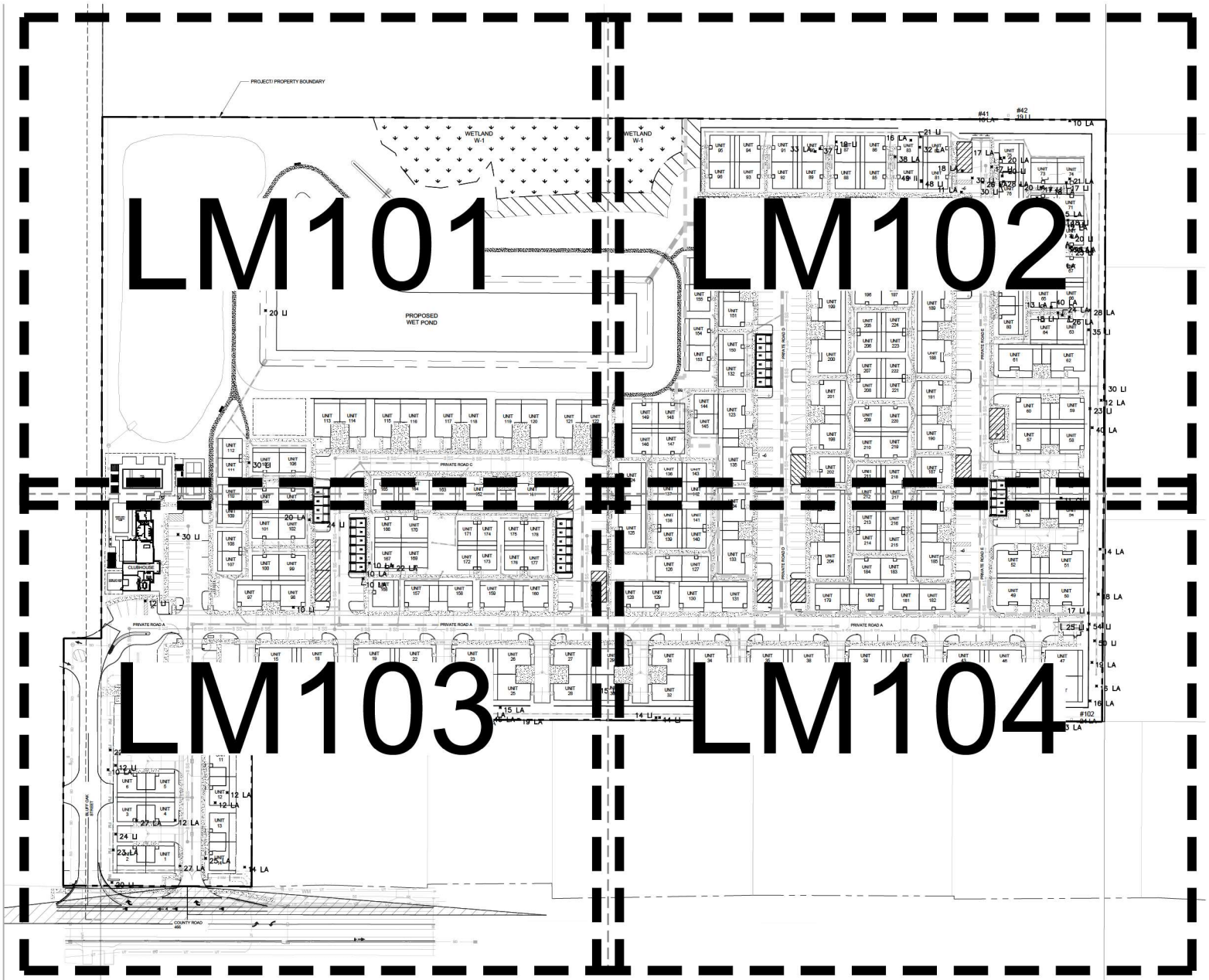
REVISIONS

GENERAL NOTES

L-100

1ST SUBMITTAL

L:\23007866 wildwood bb-cp46\lowermark\000 landscape architecture\03 cmas service\02 current plans\23007866-L-000 GENERAL.dwg 4/4/2024 rachel hendry



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
☆	EXISTING TREE TO REMAIN

TREE LEGEND

24 LI	24" LIVE OAK (PER SURVEY)
14 LA	14" LAUREL OAK (PER SURVEY)
14 A	14" ASH TREE (PER SURVEY)
14 CL	14" CHERRY TREE (PER SURVEY)

*TREE SIZES WILL VARY

NOTE:
THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

NOTES:

1. THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 3" AND 6" FOR METERS LARGER THAN 3", AND FOR THE FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE SHALL BE A 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES. THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC., PER THE FLORIDA FIRE PREVENTION CODE. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10'.
2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

0 30' 60' 120'
SCALE: 1" = 60'-0"

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10100 Highland Manor Drive
Suite 450
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FL LICENSE NO. LA0667260

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

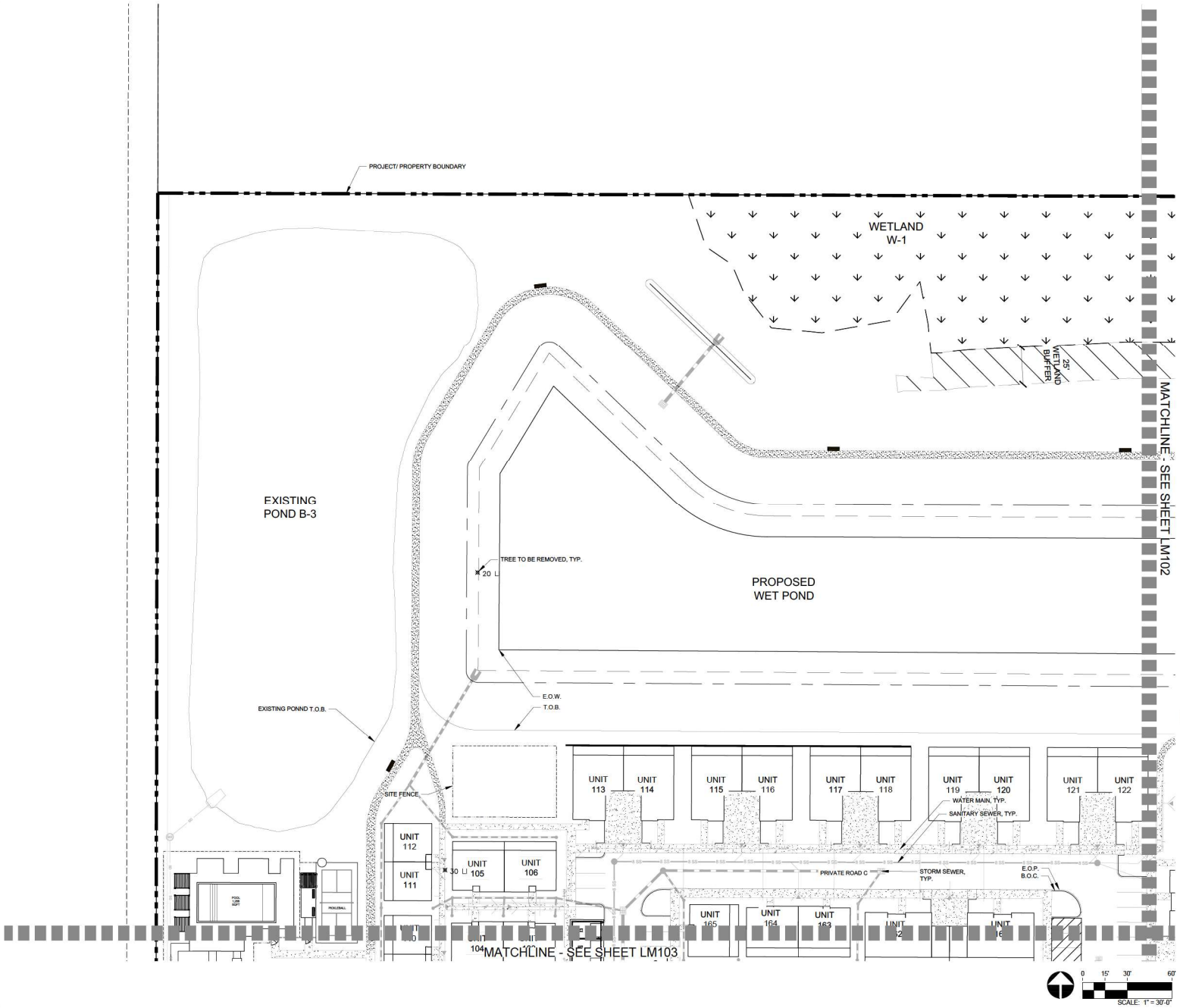
REVISIONS

OVERAL MITIGATION REFERENCE PLAN

LM100

1ST SUBMITTAL

L:\23007866 wildwood bin:cw66\wellenma\W3\00\landscape architecture\03 cmta services\03 current plans\23007866-LM100-PLN_REF.dwg 4/4/2024 rachel hendry



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
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TREE LEGEND

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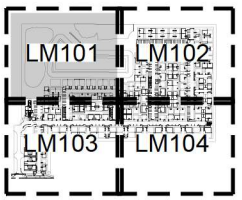
14 CL	14" CHERRY TREE (PER SURVEY)

*TREE SIZES WILL VARY

SITE KEY MAP



1:400

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

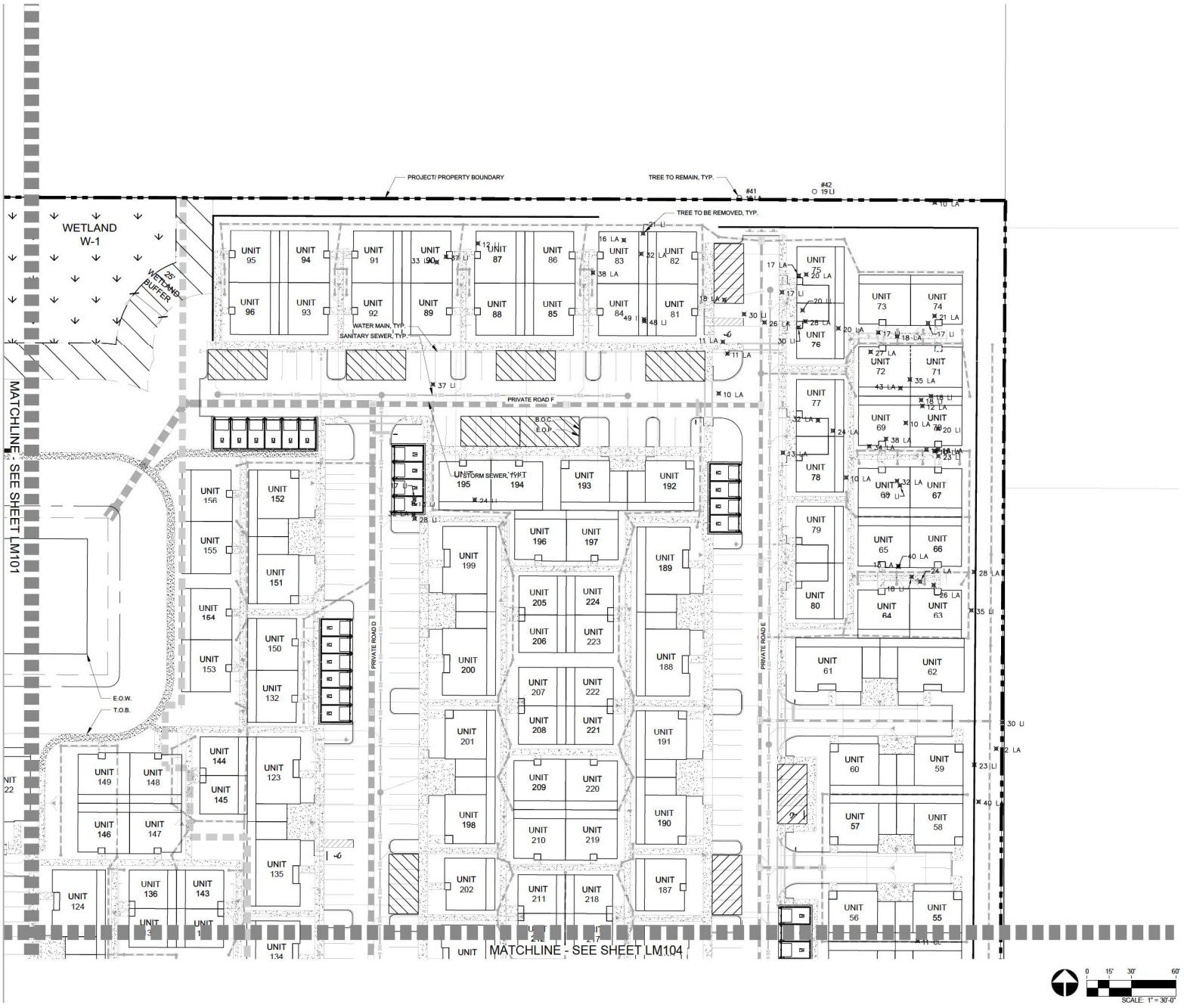
PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM101

1ST SUBMITTAL



TREE LEGEND

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TREE LEGEND

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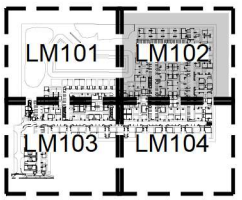
*TREE SIZES WILL VARY

SITE KEY MAP

1:400



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RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0001295

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

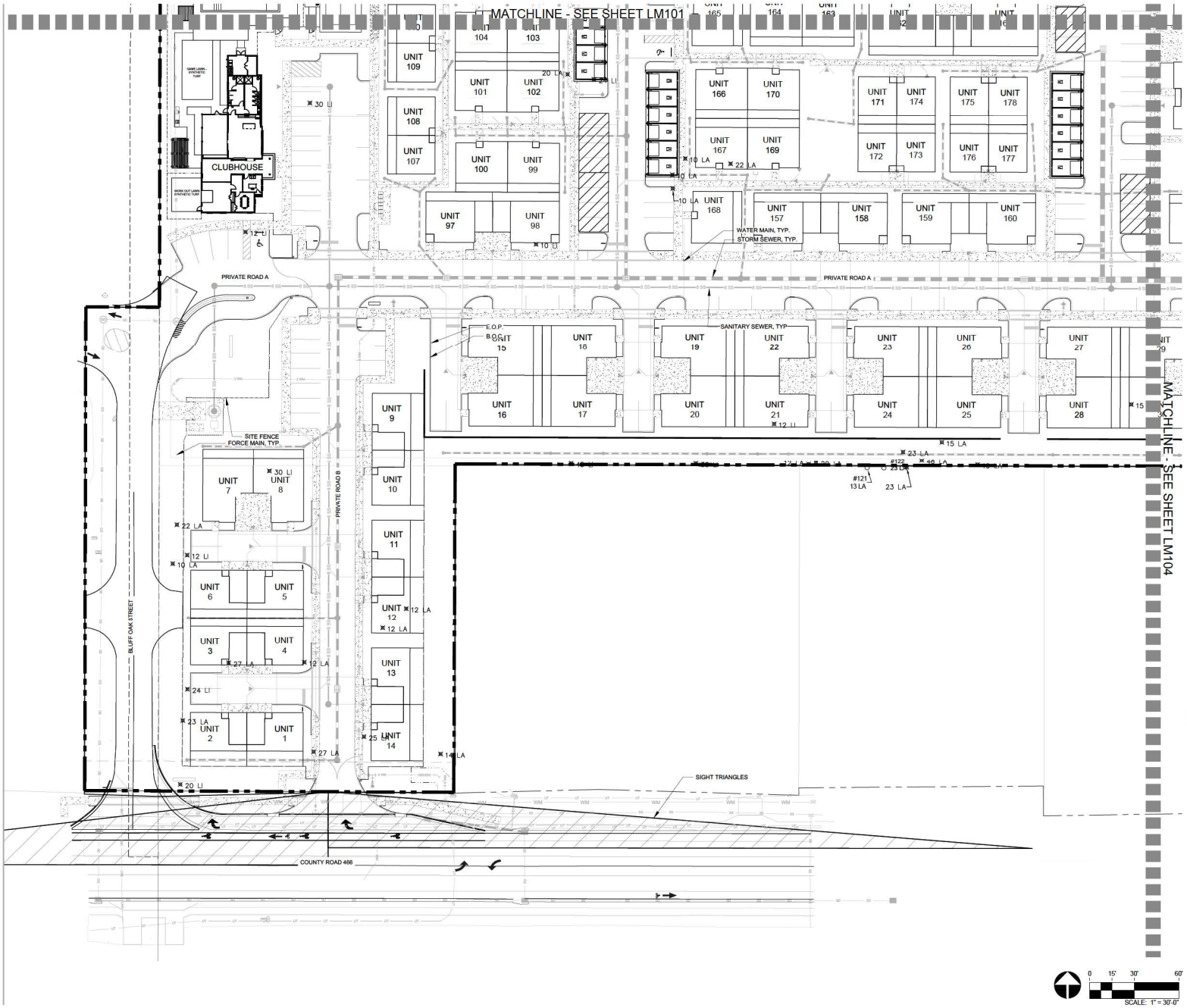
PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM102

1ST SUBMITTAL



TREE LEGEND

X	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO REMAIN

TREE LEGEND

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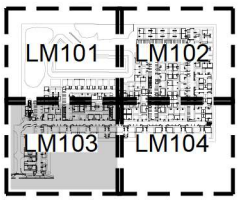
SITE KEY MAP

1:400



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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

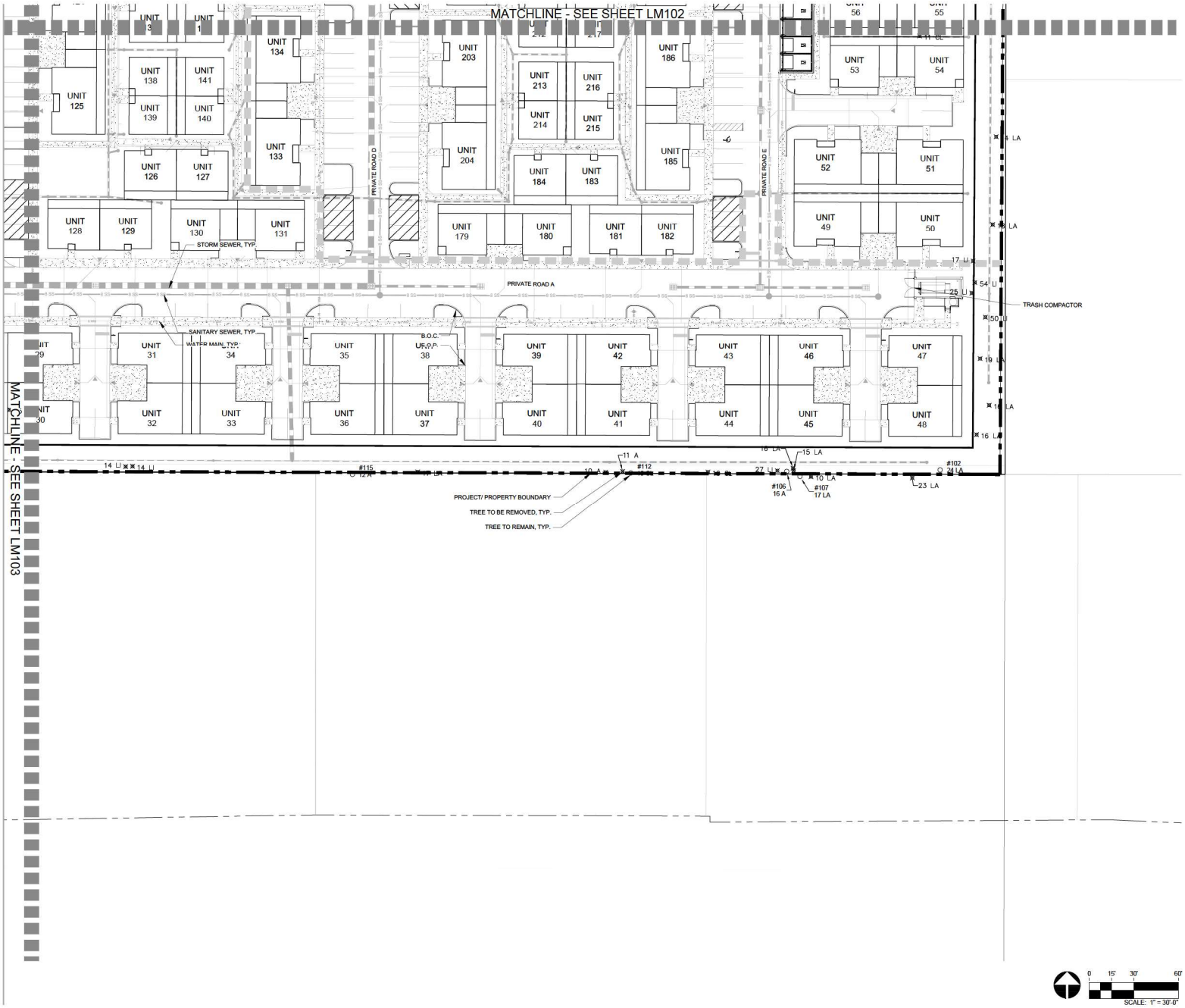
PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM103

1ST SUBMITTAL



TREE LEGEND

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TREE LEGEND

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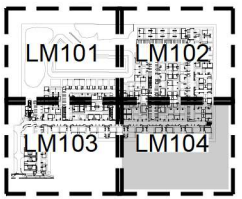
*TREE SIZES WILL VARY

SITE KEY MAP

1:400



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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

MITIGATION PLAN

LM104

1ST SUBMITTAL

CANVAS AT WILDWOOD CMLA - TREE TABULATION (TREES 10" AND ABOVE)						
LIVE OAKS						
COUNTY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10	0	0	1	10	1
	11	0	0	0	0	0
	12	0	0	4	48	4
	13	0	0	1	13	1
	14	0	0	2	28	2
	15	0	0	0	0	0
	16	0	0	0	0	0
	17	0	0	6	102	6
PROTECTED (3:1)	18	1	18	2	36	6
	19	0	0	1	19	3
	20	0	0	4	80	12
	21	0	0	1	21	3
	22	0	0	0	0	0
	23	1	23	1	23	3
	24	0	0	3	72	9
	25	1	25	0	0	0
	26	0	0	0	0	0
	27	1	27	0	0	0
	28	0	0	1	28	3
	30	1	30	6	180	18
	32	0	0	0	0	0
	33	0	0	0	0	0
	34	0	0	0	0	0
	35	0	0	1	35	3
HISTORIC (4:1)	37	0	0	2	74	8
	38	0	0	0	0	0
	40	0	0	0	0	0
	43	0	0	0	0	0
	45	0	0	1	45	4
	46	0	0	0	0	0
	48	0	0	1	48	4
	49	0	0	1	49	4
	50	0	0	1	50	4
	54	1	54	0	0	0
	TOTAL	6	177	40	961	**98**

GENERAL NOTES:

(-) NEGATIVE VALUES REPRESENT CREDITS [IF APPLICABLE]

ALL REPLACEMENT TREES TO BE INSTALLED AT A HEIGHT OF 8' & MIN. 2" DBH.

NO SAND LIVE OAKS PRESENT, OR TO BE REMOVED ON THE SITE.

ANY LIVE OAKS OR SAND LIVE OAKS THAT ARE REMOVED SHALL BE REPLACED WITH NEW LIVE OAKS OR NEW SAND LIVE OAKS.

CANVAS AT WILDWOOD CMLA - TREE TABULATION (TREES 10" AND ABOVE)						
OTHER TREES						
COUNTY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE (IN.)	QTY. RETAINED	TOTAL INCHES RETAINED	QTY. REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10	0	0	11	110	N/A
	11	0	0	4	44	N/A
	12	0	0	7	84	N/A
	13	1	13	2	26	N/A
	14	0	0	2	28	N/A
	15	0	0	4	60	N/A
	16	1	16	8	128	N/A
	17	0	0	3	51	N/A
PROTECTED (3:1)	18	0	0	3	54	9
	19	0	0	2	38	6
	20	0	0	4	80	12
	21	0	0	1	21	3
	22	0	0	2	44	6
	23	0	0	5	115	15
	24	0	0	3	72	9
	25	0	0	1	25	3
	26	0	0	2	52	6
	27	0	0	3	81	9
	28	0	0	2	56	6
	30	0	0	0	0	0
	32	0	0	4	128	12
	33	0	0	1	33	3
	34	0	0	1	34	3
	35	0	0	1	35	3
HISTORIC (4:1)	37	0	0	0	0	0
	38	0	0	2	76	8
	40	1	40	1	40	4
	43	0	0	1	43	4
	45	0	0	0	0	0
	46	0	0	1	46	4
	48	0	0	0	0	0
	49	0	0	0	0	0
	50	0	0	0	0	0
	54	0	0	0	0	0
	TOTAL	3	69	81	1,604	**125**

GENERAL NOTES:

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CANVAS AT WILDWOOD CMLA - TREE REMOVAL AND REPLACEMENT TABLE					
CITY CLASSIFICATION	TREES REMOVED TREE SIZE (DBH)	RATIO OF REPLACEMENT TREES TO REMOVED TREES	TREES RETAINED QUANTITY	TREES REMOVED QUANTITY	TOTAL REPLACEMENT TREES REQUIRED
PROTECTED LIVE OAK	10-17"	1:1	0	14	14
PROTECTED LIVE OAK	18-35"	3:1	5	20	60
HISTORIC LIVE OAK	36"+	4:1	1	6	24
				TOTAL	**98**
PROTECTED OTHER TREES	10-17"	N/A	2	41	N/A
PROTECTED OTHER TREES	18-35"	3:1	0	35	105
HISTORIC OTHER TREES	36"+	4:1	1	5	20
				TOTAL	**125**
			PROVIDED		**REQUIRED**
		2" DBH x 8' H PROPOSED LIVE OAK	98		98
		2" DBH x 8' H PROPOSED OTHER TREES	24		125
		TOTAL TREES REQUIRED			**(101)**

Modified: 4.01.2024

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

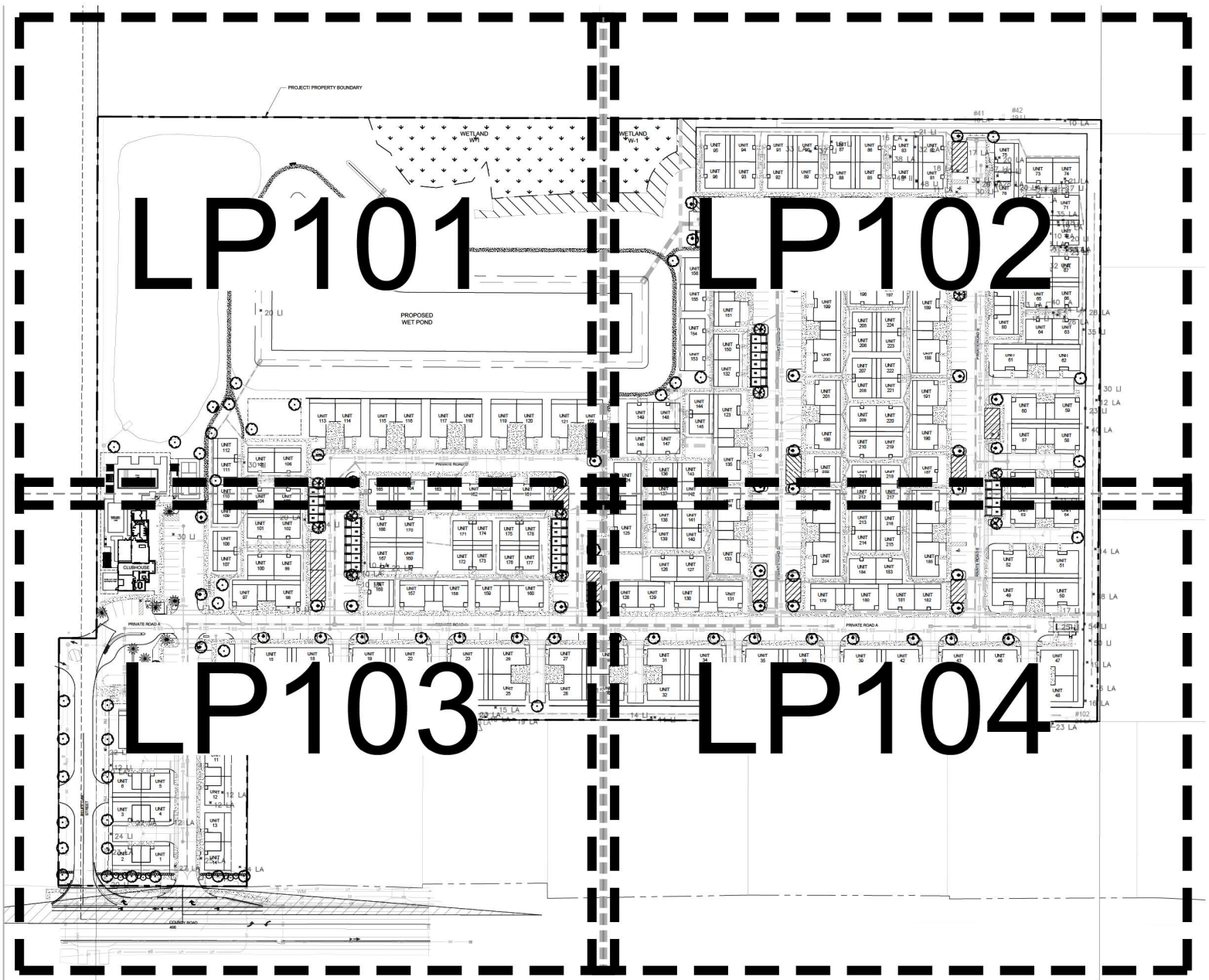
REVISIONS

MITIGATION NOTES & SPECIFICATIONS

LM600

1ST SUBMITTAL

L:\23007866 wildwood bb-cp46\lowermark\000 landscape architecture\03 cmla services\02 current plans\23007866-LM600-NOTES_SPECS.dwg 4/4/2024 rachel hendry



NOTE:
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LANDSCAPE PLACEMENT NOTES:

1. STREET TREES TO BE PLACED WITHIN 25' OF RIGHT OF WAY.
2. TREES TO BE PLACED OUTSIDE OF ANY UTILITY OR DRAINAGE EASEMENT.
3. STREET TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH ANY UTILITIES, DRIVEWAYS, OR STREET LIGHTING.
4. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE 2/3 OF ANY DRAINAGE SWALE OR WITHIN 3' MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE SWALE, WHICHEVER IS GREATER.
5. NO TREE OR SHRUB MORE THAN 2' IN HEIGHT SHALL BE LOCATED WITHIN 2' OF THE EDGE OF VEHICLE USE AREA LANDSCAPING.

0 30' 60' 120'
SCALE: 1" = 60'-0"

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000395

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

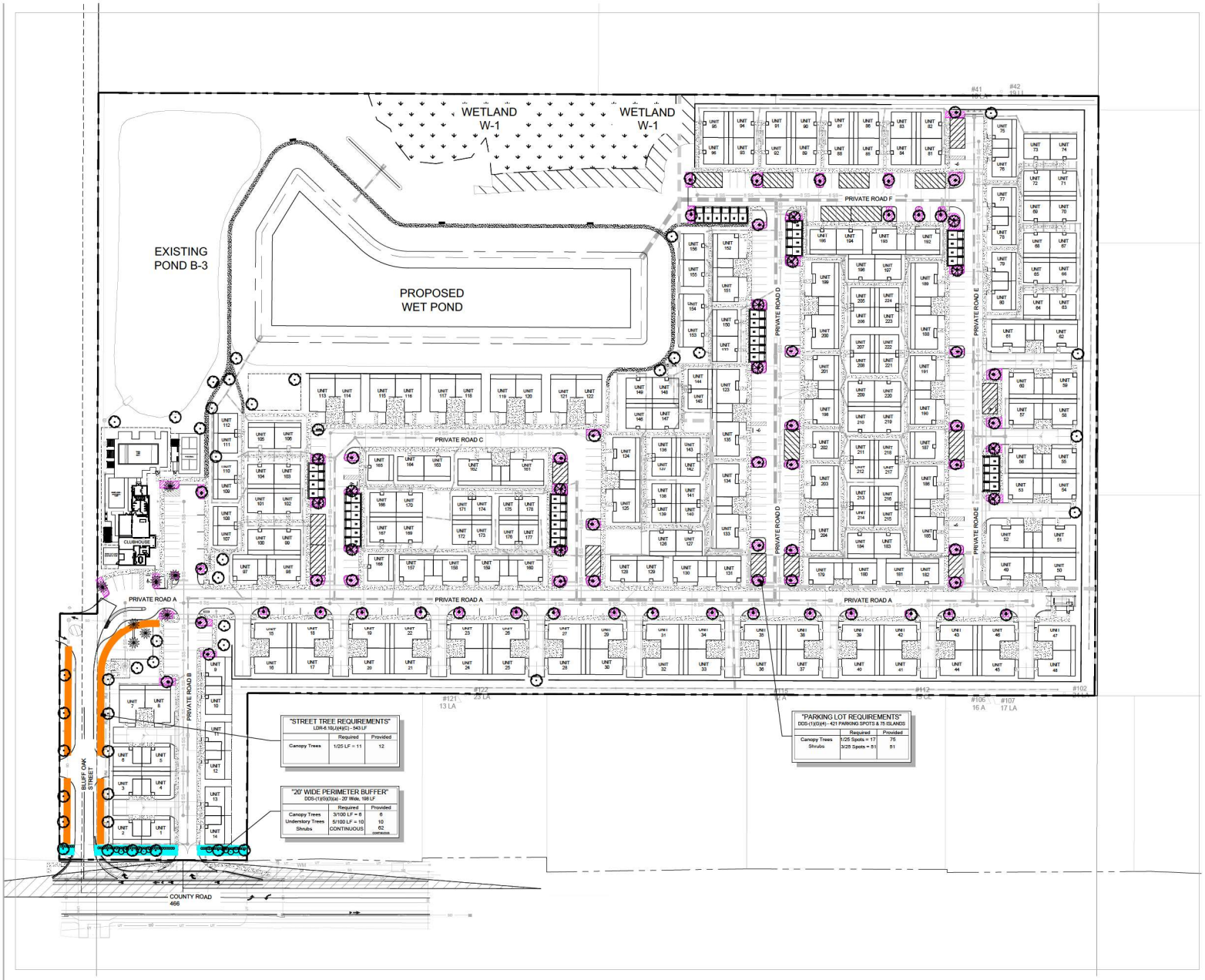
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

OVERALL LANDSCAPE REFERENCE PLAN

LP100

1ST SUBMITTAL



CODE REQUIREMENT LEGEND

- 20' BUFFER
- STREET TREES
- PARKING ISLANDS

LANDSCAPE REQUIREMENTS:

1. BUFFER REQUIREMENTS
   - A. MIN LANDSCAPE BUFFER SHALL CONTAIN THE FOLLOWING PLANTS FOR EACH 100 LINEAR FT: 3 CANOPY TREES, 5 UNDERSTORY TREES, AND A CONTINUOUS ROW OF SHRUBS
   - B. REMAINDER OF BUFFER SHALL BE PLANTED WITH A COMBINATION OF GRASS, GROUND COVER, OR OTHER LANDSCAPE TREATMENT
2. STREET TREES REQUIREMENTS
   - A. ONE CANOPY TREE PER 50 LINEAR FEET.
3. PARKING LOT REQUIREMENTS
   - A. AT LEAST 1 CANOPY TREE, AND 3 SHRUBS SHALL BE PROVIDED IN THE INTERIOR LANDSCAPE FOR EVERY 25 PAVED PARKING SPACES IN THE PARKING LOT

SCALE: 1" = 60'-0"

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RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0667268

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

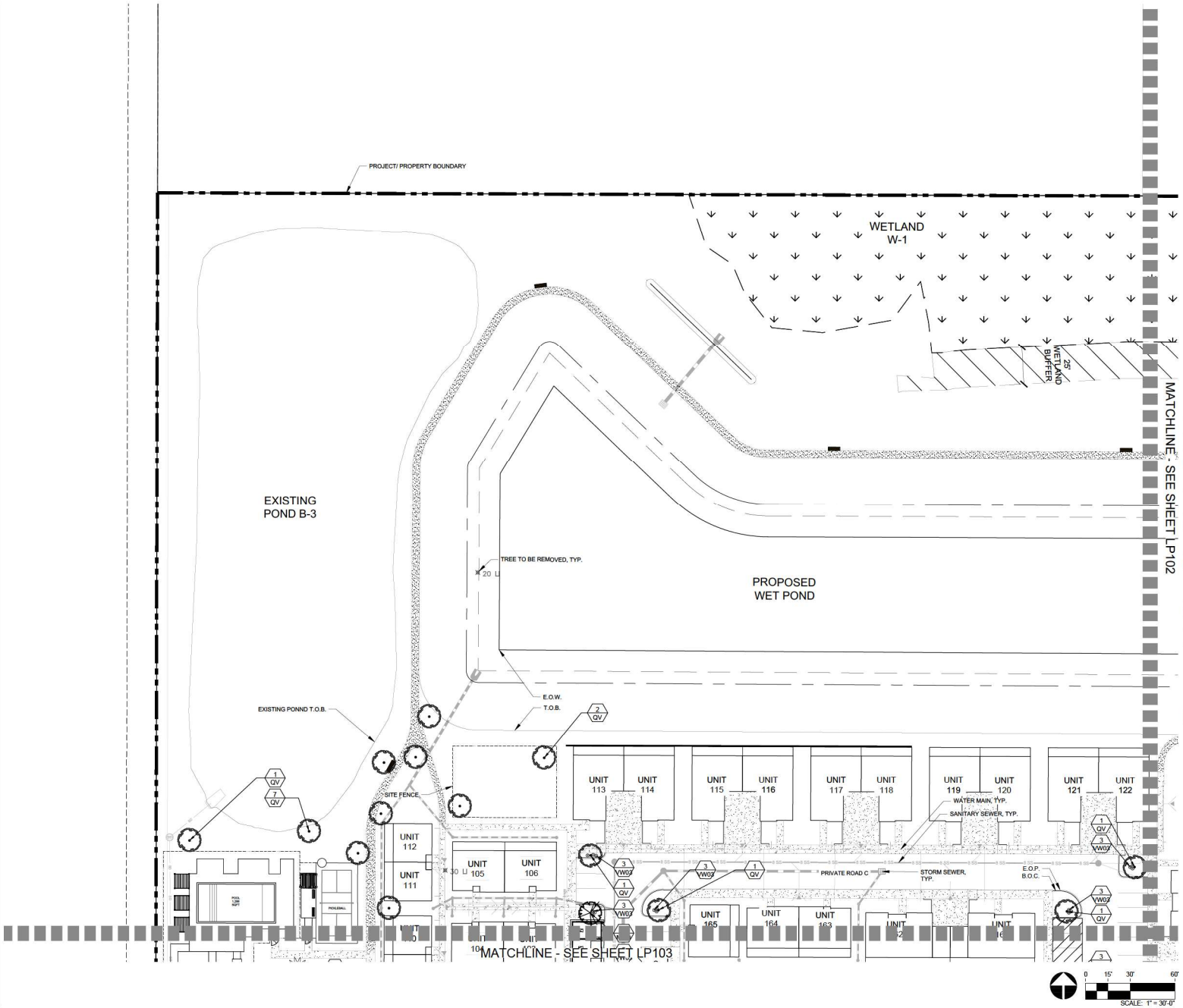
PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

PERMIT REQUIREMENTS PLAN

LP100A

1ST SUBMITTAL



TREE LEGEND

EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE		
SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVER/WILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM ODORATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP

1:400

LP101 LP102 LP103 LP104

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CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

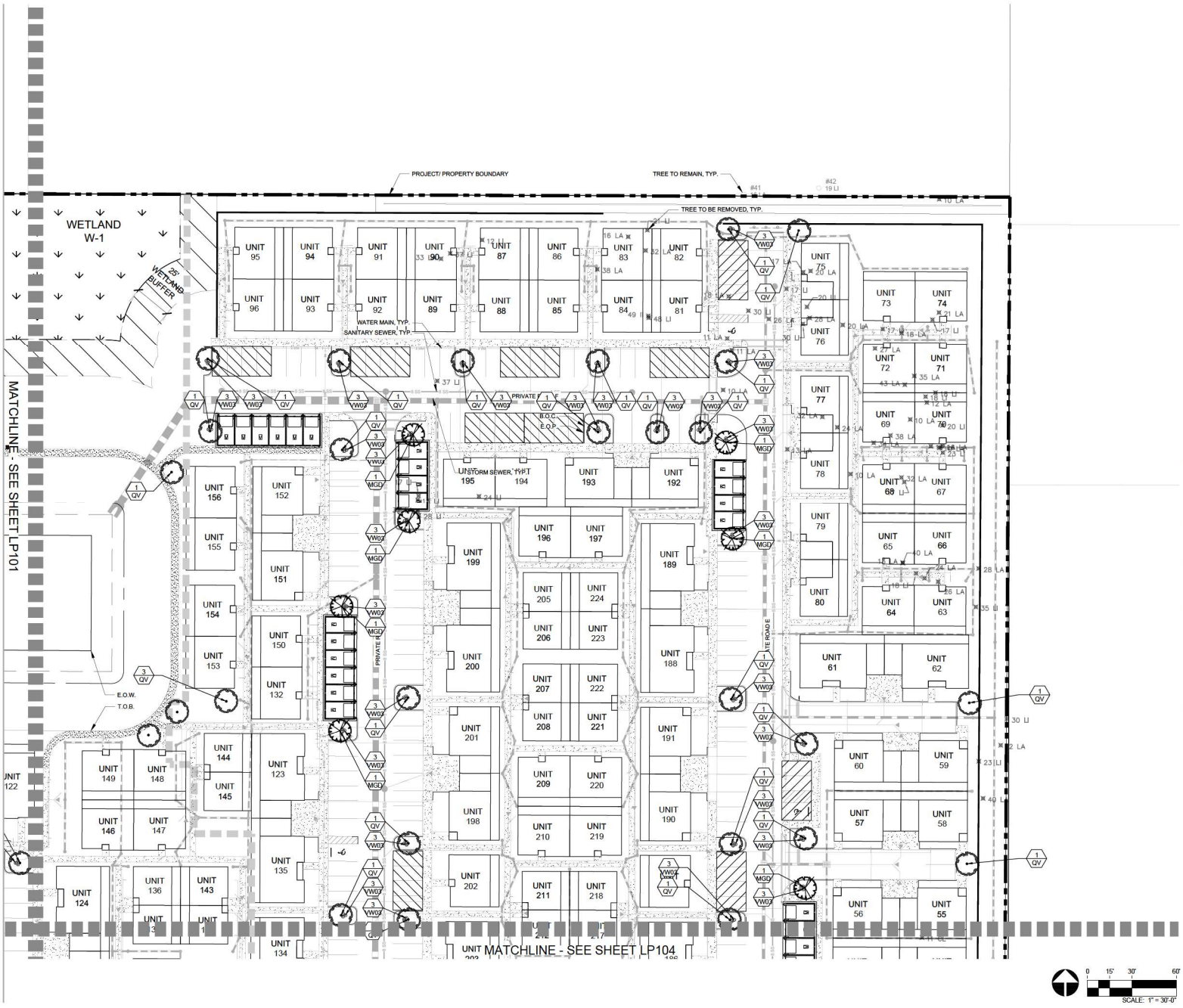
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

LANDSCAPE PLAN

LP101

1ST SUBMITTAL

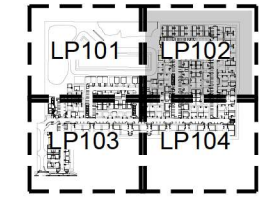


TREE LEGEND

EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE		
SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVER/WILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM ODORATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP



1:400

0 15' 30' 60'

SCALE: 1" = 30'-0"

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

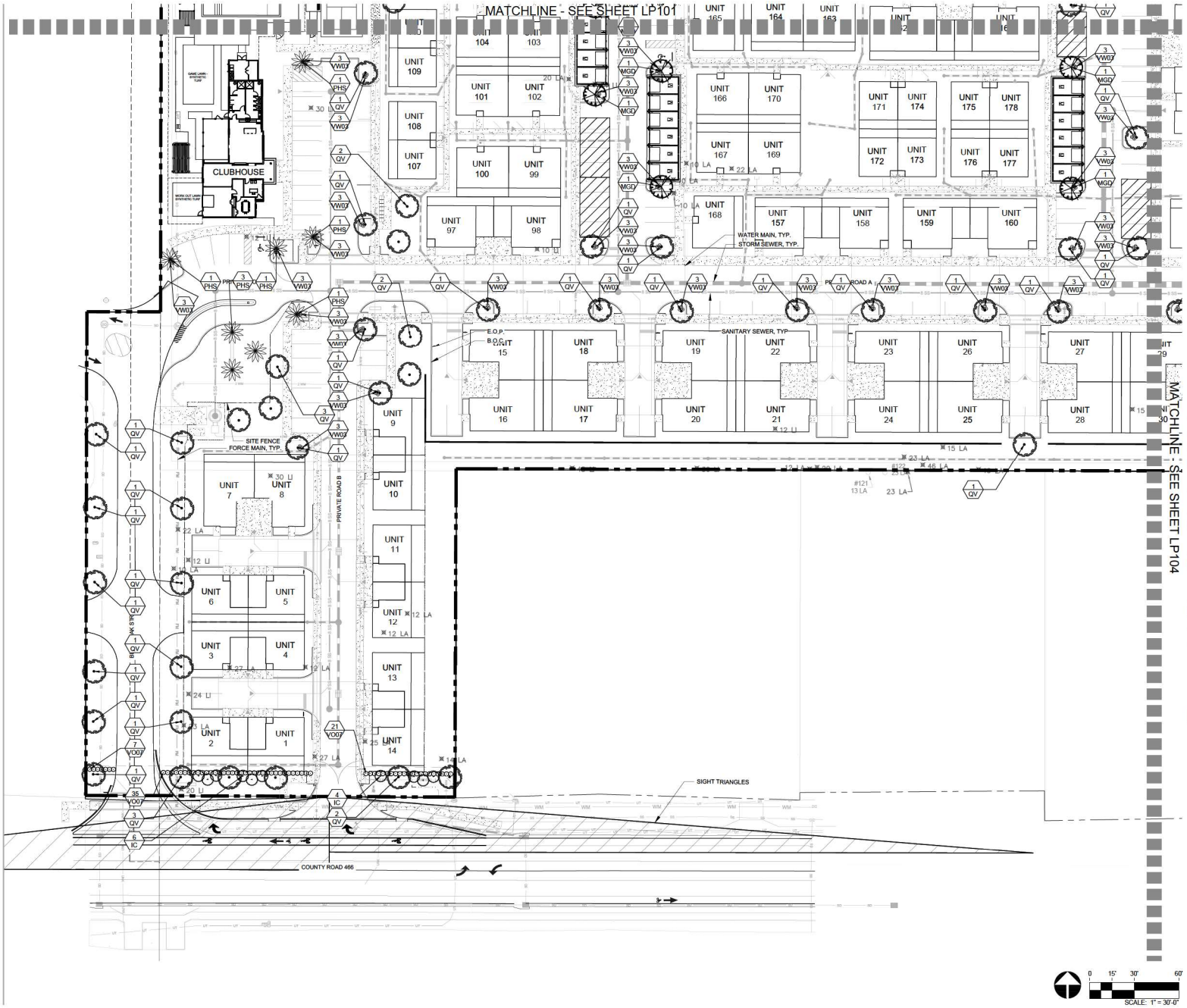
PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

LANDSCAPE PLAN

LP102

1ST SUBMITTAL



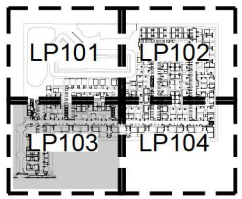
TREE LEGEND

EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVER/WILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM ODORATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP



1:400

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

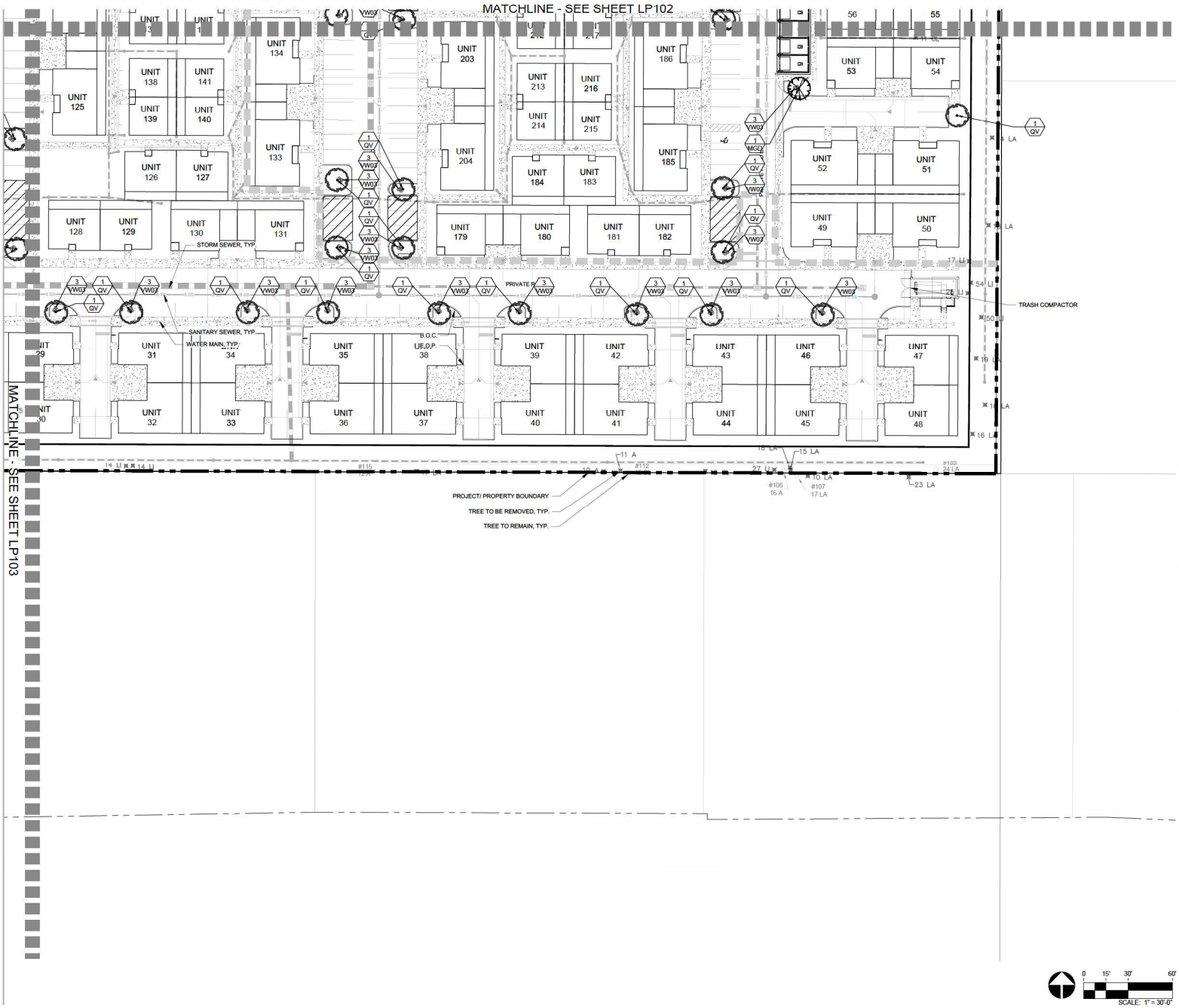
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

LANDSCAPE PLAN

LP103

1ST SUBMITTAL

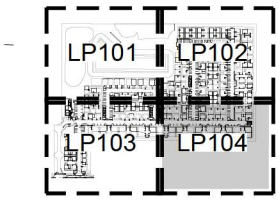


TREE LEGEND

EXISTING TREE TO REMAIN

PLANT SCHEDULE LANDSCAPE		
SYMBOL	CODE	COMMON / BOTANICAL NAME
LARGE TREES		
	MGD	D.D BLANCHARD MAGNOLIA MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
	QV	LIVE OAK QUERCUS VIRGINIANA
SMALL TREES		
	IC	DAHOON HOLLY ILEX CASSINE
PALM TREES		
	PHS	SILVER/WILD DATE PALM 'ROBUSTA' PHOENIX SYLVESTRIS
SHRUBS		
	VO07	SWEET VIBURNUM VIBURNUM ODORATISSIMUM
	VW03	WALTER'S VIBURNUM VIBURNUM OBOVATUM

SITE KEY MAP



1:400

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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

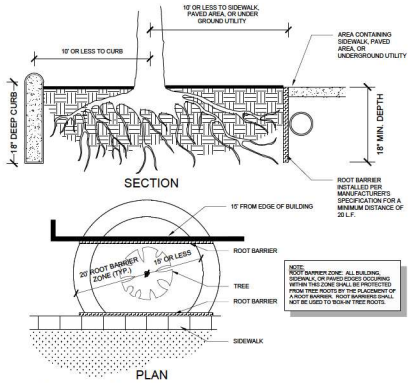
PROJECT NO.:	23007866
DATE.:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

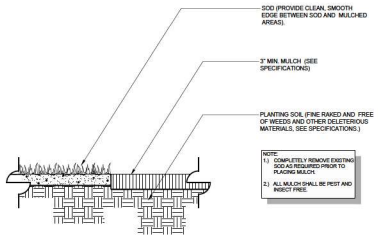
LANDSCAPE PLAN

LP104

1ST SUBMITTAL



G ROOT BARRIER DETAIL
SCALE: N.T.S.



H MULCH APPLICATION ~ TYPE 1
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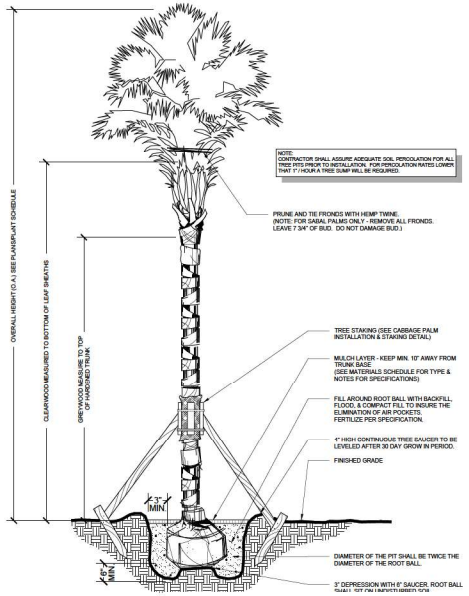
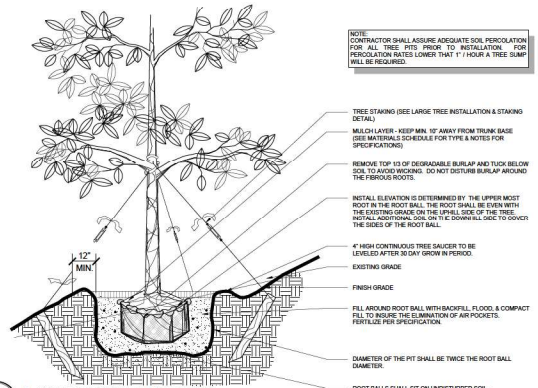
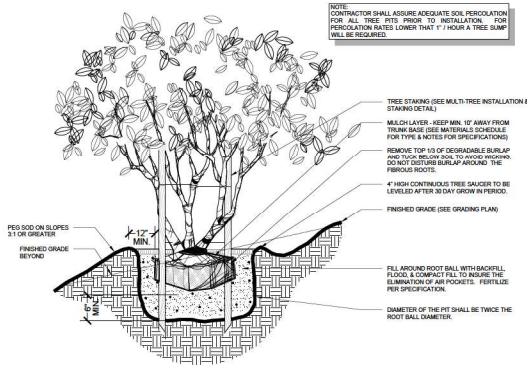


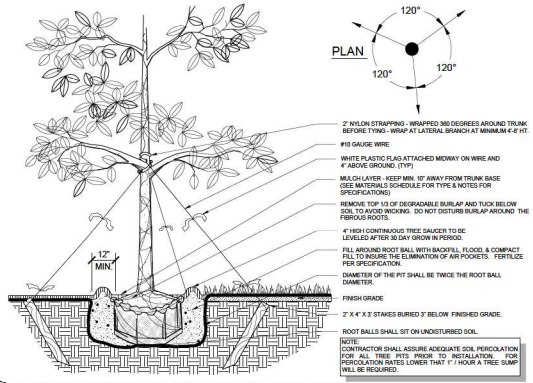
F PALM INSTALLATION
SCALE: N.T.S.



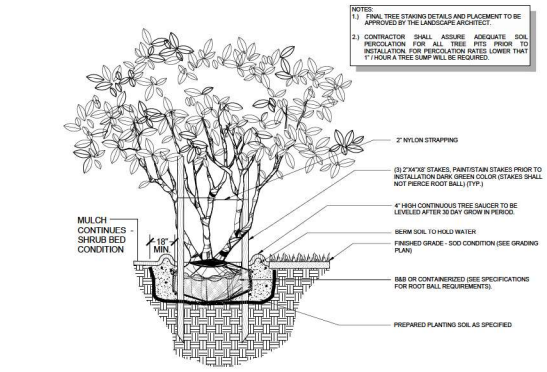
D LARGE TREE ON SLOPE
SCALE: N.T.S.



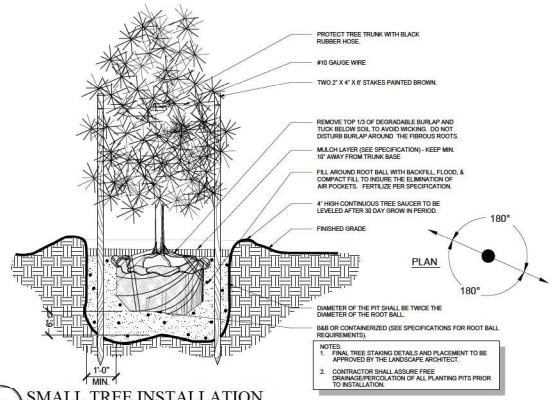
E MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.



A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



B MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



C SMALL TREE INSTALLATION
SCALE: N.T.S.

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FL LICENSE NO. LA0667268

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO : 23007866
DATE : 04/05/2024
DRAWN: BEL
REVIEWED: RH

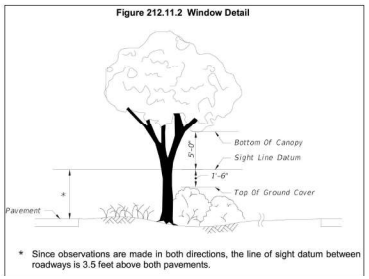
REVISIONS

LANDSCAPE DETAILS

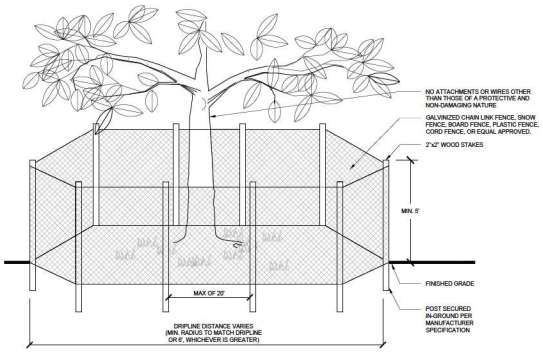
LP500

1ST SUBMITTAL

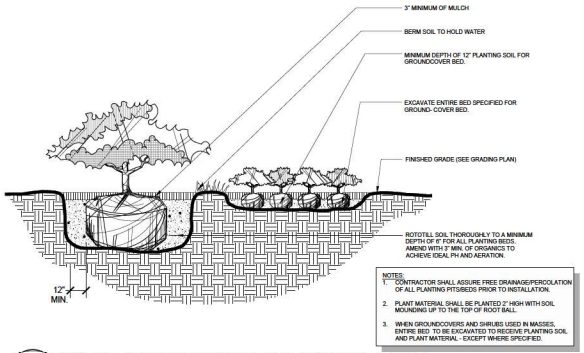
L:\23007866 wildwood bb-cpe66\wetlands\400 landscape architecture\03 cmas service\02 current plans\23007866-LP500-DETAIL_SERIES.dwg 4/4/2024 rachel hendry



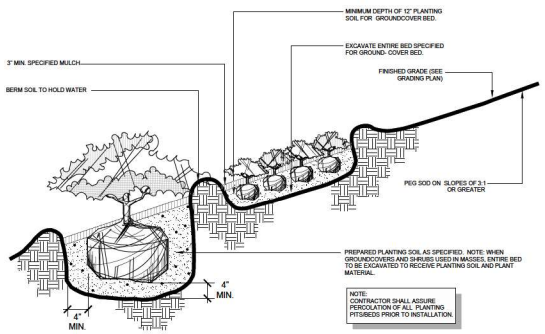
D SIGHT VISIBILITY, FDOT DESIGN MANUAL CH. 212
SCALE: N.T.S.



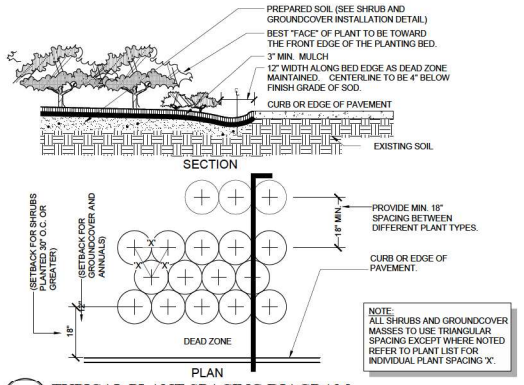
E TREE BARRICADE DETAIL
SCALE: N.T.S.



A SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



B SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.



C TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO :	23007866
DATE :	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

LANDSCAPE DETAILS

LP501

1ST SUBMITTAL

L:\23007866 wildwood\ltr-cp\400webmerge\4300 landscape architecture\03 cmas services\02 current plans\23007866-LP500-DETAIL_SERIES.dwg 4/4/2024 rachel.hendry

PLANTING NOTES (UTILITY & METER):

1. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE FEET (3') CLEARANCE FROM ALL PLANT BEDS TO METERS OF THREE INCHES (3") IN SIZE OR LESS AND A TEN FEET (10') CLEARANCE FOR ALL METERS THREE INCHES (3") IN SIZE OR LARGER.
2. THERE SHALL BE (7.5') MINIMUM CLEARANCE FROM THE FRONT AND SIDES OF ALL FIRE HYDRANTS AND (4') FROM THE FRONT AND BACK OF ALL FIRE HYDRANTS PER NFPA 18.3.4.1 HYDRANTS.
3. NO TREES SHALL BE PLANTED WITHIN (10') OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.

PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT	NATIVE	DROUGHT		REMARKS
LARGE TREES										
	MGD	14	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD MAGNOLIA	10`-12`H X 4`-5`S	2" CAL	25G	YES	6A-10B		
	QV	98	QUERCUS VIRGINIANA / LIVE OAK	10`-12`H X 4`-5`S	2" CAL	25G	YES	7A-10B		
SMALL TREES										
	IC	10	ILEX CASSINE / DAHOON HOLLY	10`-12`H X 4`-5`S	2" CAL	25G	YES	7A-10B		
PALM TREES										
	PHS	8	PHOENIX SYLVESTRIS / SILVER/WILD DATE PALM 'ROBUSTA'	14` CT	NA	FG	NO	9A-11A		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONT	NATIVE	DROUGHT	SPACING	REMARKS
SHRUBS										
	VW03	225	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	24"H X 18"S	24" OC	3G	YES	7A-10B	24" o.c.	FULL FORM AND SPREAD
	VO07	63	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	36"H X 24"S	7G	NO	8A-10B		36" o.c.	

PLANTING NOTES (UTILITY & METER):

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
7. ALL TREE STAKING TO BE DONE USING ARBOR TAPE AND THE DUCKBILL ANCHOR SYSTEM.
8. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
9. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL NOTES:

1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC.
6. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE [illegible] OR WHERE 10 (SPOT) ADF (SDF-ATFD THAN 6:1 VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
7. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 701.8 OF THE MANATEE COUNTY LDC.

TREE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
2. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE.
3. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
4. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
5. STREET TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN
6. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
7. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
8. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
9. A TREE TABLE INDICATING THE QUANTITY OF STREET TREES REQUIRED FOR EACH LOT SHALL BE PROVIDED WITH THE HOMEOWNER DOCUMENTS AT THE TIME OF FINAL PLAT.
10. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF COUNTY ACCEPTANCE.
11. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
12. FLEXIBILITY SHALL BE GIVEN TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
13. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS, SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITY OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
14. STREET TREE PLANTINGS IN "COMMON TRACTS" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION.
15. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRAINAGE, SIDEWALKS AND OTHER PAVED AREAS.
16. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS.
17. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

RVi
10100 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8262
www.rviplanning.com

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RACHEL A. HENDRY, P.L.A.
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CANVAS AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO.:	23007866
DATE:	04/05/2024
DRAWN:	BEL
REVIEWED:	RH

REVISIONS

LANDSCAPE SCHEDULE

LP600

1ST SUBMITTAL

L:\23007866 wildwood bb-cp49\lawlemark\000 landscape architecture\03 cmta services\02 current plans\23007866-LP600-SPECS_SERIES.dwg 4/4/2024 rachel.hendry

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (⅔) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET, MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE (I) - WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL, BUT MAY BECOME NECESSARY IF CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS, AIR SPADING, AND SIMILAR METHODOLOGIES. DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, INVESTIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 555.851 (1972) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS OCTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS ARE TO BE COMPILED AND COMPLETED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

REQUIRED SUBMITTAL FORM:

Submittals/Category	Submitted	Rejected	Re-submitted	Approved
Sheet/Schedule				
Emergency Numbers				
MOT Index				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certification				
Mulch				
Pesticide License				
Staking Methods				
Soil Test Results Analysis				
Fertilizer				
Irrigation Submittals				
Purple Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Solvented Class 150 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Weather Proof Tubing & Wiring and Fittings				
Hardin Disc Filter				
Hardin PRV Valve				
Hardin Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connectors				
Primer and Glue				

SAMPLE

PROJECT SCHEDULE:

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.
2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY TO THE OWNER OR THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FOREGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY CLAIMS IF THE WORK ON THE PROJECT IS ACCELERATED BECAUSE OF DELAY.

SITE REQUIREMENTS:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
3. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, IE, AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6. THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENTS IF NECESSARY.

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIAL COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT DRAWINGS, MAINTENANCE MANUALS, GUARANTEES, WARRANTIES, AND BONDS AS REQUIRED BY THE CONTRACT DOCUMENTS, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:

1. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIALS AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5 ABOVE THE SIDEWALK/CART PATHS.
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5 FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6. ALL SHRUB AND GROUND AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS INTO SPECIFICATIONS.

TRANSPLANTING:

1. APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER AND ALLOW TO DRAIN TWICE BEFORE PLANTING. IF PERCOLATION IS AVAILABLE, CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE-THIRD (⅓) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR TO REMOVE ALL REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE INSTALLATION INSTRUCTIONS. CONTRACTOR'S LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL FINISH GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10. GLIVING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS DAMAGED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS AND NAIL HOLES WITH DARK GREEN PAINT.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH. ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:

1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
   A.) APPLY ROUNDUP PRO MAX MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
   B.) BIO SOIL DEFOLIATING TROPICAL TOXIC EUDSOIL SURFACE GLEAN OF STONES (1 INCH DIAMETER) AND LAYERED, DEEPING, PURSING, DELETERIOUS MATERIALS (SEND ALL REMAINING CONSTRUCTION DEBRIS AS A DEPTH OF 9". REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
   C.) ESTABLISH FINISH GRADES INCLUDING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
   D.) CONTRACTOR TO VERIFY "IN-SITU" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
   E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
      1. TREES
         70% CLEAN D.O.T. SAND
         30% APPROVED TOPSOIL MIX
      2. PALMS
         90% CLEAN D.O.T. SAND
         10% APPROVED TOPSOIL MIX
      3. SHRUBS, AND GROUND COVERS
         80% CLEAN D.O.T. SAND
         20% APPROVED TOPSOIL MIX
      4. TOPSOIL
         30% APPROVED TOPSOIL
         10% APPROVED PEAT MOSS
         60% APPROVED SAND
         PER THE SPECIFICATIONS Q-P-166
         MIXED 1 YARD TO 2 YARDS OF SHREDDED BARK MULCH

   NOTE:
   CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS RECOMMENDATIONS FOR ORNAMENTAL LANDSCAPE USE OF ALL SOIL MIXTURES AND NO LESS THAN 4 TESTS OF EXISTING SOILS IN ANY ONE AREA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

   F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM D178). PEAT OTHERWISE SPECIFIED TO MARCH FREE OF ALL VIABLE WEED SEEDS OTHER DESIRABLE WEEDS.
   G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM QUALITY THROUGHOUT, WITH ADMIXTURE OF SUBSOIL, STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, CLAY, SLITS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT AND FINE GRADE ALL AREAS TO BE PLANTED AND GROUND CONTOURS AS SHOWN. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   H.) SHREDDED BARK MULCH SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. IT SHALL BE OF UNIFORM QUALITY THROUGHOUT, WITH ADMIXTURE OF SUBSOIL, STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, CLAY, SLITS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT AND FINE GRADE ALL AREAS TO BE PLANTED AND GROUND CONTOURS AS SHOWN. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.

2. INITIAL INSTALLATION FERTILIZATION
   ALL TREES, SHRUBS AND GROUND PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS FOR LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

TREES 12-12-12 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	SHRUBS 12-12-12 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS 12-12-12 PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TURF 16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE 1 LB. FERTILIZER PER 1000 SF

- THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANT MATERIALS SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL SUPPLY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE 'GRADES AND STANDARDS FOR NURSERY PLANTS', PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIAL IS SCMC MATURANES SHALL EXCEED NO. 1 GRADE, AND ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
6. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE MET FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
7. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AT PLANTING LOCATION.
8. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
9. ANY TREE WITH A TRUNK FORMING A "V" SHAPE CROTCH WILL BE REJECTED.
10. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND ENHANCE BRANCH STRUCTURE.
11. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE CAUSE FOR REJECTION AND REPLACEMENT AT CONTRACTORS EXPENSE.
14. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING. LAID WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
15. SHREDDED TREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
16. ALL SHRUBS SHALL BE GROWN IN A MIX OF DARK, FRIABLE TOP SOIL OR BED MIXED GUARANTEED INTO EXISTING SOIL.
17. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
18. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
19. (6) MONOCULTURE: TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER, AS DEFINED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON

IRRIGATION (CITY OF WILDWOOD, FLORIDA) - DESIGN DISTRICT STANDARDS CH.2(H)(10)

WATER-EFFICIENT LANDSCAPING MAXIMIZES THE CONSERVATION OF WATER BY USING SITE APPROPRIATE PLANTS AND EFFICIENT WATERING METHODS THAT WILL GENERALLY RESULT IN A REDUCTION OF IRRIGATION REQUIREMENTS, COSTS, ENERGY AND MAINTENANCE. IRRIGATION SHOULD ENDEAVOR TO FOLLOW FLORIDA IRRIGATION SOCIETY STANDARDS AND FLORIDA WATERSTAR STANDARDS MAINTAINED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND COMPLY WITH THE FLORIDA BUILDING CODE. ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL (IRRIGATION SYSTEM, HOSE, ETC.). REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO THE PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS AND F.S. § 373.62, FOR RAIN SENSOR SHUT-OFF DEVICES FOR LANDSCAPE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENT STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. MICRO-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE:

A. PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES.
B. BACK FLOW PREVENTION VALVE.
C. SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS.
D. MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E., ROTORS AND SPRAY HEADS ON SEPARATE ZONES).
E. USE OF PRESSURE REGULATED VALVES AND HEADS.
F. 100% OVERLAPPING (HEAD TO HEAD) COVERAGE.
G. MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND.
H. CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN.
I. APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1½) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS; AND
J. REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.

ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 373, OR AS AMENDED. IF FLORIDA FRIENDLY PRINCIPLES ARE USED IN THE DESIGN OF THE LANDSCAPE, A REDUCTION IN THE AMOUNT OF IRRIGATION REQUIRED WILL BE PERMITTED AND ENCOURAGED. ALL REQUIRED LANDSCAPING WILL BE REQUIRED TO HAVE AN ADEQUATE WATERING FACILITY (IRRIGATION SYSTEM, ETC.) AS REQUIRED TO INSURE THE SURVIVAL OF THE PLANT MATERIAL. IN ORDER TO CONSERVE POTABLE WATER, RECLAIMED WATER, STORMWATER PONDS AND CISTERN COLLECTION MAY BE UTILIZED FOR IRRIGATION WATER IF THE WATER QUALITY WILL MEET THE NEEDS OF THE LANDSCAPE. ANY REUSE IRRIGATION WATER OR STORMWATER USED FOR IRRIGATION SHALL BE MARKED WITH APPROPRIATE SIGNAGE TO NOTIFY THE PUBLIC OF THE NON-POTABLE NATURE OF THE WATER SOURCE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE. PURPLE PIPE AND IRRIGATION SYSTEM COMPONENTS SHALL BE USED IN CONFORMANCE WITH THE FLORIDA BUILDING CODE.

MISCELLANEOUS

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TBD	IRRIGATION		100% HEAD TO HEAD IN TURF AREAS, MICRO DRIP EMITTERS FOR ALL PLANTINGS
TBD	BAHIA SOD	BAHIA SOD	TO BE FIELD VERIFIED BY CONTRACTOR.
TBD	MULCH	PINE STRAW MULCH	MIN. 3" THICK

GENERAL NOTES:

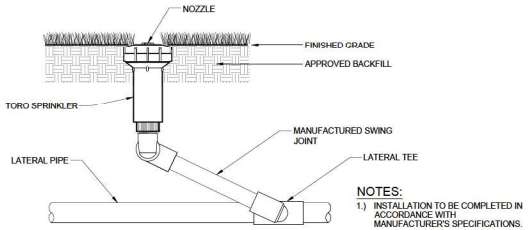
1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL VERIFY ALL FINAL TREE LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC. PRIOR TO INSTALLATION.
6. IN ORDER TO COMPLY WITH COUNTY STANDARDS TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (IE. HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
7. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
8. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 30% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

IRRIGATION NOTES:

1. IRRIGATION PLANS AND DETAILS WILL BE REVIEWED WITH THE APPROPRIATE BUILDING PERMIT.
2. ALL PROPOSED LANDSCAPING TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
3. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
4. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
5. IRRIGATION OVERTHROW TO NONPERVIOUS AND NATURAL AREA TO BE MINIMIZED.
6. A RAIN SHUT OFF TO BE INSTALLED WITH IRRIGATION CONTROLLER SYSTEM.
7. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVING.
8. ALL TREE, SHRUB AND GROUNDCOVER AREAS TO BE FULLY IRRIGATED WITH MICRO-IRRIGATION / LOW VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 75-100% COVERAGE.
9. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE TO NO MORE THAN 15 P.S.I. SHALL BE UTILIZED.
10. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
11. IRRIGATION SOURCE FOR THIS SITE WILL BE FROM POND SOURCE.
12. IRRIGATION AND PLANTINGS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
13. THIS IRRIGATION PLAN IS SCHEMATIC AND IS FOR PERMITTING PURPOSES ONLY.
14. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SHOWING ALL HEADS, VALVES, AND PIPE LINES TO SCALE AFTER COMPLETION OF PIPING INSTALLATION. THE OWNER SHALL PROVIDE INSTRUCTION SHEETS AND PARTS LIST COVERING EQUIPMENT.
15. THE CONTRACTOR SHALL MAKE EVERY POSSIBLE EFFORT TO PRESERVE EXISTING PLANT MATERIAL THAT HAS BEEN TAGGED. WHERE SUCH MATERIALS FALLS IN THE PATH OF TRENCHING, THE CONTRACTOR SHALL REROUTE THE PIPE OR HAND TRENCH AS NECESSARY TO PROTECT THE DESIGNATED PLANT MATERIAL. THE CONTRACTOR MUST RESTORE ANY NEW PLANT MATERIAL OR SOD TO ITS ORIGINAL CONDITION IF IT IS DAMAGED BEFORE THE OWNER WILL GIVE FINAL ACCEPTANCE.
16. THE OWNER MUST APPROVE ANY SUBSTITUTION MADE.
17. ALL PIPE AND CONTROL LINES SHALL BE SLEEVED WITH SLEEVED SCHEDULE 40 PVC AND PLACED A MINIMUM OF 24" BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK IS TO BE IN CONTACT WITH THE PVC PIPE. THE CONTRACTOR SHALL PROVIDE MAGNETIC MARKERS AT EACH END OF THE SLEEVE. SLEEVE SHALL BE 4" MINIMUM.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SYSTEM IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS. ANY MODIFICATIONS MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.
19. ALL CIRCUIT PIPE IS TO BE CLASS 160 PVC OR A HIGHER GRADE.
20. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 2000-PSI POURED CONCRETE THRUST BLOCKS.
21. THE IRRIGATION CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNTIL THE OWNER GIVES FINAL ACCEPTANCE.
22. CONTRACTOR WILL GUARANTEE THE QUALITY OF HIS MATERIALS AND WORK FOR ONE (1) YEAR. THIS PERIOD BEGINS WITH THE FINAL ACCEPTANCE OF THE OWNER.
23. CONTRACTORS ARE EXPECTED TO PERSONALLY EXAMINE THE SITE AND FULLY ACQUAINT THEMSELVES WITH ALL OF THE EXISTING CONDITIONS SO THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE. THIS WILL ALSO ENSURE THE CONTRACTOR WILL BE AWARE OF WHAT PRECAUTIONS NEED TO BE TAKEN TO AVOID INJURY TO PEOPLE OR DAMAGE TO PROPERTY.
24. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE SYSTEM FOR THE IRRIGATION OF ALL LANDSCAPE PLANTING ON SITE. PLANS AND SPECIFICATIONS MAY NOT INDICATE ALL ITEMS NECESSARY FOR THE PROPER IRRIGATION OF THE PROJECT AND THE CONTRACTOR HOLDS THE RESPONSIBILITY FOR FURNISHING LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND PROPER PROJECT EVEN IF NOT IN THE INITIAL SPECIFICATIONS.
25. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE DETAIL SHEETS.

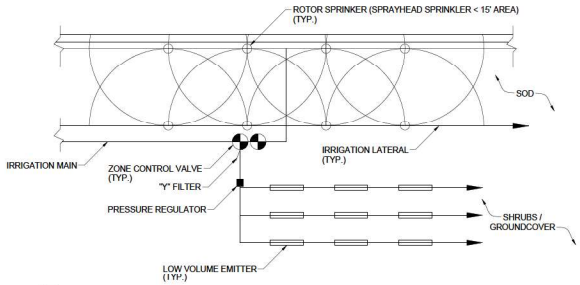
GENERAL IRRIGATION NOTES.

1. AN OPERABLE RAIN SENSOR DEVICE EXPOSED TO UNOBSTRUCTED RAINFALL SHALL BE USED.
2. IRRIGATION SOURCE: RECLAIMED WATER
3. IRRIGATION SYSTEM: LOTS IRRIGATION METERS AND LAYOUTS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION.
4. TREES AND SHRUBS TO BE IRRIGATED WITH MICRO OR DRIP IRRIGATION. IRRIGATION LINES SHALL NOT BE INSTALLED DISTURBING EXISTING TREE ROOTS AND NATIVE VEGETATION.
5. ALL METHODS OF IRRIGATION SHALL CONFORM TO MANATEE COUNTY IRRIGATION DESIGN STANDARDS.
6. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
7. MINIMUM COVER FOR ALL UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE MINIMUM COVER, REGARDLESS OF GRADE.
8. CONTRACTOR SHALL CONSTRUCT ALL IRRIGATION APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.
9. ALL IRRIGATION SERVICES SHALL BE CONSTRUCTED WITH A CASING THAT EXTENDS 5 FEET BEYOND THE BACK OF CURB. MAGNETIC MARKERS ARE REQUIRED AT EACH END OF THE CASING. CASING SHALL BE 4" MINIMUM.
10. IRRIGATION UTILITY MAINS SHALL BE AWWA C900, CLASS 235, DR 18 PVC, UNLESS NOTED OTHERWISE. ALL IRRIGATION MAINS UNDER PAVEMENT AND AT CONFLICT CROSSINGS SHALL BE AWWA C900, CLASS 200 PVC PIPE. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
11. ALL IRRIGATION WATER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A MINIMUM HORIZONTAL DISTANCE OF SIX (6') FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF TWELVE INCHES (12") BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS IN THE ENGINEERING DETAIL SHEETS.
12. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
13. ALL ADDITIONS TO THE EXISTING IRRIGATION SYSTEM SHOULD BE DESIGNED TO STANDARDS AND SPECIFICATIONS PER TURF AND LANDSCAPE IRRIGATION SYSTEMS FOURTH ED., 2000, FLORIDA IRRIGATION SOCIETY.
14. WHERE BAHIA SOD IS SUBSTITUTED FOR ANOTHER TURF GRASS SPECIES, THE CONTRACTOR SHALL PROVIDE CORRESPONDING 100% HEAD-TO-HEAD IRRIGATED COVERAGE.
15. ALL REQUIRED LANDSCAPE AREAS ON PLAN SHALL BE SERVED BY 100% AUTOMATIC IRRIGATION.

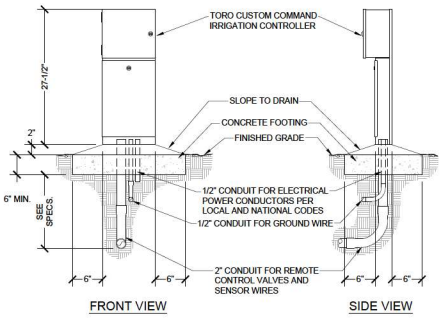


NOTES:
1.) INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.) INSTALL SPRINKLER AT FINISHED GRADE.

C FIXED-SPRAY SPRINKLER (TORO 570Z SHOWN)
SCALE: N.T.S.

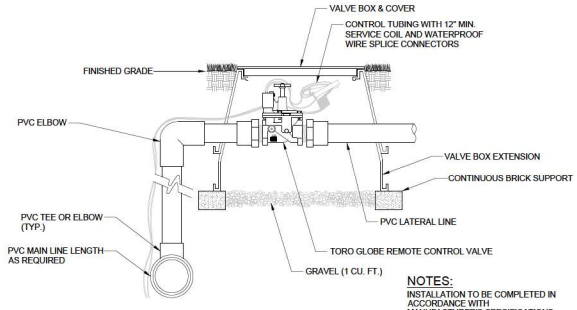


D TYPICAL IRRIGATION DETAIL
SCALE: N.T.S.



NOTE:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

A PEDESTAL-MOUNT CONTROLLER (TORO CONTROLLER SHOWN)
SCALE: N.T.S.



NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B VALVE (TORO 220 SERIES SHOWN)
SCALE: N.T.S.

RVi
10100 Highland Manor Drive
Suite 450
Tampa, Florida 33610
Tel: 813.443.8262
www.rviplanning.com

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000365

RACHEL A. HENDRY, P.L.A.
FL LICENSE NO. LA0667268

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CANVAS AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PROJECT NO : 23007866
DATE : 04/05/2024
DRAWN: BEL
REVIEWED: RH

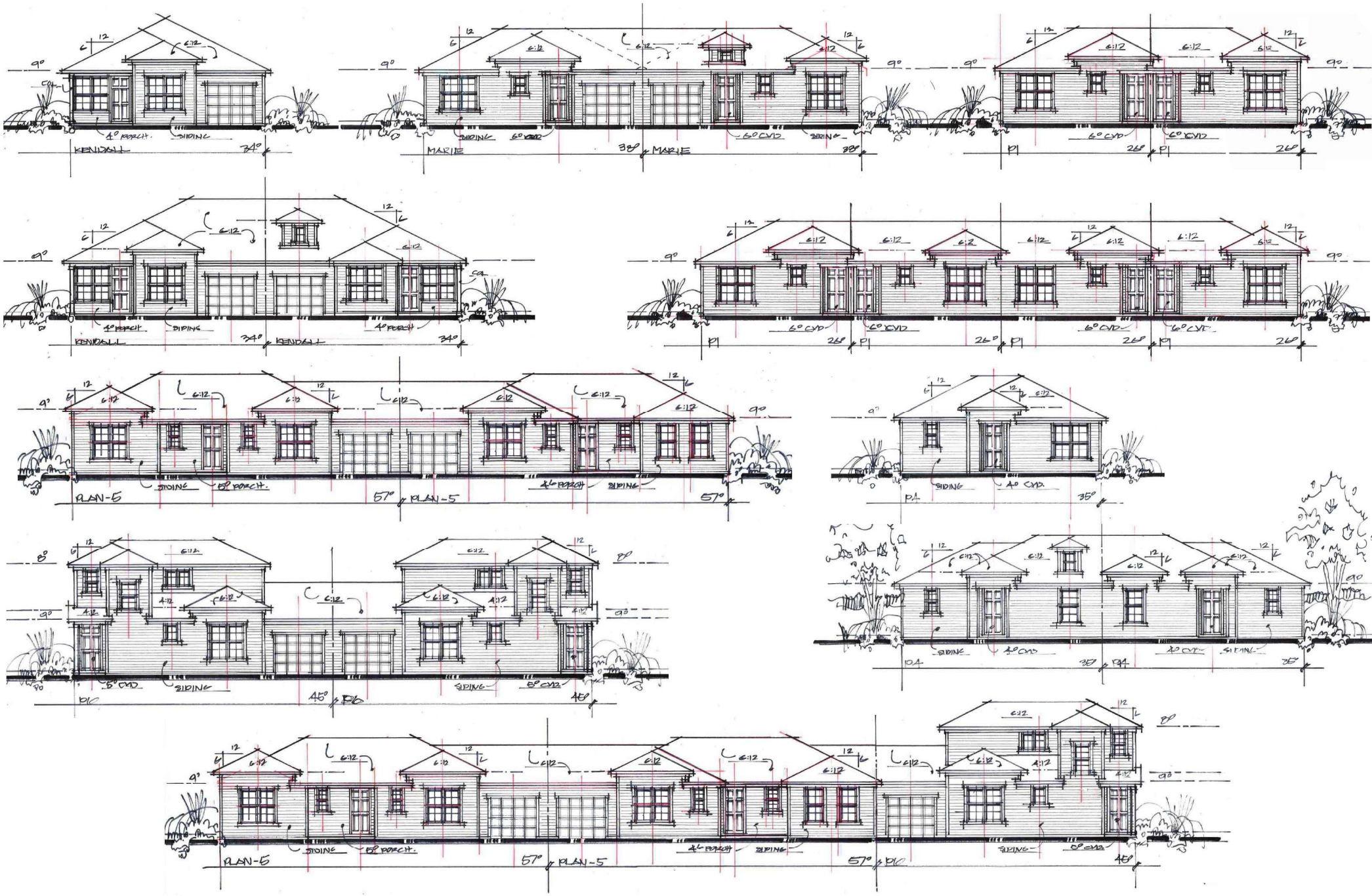
REVISIONS

IRRIGATION DETAILS

LI500

1ST SUBMITTAL

L:\23007866 wildwood\ltr-cp\400\external\4300 landscape architecture\03 cmas service\02 current plans\23007866-LI500-DETAIL_SERIES.dwg 4/4/2024 rachel hendry


KENDALL
MARIE
PLAN-5
SIDING
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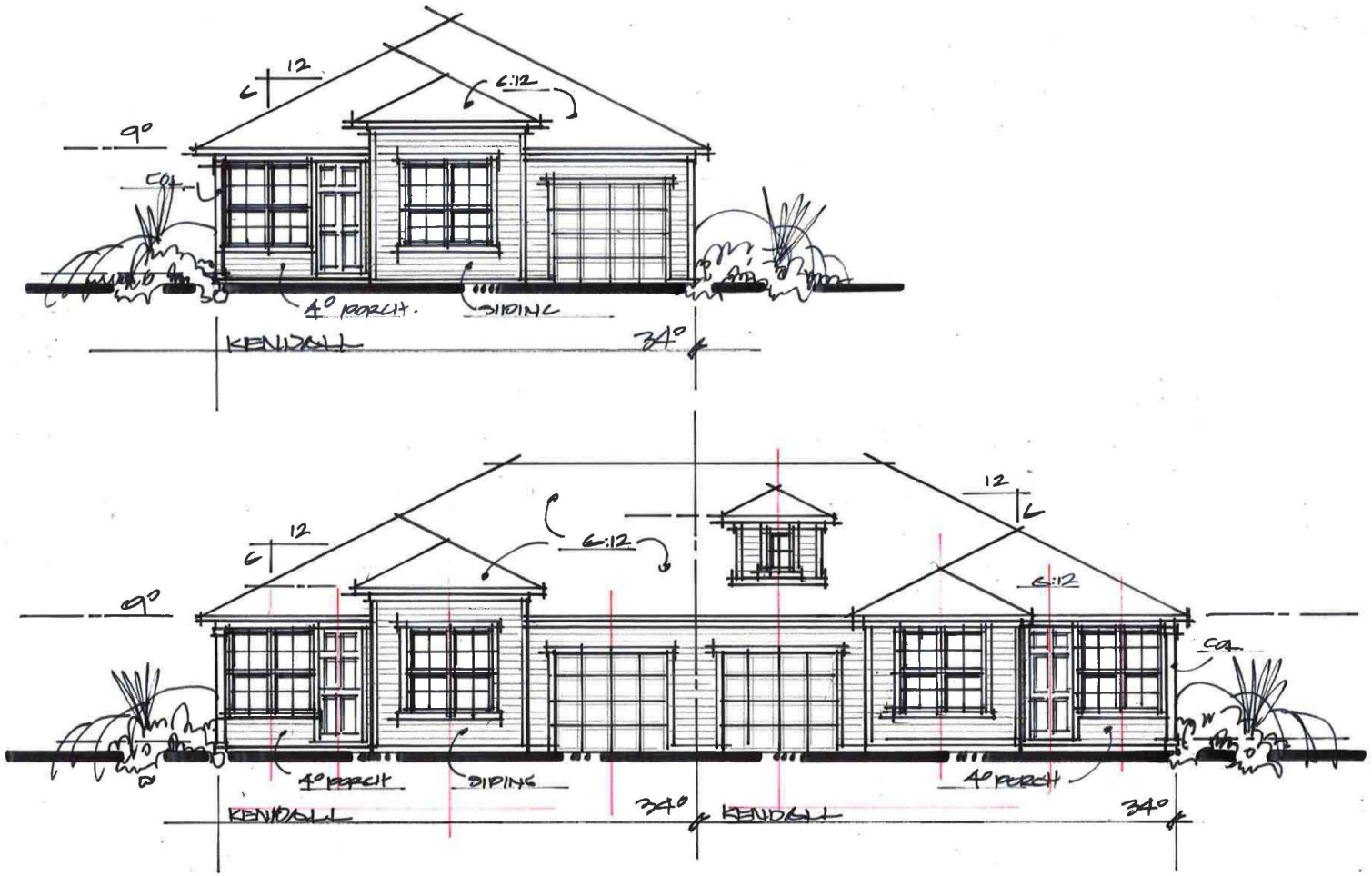
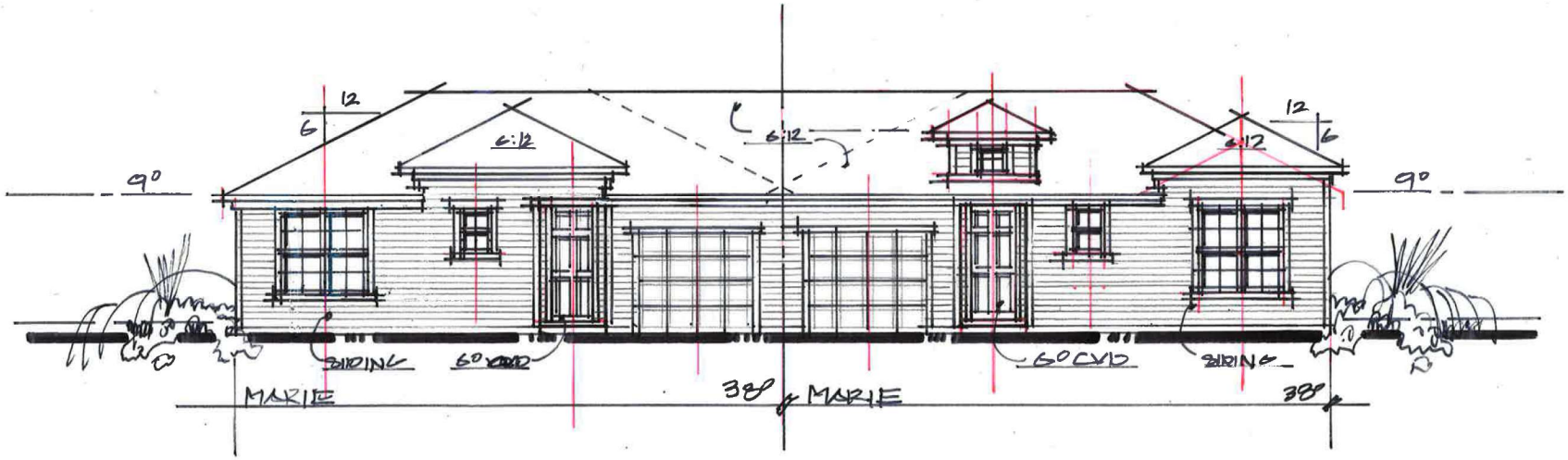


ELEV-1/2 "KENDALL"

WATERMARK - CANVAS AT WILDWOOD - FL.

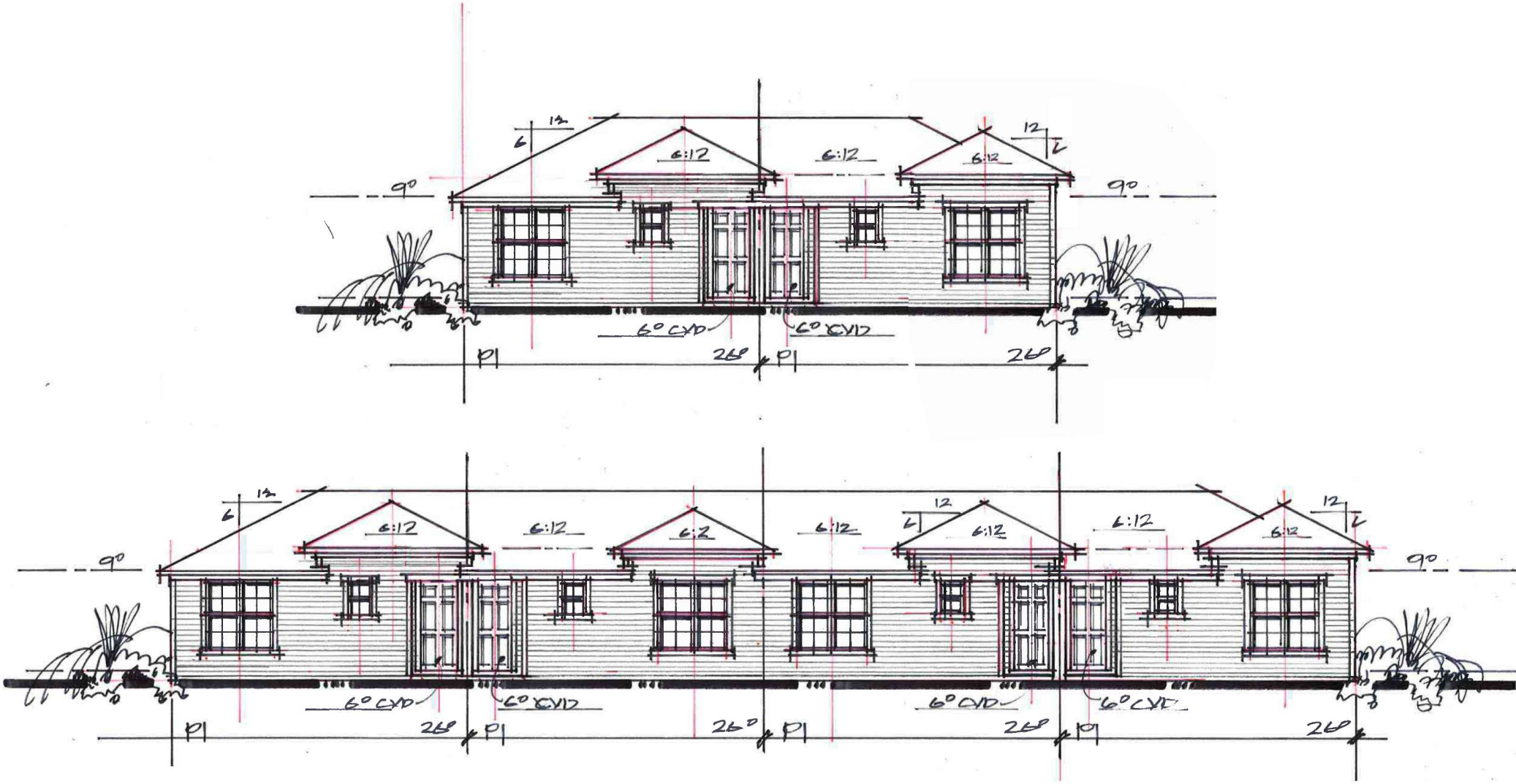
PER DESIGN - 08/21/23 - SR230



ELEV-3 "MARIE"

WATERMARK - CANVAS AT WILDWOOD - FL.

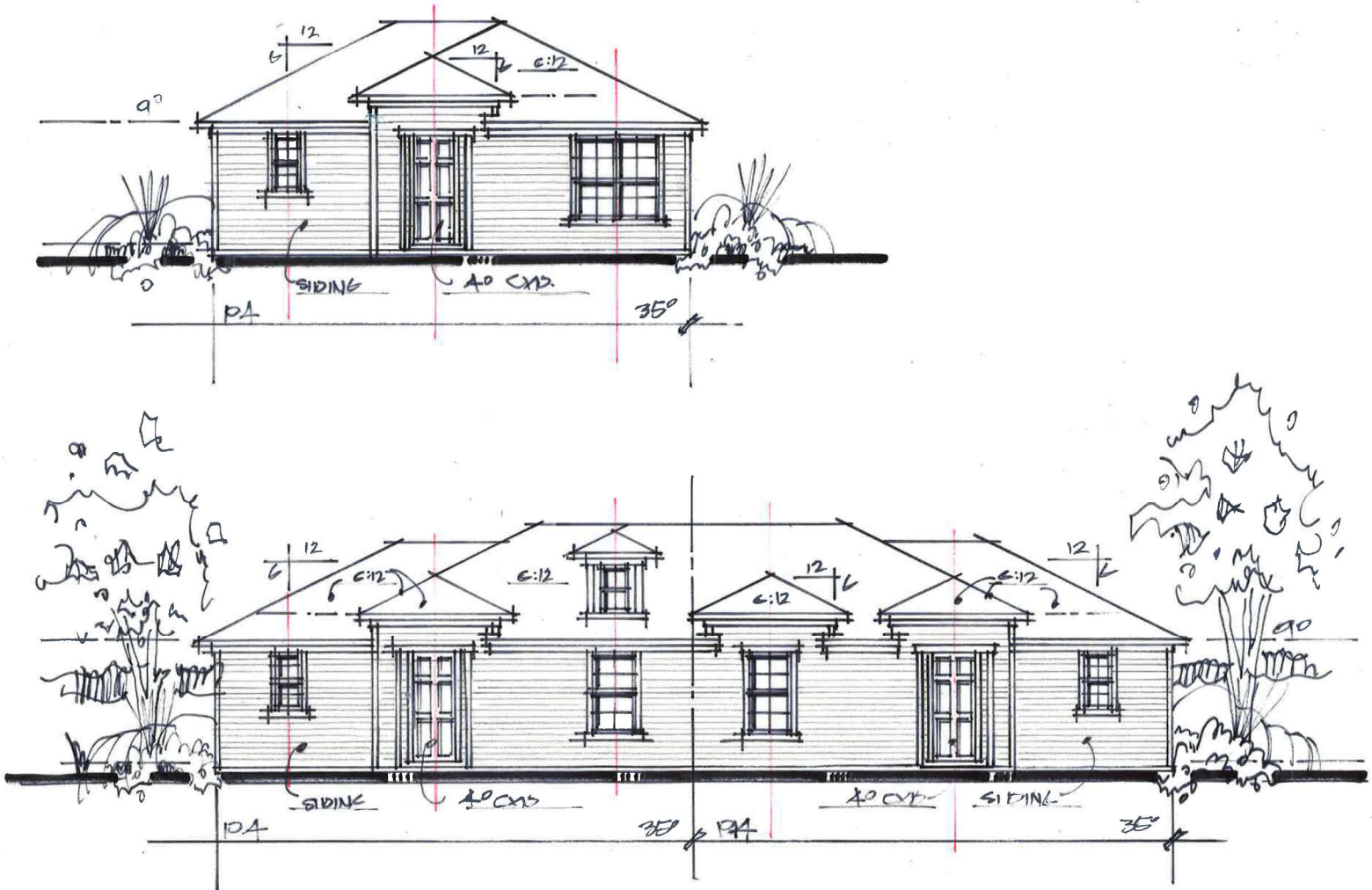
BSB DESIGN - 08/21/23 - SR230



ELEV-4/5 PLAN-1

WATERMARK - CANVAS AT WILDWOOD

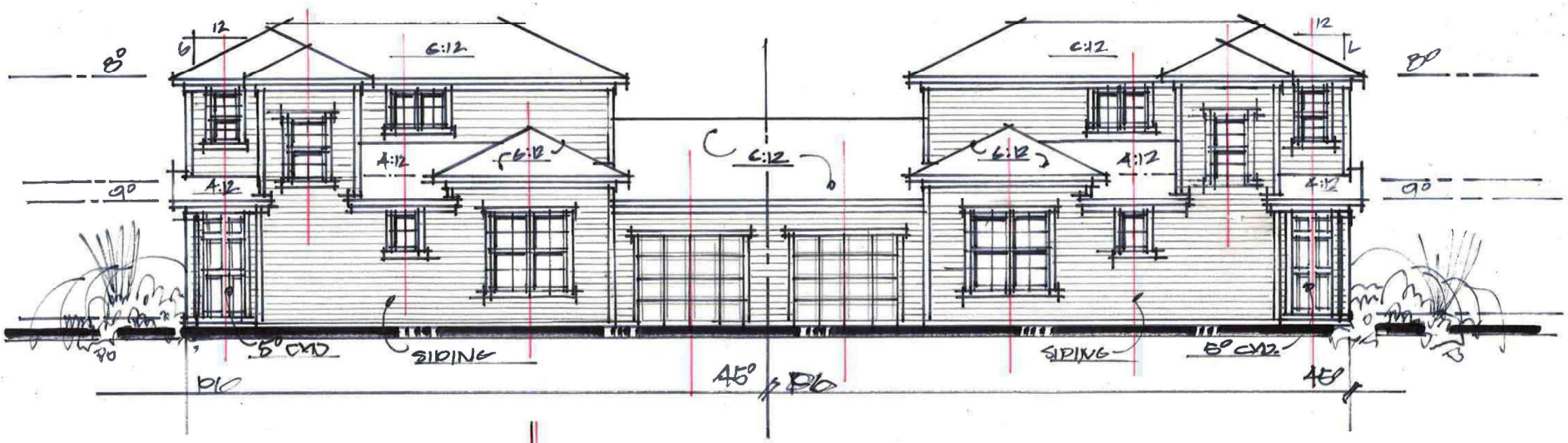
PER DESIGN - 08/21/23 - SR230



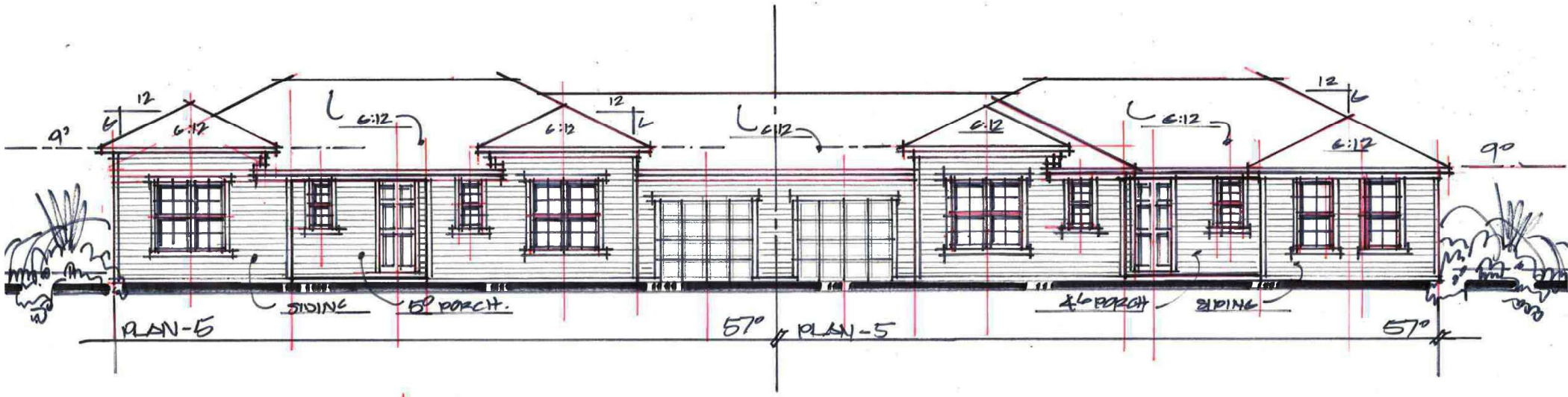
ELEV-6/7 PLAN-4 "COASTAL II"

WATERMARK – CANVAS AT WILDWOOD, FLORIDA

BSB DESIGN – 03/22/23 - SR230

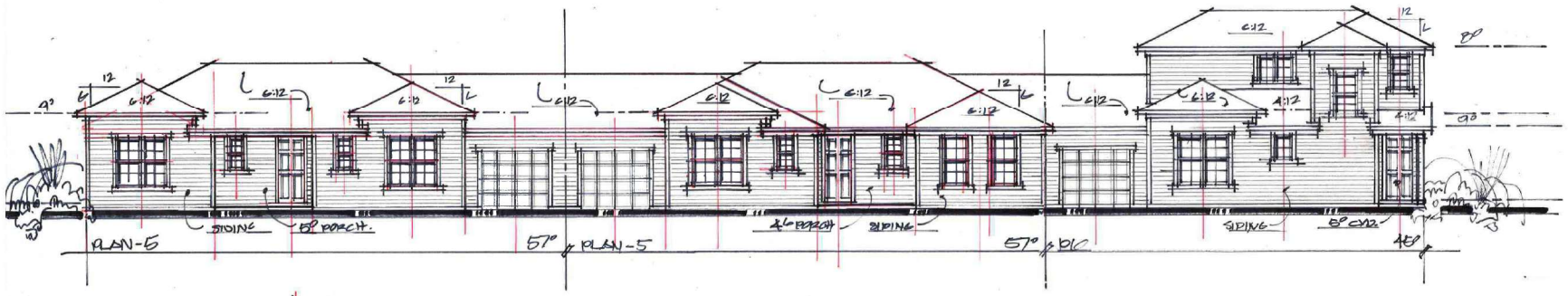


ELEV-8 PLAN-6 "COASTAL"
WATERMARK - CANVAS AT WILDWOOD, FL.
BCB DESIGN - 08/22/23 - SR230



ELEV-9 PLAN-5 "COASTAL"

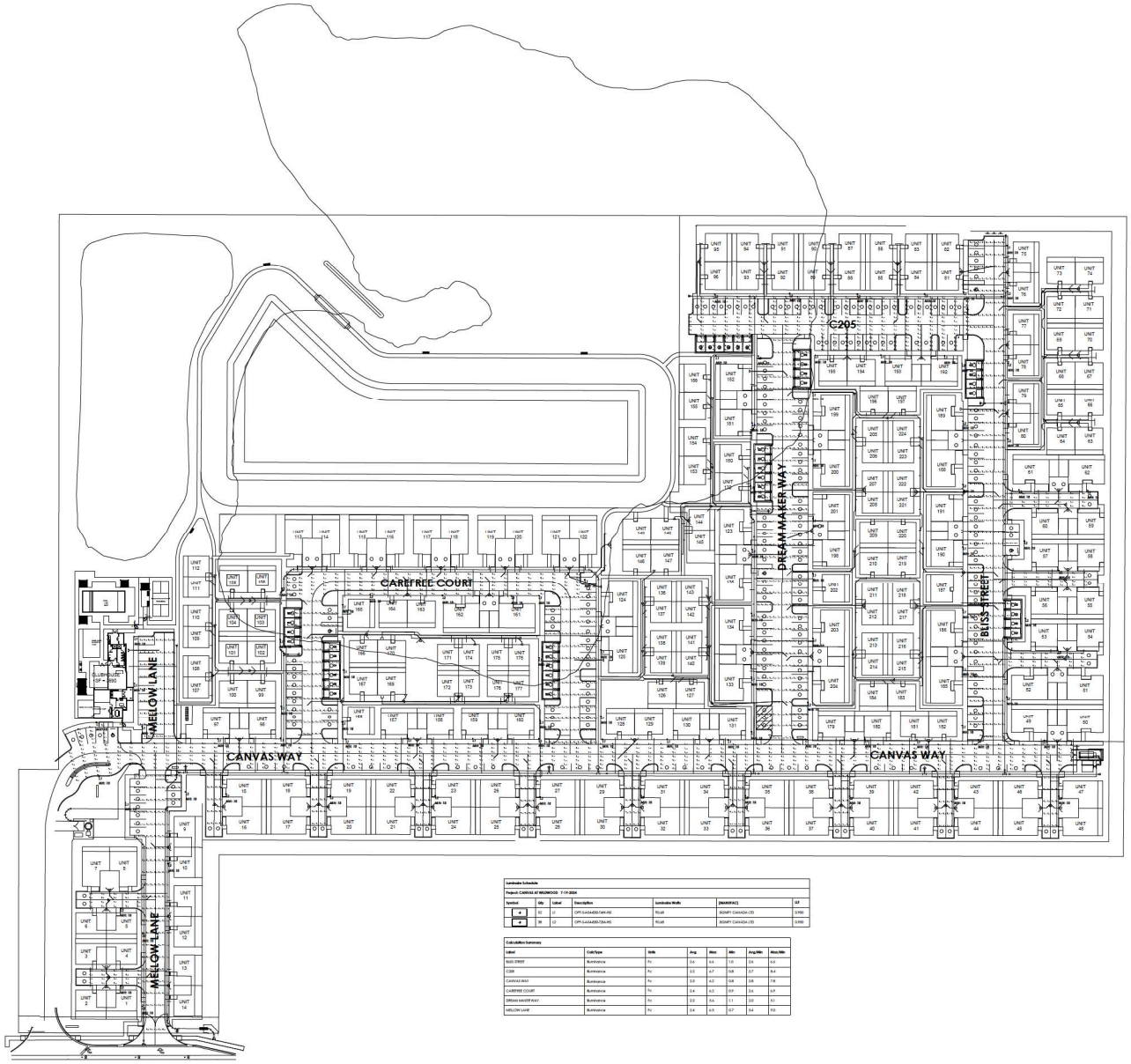
WATERMARK - CANVAS AT WILKWOOD, FL.
BSB DESIGN - 08/23/23 - SR230



ELEV -1C PLAN-5 "COASTAL"

WATERMARK - CANVAS AT WILLOWOOD, FL.

RSB IDESIGN - 08/23/23 - SK230C



CANVAS AT WILDWOOD
SITE PHOTOMETRIC PLAN

SESCO LIGHTING

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 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 multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, a hundred and seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units, with associated improvements including a total of 457 parking spaces and amenity area featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL. The property is generally located approximately 1/2 of a mile west of the intersection of E C 466 and US 301, addressed as 3500 E C 466, Oxford, FL 34484.

Case: SP 2308-008 Canvas at Wildwood

Applicant(s): Watermark Properties, LLC on behalf of

Owner(s): Blount Group Wildwood North, LLC

Parcel(s): D18-034 & D18-079

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, subject to resolution of outstanding City attorney comment(s). LH

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2309-008 Encounter Church**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval contingent on the resolution of outstanding City Attorney comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2309-008 Encounter Church
Applicant/Owner(s)	Encounter Church FL, Inc
Acreage	6.72 +/-
Property Location	The subject property is generally located approximately 0.21 miles east of the CR 128 and E C 462 intersection.
Parcel(s)	D32-057 & D32-158
Date	November 20, 2024

The applicant is seeking approval from the City Commission for the construction of a 15,304 SF church with associated infrastructure, per the attached plans.

The applicant submitted the utility easement application on October 22, 2024, which is currently under review and will be drafted by the city attorney.

SP 2309-008 will meet the criteria set forth within the Land Development Regulations, Design District Standards and is in line with the goals, objectives and policies as outlined within the 2050 Comprehensive Plan.



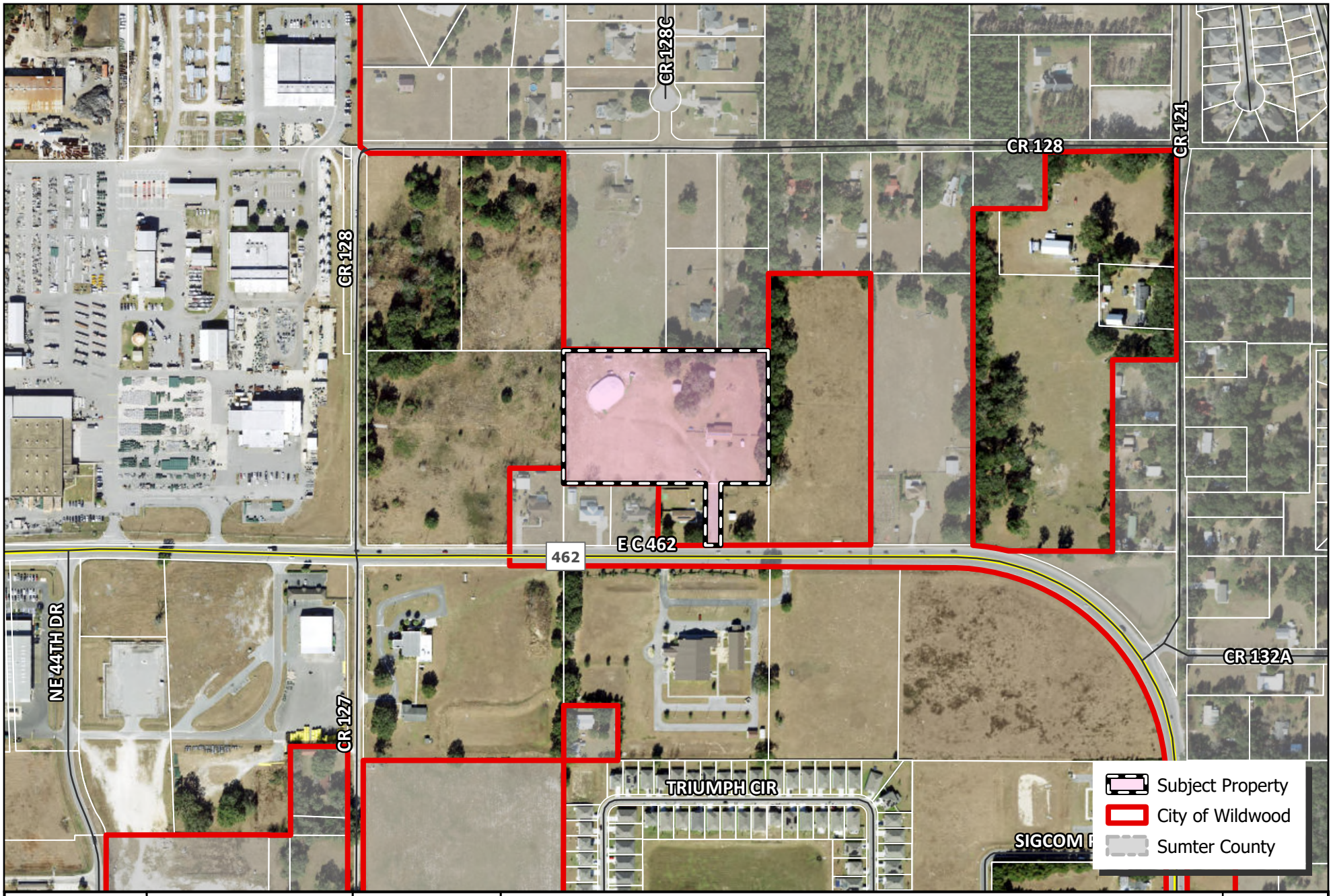
Amanda Bondi
Planner II, Development Services

City of Wildwood
Project #: SP 2309-008 Encounter Church
Representative: Tyler Counts - CFB
Date: 09/30/2024

*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ATTORNEY

1. **New Comment**: Sheet C-4.0 indicates that city owned utilities will be on the applicant's property. Per LDR 4.4(D)(3)(c), please provide an easement application and required documentation for easement to encompass city utilities (water and sewer).
    A. Easement has been delineated and application shall be submitted under separate cover.
        I. Response acknowledged. Standing Comment remains in effect until easement executed.
            a. Response: The easement application will be submitted prior to utility construction. CFB would like staff review of the plans and proposed easements prior to writing a legal description of the easement linework.
                i. Response acknowledged. Standing Comment remains in effect until easement executed.
                a) Response:
                1) Standing Comment remains in effect until easement executed.



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

SP 2309-008

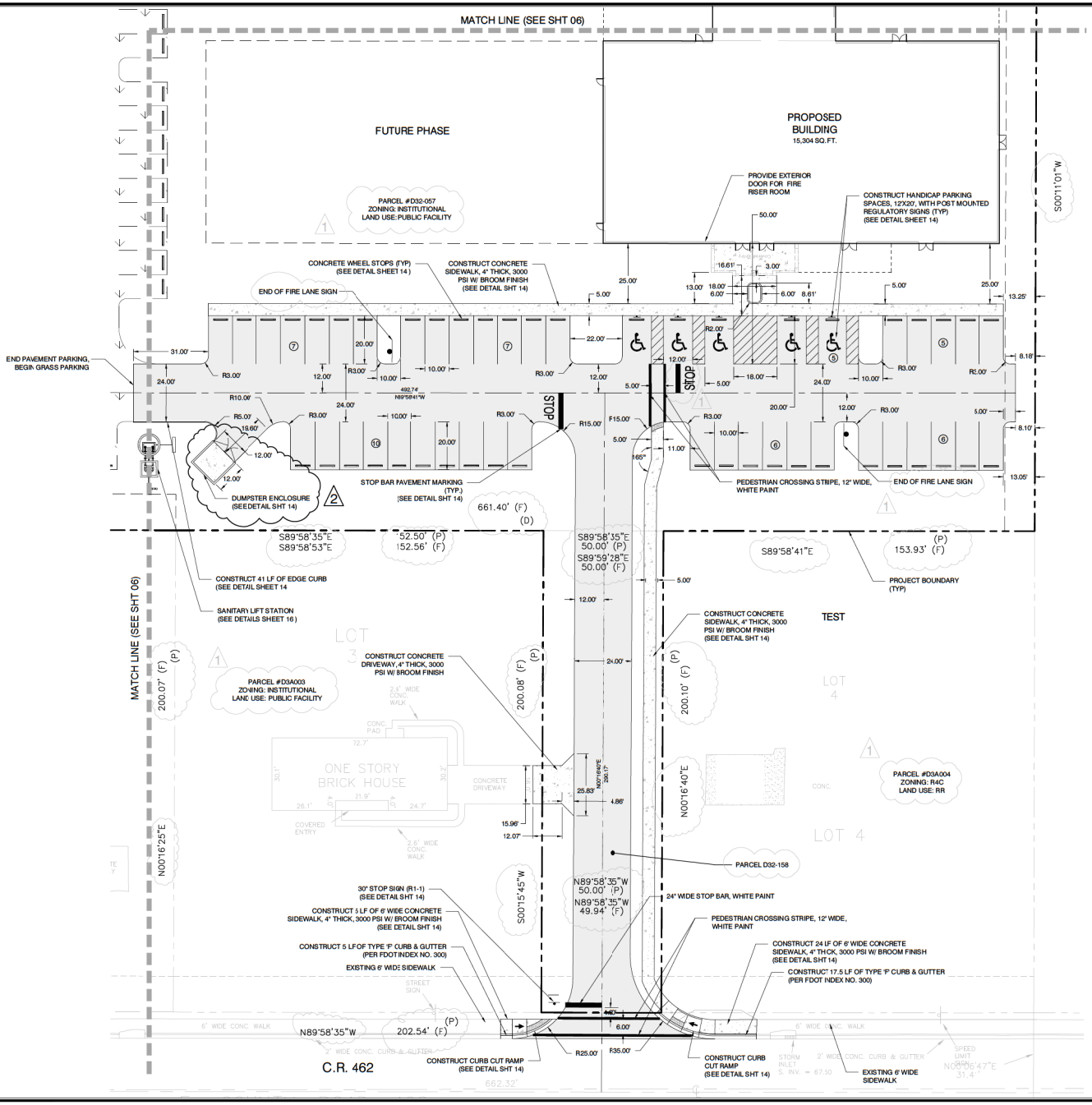
ENCOUNTER CHURCH

PARCELS D32-057 & D32-158

MAP 1B

LOCATION MAP

SEP 2024



SITE DATA

1. PROJECT AREA = 6.72 AC. (292,599 SQ. FT.)
2. ZONING: INSTITUTIONAL
3. LANDUSE: IND
4. INTENDED USE: CHURCH
5. NUMBER OF EMPLOYEES: 5
6. PROJECT ADDRESS:
   4698 E COUNTY RD 462,
   WILDWOOD, FL 34785
7. ONSITE SOIL TYPES INCLUDE SOILS TYPE 11 100% OF SITE, MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC GROUP=A
8. BUILDING TYPE:
   SINGLE STORY (15,304 SQ. FT.)
   BUILDING HEIGHT = 36'-0" (2)
   BUILDING SETBACK: 25' FRONT, 15' SIDE AND REAR PER WILDWOOD LDR.
9. PARKING DATA:
   REQUIRED PARKING (PROPOSED BLDG.) 1 SPACE PER 3 SEATS
   PHASE 1 (1) = 133 SPACES

   STANDARD PAVED PARKING SPACES (PROVIDED):
   10' x 20' SPACES = 41
   HANDICAP PARKING SPACES (PROVIDED):
   12' x 20' = 5
   GRASS PARKING SPACES (PROVIDED)
   10' x 20' = 88
   TOTAL PARKING PROVIDED: 134 SPACES

   HANDICAP PARKING SPACES (REQUIRED): 5 SPACE
10. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 15,304 SQ. FT. (0.35 AC.) 5.23%
PROPOSED CONCRETE	= 4,078 SQ. FT. (0.01 AC) 1.30%
PROPOSED ASPHALT	= 25,291 SQ. FT. (0.58 AC.) 8.64%
TOTAL IMPERVIOUS AREA	= 44,673 FT. (0.94C.) 15.26%
OPEN AREA	= 247,926 FT. (5.78 AC.) 84.74%
PROJECT AREA	= 292,599 SQ. FT. (6.72 AC.) 100%

11. FIRE FLOW CALCULATIONS: (REF. NFPA 1, CHAPTER 18 2018 ED.)
    BUILDING TYPE = TYPE II-B (1000)
    BUILDING AREA = 15,304 SF
    TABLE 18.4.5.1.2 NFF = 2,500 GPM
    75% REDUCTION FOR AUTOMATIC SPRINKLERS = 625 GPM (MIN 1,000 GPM)
    NUMBER OF FIRE HYDRANT PER TABLE E.3 = 1

This item has been electronically signed and sealed by Tyler D. Counts on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

9/13/2024

DATE	REVISIONS	BY
06/12/2024	STOP BAR ADDED, PARCEL NUMBERS ADDED, DESIGNING AND DISTANCES ADDED.	CPB
	END OF FIRE LANE SIGNS ADDED, LANDSCAPE REMOVED.	
09/16/2024	DUMPSTER ENCLOSURE SIZED 12'X12' MAX BUILDING HEIGHT REDUCED.	CPB

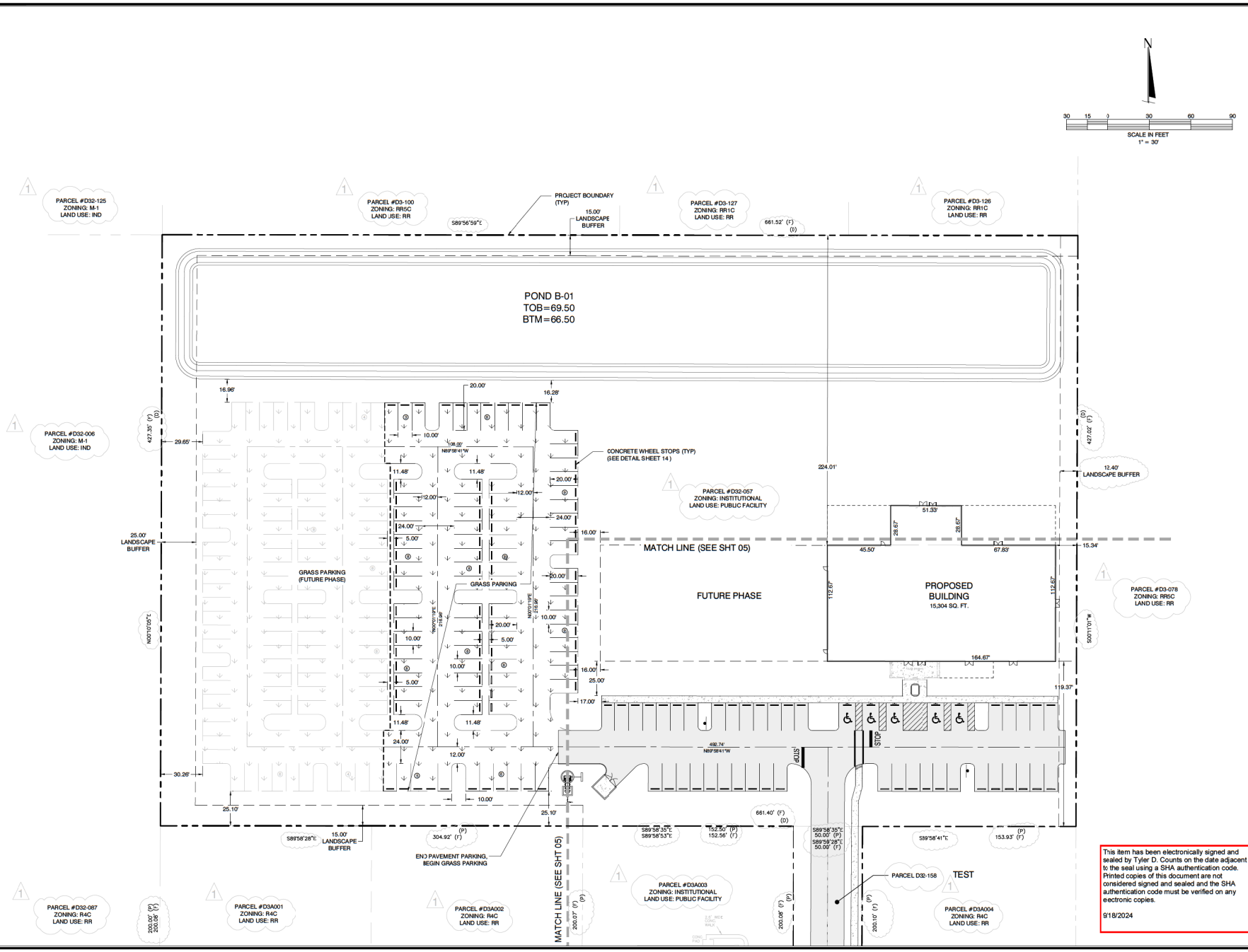
CLYMER FARMER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-0139

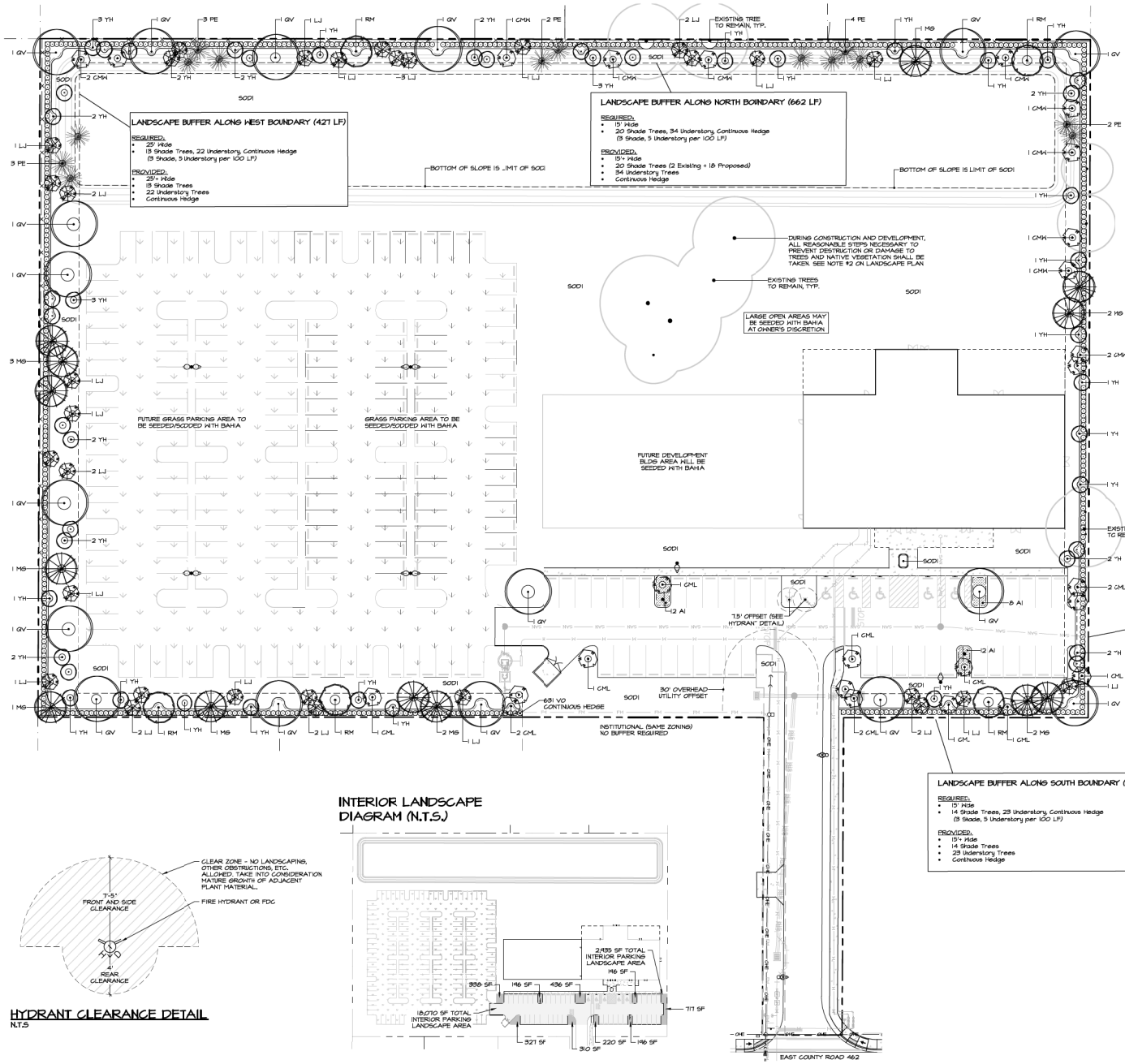
ENCOUNTER CHURCH
MAJOR SITE PLAN
WILDWOOD, FL

SITE PLAN

SAVE DATE	9/16/2024
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.02735
FILE NAME	04-SITE

SHEET NUMBER 05


N
30 15 0 30 60 90
SCALE IN FEET
1" = 30'
PARCEL #D32-125
ZONING: M-1
LAND USE: IND
PARCEL #D3-100
ZONING: RRSC
LAND JSE: RR
PROJECT BOUNDARY
(TYP)
15.00'
LANDSCAPE
BUFFER
S89°56'59"E
PARCEL #D3-127
ZONING: RR1C
LAND USE: RR
661.52' (F)
(D)
PARCEL #D3-126
ZONING: RR1C
LAND USE: RR
POND B-01
TOB=69.50
BTM=66.50
PARCEL #D32-006
ZONING: M-1
LAND USE: IND
427.35' (F)
(D)
29.65'
CONCRETE WHEEL STOPS (TYP)
(SEE DETAIL SHEET 14)
224.01'
PARCEL #D32-057
ZONING: INSTITUTIONAL
LAND USE: PUBLIC FACILITY
427.02' (F)
(D)
12.40'
LANDSCAPE BUFFER
25.00'
LANDSCAPE
BUFFER
GRASS PARKING
(FUTURE PHASE)
GRASS PARKING
MATCH LINE (SEE SHT 05)
FUTURE PHASE
PROPOSED
BUILDING
15,304 SQ. FT.
PARCEL #D3-078
ZONING: RRSC
LAND USE: RR
N00°10'05"E
S00°11'01"W
164.67'
119.37'
492.74'
N89°58'41"W
STOP
STOP
30.26'
25.10'
S89°58'28"E
15.00'
LANDSCAPE
BUFFER
304.92' (P)
(r)
END PAVEMENT PARKING,
BEGIN GRASS PARKING
661.40' (F)
(D)
S89°58'35"E
S89°58'53"E
152.50' (P)
152.56' (r)
S89°58'35"E
50.00' (P)
S89°59'28"E
50.00' (r)
S89°58'41"E
153.93' (P)
(r)
MATCH LINE (SEE SHT 05)
PARCEL #D3A003
ZONING: INSTITUTIONAL
LAND USE: PUBLIC FACILITY
PARCEL D32-158
TEST
PARCEL #D32-067
ZONING: R4C
LAND USE: RR
200.00' (P)
200.06' (r)
PARCEL #D3A001
ZONING: R4C
LAND USE: RR
PARCEL #D3A002
ZONING: R4C
LAND USE: RR
200.07' (F)
(P)
200.08' (r)
(P)
200.10' (r)
(P)
PARCEL #D3A004
ZONING: R4C
LAND USE: RR
This item has been electronically signed and sealed by Tyler D. Counts on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
9/18/2024
REVISIONS
DATE
BY
06/12/2024
PARCEL NUMBERS ADDED. EASTERN LANDSCAPE BUFFER ADDED.
CPS
CFB
CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-0100
ENCOUNTER CHURCH
MAJOR SITE PLAN
WILDWOOD, FL
SITE PLAN
SAVE DATE 9/16/2024
DRAWN BY MJF
CHECKED BY TDC
PROJECT # EP2024.02735
FILE NAME 04-SITE
SHEET NUMBER 06



SCALE: 1"=30'

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 6.72 Ac. (292,599 sf)

Design District: Neighborhood

Tree Removal and Mitigation
(Tree survey by Wade Surveying Inc.)

17 Live Oaks Required for Mitigation - See Tree Removal Plan for detailed calculations

17 Live Oaks Provided

Landscape Buffers

NORTH BOUNDARY - See Plan
EAST BOUNDARY - See Plan
SOUTH BOUNDARY - See Plan
WEST BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements
48 Paved Parking spaces, 18,070 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 Canopy Trees, 6 Shrubs total required for 48 spaces)

Provided: 2 canopy trees and 32 shrubs

Required: Landscape area equal to 10% of paved area (1,807 sf for 18,070 sf paved area)

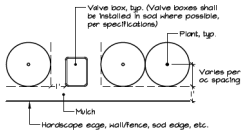
Provided 2,935 s.f. (16%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 9. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1-1/2" POTABLE METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

INTERIOR LANDSCAPE DIAGRAM (N.T.S.)

HYDRANT CLEARANCE DETAIL
N.T.S



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

STATE OF FLORIDA LA 6666862 REGISTERED LANDSCAPE ARCHITECT
This item has been electronically signed and sealed by Suzanne M. Stancil on 09/17/24 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ENCOUNTER CHURCH
WILDWOOD, FLORIDA
LANDSCAPE PLAN

DATE 09-17-24
DWG BY JRT
CHKD. BY SMS

SHEET 1 OF 2

L-1


ENCOUNTER CHURCH
DINKINS
CONSTRUCTION


Prefab Canopy Posts
Light Stucco
Canopy Roof Panel
Soldier Course
Brick 01
Brown Stucco
EIFS Band
Stone Veneer
Column Cap
ENCOUNTER CHURCH
DINKINS
CONSTRUCTION

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 15,304 SF church with associated infrastructure on 6.72 acres MOL. The subject property is generally located approximately 0.21 miles east of the CR 128 and E C 462 intersection.

Case Number: SP 2309-008 Encounter Church

Applicant(s): Encounter Church FL, Inc

Owner(s): Encounter Church FL, Inc

Parcel(s): D32-057 & D32-158

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.

☒ recommends approval with the following conditions:

resolution of outstanding City Attorney comment(s)

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion
Owner(s)	New Life Christian Church, Inc.
Applicant(s)	New Life Christian Church, Inc.
Acreage	14.54 +/-
Property Location	The subject property is generally located approximately 650 feet east of the CR 128 and E C 462 intersection, fronting the south side of E C 462.
Parcel(s)	D32-056 & D32-072

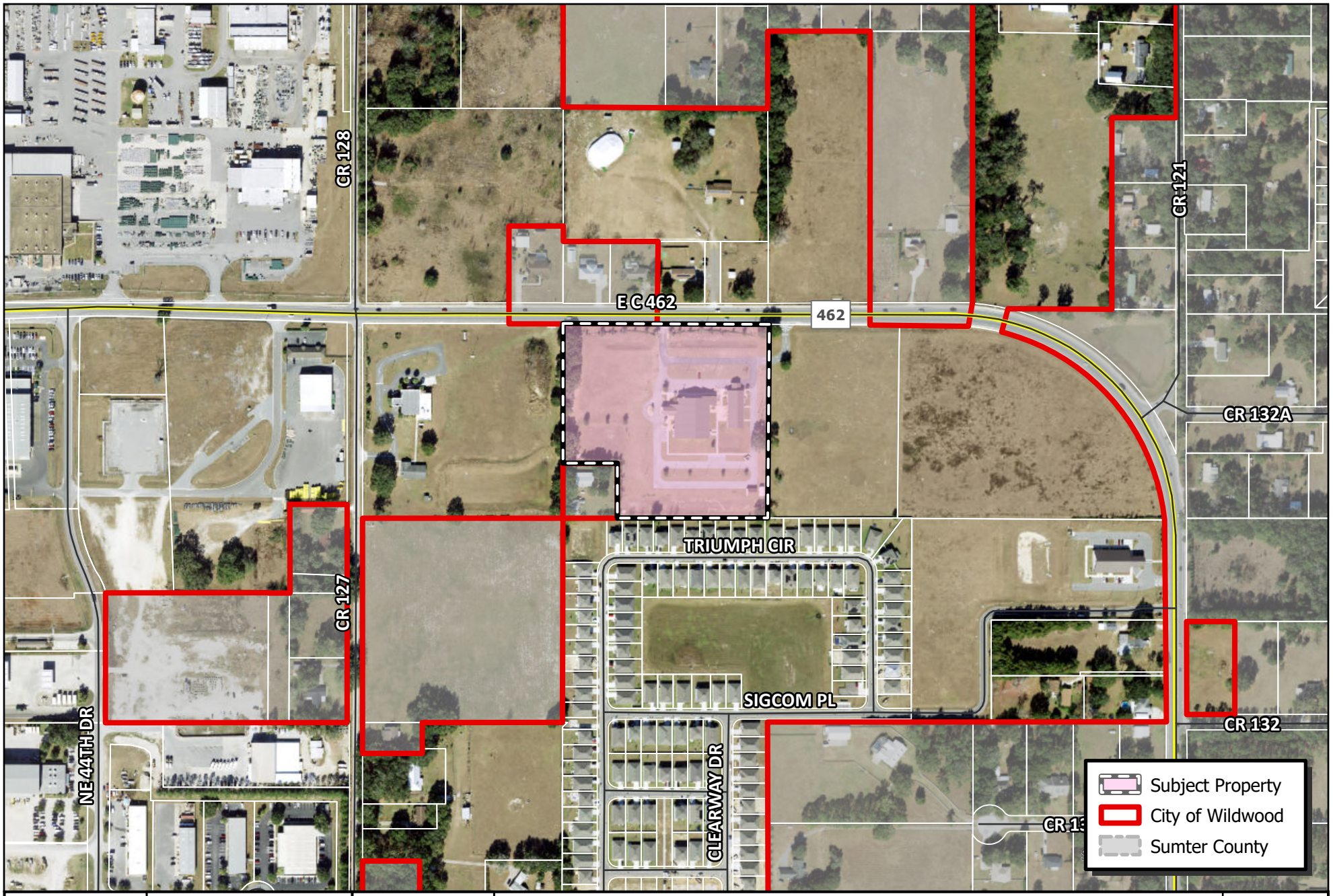
The applicant is seeking approval from the City Commission for the construction of a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks, per the attached plans. The applicant has stated that the new building is for a Fellowship Hall and Sunday School Classrooms (Sunday Only). The site features a total of 242 parking spaces to serve the congregation.

The proposed changes will serve the existing congregation; therefore, the project will have minimal impact on the existing water and sewer facilities and traffic conditions.

SP 2405-004 meets the criteria set forth within the land development regulations and is in line with the goals, objectives, and policies within the 2050 comprehensive plan amendment.



Dated: 11/18/2024
McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

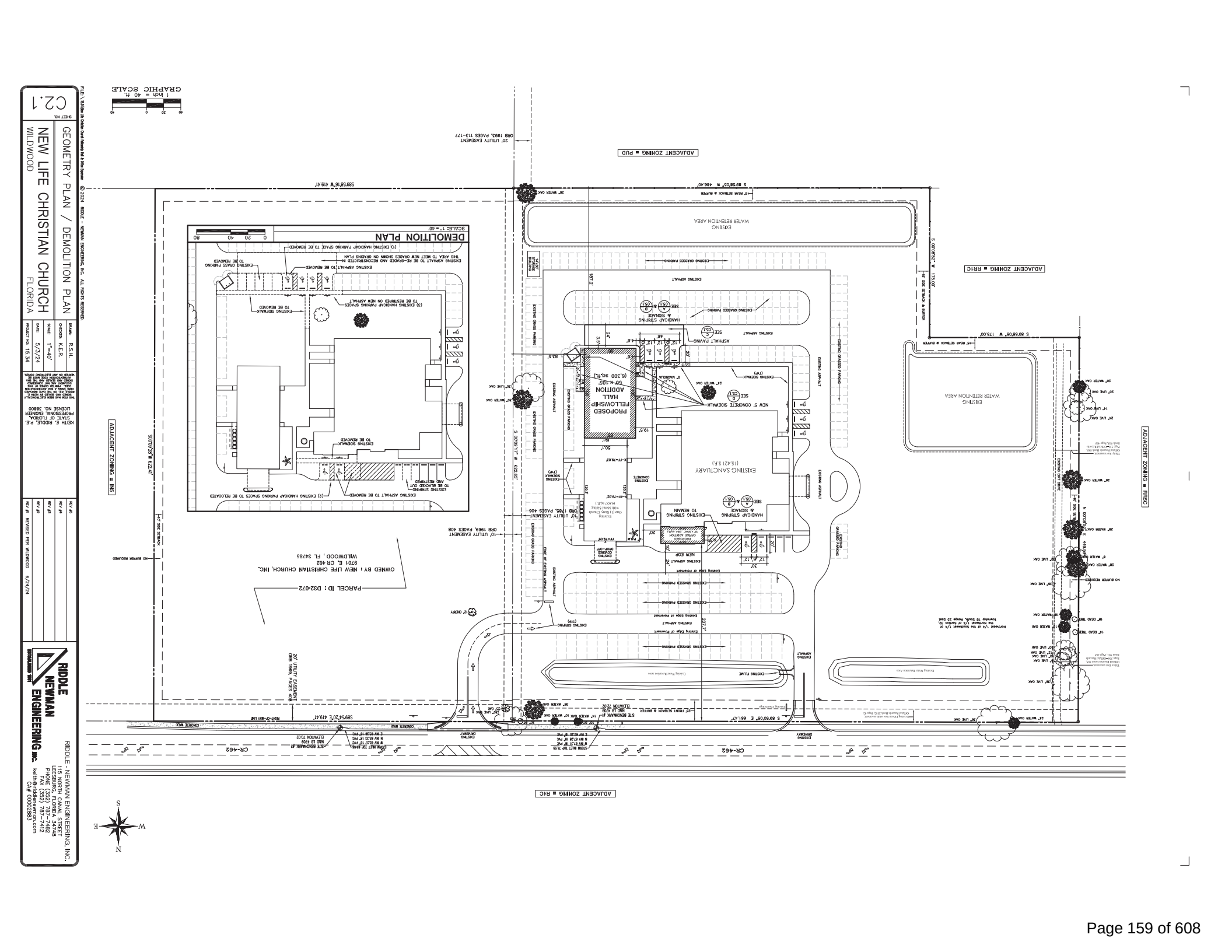
N
US Feet
0 35 70 140

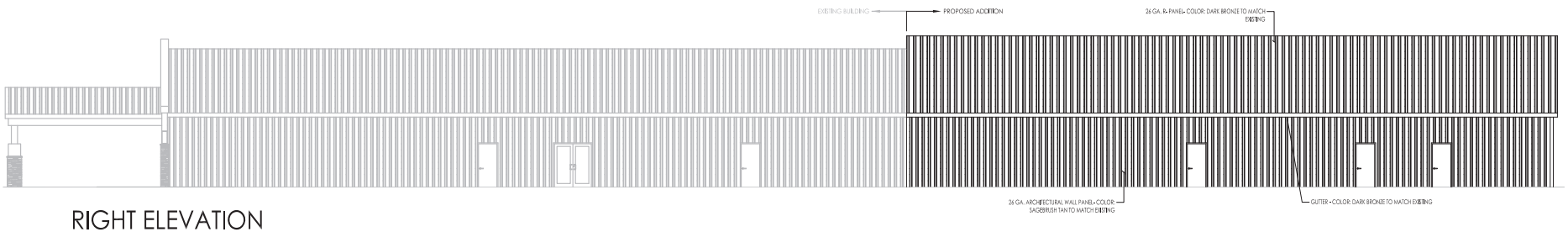
SP 2405-004

NEW CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION

PARCELS D32-056 & D32-072

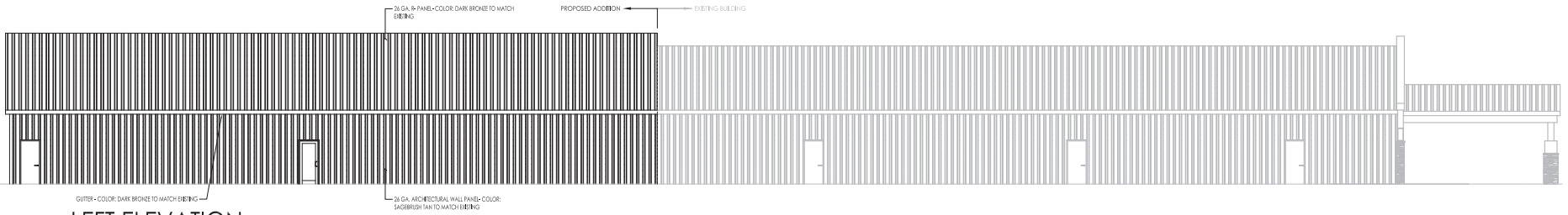
MAP 1B
LOCATION MAP
MAY 2024


GRAPHIC SCALE
1 inch = 40 ft.
DEMOLITION PLAN
SCALE: 1" = 40'
PROPOSED FELLOWSHIP HALL ADDITION
(6,300 sq.Ft.)
EXISTING SANCTUARY
(15,421 S.F.)
EXISTING WATER RETENTION AREA
ADJACENT ZONING = PUD
ADJACENT ZONING = RRSC
ADJACENT ZONING = INS
ADJACENT ZONING = RAC
PARCEL ID : D32-072
OWNED BY : NEW LIFE CHRISTIAN CHURCH, INC.
9701 E. CR 462
WILDWOOD, FL 34785
CR-462
GEOMETRY PLAN / DEMOLITION PLAN
NEW LIFE CHRISTIAN CHURCH
WILDWOOD
FLORIDA
SHEET NO. C2.1
PROJECT NO. 15.34
DATE: 5/3/24
SCALE: 1"=40'
DRAWN: R.S.H.
CHECKED: K.E.R.
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38600
REV. #1 REVISED PER WILDWOOD 6/24/24
RIDDLE NEWMAN ENGINEERING INC.
RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-7402
FAX: (352) 787-7422
keith@riddlenewman.com
CA# 00002883
© 2024 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



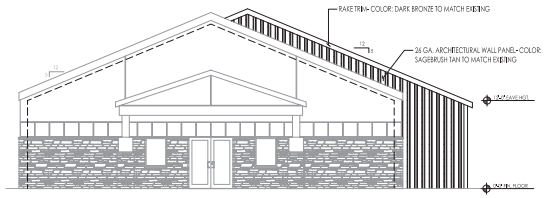
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



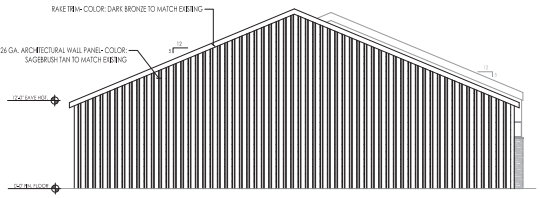
LEFT ELEVATION

Scale: 1/8" = 1'-0"



FRONT ELEVATION

Scale: 1/8" = 1'-0"

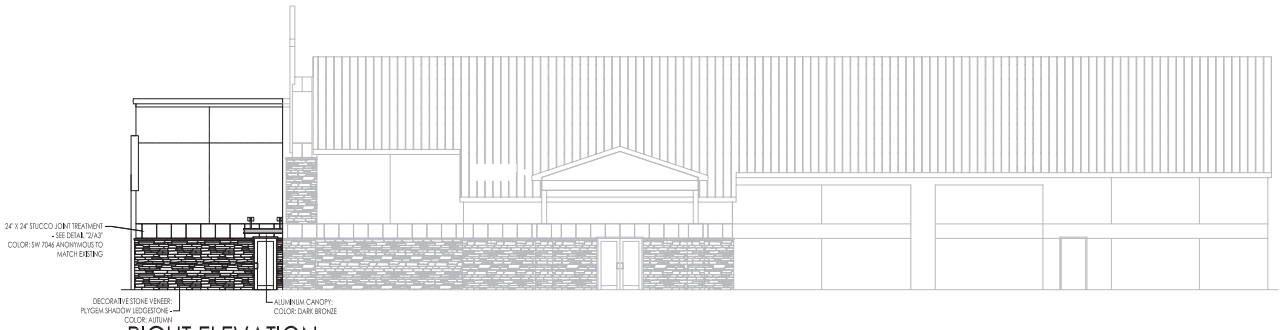


REAR ELEVATION

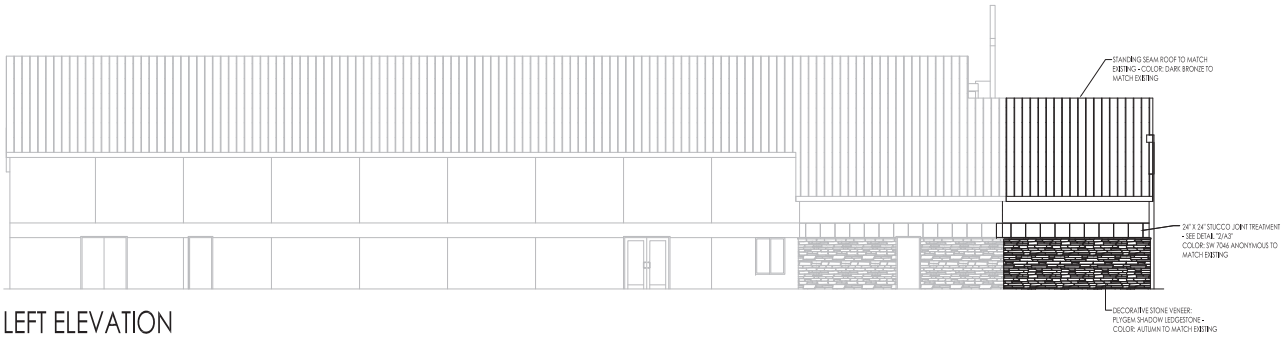
Scale: 1/8" = 1'-0"

PROPOSED FELLOWSHIP BUILDING ADDITION FOR:
NEW LIFE CHRISTIAN CHURCH
4707 E Co Rd 462
Wildwood, FL 34785
EXTERIOR ELEVATIONS

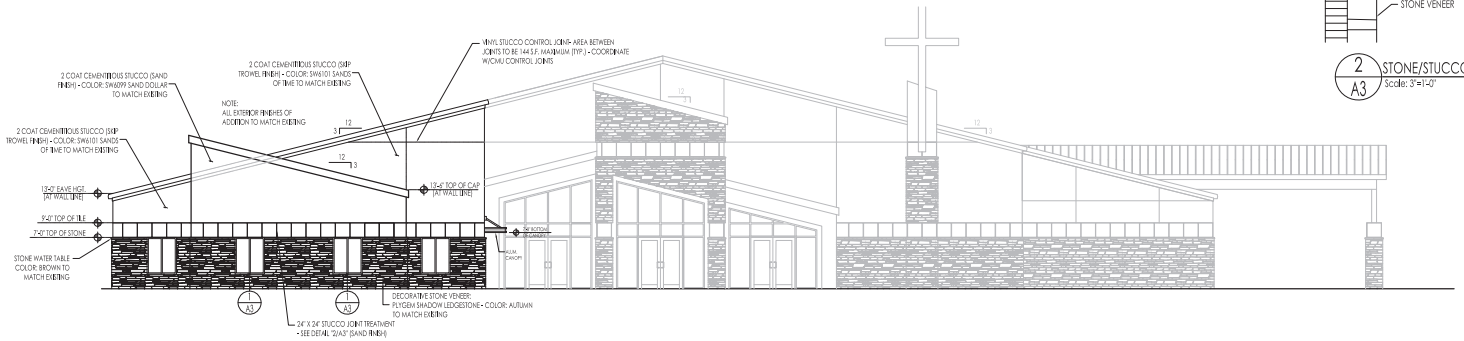
A2.0



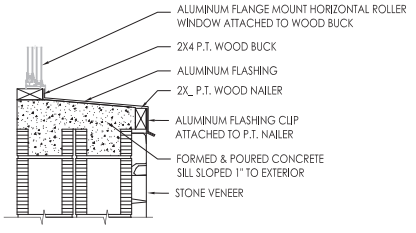
RIGHT ELEVATION
Scale: 1/8" = 1'-0"



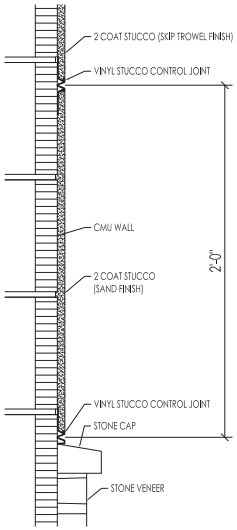
LEFT ELEVATION
Scale: 1/8" = 1'-0"



FRONT ELEVATION
Scale: 1/8" = 1'-0"



1 / A3 CONCRETE SILL DETAIL
Scale: 1-1/2" = 1'-0"



2 / A3 STONE/STUCCO DETAIL
Scale: 3"=1'-0" TYPICAL

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PROPOSED SANCTUARY BUILDING ADDITION FOR:
NEW LIFE CHRISTIAN CHURCH
4701 E Co Rd 462
Wildwood, FL 34785

EXTERIOR ELEVATIONS

A3

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks on 14.54 acres MOL. The subject property is generally located along County Road 462 approximately 700 feet east of County Road 127.

Case Number: SP 2405-004 NEW LIFE CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION

Applicant(s): New Life Christian Church, Inc.

Owner(s): New Life Christian Church, Inc.

Parcel(s): D32-056 & D32-072

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.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2408-005 VOSO PH XXXI DEFG Master Plan**

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

CONTRACT:

BUDGET IMPACT:

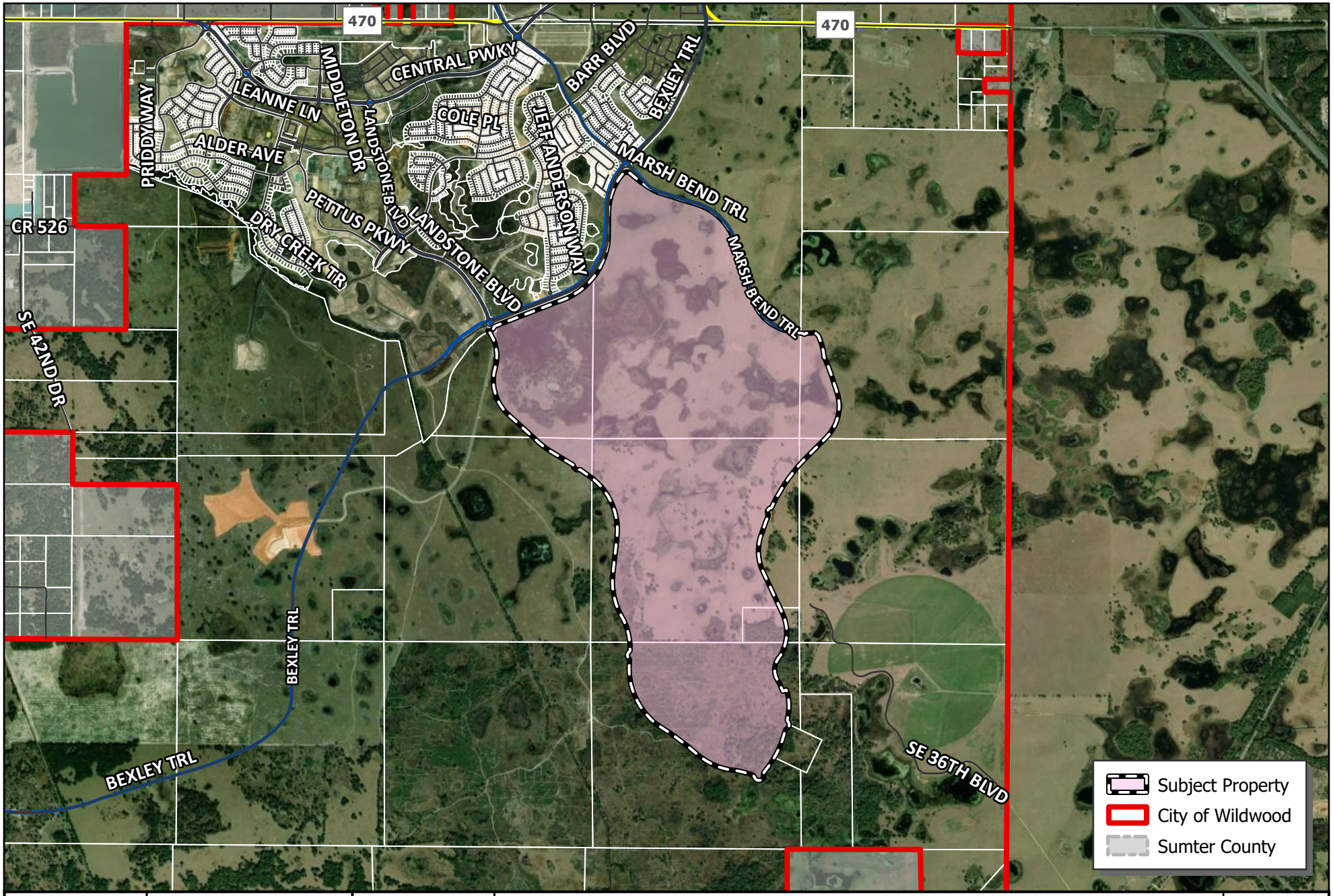
HISTORY/FACTS/ISSUES:

Case Number	SP 2408-005 VOSO PH XXXI DEFG Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	1,661.55 +/-
Property Location	The subject property is generally located approximately 0.71 miles south of E C 470 and approximately 2.91 miles west of the Florida Turnpike.
Parcel(s)	K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001
Date	November 18, 2024

The applicant is seeking approval from the City Commission for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas, per the attached plan.

SP 2408-005 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the Land Development Regulations and is in line with the goals, objectives, and policies as outlined within the 2050 Comprehensive Plan.

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

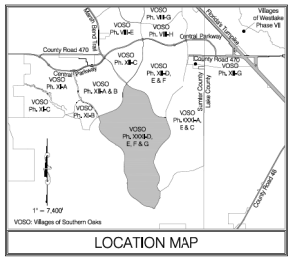
N
US Feet
0 35 70 140

SP 2408-005

VOSO PH XXXI DEFG MASTER PLAN

PARCELS K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001 & K35-001

MAP 1B
LOCATION MAP
AUG 2024



LOCATION MAP

CURVE TABLE						CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING	CHORD LENGTH	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING	CHORD LENGTH
C1	1071.73'	22°06'54"	413.60'	S81°56'56"E	411.02'	C31	150.00'	49°47'02"	130.37'	S36°10'25"W	126.31'
C2	1478.50'	55°22'35"	1428.97'	S49°09'53"E	1,374.05'	C32	2550.00'	23°27'53"	1,044.30'	S25°36'30"W	1,037.02'
C3	1230.00'	54°40'43"	1,777.03'	S44°53'39"E	1,132.63'	C33	150.00'	47°30'08"	84.57'	S13°37'20"W	82.16'
C4	1805.00'	10°48'03"	340.26'	S77°16'39"E	339.76'	C34	132.00'	170°58'15"	393.87'	S75°21'32"W	264.06'
C5	21.50'	89°14'23"	8.10'	S63°23'39"E	17.57'	C35	150.00'	50°55'29"	89.09'	N41°08'15"W	86.25'
C6	49.50'	99°32'09"	48.28'	S89°01'13"E	74.02'	C36	1850.00'	14°06'37"	680.23'	N76°17'17"W	678.60'
C7	21.50'	47°30'53"	17.84'	N84°54'58"E	17.33'	C37	1780.00'	34°38'53"	1,076.40'	N65°57'09"W	1,060.08'
C8	1806.50'	3°39'44"	115.67'	N86°56'35"E	115.65'	C38	6920.00'	9°09'15"	1,105.55'	N53°23'20"W	1,104.37'
C9	116.50'	51°01'05"	103.76'	S69°23'30"E	100.37'	C39	1830.00'	61°23'33"	1,960.85'	N23°55'09"W	1,868.38'
C10	108.50'	8°50'43"	6.70'	S48°17'44"E	16.73'	C40	11.50'	20°28'48"	4.09'	N33°59'08"W	40.71'
C11	116.50'	18°11'02"	36.97'	S43°37'46"E	36.82'	C41	11.50'	93°54'23"	181.17'	N03°53'39"E	161.51'
C12	1550.00'	20°41'01"	558.70'	S10°51'44"E	555.72'	C42	11.50'	20°28'48"	4.09'	N38°58'59"E	40.82'
C13	414.37'	2°44'03"	19.82'	S34°13'32"E	19.82'	C43	1700.00'	37°16'16"	929.32'	N13°50'37"W	913.29'
C14	1451.50'	4°53'54"	24.60'	S33°14'41"E	24.81'	C44	1850.00'	33°45'19"	1,123.29'	N13°37'30"W	1,105.15'
C15	1150.00'	62°54'05"	1,262.51'	S13°24'22"W	1,200.06'	C45	1700.00'	60°53'36"	1,806.66'	N21°11'34"E	1,722.83'
C16	6665.00'	20°10'29"	1,307.47'	S34°58'36"W	1,299.12'	C46	11.50'	20°28'48"	4.09'	S88°58'58"W	40.71'
C17	114.50'	19°46'29"	39.52'	S63°04'58"W	39.32'	C47	11.50'	90°55'54"	175.37'	N58°10'29"W	157.58'
C18	110.50'	97°05'36"	187.25'	S23°23'37"W	165.64'	C48	11.50'	20°28'48"	4.09'	N21°26'51"W	40.71'
C19	114.50'	19°46'29"	39.52'	S33°41'43"E	39.32'	C49	2000.00'	11°09'20"	389.46'	N53°08'07"W	388.79'
C20	6665.00'	2°56'45"	233.37'	S20°32'07"W	233.35'	C50	1203.01'	63°16'56"	1,328.15'	N15°50'35"W	1,261.39'
C21	1255.00'	44°07'58"	966.88'	S02°59'40"E	943.06'	C51	1106.00'	42°04'39"	812.13'	N35°10'47"W	793.71'
C22	1185.00'	43°57'39"	909.34'	S02°30'14"E	903.51'	C52	100.00'	47°29'08"	82.89'	N43°58'26"W	80.54'
C23	782.00'	11°48'01"	161.04'	S32°32'34"W	158.99'	C53	12.00'	87°39'36"	183.78'	N62°27'17"E	170.36'
C24	518.00'	77°46'46"	703.08'	S02°29'37"W	651.33'	C54	80.00'	50°10'44"	70.05'	N41°41'47"E	67.85'
C25	782.00'	13°54'04"	189.72'	S26°27'39"E	189.27'	C55	1825.00'	68°16'25"	2,176.27'	N34°38'20"E	2,049.60'
C26	1250.00'	2°13'14"	48.43'	S20°36'14"E	48.43'	C56	1575.00'	38°36'38"	1,061.36'	N19°19'12"E	1,041.39'
C27	1150.00'	2°35'16"	51.92'	S20°27'15"E	50.60'	C57	150.00'	7°56'52"	18.63'	N41°38'18"E	18.61'
C28	1250.00'	28°20'07"	618.31'	S34°03'12"E	611.79'	C58	150.00'	42°53'38"	71.67'	N64°03'03"E	70.31'
C29	102.00'	47°30'10"	84.57'	S13°37'20"W	82.16'	C59	121.00'	8°53'35"	19.48'	N87°56'58"E	19.46'
C30	123.00'	96°52'43"	207.97'	S11°59'14"W	184.07'	C60	101.00'	50°33'47"	90.07'	S77°17'02"E	87.16'

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S50°54'50"E	240.98'	L14	S27°01'41"W	114.88'
L2	S50°54'50"E	137.40'	L15	N70°41'25"E	100.00'
L3	S57°50'10"E	150.74'	L16	S10°10'02"W	116.16'
L4	S72°51'10"E	990.84'	L17	S37°22'25"W	134.06'
L5	S17°28'20"E	1533.63'	L18	N10°36'57"E	103.51'
L6	S82°59'39"E	98.52'	L19	N56°10'39"E	958.63'
L7	S87°29'50"E	52.76'	L20	N64°38'17"W	294.07'
L8	N85°05'32"E	82.15'	L21	N56°10'47"W	683.86'
L9	S04°23'46"E	2.97'	L22	N47°57'21"W	1040.31'
L10	S17°52'41"E	432.97'	L23	N26°12'50"W	123.87'
L11	S45°07'24"W	687.56'	L24	N64°49'06"E	1813.44'
L12	S79°04'10"W	301.00'	L25	N00°28'40"E	565.12'
L13	S25°03'44"E	1125.89'	L26	N39°55'30"E	15.46'

Master Plan Data

1. Acreage: 1,661.55 ±
2. Dwelling Units: Not to Exceed 4,500
3. Zoning: ARD
4. Parcel ID: K15-006 K22-001 K24-001 K25-001 K26-001 K26-002 K27-001 K35-001
5. Owner: Buffalo Hide and Cattle Company, LLC 3619 Kiessel Road The Villages, FL 32163 (352) 753-6260
6. Owner: The Villages Development Company, LLC 3619 Kiessel Road The Villages, FL 32163 (352) 753-6260
7. Developer: The Villages Development Company, LLC 3619 Kiessel Road The Villages, FL 32163 (352) 753-6260
8. Open Space: Reference 163 Agreement
9. Buffers: Reference 163 Agreement
10. Setbacks: Reference 163 Agreement:
11. Water and Sewer Supplied by: GPU
12. Irrigation Supplied by: GPWCA
13. Electrical Supplied by: SECO
14. Telephone Supplied by: Comcast \ Spectrum
15. Gas Supplied by: City of Leesburg

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

This item has been electronically signed and sealed by Woodrow L. Clymer on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

9/23/2024

BY | DATE | REVISIONS

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4460 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3160
WWW.CFBINC.COM CA #4709

The Villages

Villages of Southern Oaks

Phase XXXI-D, E, F & G Master Plan

SAVE DATE	9/19/2024
DRAWN BY	KMK
CHECKED BY	KMK
PROJECT #	
FILE NAME	MASTER PLAN PHASE XXXI-D, E, F & G

SHEET NUMBER 1

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas on 1,661.55 acres MOL. The subject property is generally located approximately 0.71 miles south of E C 470 and approximately 2.91 miles west of the Florida Turnpike.

Case Number: SP 2408-005 VOOS PH XXXI DEFG Master Plan

Applicant(s): The Villages Development Company, LLC

Owner(s): The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC

Parcel(s): K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001

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.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2409-005 VOSO Unit 241 Final Plat**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

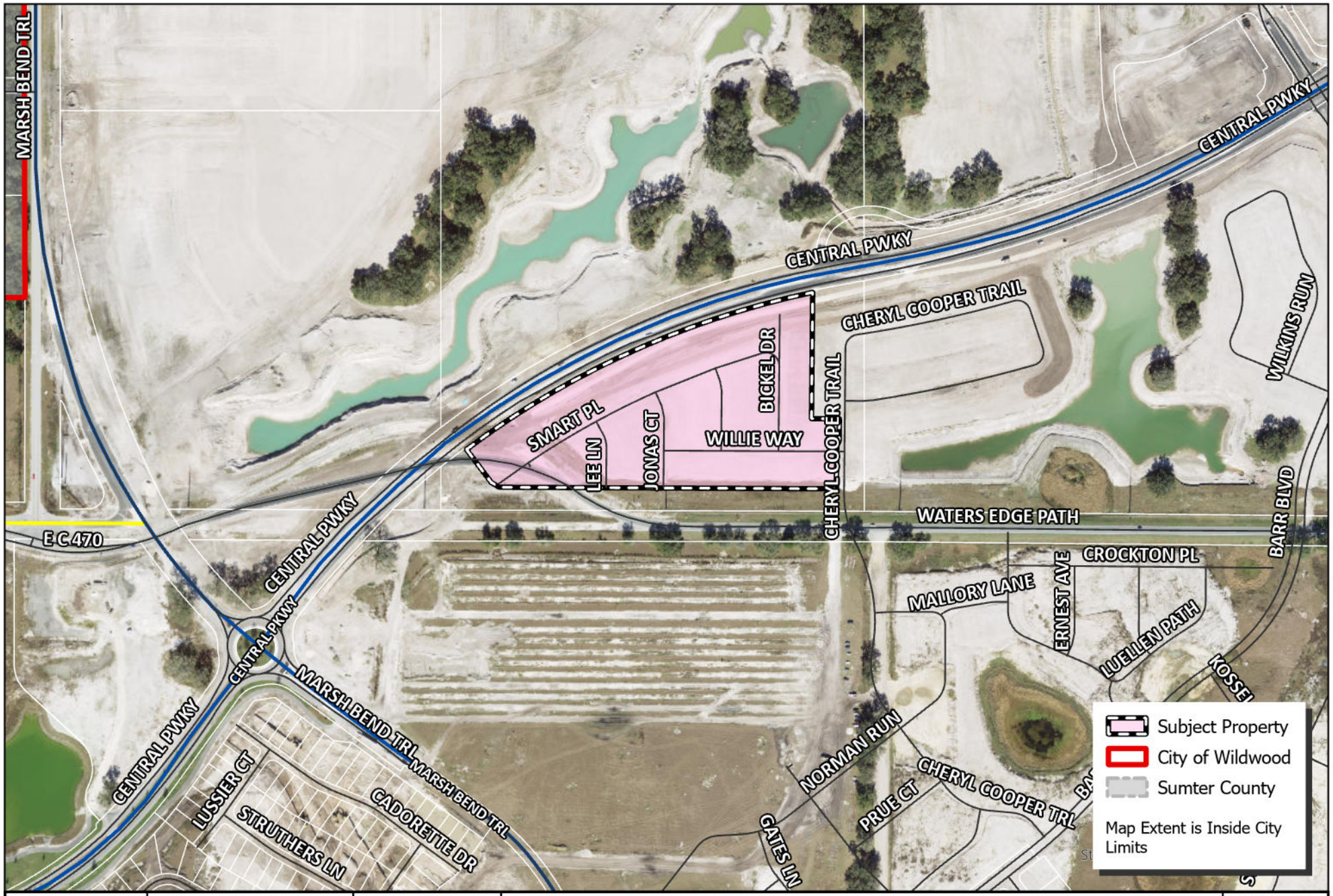
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2409-005 VOSO Unit 241 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	11.21 +/-
Property Location	The property is generally located approximately 600 feet northeast of the Central Parkway and Marsh Bend Trail intersection.
Parcel(s)	K10-001

The applicant is seeking approval from the City Commission for the VOSO Unit 241 Final Plat, a subdivision consisting of 81 lots and 8 tracts, per the attached plans.

Plat 2409-005 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: 11/13/2024
McKenna Page
Planner I, Development Services



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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

PLAT 2409-005

VOSO - UNIT 241 FINAL PLAT

PARCEL K10-001

MAP 1B

LOCATION MAP

SEP 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. 241

SHEET 1 OF 4

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

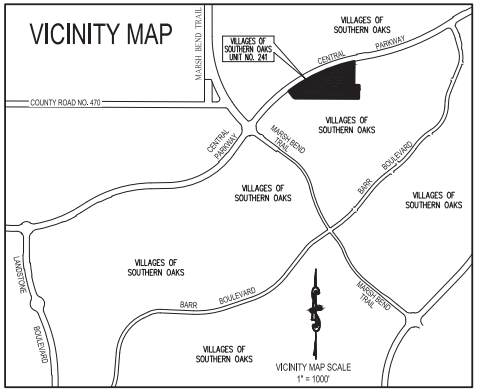
LEGAL DESCRIPTION

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 SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°43'47"E, 1056.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°16'13"W, 50.00 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 N48°35'46"E, 438.12 FEET TO WHICH A RADIAL LINE BEARS N45°51'16"W, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER THE PLAT OF MIDDLETON UNIT NO. 1, AS RECORDED IN PLAT BOOK 20, PAGES 28, 28A THROUGH 28N, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID PLATTED BOUNDARY OF MIDDLETON UNIT NO. 1 AND ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°54'04", AN ARC DISTANCE OF 438.56 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4483, PAGE 776, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'51", A DISTANCE OF 1,236.57 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG A NON-TANGENT LINE RUN S00°33'00"W, 407.42 FEET; THENCE S89°43'47"E, 90.00 FEET; THENCE S00°33'00"W, 68.10 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 51°39'04", AN ARC DISTANCE OF 17.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN S00°33'00"W, 142.33 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 THE POINT OF BEGINNING.

CONTAINING 11.21 ACRES, MORE OR LESS.

VICINITY MAP



81 LOTS – 8 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 SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING S89°43'47"E.

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

3.) ALL DISTANCES SHOWN ARE IN FEET.

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

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

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

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

8.) TRACTS "A", "B", "C" AND "D" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "E", "F", "G" AND "H" 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; 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. 241 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", "D", "E", "F", "G" AND "H" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 241, 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:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
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. 241, 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", "D", "E", "F", "G" AND "H" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
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. 241, 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 SURVEYING
CLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB#498

VILLAGES OF SOUTHERN OAKS UNIT NO. 241

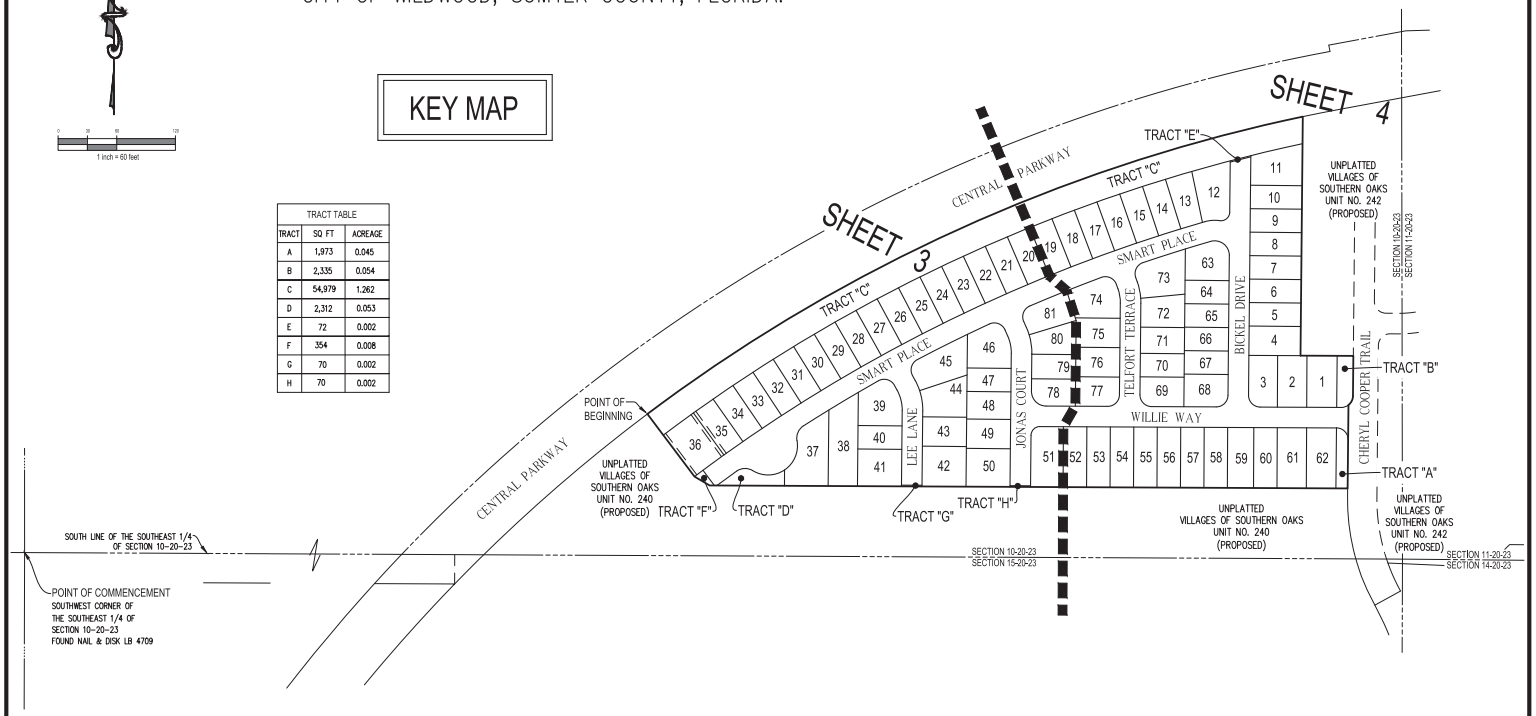
SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

1 inch = 60 feet

KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,973	0.045
B	2,335	0.054
C	54,979	1.262
D	2,312	0.053
E	72	0.002
F	354	0.008
G	70	0.002
H	70	0.002

LEGEND

- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) 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

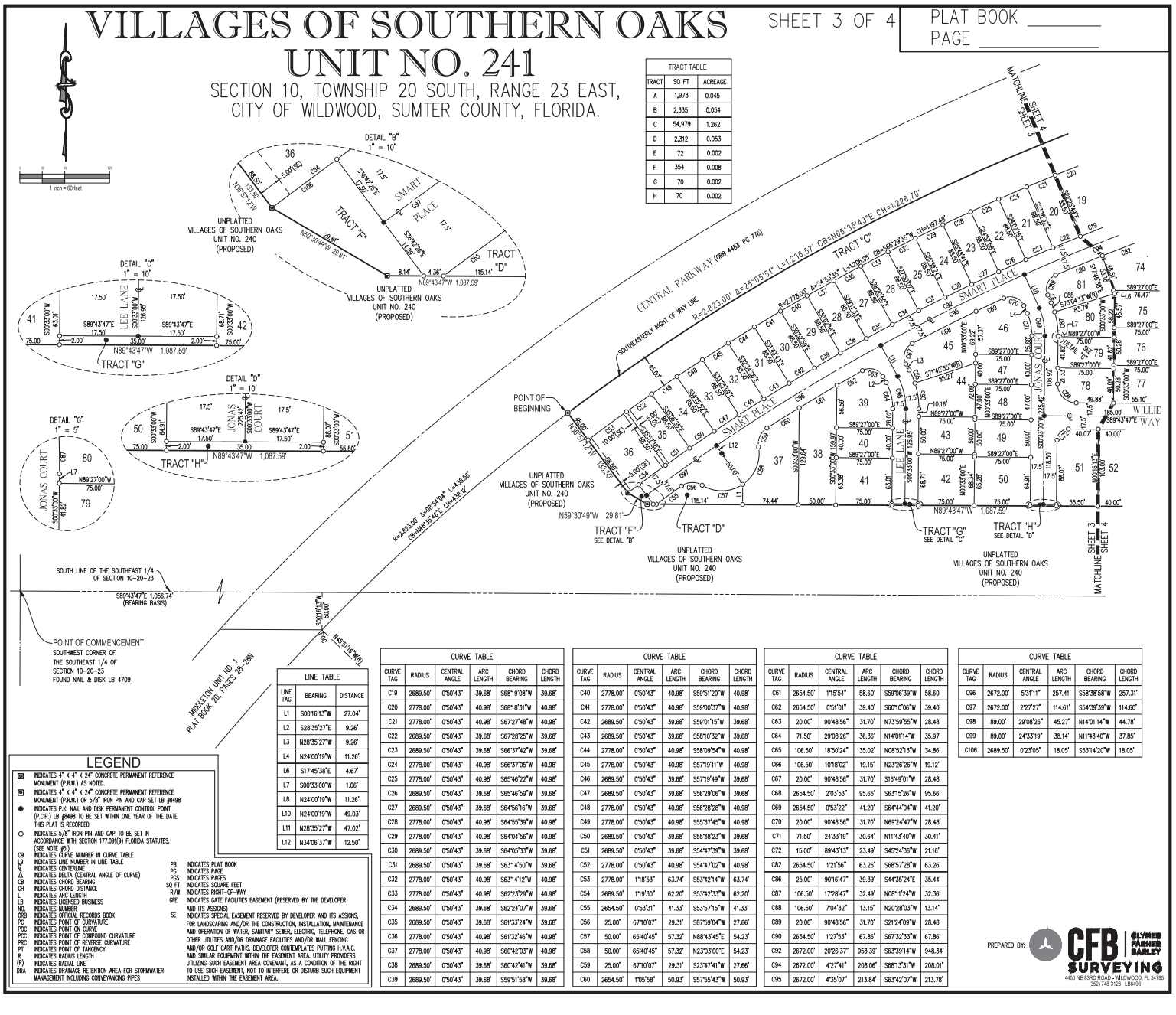
PREPARED BY: CFB SURVEYING | CLYMER FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 241

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 4

PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,973	0.045
B	2,335	0.054
C	54,979	1.262
D	2,312	0.053
E	72	0.002
F	354	0.008
G	70	0.002
H	70	0.002

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S00°16'13"W	27.04'
L2	S28°35'27"E	9.26'
L3	N28°35'27"W	9.26'
L4	N24°00'19"W	11.26'
L6	S17°45'38"E	4.67'
L7	S00°33'00"W	1.06'
L8	N24°00'19"W	11.26'
L10	N24°00'19"W	49.03'
L11	N28°35'27"W	47.02'
L12	N34°06'37"W	12.50'

LEGEND

- ⊞ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) 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.
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- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
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CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	2689.50'	0°50'43"	39.68'	S68°19'08"W	39.68'
C20	2778.00'	0°50'43"	40.98'	S68°18'31"W	40.98'
C21	2778.00'	0°50'43"	40.98'	S67°27'48"W	40.98'
C22	2689.50'	0°50'43"	39.68'	S67°28'25"W	39.68'
C23	2689.50'	0°50'43"	39.68'	S66°37'42"W	39.68'
C24	2778.00'	0°50'43"	40.98'	S66°37'05"W	40.98'
C25	2778.00'	0°50'43"	40.98'	S65°46'22"W	40.98'
C26	2689.50'	0°50'43"	39.68'	S65°46'59"W	39.68'
C27	2689.50'	0°50'43"	39.68'	S64°56'16"W	39.68'
C28	2778.00'	0°50'43"	40.98'	S64°55'39"W	40.98'
C29	2778.00'	0°50'43"	40.98'	S64°04'56"W	40.98'
C30	2689.50'	0°50'43"	39.68'	S64°05'33"W	39.68'
C31	2689.50'	0°50'43"	39.68'	S63°14'50"W	39.68'
C32	2778.00'	0°50'43"	40.98'	S63°14'12"W	40.98'
C33	2778.00'	0°50'43"	40.98'	S62°23'29"W	40.98'
C34	2689.50'	0°50'43"	39.68'	S62°24'07"W	39.68'
C35	2689.50'	0°50'43"	39.68'	S61°33'24"W	39.68'
C36	2778.00'	0°50'43"	40.98'	S61°32'46"W	40.98'
C37	2778.00'	0°50'43"	40.98'	S60°42'03"W	40.98'
C38	2689.50'	0°50'43"	39.68'	S60°42'41"W	39.68'
C39	2689.50'	0°50'43"	39.68'	S59°51'58"W	39.68'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	2778.00'	0°50'43"	40.98'	S59°51'20"W	40.98'
C41	2778.00'	0°50'43"	40.98'	S59°00'37"W	40.98'
C42	2689.50'	0°50'43"	39.68'	S59°01'15"W	39.68'
C43	2689.50'	0°50'43"	39.68'	S58°10'32"W	39.68'
C44	2778.00'	0°50'43"	40.98'	S58°09'54"W	40.98'
C45	2778.00'	0°50'43"	40.98'	S57°19'11"W	40.98'
C46	2689.50'	0°50'43"	39.68'	S57°19'49"W	39.68'
C47	2689.50'	0°50'43"	39.68'	S56°29'06"W	39.68'
C48	2778.00'	0°50'43"	40.98'	S56°28'28"W	40.98'
C49	2778.00'	0°50'43"	40.98'	S55°37'45"W	40.98'
C50	2689.50'	0°50'43"	39.68'	S55°38'23"W	39.68'
C51	2689.50'	0°50'43"	39.68'	S54°47'39"W	39.68'
C52	2778.00'	0°50'43"	40.98'	S54°47'02"W	40.98'
C53	2778.00'	1°18'53"	63.74'	S53°42'14"W	63.74'
C54	2689.50'	1°19'30"	62.20'	S53°42'33"W	62.20'
C55	2654.50'	0°53'31"	41.33'	S53°57'15"W	41.33'
C56	25.00'	67°10'07"	29.31'	S87°59'04"W	27.66'
C57	50.00'	65°40'45"	57.32'	N88°43'45"E	54.23'
C58	50.00'	65°40'45"	57.32'	N23°03'00"E	54.23'
C59	25.00'	67°10'07"	29.31'	S23°47'41"W	27.66'
C60	2654.50'	1°05'58"	50.93'	S57°55'43"W	50.93'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C61	2654.50'	1°15'54"	58.60'	S59°06'39"W	58.60'
C62	2654.50'	0°51'01"	39.40'	S60°10'06"W	39.40'
C63	20.00'	90°48'56"	31.70'	N73°59'55"W	28.48'
C64	71.50'	29°08'26"	36.36'	N14°01'14"W	35.97'
C65	106.50'	18°50'24"	35.02'	N08°52'13"W	34.86'
C66	106.50'	10°18'02"	19.15'	N23°26'26"W	19.12'
C67	20.00'	90°48'56"	31.70'	S16°49'01"W	28.48'
C68	2654.50'	2°03'53"	95.66'	S63°15'26"W	95.66'
C69	2654.50'	0°53'22"	41.20'	S64°44'04"W	41.20'
C70	20.00'	90°48'56"	31.70'	N69°24'47"W	28.48'
C71	71.50'	24°33'19"	30.64'	N11°43'40"W	30.41'
C72	15.00'	89°43'13"	23.49'	S45°24'36"W	21.16'
C82	2654.50'	1°21'56"	63.26'	S68°57'28"W	63.26'
C86	25.00'	90°16'47"	39.39'	S44°36'24"E	35.44'
C87	106.50'	17°28'47"	32.49'	N08°11'24"W	32.36'
C88	106.50'	7°04'32"	13.15'	N20°28'03"W	13.14'
C89	20.00'	90°48'56"	31.70'	S21°24'09"W	28.48'
C90	2654.50'	1°27'53"	67.86'	S67°32'33"W	67.86'
C92	2672.00'	20°26'37"	953.39'	S63°39'14"W	948.34'
C94	2672.00'	4°27'41"	208.06'	S68°13'31"W	208.01'
C95	2672.00'	4°35'07"	213.84'	S63°42'07"W	213.78'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C96	2672.00'	5°31'11"	257.41'	S58°38'58"W	257.31'
C97	2672.00'	2°27'27"	114.61'	S54°39'39"W	114.60'
C98	89.00'	29°08'26"	45.27'	N14°01'14"W	44.78'
C99	89.00'	24°33'19"	38.14'	N11°43'40"W	37.85'
C106	2689.50'	0°23'05"	18.05'	S53°14'20"W	18.05'

PREPARED BY:

CFB | CLYMER FARMER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 241

SHEET 4 OF 4

PLAT BOOK _____
PAGE _____

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



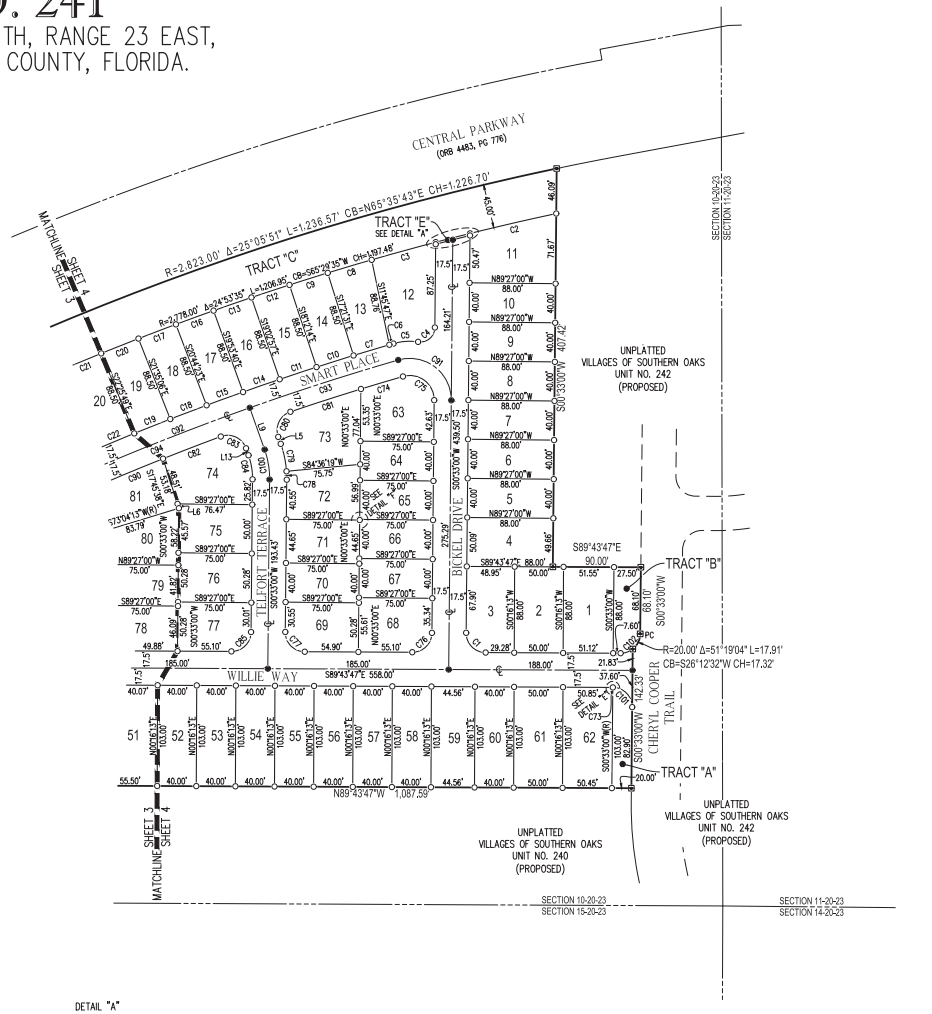
LINE TABLE		
LINE TAG	BEARING	DISTANCE
L5	N19°32'38"W	7.60'
L6	S17°45'38"E	4.67'
L9	N19°32'38"W	45.37'
L13	N19°32'38"W	7.60'

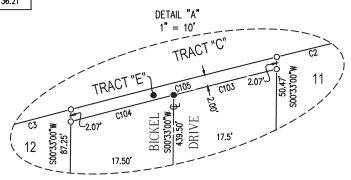
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,973	0.045
B	2,335	0.054
C	54,979	1.262
D	2,312	0.053
E	72	0.002
F	354	0.008
G	70	0.002
H	70	0.002

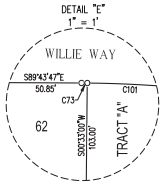
CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°16'47"	31.51'	S44°35'24"E	28.35'
C2	2778.00'	1°52'01"	90.52'	S77°00'23"W	90.52'
C3	2778.00'	1°24'04"	67.93'	S74°37'31"W	67.93'
C4	15.00'	97°39'44"	25.57'	N49°22'52"E	22.58'
C5	60.00'	24°20'11"	25.49'	S86°02'38"W	25.29'
C6	2689.50'	0°05'35"	4.36'	S73°49'45"W	4.36'
C7	2689.50'	0°48'53"	38.24'	S73°22'31"W	38.24'
C8	2778.00'	0°58'02"	46.90'	S73°26'29"W	46.90'
C9	2778.00'	0°50'43"	40.98'	S72°32'06"W	40.98'
C10	2689.50'	0°50'43"	39.68'	S72°32'43"W	39.68'
C11	2689.50'	0°50'43"	39.68'	S71°42'00"W	39.68'
C12	2778.00'	0°50'43"	40.98'	S71°41'23"W	40.98'
C13	2778.00'	0°50'43"	40.98'	S70°50'40"W	40.98'
C14	2689.50'	0°50'43"	39.68'	S70°51'17"W	39.68'
C15	2689.50'	0°50'43"	39.68'	S70°00'34"W	39.68'
C16	2778.00'	0°50'43"	40.98'	S69°59'57"W	40.98'
C17	2778.00'	0°50'43"	40.98'	S69°09'14"W	40.98'
C18	2689.50'	0°50'43"	39.68'	S69°09'51"W	39.68'
C19	2689.50'	0°50'43"	39.68'	S68°19'08"W	39.68'
C20	2778.00'	0°50'43"	40.98'	S68°18'31"W	40.98'
C21	2778.00'	0°50'43"	40.98'	S67°27'48"W	40.98'
C22	2689.50'	0°50'43"	39.68'	S67°28'25"W	39.68'
C73	20.00'	0°16'47"	0.10'	N89°35'24"W	0.10'
C74	2654.50'	0°58'03"	44.82'	S73°23'31"W	44.82'
C75	25.00'	106°40'27"	46.55'	N52°47'14"W	40.11'
C76	20.00'	89°43'13"	31.32'	N45°24'36"E	28.22'
C77	20.00'	90°16'47"	31.51'	S44°35'24"E	28.35'
C78	106.50'	4°37'38"	8.60'	N01°45'50"W	8.60'
C79	106.50'	15°27'59"	28.75'	N11°48'38"W	28.66'
C80	20.00'	90°48'56"	31.70'	S25°51'50"W	28.48'
C81	2654.50'	1°38'11"	75.82'	S72°05'24"W	75.82'
C82	2654.50'	1°21'56"	63.26'	S68°57'28"W	63.26'
C83	20.00'	90°48'56"	31.70'	N64°57'06"W	28.48'
C84	71.50'	20°05'38"	25.08'	N09°29'49"W	24.95'
C85	20.00'	89°43'13"	31.32'	N45°24'36"E	28.22'
C90	2654.50'	1°27'53"	67.86'	S67°32'33"W	67.86'
C91	42.50'	106°40'27"	79.13'	N52°47'14"W	68.18'
C92	2672.00'	20°26'37"	953.39'	S63°39'14"W	948.34'
C93	2672.00'	3°25'10"	159.47'	S72°09'57"W	159.45'
C94	2672.00'	4°27'41"	208.06'	S68°13'31"W	208.01'
C100	89.00'	20°05'38"	31.21'	N09°29'49"W	31.05'
C101	20.00'	90°00'00"	31.42'	N44°27'00"W	28.28'
C102	20.00'	89°43'13"	31.32'	N45°24'36"E	28.22'
C103	2776.00'	0°22'24"	18.09'	S75°52'32"W	18.09'
C104	2776.00'	0°22'26"	18.12'	S75°30'06"W	18.12'
C105	2778.00'	0°44'49"	36.21'	S75°41'58"W	36.21'

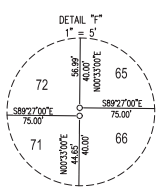
LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) 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 | GLYMPH FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2409-009 VOSO Unit 190 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

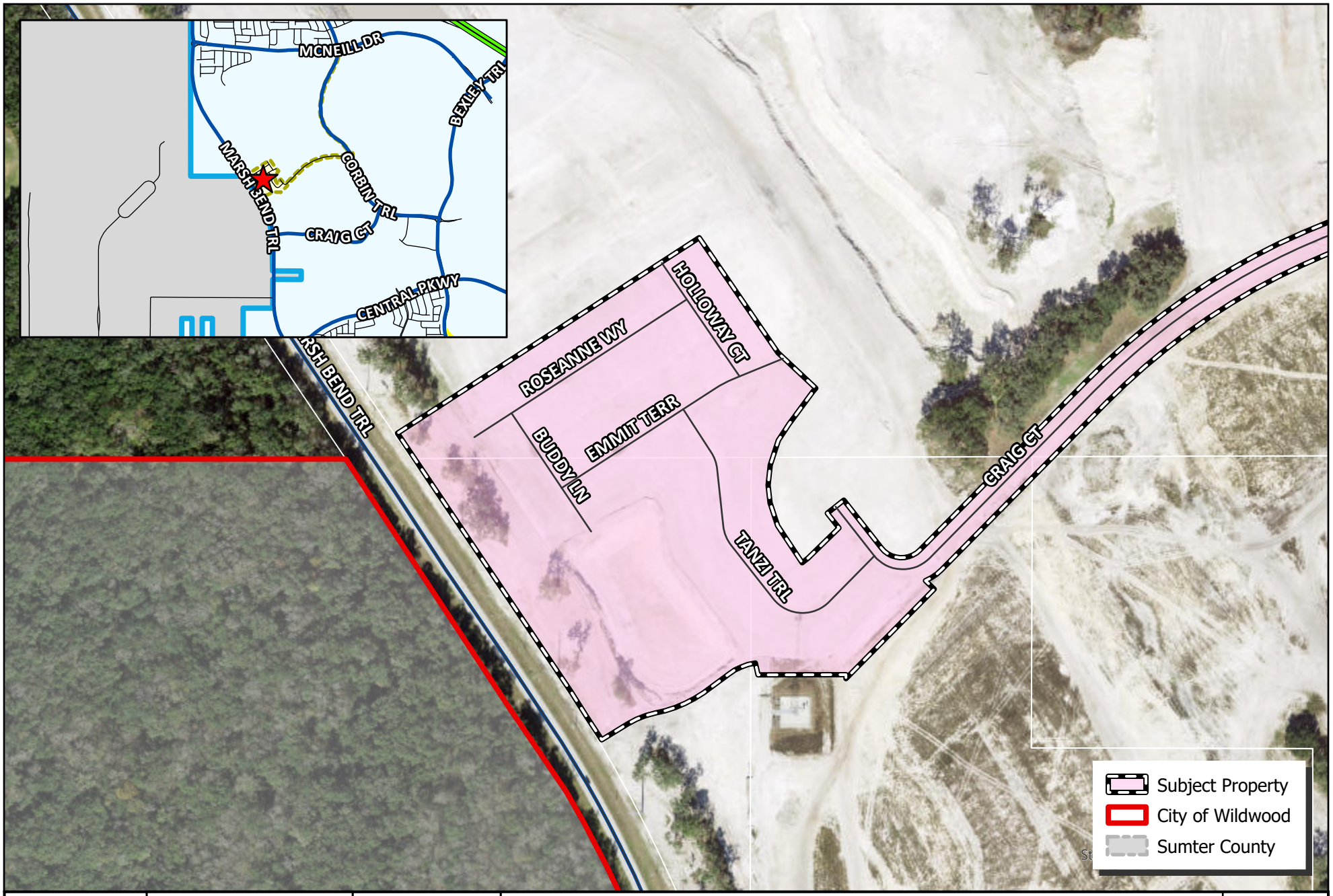
HISTORY/FACTS/ISSUES:

Case Number	PLAT 2409-009 VOSO Unit 190 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	24.82 +/-
Property Location	The property is generally located east of Marsh Bend Trail, south of McNeil Drive
Parcel(s)	K03-005, K10-001, K10-002

The applicant is seeking approval from the City Commission for the VOSO Unit 190 Final Plat, a subdivision consisting of 59 lots and 9 tracts, per the attached plans.

Plat 2409-009 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: 11/13/2024
McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 Miles

PLAT 2409-009

VOSO - UNIT 190 FINAL PLAT

PARCEL K03-005, K10-001 & K10-002

MAP 1B

LOCATION MAP

SEP 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. 190

SHEET 1 OF 8

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

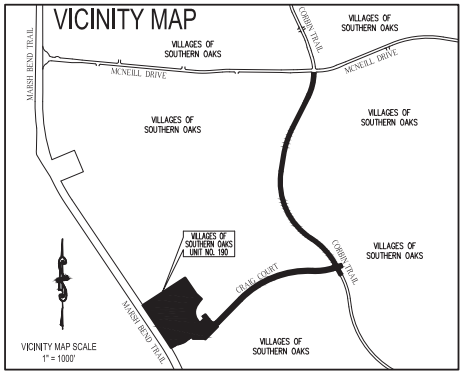
A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, VILLAGES OF SOUTHERN OAKS UNIT NO. 150, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE OF PLAT RUN S00°39'41"W, 88.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MCNEILL DRIVE OF SAID PLAT; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE: RUN S89°20'19"E, 223.15 FEET; THENCE S87°42'07"E, 160.50 FEET; THENCE N85°25'35"E, 50.24 FEET; THENCE S89°20'19"E, 14.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 921.50 FEET; THENCE EASTERLY 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 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; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MCNEILL DRIVE, VILLAGES OF SOUTHERN OAKS UNIT NO. 151, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 25, 25A THROUGH 25H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 151; RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°53'47", AN ARC DISTANCE OF 34.86 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT LINE RUN S88°03'24"E, 49.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 921.50 FEET AND A CHORD BEARING AND DISTANCE OF S11°30'37"W, 421.23 FEET TO WHICH A RADIAL LINE BEARS S89°31'13"E; THENCE DEPARTING SAID PLATTED BOUNDARY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°25'26", AN ARC DISTANCE OF 424.98 FEET TO THE POINT OF TANGENCY; THENCE S26°54'13"W, 591.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE SOUTHERLY 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 S08°59'57"W, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 588.32 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 34.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°09'07", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF TANGENCY; THENCE N72°58'12"E, 50.83 FEET; THENCE S17°00'47"E, 50.00 FEET; THENCE S72°58'12"W, 29.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°50'53", AN ARC DISTANCE OF 44.44 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 85.14 FEET; THENCE S61°07'18"W, 43.00 FEET; THENCE N28°52'42"W, 99.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°09'07", 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 47°57'11", AN ARC DISTANCE OF 1,339.10 FEET TO THE POINT OF TANGENCY; THENCE S44°34'50"W, 558.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°51'06", AN ARC DISTANCE OF 46.46 FEET; THENCE S46°16'34"E, ALONG A NON-TANGENT LINE, 29.15 FEET; THENCE S44°34'50"W, 299.76 FEET; THENCE N00°01'51"W, 9.32 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3514, PAGE 381, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY BOUNDARY LINE RUN S89°58'09"W, 210.00 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN N12°15'33"W, 28.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 137.64 FEET AND A CHORD BEARING AND DISTANCE OF S67°30'48"W, 68.89 FEET TO WHICH A RADIAL LINE BEARS N07°59'39"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°59'07", AN ARC DISTANCE OF 69.63 FEET; THENCE ALONG A NON-TANGENT LINE RUN S53°22'27"W, 75.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 301.33 FEET AND A CHORD BEARING AND DISTANCE OF S67°25'54"W, 124.71 FEET TO WHICH A RADIAL LINE BEARS S34°30'40"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°57'07", AN ARC DISTANCE OF 125.62 FEET TO A POINT ON THE ARC A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 214.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°27'59"W, 68.97 FEET TO WHICH A RADIAL LINE BEARS N12°15'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°32'46", AN ARC DISTANCE OF 69.27 FEET; THENCE S58°33'22"W, 73.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,080.00 FEET AND A CHORD BEARING AND DISTANCE OF N32°33'31"W, 134.85 FEET TO WHICH A RADIAL LINE BEARS N58°41'45"E; SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (FORMERLY COUNTY ROAD NO. 501 PER SUMTER COUNTY RIGHT OF WAY MAP); THE FOLLOWING THREE (3) COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY LINE: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°30'31", AN ARC DISTANCE OF 134.86 FEET TO THE POINT OF TANGENCY; THENCE N33°46'46"W, 306.87 FEET; THENCE N33°54'37"W, 426.73 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N57°03'09"E, 857.21 FEET; THENCE S34°23'32"E, 332.19 FEET; THENCE S46°54'07"E, 123.67 FEET; THENCE S38°49'55"W, 11.28 FEET; THENCE S36°30'35"W, 96.03 FEET; THENCE S33°06'49"W, 45.94 FEET; THENCE S17°55'14"W, 62.37 FEET; THENCE S06°05'20"W, 48.05 FEET; THENCE S06°37'59"E, 42.35 FEET; THENCE S18°53'18"E, 57.09 FEET; THENCE S33°30'39"E, 106.24 FEET; THENCE N51°49'13"E, 17.80 FEET; THENCE N45°31'16"E, 102.82 FEET; THENCE N38°10'47"W, 44.77 FEET; THENCE N51°49'13"E, 50.00 FEET; THENCE S38°10'47"E, 144.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 61.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°14'23", AN ARC DISTANCE OF 104.37 FEET TO THE POINT OF TANGENCY; THENCE N44°34'50"E, 562.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,660.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°57'12", AN ARC DISTANCE OF 1,389.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE EASTERLY ALONG THE

(CONTINUED ON SHEET 2 OF 8)

PREPARED BY:
CFB SURVEYING
CLYMER FARMER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-0128 LB#498

VICINITY MAP



VICINITY MAP SCALE
1" = 1000'

59 LOTS - 9 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 WEST BOUNDARY LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 150 AS RECORDED IN PLAT BOOK 21, PAGES 33 AND 33A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS BEING S00°39'41"W.

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

3.) ALL DISTANCES SHOWN ARE IN FEET.

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

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

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

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

8.) TRACTS "A", "B", "C" AND "D" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "E", "F", "G", "H" AND "I" 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 LOCATED ON OR ADJACENT TO TRACTS A, B, C, AND D OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS G, H, AND I OF THE SUBDIVISION.

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

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

VILLAGES OF SOUTHERN OAKS UNIT NO. 190
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", "D", "E", "F", "G", "H" AND "I" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 190, 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:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
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

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. 190, 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", "D", "E", "F", "G", "H" AND "I" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15.

WITNESSES:

(1) _____
SIGNATURE
PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
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. 190, 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

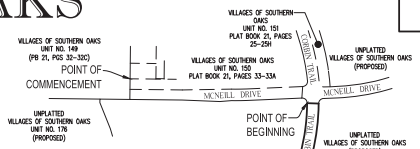
SIGNATURE
DEPUTY CLERK

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 8

PLAT BOOK _____
PAGE _____



KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	898	0.021
B	1,040	0.024
C	17,754	0.408
D	111,967	2.570
E	130,719	3.001
F	70	0.002
G	70	0.002
H	70	0.002
I	77	0.002

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

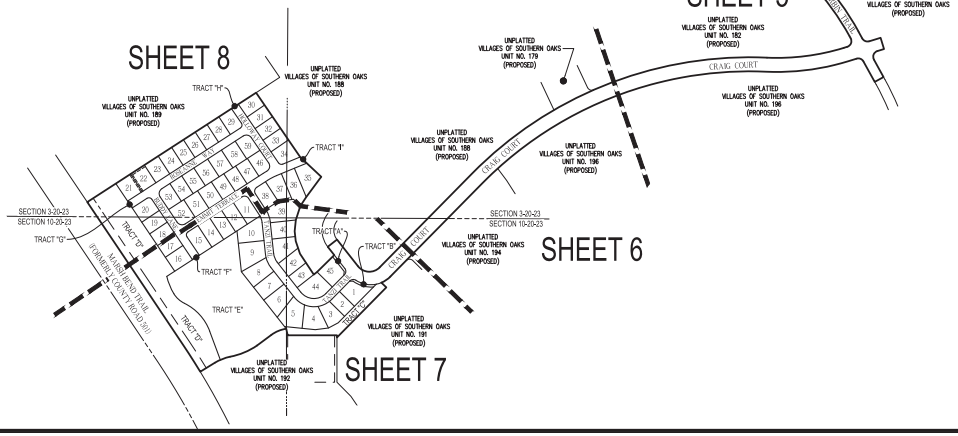
(CONTINUED FROM SHEET 1 OF 8)

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 331.20 FEET TO THE POINT OF TANGENCY; THENCE N72°58'12"E, 15.78 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 101°50'53", AN ARC DISTANCE OF 44.44 FEET TO THE POINT OF TANGENCY; THENCE N28°52'42"W, 9.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHWESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE NORTHWESTERLY 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 TANGENCY; THENCE N08°59'57"E, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE NORTHERLY 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 N26°54'13"E, 454.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHEASTERLY 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 N24°24'47"E, 138.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE NORTHERLY 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 BEGINNING.

CONTAINING 24.82 ACRES, MORE OR LESS.

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	NT	INDICATES NON TANGENT
CH	INDICATES CHORD DISTANCE	LB	INDICATES LICENSED BUSINESS
L	INDICATES ARC LENGTH	NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK	PB	INDICATES PLAT BOOK
PC	INDICATES POINT OF CURVATURE	PG	INDICATES PAGE
POC	INDICATES POINT ON CURVE	PGS	INDICATES PAGES
R	INDICATES RADIUS LENGTH	SQ FT	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE	R/W	INDICATES RIGHT-OF-WAY
PCC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
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.		
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.		



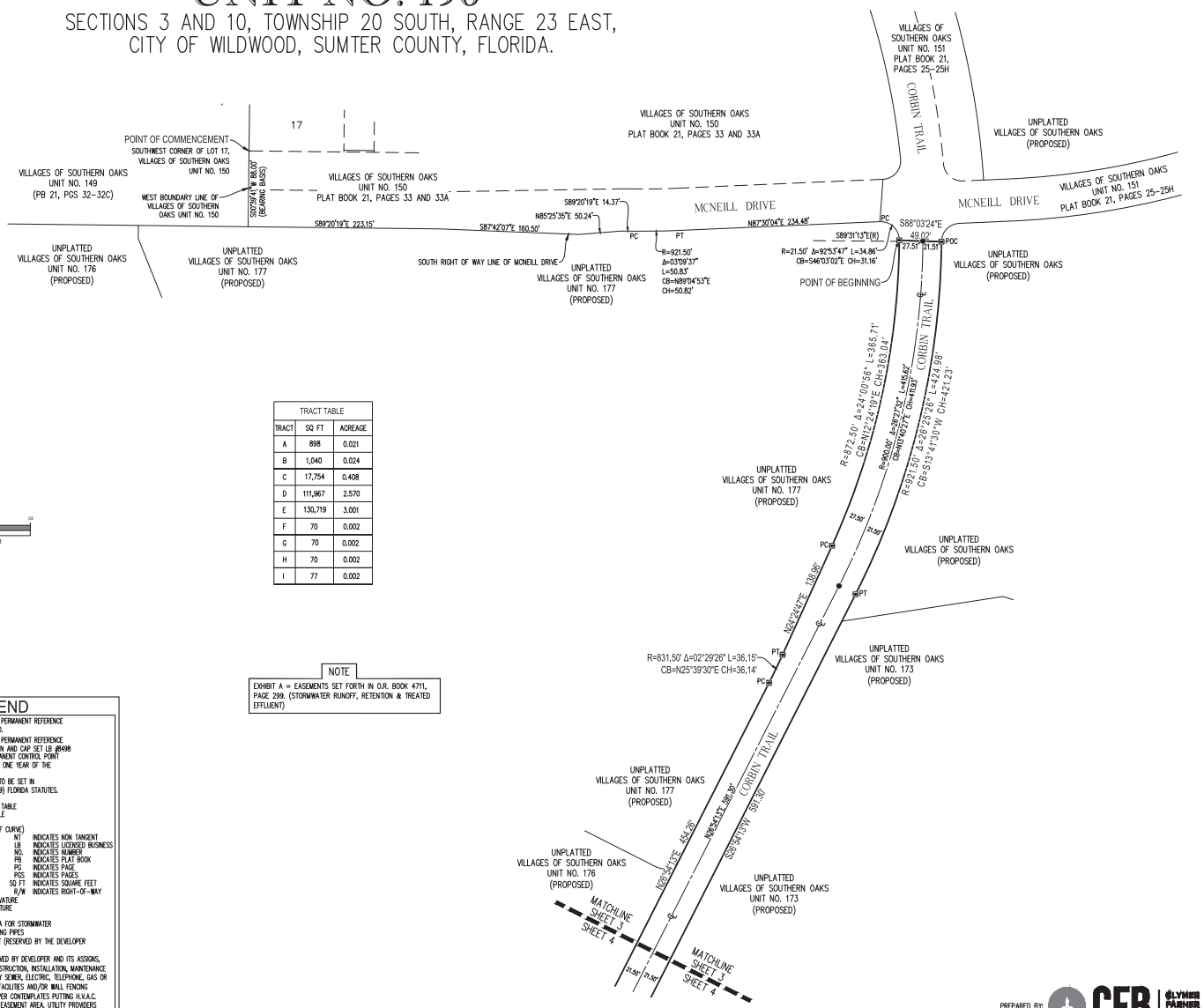
PREPARED BY: CFB | CLYMER FARMER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB6498

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 8

PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	898	0.021
B	1,040	0.024
C	17,754	0.408
D	111,967	2.570
E	130,719	3.001
F	70	0.002
G	70	0.002
H	70	0.002
I	77	0.002

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

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
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- 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.
- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.
- NT INDICATES NON TANGENT
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PCS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

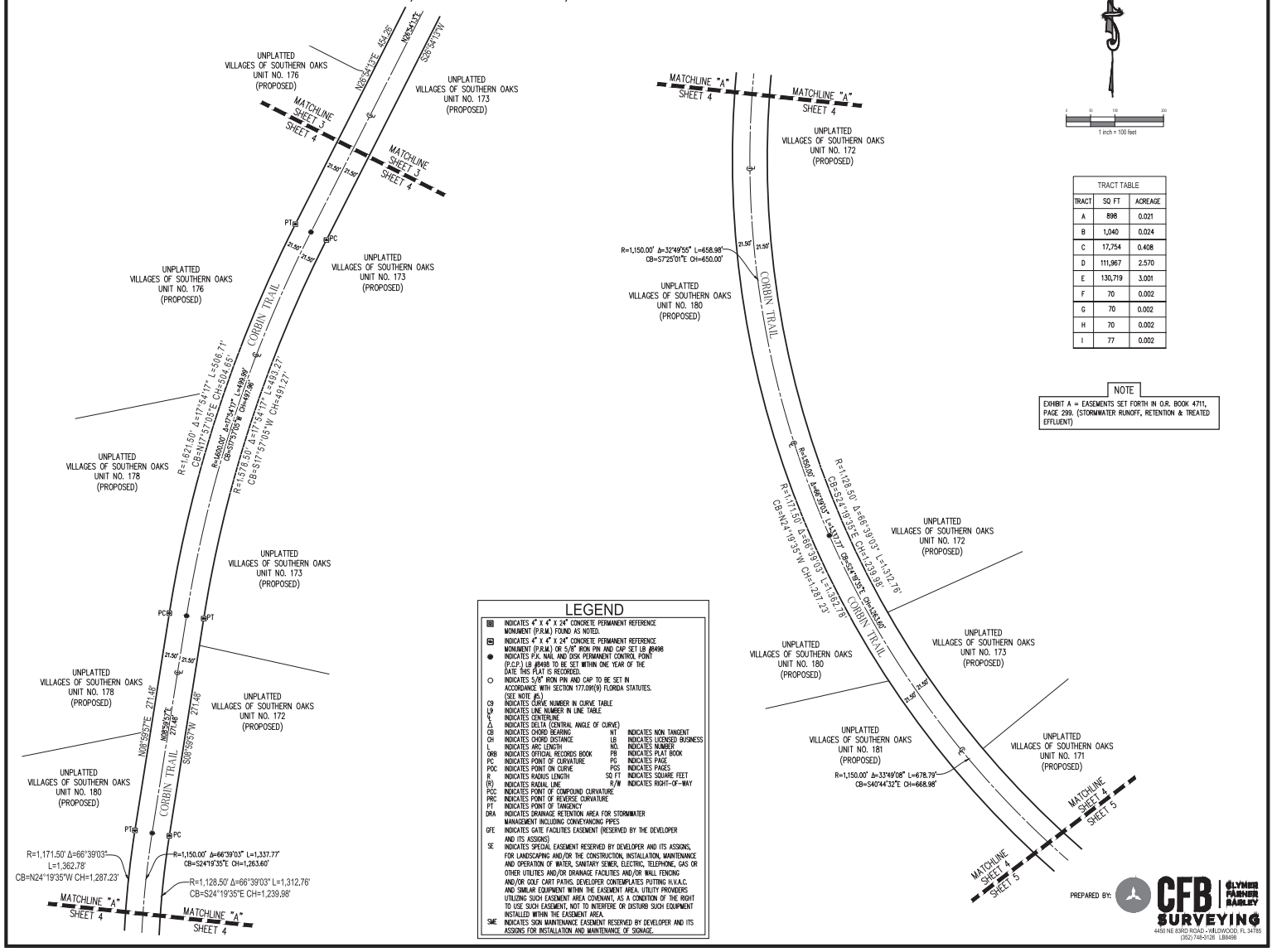
PREPARED BY: CFB SURVEYING | GLYMER PARKER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 8

PLAT BOOK _____
PAGE _____



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NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4711, PAGE 299. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

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		
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L	INDICATES ARC LENGTH	NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK	PB	INDICATES PLAT BOOK
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POC	INDICATES POINT ON CURVE	PGS	INDICATES PAGES
R	INDICATES RADIUS LENGTH	SQ FT	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE	R/W	INDICATES RIGHT-OF-WAY
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SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.		

1 inch = 100 feet

PREPARED BY: CFB | CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SHEET 5 OF 8

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

TRACT TABLE		
TRACT	SQ FT	ACREAGE
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I	77	0.002

NOTE

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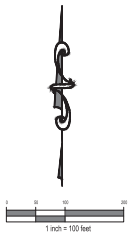

LEGEND

- ▣ 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.)

CB	INDICATES CURVE NUMBER IN CURVE TABLE		
LB	INDICATES LINE NUMBER IN LINE TABLE		
℄	INDICATES CENTERLINE		
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)		
CB	INDICATES CHORD BEARING	NT	INDICATES NON TANGENT
CH	INDICATES CHORD DISTANCE	LB	INDICATES LICENSED BUSINESS
L	INDICATES ARC LENGTH	NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK	PB	INDICATES PLAT BOOK
PC	INDICATES POINT OF CURVATURE	PG	INDICATES PAGE
POC	INDICATES POINT ON CURVE	PGS	INDICATES PAGES
R	INDICATES RADIUS LENGTH	SQ FT	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE	R/W	INDICATES RIGHT-OF-WAY
PCC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
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.		
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.		

PREPARED BY: CFB SURVEYING | OLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

VILLAGES OF SOUTHERN OAKS
UNIT NO. 190

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 6 OF 8

PLAT BOOK _____
PAGE _____

1 inch = 100 feet

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	898	0.021
B	1,040	0.024
C	17,754	0.408
D	111,967	2.570
E	130,719	3.001
F	70	0.002
G	70	0.002
H	70	0.002
I	77	0.002

NOTE

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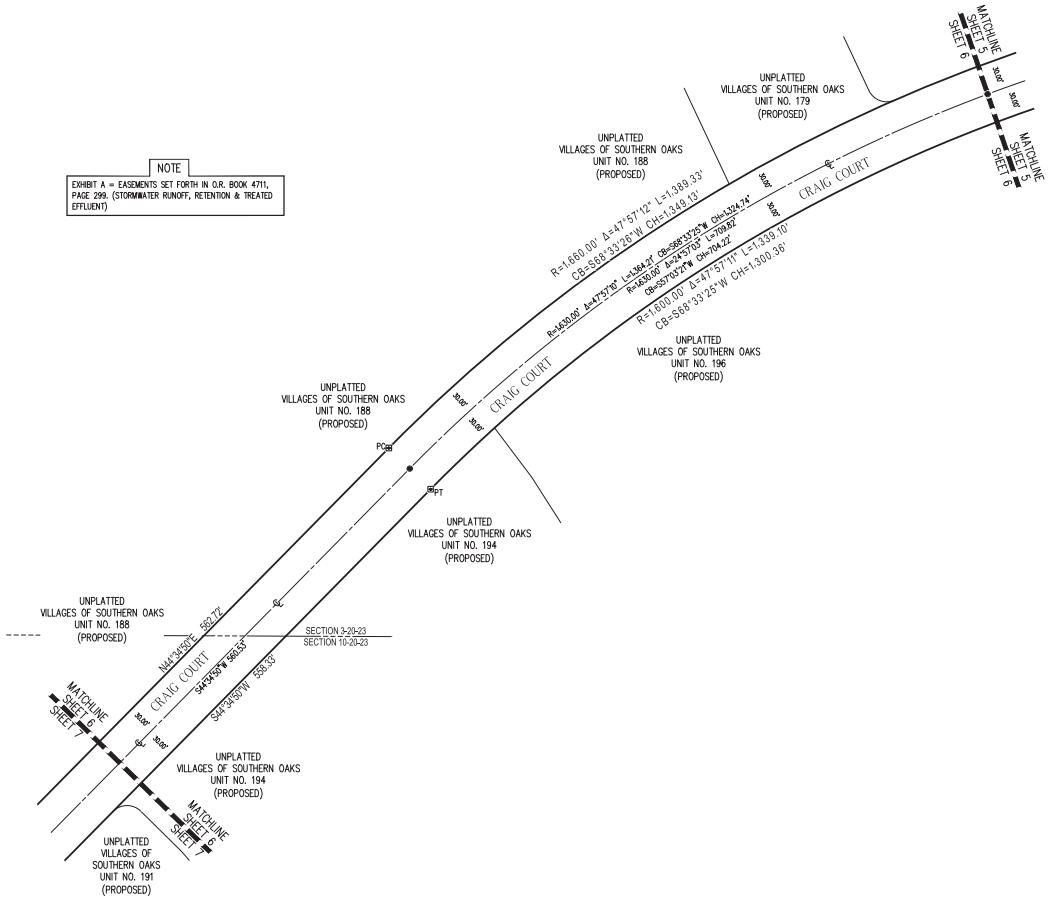

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○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
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L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
R	INDICATES RADIUS LENGTH
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SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

NT	INDICATES NON TANGENT
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
PB	INDICATES PLAT BOOK
PG.	INDICATES PAGE.
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:

CFB SURVEYING | GLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB6498

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SHEET 7 OF 8

PLAT BOOK _____
PAGE _____

SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	126.50'	42°09'02"	93.06'	S74°03'36"E	90.98'
C2	106.50'	7°08'11"	13.26'	N48°08'55"E	13.26'
C3	106.50'	28°51'35"	53.64'	N66°08'48"E	53.08'
C4	106.50'	31°37'00"	58.77'	S83°36'55"E	58.03'
C5	106.50'	29°37'37"	55.07'	S52°59'36"E	54.46'
C6	106.50'	24°42'55"	45.94'	S25°49'20"E	45.58'
C7	106.50'	7°18'12"	13.58'	S09°48'47"E	13.57'
C8	71.50'	23°17'20"	29.06'	N17°48'21"W	28.86'
C9	71.50'	3°29'50"	4.36'	N31°11'56"W	4.36'
C10	20.00'	90°00'00"	31.42'	N77°56'51"W	28.28'
C11	15.00'	90°57'46"	23.81'	S11°34'16"W	21.39'
C16	20.00'	90°00'00"	31.42'	S12°03'09"W	28.28'
C17	106.50'	26°47'10"	49.79'	N19°33'16"W	49.34'
C18	71.50'	32°01'07"	39.96'	S22°10'14"E	39.44'
C19	71.50'	97°14'23"	121.35'	S86°47'59"E	107.30'
C22	25.00'	89°02'14"	38.85'	S78°25'44"E	35.06'
C25	116.50'	11°13'17"	22.82'	N73°02'34"E	22.78'
C26	116.50'	44°43'58"	90.96'	S78°58'49"E	88.66'
C27	89.00'	97°14'23"	151.05'	S86°47'59"E	133.56'
C28	89.00'	1°45'33"	2.73'	S39°03'34"E	2.73'
C29	89.00'	97°14'23"	151.05'	S86°47'59"E	133.56'
C30	89.00'	32°01'07"	49.74'	S22°10'14"E	49.09'
C31	89.00'	26°47'10"	41.61'	N19°33'16"W	41.23'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	250.00'	18°17'16"	79.80'	S22°11'39"E	79.46'
C34	108.00'	32°47'52"	61.82'	S47°44'13"E	60.98'
C35	215.00'	43°45'36"	164.21'	N42°15'21"W	160.25'
C36	214.00'	11°39'15"	43.53'	S71°54'45"W	43.45'
C37	214.00'	6°53'32"	25.74'	S62°38'22"W	25.73'
C38	3110.00'	2°30'27"	136.10'	N32°33'33"W	136.09'
C39	89.00'	95°28'50"	148.31'	S87°40'45"E	131.74'
C40	20.00'	78°48'20"	27.51'	S83°59'00"W	25.39'
C41	20.00'	82°45'37"	28.89'	N03°12'01"E	26.44'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N88°17'33"E	14.69'
L2	N38°10'47"W	11.95'
L3	N38°10'47"W	4.73'
L4	S45°31'05"E	41.10'
L5	N32°56'51"W	5.64'
L6	S06°09'41"E	4.93'
L7	S06°13'59"E	23.04'
L8	S06°13'59"E	19.31'
L9	S18°33'18"E	31.49'
L10	S18°33'18"E	25.60'
L11	N38°10'47"W	7.93'
L12	N06°49'13"E	16.24'
L13	N38°10'47"W	80.49'
L14	S38°10'47"E	72.72'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	898	0.021
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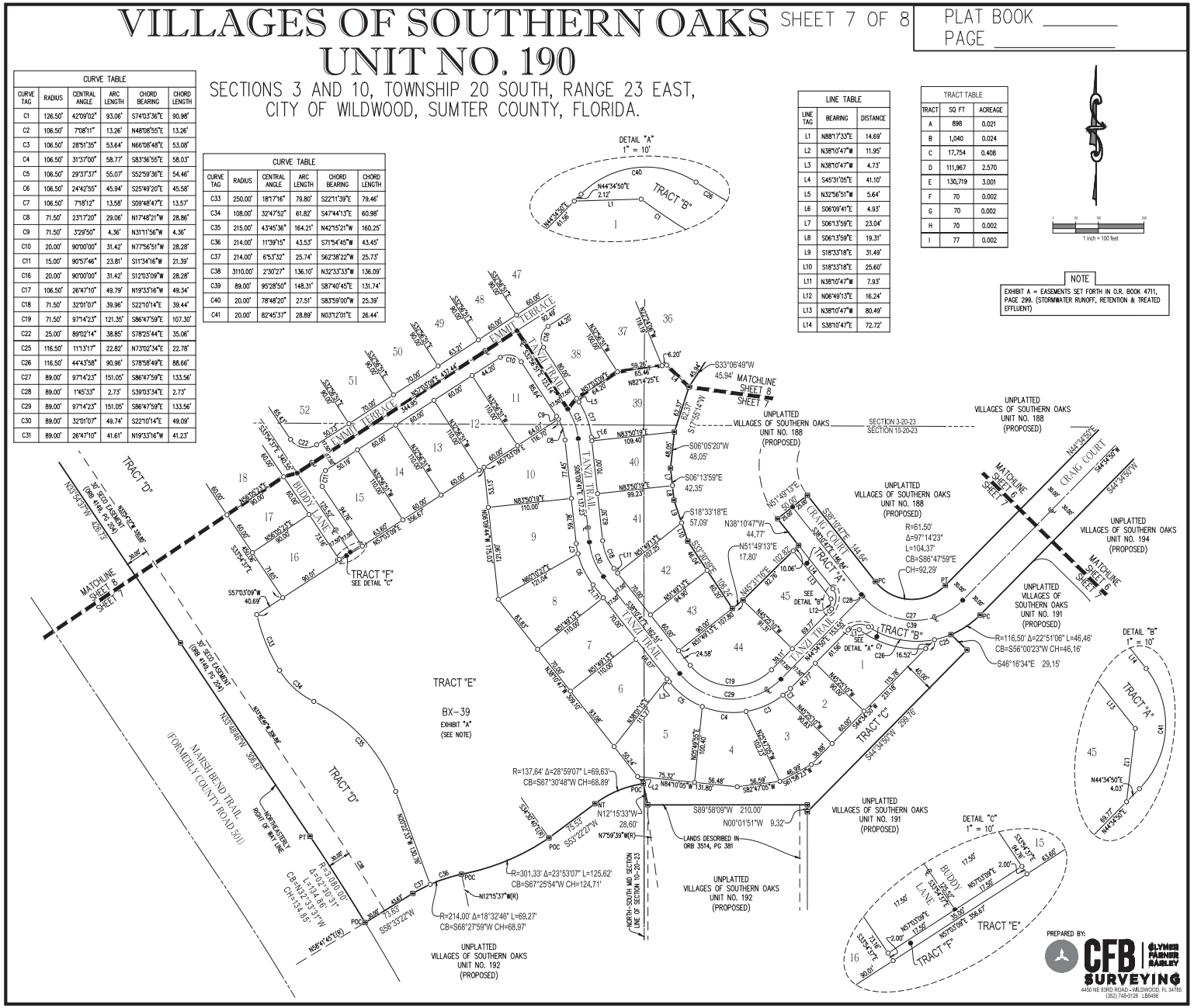

VILLAGES OF SOUTHERN OAKS UNIT NO. 190

SHEET 8 OF 8

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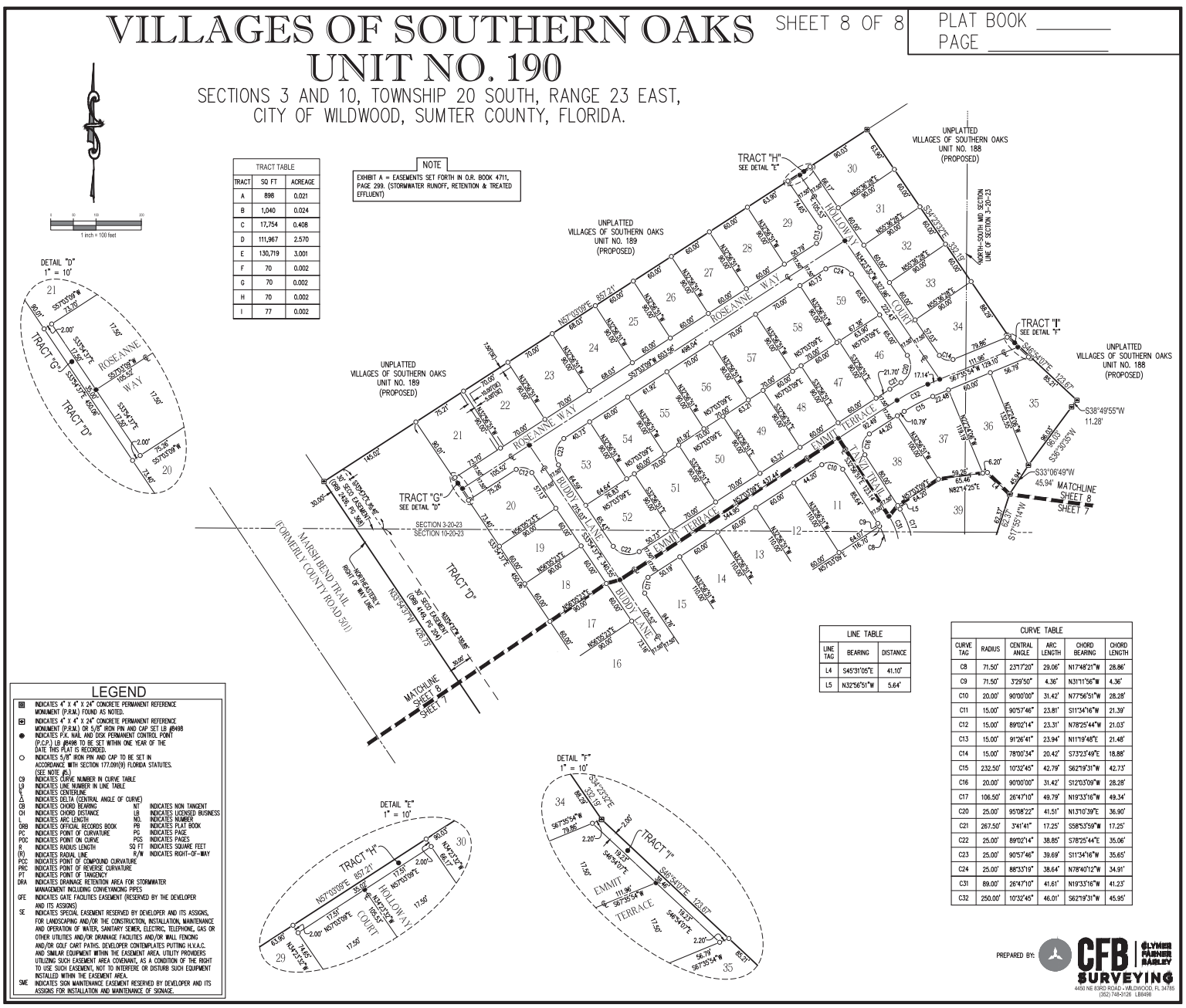

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LINE TABLE		
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L4	S45°31'05"E	41.10'
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CURVE TABLE					
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C12	15.00'	89°02'14"	23.31'	N78°25'44"W	21.03'
C13	15.00'	91°26'41"	23.94'	N11°19'48"E	21.48'
C14	15.00'	78°00'34"	20.42'	S73°23'49"E	18.88'
C15	232.50'	10°32'45"	42.79'	S62°19'31"W	42.73'
C16	20.00'	90°00'00"	31.42'	S12°03'09"W	28.28'
C17	106.50'	26°47'10"	49.79'	N19°33'16"W	49.34'
C20	25.00'	95°08'22"	41.51'	N13°10'39"E	36.90'
C21	267.50'	3°41'41"	17.25'	S58°53'59"W	17.25'
C22	25.00'	89°02'14"	38.85'	S78°25'44"E	35.06'
C23	25.00'	90°57'46"	39.69'	S11°34'16"W	35.65'
C24	25.00'	88°33'19"	38.64'	N78°40'12"W	34.91'
C31	89.00'	26°47'10"	41.61'	N19°33'16"W	41.23'
C32	250.00'	10°32'45"	46.01'	S62°19'31"W	45.95'

LEGEND

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PREPARED BY: CFB | CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-0126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Extension of Site Plan Approval SP 2302-012 The Casablanca at Wildwood**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

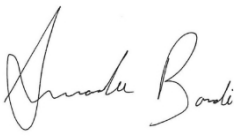
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking an extension from the City Commission of an approved Site Plan, on parcels D32-090 and D32-093, for SP 2302-012 The Casablanca at Wildwood. The site will consist of 54 multi-family dwelling units, with a pool and leasing office and associated infrastructure.

Case number SP 2302-012 was considered by the City Commission on Monday, December 11, 2023, and was approved. The applicant has requested a one-year extension. If approved, the extension will take effect December 11, 2024, and expire on December 11, 2025.



DATED: 11/19/2024
Amanda Bondi
Planner II, Development Services

PIONEER
CONSTRUCTION SERVICES, INC.

Subject: Casablanca at Wildwood
Permit Deadline Extension

November 19, 2024

GENERAL
CONTRACTOR
CGC 1505243

Interior
&
Specialty
Construction

To Whom It May Concern,

Pioneer Construction Services has recently become involved in the Casablanca at Wildwood project. We are excited for the opportunity and the impact it would have on the City of Wildwood and surrounding area. We are planning to move forward quickly, but would request an extesnion of the upcoming December 11th, 2024 deadline. We will need additional time to coordinate utilities, mobilize trades and arrange funding.

Please let us know if additional information is needed in order to approve this request. We are happy to provide any information needed.

Thank you,

Website:

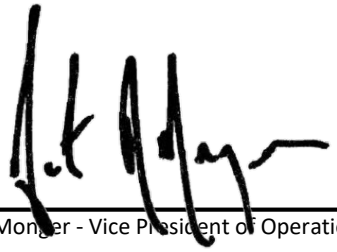
www.pioneer-construction.com

E-Mail:

info@pioneer-construction.com

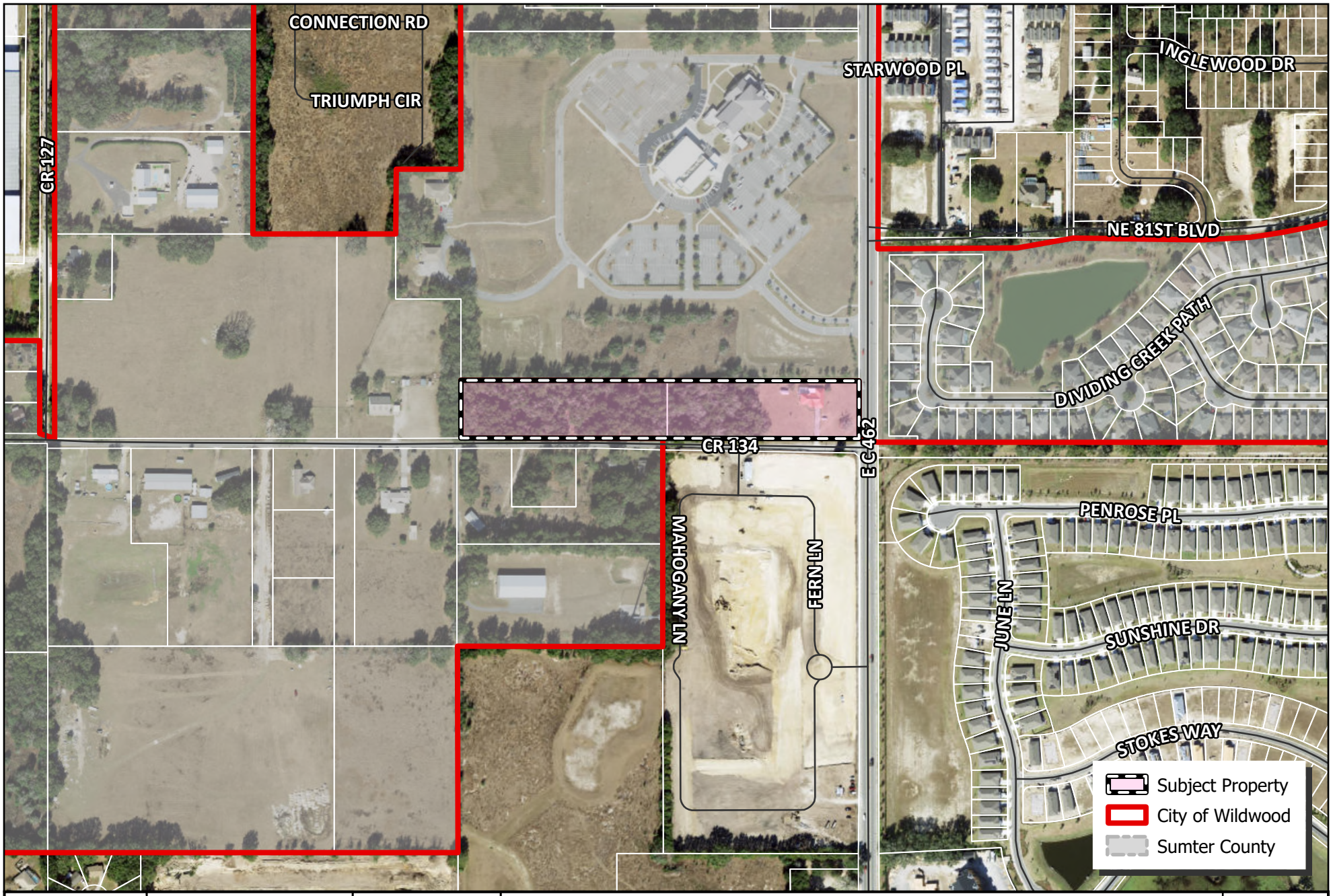
By:

Pioneer Construction Services, Inc
(Contractor)



Scott Monger - Vice President of Operations

786 West Montrose St.
Clermont, FL
34711
Phone: 407- 816 - 6331
Fax: 407- 816 - 6332



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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0 0.01 0.02 0.03 0.04 0.06
Miles

SP 2302-012

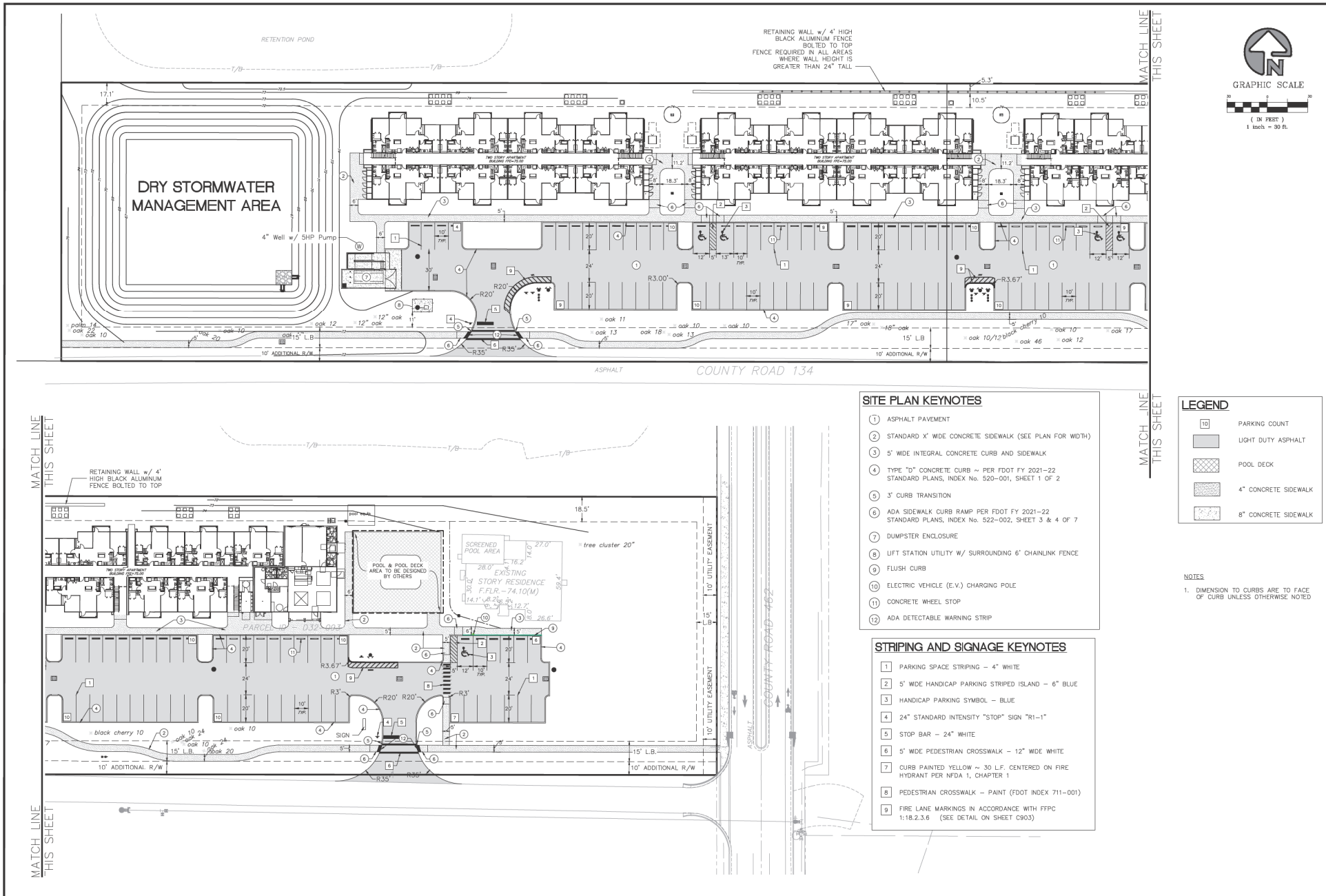
THE CASABLANCA AT WILDWOOD

PARCELS D32-090 & D32-093

MAP 1B

LOCATION MAP

NOV 2024



SITE PLAN KEYNOTES

1. ASPHALT PAVEMENT
2. STANDARD X' WIDE CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
3. 5' WIDE INTEGRAL CONCRETE CURB AND SIDEWALK
4. TYPE "D" CONCRETE CURB ~ PER FDOT FY 2021-22 STANDARD PLANS, INDEX No. 520-001, SHEET 1 OF 2
5. 3' CURB TRANSITION
6. ADA SIDEWALK CURB RAMP PER FDOT FY 2021-22 STANDARD PLANS, INDEX No. 522-002, SHEET 3 & 4 OF 7
7. DUMPSTER ENCLOSURE
8. LIFT STATION UTILITY W/ SURROUNDING 6' CHAINLINK FENCE
9. FLUSH CURB
10. ELECTRIC VEHICLE (E.V.) CHARGING POLE
11. CONCRETE WHEEL STOP
12. ADA DETECTABLE WARNING STRIP

LEGEND

- 10 — PARKING COUNT
- LIGHT DUTY ASPHALT
- POOL DECK
- 4" CONCRETE SIDEWALK
- 8" CONCRETE SIDEWALK

STRIPING AND SIGNAGE KEYNOTES

1. PARKING SPACE STRIPING – 4" WHITE
2. 5' WIDE HANDICAP PARKING STRIPED ISLAND – 6" BLUE
3. HANDICAP PARKING SYMBOL – BLUE
4. 24" STANDARD INTENSITY "STOP" SIGN "R1-1"
5. STOP BAR – 24" WHITE
6. 5' WIDE PEDESTRIAN CROSSWALK – 12" WIDE WHITE
7. CURB PAINTED YELLOW ~ 30 L.F. CENTERED ON FIRE HYDRANT PER NFDA 1, CHAPTER 1
8. PEDESTRIAN CROSSWALK – PAINT (FDOT INDEX 711-001)
9. FIRE LANE MARKINGS IN ACCORDANCE WITH FFPC 1:18.2.3.6 (SEE DETAIL ON SHEET C903)

NOTES

1. DIMENSION TO CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

REV	DATE	DESCRIPTION	APP'D BY
4	10-30-2023	RESPONSE TO THE CITY OF WILDWOOD	JB
3	10-17-2023	RESPONSE TO THE CITY OF WILDWOOD	JB
2	09-01-2023	RESPONSE TO THE CITY OF WILDWOOD	JB
1	08-15-2023	RESPONSE TO THE CITY OF WILDWOOD	JB
INITIAL	02-21-2023	INITIAL SUBMITTAL OF CIVIL CONSTRUCTION PLANS	JB

THE CASABLANCA OF WILDWOOD

SITE PLAN

HIGHLAND ENGINEERING, INC.
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27812

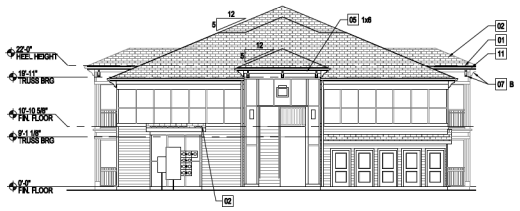
JOB No.:	86P-001
DESIGNED BY:	JWB
DRAWN BY:	AJV
APPROVED BY:	JWB
DATE:	2/19/2023
SHEET:	C200

JEFFREY W. BOWMAN LICENSE No 64122 STATE OF FLORIDA PROFESSIONAL ENGINEER



4 Left Side Elevation

3/32" = 1'-0"



3 Left Side Elevation

3/32" = 1'-0"



2 Rear Elevation

3/32" = 1'-0"



1 Front Elevation

3/32" = 1'-0"

Scale: 1 = 1'-0"

SHEET NOTES

A REFER TO SHEET A1.03 FOR GENERAL NOTES

B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES

C REFER TO SHEETS A9.11 & A9.21 FOR DOOR & WINDOW SCHEDULES

D ALL BANDS SHALL RETURN TO INTERIOR CORNER

E ALL TRIM TO BE SMOOTH TEXTURE, ALL HORIZONTAL LAP SIDING TO BE WOOD GRAIN TEXTURE

F PAINT COLOR AND LOCATION PER OWNER

G ALL TYPICAL ROOF SLOPES TO BE 5:12 UNO

H REFER TO ROOF PLANS FOR GUTTERS & DOWNSPOUTS WHERE INDICATED AND COORDINATE LOCATIONS WITH SITE CONDITIONS. PROVIDE RAIN DIVERTER ON GUTTER WHERE NECESSARY TO AVOID OVERFLOW FROM GUTTER. COLOR TO BE SELECTED BY OWNER.

KEY NOTES

01 TYPICAL: FASCIA TRIM: 5/4x8 FIBER CEMENT FASCIA BOARD OVER 2x8 W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER, 5/4x12 OVER 2X12 @ RAISED ROOF AREAS.

02 ASPHALT SHINGLE ROOF PER SPECS

03 FIBER CEMENT PANEL.

04 ONE-PIECE COMPOSITE CORNER TRIM: 5/4x6x4, UNO

05 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.

06 FIBER CEMENT 1 X 3 BATTEN

07 DECORATIVE FOAM BRACKET. PROVIDE 1x TRIM BEHIND BRACKET AS NEEDED SO BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 2/A6.41

08 BALCONY NOSING; T-BAR AT UPPER FLOORS

09 BUILDING SIGN ON FIBER CEMENT PANEL w/1x4 FIBER CEMENT TRIM BOARD SURROUND, PROVIDE EXTERIOR LIGHT FIXTURE ABOVE

10 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOOR U.N.O.

11 SEAMLESS 6" ALUMINUM GUTTERS, STYLE BY OWNER

12 4"x6" ALUMINUM SQUARE DOWN SPOUTS

13 FIBER CEMENT HORIZONTAL LAP SIDING: 6" EXPOSURE

14 STEEL GUARDRAIL: 42" AFF AT BALCONIES, BREEZEWAYS AND STAIR LANDINGS; PAINTED FINISH COLOR BY OWNER

15 CEMENT PLASTER PER ASSEMBLY

16 DECORATIVE LIGHT FIXTURE PER SCHEDULE

17 NOT USED

18 ELECTRICAL PANEL

19 FACP / FIRE RISER CLOSET: SEE MEP FOR DETAILS. SEE PLANS & SITE PLAN FOR LOCATION. DOOR & FRAME TO BE PAINTED SAME AS SURROUNDING WALL.

20 BALCONY RAILING

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ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
407.830.1400
AR97193

www.forumarchitecture.com

The Casablanca of Wildwood

Sumter County, FL

02/24/2023
Andrew Scott Roark
AR97193



This item has been electronically signed and sealed by Andrew Scott Roark, Registered Architect on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SET DISTRIBUTIONS:

10/21/2022	Schematic Design Set
12/02/2022	40% Progress Set
12/21/2022	70% Progress Set
02/07/2023	90% Progress Set
02/22/2023	Permit Set

SHEET REVISIONS:

PROJECT NO. 4406

Building Type I - Exterior Elevations

A6.11

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4 Right Side Elevation

3/32" = 1'-0"



3 Left Side Elevation

3/32" = 1'-0"

SHEET NOTES

A REFER TO SHEET A1.03 FOR GENERAL NOTES

B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES

C REFER TO SHEETS A9.11 & A9.21 FOR DOOR & WINDOW SCHEDULES

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KEY NOTES

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18 ELECTRICAL PANEL

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20 BALCONY RAILING



2 Rear Elevation

3/32" = 1'-0"



1 Front Elevation

3/32" = 1'-0"

Scale: 1 = 1'-0"

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The Casablanca of Wildwood

Sumter County, FL

02/24/2023
Andrew Scott Roark
AR97193

STATE OF FLORIDA · ANDREW SCOTT ROARK · AR97193 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Andrew Scott Roark, Registered Architect on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SET DISTRIBUTIONS:

10/21/2022	Schematic Design Set
12/02/2022	40% Progress Set
12/21/2022	70% Progress Set
02/07/2023	90% Progress Set
02/22/2023	Permit Set

SHEET REVISIONS:

PROJECT NO. 4406

Building Type II
-Exterior Elevations

A6.12

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2410-002 HEU Wildwood**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2410-002 HEU Wildwood
Applicant/Owner(s)	Heushtein A. Moise
Acreage	0.59 +/-
Property Location	The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.
Parcel(s)	G16A002, G16A008, G16A011, & G16DA003
Date	November 18, 2024

The applicant/owner Heushtein A. Moise has submitted a voluntary annexation application for parcels G16A002, G16A008, G16A011, & G16DA003. The property to be annexed totals 0.59 acres MOL and is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection located within the Hearty Host Lake Resort according to Plat Book 3 Page 57 and Plat Book 4 Page 62. Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave." The properties will each have 1 dwelling unit with the projected type to be a mobile home.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-67

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.59 ACRES GENERALLY LOCATED APPROXIMATELY 0.30 MILES SOUTHEAST OF THE E SR 44 AND MEGGISON RD INTERSECTION, IN SECTION 16, 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 generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection, 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 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 Heushtein A. Moise, is more particularly described as follows:

Parcels G16A002, G16A008, G16A011, & G16DA003
Heushtein A Moise
0.59 +/-

LEGAL DESCRIPTION

PARCEL G16A002 (0.11+/-)

LOT 2, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A008 (0.11+/-)

LOT 8, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A011 (0.17+/-)

LOT 11, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16DA003 (0.20 +/-)

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 62, OF THE PUBLIC RECORDS OF 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 ordinance 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 are 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

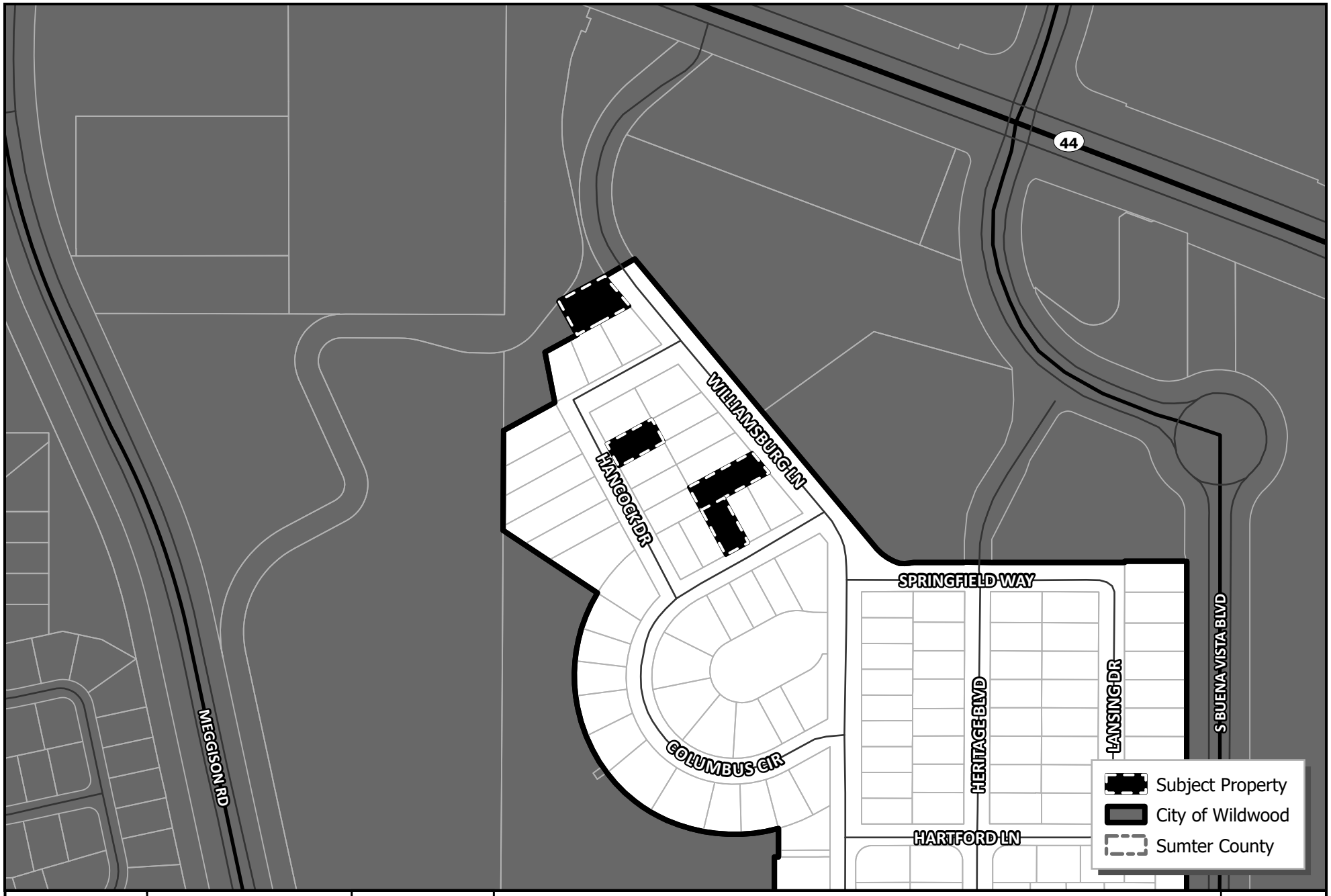
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 55 110 220

AN 2410-002

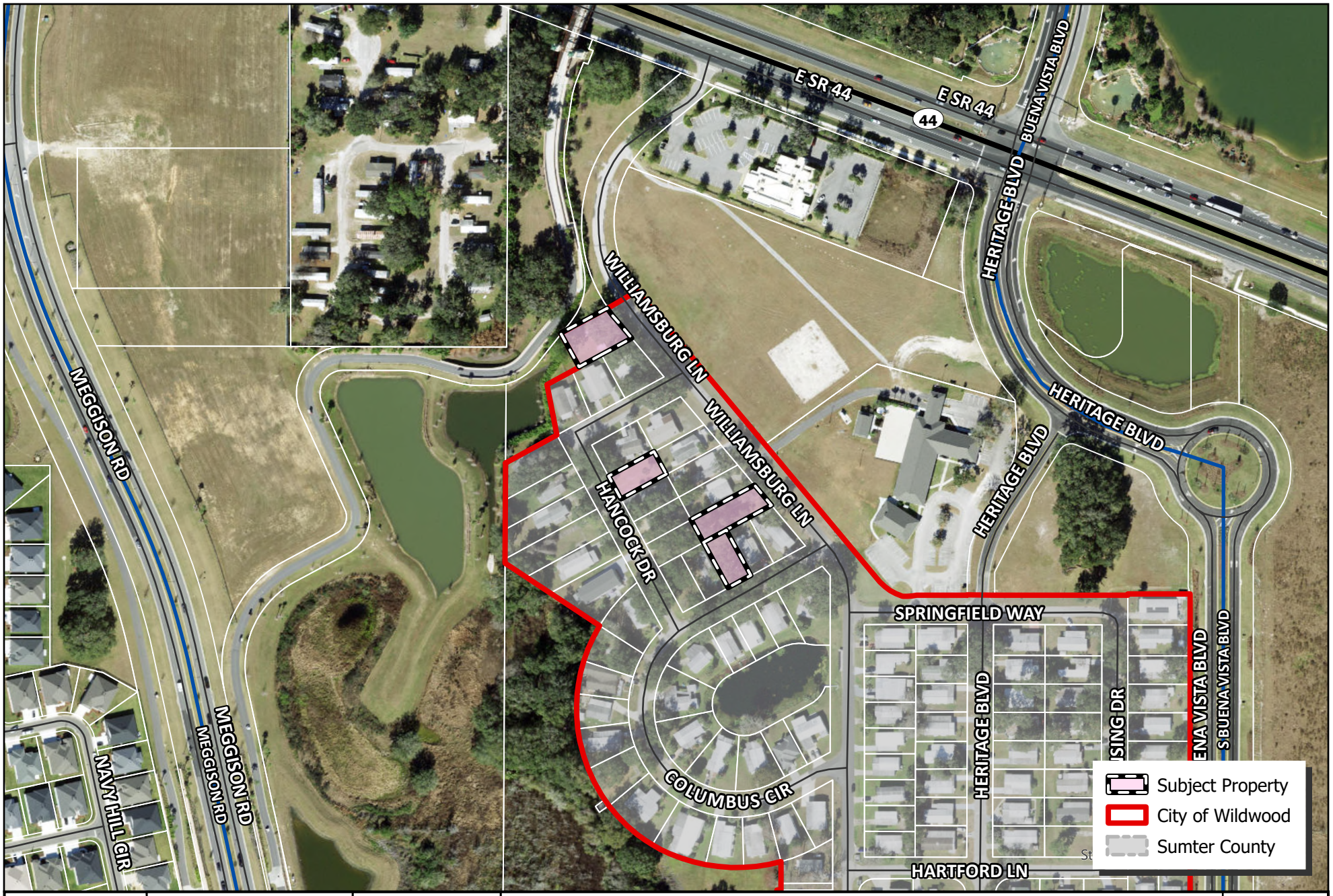
HEU WILDWOOD

PARCELS G16A002, G16A008, G16A011 & G16DA003

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 00.01 0.02 0.03 0.04 Miles

AN 2410-002

HEU WILDWOOD

PARCELS G16A002, G16A008, G16A011 & G16DA003

MAP 1B

LOCATION MAP

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-67

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

WILDWOOD
EST. 1877
FLORIDA

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

October 23, 2024

KINSMEN PROPERTIES LLC
100 DUBBS ST
UMATILLA, FL 32784

Your Parcel Number(s): G16A006

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Heushtein A. Moise
OWNERS:	Heushtein A. Moise
CASE NUMBER:	AN 2410-002
PARCEL NUMBERS:	G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on November 11, 2024, at 9a.m. and a public hearing to be held on **November 25, 2024, at 7 p.m.**

O2024-67 proposes a voluntary annexation of the above listed parcels.

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.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

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.*

X *I support this request.* email dsdinfo@wildwood-FL.gov

___ *I do not object to this request.*

___ *I do not support this request for the following reason(s)* _____

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

October 23, 2024

STONE STEPHEN R & NANCY A
5612 WILLIAMSBURG LN
WILDWOOD, FL 0

Your Parcel Number(s): G16A013

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Heushtein A. Moise
OWNERS:	Heushtein A. Moise
CASE NUMBER:	AN 2410-002
PARCEL NUMBERS:	G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on November 11, 2024, at 9a.m. and a public hearing to be held on **November 25, 2024, at 7 p.m.**

O2024-67 proposes a voluntary annexation of the above listed parcels.

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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.
X I do not object to this request.
___ I do not support this request for the following reason(s) _____

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

October 23, 2024

ADAMS ROBERT ARTHUR
5625 HANCOCK DR
WILDWOOD, FL 34785

Your Parcel Number(s): G16A001

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Heushtein A. Moise
OWNERS:	Heushtein A. Moise
CASE NUMBER:	AN 2410-002
PARCEL NUMBERS:	G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

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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) We do not support annexation of any properties until the entire community is advised as to unknown fees and taxes.

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

WILDWOOD FLORIDA EST. 1877

October 23, 2024

FINNEY TARA LEIGH
5450 COLUMBUS CIR
WILDWOOD, FL 34785

Your Parcel Number(s): G16A009

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Heushtein A. Moise
OWNERS:	Heushtein A. Moise
CASE NUMBER:	AN 2410-002
PARCEL NUMBERS:	G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on November 11, 2024, at 9a.m. and a public hearing to be held on **November 25, 2024, at 7 p.m.**

O2024-67 proposes a voluntary annexation of the above listed parcels.

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.

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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) I dont want to pay Impact fees, he has no permits, He has not been inspected all 3 homes he has, These homes are junk. No inspection for any of these home - No dont want him to be annexed in until the community is advised to what the additional fees and taxes will be.

Hee Moisey

Thankyou Tara Finney

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

October 23, 2024

REYNOLDS BARBARA LEE (LE)
5593 HANCOCK DR
WILDWOOD, FL 0

Your Parcel Number(s): G16A005

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Heushtein A. Moise
OWNERS:	Heushtein A. Moise
CASE NUMBER:	AN 2410-002
PARCEL NUMBERS:	G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

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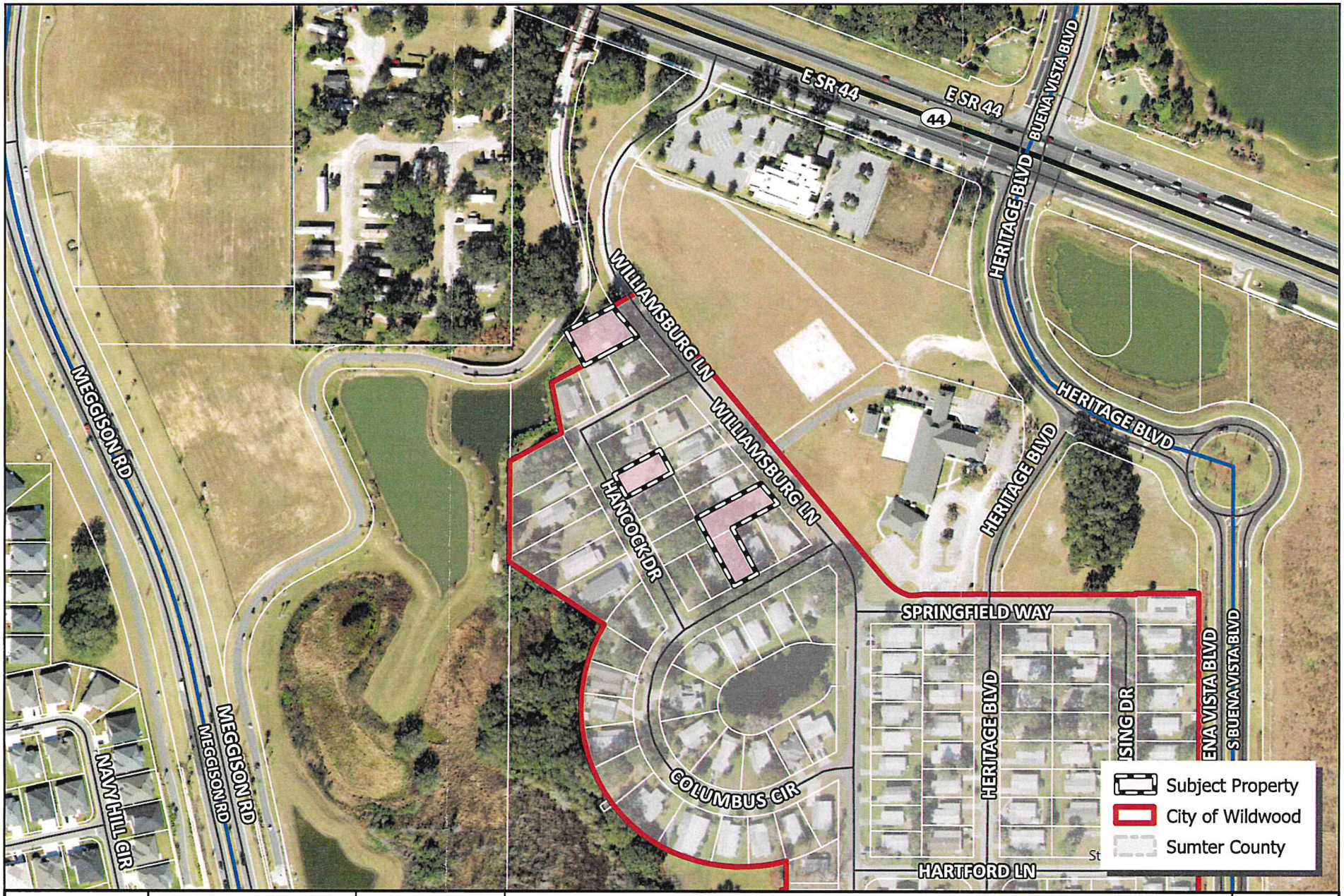
APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

X I support this request.
___ I do not object to this request.
___ I do not support this request for the following reason(s) _____

Why not annex the whole park?



EST. 1877 WILDWOOD FLORIDA

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

N

0 00.01 0.02 0.03 0.04 Miles

AN 2410-002

HEU WILDWOOD

PARCELS G16A002, G16A008, G16A011 & G16DA003

MAP 1B
LOCATION MAP
OCT 2024

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2409-001 Indian Oaks Self Storage**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	AN 2409-001
ORDINANCE NUMBER	O2024-71
APPLICANTS	LPG Urban and Regional Planners, LLC
OWNER	JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
PROPERTY LOCATION	The property is generally located at the northeast corner at the intersection of CR 500 and E C 470, 227 CR 500.
PARCEL NUMBER	K09A020
DATE	November 18, 2024

The owner applicant LPG Urban & Regional Planners LLC and owner JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019 have submitted a voluntary annexation of parcel K09A020. The property is approximately 10.02 acres MOL and is located at 227 CR 500, located at the northeast corner of the intersection of CR 500 and E C 470. Annexation into the City is appropriate because the property is located in the City's Joint Planning Area with Sumter County.

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 General Commercial- Neighborhood (C-2) Zoning Designation, which is compatible with adjacent uses and allows for the erection of a multi-story self-storage facility on the site. City water is currently available at the northwest intersection of Marsh Bend Trail and CR 500, the

applicant intends to connect to City water. However, aside from being outside of the connection matrix requirement, it has been determined that the cost to extend wastewater lines is too significant to justify wastewater connection. The applicant is expected to receive a temporary waiver of the requirement to connect to the City's Sanitary Sewer per section 19-26 and 19-27. At the time that the City's Sanitary Sewer lines are available, the applicant will be required to connect.

Dated: 11/18/2024



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-71

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 10.02 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 500 AND EC 470, IN SECTION 9 AND 10, TOWNSHIP 20 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 northeast corner of the intersection of CR 500 and EC 470, 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 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 Judy R. Snell and Pamela A. Hansard, as Co-Trustees of the Margie E. Sovercool Living Trust Agreement dated June 26, 2019, is more particularly described as follows:

Parcel K09A020
Judy R. Snell and Pamela A. Hansard, as Co-Trustees of the Margie E. Sovercool Living Trust Agreement dated June 26, 2019
10.02 +/-

LEGAL DESCRIPTION

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845

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
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

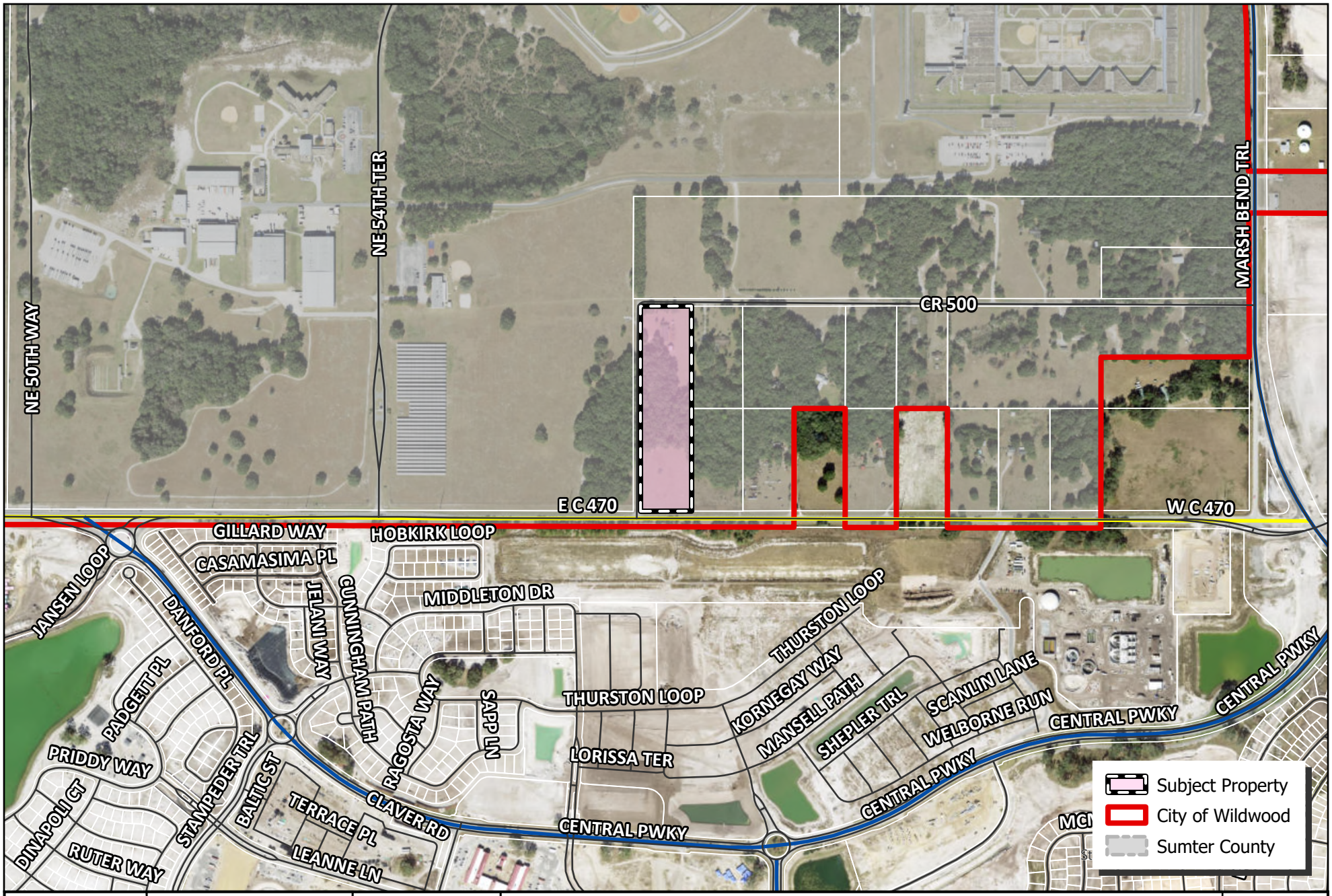
N
US Feet
0 187.5 375 750

AN 2409-001

INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1A
LOCATION MAP
OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12 Miles

AN 2409-001

INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1B

LOCATION MAP

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:O2024-71

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

ALTA/NSPS LAND TITLE SURVEY

ITEMS CORRESPONDING TO SCHEDULE B-II

5. All matters contained on the Plat of Indian Oaks, as recorded in Plat Book 4, Page 53, Public Records of Sumter County, Florida.
THIS ITEM IS PLOTTED HEREON.

6. Covenants, conditions, and restrictions recorded in O.R. Book 252, Page 614, Public Records of Sumter County, Florida.
THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.

7. Easement contained in instrument recorded August 17, 2007, under O.R. Book 1825, Page 588, Public Records of Sumter County, Florida.
THIS ITEM IS PLOTTED HEREON.

MISCELLANEOUS NOTES

MN1 AN ADDRESS OF 227 COUNTY ROAD 500 WAS POSTED ON THE SURVEYED PROPERTY.

MN2 THE SURVEYED PROPERTY CONTAINS AN AREA OF 10.02 ACRES (436,542 SQUARE FEET), MORE OR LESS.

MN3 ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

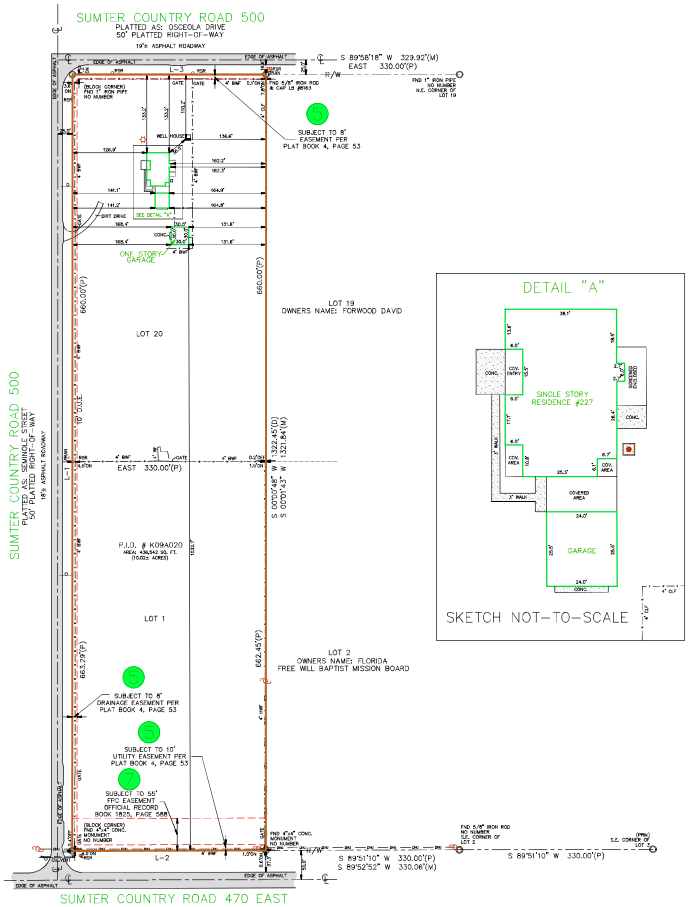
MN4 THERE ARE 0 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.

MN5 ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY *AFTER* YOU CALL. LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

MN6 THE SURVEYED PROPERTY HAS ACCESS TO COUNTY ROAD 500, A 50 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.

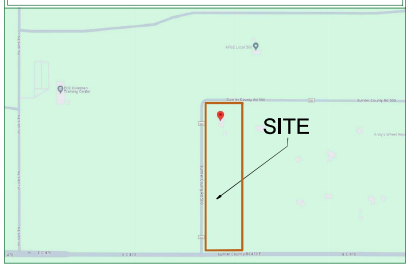
MN7 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED, AND ALL PARCELS ARE CONTIGUOUS.

MN8 ADJOINER INFORMATION IF SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.



NORTH
SCALE: 1" = 100'

VICINITY MAP - NOT TO SCALE



RECORD DESCRIPTION

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

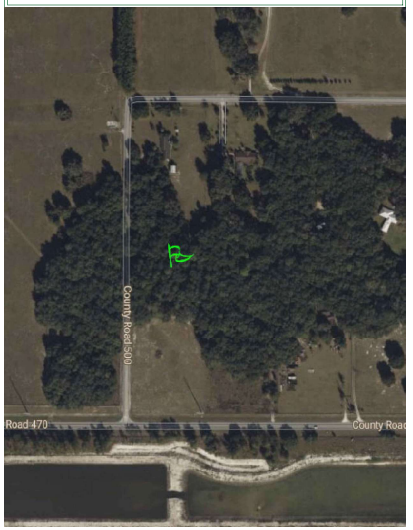
AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845, DATED 09/04/2023 @ 5:00 PM.

LINE TABLE					
LINE	LENGTH	BEARINGS		LENGTH	BEARINGS	
L-1	1323.29'	N 00°03'48" E	(D)	1323.03'	N 00°00'34" E	(M)
L-2	330.00'	S 89°51'10" W	(P)	329.84'	S 89°52'00" W	(M)
L-3	330.00'	EAST	(P)	330.29'	S 89°55'37" E	(M)

AERIAL VIEW



PROPERTY ADDRESS: 227 COUNTY ROAD 500 - WILDWOOD, FLORIDA 34785

LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.O.E. = POINT OF ENTRANCE
℄ = CENTER LINE
M&D = MAIL AND DATE
P.O.T. = POINT OF TILT
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R = RADIUS
L = ARC LENGTH
Δ = CENTRAL ANGLE
CH = CHORD
CB = CHORD BEARING
D.U.E. = DRAINAGE/UTILITY EASEMENT
CONC = CONCRETE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PM = MATER METER
W.M.E. = WATER METER EASEMENT
UMU = CUTOFF/UTILITY LINE
N.A.= CORNER NOT ACCESSIBLE
FND = FOUND
SIC = SPIKE IN CURB
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
CLF = CHAIN LINK FENCE
WF = WOOD FENCE
PVF = PVC FENCE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY DESCRIBED HEREON APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 44 FEET), AH (EL 45 FEET), PLAIN & ZONE AE (EL 44 FEET), AREA WITHIN 500 YEAR FLOOD PLAIN, PER F.I.R.M. (F.I.P.S.#) 12119C0115F, DATED 09/28/2018.
THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. FOR ACCURATE FLOOD INFORMATION CONTACT THE FLOOD INSURANCE RATE MAP (FIRM) AT THE LOCAL BUILDING DEPARTMENT.

FIRST CHOICE SURVEYING, INC.

POINTS OF INTEREST:
NONE APPARENT

GRAPHIC SCALE: 1" = 100'
0' 50' 100' 200'

SURVEYOR'S NOTES
1. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A CONVEYANCE, FOR TITLE PURPOSES AND NO OTHER USE OR PURPOSE IS INTENDED BY OTHERS.
2. UNLESS SHOWN, INTERSECTIONS, UTILITIES, IMPROVEMENTS, EXTRAORDINARY CONDITIONS AND/OR ENCROACHMENTS WERE NOT LOCATED OR SHOWN.
3. BEARINGS ARE BASED ON THE MONUMENTED EAST RIGHT-OF-WAY LINE OF SUMTER COUNTY, ROAD 500, SUMTER COUNTY, FLORIDA, AS BEING N 0°03'48" E, AND ALL OTHER TO BE TO SUCH AS BEING RELATIVE THERETO.
4. THE DISTRIBUTION OF THIS SURVEY IS FOR THE USE OF THE PERSONS AND ENTITIES NAMED HEREON AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
5. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THE LANDS DESCRIBED HEREON TYING ANY ABSTRACTED EASEMENTS OR OTHER RECORDED DATA SHOWN ARE THOSE AS PROVIDED BY THE PURCHASER OF THE COUNTY.

DATE	REVISION	DATE	REVISION

CERTIFIED TO:
ROMAN KARRAN AND/OR ASSIGNS; CLAYTON H. BLANCHARD JR. P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CLIENT NO: N/A
JOB NO: 23-084
FIELD DATE: 01/24/24
APPROVED BY: DS
CHECKED BY: ED
DRAWN BY: DS
DRAWN DATE: 01/25/2024

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 7(a), 8, 9 and 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2024.

ALAN J. LYON (SIGNATURE, RIGHT) IS CERTIFY THAT THE SURVEY OF THE BOUNDARY DESCRIBED PROPERTY THAT PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17, IN THE STATUTE 472.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

01/25/2024
CERTIFIED BY: ALAN JEREMIAH LYON NO. 5144 DATED
FOR: FIRST CHOICE SURVEYING, INC.
P.O. STATE LAKE ELMORE, FL 32767
407-831-3455 (OFFICE) 407-333-5455 (FAX), LB 7504
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND
TRANS = TRANSFORMER
= WELL
= SIGN
= MITERED END SECTION
= POWER POLE
= LIGHT POLE

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2410-003 VOSO 11th Amendment Annexation**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2410-003 VOSO 11th Amendment Annexation
Applicant/Owner(s)	The Villages Development Company, LLC/ The Villages of Lake Sumter, Inc.
Acreage	9.475 +/- MOL
Property Location	The subject parcel is located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd
Parcel(s)	G16-005 and portion of Parcel G16-100
Date	November 18, 2024

The applicant, The Villages Development Company, LLC, has submitted a voluntary annexation application, on behalf of property owner, The Villages of Lake-Sumter, Inc. for parcel G16-005 and portion of Parcel G16-100. The area to be annexed is approximately 9.475 acres of land with both parcels combined. The subject parcel is located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd. Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

The property consists of a wooded residential vacant land within the Sumter County limits that the applicant is requesting to be annexed into the City of Wildwood as part of a larger development.

Upon annexation into the City, the applicant will then submit applications to establish a future land use designation and zoning district. Once the future land use and zoning are established, the applicant may proceed with submitting site plans or improvement plans to develop the property consistent with the zoning.

DATED: 11/18/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-73

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 9.745 ACRES LOCATED JUST SOUTH OF C-44A AND APPROXIMATELY 0.20 MILES EAST OF THE INTERSECTION OF C-44A AND SOUTH BUENA VISTA BVLD., IN SECTION 16, 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 just south of C44-A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd., 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 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 The Villages of Lake-Sumter, Inc., is more particularly described as follows:

Parcel G16-005 and a portion of Parcel G16-100
The Villages of Lake-Sumter, Inc.
9.745 +/-

LEGAL DESCRIPTION

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP,

LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2)

THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3)

THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA);

THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY

RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2)

THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3)

THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4)

THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5)

THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

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
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

US Feet
0 90 180 360

AN 2410-003

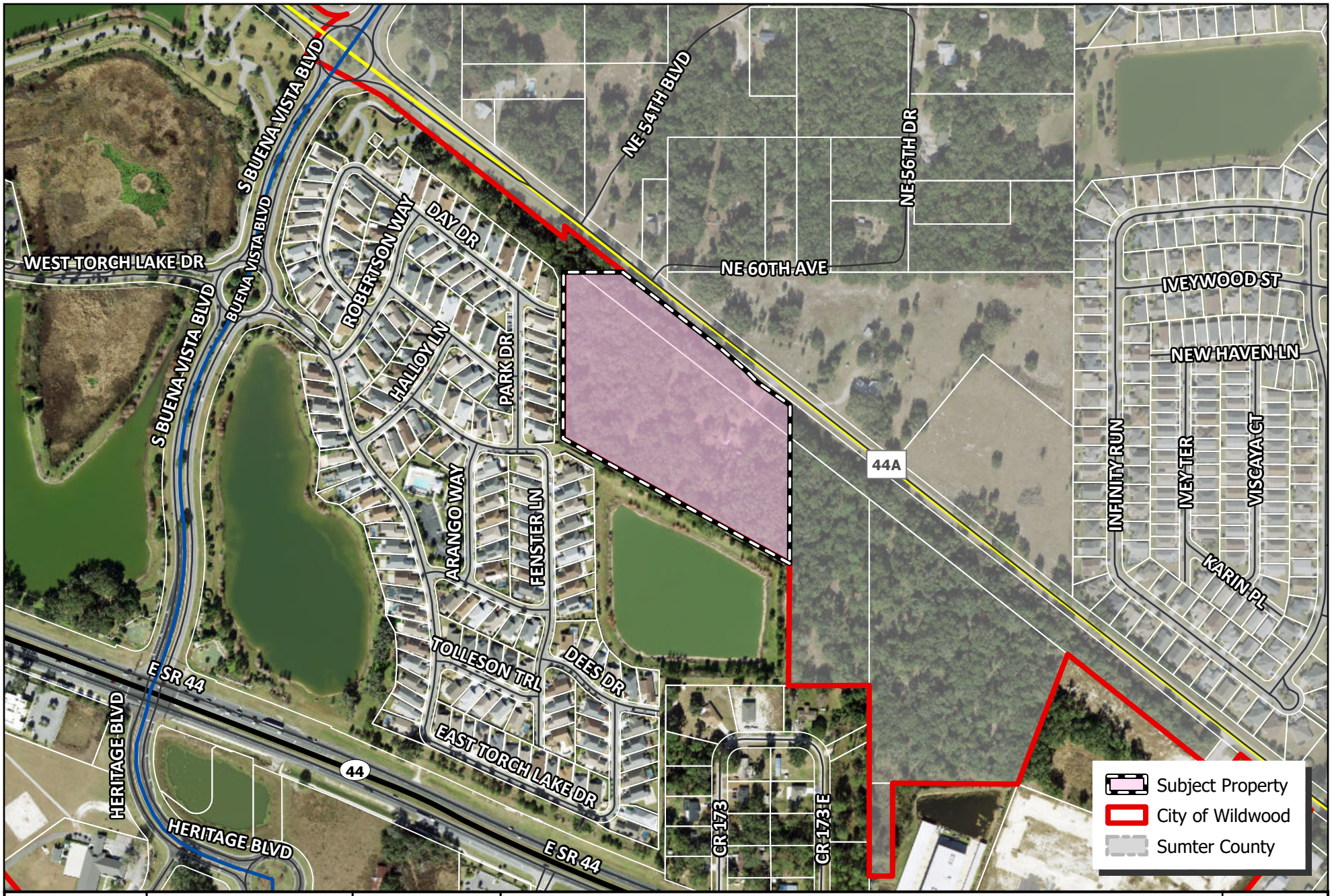
VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06 Miles

AN 2410-003

VOSO - 11TH AMENDMENT

PARCEL G16-005 & PORTION OF PARCEL G16-100

MAP 1B

LOCATION MAP

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-73

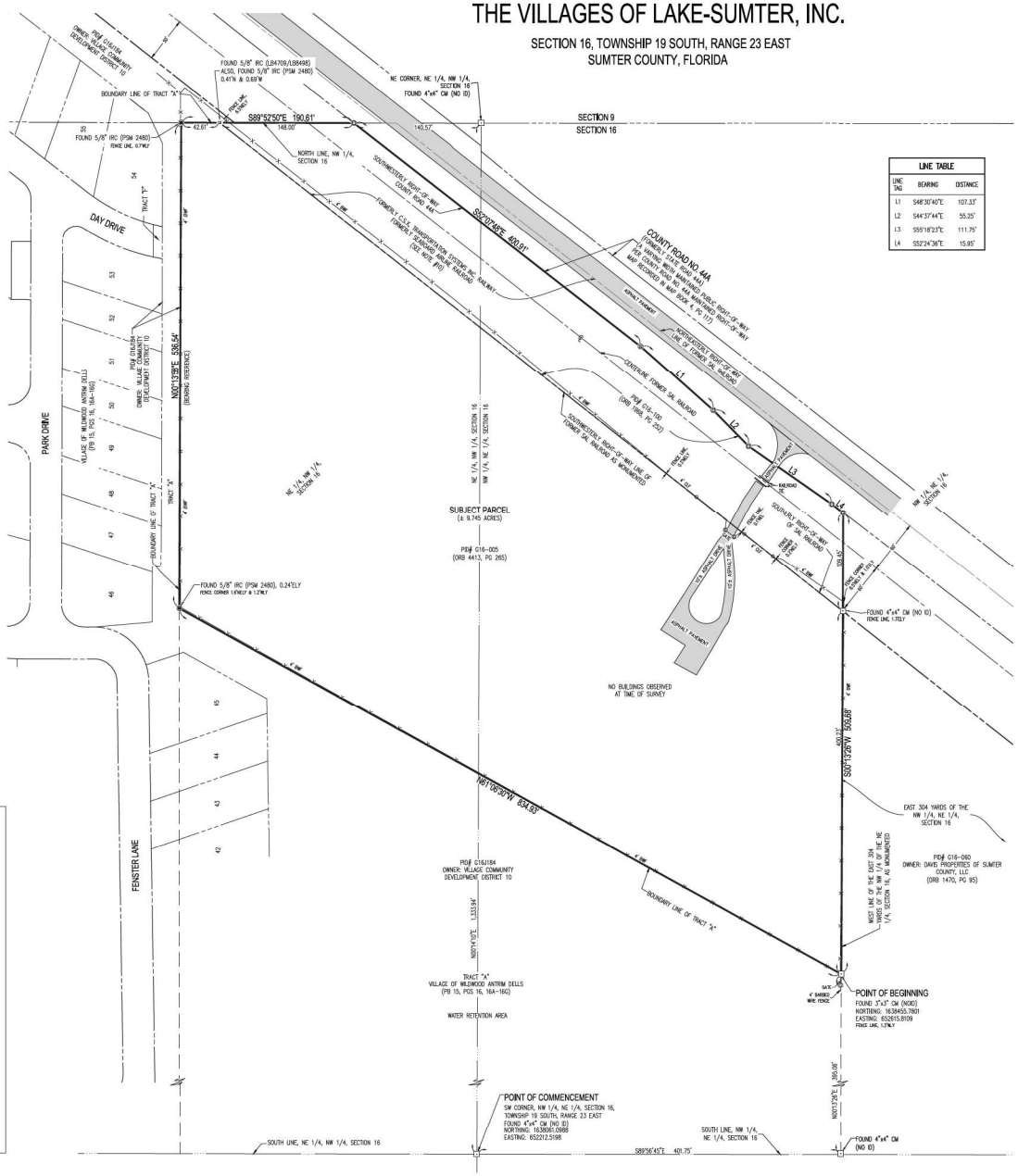
This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ 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.

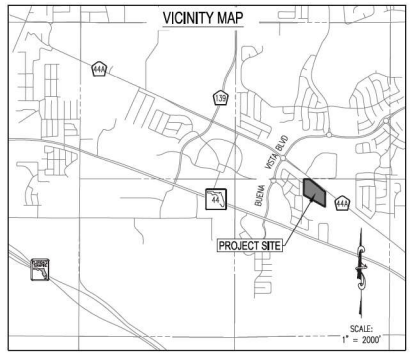
[1] See Section 166.041(4)(c), Florida Statutes.

BOUNDARY SURVEY
-FOR-
THE VILLAGES OF LAKE-SUMTER, INC.

SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S48°30'40"E	107.33'
L2	S44°37'44"E	55.25'
L3	S55°18'23"E	111.75'
L4	S52°24'36"E	15.95'



LEGAL DESCRIPTION:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2) THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3) THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA); THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST ¼ OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2) THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3) THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4) THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5) THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL HAS A BEARING OF NORTH 00°13'58" EAST.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C0132D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES COMPLETELY WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER:1344398, FILE NUMBER VLSO303, COMMITMENT DATE: NOVEMBER 16, 2022 AT 11:00 PM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
8. THIS SURVEY MAP AND REPORT (IF APPLICABLE) 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.
9. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.
10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE SEABOARD AIR LINE RAILWAY CO. RIGHT-OF-WAY AND TRACK MAP, LAKE CHARM BRANCH, FILE #V00865, DATED JUNE 1918.
11. DISTANCES AND ACREAGE'S SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
12. SUBJECT PARCEL CONTAINS: ±9.745 ACRES.
13. LEGAL DESCRIPTION DEPICTED HEREON WAS PREPARED BY THIS FIRM.

CERTIFIED TO:

1) THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

LEGEND

±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
A.K.A.	ALSO KNOWN AS
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(C)	CALCULATED MEASUREMENT
(D)	DEED MEASUREMENT
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
	FOUND CONCRETE MONUMENT (AS NOTED)
	FOUND NAIL & DISK (AS NOTED)
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	SET 5/8" IRON ROD AND CAP (LB 8498)
	GATE POST
	ANGLE POINT ONLY (NOTHING FOUND OR SET)
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	ASPHALT AREA
	LINE BREAK

CFB SURVEYING
CFB LAND SURVEYING, LLC
1519 SOUTH SUMTER AVENUE, LADY LAKE, FLORIDA 32159 (352) 259-2052

REVISIONS	DATE
CLIENT:	THE VILLAGES OF LAKE-SUMTER, INC.
PROJECT NO.:	24-0153
DRAWING DATE:	10/07/2024
DRAWN BY:	MKB
FIELD BOOK:	1122-28, 1142, 6-10 & 13
DATE OF SURVEY:	10/07/2024
CHECKED BY:	DMG

ALL PROPERTY
SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
THE VILLAGES OF LAKE-SUMTER, INC.

SHEET 01 OF 01

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2408-002 Canan Oaks**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2408-002 Canan Oaks
Applicant/Owner(s)	ACM Orlando Properties, LLC on behalf of property owner R. Wendell Warnock Family Trust and The Jones Family Trust
Acreage	103.5 +/- MOL
Property Location	The subject parcels are located at 2277 E C 466, Oxford, FL 34484, 2483 E C 466, Oxford, FL 34484, & 2700 CR 214, Oxford, FL 34484
Parcel(s)	C13-003, C13-017, C13-019, and C13-039
Date	November 18, 2024

The applicant, ACM Orlando Properties, LLC, has submitted an annexation application on behalf of property owners, R. Wendell Warnock Family Trust and The Jones Family Trust, for parcels C13-003, C13-017, C13-019, and C13-039. The area to be annexed is approximately 103.5 acres of land with all four parcels combined. The subject parcels are located at 2277 E C 466, 2483 E C 466 and 2700 CR 214 in Oxford, FL. Annexation into the City is appropriate because while the property is not within the Joint Planning Area(JPA), the property is contiguous to the City limits (parcel C13-024).

The property consists of existing residential homesites within the Sumter County limits which exhibit improved pasture land that the applicant is requesting to be annexed into the City of Wildwood as part of a larger development.

Upon annexation into the City, the applicant will then submit applications to establish a future land use designation and zoning district. Once the future land use and zoning are established, the applicant may proceed with submitting site plans or improvement plans to develop the property consistent with the zoning. The applicant is required to submit the future land use

comp. plan amendment and rezoning applications within one year from the date the annexation ordinance is adopted.

Wastewater capacity will need to be verified for all projects at the future land use comprehensive plan stage when proposals result in an increase in density and intensity.

DATED: 11/18/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-75

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 103.5 ACRES LOCATED JUST SOUTH OF E C 466, JUST NORTH OF CR 214, APPROXIMATELY 0.50 MILES WEST OF CR 209 AND APPROXIMATELY 0.25 MILES EAST OF CR 223, IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST; ADDRESSED AS 2277 E C 466, OXFORD, FL 34484, 2483 E C 466, OXFORD, FL 34484, AND 2700 CR 214, OXFORD, FL 34484, WHICH IS CONTIGUOUS BUT IS NOT 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 2277 E C 466, Oxford, FL, 2483 E C 466, Oxford, FL 34484, and 2700 CR 214, Oxford, FL, 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 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 Wilma D. Jones, Trustee of The Jones Family Trust dated February 16, 2012, and R. Wendell Warnock Trustee of The R. Wendell Warnock Family Trust, is more particularly described as follows:

Parcels C13-003, C13-017, C13-019, AND C13-039
Wilma D. Jones, Trustee of The Jones Family Trust dated February 16, 2012 and R.Wendell Warnock , Trustee of the R. Wendell Warnock Family Trust dated September 2, 1999
103.5 +/- acres

LEGAL DESCRIPTION

(PARCELS 1-3 PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1492095A1)
PARCEL 1:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. (LESS RIGHT-OF-WAY FOR COUNTY ROAD 466.)

PARCEL 2:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466, LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET (223.5 FEET), SOUTH 390 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING, AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:
(PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1523166)
THE WEST 1/2 OF SE 1/4 LESS THE SW 1/4 OF NW OF SE 1/4 AND LESS THE NW 1/4 OF SW 1/4 OF SE 1/4 AND LESS THE SW 1/4 OF SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 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

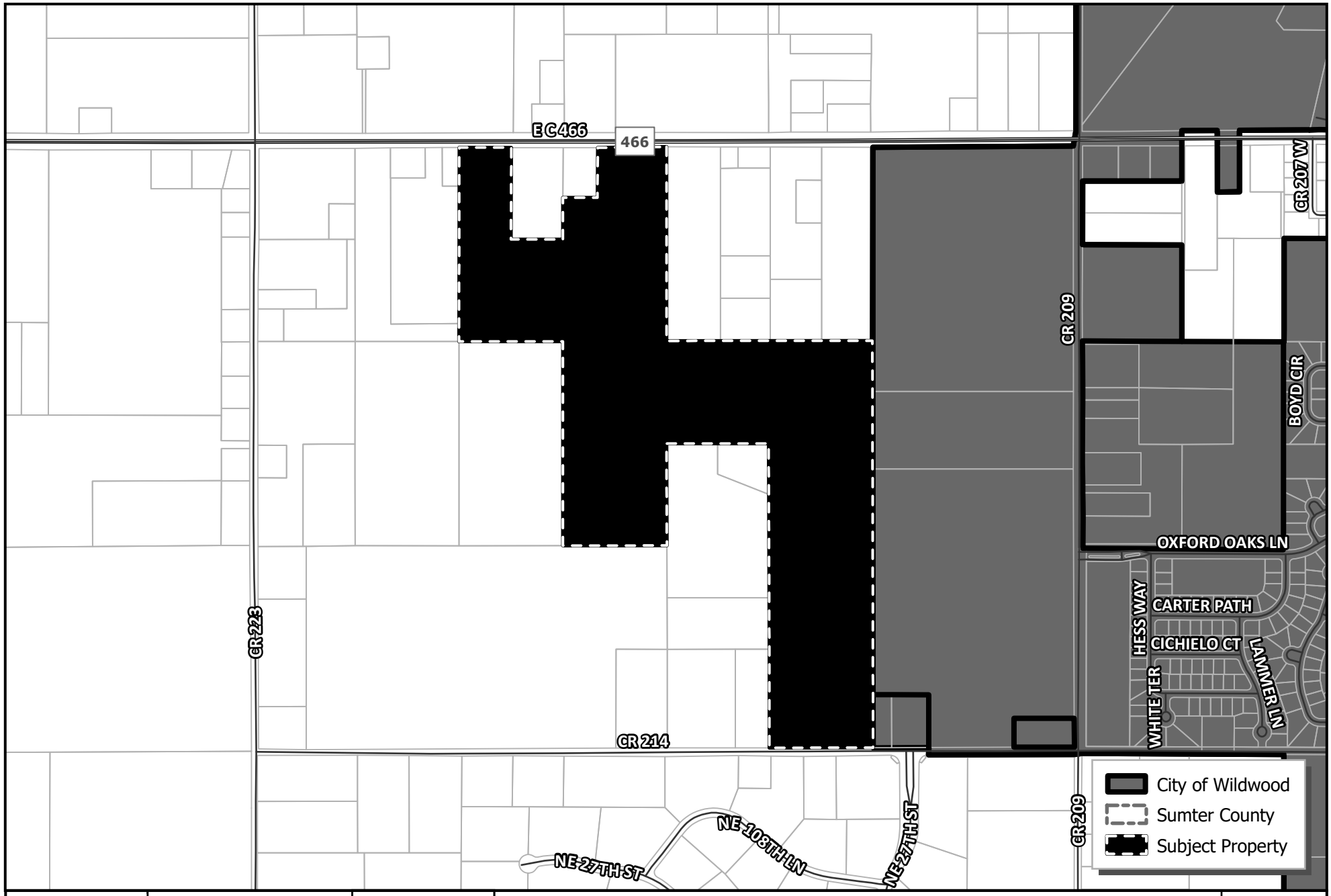
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



WILDWOOD FLORIDA
EST. 1877
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

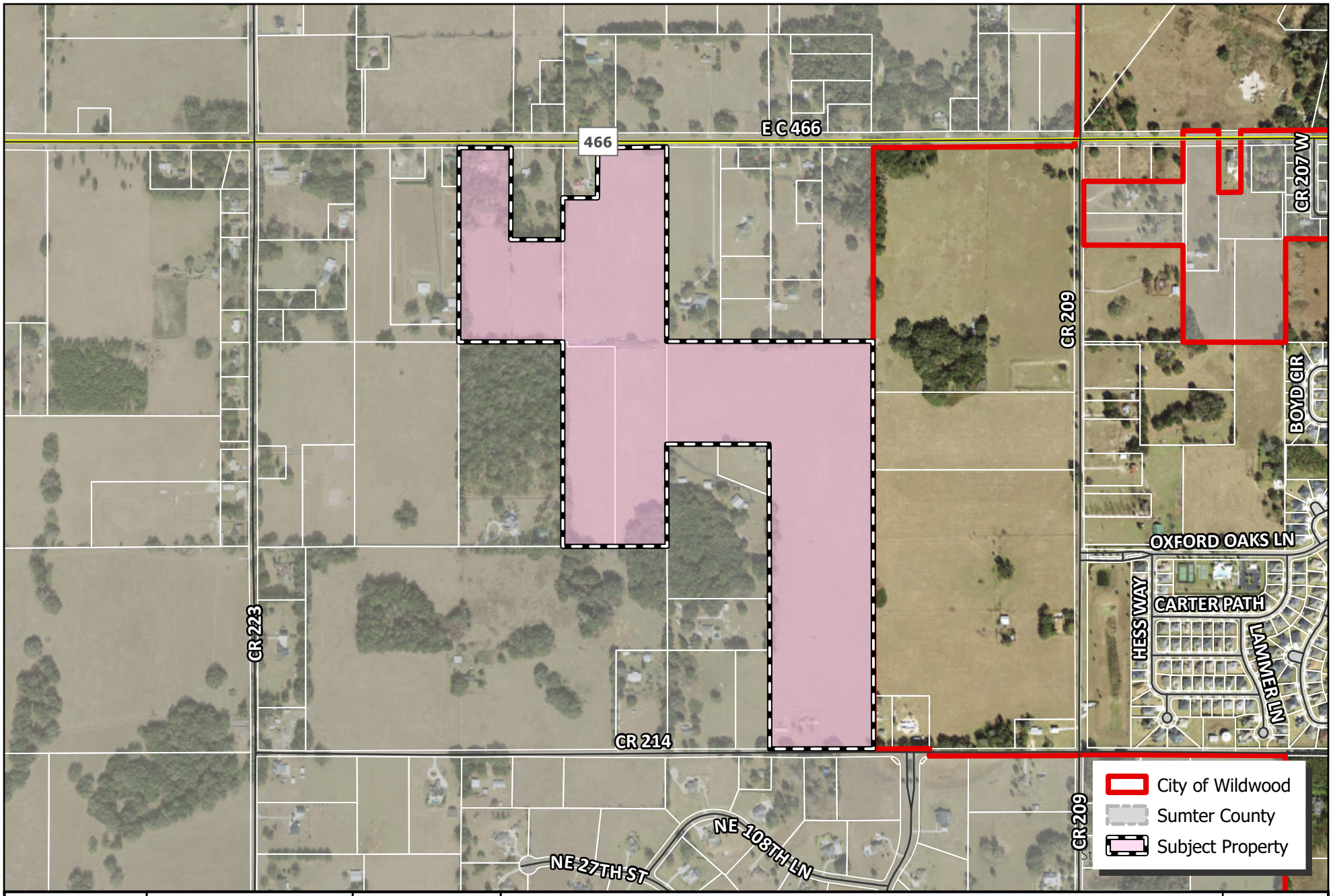
US Feet
0 187.5 375 750

AN 2408-002

CANAN OAKS

PARCELS C13-003, C13-017, C13-019 & C13-039

MAP 1A
LOCATION MAP
AUG 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12
Miles

AN 2408-002

CANAN OAKS

PARCELS C13-003, C13-017, C13-019 & C13-039

MAP 1B
LOCATION MAP
AUG 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-75

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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- ☐ 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.

[1] See Section 166.041(4)(c), Florida Statutes.

BOUNDARY SURVEY
-FOR-
GILLIO DEVELOPMENT
CANAN OAKS
SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

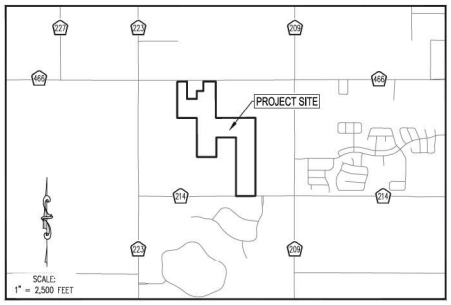
LEGAL DESCRIPTION:

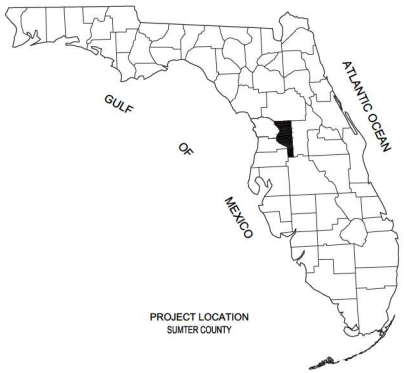
(PARCELS 1–3 PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1492095A1)
PARCEL 1:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. (LESS RIGHT-OF-WAY FOR COUNTY ROAD 466.)

PARCEL 2:
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466, LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET (223.5 FEET), SOUTH 390 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING, AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:
(PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1523166)
THE WEST 1/2 OF SE 1/4 LESS THE SW 1/4 OF NW OF SE 1/4 AND LESS THE NW 1/4 OF SW 1/4 OF SE 1/4 AND LESS THE SW 1/4 OF SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.





INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL BOUNDARY SURVEY
3-6	DETAILS

LEGEND

±	MORE OR LESS
L1	LINE NUMBER IN LINE TABLE
A/C	AIR CONDITIONING UNIT
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG.	PAGE
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
OHU	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT OF WAY
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
■	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND NAIL (AS NOTED)
◎	FOUND NAIL & DISK (AS NOTED)
◉	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊕	SET NAIL & DISK (LB 4709)
⊙	SET 5/8" IRON ROD AND CAP (LB 4709)
Ⓦ	WELL (SIZE NOTED)
⁰□₀	WOOD UTILITY POLE
☼	LIGHT POLE
—▭—	SIGN
⊡	ELECTRIC RISER
▼	ELECTRIC TRANSFORMER
⊡	CABLE TELEVISION RISER
⊡	PULLBOX (TELEVISION)
⊡	TELEVISION RISER
⊙	GATE POST
——OHU——	OVERHEAD UTILITY LINE
——CATV——	UNDERGROUND CABLE TELEVISION
——ELE——	UNDERGROUND ELECTRIC
——BT——	UNDERGROUND TELEPHONE LINE
	CONCRETE AREA
	ASPHALT AREA
——\———	LINE BREAK

SCHEDULE B, SECTION II EXCEPTIONS:
(SEE SURVEY NOTE #5)

ITEMS 1–4: NOT ADDRESSED (STANDARD EXCEPTIONS)

5. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 3391, PAGE 658, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
AFFECTS – BLANKET IN NATURE. NOT PLOTTABLE.

6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
NOT A SURVEY MATTER.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST HAS A BEARING OF SOUTH 00°04'05" WEST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 12119C0062D AND 12119C0066D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND WITHIN ZONE "A". FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, COMMITMENT NUMBER 1492095A1, DATED APRIL 23, 2024 AT 11:00 P.M. AND COMMITMENT NUMBER 1523166, DATED APRIL 25, 2024 AT 11:00 P.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT. PLEASE NOTE THAT PARCELS 1 AND 2 CONTAIN ERRORS, WHICH ARE HEREBY CORRECTED IN BOLD AND IN UNDERLINED PARENTHESIS IN THE LEGAL DESCRIPTION.
6. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "–LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. WETLAND ARCAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
8. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED OR UNDERGROUND UTILITIES WERE DESIGNATED AND LOCATED BY GEOPOINT SURVEYING, INC. NO SOFT DIG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY. SEPTIC TANKS NOT LOCATED.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) 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.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.
11. ELEVATIONS SHOWN HEREON (IF ANY) ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # U753, SAID POINT HAVING AN ELEVATION OF 102.52 FEET.
12. THE AERIAL IMAGE DEPICTED HEREON IS DATED MAY 3, 2023 AND WAS OBTAINED BY THIS FIRM.
13. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
14. SUBJECT PARCEL CONTAINS: ±103.15 ACRES (INCLUDING CR 214 RIGHT OF WAY), AND ±102.84 ACRES EXCLUDING CR 214 RIGHT–OF–WAY PER FOUND MONUMENTATION.
15. THERE APPEARS TO BE NO DEEDED OR DEDICATED RIGHT–OF–WAY FOR CR 214, ROAD RIGHT–OF–WAY APPEARS TO BE MAINTENANCE PURSUANT TO CHAPTER 95.361, FLORIDA STATUTES. THE NORTH RIGHT–OF–WAY LINE OF CR 214 DEPICTED HEREON WAS ESTABLISHED PER MONUMENTATION RECOVERED DURING THE FIELD SURVEY AND NO SPECIFIC WIDTH HAS BEEN DETERMINED.
16. PER INSTRUCTIONS FROM THE CLIENT, THIS SURVEY HAS BEEN REVISED TO INCLUDE A 20 FOOT WIDE ACCESS STRIP CURRENTLY OWNED BY DONALD P. JONES, JR, RECORDED IN OFFICIAL RECORDS BOOK 3702, PAGE 615, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THIS 20 FOOT WIDE STRIP ALSO PROVIDES ACCESS TO OTHER PARTIES. SHOULD THESE LANDS BE CONVEYED, LEGAL ACCESS MUST BE PROVIDED TO THE PARTIES WHO RELY UPON THE STRIP FOR ACCESS TO THEIR PROPERTIES.

CERTIFIED TO:

1) ACM ORLANDO PROPERTIES, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) WADELAW, P.A.
4) HUNT LAW FIRM, P.A.

Digitally signed by Jeremy Hallick
Date: 2024.08.13 07:24:42 -04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

CFB ALVORD, POLK & ASSOCIATES SURVEYING
CERTIFICATE OF AUTHORIZATION LB 4709

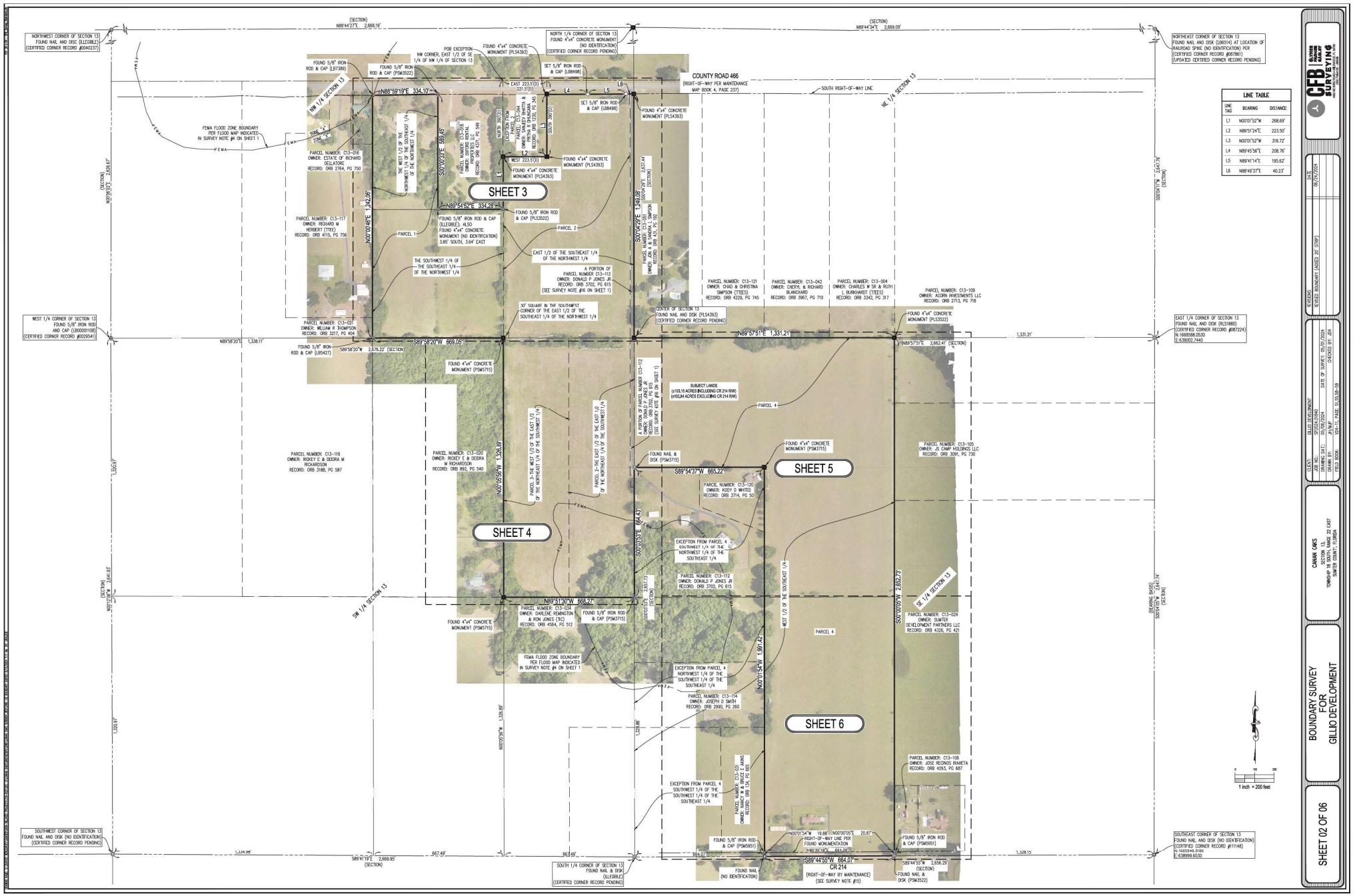
NO.	REVISIONS & COMMENTS	DATE
1	REVISED BOUNDARY (ADDED 20' STRIP)	08/13/2024

CLIENT: GILLIO DEVELOPMENT
JOB NO.: 2023.0160.02
DRAWING DATE: 05/09/2024
DRAWN BY: JV/MJP
FIELD BOOK: 124-11, PAGE 31,50,58-59
DATE OF SURVEY: 05/03/2024
CHECKED BY: JDH

CANAN OAKS
SECTION 13,
TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY SURVEY FOR GILLIO DEVELOPMENT

SHEET 01 OF 06


SHEET 3
SHEET 4
SHEET 5
SHEET 6
COUNTY ROAD 466
(RIGHT-OF-WAY PER MAINTENANCE MAP BOOK 4, PAGE 237)
SOUTH RIGHT-OF-WAY LINE
CR 214
(RIGHT-OF-WAY BY MAINTENANCE) (SEE SURVEY NOTE #15)
LINE TABLE
LINE TAG | BEARING | DISTANCE
L1 | N00°01'52"W | 268.69'
L2 | N89°51'24"E | 223.50'
L3 | N00°01'52"W | 316.72'
L4 | N89°45'56"E | 208.76'
L5 | N89°41'14"E | 195.62'
L6 | N88°49'37"E | 40.23'
NORTHWEST CORNER OF SECTION 13 FOUND NAIL AND DISC (ILLEGIBLE) (CERTIFIED CORNER RECORD #0040237)
NORTHEAST CORNER OF SECTION 13 FOUND NAIL AND DISK (L99314) AT LOCATION OF RAILROAD SPIKE (NO IDENTIFICATION) PER (CERTIFIED CORNER RECORD #087861) (UPDATED CERTIFIED CORNER RECORD PENDING)
WEST 1/4 CORNER OF SECTION 13 FOUND 5/8" IRON ROD AND CAP (L00000119R) (CERTIFIED CORNER RECORD #0029541)
EAST 1/4 CORNER OF SECTION 13 FOUND NAIL AND DISK (PLS1880) (CERTIFIED CORNER RECORD #087224) N: 1668088.0530 E: 639002.7440
SOUTHWEST CORNER OF SECTION 13 FOUND NAIL AND DISK (NO IDENTIFICATION) (CERTIFIED CORNER RECORD PENDING)
SOUTHEAST CORNER OF SECTION 13 FOUND NAIL AND DISK (NO IDENTIFICATION) (CERTIFIED CORNER RECORD #111148) N: 1665049.3100 E: 638999.6030
SOUTH 1/4 CORNER OF SECTION 13 FOUND NAIL & DISK (ILLEGIBLE) (CERTIFIED CORNER RECORD PENDING)
CENTER OF SECTION 13 FOUND NAIL AND DISK (PLS4393) (CERTIFIED CORNER RECORD PENDING)
NORTH 1/4 CORNER OF SECTION 13 FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) (CERTIFIED CORNER RECORD PENDING)
POB EXCEPTION NW CORNER, EAST 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 13
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
FOUND 5/8" IRON ROD & CAP (PSM3522)
SET 5/8" IRON ROD & CAP (LB8498)
FOUND 4"x4" CONCRETE MONUMENT (PLS3522)
FOUND 4"x4" CONCRETE MONUMENT (PSM5715)
FOUND 4"x4" CONCRETE MONUMENT (PSM5951)
FOUND NAIL & DISK (PSM5715)
FOUND NAIL (NO IDENTIFICATION)
FOUND NAIL & DISK (PSM3522)
FOUND 5/8" IRON ROD & CAP (LB7380)
FOUND 5/8" IRON ROD & CAP (LB5427)
FOUND 5/8" IRON ROD & CAP (PLS3322)
FOUND 5/8" IRON ROD & CAP (ILLEGIBLE); ALSO FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) 3.85' SOUTH, 3.64' EAST
FOUND 5/8" IRON ROD & CAP (PSM5951)
FOUND 5/8" IRON ROD & CAP (PSM3591)
FOUND 5/8" IRON ROD & CAP (PSM5715)
FOUND 4"x4" CONCRETE MONUMENT (PSM5715)
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
FOUND 4"x4" CONCRETE MONUMENT (PLS3522)
FOUND 4"x4" CONCRETE MONUMENT (PSM3715)
FOUND NAIL & DISK (PSM3715)
SET 5/8" IRON ROD & CAP (LB8498)
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
FOUND 4"x4" CONCRETE MONUMENT (PLS3522)
FOUND 4"x4" CONCRETE MONUMENT (PSM5715)
FOUND 4"x4" CONCRETE MONUMENT (PSM5951)
FOUND NAIL & DISK (PSM3591)
FOUND NAIL & DISK (PSM3522)
FOUND NAIL (NO IDENTIFICATION)
FOUND 5/8" IRON ROD & CAP (PSM5715)
FOUND 5/8" IRON ROD & CAP (PSM3522)
FOUND 5/8" IRON ROD & CAP (PSM5951)
FOUND 5/8" IRON ROD & CAP (PSM3591


COUNTY ROAD 466
(RIGHT-OF-WAY PER MAINTENANCE MAP BOOK 4, PAGE 237)
SEE DETAIL A
DETAIL A
SOUTH RIGHT-OF-WAY LINE
N88°59'19"E 334.10'
N89°45'56"E 208.76'
N89°41'14"E 195.62'
N88°49'37"E 40.23'
N89°54'52"E 334.28'
S89°58'20"W 669.05'
N00°01'52"W 568.45'
N00°01'52"W 268.89'
N00°01'52"W 318.72'
S00°04'29"E 1,248.08'
N00°06'46"E 1,242.86'
N89°51'24"E 223.50'
WEST 223.5 (D)
EAST 223.5 (D)
221.5 (D)
NORTH 380 (D)
SOUTH 380 (D)
PARCEL 1
PARCEL 2
SUBJECT LANDS
(±103.16 ACRES INCLUDING CR 214 R/W)
(±102.84 ACRES EXCLUDING CR 214 R/W)
EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
30' SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
MATCH LINE (SEE SHEET 4)
1 inch = 20 feet
1 inch = 60 feet
PARCEL NUMBER: C13-016
OWNER: ESTATE OF RICHARD BELLATORE
RECORD: ORB 2764, PG 750
PARCEL NUMBER: C13-044
OWNER: SANJEEV BHATTA & PRITHA R DHUNGANA
RECORD: ORB 1230, PG 345
PARCEL NUMBER: C13-018
OWNER: OXFORD RENTAL PROPERTIES LLC
RECORD: ORB 4371, PG 549
PARCEL NUMBER: C13-117
OWNER: RICHARD M HERBERT (TTEE)
RECORD: ORB 4115, PG 756
PARCEL NUMBER: C13-051
OWNER: JON A & SANDRA L SIMPSON
RECORD: ORB 4371, PG 549
PARCEL NUMBER: C13-021
OWNER: WILLIAM R THOMPSON
RECORD: ORB 3217, PG 404
PARCEL NUMBER: C13-116
OWNER: RICKEY E & DEBRA M RICHARDSON
RECORD: ORB 3188, PG 587
PARCEL NUMBER: C13-112
OWNER: DONALD P JONES JR
RECORD: ORB 3702, PG 615
(SEE SURVEY NOTE #6 ON SHEET 1)
A PORTION OF
FOUND 5/8" IRON ROD & CAP (LB7389)
FEMA FLOOD ZONE BOUNDARY PER FLOOD MAP INDICATED IN SURVEY NOTE #4 ON SHEET 1
FOUND 5/8" IRON ROD & CAP (PSM3522)
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
POB EXCEPTION
NW CORNER, EAST 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 13
SET 5/8" IRON ROD & CAP (LB8468)
FOUND 5/8" IRON ROD & CAP (LB5427)
FOUND 5/8" IRON ROD & CAP (PLS3522)
FOUND 5/8" IRON ROD & CAP (ILLEGIBLE); ALSO FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) 3.85' SOUTH, 3.64' EAST
FOUND 4"x4" CONCRETE MONUMENT (PSM3517)
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
CENTER OF SECTION 13
FOUND 4"x4" CONCRETE MONUMENT (PLS4393)
EXCEPTION FROM PARCEL 2
1 STORY RESIDENCE
POLE BARN
BARB WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
ASPHALT
CONCRETE
COVERED
A/C
ZONE X
ZONE AE
ASPHALT PAVEMENT
SOUTH 1/4 CORNER
CANAN CAYS
SECTION 13,
TOWNSHIP 18 SOUTH, RANGE 22 EAST
MARTIN COUNTY, FLORIDA
BOUNDARY SURVEY
FOR
GILLIO DEVELOPMENT
SHEET 03 OF 06
CFB SURVEYING
DATE
06/25/2024
REVISIONS
SURVEY BOUNDARY (ADDED 20' STRIP)
CLIENT: GILLIO DEVELOPMENT
JOB NO.: 24-0-11
DRAWING DATE: 05/09/2024
DRAWN BY: JP/MJP
FIELD BOOK: 424-11, PAGE 24,50,58-59
DATE OF SURVEY: 05/10/2024
CHECKED BY: JBW



SHEET 04 OF 06	BOUNDARY SURVEY FOR GILLIO DEVELOPMENT	CANAAN OAKS SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA	CLIENT: GILLIO DEVELOPMENT JOB NO.: SP2024.01840 DRAWING DAT: 05/08/2024 DATE OF SURVEY: 05/01/2024 DRAWN BY: JH/MJP CHECKED BY: JDH FIELD BOOK: V24-11, PAGE: 51,55,58-59	REVISIONS REVISED BOUNDARY (ADDED 20' STRIP)	DATE 08/26/2024



CFB ALVAREZ BRADLEY MEAD SURVEYING
CERTIFICATE OF AUTHORIZATION #LB 8000

NO.	REVISIONS	DATE
1	SUMTER BOUNDARY (ADDED 20' STRIP)	06/25/2024

CLIENT: GILLIO DEVELOPMENT
JOB NO.: 2023-0166
DRAWING DATE: 05/09/2024
DRAWN BY: JW/MJP
FIELD BOOK: 424-11, PAGE 24,50,58-59
DATE OF SURVEY: 05/07/2024
CHECKED BY: JBW

CANAN CAYS
SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
GILLIO DEVELOPMENT

SHEET 05 OF 06


MATCH LINE (SEE SHEET 5)
PARCEL NUMBER: C13-112
OWNER: DONALD P JONES JR
RECORD: ORB 3702, PG 615
FEMA FLOOD ZONE BOUNDARY PER FLOOD MAP INDICATED IN SURVEY NOTE #4 ON SHEET 1
PARCEL NUMBER: C13-114
OWNER: JOSEPH D SMITH
RECORD: ORB 2990, PG 260
N00°01'54"W 1,991.42'
PARCEL 4
SUBJECT LANDS
SW 1/4 OF THE SE 1/4 OF SECTION 13
S00°00'05"W 2,652.73'
PARCEL NUMBER: C13-024
OWNER: SUMTER DEVELOPMENT PARTNERS LLC
RECORD: ORB 4326, PG 421
PARCEL NUMBER: C13-031
OWNER: NANCY W & BRUCE E AKINS
RECORD: ORB 134, PG 665
SEE DETAIL B
PARCEL NUMBER: C13-106
OWNER: JOSE RECINOS RAHETA
RECORD: ORB 4293, PG 687
FOUND 5/8" IRON ROD & CAP (PSM5951)
RIGHT-OF-WAY LINE PER FOUND MONUMENTATION
RIGHT-OF-WAY LINE BY MONUMENTATION
FOUND NAIL (NO IDENTIFICATION)
CR 214
(RIGHT-OF-WAY BY MAINTENANCE)
(SEE SURVEY NOTE #15)
S89°44'55"W 664.07'
FOUND NAIL & DISK (PSM3522)
1 inch = 60 feet
DETAIL B
MOBILE HOME
COVERED
1 inch = 20 feet
CFB GLYNN PARKER KAILEY SURVEYING
REVISIONS
REVISED BOUNDARY (ADDED 20' STRIP)
DATE 06/24/2024
CLIENT: GILLIO DEVELOPMENT
JOB NO.: SP2024-01840
DRAWING DATE: 05/08/2024
DATE OF SURVEY: 05/01/2024
DRAWN BY: JP/MJP
CHECKED BY: JDR
FIELD BOOK: V24-11, PAGE: 51,55,56-59
CANAN CAKS
SECTION 13,
TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA
BOUNDARY SURVEY FOR GILLIO DEVELOPMENT
SHEET 06 OF 06

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2410-001 Greatest American Hero**

REQUESTED ACTION: The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2410-001 Greatest American Hero
Ordinance Number	O2024-69
Owner(s)	Joseph C Martelli, as Trustee of the Joseph C. Martelli Revocable Trust Dated January 27, 2023
Applicant	Joseph Martelli
Property Location	The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209.
Parcel(s)	D19-067
Date	November 19, 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 Agricultural (Sumter County) to Low Density Residential (City) for the parcel listed above on 5 acres MOL. This request is accompanied by a rezoning request RZ 2410-001.

ANALYSIS: The applicant proposes to build one single-family home for personal residency.

The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (Sumter County) to Low Density Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.a. The proposed land use amendment would allow for the construction of one new single-family home for personal residency, on 5 acre MOL. Policy 1.1.1.a is intended to support a agricultural and residential uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan;

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Low Density Residential (City). Policy 1.2.5 “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” This property falls within the JPA. The maximum density is four (4) units per acre. Because this parcel is 5 acres, that would allow up to twenty (20) units at this location, however, the applicant’s intent is to build one single-family home for personal residency.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.5. “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” Policy 1.2.7. “Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Utilities are available to the site on the north side of CR 214, however, the applicant has received a temporary waiver to connect to utilities due to the cost of connection. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey will not be required for this site as the applicant is proposing one single-family home for personal residency.

(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: The property has access off of County Road 209. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

Potable Water & Sewer: The subject property is located within 1,000 feet of utilities, however, the project has received a temporary waiver of exemption from the utility connection requirement outlined in Chapter 19 of the Code of Ordinances.

Schools: The single-family home will generate 0.328 school-age children with the maximum school-aged kids to be 6.56.

The applicant seeks approval of Ordinance Number O2024-69 from the City Commission.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-69

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 D19-067
Joseph C. Martelli, as a Trustee of the Joseph C. Martelli Revocable Trust dated January 27, 2023
5 +/-

LEGAL DESCRIPTION:

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Northwest ¼ section 19, Township 18 South, Range 23 East, Sumter County, Florida, as a point of reference; thence run South 00 degrees 08 minutes 43 seconds West along the West line of the Northwest ¼ of said Section 19, a distance of 748.00 feet to the Point of Beginning of this description: 1) thence run South 89 degrees 44 minutes and 32 seconds East a distance of 439.42 feet: 2) thence run North 00 degrees 08 minutes 43 seconds East a distance of 417.42 feet to the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 19: 3) thence run South 89 degrees 44 minutes 32 seconds East along said North line and an extension thereof, a distance of 269.76 feet, to the East line of the West 709.18 feet of the Northwest ¼ of the Northwest ¼ of said Section 19; 4) thence run South 00 degrees 08 minutes 43 seconds West along the East line of West 709.18 feet of the Northwest ¼ of the Northwest ¼, a distance of 565.75 feet; 5) thence run North 89 degrees 44 minutes 32 seconds West a distance of 709.18 feet to the West line of the Northwest ¼ of said Section 19; 6) thence run North 00 degrees 08 minutes 43 seconds East along the said West line of the Northwest ¼, a distance of 148.33 feet to close, LESS subsurface rights.

This property is to be reclassified from Agriculture (Sumter County) to Low 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

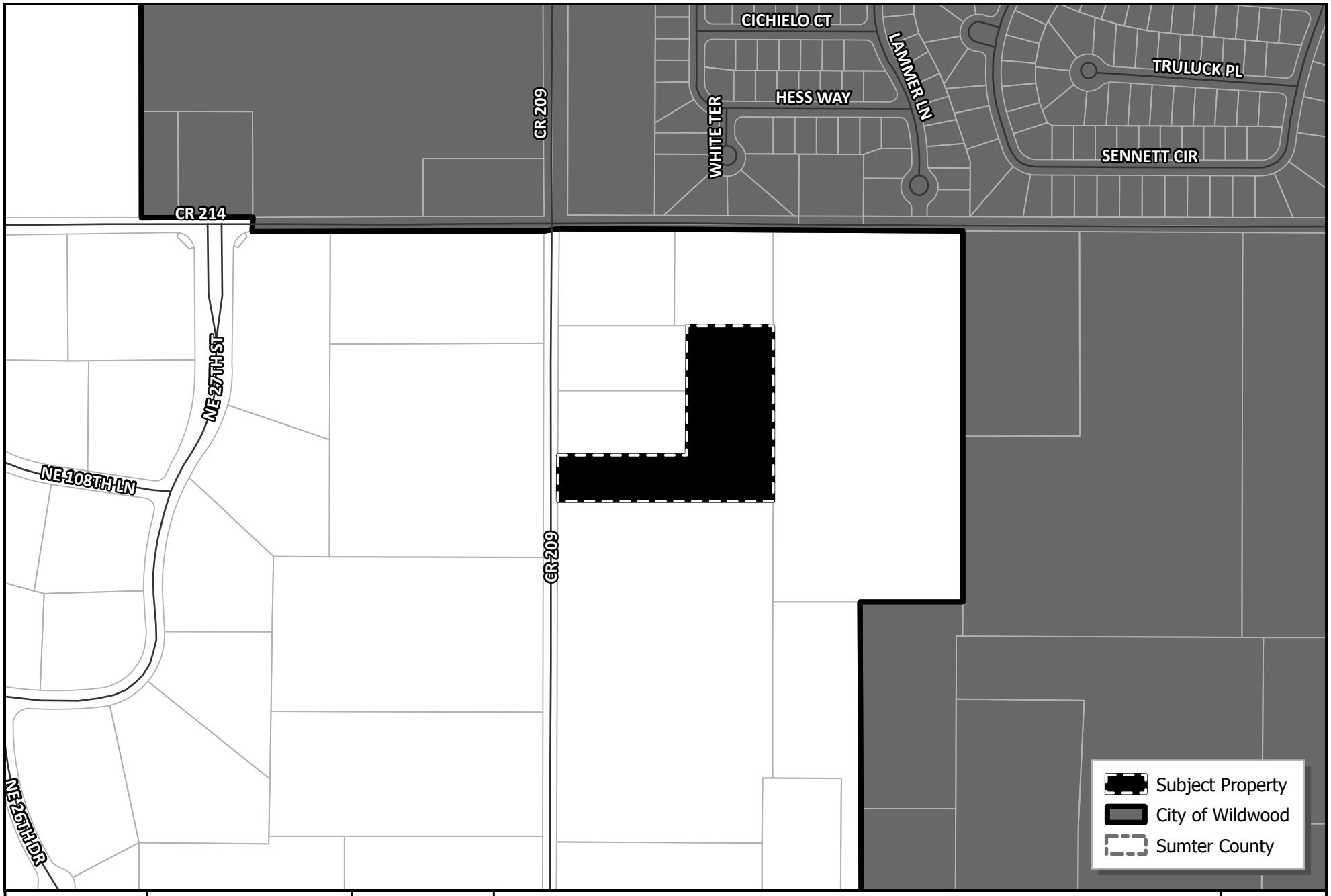
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD 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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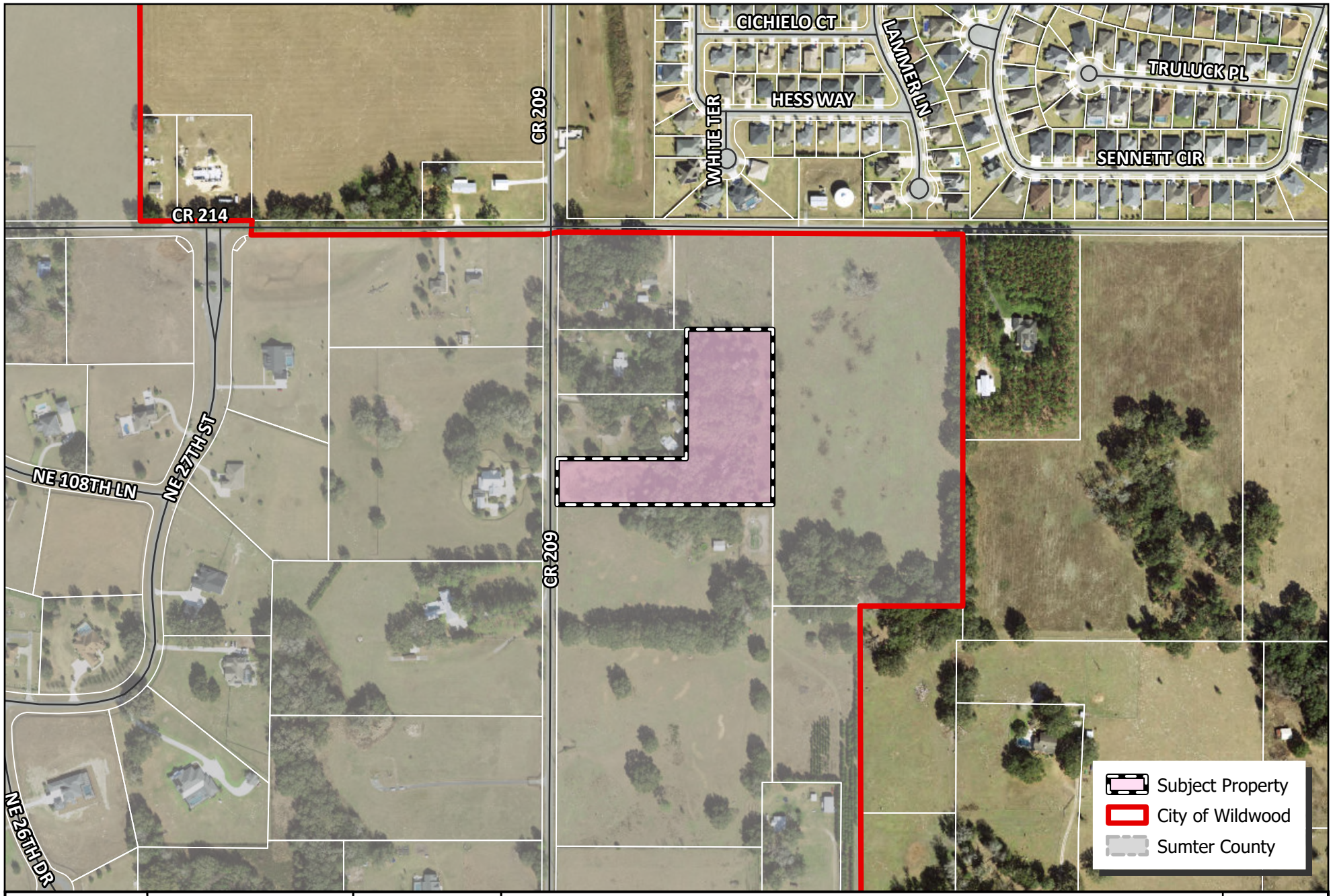
CP 2410-001

GREATEST AMERICAN HERO

PARCEL D19-067

MAP 1A
LOCATION MAP
OCT 2024



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Miles

CP 2410-001

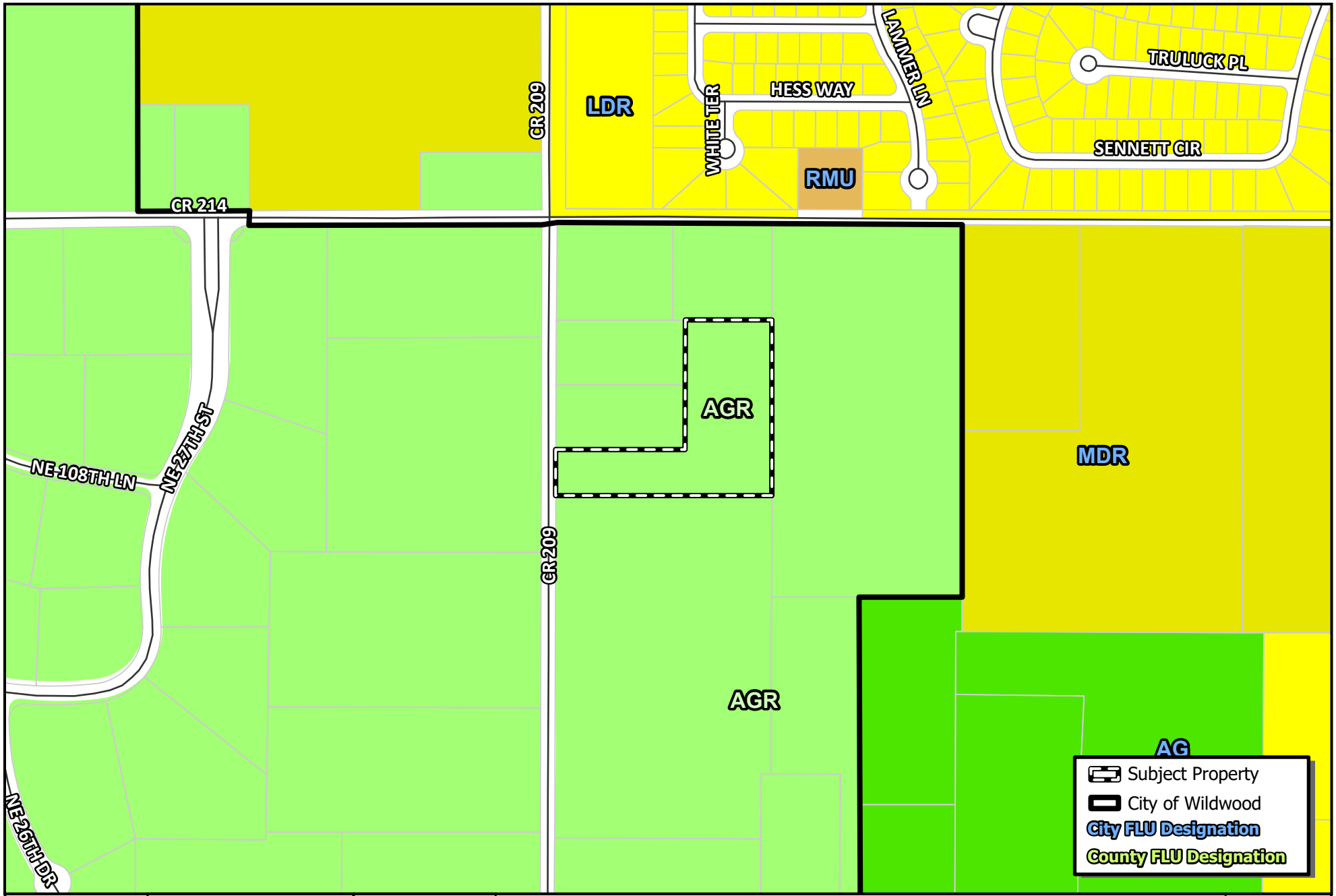
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 1B

LOCATION MAP

OCT 2024



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CP 2410-001

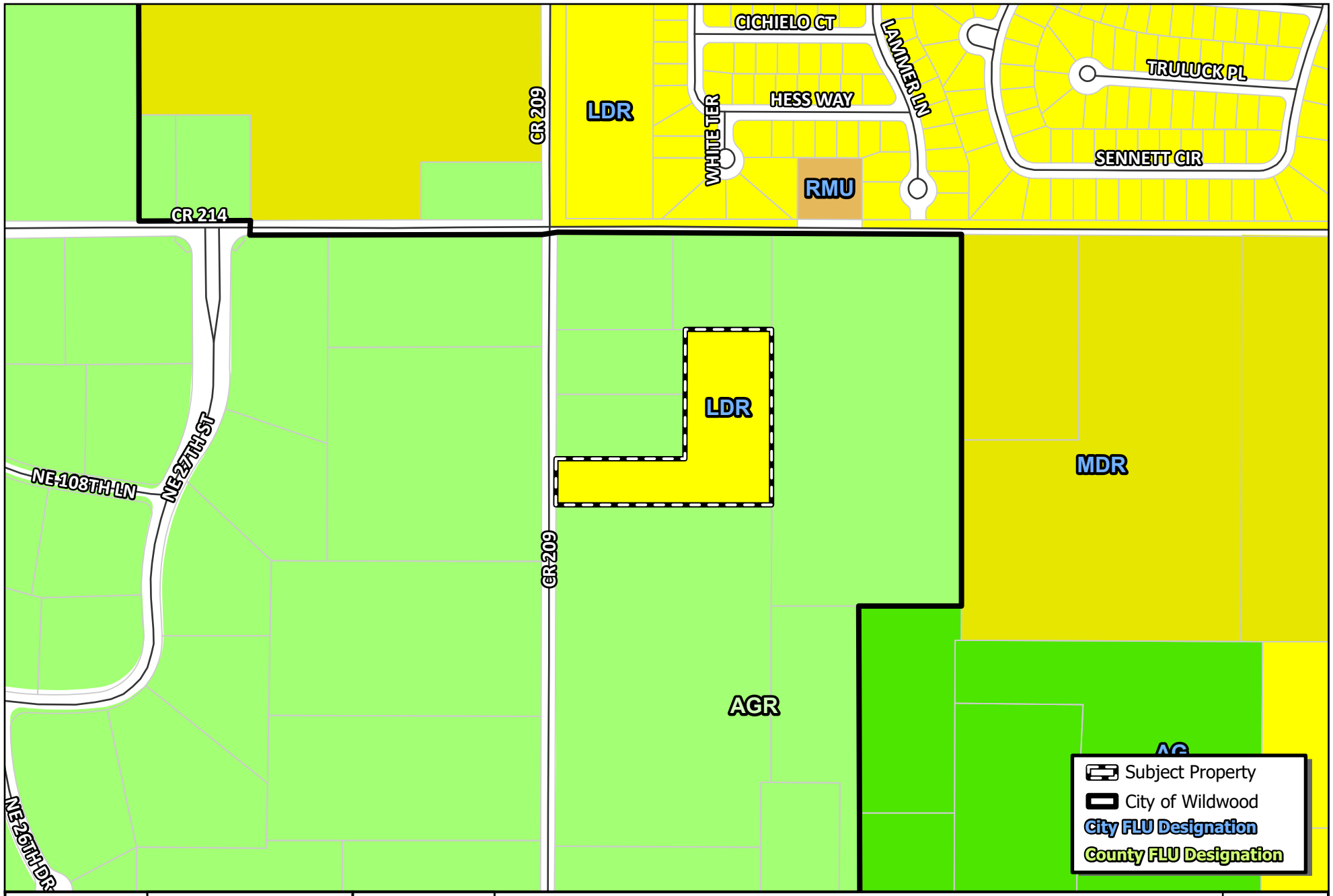
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 2A

EXISTING LAND USE

OCT 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	CP 2410-001 **GREATEST AMERICAN HERO** PARCEL D19-067	**MAP 2B** **PROPOSED LAND USE** **OCT 2024**

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-69

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272935

Date Submitted: 10/2/2024

First Name*	Last Name*	Email Address*
Mckenna	Page	mpage@wildwood-fl.gov

Name of Project:*

CP/RZ 2410-001 Greatest American Hero

Phone*	Parcel Number*
3526614058	D19-067

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.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

Aslesh Lagishetty

Digitally signed by Aslesh Lagishetty
DN: cn=Aslesh Lagishetty, o=Sumter County, ou=Design, email=aslesh.lagishetty@sumtercountyfl.gov, c=US
Date: 2024.10.03 08:12:13 -04'00'

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

C.2 TIA.docx
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

Choose File No file chosen

Date of Methodology Acceptance by County

Florida

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Joey Martelli for one (1) single-family detached home (ITE Code 210) on parcel D19-067 on 5 acres more less for personal use.

The proposed zoning is Low Density Residential (R-1) with a maximum allowable use of 4 units per acre or 20 dwelling units.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, November 5, 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 Agricultural (Sumter County) to Low Density Residential (City) on 5 acres MOL. The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209.

Case Number: CP 2410-001 Greatest American Hero

Applicant(s): Joseph C Martelli, as trustee of the Joseph C. Martelli Revocable Trust Dated January 27, 2023

Owner(s): Joseph C Martelli (TTEE)

Parcel(s): D19-067

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.

☒ recommends approval with the following conditions:

Only one (1) single family residence

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2410-001 Greatest American Hero**

REQUESTED ACTION: The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2410-001 Greatest American Hero
Ordinance #	O2024-70
Applicant	Joseph C Martelli
Owners	Joseph Martelli
Property Location	The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209.
Parcel Number(s)	D19-067
Date	November 20, 2024

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-001 (O2024-69).

ANALYSIS:

The applicant is proposing a single-family home for residential use.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant 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;
The proposed rezoning to R-1 is consistent with the proposed Future Land Use Map designation of Low Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential and agricultural. The proposed R-1 zoning designation will serve as a transition in this area to serve city residents and provide different housing.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The single-family home will generate 0.328 school-aged children with the maximum school-aged kids to be 6.65.

Potable Water & Sewer: The subject property is located within 1,000 feet of utilities; however, the project has received a temporary waiver of exemption from the utility connection requirement outlined in Chapter 19 of the Code of Ordinances.

Streets: The property has access off of County Road 209. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

(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 a single-family home, 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;

For a single-family residence, it's expected up to 10 daily trips which does not warrant a TIA.

(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	RR5C (County)
SOUTH	A10C (County)
EAST	CR 209 / RR1C (County)
WEST	A10C (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.

The applicant seeks approval from the City Commission for Ordinance O2024-70, subject to the approval of O2024-69, which establishes a future land use appropriate for

the proposed zoning.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-70

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 D19-067
Joseph C. Martelli, as a Trustee of the Joseph C. Martelli Revocable Trust dated January 27, 2023
5 +/-

LEGAL DESCRIPTION:

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Northwest ¼ section 19, Township 18 South, Range 23 East, Sumter County, Florida, as a point of reference; thence run South 00 degrees 08 minutes 43 seconds West along the West line of the Northwest ¼ of said Section 19, a distance of 748.00 feet to the Point of Beginning of this description: 1) thence run South 89 degrees 44 minutes and 32 seconds East a distance of 439.42 feet: 2) thence run North 00 degrees 08 minutes 43 seconds East a distance of 417.42 feet to the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 19: 3) thence run South 89 degrees 44 minutes 32 seconds East along said North line and an extension thereof, a distance of 269.76 feet, to the East line of the West 709.18 feet of the Northwest ¼ of the Northwest ¼ of said Section 19; 4) thence run South 00 degrees 08 minutes 43 seconds West along the East line of West 709.18 feet of the Northwest ¼ of the Northwest ¼, a distance of 565.75 feet; 5) thence run North 89 degrees 44 minutes 32 seconds West a distance of 709.18 feet to the West line of the Northwest ¼ of said Section 19; 6) thence run North 00 degrees 08 minutes 43 seconds East along the said West line of the Northwest ¼, a distance of 148.33 feet to close, LESS subsurface rights.

This property is to be reclassified from RR5C (Sumter County) to R-1 (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

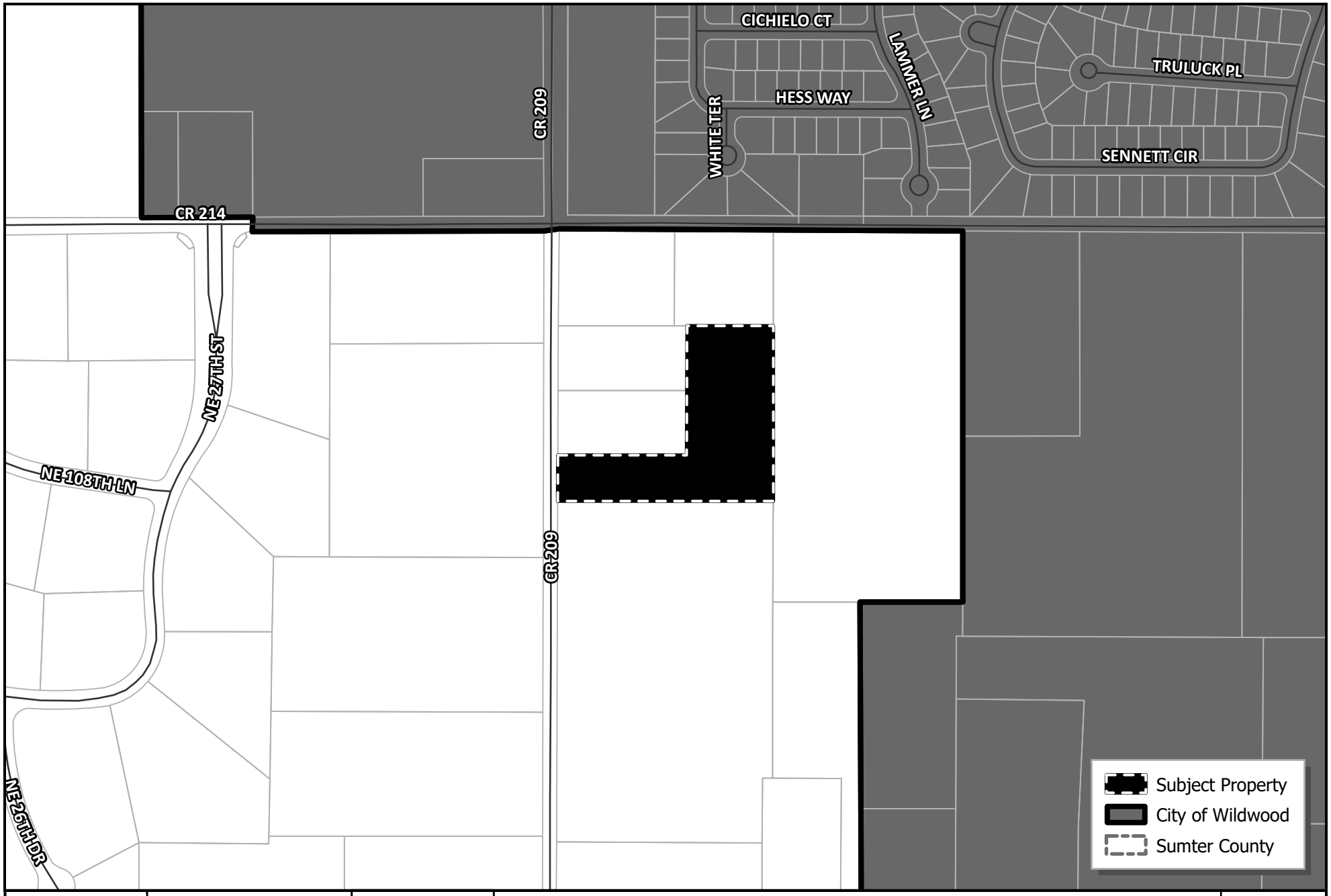
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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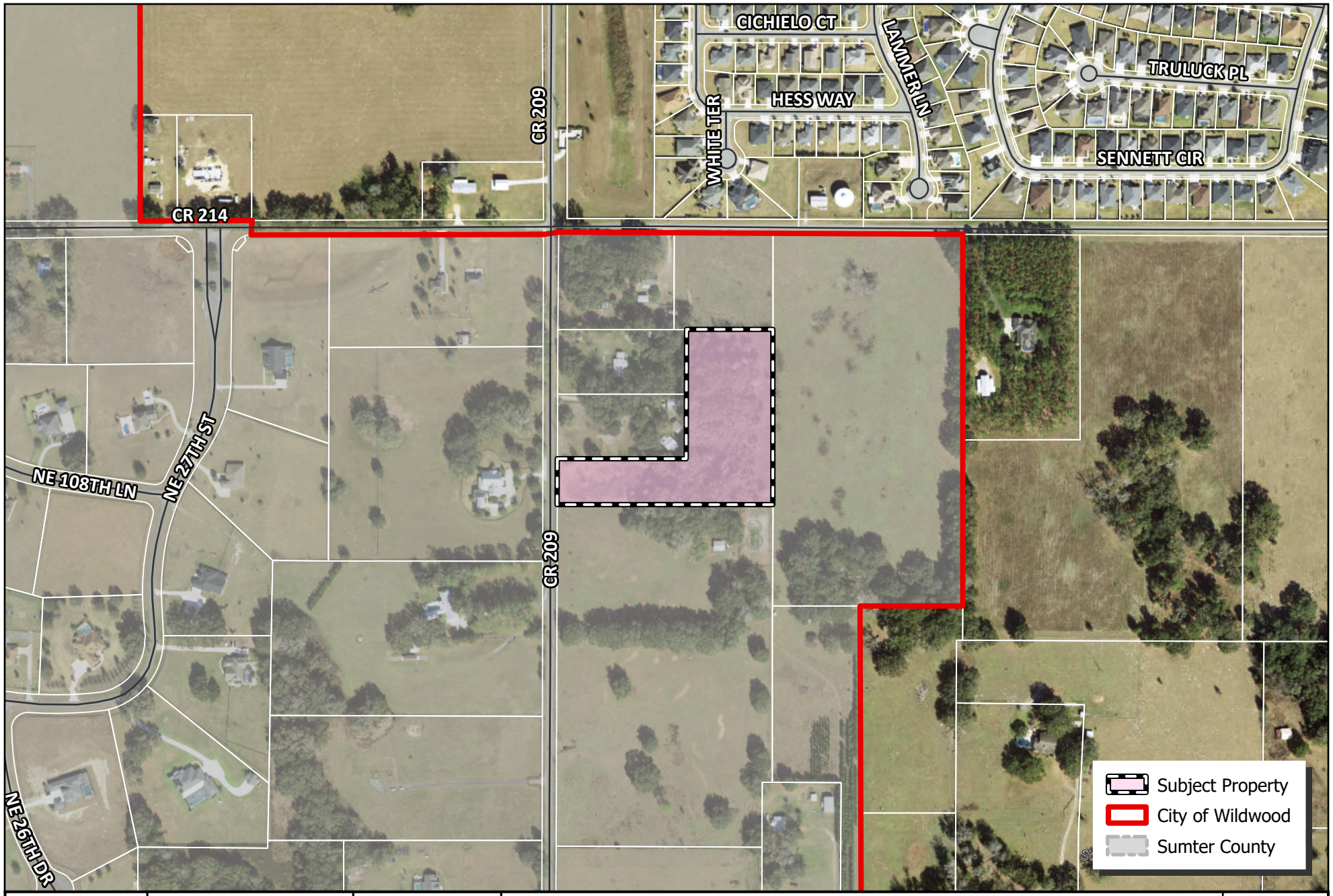
RZ 2410-001

GREATEST AMERICAN HERO

PARCEL D19-067

MAP 1A
LOCATION MAP
OCT 2024



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RZ 2410-001

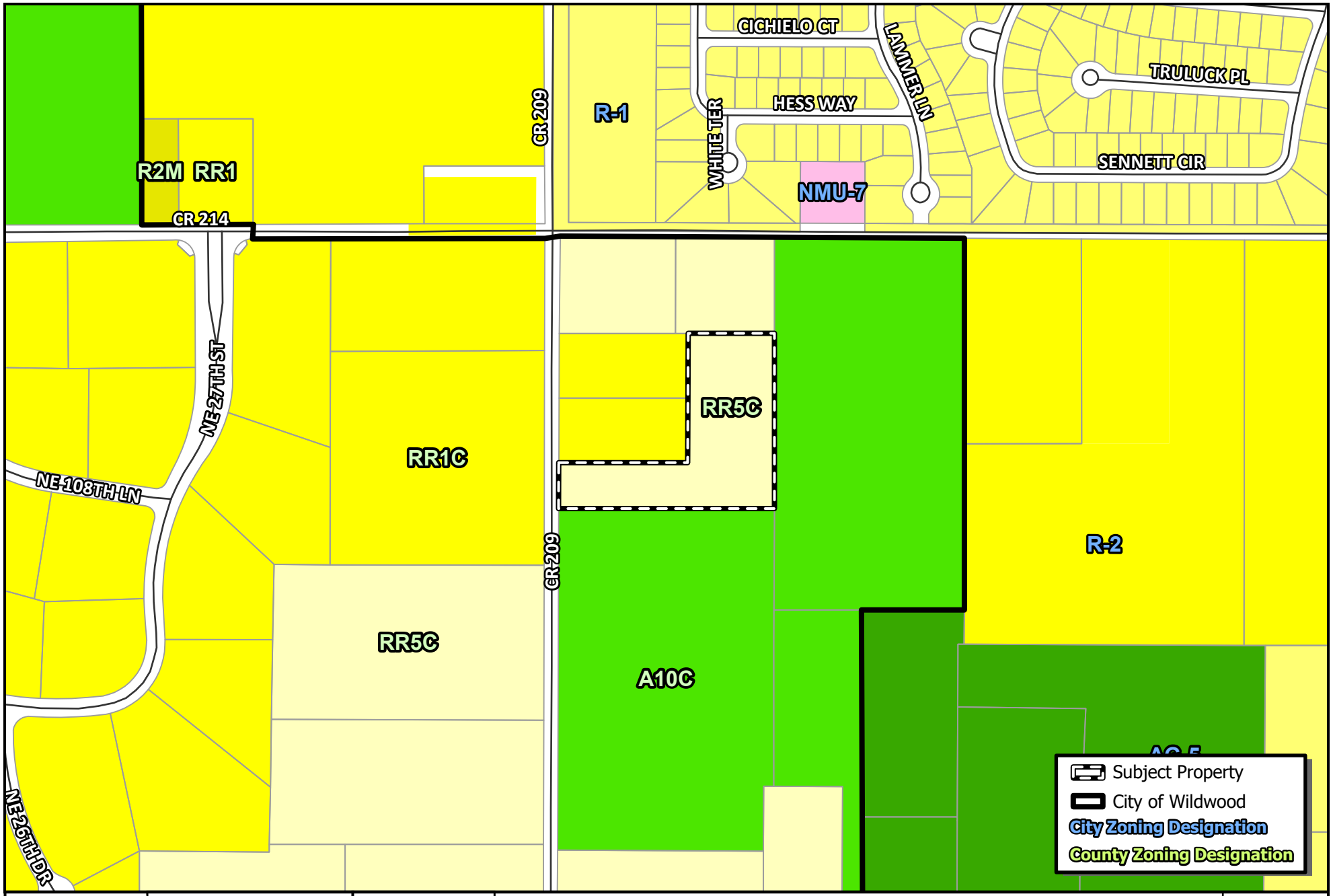
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 1B

LOCATION MAP

OCT 2024



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RZ 2410-001

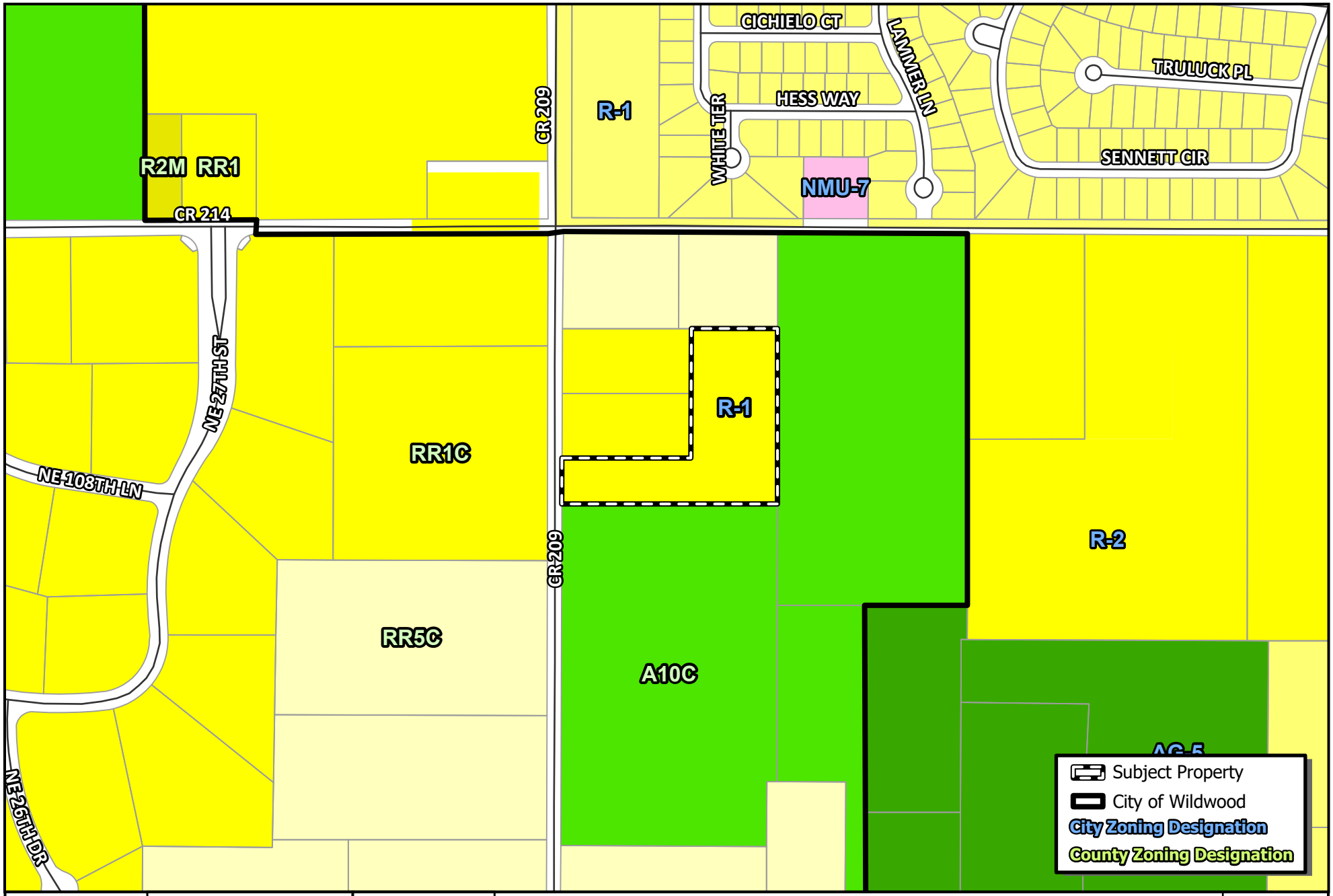
GREATEST AMERICAN HERO

PARCEL D19-067

MAP 3A

EXISTING ZONING

OCT 2024



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RZ 2410-001

GREATEST AMERICAN HERO

PARCEL D19-067

MAP 3B

PROPOSED ZONING

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-70

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 5, 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 R-1 (City) on 5 acres MOL. The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209.

Case Number: RZ 2410-001 Greatest American Hero

Applicant(s): Joseph C Martelli, as trustee of the Joseph C. Martelli Revocable Trust Dated January 27, 2023

Owner(s): Joseph C Martelli (TTEE)

Parcel(s): D19-067

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.

☒ recommends approval with the following conditions:

only one (1) single family residence

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2409-001 Indian Oaks Self Storage**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	2409-001
ORDINANCE NUMBER	O2024-76
APPLICANTS	LPG Urban and Regional Planners, LLC
OWNER	JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
PROPERTY LOCATION	The property is generally located at the northeast corner at the intersection of CR 500 and E C 470, 227 CR 500.
PARCEL NUMBER	K09A020
DATE	November 18, 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 Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by a rezoning request RZ 2409-001 (O2024-77).

ANALYSIS: The subject property is proposed for a 2-story self-storage facility consisting of 258 units accessed internally and office space that will be used for managing the self-storage facility as part of the project.

The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant has submitted justification to the City of Wildwood for the proposed request to

change the Future Land Use from Agricultural (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a new Self Storage, on 10.02 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan;
The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 218,889 square feet and the development is proposing a 178,654 square foot facility, which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located at the Northeast corner of the intersection of CR 500 and E C 470. Utilities are not available to the property; however, the applicant intends on extending water lines to service the proposed project. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. As the existing mix of land use designations are mainly Low Density Rural Residential (RR) and Commercial (COM), an addition of Commercial (COM) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey was conducted by ECS Florida on August 19, 2024. Per the survey, Gopher Tortoises were observed on the site; therefore, a 100% survey will be required at the site plan stage.

(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: The property has access off of CR 500 and C E 470. The applicant has conducted a TIA which has been approved by Sumter County. The applicant finds that the site will generate a small traffic impact.
Potable Water & Sewer: The subject property is within the City of Wildwood Utility Service Area. Utilities are not available on the property. However, the applicant proposes to extend water lines to service the proposed development. Due to capacity issues for wastewater service availability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department at this time. The applicant will be connecting to the water lines

that are located at the intersection of CR 500 and Marsh Bend Trail. Policy 4.2.3., “The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy.”
Schools: The commercial development will not generate any school-year-aged children.

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.

Dated: 11/18/2024



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-76

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:

K09A020
JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
Acres 10.02 +/-

LEGAL DESCRIPTION:

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845

This property is to be reclassified from Agricultural (Sumter 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

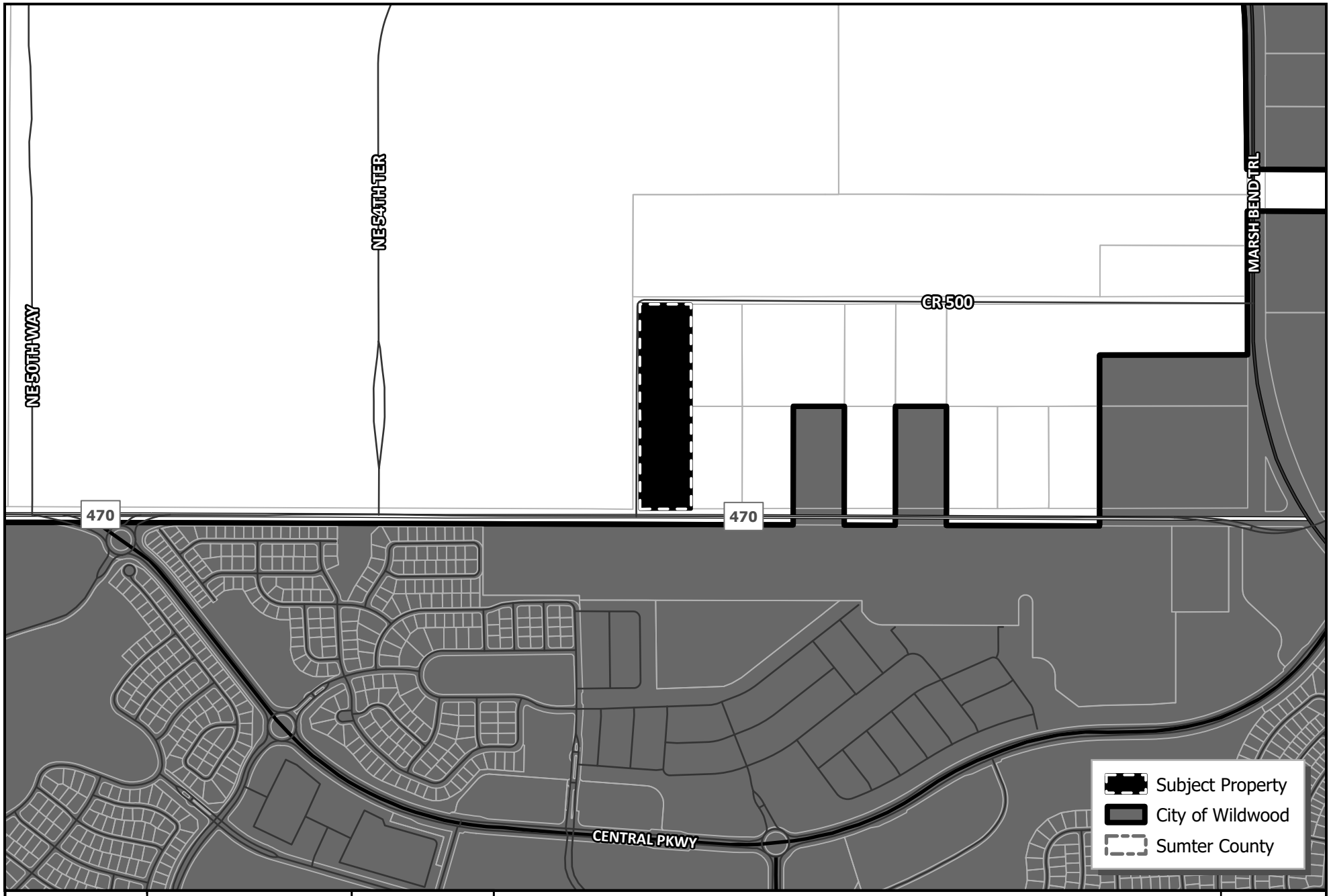
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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

CP 2409-001

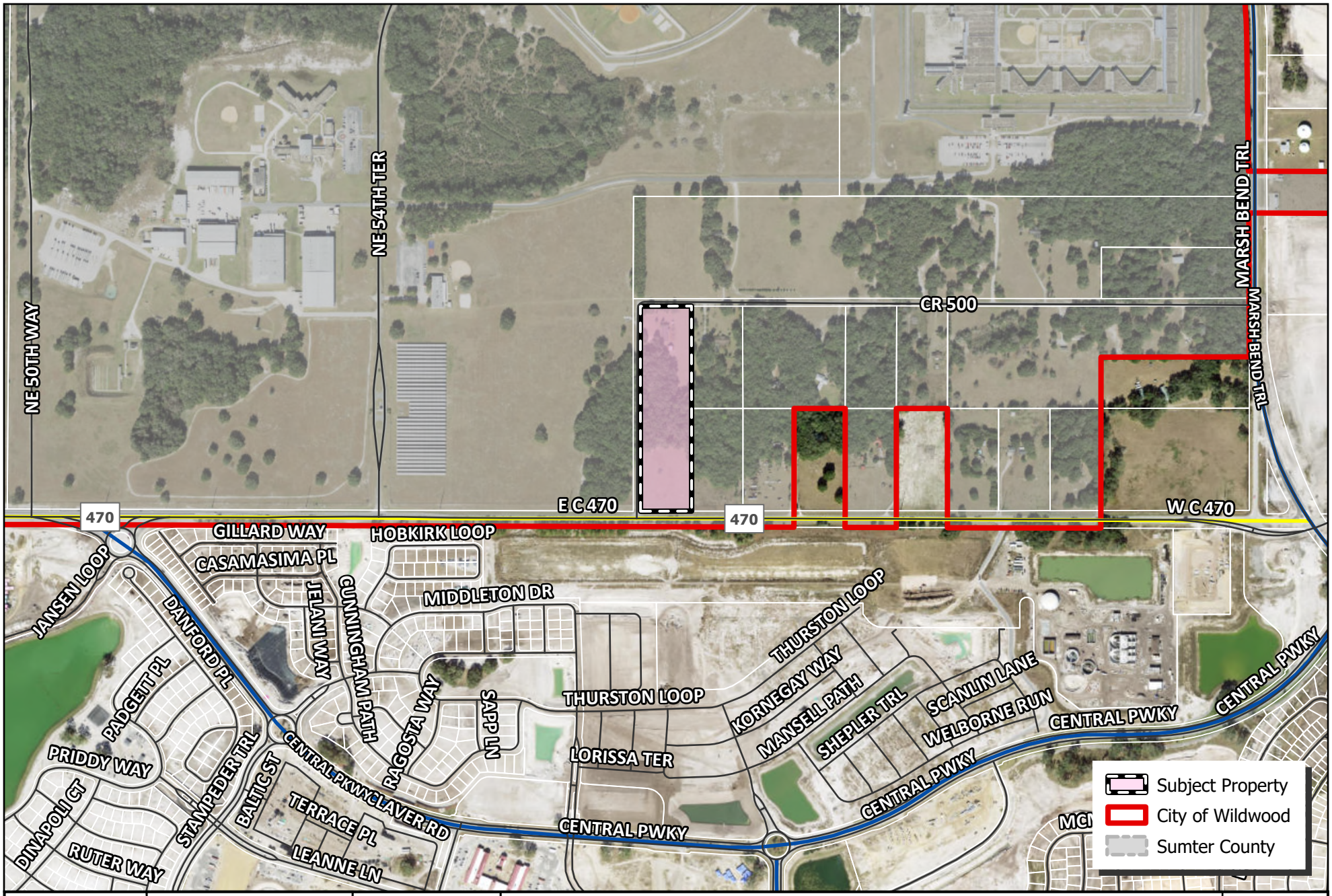
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12 Miles

CP 2409-001

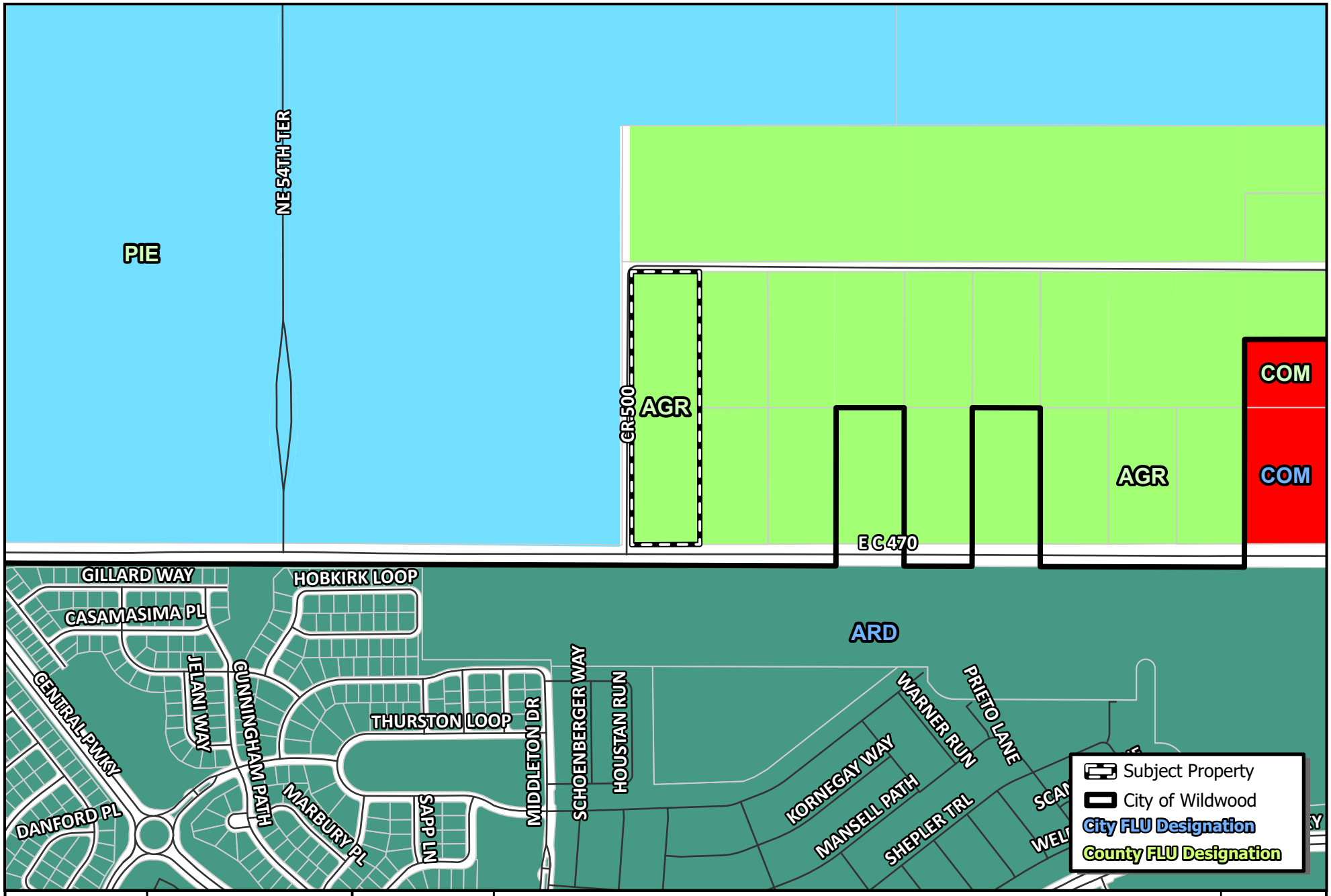
Indian Oaks SELF STORAGE

PARCEL K09A020

MAP 1B

LOCATION MAP

OCT 2024



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N
US Feet
0 140 280 560

CP 2409-001

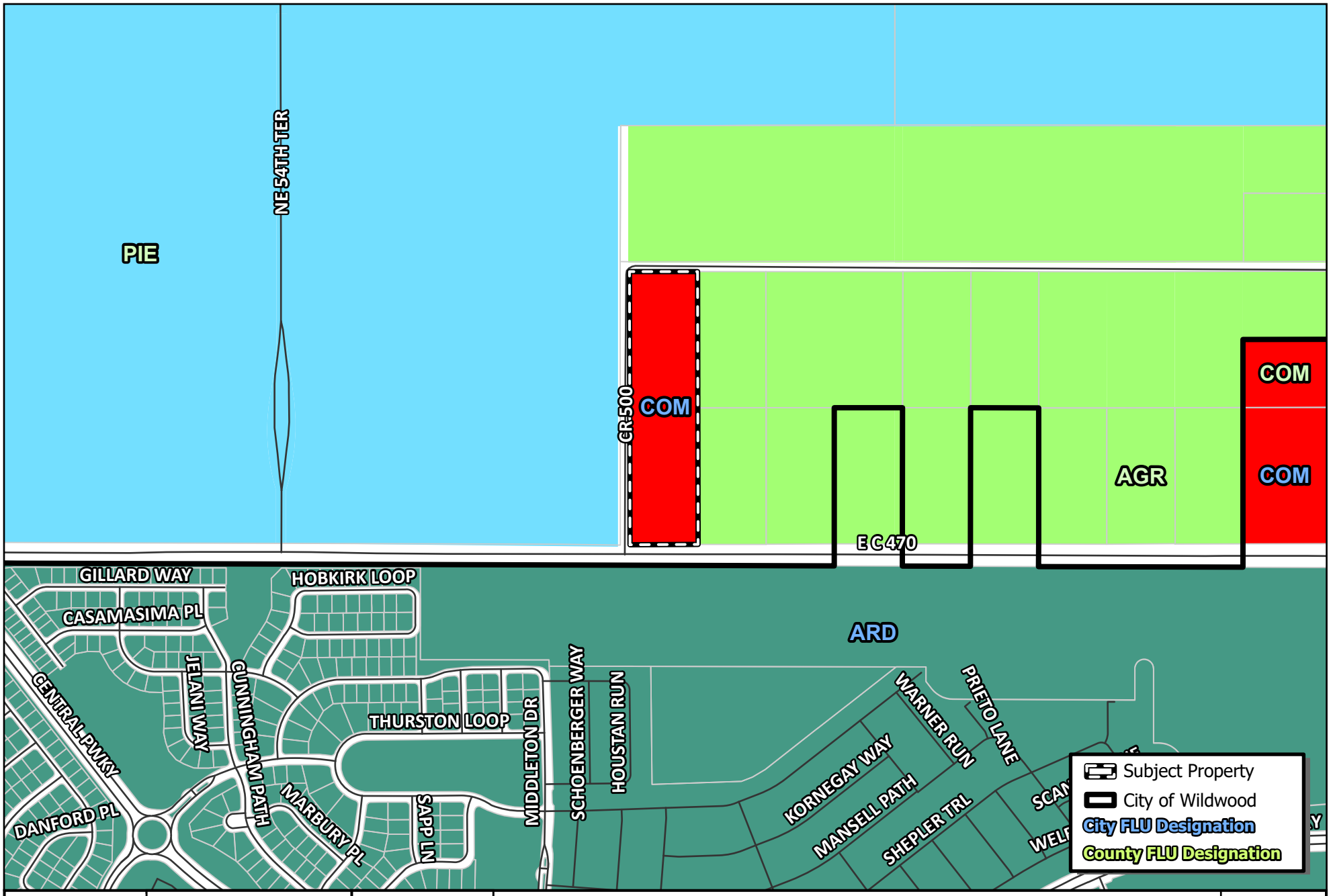
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 2A

EXISTING LAND USE

OCT 2024



WILDWOOD FLORIDA EST. 1877

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N
US Feet
0 140 280 560

CP 2409-001

INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 2B

PROPOSED LAND USE

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-76

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1270877

Date Submitted: 7/10/2024

First Name*	Last Name*	Email Address*
Nikesh	Poudel	nikeshp@trafficmobility.com

Name of Project:*

Wildwood Self Storage

Phone*	Parcel Number*
(407) 531-5332 Ext 227	K09A020

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.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

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: 2024.08.12 16:38:42 -04'00'

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

24231 Wildwood Self Storage TIA Methodology 071024.pdf

Please submit your TIA

Choose File No file chosen

Date of Methodology Acceptance by County

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] 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

MEMORANDUM

July 10, 2024

Re: Wildwood Self Storage
Traffic Impact Analysis Methodology
City of Wildwood, Sumter County, Florida
Project № 24231.01.01

Introduction

The following is a methodology outline for a Traffic Impact Analysis (TIA) for the proposed industrial development of Wildwood Self Storage and its surrounding transportation network. The methodology is consistent with the requirements of Sumter County and the City of Wildwood *Traffic Impact Analysis (TIA) Guidelines*.

Project Description

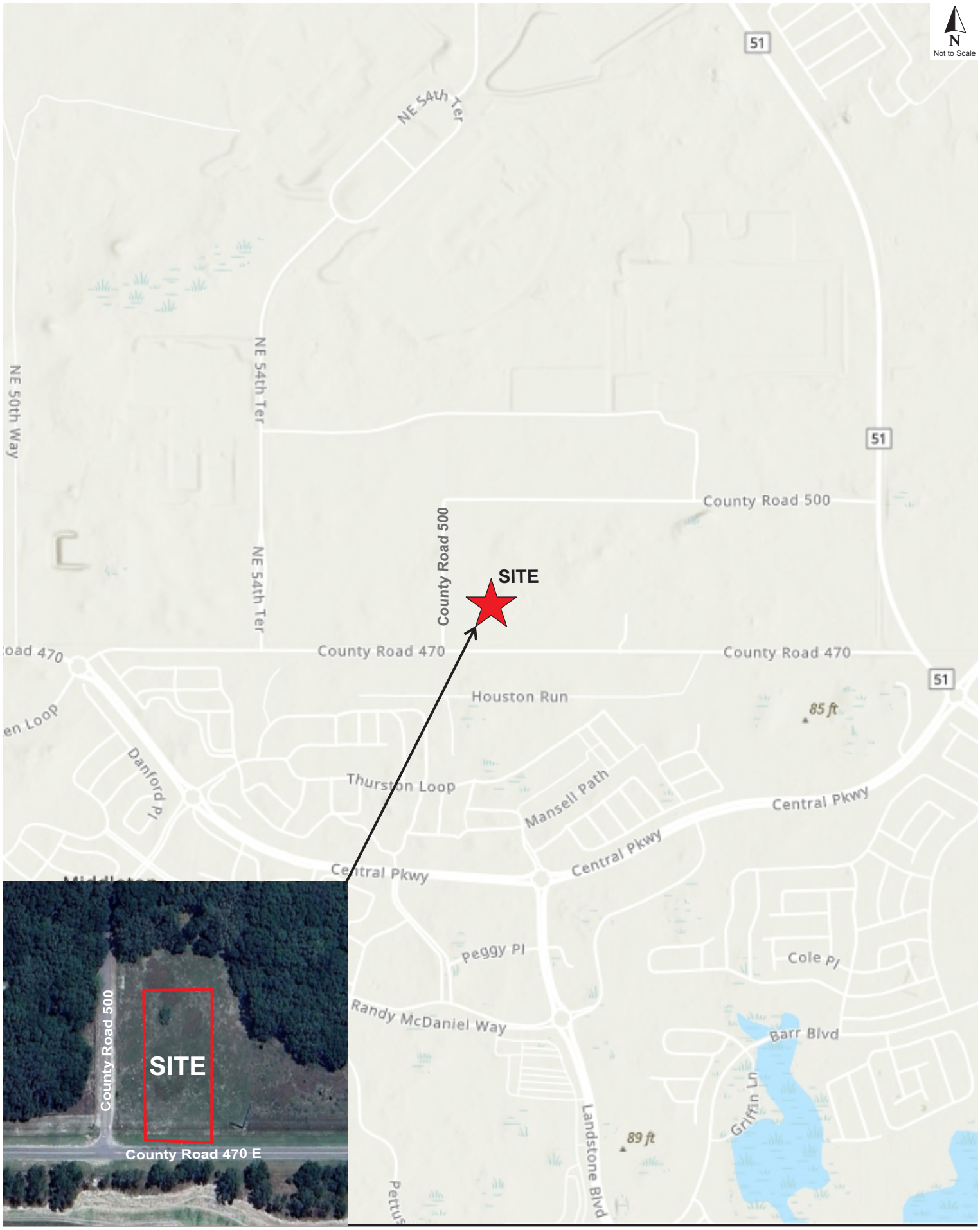
The proposed project entails an industrial development for a self-storage warehouse comprising 258 units with an anticipated buildout year of 2026.

Project Location

The project consists of a single parcel K09A020. The project site is located north of County Road 470 East (CR 470 E) and east of County Road 500 (CR 500), in the City of Wildwood, Sumter County, Florida, as shown in **Figure 1**.

Project Access

Access to the site is proposed via a full access driveway on CR 470 E, as depicted on the site plan. A copy of the preliminary site plan is provided in the **Attachments**.


N
Not to Scale
51
NE 54th Ter
NE 50th Way
NE 54th Ter
County Road 500
County Road 500
SITE
County Road 470
County Road 470
51
Houston Run
85 ft
Danford Pl
Thurston Loop
Mansell Path
Central Pkwy
Central Pkwy
Central Pkwy
Peggy Pl
Cole Pl
Randy McDaniel Way
Barr Blvd
Griffin Ln
Landstone Blvd
89 ft
County Road 500
SITE
County Road 470 E

Trip Generation

A trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the resulting trip generation analysis. The detailed ITE trip generation information sheets are included in the **Attachments**.

Table 1
Trip Generation Analysis

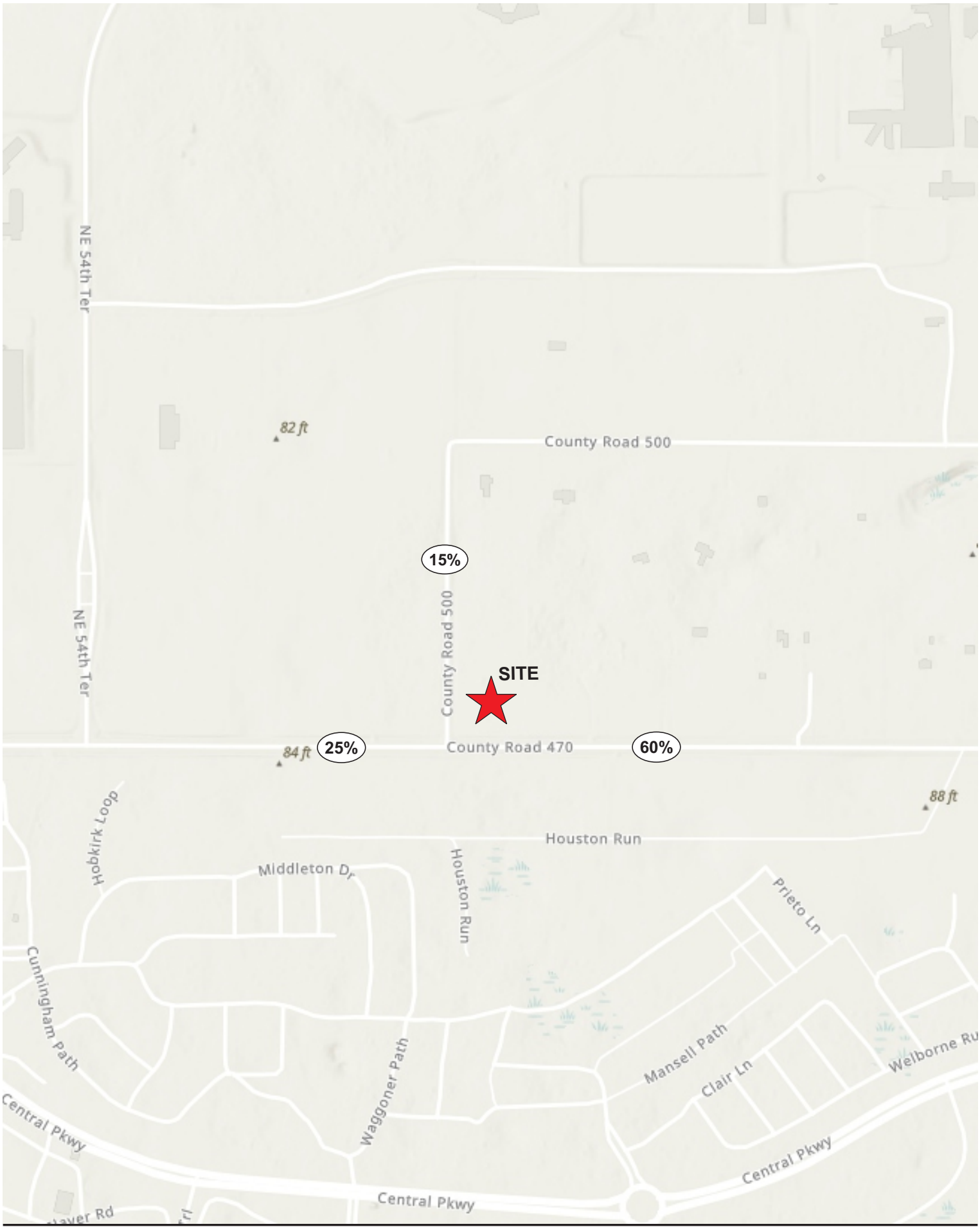
ITE		Number	Daily		AM Peak Hour				PM Peak Hour			
Code	Description	(100s)	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)	2.58 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on *ITE Trip Generation Manual, 11th Edition*
Regression Equation used to calculate rates when R^2 is greater than 0.75.
The value 2.58 Units under column "Number (100s)" mean 258 storage units.

Per Sumter County *TIA Guidelines*, a major TIA is required for any development that generates more than 1,000 daily trips. As shown in **Table 1**, the proposed development is projected to generate only 45 daily trips, of which three (3) trips occur during the AM peak hour, and four (4) trips occur during the PM peak hour. So, a minor TIA will be conducted.

Trip Distribution

Trip distribution was developed manually based on the knowledge of the existing transportation network and the prevailing traffic conditions near the vicinity of the proposed development. The proposed trip distribution pattern is shown in **Figure 2**.


NE 54th Ter
82 ft
County Road 500
15%
County Road 500
NE 54th Ter
SITE
84 ft
25%
County Road 470
60%
88 ft
Houston Run
Hobkirk Loop
Middleton Dr
Houston Run
Prieto Ln
Cunningham Path
Waggoner Path
Mansell Path
Clair Ln
Welborne Ru
Central Pkwy
Central Pkwy
Central Pkwy

Study Area

The study area considered in the analysis is consistent with a minor TIA. It will encompass roadway segments adjacent to the development, major intersections along impacted roadways, major intersections within 1,320 feet of the site access, and all site-access driveways.

The roadway segments were obtained using the 2023 *Sumter County CMP Database*, excerpt of which is included in the **Attachments**. The following roadway segments will be analyzed for the PM peak hour:

- CR 470 E
    - NE 50th Way to CR 501
- CR 500
    - CR 470 E to CR 501

The information for segment of CR 500 is not available in the *2023 Sumter County CMP Database*. Traffic counts which will be collected at the intersection of CR 470 E and CR 500 and reasonable assumptions will be used for the analysis of this segment.

The following intersections will be analyzed during the AM and PM peak hours:

- CR 470 E and CR 500 (Unsignalized)
- CR 470 E and Access Driveway (Proposed)

Projected Traffic

Projected traffic includes background traffic volumes, committed trips generated by approved developments within the study area, if applicable, and the project trips. Projected background traffic for the buildout year of 2026 will be calculated using annual growth rates from *2023 Sumter County CMP Database* to account for traffic growth at the project buildout. A minimum annual growth rate of 1.0% will be applied to any roadway segment on which minimal or no growth is detected.

Capacity Analysis

A capacity analysis will be conducted for the study roadway segments and intersections. The capacity analysis for the study roadway segments will be carried out for the PM peak hour under projected conditions and will be based on service volumes and capacities obtained from *2023 Sumter County CMP Database*. The capacity analysis for the study intersections will be performed for both AM and PM peak hours under projected conditions using the methods of the *Highway Capacity Manual (HCM)*.

Access Points

Access improvements necessary to support the proposed site access driveway at the project buildout will be identified in the study. A 95th percentile queue length at the study intersections will be analyzed to check projected queue lengths against available spacing between the study intersections and adjacent access points. A turn lane analysis, in accordance with the *National Cooperative Highway Research Program (NCHRP) Report 457* and applicable Sumter County Ordinances, will be performed at the site access driveway to determine the need for auxiliary turn lanes. If needed, queue storage lengths required for turn lanes will be determined based on projected 95th percentile queue lengths.

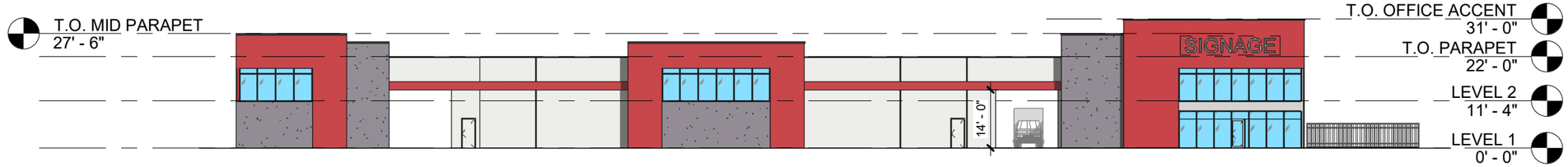
Planned and Programmed Improvements

The *Lake-Sumter Metropolitan Planning Organization (LSMPO) Transportation Improvement Program (TIP)*, *Sumter County Capital Improvement Program (CIP)*, and the *FDOT Work Program*, have been reviewed to determine if there are any improvements planned in the study area. No such improvement was identified.

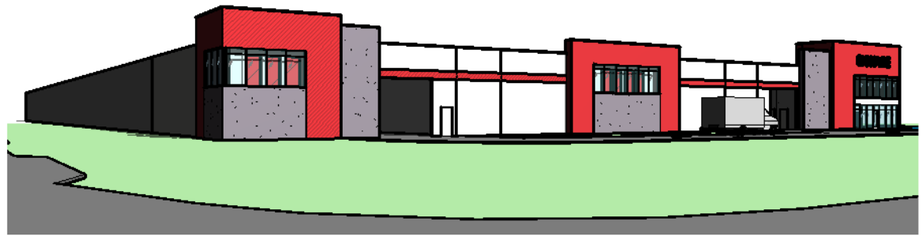
Report

A minor TIA report detailing the methods and findings of the study, including all associated graphics, tables, calculations, and supporting information, will be prepared for submittal to Sumter County and the City of Wildwood.

Attachments



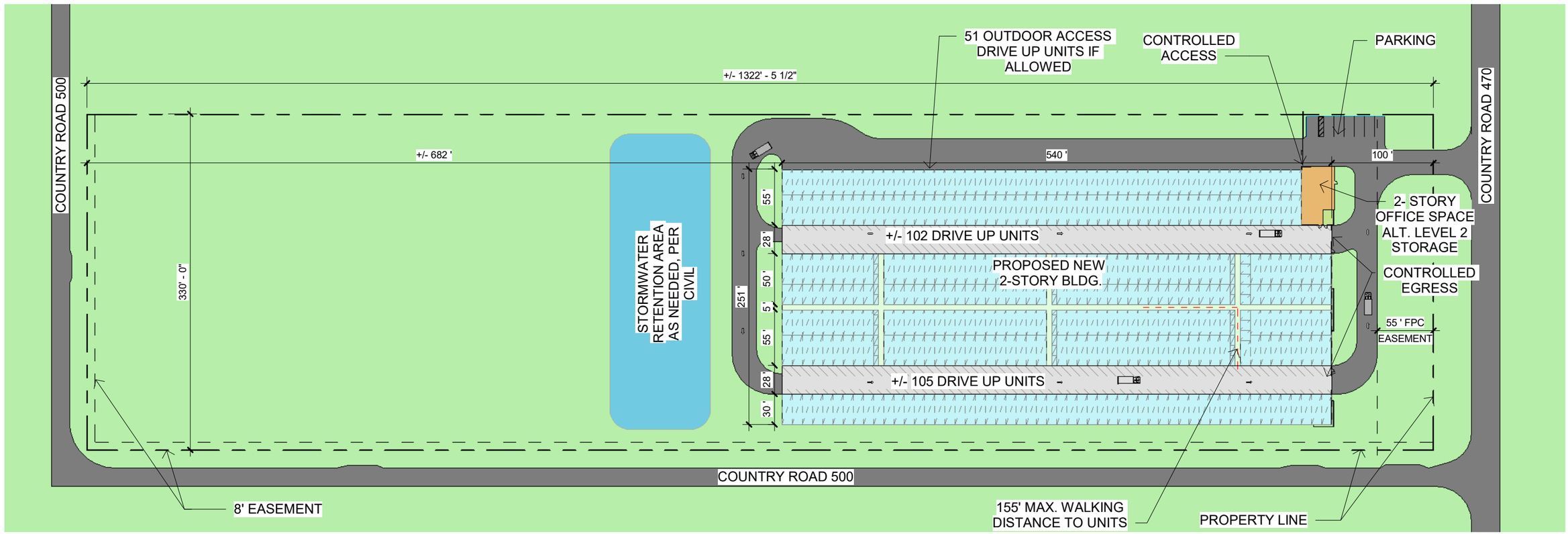
PROPOSED ELEVATION
(CR 470)



PRELIMINARY
PERSPECTIVE

SUMMARY
135,540 SF FOOTPRINT
+/- 99,500 TOTAL RENTABLE AREA
EFFICIENCY +/- 73.41%

+/- 258 DRIVE UP UNITS



PROPOSED SITE PLAN

North

S·E·L·F S·T·O·R·A·G·E

CR 470 & CR 500

WILDWOOD, FLORIDA

MAY 15, 2024

24240

ATRIUM CAPITAL
GROUP

ARCHITECTURE

Mini-Warehouse
(151)

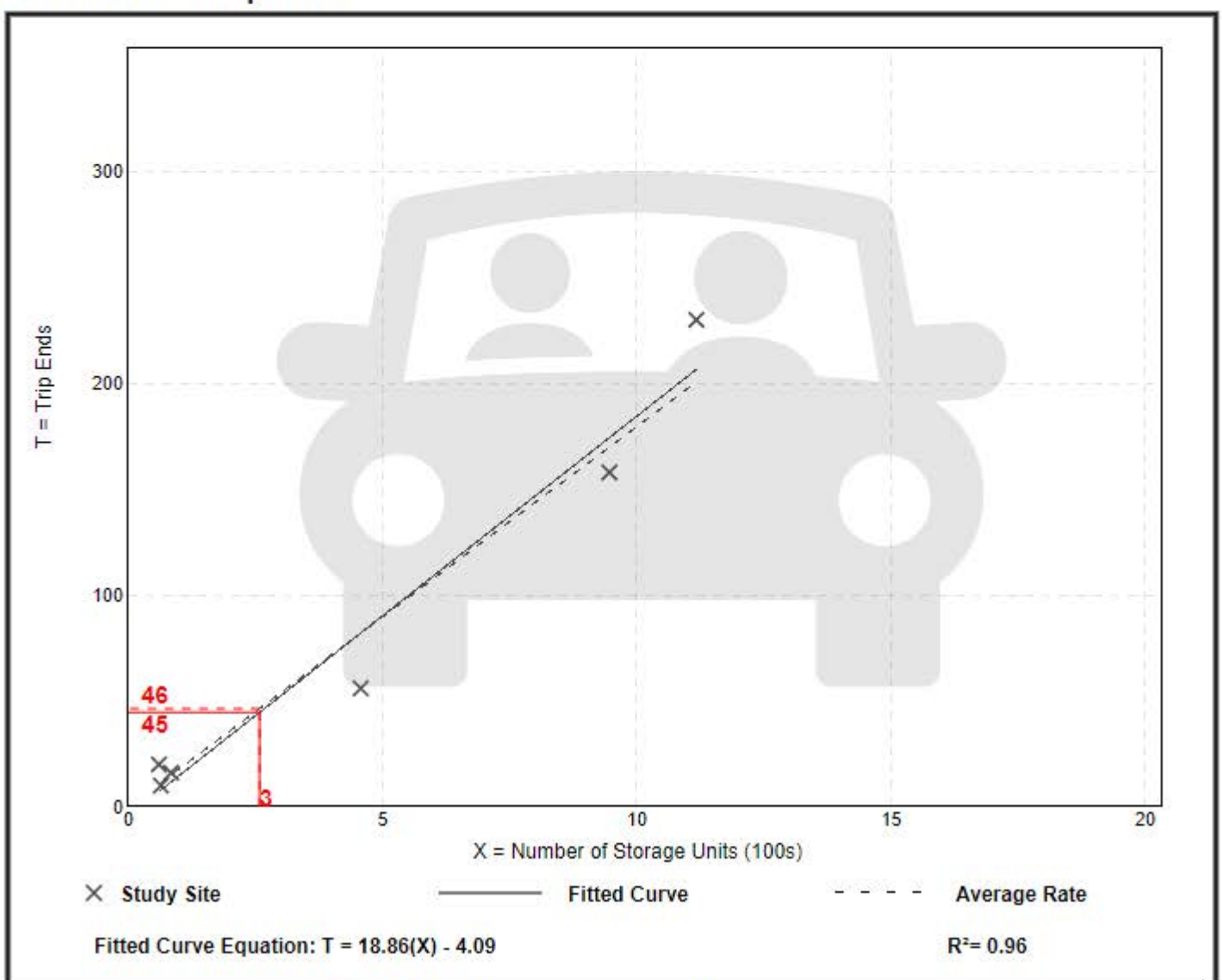
Vehicle Trip Ends vs: **Storage Units (100s)**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Fitted Curve Equation: T = 18.86(X) - 4.09

R^2= 0.96

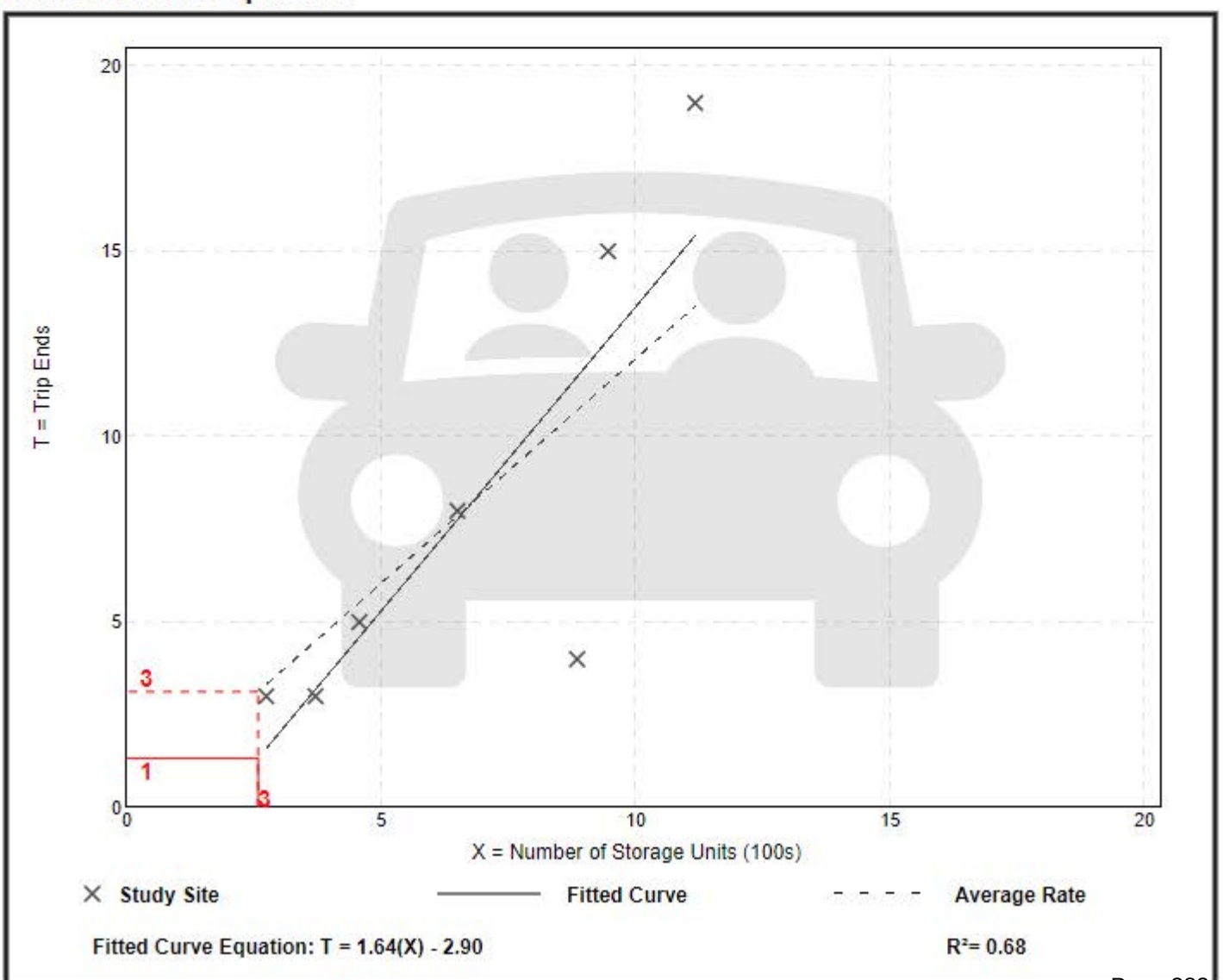
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Storage Units (100s):	7
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



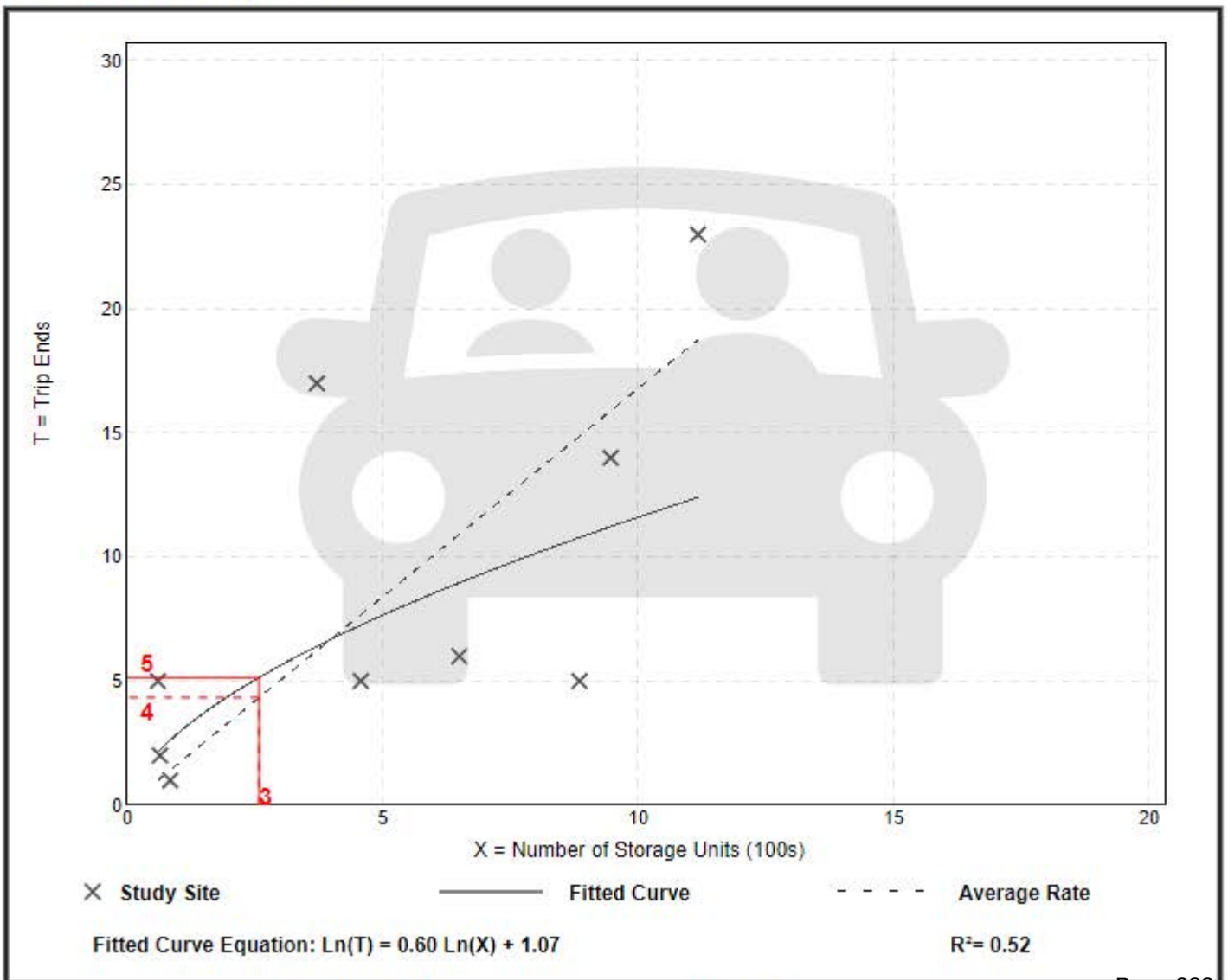
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	5
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.60 Ln(X) + 1.07

R^2= 0.52

Sumter County CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2028 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NB/EB VOLUME	2028 PEAK HOUR SB/WB VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY VOLUME	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS
3552120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 93/I-75	4	4	RURAL	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	685	0.29	B	4,350	2,769	B	0.64
3552130	180102	180102	FDOT	45	1.00	SR 44	SR 93/I-75	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	19,190	0.34	B	2,910	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,910	938	1,100	0.38	B	5,290	3,848	C	0.73
3553100	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	213	377	0.40	C	1,710	1,153	C	0.67
3553130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C2T	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	850	C	0.69
3553140	37		SUMTER	55	2.75	CR 469	CR 728	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	261	B	0.20	10.00%	14,000	7,714	0.55	C	730	192	229	0.31	B	1,330	922	D	0.69
3553150	38		SUMTER	55	2.90	CR 469	SR 50	CR 728	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3553160	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 557	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3553170	75	187001	SUMTER	55	1.75	CR 48	CR 557	CR 747	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3553180	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3553190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3553200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3553210	77	ADJACENT		55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C2T	COUNTY	CENTER HILL	D	18,000	9,575	0.53	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3554120	180016: 180009	180016: 180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3554130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 S (MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,363	C	0.72
3554140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48	4	4	URBAN	UNDIVIDED	C2T	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	486	0.38	C	2,347	926	C	0.39	5.00%	24,728	16,067	0.65	C	1,292	562	620	0.48	C	2,347	1,854	D	0.79
3555100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3555110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	280	0.65	C	780	660	C	0.85
3555120	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.25%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3555130	2020-105		SUMTER	45	0.48	CR 48	CR 616	CR 313	4	4	URBAN	DIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3556100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,106	0.51	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3556110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3557110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	1.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3557120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3557130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR	4	4	RURAL	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,831	0.76	C	1,748	521	548	0.31	C	3,175	2,269	C	0.71
3557140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,363	0.72	C	1,748	606	586	0.35	C	3,175	1,192	C	0.38	1.00%	35,249	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3557150	207		SUMTER	35	1.27	WARM SPRINGS AVE	MEGGISON RD	MORSE BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	920	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3557160	205		SUMTER	35	3.91	MEGGISON RD	WARM SPRINGS AVE	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	0.21	C	1,850	322	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	373	456	0.25	C	3,360	2,223	C	0.66
3557170	206		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	6,804	0.24	C	1,850	357	436	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3557180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	817	C	0.39	3.00%	23,520	10,525	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3558110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,693	0.35	C	1,070	255	290	0.27	C	1,950	1,325	C	0.68
3558120	181001	181001	FDOT	55	1.26	SR 471	CR 478 (N)	CR 722	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.33	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3558140	181001	181001	FDOT	55	1.26	SR 471	CR 722	CR 48 E	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	0.82
3558150	181003	181003	FDOT	55	1.01	SR 471	CR 48 E	CR 476	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C	0.55	5.75%	14,000	10,197	0.73	D	730	524	446	0.72	D	1,330	1,254	D	0.94
3558170	180020	180020	FDOT	55	2.27	SR 471	SR 50	CR 721	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	6,310	0.77	C	430	324	276	0.75	C	780	600	C	0.77	3.25%	8,200	7,404	0.90	D	430	380	324	0.88	C	780	810	D	1.04
3558180	180061	180061	FDOT	55	1.01	SR 471	CR 721	CR 478A	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,320	0.52	C	730	243	276	0.38	C	1,330	519	C	0.39	1.00%	14,000	7,693	0.55	C	730	255	290	0.40	C	1,330	985	D	0.74
3558190	180061	180061	FDOT	35	0.50	SR 471	CR 478A	CR 478 E (S)	2	2	URBAN	UNDIVIDED	C2T	STATE	WEBSTER	D	18,000	7,320	0.41	C	940	243	276	0.29	C	1,710	519	C	0.30	1.00%	18,000	7,693	0.43	C	940	255	290	0.31	C	1,710	1,195	C	0.70
3559100	180204	180204	FDOT	60	2.40	SR 50	HERNANDO COUNTY BOUNDARY	CR 478A	2	4	RURAL	UNDIVIDED	C1	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,070	0.86	C	430	363	309	0.84	C	780	672	C	0.86	2.50%	45,800	7,999	0.17	B	2,390	411	350	0.17	B	4,350	2,801	B	0.64
3559110	180021	180021	FDOT	60	1.77	SR 50	CR 478A	SR 471	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,340	0.90	C	430	298	397	0.92	C	780	695	C	0.89	1.75%	8,200	8,005	0.98	C	430	325	433	1.01	D	780	755	C	0.97
3560110	180118	180118	FDOT	55	6.08	SR 50	SR 471	CR 469	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	7,860	0.96	C	430	403	343	0.94	C	780	746	C	0.96	1.00%	8,200	8,261	1.01	D	430	424	360	0.99	C	780	854	D	1.09
3560120	180017	180017	FDOT	55	0.35	SR 50	CR 469	LAKE COUNTY BOUNDARY	2	2	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	8,200	10,640	1.30	D	430	378	429	1.00	C	780	807	D	1.03	5.75%	8,200	11,322	1.38	D	430	402	456	1.06	D	780	832	D	1.07
4000100	92		SUMTER	35	1.46	CR 102	US 301/SR 35	CR 101	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	1,458	0.10	B	730	65	99	0.14	B	1,330	164	B	0.12	1.00%	14,000	1,532	0.11	B	730	68	104	0.14	B	1,330	798	D	0.60
4002000	91		SUMTER	35	1.97	CR 101	WOODRIDGE DR	CR 102	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	22,400	5,018	0.22	C	1,110	260	173	0.23	C	2,020	433	C	0.21	2.50%	22,400	5,677	0.25	C	1,110	294	196	0.26	C	2,020	1,404	C	0.70
4008000	107	-	SUMTER	40	1.75	CR 237	CR 222	CR 466	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	605	0.04	B	730	27	23	0.04	B	1,330	50	B	0.04	5.00%	14,000	772	0.06	B	730	34	29	0.05	B	1,330	764	C	0.57
4009000	109	188030	FDOT	45	0.26	MARSH BEND TRAIL / CR 501	CR 470E	CR 500	2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	16,128	6,867	0.43	C	799	304	210	0.38	C	1,454	514	C	0.35	5.00%	16,128	8,764	0.54	C	799	388	268	0.49	C	1,454	1,187	C	0.82
5000000	136		SUMTER	35	0.51	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	15,713	0.47	C	1,665	703	695	0.42	C	3,024	1,398	C	0.46	1.00%	33,570	16,515	0.49	C	1,665	739	730	0.44	C	3,024	2,404	C	0.79
5000010	10		SUMTER	30	0.29	BUENOS AIRES BLVD	EL CAMINO REAL	US 27/US 441/SR 500	4	4	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	24,705	9,901	0.40	C	1,222	500	538	0.44	C	2,221	1,038	C	0.47	1.00%	24,705	10,406	0.42	C	1,222	526	565	0.46	C	2,221	1,748	C	0.79
5000300	128		SUMTER	35	0.54	EL CAMINO REAL	BUENA VISTA BLVD	ENRIQUE DR	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	16,332	0.49	C	1,665	720	724	0.43	C	3,024	1,444	C	0.48	1.00%	33,570	17,165	0.51	C	1,665	757	761	0.46	C	3,024	2,422	C	0.80
5000390	127		SUMTER	35	1.83	EL CAMINO REAL	ENRIQUE DR	BUENOS AIRES BLVD	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,115	0.54	C	1,665	1,106	1,016	0.66	C	3,024	2,122	C	0.70	1.00%	33,570	19,039	0.57	C	1,665	1,162	1,068	0.70	C	3,024	2,827	D	0.93
5000420	138		SUMTER	35	1.82	MORSE BLVD N	RIO GRANDE AVE	EL CAMINO REAL	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	11,329	N/A	C	N/A	577	525	N/A	C	1,818	1,102	C	0.61	7.25%	N/A	16,076	N/A	C	N/A	819	745	N/A	C	1,818	1,605	D	0.88
5000430	137		SUMTER	35	1.00	MORSE BLVD N	CR 466	RIO GRANDE AVE	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	F	33,570	16,645	N/A	C	N/A	869	901	N/A	D	1,818	1,770	D	0.97	3.25%	N/A	19,531	N/A	C	N/A	1,020	1,057	N/A	C	1,818	1,912	F	1.05
5000500	151		SUMTER	25	0.32	RIO GRANDE AVE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	16,128	7,347	0.46	C	799	346	365	0.46	C	1,454	711	C	0.49	1.00%	16,128	7,721	0.48	C	799	364	384	0.48	C	1,454	1,163	C	0.80
5000700	125		SUMTER	30	0.29	EL CAMINO REAL/PAIGE PLACE	MORSE BLVD N	LAKE COUNTY BOUNDARY	2	2	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	12,081	0.62	C	963	598	608	0.63	C	1,755	1,206	C	0.69	1.00%	19,530	12,697	0.65	C	963	629	639	0.66	C	1,755	1,592	D	0.91
5999990	126		SUMTER	35	0.59	EL CAMINO REAL	BUENOS AIRES BLVD	MORSE BLVD (N)	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	11,978	0.36	C	1,629	562	595	0.37	C	2,961	1,157	C	0.39	1.00%	32,940	12,589	0.38	C	1,629	591	625	0.38	C	2,961	2,220	C	0.75
6000001	154		SUMTER	55	0.22	MORSE BLVD S	SR 44	KRISTINE WAY	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	32,940	17,081	0.52	C	1,629	574	659	0.40	C	2,961	1,233	C	0.42	5.00%	32,940	21,800	0.66	C	1,629	733	841	0.52	C	2,961	2,362	C	0.80
6000002	155		SUMTER	55	1.63	MORSE BLVD S	KRISTINE WAY	HILLSBOROUGH TRL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	18,884	0.56	C	1,665	693	712	0.43	C	3,024	1,405	C	0.46	5.00%	33,570	24,101	0.72	C	1,665	884	909	0.55	C	3,024	2,549	C	0.84
6000003	132		SUMTER	35	0.96	MORSE BLVD	HILLSBOROUGH TRL	PINELLAS PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,162	0.51	C	1,665	611	675	0.41	C	3,024	1,286	C	0.43	1.00%	33,570	18,037	0.54	C	1,665	642	709	0.43	C	3,024	2,307	C	0.76
6000004	133		SUMTER	35	0.36	MORSE BLVD	PINELLAS PL	CR 466A	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	17,851	0.53	C	1,665	756	746	0.45	C	3,024	1,502	C	0.50	1.00%	33,570	18,762	0.56	C	1,665	795	784	0.48	C	3,024	2,460	C	0.81
6000005	158		SUMTER	35	0.39	BUENA VISTA BLVD	CR 466A	ST.CHARLES PL	4	4	URBAN	DIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	23,508	0.70	C	1,665	1,034	980	0.62	C	3,024	2,014	C	0.67	1.50%	33,570	25,325	0.75	C	1,665	1,114	1,056	0.67	C	3,024	2,779	C	0.92
6000010	153		SUMTER	35	2.07	BUENA VISTA BLVD	CR 44A	CR 466A	4	4	URBAN	DIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	33,570	9,202	0.27	C	1,665	285	285	0.17	C	3,024	570	C	0.19	7.25%	33,570	13,058	0.39	C	1,665	404	404	0.24	C	3,024	2,069	C	0.68
6000015	152		SUMTER	35	0.43	BUENA VISTA BLVD	SR 44	CR 44A	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	14,449	0.43	C	1,665	572	587	0.35	C	3,024	1,159	C	0.38	3.25%	33,570	16,955	0.51	C	1,665	671	689	0.41	C	3,024	2,336	C	0.77
6000020			NO COUNT	30	0.09	MARIPOSA WAY	CR 466E	500 FT SOUTH MARIPOSA WAY	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-	-	19,530	-	-	-	963	-	-	-	-	1,755	-	-	-
6000030	6		SUMTER	30	0.36	BELVEDERE BLVD	CR 466E	CHURCHILL DOWNS	2	2	URBAN	UNDIVIDED	C3C	COUNTY	UNINCORPORATED SUMTER COUNTY	D	19,530	10,486	0.54	C	963	475	540	0.56	C	1,755	1,015	C	0.58	1.00%	19,530	11,021	0.56	C	963	499	568	0.59	C	1,755	1,462	D	0.83
6000035	7		SUMTER	30	1.33	BELVEDERE BLVD	CHURCHILL DOWNS	BUENA VISTA BLVD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	7,543	0.37	C	999	389	419	0.42	C	1,818	808	C	0.44	1.00%	20,160	7,928	0.39	C	999	409	440	0.44	C	1,818	1,408	C	0.77
6000045	9		SUMTER	20	0.51	BONITA BLVD	CANAL ST	MORSE BLVD N	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,919	0.24	C	999	245	298	0.30	C	1,818	543	C	0.30	1.00%	20,160	5,170	0.26	C	999	257	313	0.31	C	1,818	1,256	C	0.69
6000050	8		SUMTER	20	0.52	BONITA BLVD	BUENA VISTA BLVD	CANAL ST	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	4,584	0.23	C	999	243	224	0.24	C	1,818	467	C	0.26	1.50%	20,160	4,938	0.24	C	999	262	241	0.26	C	1,818	1,261	C	0.69
6000055	87		SUMTER	25	0.49	CANAL ST	CR 466A	ODELL CIR S	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,160	3,991	0.20	C	999	202	183	0.20	C	1,818	385	C	0.21	3.00%	20,160	4,627	0.23	C	999	234	212	0.23	C	1,818	1,233	C	0.68
6000060	88		SU

Wildwood Self Storage

ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, & REZONING

SEPTEMBER 2024

Prepared By:
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue Mt. Dora, Florida 32757
(352) 385-1940

City of Wildwood
Annexation, Small Scale Comprehensive Plan Amendment & Rezoning,
Wildwood Self Storage

Executive Summary

The subject property is located on the northeast corner of CR 470 and CR 500 (Figure 1 & 2), referenced by parcel id number K09A020. The site is located at the northeast corner of EC 470 and CR 500 and consists of approximately 10 ± acres. No wetlands are present on site. The subject property is zoned as Sumter County Agricultural (AG) and has a land use designation of Sumter County Agricultural (Figures 3 & 4). The property is in the joint planning area. The property is currently occupied with 1 single family dwelling. The surrounding area is a mix of rural residential and agricultural uses. The predominate uses in the north and east are Rural residential and agricultural uses. Age Restricted Community uses are located to the south of the subject property with public institution uses to the west of the subject property.

Table 1: Surrounding Land Use

Direction	Future Land Use	Zoning	Current Use
North	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing	Vacant
South	Wildwood **ARD** (Age Restricted Development Mixed Use)	Wildwood **AG**-10 (Agricultural-10)	Mixed Use Development
East	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing)	Single Family Residential
West	Sumter County **PIE** (Public/Institutional)	Sumter County **A10C** (General Agricultural) with Conventional Housing)	Institutional

Project Request

This project request is to amend the existing City of Wildwood Comprehensive plan to allow for the annexation of the subject property Parcel ID: K09A020. This would require a request for a Small-Scale Comprehensive Plan amendment. Changing the Future Land Use of the subject property from Sumter County Agricultural (AG) to Wildwood Commercial (COM) (Figure 5). A rezoning request is also required. This request is to change the zoning of the subject property from Sumter County Agricultural (AG) to Wildwood General Commercial (C-2) (Figure 6). The subject property is proposed for a self-storage facility consisting of 258 drive up units with an associated office used for managing the self-storage facility. The proposed self-storage buildings shall be 2 stories not to exceed 135,540 square feet. The associated self-storage office shall not exceed 1,783 square feet which is included in the total 135,540 square feet.

The proposed development will be requesting service by central water from the City of Wildwood via the connection located at the northwestern end of the subject property (Figure 7) and will utilize a septic system for wastewater. The proposed Floor Area Ratio is .31.

The proposed conceptual plan attached demonstrated compliance with required design criteria. The Site is design consistent with the Community Design District.

Flood Zone Analysis

The subject property is located within Flood Zone X outside of the 100-year flood plain and Zone AE (Elevation 84.4 Feet) (Figure 8).

Maximum Development Analysis

Table 2: Maximum Development Potential

Project Name	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Maximum Development	Proposed Development	Net Change In Development Potential
Wildwood Self Storage	10±	Sumter County Agricultural	Single Family Home (0.0742 acs.)	Wildwood Commercial (COM)	217,800 SF Maximum Commercial	135,540 SF (FAR: 0.31) **Storage/Office**	135,540 SF Storage/Office -Single Family Residence
TOTAL	10±						135,540 Sq ft. 31% FAR Increase

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

> *"The following adopted LOS Standards for facilities and services required by the City of Wildwood:*
> *Sanitary Sewer: 250 gallons per day per ERU*
> *Potable Water: 300 gallons per day per ERU"*

The subject property is within the City of Wildwood Utility Service Area. The city currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD).

This permit, which expires on March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average). The City has a current available capacity of 0.284 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.23873 mgpd. The proposed project will not cause an undue burden upon The City of Wildwood Utility system, utilizing only one or two public restrooms which will be determined upon time of the site plan design.

Table 3: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.284
Wildwood Self Storage	10±	Sumter County Agricultural	Wildwood Commercial (COM)	217,800 (Commercial)	0.0219	0.2621

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.
Maximum Commercial –
ERU for Commercial- .334 per 1,000 SF

Wastewater Analysis

Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department.

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Population was estimated based on number of anticipated employees to be no greater than 73 x 1.99 pph which equates to 145. The proposed amendment is estimated to generate 726 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject property is currently developed with a single residential unit. An environmental assessment is provided, prepared by ECS Florida, LLC, dated August 19, 2024. The project site was reviewed to determine the geological features of the landscape to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary. The project site is within the Central Valley Geologic Province has an elevation of 84.73'. Soils within the project site include Millhopper (85%) and Myakka (15%)(Figure 9).

On August 13, 2024, the subject property was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise, eastern indigo snake, blue-tailed mole skink and commensal species, as well as the Florida Scrub Jay and Everglade Snail Kite. A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.

Potential gopher tortoise (Gopherus polyphemus) habitat was noted at various locations throughout the site. ECS observed one potentially occupied gopher tortoise burrow along the eastern boundary of the site. A more detailed survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species and burrows located

on-site. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities.

The Eastern indigo snake (Drymarchon couperi) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site. The site is located within the USFWS Florida Sand Skink (Neoseps reynoldsi) and blue-tailed mole skink (Plestiodon egregius) Consultation Area. No skinks or suspected skink tracks were directly observed on the site at the time of this survey.

No threatened or endangered amphibian species or their habitats were encountered during the time of the survey. No Florida Scrub jays were observed on the subject property. No Everglade Snail Kites were observed on the subject property.

No protected plant species were identified on the subject property. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

Transportation Impact Analysis

A trip generation analysis was conducted on the amendment utilizing the 11th Edition of ITE and is provided as part of the traffic methodology.

Table 4 Existing Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1 Unit	-	9	-	-	-	-	-	1	1	0

Table 5 Proposed Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)*	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on ITE Trip Generation Manual, 11th Edition Regression Equation used to calculate rates when R^2 is greater than 0.75. The value 2.58 Units under column "Number (100s)" means 258 storage units.

***Mini-Warehouse (Self-Storage) includes an associated office for managing the facility.**

Table 6 Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1	-	9	-	-	-	-	-	1	1	0
151	Mini-Warehouse (Self-Storage)	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2
Total Net Trips (Proposed -Existing)			-	36	-	3	2	1	-	3	1	2

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others of the City of Wildwood Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Policy 1.1: Future Land Use Map-Commercial The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Response: The proposed land use is Commercial, which allows a Floor Area Ratio (FAR) of 0.5. The proposed concept proposes a FAR of 0.31.

Policy 1.2: Sustainable Growth - The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

Response: The proposed conceptual site (Figure 10) will not cause an undue burden upon the City of Wildwood's wastewater systems since it will be utilizing a septic system for the one or two restrooms that will be on the property as determined in the site planning process. The proposed project water needs will have a minor impact on the potable water systems, as the proposed use will require one or two restrooms for the office use.

Policy 1.2.5: Joint Planning Area - The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: The subject property is located in the JPA. The proposed development of this site is consistent with the commercial designation of this property on the JPA map (Figure11).

Policy 1.2.7: Annexation - Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property. If the proposed future land use of the annexed property is consistent with the future land use category depicted on the JPA Map, the amendment shall be processed as a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The underlying County future land use shall remain in full force and effect until such time as the annexation and related FLUM amendment are effective.

Response: The request to annex the property is consistent with the JPA map. The companion small scale comprehensive future land use map and rezoning to a commercial designation is consistent with this policy and the JPA map.

Policy 1.3: Resource Stewardship - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no documented historical or archaeological resources located on the subject property. An email from the FL Historical Resources Department verifying that no resources were found in the Florida Master File is included in the submittal package.

Policy 1.3.2: The City shall prohibit the installation of new septic tanks within all new residential, commercial, and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

Response: The subject property will utilize a septic system. The subject property does not have wastewater availability as confirmed by the City of Wildwood. (see attached email confirmation)

Policy 1.3.5: The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no significant historical or archaeological resources on the subject property.

Policy 1.3.4. The City shall encourage all new development and redevelopment projects to: a. Implement green infrastructure and building practices b. Respect natural topographies c. Reduce building footprints and impervious surface areas to the maximum extent feasible d. Locate development away from environmentally sensitive areas e. Preserve natural habitats and ecosystems f. Provide for onsite stormwater management facilities using low intensity development (LID) techniques and methods g. Employ energy, water, and waste conservation measures h. Preserve open space and natural lands.

Response: The subject property has no environmentally sensitive areas; in addition, a significant portion of the site will remain open at this time. A minimum 20 percent of the site shall be reserved for open space. Additionally, the subject property is located in the Community Design District and landscape buffers between 15-25 feet shall be required.

Policy 5.7: Wetlands - The City shall protect wetlands and their natural function.

Response: The subject property does not have any wetlands located within it, as demonstrated in the attached environmental assessment within submittal package.

Rezoning Justification

Rezoning requirements-When pertaining to the rezoning of land, a report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

(a) Whether the proposed change is consistent with the comprehensive plan; City of Wildwood Land Development Regulations 3-3

Response: The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area.

(b) The existing land use pattern of the surrounding area.

Response: The joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Response: There will be little impact upon public facilities as noted by the level of service analysis provided in this report. A septic system will be used to meet the sanitary sewer needs and the potable water estimated daily usage will be 46 gallons per day. The City of Wildwood will not experience a change to its wastewater system, due to the conceptual project utilizing a septic system. Schools will not be affected, due to the nature of the proposed project being a commercial self-storage facility. The traffic impacts will be limited as the daily proposed trip is not estimated to exceed 45 trips.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Response: The change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

Response: The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 storage units and associated office are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres

of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

Response: The proposed concept will utilize setbacks and landscape buffering per city requirements to not interfere with or provide a deterrent to the improvement or development of adjacent properties

Figure 1. Location

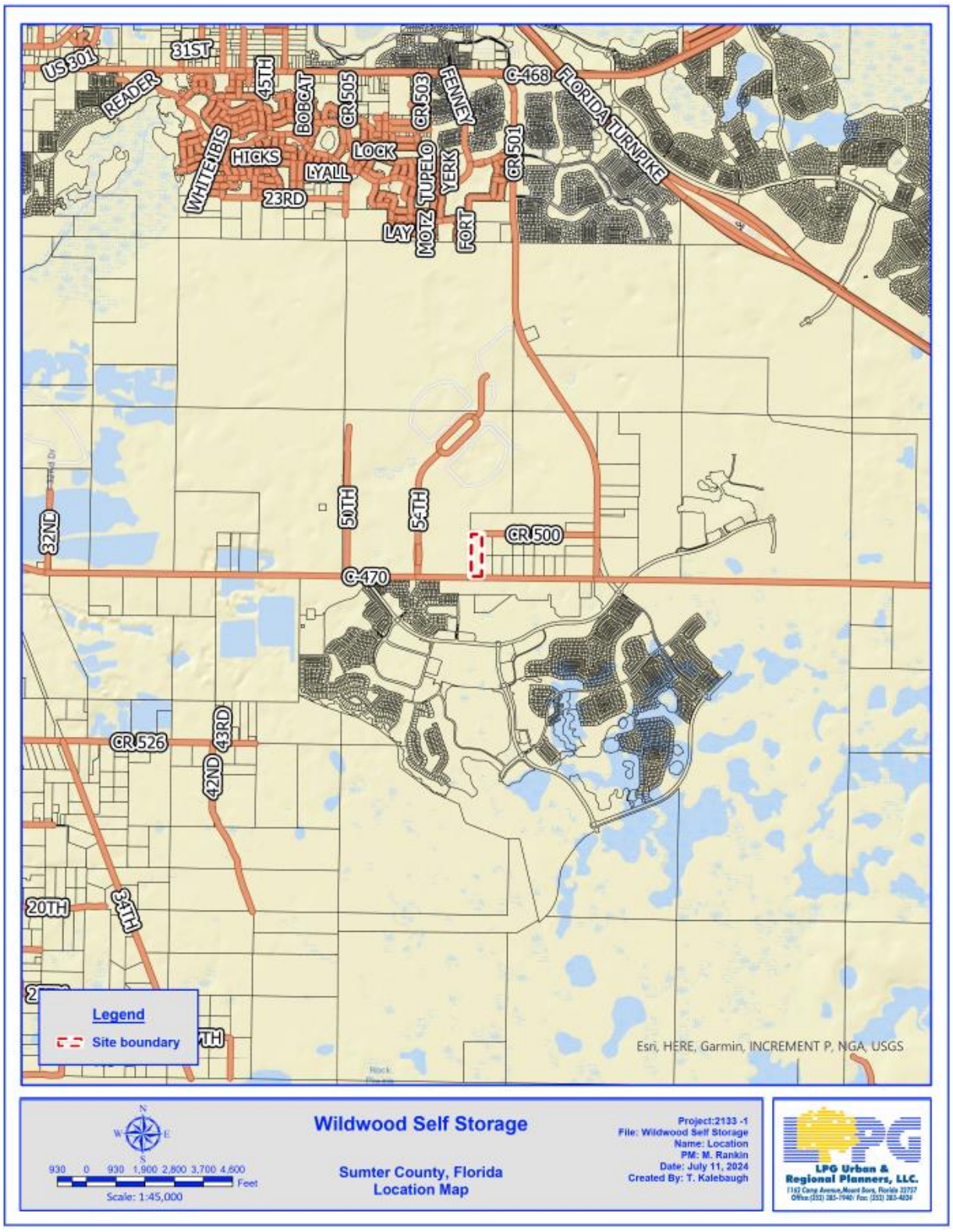


Figure 2. Aerial



Figure 3. Existing Zoning

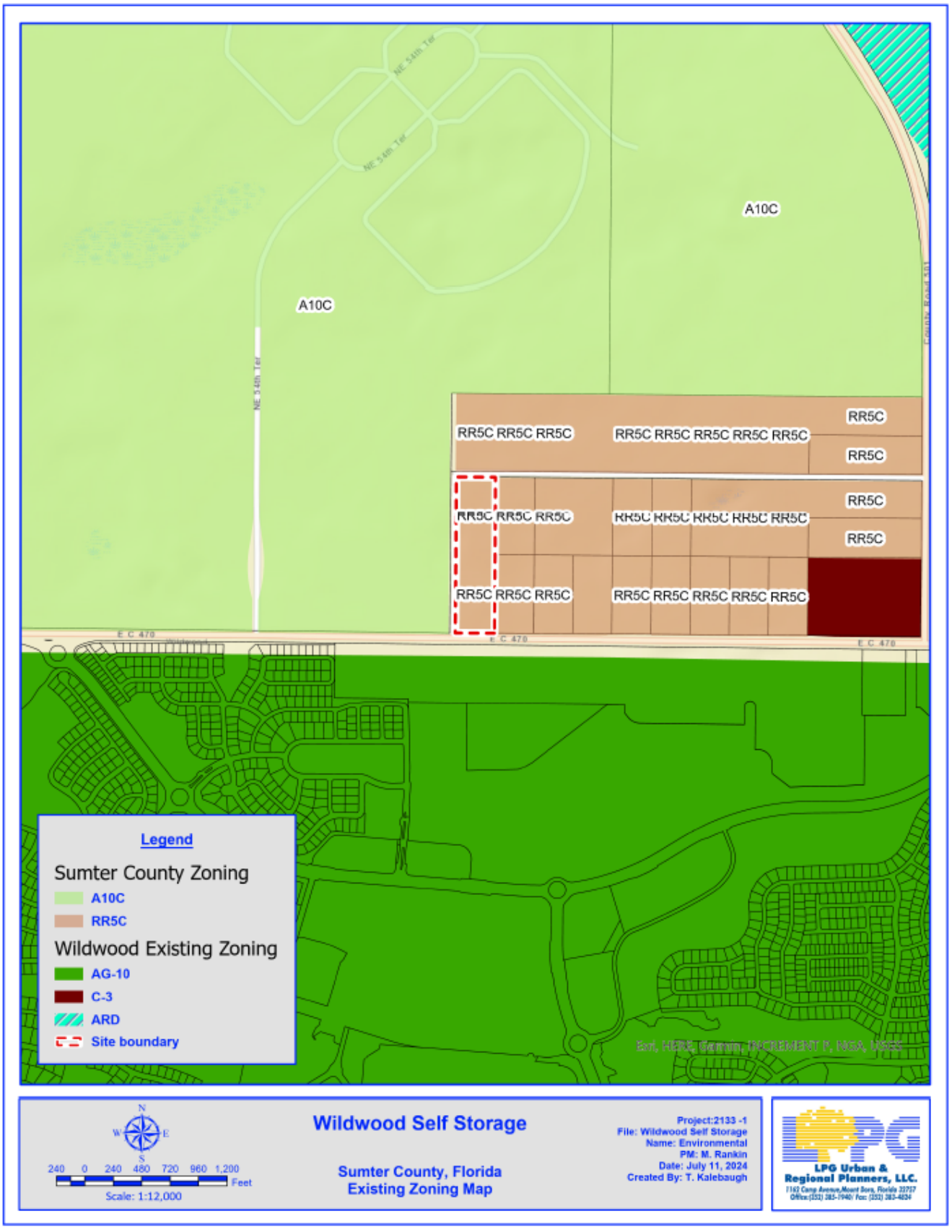


Figure 4. Existing Future Land Use

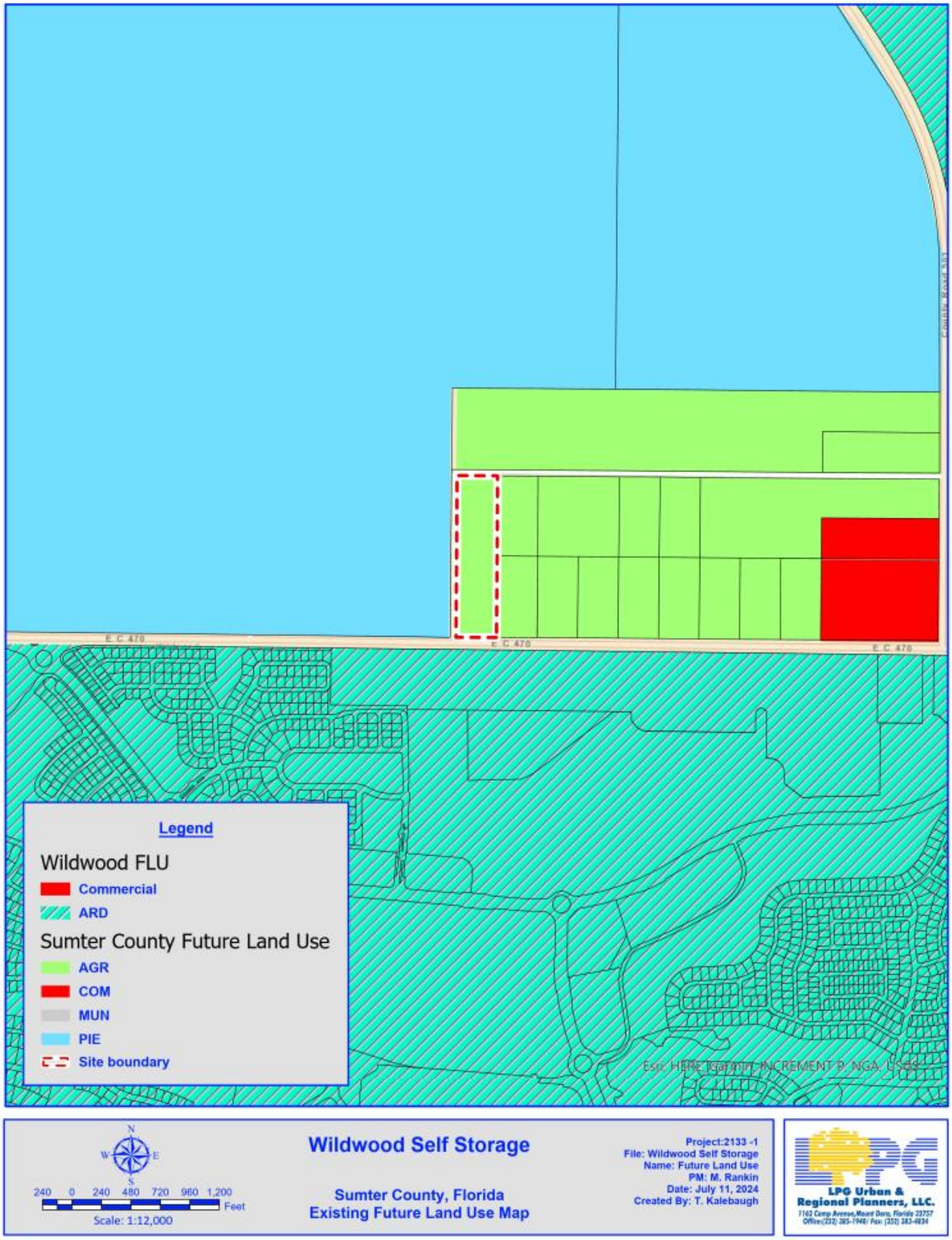


Figure 5. Proposed Future Land Use



Figure 6. Proposed Zoning

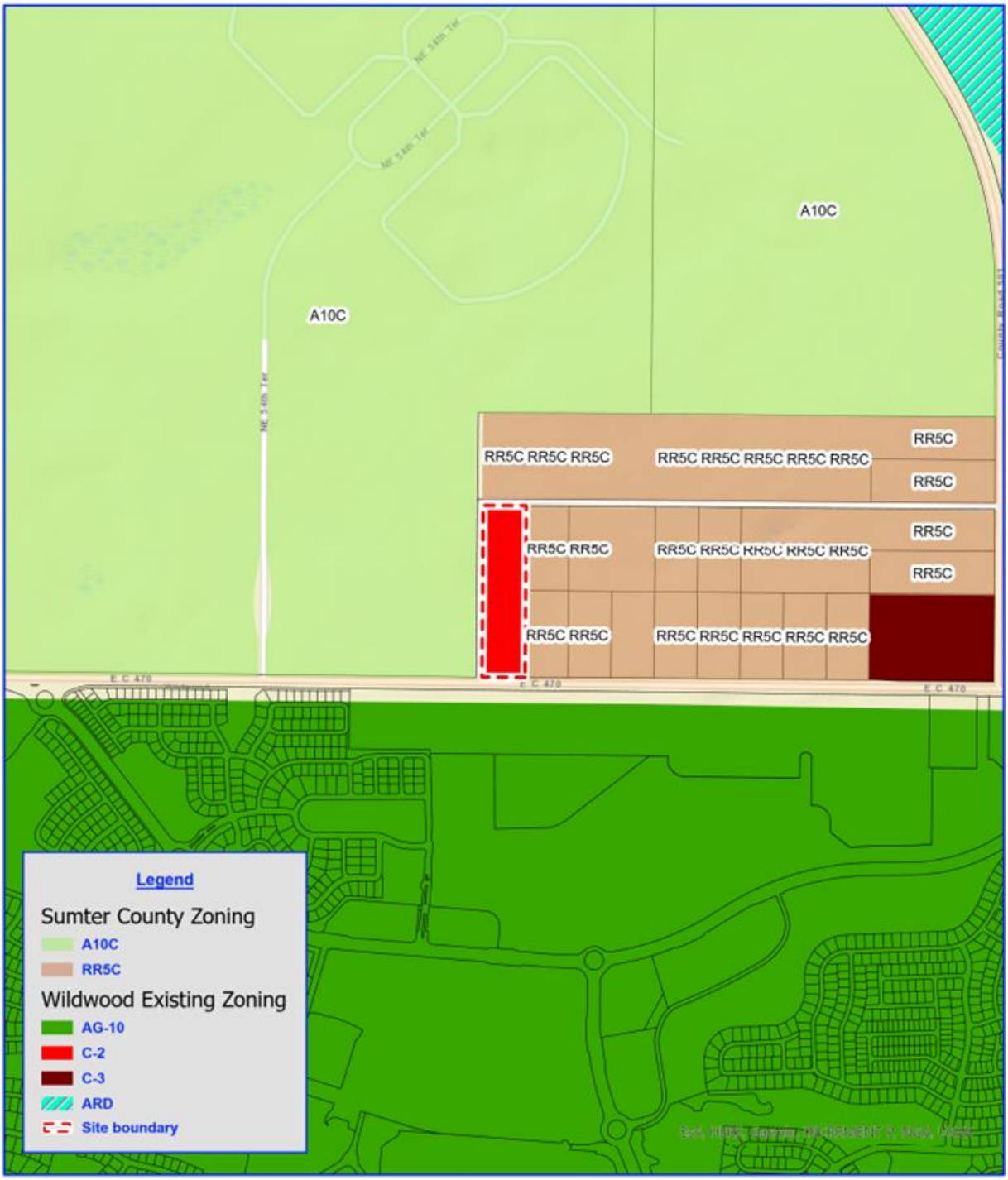


Figure 7. Wastewater availability / Water connection Location



Figure 8. Floodplain Map

Hydrologic Information

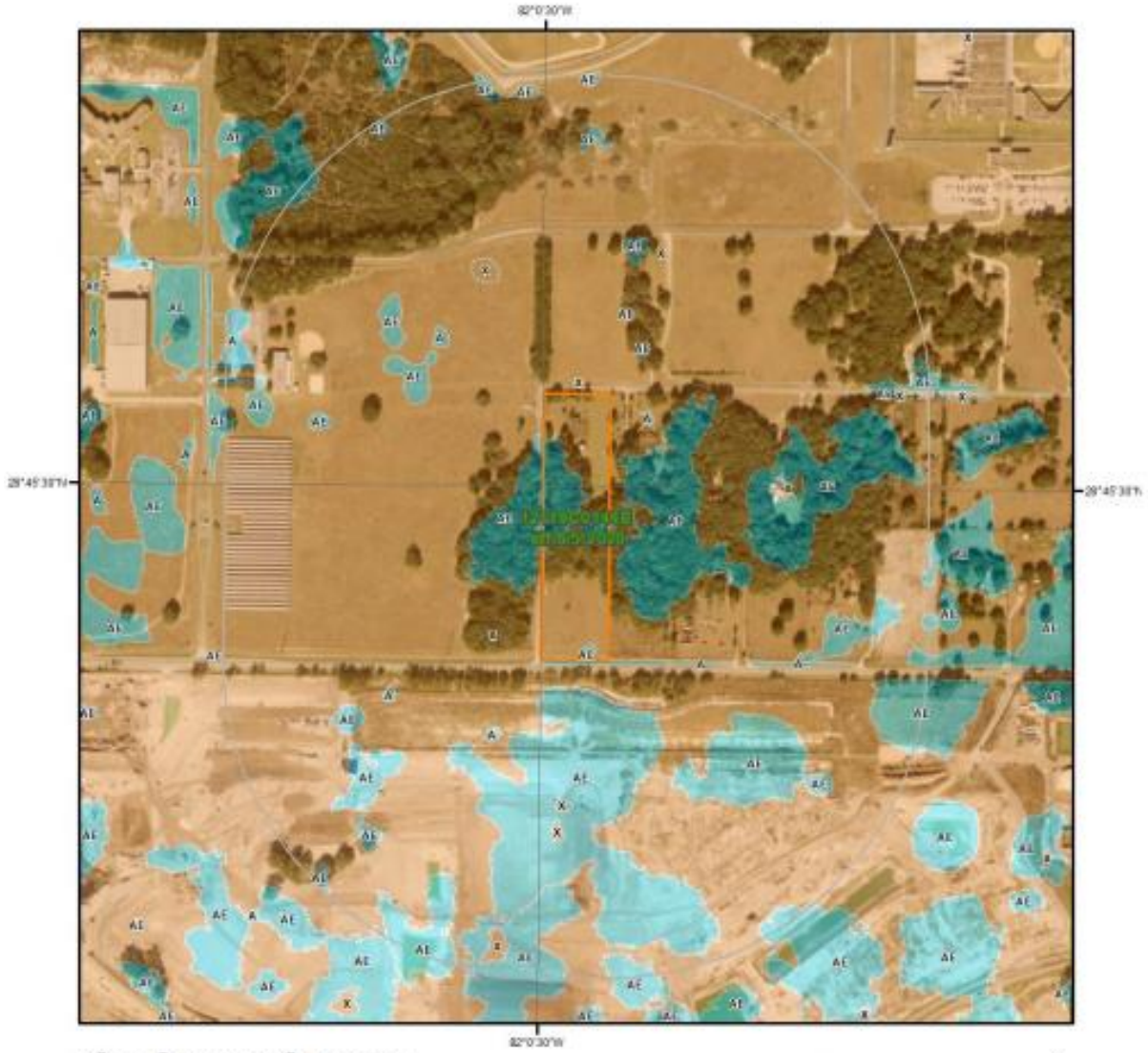


Figure 9. Soils

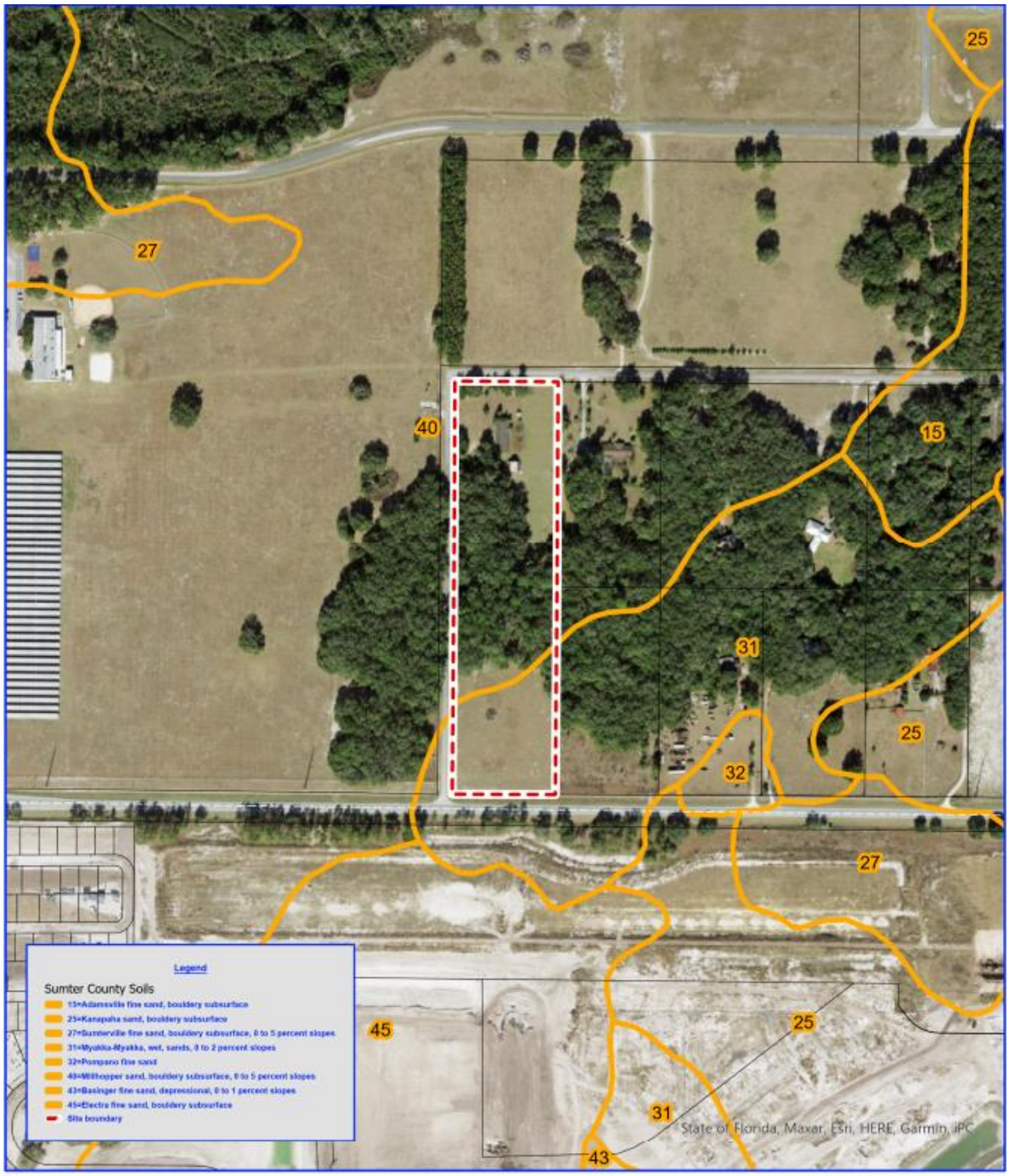


Figure 10. Conceptual Plan

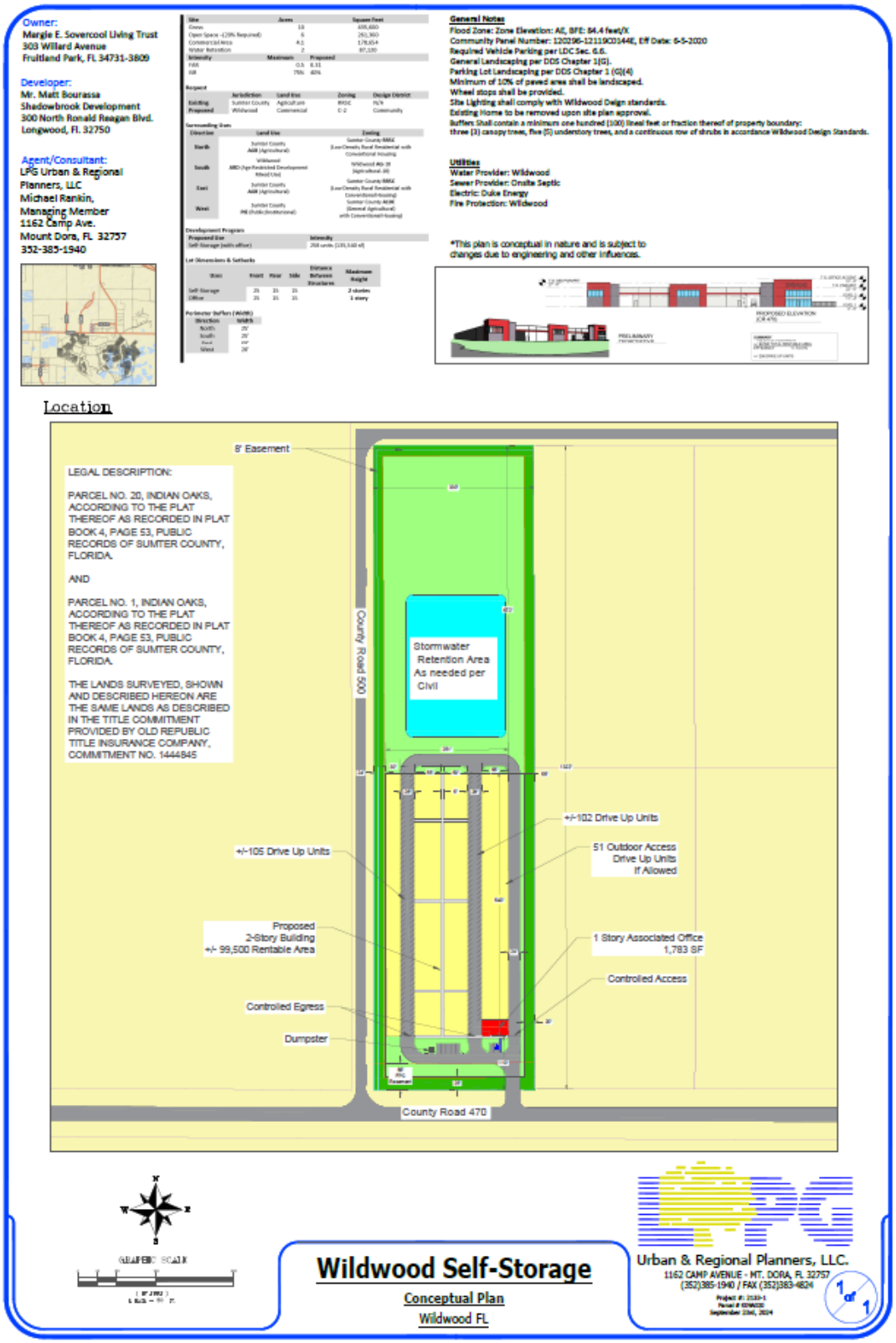
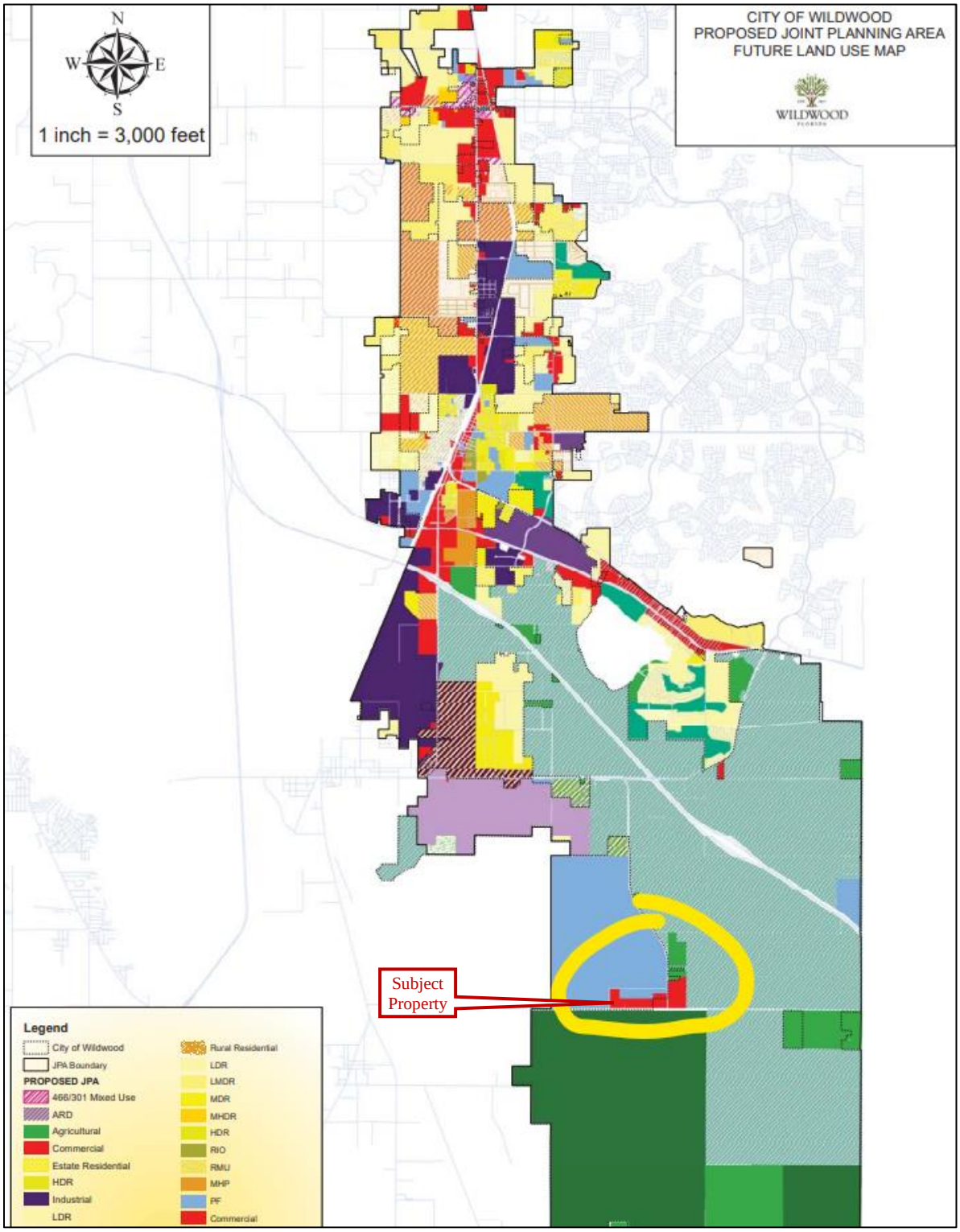


Figure 11. JPA / Commercial Classification (Location Circled)



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, November 5, 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 Agricultural (Sumter County) to Commercial (City) on 10.02 acres MOL. The subject property is generally located at the Northeast corner of the intersection of CR 500 and E C 470.

Case Number:	**CP 2409-001 Indian Oaks Self Storage**
Applicant(s):	**LPG Urban & Regional Planners, LLC**
Owner(s):	**JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019**
Parcel(s):	**K09A020**

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.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2409-001 Indian Oaks Self Storage**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	2409-001
ORDINANCE NUMBER	O2024-77
APPLICANTS	LPG Urban and Regional Planners, LLC
OWNER	JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
PROPERTY LOCATION	The property is generally located at the northeast corner at the intersection of CR 500 and E C 470, 227 CR 500.
PARCEL NUMBER	K09A020
DATE	November 18, 2024

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77).

ANALYSIS: The applicant is proposing a multi-story self-storage facility that will consist of 258 storage units and an office space.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8. The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically, the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area and a companion conditional use application is provided to demonstrate consistency of the self-storage use with the surrounding planned uses in the area.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is Agricultural and Commercial. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents. Additionally, there are other properties zoned C-3 in the near vicinity of the subject parcel. The applicant has stated that the joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
Schools: The commercial development will not generate any school-year-aged children.
Potable Water & Sewer: The subject property is within the City of Wildwood Utility Service Area. Utilities are not available to the property; however, the applicant proposes to extend water lines to service the proposed development. Due to capacity issues for wastewater services availability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department at this time. The applicant will be connecting to the water lines that are located at the intersection of CR 500 and Marsh Bend Trail. Policy 4.2.3., “The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy.”

Streets: The applicant has submitted a traffic statement from Traffic and Mobility Consultants dated July 10, 2024. Full access to the property is proposed from the south on E C 470. The traffic impact analysis exemption report has been accepted by Sumter County Public Works and shows 3 a.m. peak hour trips, 4 p.m. peak hour trips and 45 daily trips from the proposed mini-warehouse self-storage development.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Development pressure has been increasing in the city as a result of the growth of The Villages®. The applicant states that the change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The applicant has submitted a traffic statement from Traffic and Mobility Consultants dated July 10, 2024. The traffic impact analysis exemption report has been accepted by Sumter County Public Works. The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 units are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

(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	A10C (County)
SOUTH	AG-10 (City)
EAST	RR5C (County) & C-3 (City)
WEST	A10C (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.

The applicant is seeking approval from the City Commission for Ordinance O2024-77, which establishes a future land use appropriate for the proposed zoning.

Dated: 11/18/2024

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-77

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:

Parcels K09A020
JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
Acres +/- 10.02

LEGAL DESCRIPTION:

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845

This property is to be reclassified from RR5C (County) to C-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

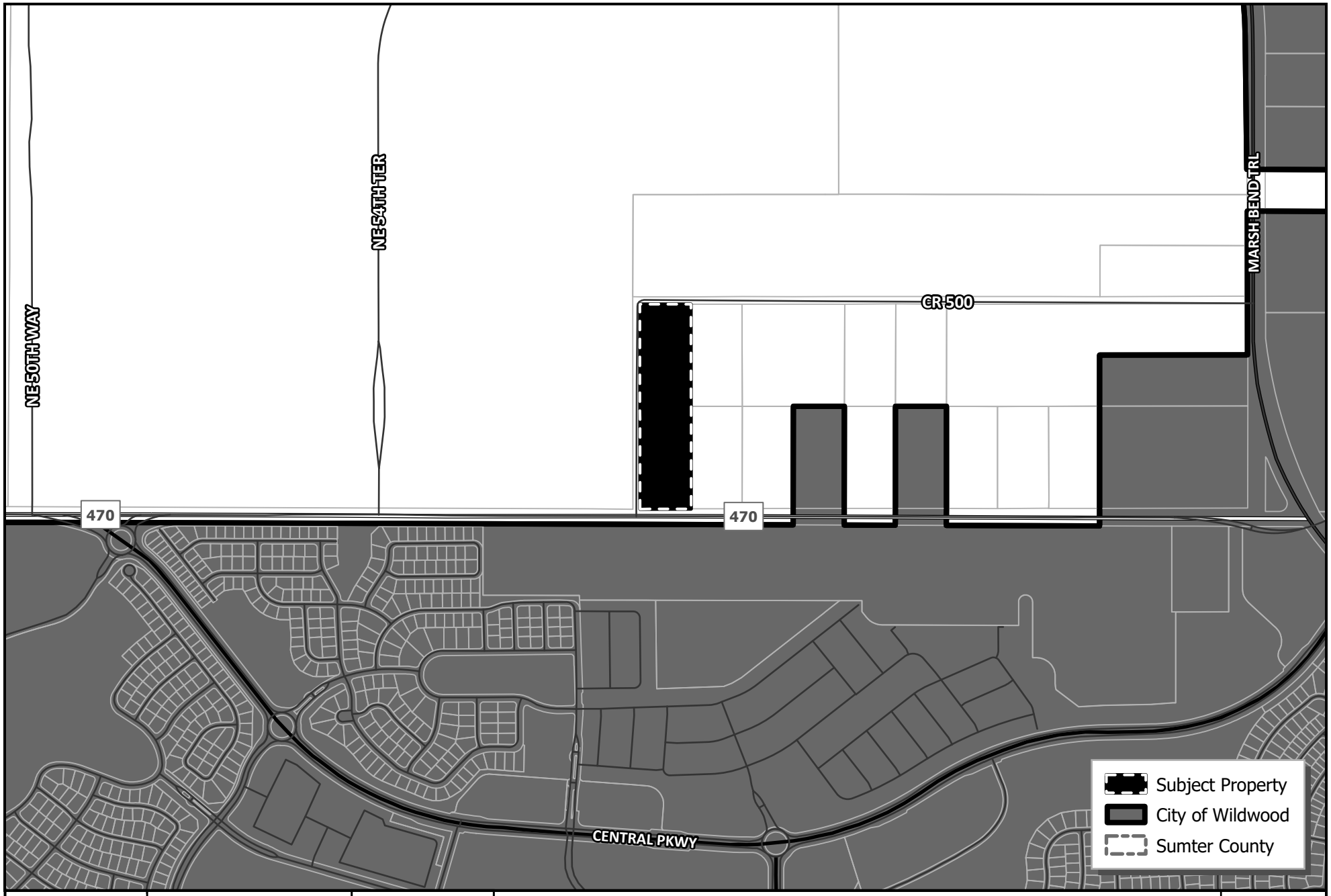
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD 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 2409-001

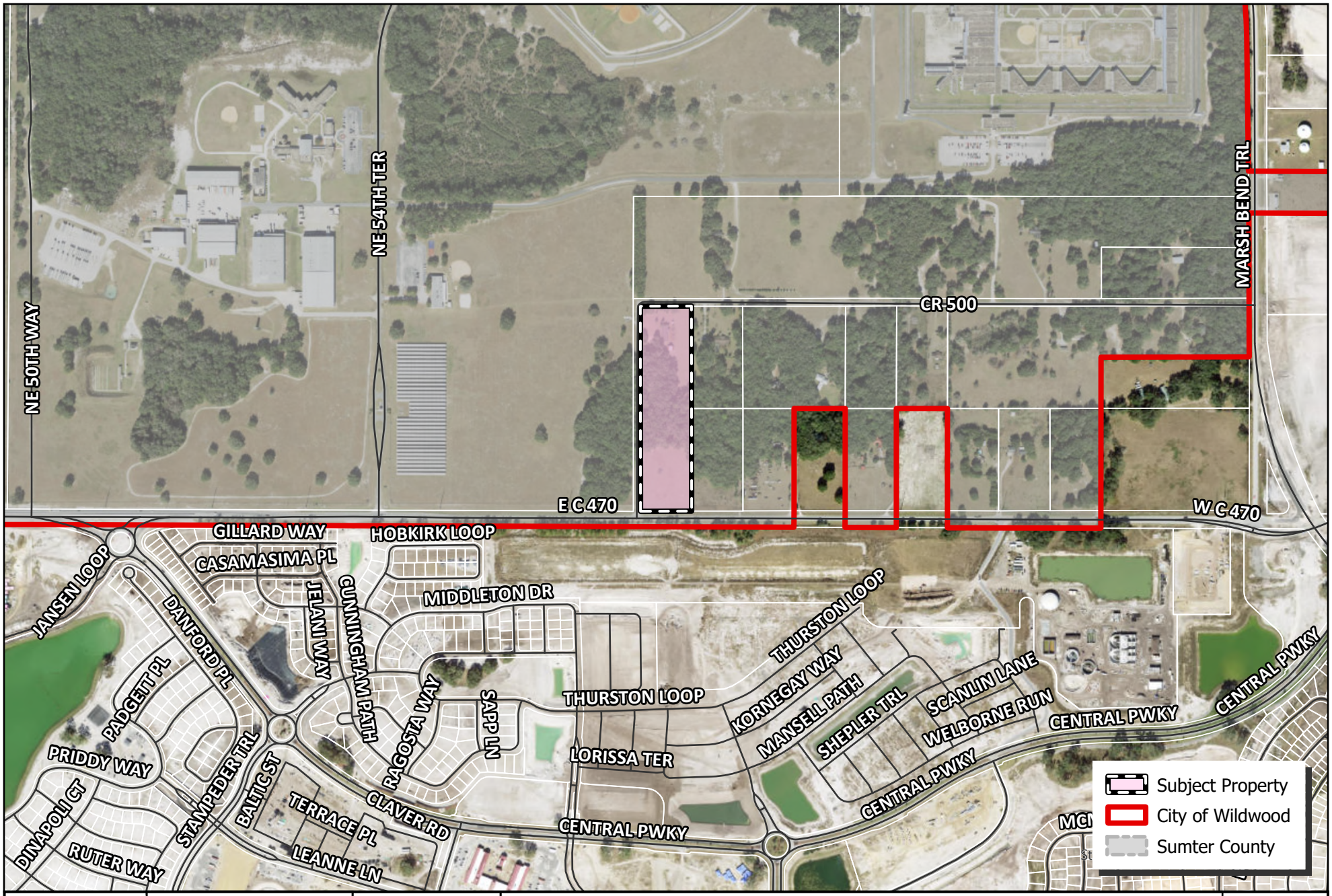
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1A

LOCATION MAP

OCT 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12 Miles

RZ 2409-001

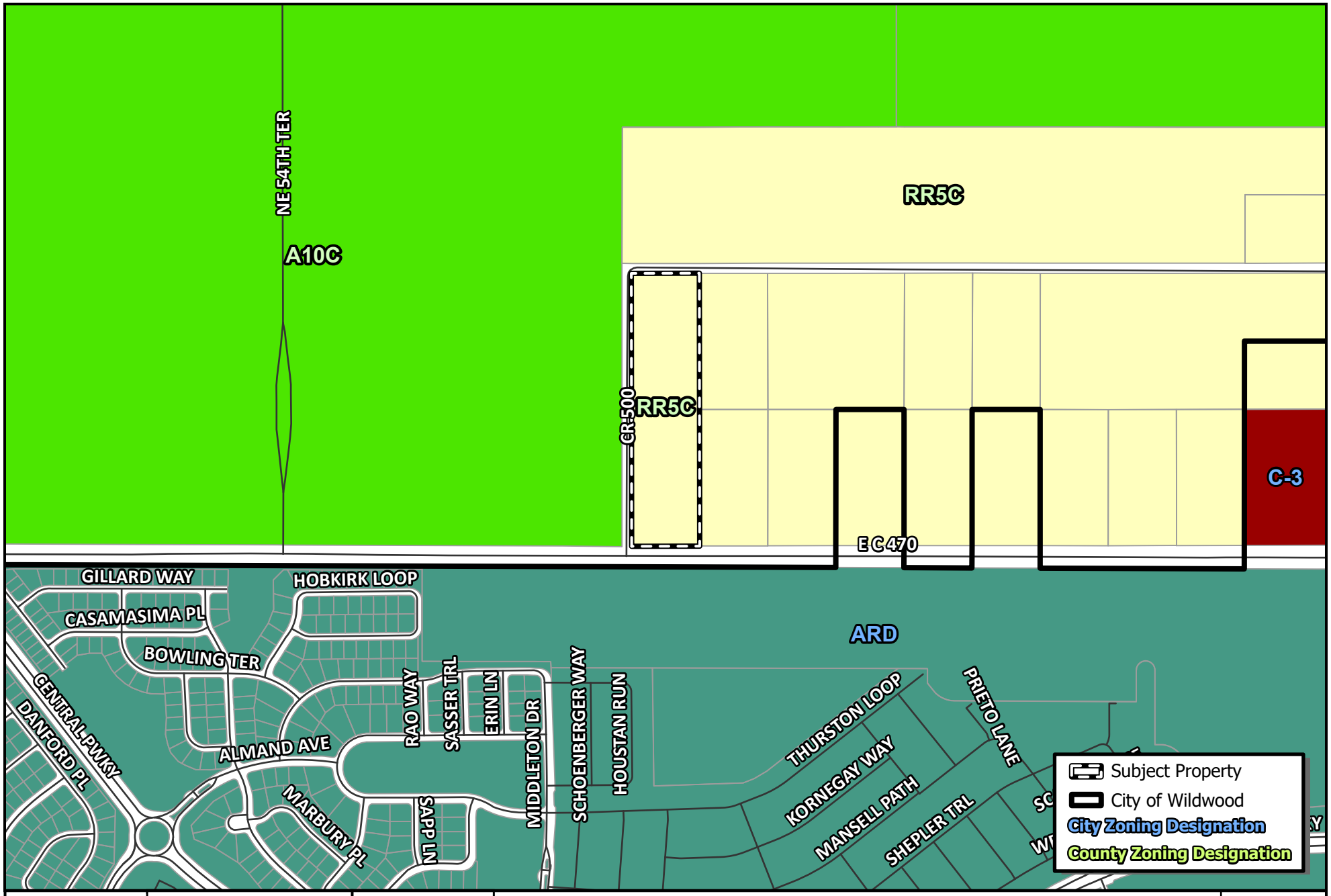
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 1B

LOCATION MAP

OCT 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
0 140 280 560

RZ 2409-001

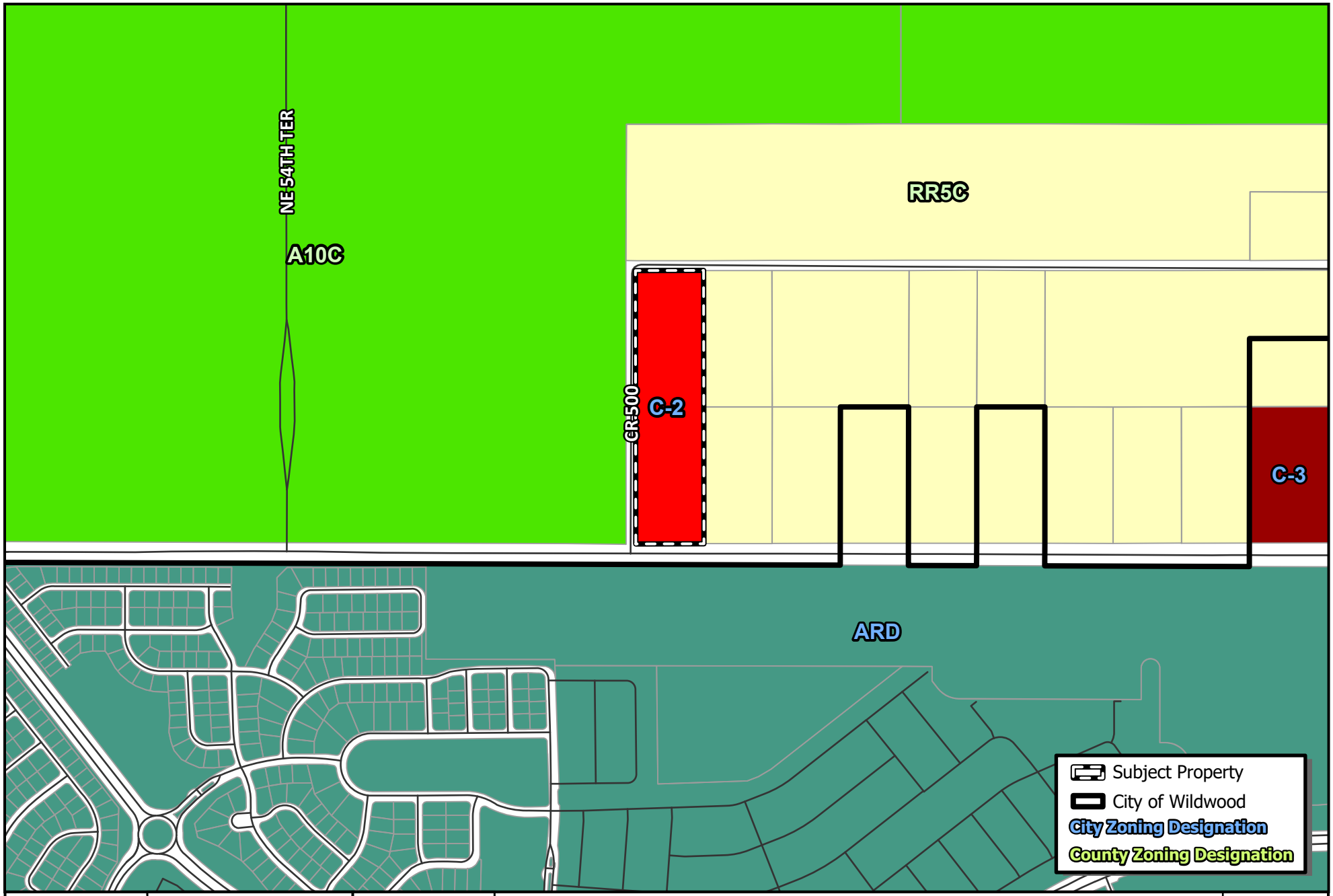
INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 3A

EXISTING ZONING

OCT 2024



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 140 280 560

RZ 2409-001

INDIAN OAKS SELF STORAGE

PARCEL K09A020

MAP 3B

PROPOSED ZONING

OCT 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-77

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.

Wildwood Self Storage

ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, & REZONING

SEPTEMBER 2024

Prepared By:
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue Mt. Dora, Florida 32757
(352) 385-1940

City of Wildwood
Annexation, Small Scale Comprehensive Plan Amendment & Rezoning,
Wildwood Self Storage

Executive Summary

The subject property is located on the northeast corner of CR 470 and CR 500 (Figure 1 & 2), referenced by parcel id number K09A020. The site is located at the northeast corner of EC 470 and CR 500 and consists of approximately 10 ± acres. No wetlands are present on site. The subject property is zoned as Sumter County Agricultural (AG) and has a land use designation of Sumter County Agricultural (Figures 3 & 4). The property is in the joint planning area. The property is currently occupied with 1 single family dwelling. The surrounding area is a mix of rural residential and agricultural uses. The predominate uses in the north and east are Rural residential and agricultural uses. Age Restricted Community uses are located to the south of the subject property with public institution uses to the west of the subject property.

Table 1: Surrounding Land Use

Direction	Future Land Use	Zoning	Current Use
North	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing	Vacant
South	Wildwood **ARD** (Age Restricted Development Mixed Use)	Wildwood **AG**-10 (Agricultural-10)	Mixed Use Development
East	Sumter County **AGR** (Agricultural)	Sumter County **RR5C** (Low Density Rural Residential with Conventional Housing)	Single Family Residential
West	Sumter County **PIE** (Public/Institutional)	Sumter County **A10C** (General Agricultural) with Conventional Housing)	Institutional

Project Request

This project request is to amend the existing City of Wildwood Comprehensive plan to allow for the annexation of the subject property Parcel ID: K09A020. This would require a request for a Small-Scale Comprehensive Plan amendment. Changing the Future Land Use of the subject property from Sumter County Agricultural (AG) to Wildwood Commercial (COM) (Figure 5). A rezoning request is also required. This request is to change the zoning of the subject property from Sumter County Agricultural (AG) to Wildwood General Commercial (C-2) (Figure 6). The subject property is proposed for a self-storage facility consisting of 258 drive up units with an associated office used for managing the self-storage facility. The proposed self-storage buildings shall be 2 stories not to exceed 135,540 square feet. The associated self-storage office shall not exceed 1,783 square feet which is included in the total 135,540 square feet.

The proposed development will be requesting service by central water from the City of Wildwood via the connection located at the northwestern end of the subject property (Figure 7) and will utilize a septic system for wastewater. The proposed Floor Area Ratio is .31.

The proposed conceptual plan attached demonstrated compliance with required design criteria. The Site is design consistent with the Community Design District.

Flood Zone Analysis

The subject property is located within Flood Zone X outside of the 100-year flood plain and Zone AE (Elevation 84.4 Feet) (Figure 8).

Maximum Development Analysis

Table 2: Maximum Development Potential

Project Name	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Maximum Development	Proposed Development	Net Change In Development Potential
Wildwood Self Storage	10±	Sumter County Agricultural	Single Family Home (0.0742 acs.)	Wildwood Commercial (COM)	217,800 SF Maximum Commercial	135,540 SF (FAR: 0.31) **Storage/Office**	135,540 SF Storage/Office -Single Family Residence
TOTAL	10±						135,540 Sq ft. 31% FAR Increase

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

> *"The following adopted LOS Standards for facilities and services required by the City of Wildwood:*
> *Sanitary Sewer: 250 gallons per day per ERU*
> *Potable Water: 300 gallons per day per ERU"*

The subject property is within the City of Wildwood Utility Service Area. The city currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD).

This permit, which expires on March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average). The City has a current available capacity of 0.284 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.23873 mgpd. The proposed project will not cause an undue burden upon The City of Wildwood Utility system, utilizing only one or two public restrooms which will be determined upon time of the site plan design.

Table 3: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.284
Wildwood Self Storage	10±	Sumter County Agricultural	Wildwood Commercial (COM)	217,800 (Commercial)	0.0219	0.2621

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.
Maximum Commercial –
ERU for Commercial- .334 per 1,000 SF

Wastewater Analysis

Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department.

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Population was estimated based on number of anticipated employees to be no greater than 73 x 1.99 pph which equates to 145. The proposed amendment is estimated to generate 726 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject property is currently developed with a single residential unit. An environmental assessment is provided, prepared by ECS Florida, LLC, dated August 19, 2024. The project site was reviewed to determine the geological features of the landscape to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary. The project site is within the Central Valley Geologic Province has an elevation of 84.73'. Soils within the project site include Millhopper (85%) and Myakka (15%)(Figure 9).

On August 13, 2024, the subject property was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise, eastern indigo snake, blue-tailed mole skink and commensal species, as well as the Florida Scrub Jay and Everglade Snail Kite. A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.

Potential gopher tortoise (Gopherus polyphemus) habitat was noted at various locations throughout the site. ECS observed one potentially occupied gopher tortoise burrow along the eastern boundary of the site. A more detailed survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species and burrows located

on-site. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities.

The Eastern indigo snake (Drymarchon couperi) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site. The site is located within the USFWS Florida Sand Skink (Neoseps reynoldsi) and blue-tailed mole skink (Plestiodon egregius) Consultation Area. No skinks or suspected skink tracks were directly observed on the site at the time of this survey.

No threatened or endangered amphibian species or their habitats were encountered during the time of the survey. No Florida Scrub jays were observed on the subject property. No Everglade Snail Kites were observed on the subject property.

No protected plant species were identified on the subject property. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

Transportation Impact Analysis

A trip generation analysis was conducted on the amendment utilizing the 11th Edition of ITE and is provided as part of the traffic methodology.

Table 4 Existing Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1 Unit	-	9	-	-	-	-	-	1	1	0

Table 5 Proposed Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)*	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on ITE Trip Generation Manual, 11th Edition Regression Equation used to calculate rates when R^2 is greater than 0.75. The value 2.58 Units under column "Number (100s)" means 258 storage units.

***Mini-Warehouse (Self-Storage) includes an associated office for managing the facility.**

Table 6 Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1	-	9	-	-	-	-	-	1	1	0
151	Mini-Warehouse (Self-Storage)	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2
Total Net Trips (Proposed -Existing)			-	36	-	3	2	1	-	3	1	2

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others of the City of Wildwood Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Policy 1.1: Future Land Use Map-Commercial The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Response: The proposed land use is Commercial, which allows a Floor Area Ratio (FAR) of 0.5. The proposed concept proposes a FAR of 0.31.

Policy 1.2: Sustainable Growth - The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

Response: The proposed conceptual site (Figure 10) will not cause an undue burden upon the City of Wildwood's wastewater systems since it will be utilizing a septic system for the one or two restrooms that will be on the property as determined in the site planning process. The proposed project water needs will have a minor impact on the potable water systems, as the proposed use will require one or two restrooms for the office use.

Policy 1.2.5: Joint Planning Area - The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: The subject property is located in the JPA. The proposed development of this site is consistent with the commercial designation of this property on the JPA map (Figure11).

Policy 1.2.7: Annexation - Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property. If the proposed future land use of the annexed property is consistent with the future land use category depicted on the JPA Map, the amendment shall be processed as a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The underlying County future land use shall remain in full force and effect until such time as the annexation and related FLUM amendment are effective.

Response: The request to annex the property is consistent with the JPA map. The companion small scale comprehensive future land use map and rezoning to a commercial designation is consistent with this policy and the JPA map.

Policy 1.3: Resource Stewardship - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no documented historical or archaeological resources located on the subject property. An email from the FL Historical Resources Department verifying that no resources were found in the Florida Master File is included in the submittal package.

Policy 1.3.2: The City shall prohibit the installation of new septic tanks within all new residential, commercial, and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

Response: The subject property will utilize a septic system. The subject property does not have wastewater availability as confirmed by the City of Wildwood. (see attached email confirmation)

Policy 1.3.5: The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no significant historical or archaeological resources on the subject property.

Policy 1.3.4. The City shall encourage all new development and redevelopment projects to: a. Implement green infrastructure and building practices b. Respect natural topographies c. Reduce building footprints and impervious surface areas to the maximum extent feasible d. Locate development away from environmentally sensitive areas e. Preserve natural habitats and ecosystems f. Provide for onsite stormwater management facilities using low intensity development (LID) techniques and methods g. Employ energy, water, and waste conservation measures h. Preserve open space and natural lands.

Response: The subject property has no environmentally sensitive areas; in addition, a significant portion of the site will remain open at this time. A minimum 20 percent of the site shall be reserved for open space. Additionally, the subject property is located in the Community Design District and landscape buffers between 15-25 feet shall be required.

Policy 5.7: Wetlands - The City shall protect wetlands and their natural function.

Response: The subject property does not have any wetlands located within it, as demonstrated in the attached environmental assessment within submittal package.

Rezoning Justification

Rezoning requirements-When pertaining to the rezoning of land, a report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

(a) Whether the proposed change is consistent with the comprehensive plan; City of Wildwood Land Development Regulations 3-3

Response: The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area.

(b) The existing land use pattern of the surrounding area.

Response: The joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Response: There will be little impact upon public facilities as noted by the level of service analysis provided in this report. A septic system will be used to meet the sanitary sewer needs and the potable water estimated daily usage will be 46 gallons per day. The City of Wildwood will not experience a change to its wastewater system, due to the conceptual project utilizing a septic system. Schools will not be affected, due to the nature of the proposed project being a commercial self-storage facility. The traffic impacts will be limited as the daily proposed trip is not estimated to exceed 45 trips.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Response: The change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

Response: The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 storage units and associated office are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres

of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

Response: The proposed concept will utilize setbacks and landscape buffering per city requirements to not interfere with or provide a deterrent to the improvement or development of adjacent properties

Figure 1. Location

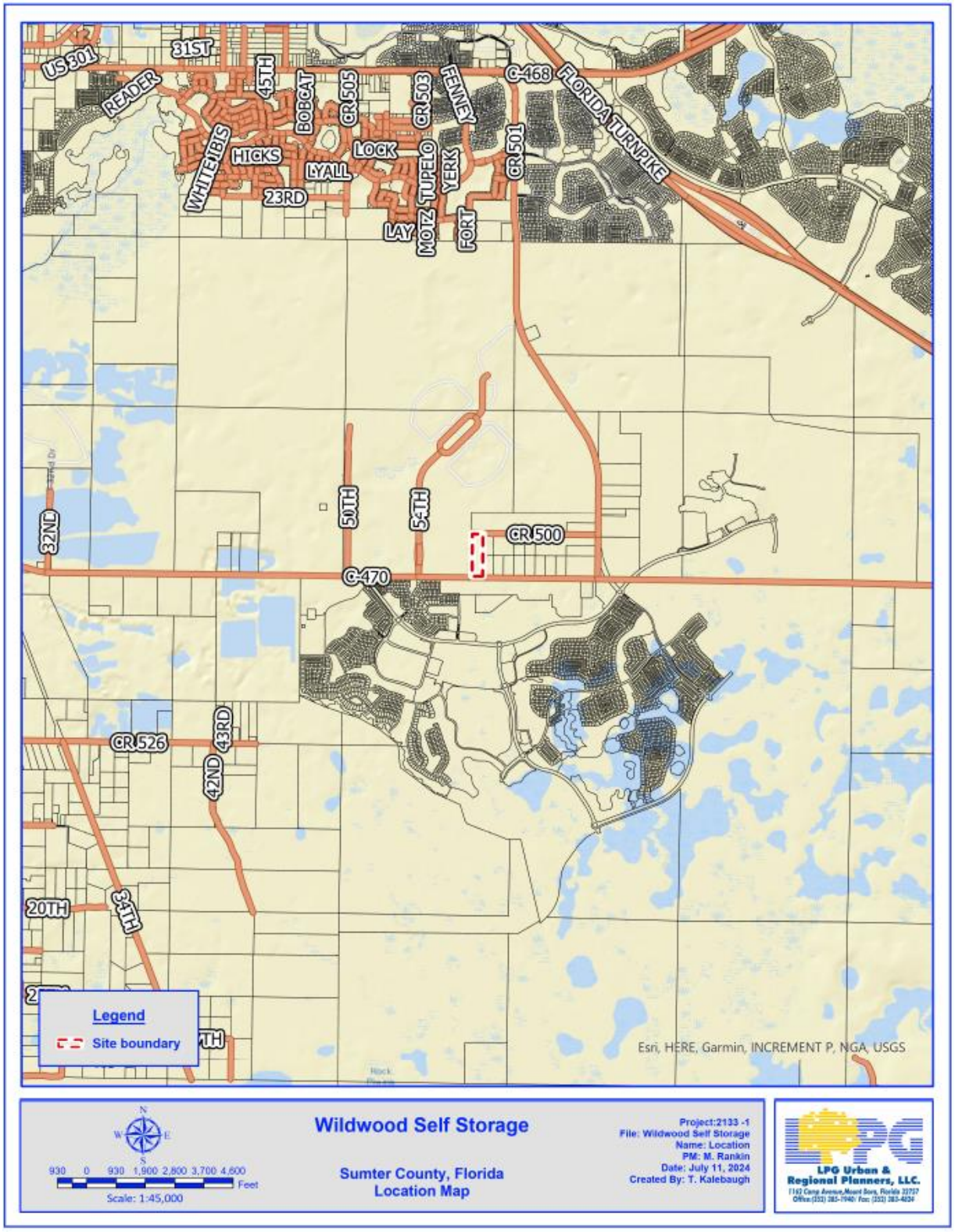


Figure 2. Aerial



Figure 3. Existing Zoning

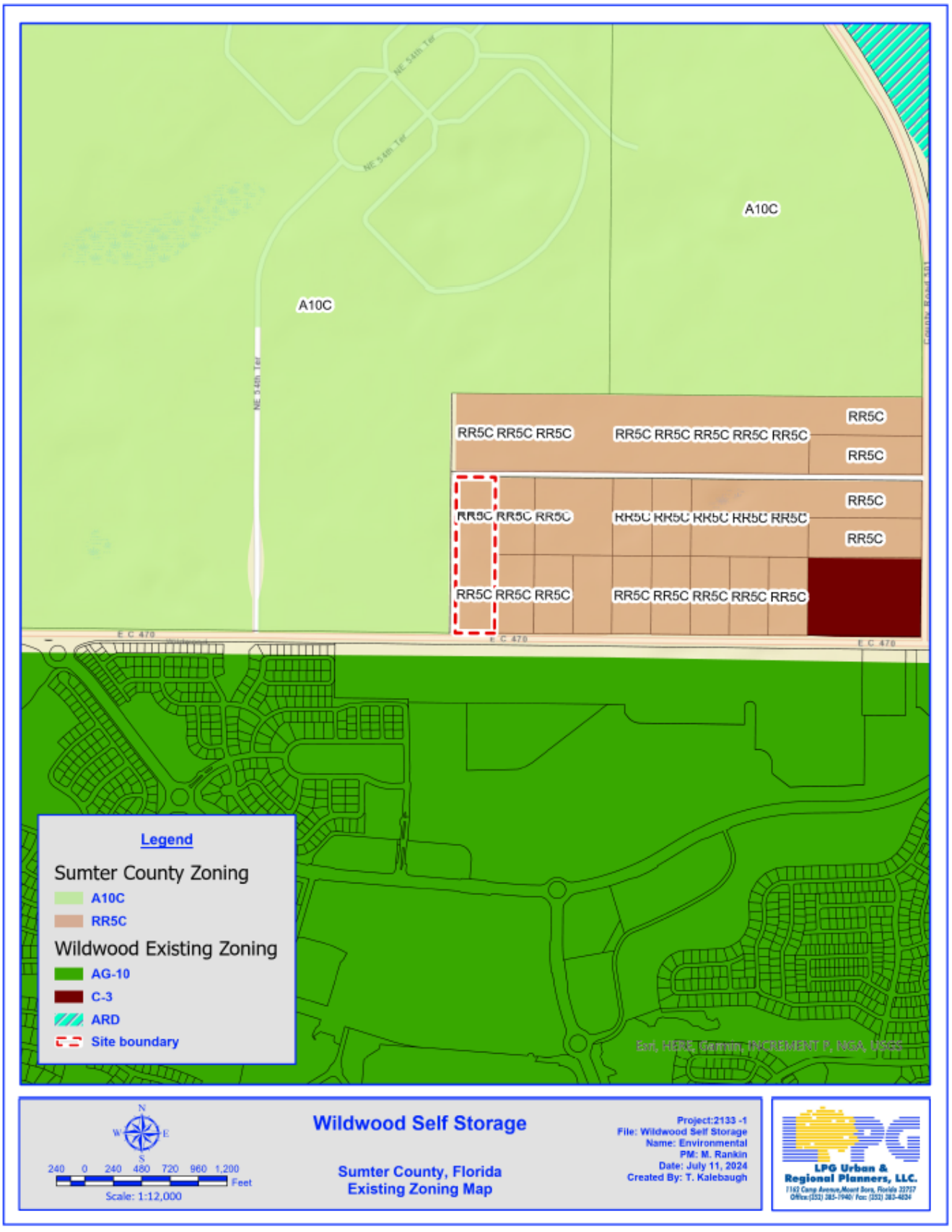


Figure 4. Existing Future Land Use

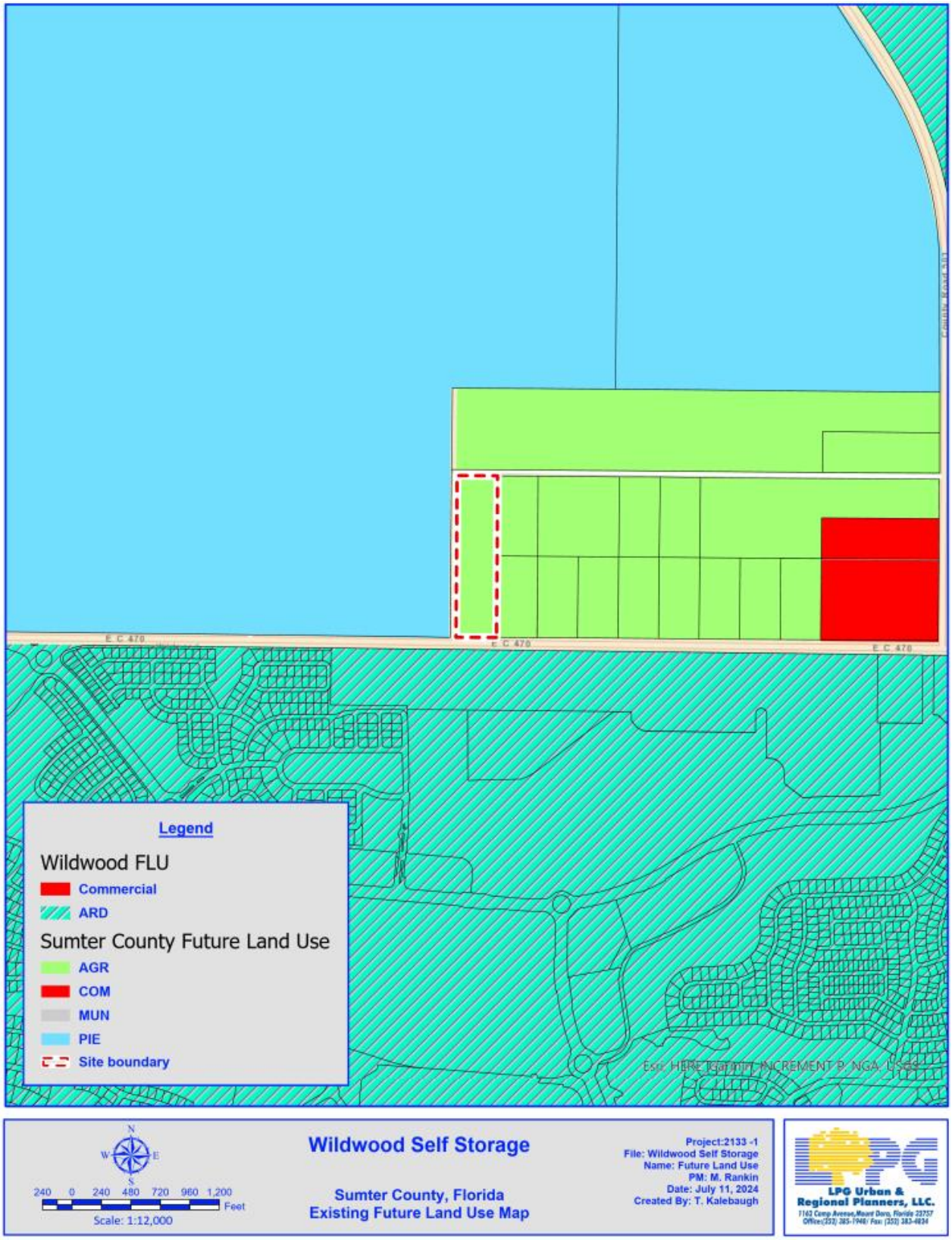


Figure 5. Proposed Future Land Use



Figure 6. Proposed Zoning

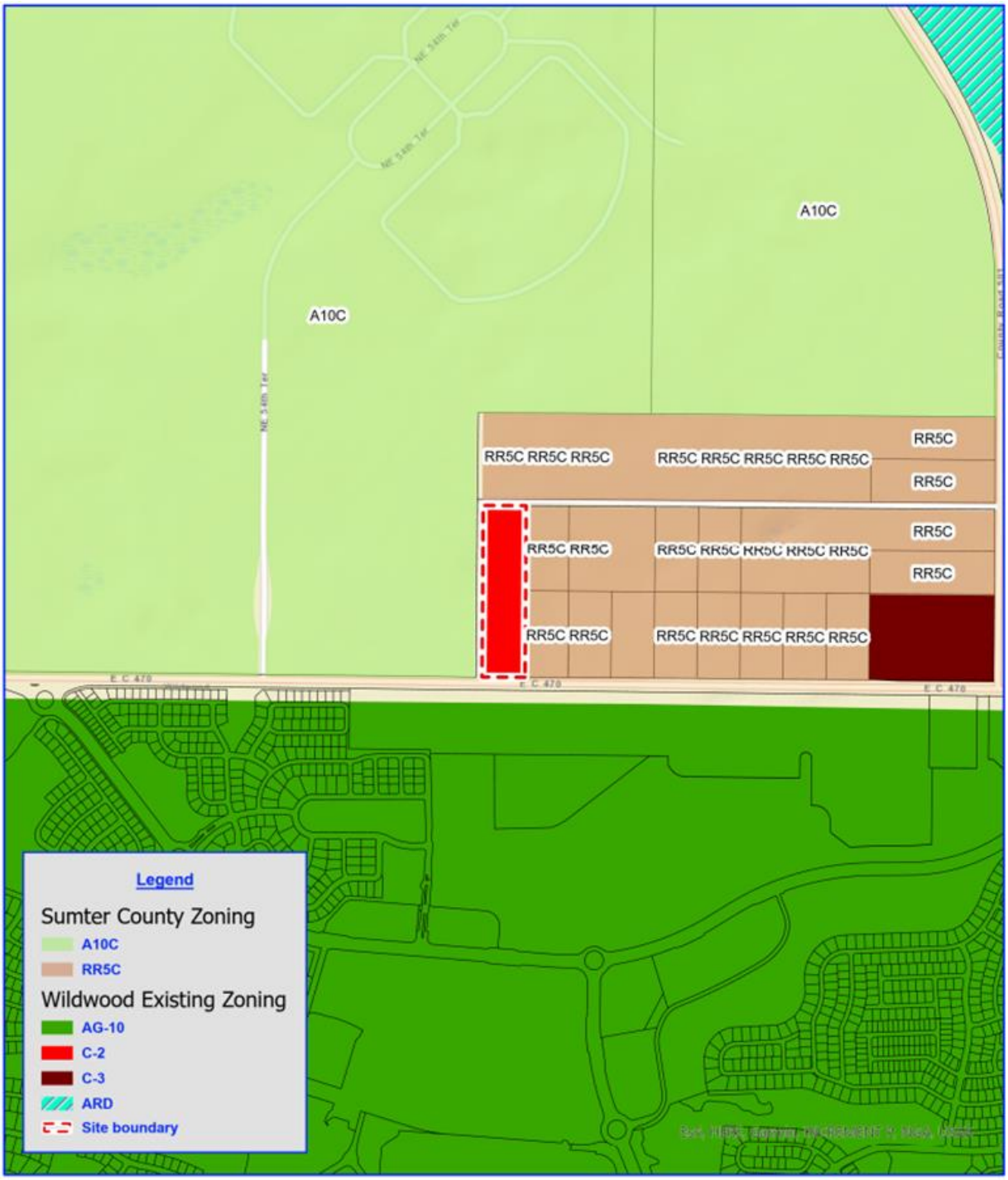


Figure 7. Wastewater availability / Water connection Location



Figure 8. Floodplain Map

Hydrologic Information

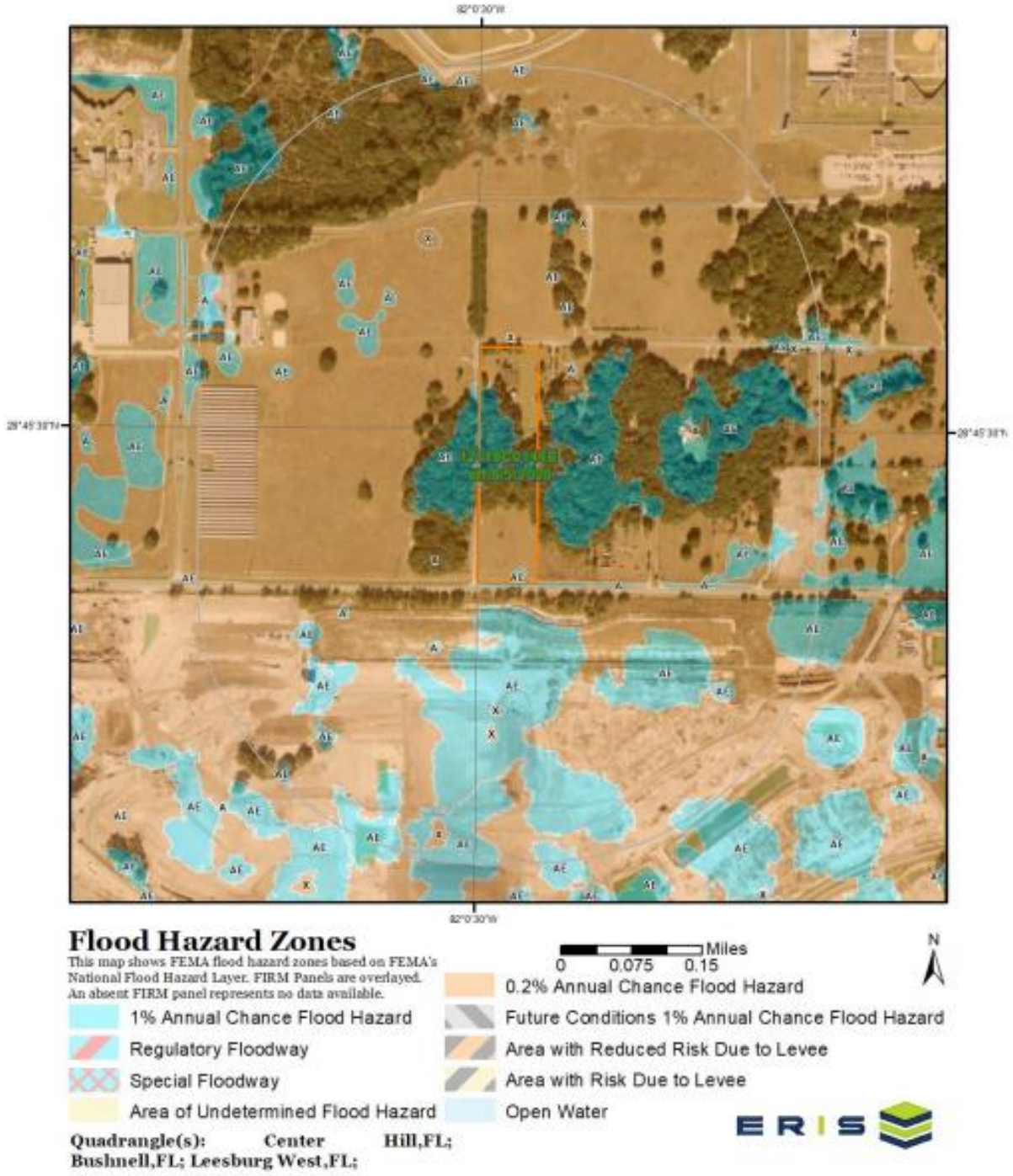


Figure 9. Soils

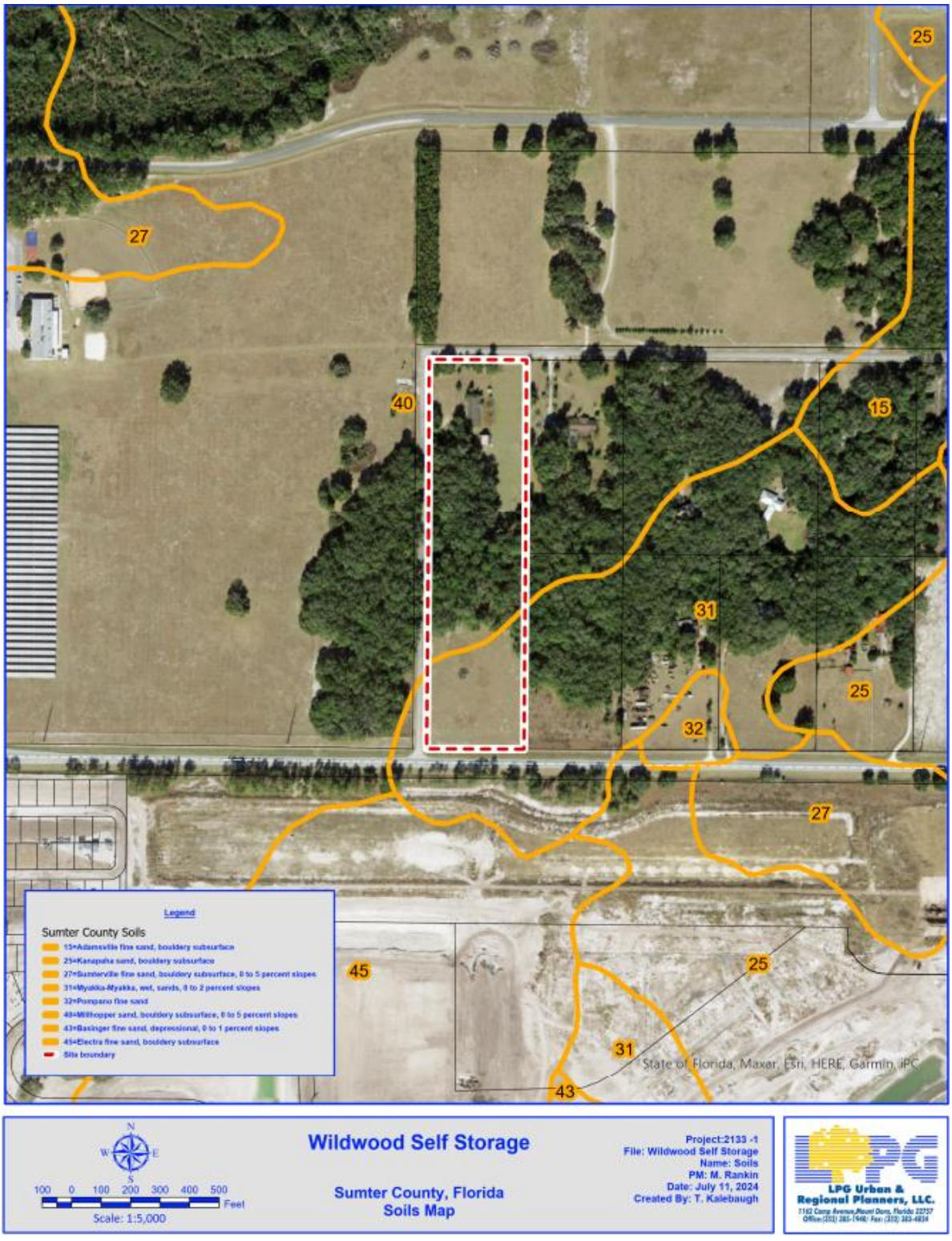


Figure 10. Conceptual Plan

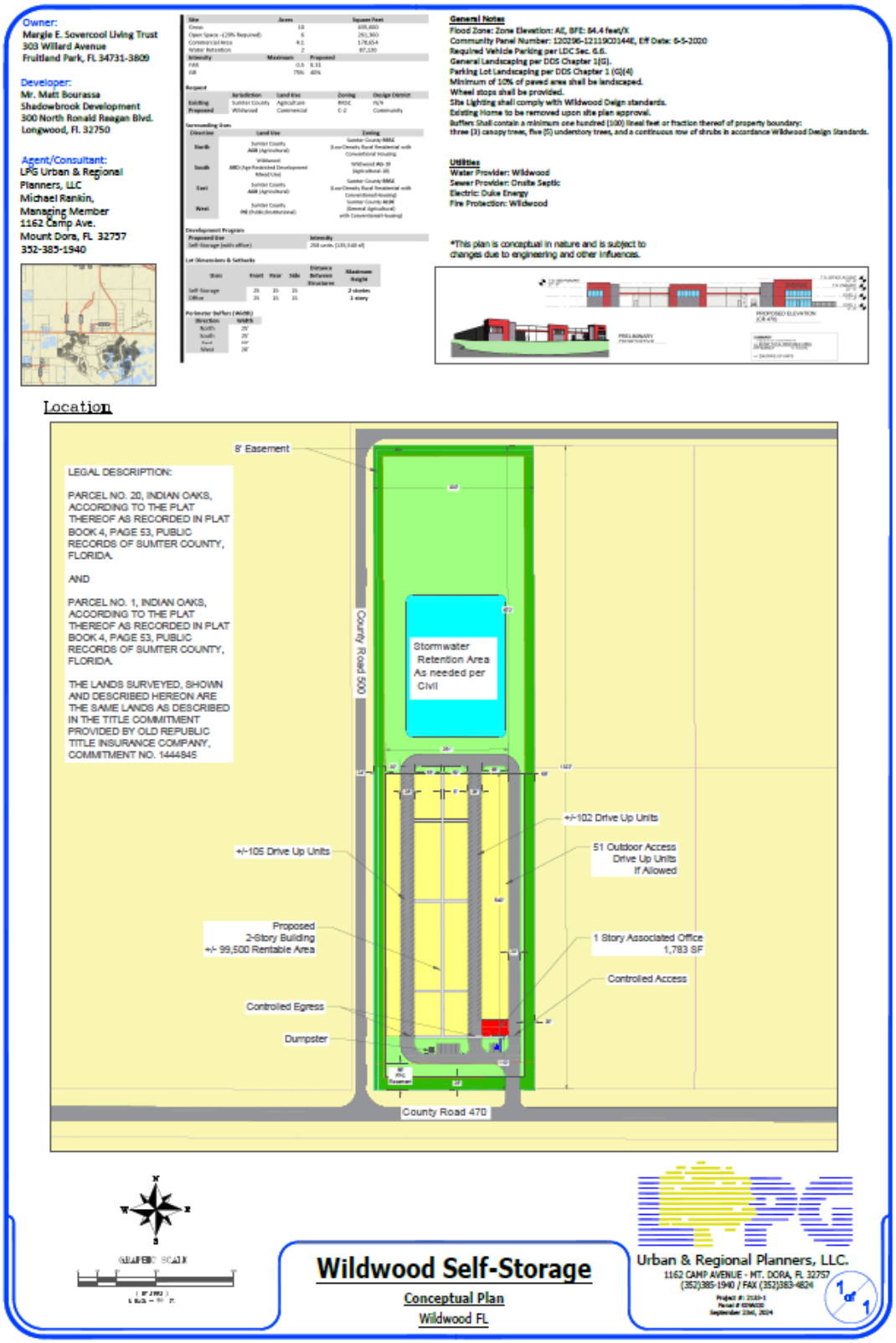
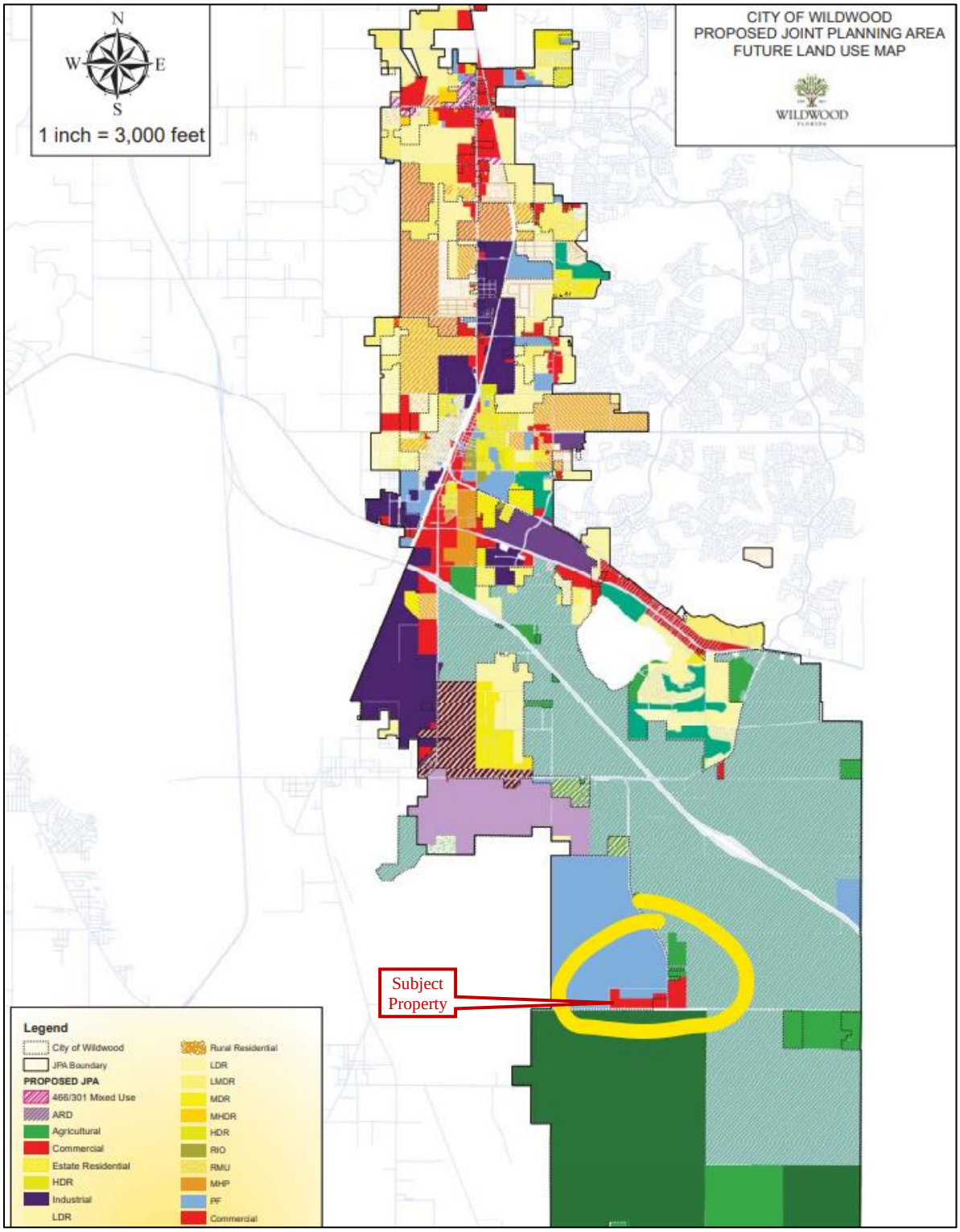


Figure 11. JPA / Commercial Classification (Location Circled)



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 5, 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 C-2 (City) on 10.02 acres MOL. The subject property is generally located at the Northeast corner of the intersection of CR 500 and E C 470.

Case Number:	**RZ 2409-001 Indian Oaks Self Storage**
Applicant(s):	**LPG Urban & Regional Planners, LLC**
Owner(s):	**JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019**
Parcel(s):	**K09A020**

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.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: November 5, 2024

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2410-005 Floeter House**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	AN 2410-005 Floeter House
Ordinance	O2024-79
Owner(s)	Matthew R. Floeter
Applicant(s)	Aqua Cops Inc.
Property Location	The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at address 102 Gator Ct.
Parcel(s)	G27B010
Date	November 18, 2024

The applicant has submitted a voluntary annexation application for parcel G27B010. The property to be annexed totals 0.182 acres MOL and is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at address 102 Gator Ct.

Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave".

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 Mobile Home Park (MHP) Zoning Designation, which is compatible with adjacent uses and allows for the erection of a single-family home on the site. City water and sewer are currently available to the subject property.

Dated: 11/18/2024



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-79

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.182 ACRES LOCATED AT 102 GATOR CT., IN SECTION 27, 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 102 Gator Ct., 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 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 Matthew R. Floeter., is more particularly described as follows:

Parcel G27B010
Matthew R. Floeter
Acres 0.182

LEGAL DESCRIPTION

Lot 10, Timberwoods Estates, Phase III, a Replat of Timberwoods Estates, according to the plat thereof, as recorded in Plat Book 5, Page(s) 48, of the Public Records of 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 ordinance 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 are 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
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
US Feet
0 65 130 260

AN 2410-005

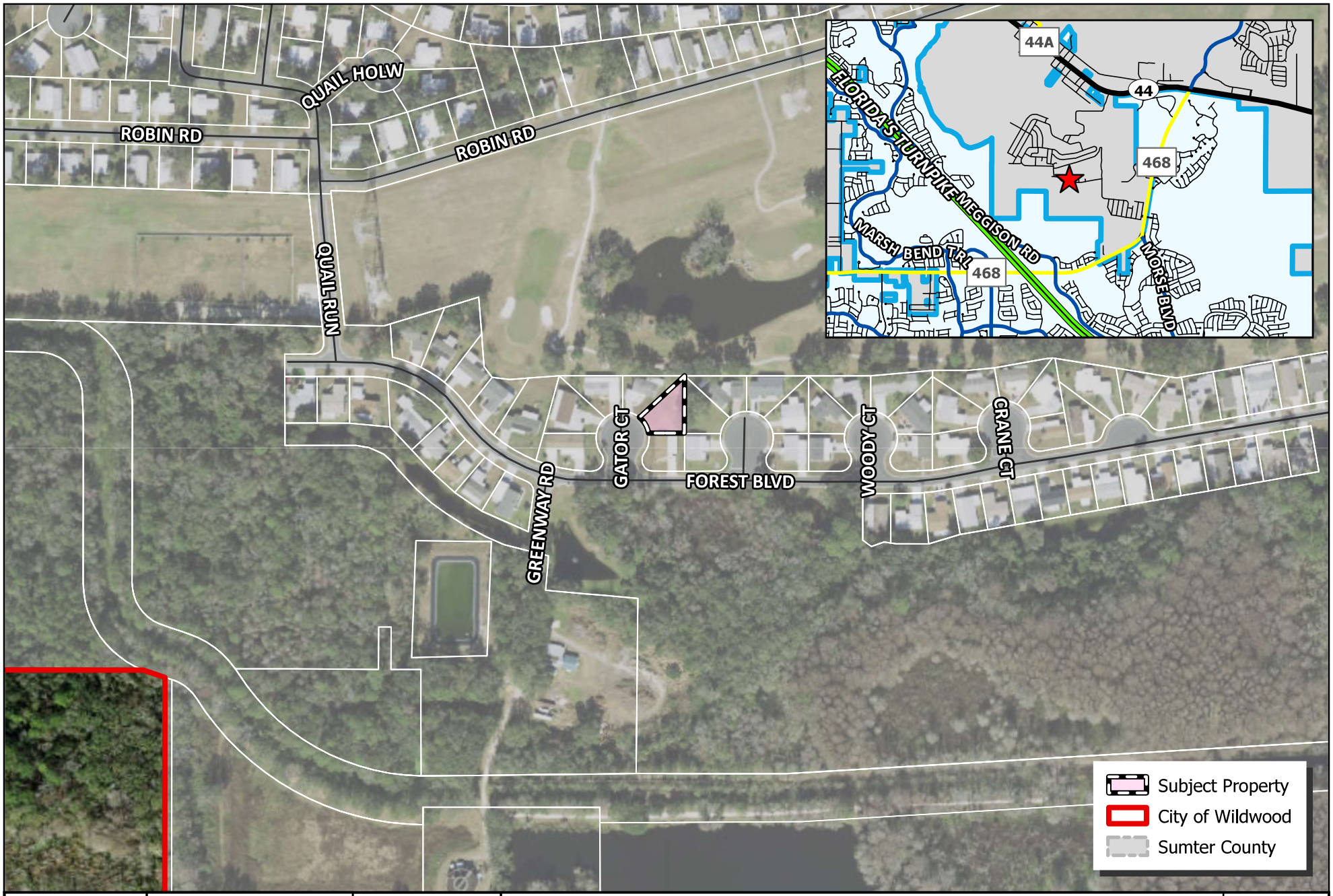
FLOETER HOUSE

PARCEL G27B010

MAP 1A

LOCATION MAP

NOV 2024



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 Miles

AN 2410-005

FLOETER HOUSE

PARCEL G27B010

MAP 1B

LOCATION MAP

NOV 2024

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-79

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This 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.

[1] See Section 166.041(4)(c), Florida Statutes.



DESCRIPTION *(provided by client or their agent)*:

Lot 10, TIMBERWOOD ESTATES PHASE III, A REPLAT OF TIMBERWOODS ESTATES, according to the plat thereof recorded in Plat Book 5, Pages 48 through 48C, of the Public Records of Sumter County, Florida.

NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity.

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
OU = overhead utility lines
d = deed call p = plat call
fm = field measurement
PC = point of curvature (R) = radial
conc = concrete cov = covered
DUE = drainage & utility easement
UE = utility easement

= fire hydrant
= 4" cleanout
= water valve
= light pole
= utility pole
= electric utility box
= telephone junction box
= cable TV junction box
= utility junction box
= water meter (shown schematically; actual location is covering property corner)

■ = found 4"x4" concrete monument, "4614"
● = found 5/8" steel rod and cap, stamped "707"
= found nail & disc, "4614"

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhlandsurveying@aol.com

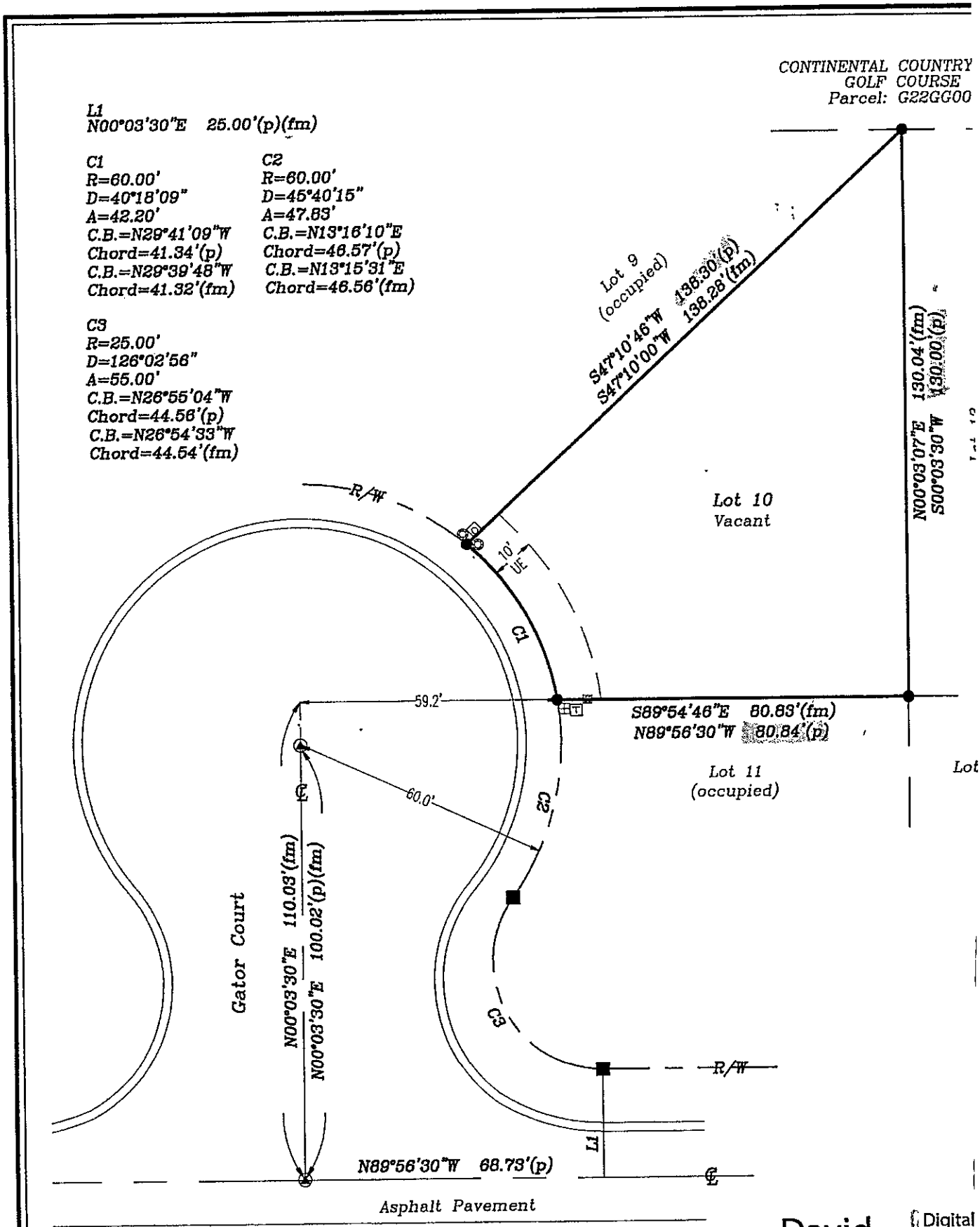
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID W. HIRST, FL PSM NO. 5197
UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

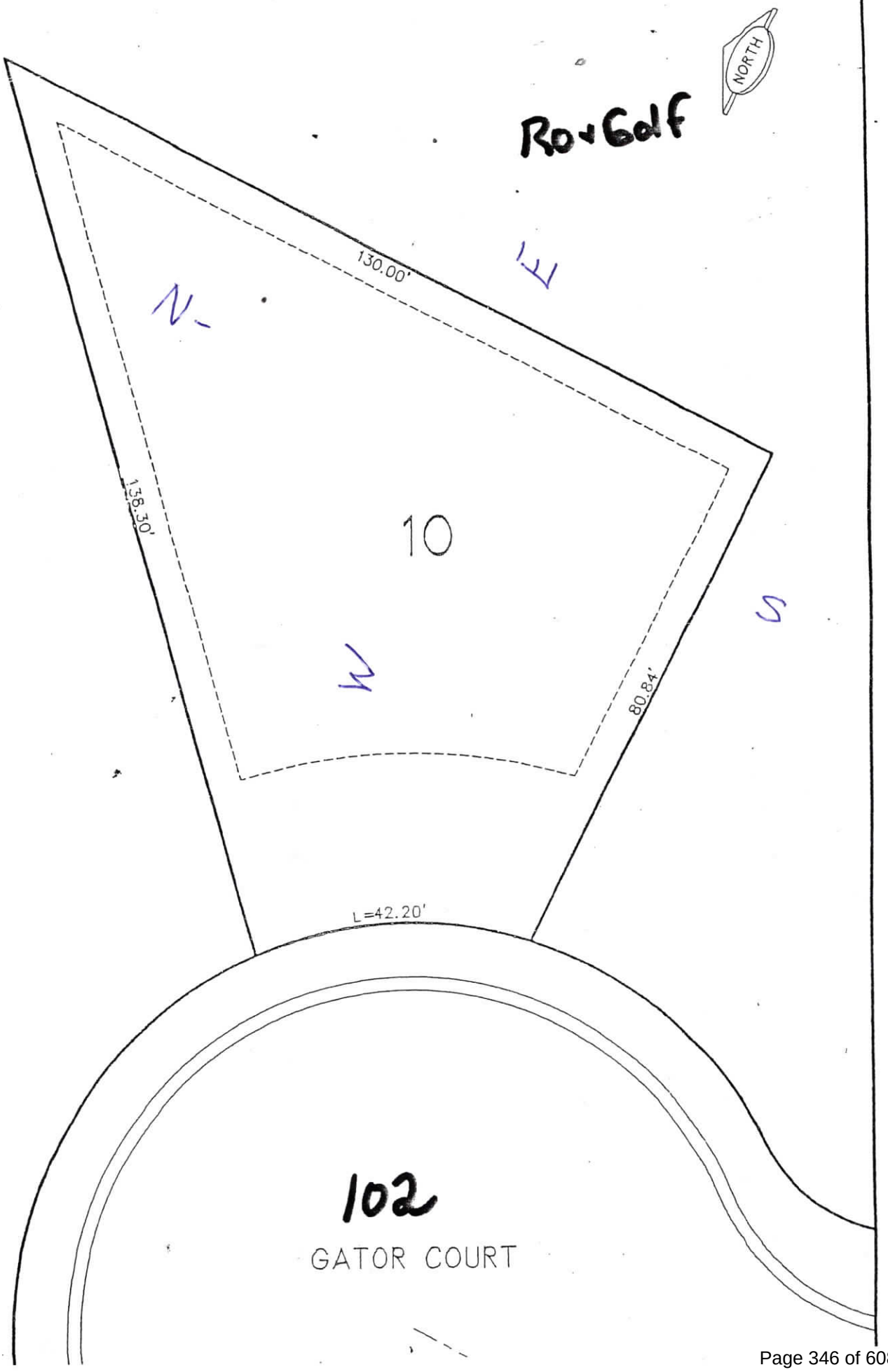
BOUNDARY SURVEY
FOR
Robert Walsh

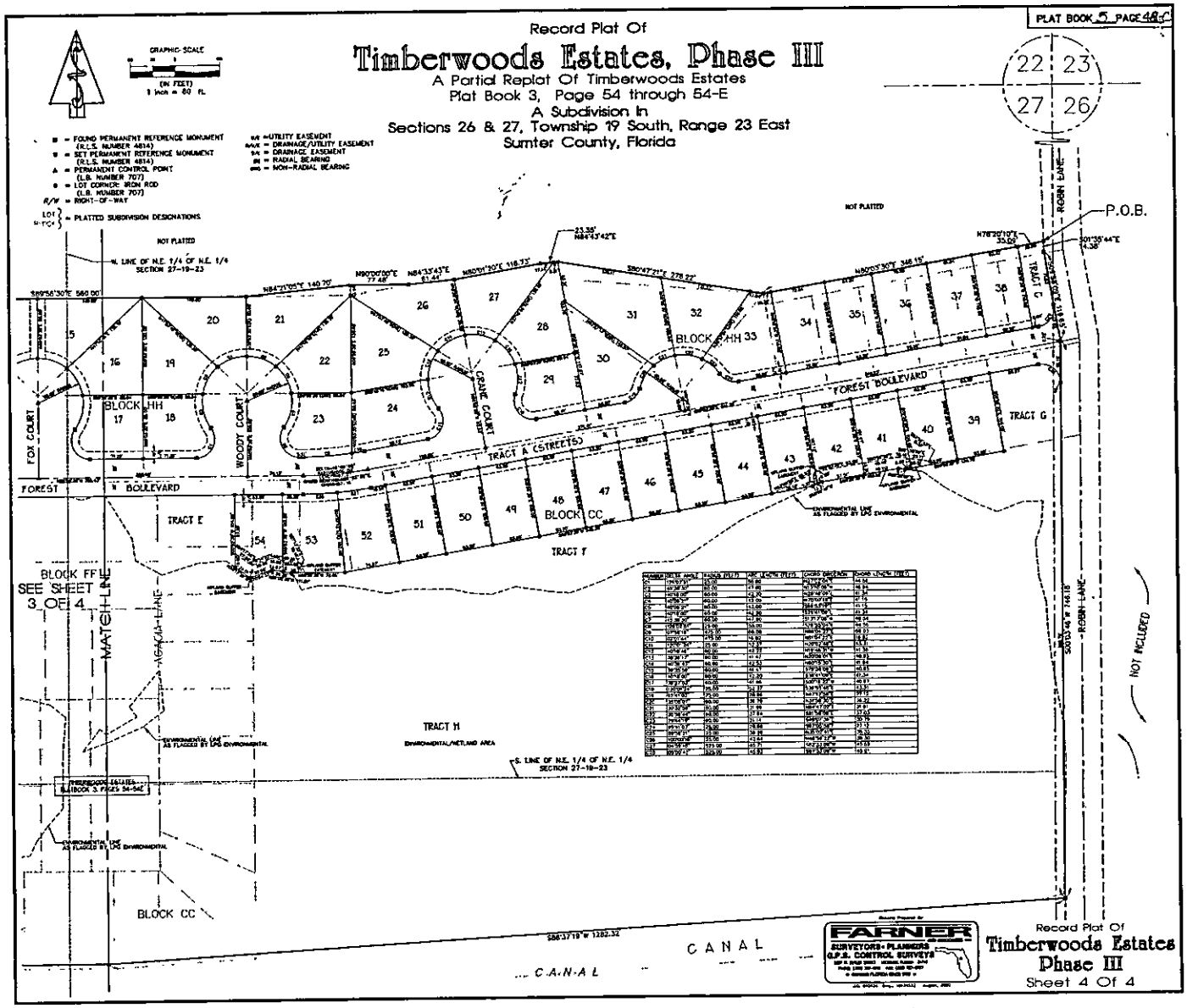
DATE OF SURVEY: March 4, 2019
FIELD BOOK: 18E PAGE: 56
FILE NO: 19-374 DC FILE: 19-374.txt
DWG FILE: 19-374.dwg
DRAWN BY: MAL CHK BY: DWH

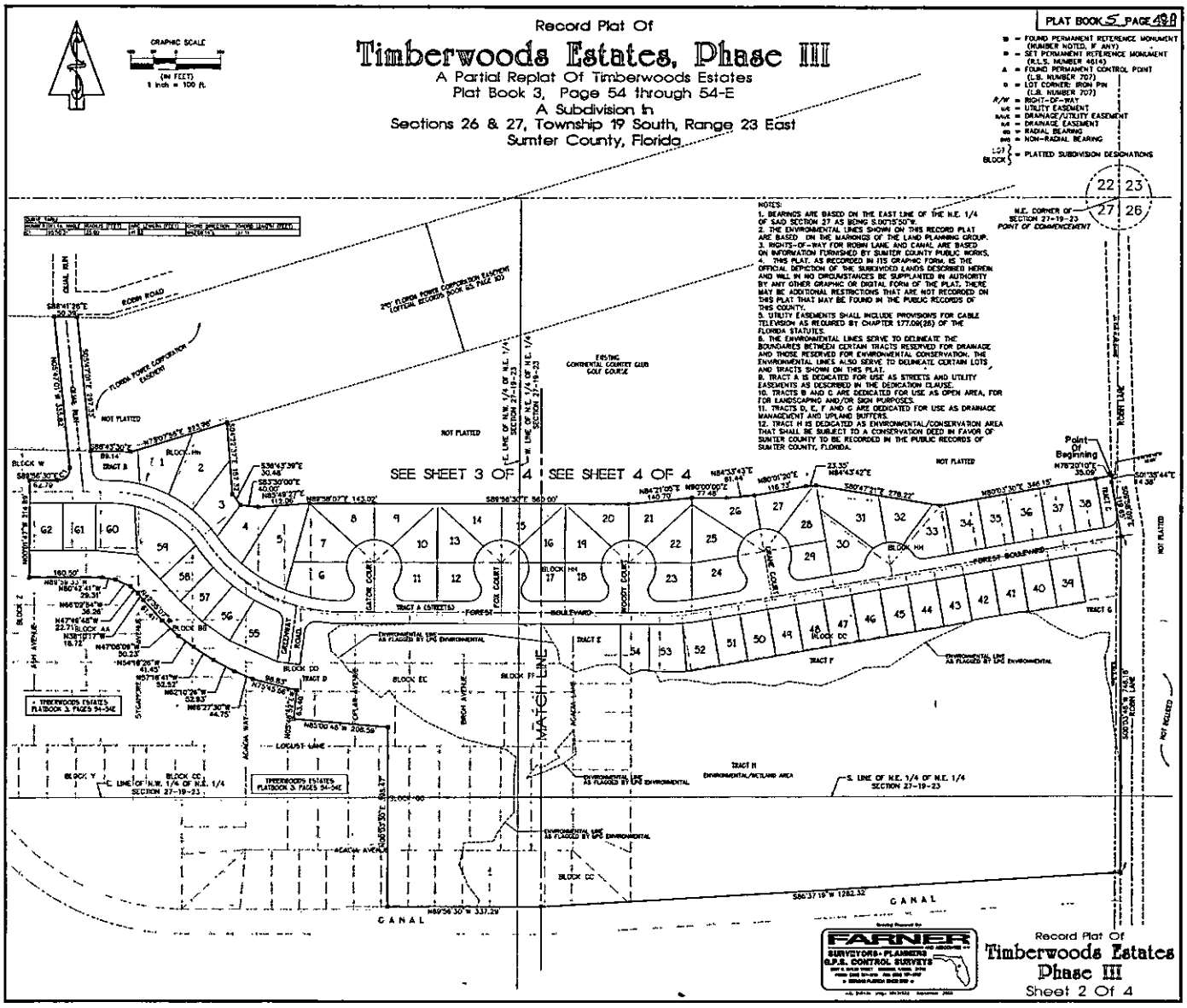
REVISIONS	DATE	BY

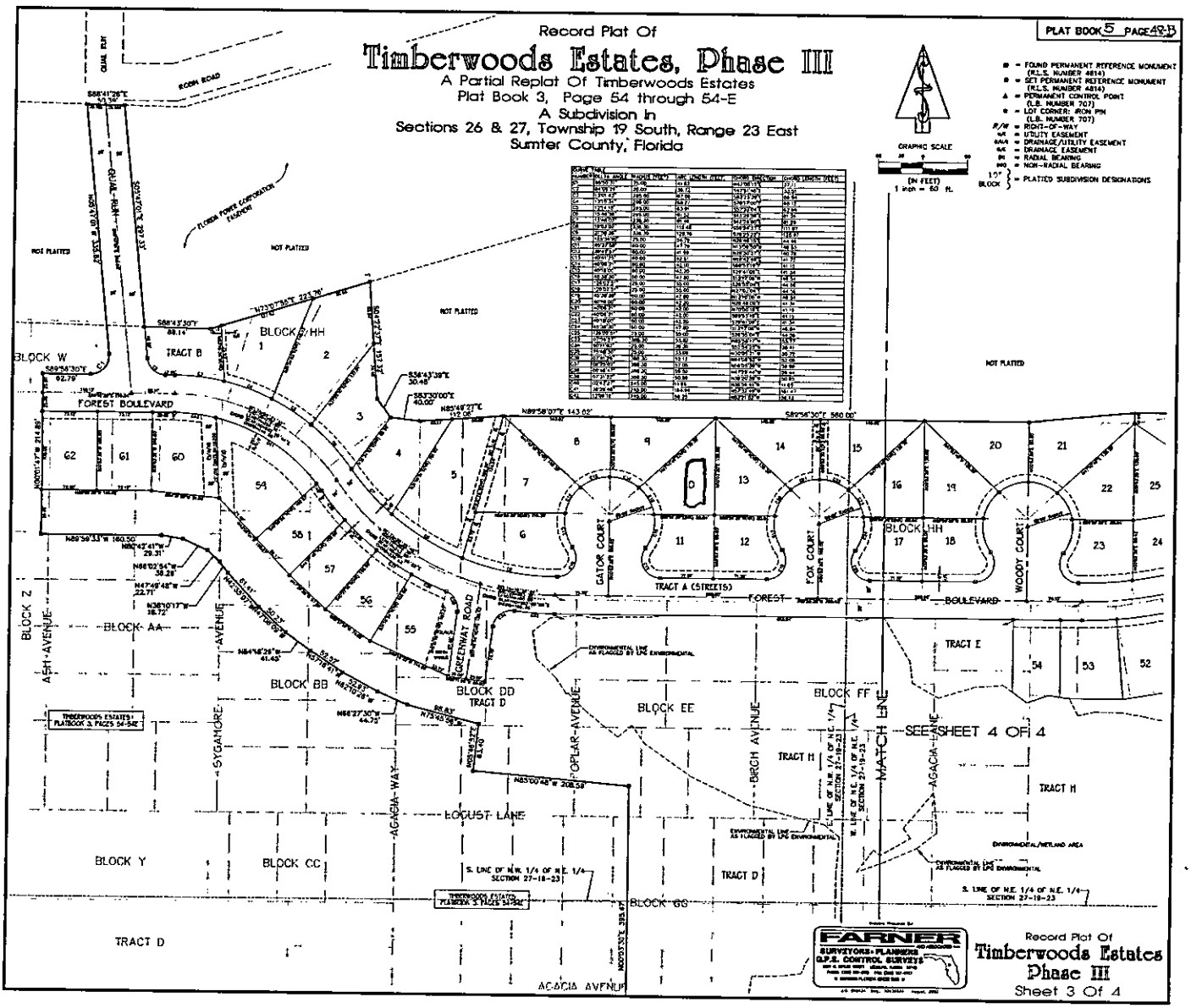

CONTINENTAL COUNTRY
GOLF COURSE
Parcel: G22GG00
L1
N00°03'30"E 25.00'(p)(fm)
C1
R=60.00'
D=40°18'09"
A=42.20'
C.B.=N29°41'09"W
Chord=41.34'(p)
C.B.=N29°39'48"W
Chord=41.32'(fm)
C2
R=60.00'
D=45°40'15"
A=47.83'
C.B.=N13°16'10"E
Chord=46.57'(p)
C.B.=N13°15'31"E
Chord=46.56'(fm)
C3
R=25.00'
D=126°02'56"
A=55.00'
C.B.=N26°55'04"W
Chord=44.56'(p)
C.B.=N26°54'33"W
Chord=44.54'(fm)
Lot 9
(occupied)
S47°10'46"W 138.30'(p)
S47°10'00"W 138.28'(fm)
N00°03'07"E 130.04'(fm)
130.00'(p)
S00°03'00"W
Lot 10
Vacant
R/W
10' UE
C1
59.2'
S89°54'46"E 80.83'(fm)
N89°56'30"W 80.84'(p)
Lot 11
(occupied)
Lot
60.0'
C2
Gator Court
N00°03'30"E 110.03'(fm)
N00°03'30"E 100.02'(p)(fm)
C3
R/W
L1
N89°56'30"W 68.73'(p)
Asphalt Pavement
2' concrete curb
Forest Boulevard – 50' R/W
David
W. Hirst
Digital
by Dav
Date:
10:31:

$19,000.00




PLAT BOOK 5 PAGE 48-C
Record Plat Of
Timberwoods Estates, Phase III
A Partial Replat Of Timberwoods Estates
Plat Book 3, Page 54 through 54-E
A Subdivision In
Sections 26 & 27, Township 19 South, Range 23 East
Sumter County, Florida
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
= FOUND PERMANENT REFERENCE MONUMENT (R.L.S. NUMBER 4814)
= SET PERMANENT REFERENCE MONUMENT (R.L.S. NUMBER 4814)
= PERMANENT CONTROL POINT (L.B. NUMBER 707)
= LOT CORNER: IRON ROD (L.B. NUMBER 707)
R/W = RIGHT-OF-WAY
= PLATTED SUBDIVISION DESIGNATIONS
= UTILITY EASEMENT
= DRAINAGE/UTILITY EASEMENT
= DRAINAGE EASEMENT
= RADIAL BEARING
= NON-RADIAL BEARING
NOT PLATTED
W. LINE OF N.E. 1/4 OF N.E. 1/4 SECTION 27-19-23
S89°56'30"E 560.00'
N84°21'05"E 140.70'
N90°00'00"E 77.48'
N84°33'43"E 61.44'
N80°01'20"E 116.73'
S80°47'21"E 278.22'
N80°03'30"E 346.15'
N78°20'10"E 35.00'
S01°35'44"E 14.38'
P.O.B.
ROBIN LANE
TRACT C
BLOCK HH
FOX COURT
WOODY COURT
CRANE COURT
FOREST BOULEVARD
TRACT A (STREETS)
TRACT G
TRACT E
BLOCK CC
TRACT F
BLOCK FF
SEE SHEET 3 OF 4
MATCH LINE
ACACIA LANE
TRACT H
ENVIRONMENTAL/WETLAND AREA
S. LINE OF N.E. 1/4 OF N.E. 1/4 SECTION 27-19-23
ENVIRONMENTAL LINE AS FLAGGED BY LPG ENVIRONMENTAL
NOT INCLUDED
S00°03'46"W 146.18'
S86°37'19"W 1282.32'
CANAL
FARNER
SURVEYORS • PLANNERS
G.P.S. CONTROL SURVEYS
Record Plat Of
Timberwoods Estates
Phase III
Sheet 4 Of 4


Record Plat Of
Timberwoods Estates, Phase III
A Partial Replat Of Timberwoods Estates
Plat Book 3, Page 54 through 54-E
A Subdivision In
Sections 26 & 27, Township 19 South, Range 23 East
Sumter County, Florida
PLAT BOOK 5 PAGE 48A
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
= FOUND PERMANENT REFERENCE MONUMENT (NUMBER NOTED, IF ANY)
= SET PERMANENT REFERENCE MONUMENT (R.L.S. NUMBER 4614)
= FOUND PERMANENT CONTROL POINT (L.B. NUMBER 707)
= LOT CORNER: IRON PIN (L.B. NUMBER 707)
R/W = RIGHT-OF-WAY
= UTILITY EASEMENT
= DRAINAGE/UTILITY EASEMENT
= DRAINAGE EASEMENT
= RADIAL BEARING
= NON-RADIAL BEARING
LOT BLOCK = PLATTED SUBDIVISION DESIGNATIONS
NOTES:
1. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SAID SECTION 27 AS BEING S.00°15'50"W.
2. THE ENVIRONMENTAL LINES SHOWN ON THIS RECORD PLAT ARE BASED ON THE MARKINGS OF THE LAND PLANNING GROUP.
3. RIGHTS-OF-WAY FOR ROBIN LANE AND CANAL ARE BASED ON INFORMATION FURNISHED BY SUMTER COUNTY PUBLIC WORKS.
4. 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.
5. UTILITY EASEMENTS SHALL INCLUDE PROVISIONS FOR CABLE TELEVISION AS REQUIRED BY CHAPTER 177.09(26) OF THE FLORIDA STATUTES.
6. THE ENVIRONMENTAL LINES SERVE TO DELINEATE THE BOUNDARIES BETWEEN CERTAIN TRACTS RESERVED FOR DRAINAGE AND THOSE RESERVED FOR ENVIRONMENTAL CONSERVATION. THE ENVIRONMENTAL LINES ALSO SERVE TO DELINEATE CERTAIN LOTS AND TRACTS SHOWN ON THIS PLAT.
9. TRACT A IS DEDICATED FOR USE AS STREETS AND UTILITY EASEMENTS AS DESCRIBED IN THE DEDICATION CLAUSE.
10. TRACTS B AND C ARE DEDICATED FOR USE AS OPEN AREA, FOR FOR LANDSCAPING AND/OR SIGN PURPOSES.
11. TRACTS D, E, F AND G ARE DEDICATED FOR USE AS DRAINAGE MANAGEMENT AND UPLAND BUFFERS.
12. TRACT H IS DEDICATED AS ENVIRONMENTAL/CONSERVATION AREA THAT SHALL BE SUBJECT TO A CONSERVATION DEED IN FAVOR OF SUMTER COUNTY TO BE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
N.E. CORNER OF SECTION 27-19-23 POINT OF COMMENCEMENT
SEE SHEET 3 OF 4
SEE SHEET 4 OF 4
MATCH LINE
Point Of Beginning
ROBIN ROAD
ROBIN LANE
FOREST BOULEVARD
GATOR COURT
FOX COURT
WOODY COURT
CRANE COURT
ACACIA LANE
ACACIA WAY
ACACIA AVENUE
BIRCH AVENUE
LOCUST LANE
TIMBERWOODS ESTATES PLATBOOK 3, PAGES 54-54E
TIMBERWOODS ESTATES PLATBOOK 3, PAGES 54-54E
E. LINE OF N.W. 1/4 OF N.E. 1/4 SECTION 27-19-23
S. LINE OF N.E. 1/4 OF N.E. 1/4 SECTION 27-19-23
ENVIRONMENTAL LINE AS FLAGGED BY LPG ENVIRONMENTAL
ENVIRONMENTAL/WETLAND AREA
CANAL
NOT PLATTED
NOT INCLUDED
FARNER
SURVEYORS • PLANNERS
G.P.S. CONTROL SURVEYS
Record Plat Of
Timberwoods Estates
Phase III
Sheet 2 Of 4


Record Plat Of
Timberwoods Estates, Phase III
A Partial Replat Of Timberwoods Estates
Plat Book 3, Page 54 through 54-E
A Subdivision In
Sections 26 & 27, Township 19 South, Range 23 East
Sumter County, Florida
PLAT BOOK 5 PAGE 42-B
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
FOREST BOULEVARD
BLOCK HH
BLOCK W
TRACT B
BLOCK Z
BLOCK AA
BLOCK BB
BLOCK CC
BLOCK DD
BLOCK EE
BLOCK FF
BLOCK GG
BLOCK Y
TRACT A (STREETS)
TRACT D
TRACT E
TRACT H
GATOR COURT
FOX COURT
WOODY COURT
ASH AVENUE
SYCAMORE AVENUE
AGACIA WAY
POPLAR AVENUE
BIRCH AVENUE
AGACIA AVENUE
LOCUST LANE
GREENSWAT ROAD
MATCH LINE
SEE SHEET 4 OF 4
FARNER
SURVEYORS • PLANNERS
G.P.S. CONTROL SURVEYS
Record Plat Of
Timberwoods Estates
Phase III
Sheet 3 Of 4

· 181792

SHEET 1 of 1

PLAT BOOK 4
PAGE 69

SEE LOT RESTRICTIONS/MAINT. BOOK FOR INDIVIDUAL LOT RESTRICTIONS
Easement 7-44.216

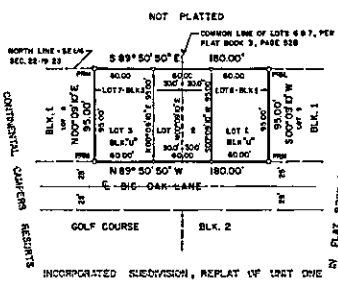
For Count of Easement See Pg 2

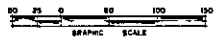
CONTINENTAL COUNTRY CLUB, INC.
RESORTS
FIRST ADDITION

SUMTER COUNTY, FLORIDA

REPLAT OF A PORTION OF CONTINENTAL CAMPER RESORTS, INC. SUBDIVISION
SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST

SCALE 1" = 100'





DESCRIPTION: 1
LOTS 6 & 7, BLOCK "2" ACCORDING TO THE PLAT OF CONTINENTAL CAMPER'S RESORTS, INCORPORATED SUBDIVISION, REPLAT OF UNIT ONE AS RECORDED IN PLAT BOOK 3, PAGE 529, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

NOTES:
1. BEARINGS ARE ON AN ASSUMED MERIDIAN
2. LOT DIMENSIONS AS SHOWN ARE TO RIGHT-OF-WAY, OWNERSHIP IS TO CENTERLINE OF STREETS
3. STREETS AS SHOWN ARE PRIVATE.
4. LOTS TO BE SERVED WITH WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEMS.
5. ALL LOTS SUBJECT TO A 7.5 FT UTILITIES EASEMENTS ON SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
6. BLOCK DESIGNATION BEGIN WITH THE LETTER "A"

LEGEND:
D = FOUND 5/8" IRON PIPE - UNNUMBERED
= = I.P. (IRON PIN)

INCORPORATED SUBDIVISION, REPLAT OF UNIT ONE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE CORPORATION AND INDIVIDUALS NAMED BELOW, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, DO HEREBY GRANT PRIVATE EASEMENTS TO THE OWNERS OF THE INDIVIDUAL LOTS SHOWN ON THIS PLAT AND THE PLAT RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AT PLAT BOOK 3, PAGES 82 THRU 86 & AND AT PLAT BOOK 4, PAGES 27-29 AND AT PLAT BOOK 4, PAGE 44 AND AT PLAT BOOK 4, PAGES 58-59A AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AS TO ALL STREETS, ALLEYS, PARKS, CANALS AND RIGHTS-OF-WAY, SHOWN ON SAID PLAT, AND THE OWNERS DO HEREBY RESERVE THE RIGHT TO CONTROL THE USE OF SAID STREETS, ALLEYS, PARKS, CANALS, AND RIGHTS-OF-WAY, BUT DO WARRANT THAT AT NO TIME WILL A PROPERTY OWNER BE UNLAWFULLY DENIED THE RIGHT OF INGRESS TO HIS, HER OR ITS PROPERTY HEREIN OR HEREAFTER ACQUIRED. SAID STREETS, ALLEYS, PARKS, CANALS AND RIGHTS-OF-WAY SHALL NOT BE CONSIDERED AS DEDICATED TO THE PUBLIC SUMTER COUNTY, FLORIDA, BY ACCEPTANCE OF THIS PLAT, SHALL NOT HAVE ANY RESPONSIBILITY FOR CONSTRUCTING, BUILDING, ALTERING, OR MAINTAINING THE STREETS, ALLEYS, PARK, CANALS, AND RIGHTS-OF-WAY, OR ANY DRAINAGE FACILITIES FOR THE LANDS SHOWN ON THIS PLAT OF CONTINENTAL COUNTRY CLUB, INC RESORTS FIRST ADDITION.

WITNESS
Patricia Moore
Clint Bonnell

CONTINENTAL COUNTRY CLUB, INC.
BY: D.W. Freeman
D.W. FREEMAN, PRESIDENT
ATTEST: Richard Burr
RICHARD BURR, ASSISTANT SECRETARY

STATE OF FLORIDA COUNTY OF SUMTER

THIS IS TO CERTIFY THAT ON 11/18/85 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED D.W. FREEMAN AND RICHARD BURR RESPECTIVELY PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES 5-23-88 Notary Public Sally B. Stark

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 7-31-85 HE COMPLETED THE SURVEYS OF THE LANDS IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND THAT SAID LANDS ARE IN SUMTER COUNTY, FLORIDA.

DATED 4-9-86 John W. Symmes Jr. P.L.S.
FLORIDA REGISTRATION NUMBER 1740

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE ZONED PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS FOR RECORDATION IN THE MINUTES OF THEIR MEETING ON APPROVAL DATE, CERTIFICATED BY THE COUNTY ATTORNEY, COUNTY ENGINEER AND COUNTY SANITARIAN. 1/24/85, 1985

THIS IS TO CERTIFY THAT ON _____
THE ZONING DIRECTOR APPROVED THE FOREGOING PLAT.

D. Dean E. Nelson
ZONING DIRECTOR

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON August 86 1985 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA.

Chairman of the Board ATTEST: Donald W. Freeman
CLERK OF THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON August 25 1986 AT 9:12 AM FILE NO. 181792 IN PLAT BOOK 4 PAGE 69

Leonard P. Mekuth Jr.
CLERK OF CIRCUIT COURT
SUMTER COUNTY, FLORIDA
By Martha Arthur, D.C.

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IN SUMTER COUNTY, FLORIDA, FROM EARLIEST RECORDS TO DECEMBER 18, 1984. BASED ON SAID EXAMINATION, I FIND THE FEE SIMPLE TITLE THERETO VESTED IN DONALD W. FREEMAN, SUBJECT TO THE FOLLOWING:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
6. 1984 REAL ESTATE TAXES IN THE AMOUNT OF $497.96 AS TO LOT 7 AND $110.26 AS TO LOT 6, AND SUBSEQUENT YEARS.
7. MORTGAGE EXECUTED BY DONALD W. FREEMAN IN FAVOR OF BARNETT BANK OF LAKE COUNTY, N.A., DATED JULY 24, 1984 AND FILED AUGUST 6, 1984 IN OFFICIAL RECORD BOOK 298, PAGE 652, GIVEN TO SECURE THE ORIGINAL SUM OF $75,000.00.
8. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED JUNE 7, 1963 IN OFFICIAL RECORDS BOOK 48, PAGE 11 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
9. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED OCTOBER 18, 1963 IN OFFICIAL RECORDS BOOK 52, PAGE 68, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
10. EASEMENT TO FLORIDA POWER CORPORATION, FILED JANUARY 22, 1965 IN OFFICIAL RECORDS BOOK 68, PAGE 10 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
11. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED FEBRUARY 2, 1972 IN OFFICIAL RECORDS BOOK 125, PAGE 701 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
12. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED JUNE 2, 1967, IN OFFICIAL RECORD BOOK 85, PAGE 402.
13. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED MARCH 18, 1963 IN OFFICIAL RECORD BOOK 46, PAGE 731, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
14. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., FILED MARCH 18, 1963, IN OFFICIAL RECORD BOOK 47, PAGE 91, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
15. RESTRICTIONS FILED NOVEMBER 19, 1973 IN OFFICIAL RECORDS BOOK 147, PAGE 165 AS AMENDED IN OFFICIAL RECORDS BOOK 190, PAGE 318 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
16. AMENDMENT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FILED 10/19/83 IN O.R. BOOK 276, PAGE 418, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
17. EASEMENT TO J.C. BAILEY AND BADINE BAILEY, RECORDED IN DEED BOOK 135, PAGE 418, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

C. John Conniblic, P.A.
C. JOHN CONNIBLIC, P.A.
ATTORNEY AT LAW

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 298, PAGE 652, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

WITNESS
Linda A. Barnes
Michael W. Hilbert
BARNETT BANK LAKE COUNTY
Asst Vice-President

STATE OF Florida COUNTY OF Lake

THIS IS TO CERTIFY, THAT ON 11/18/85 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS, IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Michael W. Hilbert AND _____ RESPECTIVELY Assistant Vice-President AND _____ OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF Florida, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEES CONSENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO; AND THAT THE SAID MORTGAGEES CONSENT IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES 5-15-86 NOTARY PUBLIC Joan M. Conniblic

Prepared by SURVEYING & ASSOCIATES, INC.
P.O. BOX 390
LEESBURG, FLORIDA
32748

COMPOSITE

EXHIBIT D

For Restrictions see OR 1007 pg 1

Easements see OR 1046 pg 186

Notice of Intent see 1319 pg 432

Record Plat Of

Timberwoods Estates, Phase III

A Partial Replat Of Timberwoods Estates
Plat Book 3, Pages 54 through 54-E
A Subdivision In
Sections 26 & 27, Township 19 South, Range 23 East
Sumter County, Florida

PLAT BOOK 5
AND PAGE 48

LEGAL DESCRIPTION

THAT PART OF SECTIONS 26 AND 27 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA, AND THAT PART OF TIMBERWOODS ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGES 54 THROUGH 54-E, INCLUSIVE, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND RUN S.00°18'50"W. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 812.17 FEET; THENCE S.78°20'15"W., 12.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBIN LANE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S.01°33'44"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROBIN LANE, 14.38 FEET; THENCE S.08°58'09"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 119.85 FEET; THENCE S.01°03'44"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ROBIN LANE, 746.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A CANAL; THENCE S.86°37'19"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF A CANAL, A DISTANCE OF 1,282.32 FEET; THENCE N.89°56'30"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF A CANAL, 337.29 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF CANAL, RUN N.00°03'30"E., 395.47 FEET; THENCE N.85°50'48"W., 208.59 FEET; THENCE N.00°48'52"E., 63.40 FEET; THENCE N.73°45'56"W., 98.85 FEET; THENCE N.69°27'30"W., 44.75 FEET; THENCE N.62°10'26"W., 52.93 FEET; THENCE N.57°16'41"W., 52.52 FEET; THENCE N.54°18'26"W., 41.45 FEET; THENCE N.47°06'09"W., 50.23 FEET; THENCE N.42°25'07"W., 81.41 FEET; THENCE N.35°10'17"W., 18.72 FEET; THENCE N.47°49'48"W., 22.71 FEET; THENCE N.68°02'54"W., 36.28 FEET; THENCE N.80°42'41"W., 28.31 FEET; THENCE N.89°38'33"W., 160.50 FEET; THENCE N.00°01'47"W., 214.89 FEET; THENCE S.89°56'30"E., 52.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°30'31", AN ARC LENGTH OF 41.82 FEET TO THE END OF SAID CURVE; THENCE N.05°47'01"W., 338.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF QUAIL RUN; THENCE S.84°41'26"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF QUAIL RUN, 50.39 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S.05°47'01"E., 297.33 FEET; THENCE S.88°43'30"E., 88.14 FEET; THENCE N.73°07'55"E., 223.78 FEET; THENCE S.04°52'37"E., 157.32 FEET; THENCE S.36°43'38"E., 30.48 FEET; THENCE S.83°30'00"E., 40.00 FEET; THENCE N.85°48'27"E., 112.08 FEET; THENCE N.89°58'07"E., 143.02 FEET; THENCE S.89°36'30"E., 560.80 FEET; THENCE N.84°21'05"E., 190.70 FEET; THENCE N.90°00'00"E., 77.00 FEET; THENCE N.84°13'43"E., 81.44 FEET; THENCE N.80°01'20"E., 116.73 FEET; THENCE N.84°43'42"E., 23.35 FEET; THENCE S.80°47'21"E., 278.22 FEET; THENCE N.80°03'30"E., 346.15 FEET; THENCE N.78°20'10"E., 35.09 FEET TO THE POINT OF BEGINNING.

JOINDER AND CONSENT TO DEDICATION

The undersigned, Wachovia Bank, National Association, a national banking association and successor by merger with First Union National Bank, the holder of that certain Mortgage Consolidation, Restatement and Future Advance Agreement (hereinafter referred to as the "Mortgage") recorded on April 26, 1999 in Official Records Book 768, Page 232, as modified by that certain Notice of Future Advance dated May 30, 2001, and recorded on June 8, 2001 in Official Records Book 885, Page 352, as further modified by that certain Notice of Future Advance, Mortgage Modification and Spreader Agreement dated August 1, 2002 and recorded in Official Records Book 992, Page 666, by Continental Country Club R.O., Inc. and UCC Amendment filed in Official Records Book 992, page 679 and First Modification of Mortgage filed in Official Records Book 992, page 675 by Continental Utility, Inc. and UCC Amendment filed in Official Records Book 992, page 681 all of the Public Records of Sumter County, Florida, does hereby join in the dedication and plat by CONTINENTAL COUNTRY CLUB R.O., INC., a Florida not-for-profit corporation, the holder of the fee interest in that property to be platted as described hereon, for the use and purposes set forth in the plat and joins in the dedication of Easements shown on the plat.

WACHOVIA BANK, National Association

BY: (SIGNED) _____
PRINTED: Lindsay Gaskins Floyd TITLE: Vice President

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SIGNED: _____ PRINTED: Peter D Allport

SIGNED: _____ PRINTED: Robert A Gates

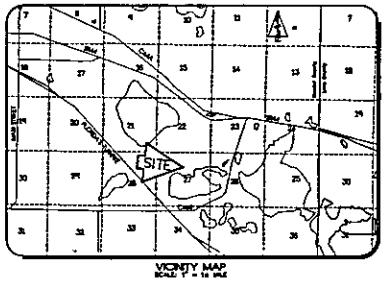
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 23 day of September, 2002, by (Name/Title) Lindsay Gaskins Floyd of Wachovia Bank, National Association, on behalf of the association. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

LISA THIPPEN
Notary Public - State of Florida
My Commission #CC 79763
Expires: July 26, 2003

_____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 7-26-03
MY COMMISSION NUMBER CC 79763

(NOTARY SEAL)



VICINITY MAP
SCALE 1" = 1/2 MILE

TITLE CERTIFICATION

LAWRENCE J. MARCHBANKS, P.A., as duly authorized title insurance agent of ATTORNEYS TITLE INSURANCE FUND does hereby certify that the land described and shown on this Plat are owned by Continental Country Club, R.O., Inc., a Florida Corporation, in fee simple. The title to said land is subject to:

1) Mortgage to First Florida Bank, N.A.(mortgagee) recorded under O.R. Book 391, Page 547, Assignment of Leases recorded in O.R. Book 391, Page 562; Mortgage Modification Agreements recorded in O.R. Books and Pages: 455/353; 528/106 (by Barnett Bank of Lake County, N.A. ,Assignee of Barnett Bank of Tampa, formerly First Florida Bank, N.A.) and in O.R. Book 546 Page 26; Assignment of Mortgage recorded in O.R. Book 740, Page 611 (by NationsBank, N.A., successor to Barnett Bank of Lake County, N.A. successor by merger to Florida Bank, N.A.) and assigned to First Union National Bank); Mortgage to First Florida Bank, N.A.(mortgagee), O.R. Book 382, Page 76; mortgage Modification Agreement recorded in O.R. Book 529, Page 101 and re-recorded in O.R. Book 539, Page 367 (by Barnett Bank of Lake County, N.A. formerly Barnett Bank of Tampa formerly known as First Florida Bank, N.A.); Mortgage Modification Agreements recorded in O.R. Books and Pages 543/325 and 548/23; Mortgage Consolidation, Restatement and Future Advances recorded in O.R. Book 740, Page 622; Assignment of Leases in favor of First Union National Bank recorded in O.R. Book 740, Page 643; UCC Financing Statement recorded in O.R. Book 740, Page 657; Assignment of Mortgage recorded in favor of First Union National Bank O.R. Book 740, Page 880 and re-recorded in O.R. Book 745, Page 118 (by NationsBank N.A. successor by merger to Barnett Bank of Lake County, N.A. successor by merger to First Florida Bank, N.A.) Future Advance recorded in O.R. Book 885, Page 352; Notice of Future Advance, Modification of Mortgage and Spreader Agreement in O.R. Book 992, Page 666 and UCC Amendment filed in Official Records Book 992, Page 679 by Continental Country Club, R.O., Inc. and First Modification of Mortgage by Continental Utility, Inc. filed in Official Records Book 992, Page 675 and UCC Amendment in Official Records Book 992, Page 681 all in favor of Wachovia Bank, National Association formerly First Union National Bank and all recorded in the Public Records of Sumter County, Florida.
2) Easement to Sumter Electric Cooperative, Inc. recorded in O.R. Book 125, Page 701.
3) Easements and Right of Way to Florida Federal Savings and Loan Association recorded in O.R. Book 288, Page 87 and assigned in O.R. Book 314, Page 588.
4) Easement to Florida Power Corporation recorded in O.R. Book 300, Page 485.
5) Easement to Florida Power Corporation recorded in O.R. Book 837, Page 137.
6) Easement contained in Warranty Deed recorded in O.R. Book 148, Page 23.
7) Easement contained in Warranty Deed recorded in O.R. Book 148, Page 26.
8) Easement contained in Warranty Deed recorded in O.R. Book 138, Page 542 and re-recorded in O.R. Book 142, Page 784.
9) Covenants, conditions and restrictions recorded May 17, 1973 in O.R. Book 140, Page 534; re-recorded in O.R. Books and Pages: 143/222 and 144/580. Covenants, conditions and restrictions recorded November 19, 1973 in O.R. Book 147, Page 185, Amended and Restated in O. R. Book 160, Page 313; Assignment and Assumption recorded in O. R. Book 278, Page 418; Amended and Restated in O. R. Book 374, Page 348 as affected by O.R. Book 355, Page 451.
10) Covenants, conditions and restrictions recorded August 18, 1989 in O.R. Book 382, Page 213.
11) Agreement recorded in O.R. Book 278, Page 444, Memorandum recorded in O.R. Book 278, Page 448 and Amendment recorded in O.R. Book 287, Page 841.
12) Plat for Timberwoods Estates recorded in Plat Book 3, Pages 54 through 54 E affected by Affidavit recorded in Official Records Book 387, Page 750 and Sumter County Resolution recorded in O.R. Book 965, Page 342.
13) Grant of Easement from Continental Country Club, R.O., Inc. to Continental Country Club, R.O., Inc. as filed in O.R. Book 744, Page 218.
14) Easement to Florida Power Corporation as filed in O.R. Book 85, Page 10.
15) Taxes for 2002 and subsequent years.

All of instruments shown above are recorded in the Public Records of Sumter County, Florida.

ATTEST: _____
Mabel Santana, Secretary

LAWRENCE J. MARCHBANKS, P.A.
By: Lawrence J. Marchbanks, Esquire

The following facilities are for private use only: the streets. These facilities will be maintained by the Continental Country Club R. O. Inc. and Sumter County is not responsible for the maintenance or improvements of same.

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.

Surveying Prepared By:
FARNER
SURVEYORS • PLANNERS
G.P.S. CONTROL SURVEYS
352-787-0747 FAX 352-728-2284
1949 Lake Sumter Landing, The Villages, Florida 32162
Job No. 0102 Dwg. No. 0102-00 Sheet 1 Date: August, 2002

Record Plat Of
Timberwoods Estates
Phase III
Sheet 1 Of 4

DEDICATION FOR
Timberwoods Estates, Phase III

Continental Country Club R.O., Inc., a Florida corporation not-for-profit, the owner of the fee simple title of the lands described in the foregoing caption to the plat, hereinafter the "Grantor", does hereby dedicate and grant the following for the purposes expressed below:

1.To the owners of the individual lots shown on the plat, and their heirs, personal representatives, successors, assigns, guests, tenants, mortgagee(s), invitees and licensees, a private easement as to all streets, alleys, common areas, utility easements, drainage easements, access easements, water retention areas, environmental/conservation areas, upland buffer areas and drainage management areas, and the Grantor does hereby reserve the right to control the use of said streets, alleys, common areas, utility easements, drainage easements, access easements, water retention areas, environmental/conservation areas, upland buffer areas and drainage management areas, but does hereby warrant that at no time will a property owner or mortgagee(s) be unlawfully denied the right of ingress or egress to his/her property herein or hereinafter acquired. No part of the property described in this plat is dedicated to the public. Sumter County, Florida, by acceptance of this plat, shall not have any responsibility for constructing, building, altering, improving or maintaining any part of the property described in this plat. The streets and utility easements also are subject to the perpetual right of ingress and egress by the providers of sanitation, postal, fire, law enforcement and emergency medical services, as described in paragraph 2, below. The streets and utility easements also are subject to utility easements in favor of the providers of utilities, as described in paragraph 3, below.

2. To the providers of sanitation, postal, fire, law enforcement and emergency medical services, their vehicles and personnel, a perpetual right of ingress and egress over, across and upon the streets shown on this plat.

3. To the providers of electric, water, sewer, telephone and cable television services, a utility easement over, across and upon the streets and those areas designated as utility easements on those on this plat.

4. A Declaration of Covenants and Restrictions as more particularly identified in the Title Certification to the plat is applicable to the property described in this plat. The Grantor shall have the rights as specified in such Declaration and the Grantor's Articles of Incorporation and By-Laws to dedicate the property described in the plat and grant easements thereon or to modify or amend the same, utilizing the procedure specified in such Declaration, Articles of Incorporation or By-Laws.

WITNESSES:
Signed: Victoria C. Hedden
Printed: Victoria C. Hedden
Signed: Brenda Gerrell
Printed: Brenda Gerrell

OWNER:
CONTINENTAL COUNTRY CLUB R.O. INC.
By: Jose Hurtado
By: JOSE HURTADO, President
Attest: Jose Yeary
Attest: RUSS HORD, Secretary

STATE OF FLORIDA, COUNTY OF SUMTER

THIS IS TO CERTIFY, that on the 19th day of September, 2002, before me, an officer duly authorized to take acknowledgments in the State and county of aforesaid personally appeared Jose Hurtado and Russ Hord, President and Secretary, respectively of the above named corporation organized as a not-for-profit corporation under the laws of the State of Florida known to me personally to be the individuals and officers executed in and who executed the above DEDICATION and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto, and that the said DEDICATION is the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date shown above.

Lawrence J. Marchbanks
Notary Public, State of Florida
My commission expires: January 19, 2005
(SEAL/STAMP)

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that the plat and the property shown hereon was surveyed, and that this plat complies with all of the provisions of Chapter 177, Florida Statutes.

Joseph W. Farner, Jr., P.S.M. Registration Number 4814
Farner Associates (d/b/a the Farner & Associates, Inc.) Registration No. 707
2007 W. Burleigh Street, Leesburg, Florida 34748

STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include that verification of any of the coordinates, points or measurements shown on this plat."

B.W. Cox
Professional Surveyor and Mapper
Date: SEPT 24 2002
Registration Number 5652
State of Florida

CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT DIRECTOR

I HEREBY CERTIFY that the lands contained herein are in Sumter County, Florida, are zoned property for the uses platted, and that the subdivision has proceeded through the development requirements of Sumter County.

THIS IS TO CERTIFY, That on September 30, 2002 the foregoing plat was approved by the Planning and Development Director.

Roberta Rogers
Roberta Rogers, Planning and Development Director

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on September 24, 2002 the foregoing plat was approved by the Board of County Commissioners of Sumter County, Florida.

Chairman of the Board
Clerk of the Board

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on Oct 2nd, 2002 at 10:50 AM
File No. 370720 Plat Book 5 Page 48

Clerk of the Circuit Court
In and for Sumter County, Florida.

COMPOSITE

EXHIBIT D

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Approval of Award for Invitation To Bid (ITB) #2024-31 Jackson Street Improvements**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6307 (CIP Fund) and 104-550-60-6390 (CRA Fund).

HISTORY/FACTS/ISSUES:

The Jackson Street Improvements Project was identified as a capital project in the FY25 budget. It consists of the rehabilitation of Jackson Street from Kilgore Street to West Clark Street via full depth reclamation. Utility improvements are also included in the project, including installation of approximately 3,500 linear feet (LF) of 8-inch PVC water main, re-connection of existing services and water meters, and abandonment of 3,500 LF of 2-inch water main. Moreover, lighting improvements are also included in this project that require coordination with Duke Energy. The project was split in the budget between the Capital Improvement Fund and the CRA Fund, as the project is located within the Community Redevelopment Area.

On September 12, 2024, ITB 2024-31 for the Jackson Street Improvements project was posted to invite qualified contractors to submit bids. Working with engineering firm, Kimley-Horn, four (4) addenda were released to provide clarification and updates to the specifications. On October 24, 2024, six (6) bids were received and publicly opened. All bids were reviewed by City staff and engineering consultants to ensure accuracy and compliance with the bid specifications. DB Civil Construction was identified as the lowest responsive and responsible bidder.

Staff is requesting approval to award the Jackson Street Improvements project to DB Civil Construction for $1,533,916.00 as the lowest bid for the project completion.

October 30, 2024

Mr. Jeremy Hockenbury
Public Works Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: ***Jackson Street Improvements***
Bid Recommendation Letter
Kimley-Horn Project No. 142173561

Dear Mr. Hockenbury:

Kimley-Horn has reviewed the construction bids received for the above referenced project. As of the deadline on October 24, 2024, at 10:00 AM, six bids were received and subsequently opened at 10:05 AM. Five of the six bids received were responsive bids. Attached is a bid tabulation of the submitted bids.

Based upon our review of the documents submitted, DB Civil Construction, LLC is the lowest responsive bidder with a bid in the amount of $1,533,916.00. Kimley-Horn does not object to the City of Wildwood issuing a Notice of Intent to Award to DB Civil Construction, LLC for this project.

Sincerely,

KIMLEY-HORN

Mohammed N. Murad, PE

Attachment: Bid Tabulation

K:\OCA_Civil\142173561-Jackson Street Bid Admin and CPS\Bid Admin\Bid Tabs\Ljh241030mnm_Recommendation Letter.docx

JACKSON STREET IMPROVEMENTS										
Bidder	Stated Bid Total	Actual Bid Total	Difference	PUBLIC ENTITY CRIMES	DRUG FREE	Immigration Affidavit	BID BOND	Addendum	References
ART WALKER CONSTRUCTION	$1,872,359.00	$1,872,359.00	$0.00	X		X	X	4 - OK	3 - OK
CIVIL EARTH SITEWORK	$2,288,777.00	$2,288,777.00	$0.00	X	X	X	X	4 - OK	3 - OK
CWR CONTRACTING	$2,320,320.00	$2,320,320.00	$0.00	X	X	X	X	4 - OK	3 - OK
DB CIVIL CONSTRUCTION	$1,533,916.00	$1,533,916.00	$0.00	X	X	X	X	4 - OK	3 - OK
PEAK POWER SERVICES	$1,936,184.00	$1,936,151.60	-$32.40	X	X	X	X	4 - OK	3 - OK
TIMOTHY ROSE CONTRACTING	$1,823,018.00	$1,822,000.00	-$1,018.00	X	X	X	X	4 - OK	3 - OK

JACKSON STREET IMPROVEMENTS
BID TABULATIONS

BID NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	ART WALKER CONSTRUCTION		CIVIL EARTH SITEWORK		CWR CONTRACTING		DB CIVIL CONSTRUCTION		PEAK POWER SERVICES		TIMOTHY ROSE CONTRACTING	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
ROADWAY & DRAINAGE IMPROVEMENTS															
1	MOBILIZATION	1	LS	$ 147,125.00	$ 147,125.00	$ 125,000.00	$ 125,000.00	$ 231,356.60	$ 231,356.60	$ 100,000.00	$ 100,000.00	$ 199,466.17	$ 199,466.17	$ 202,558.25	$ 202,558.25
2	MAINTENANCE OF TRAFFIC	1	LS	$ 119,900.00	$ 119,900.00	$ 124,941.00	$ 124,941.00	$ 315,000.00	$ 315,000.00	$ 20,000.00	$ 20,000.00	$ 27,450.00	$ 27,450.00	$ 129,439.00	$ 129,439.00
3	AS-BUILT PLANS AND CONSTRUCTION LAYOUT SURVEY	1	LS	$ 38,500.55	$ 38,500.55	$ 61,200.00	$ 61,200.00	$ 74,500.00	$ 74,500.00	$ 28,000.00	$ 28,000.00	$ 37,050.00	$ 37,050.00	$ 23,917.00	$ 23,917.00
4	FULL DEPTH BASE RECLAMATION (8" AVG. DEPTH) (10.5" PULVERIZATION)	7,910	SY	$ 14.30	$ 113,113.00	$ 35.00	$ 276,850.00	$ 15.90	$ 125,769.00	$ 23.00	$ 181,930.00	$ 27.41	$ 216,813.10	$ 13.20	$ 104,412.00
5	PORTLAND CEMENT	76	TN	$ 290.00	$ 22,040.00	$ 300.00	$ 22,800.00	$ 297.00	$ 22,572.00	$ 250.00	$ 19,000.00	$ 292.50	$ 22,230.00	$ 273.40	$ 20,778.40
6	SEDIMENT BARRIER (STANDARD)	3,198	LF	$ 3.50	$ 11,193.00	$ 3.00	$ 9,594.00	$ 1.70	$ 5,436.60	$ 1.50	$ 4,797.00	$ 2.92	$ 9,338.16	$ 1.90	$ 6,076.20
7	CLEARING AND GRUBBING	0	AC	$ 74,250.00	$ 7,425.00	$ 750,000.00	$ 75,000.00	$ 314,500.00	$ 31,450.00	$ 350,000.00	$ 35,000.00	$ 66,500.00	$ 6,650.00	$ 348,540.00	$ 34,854.00
8	REMOVAL OF EXISTING CONCRETE	1,650	SY	$ 26.50	$ 43,725.00	$ 10.00	$ 16,500.00	$ 16.00	$ 26,400.00	$ 20.00	$ 33,000.00	$ 13.50	$ 22,275.00	$ 25.40	$ 41,910.00
9	REGULAR EXCAVATION	40	CY	$ 580.00	$ 23,200.00	$ 250.00	$ 10,000.00	$ 178.00	$ 7,120.00	$ 100.00	$ 4,000.00	$ 150.00	$ 6,000.00	$ 84.00	$ 3,360.00
10	OPTIONAL BASE GROUP 6 (8")	638	SY	$ 47.50	$ 30,305.00	$ 100.00	$ 63,800.00	$ 58.00	$ 37,004.00	$ 65.00	$ 41,470.00	$ 55.24	$ 35,243.12	$ 39.20	$ 25,009.60
11	MILL EXISTING ASPHALT PAVEMENT (1" AVG. DEPTH)	877	SY	$ 40.00	$ 35,080.00	$ 20.00	$ 17,540.00	$ 11.00	$ 9,647.00	$ 6.00	$ 5,262.00	$ 6.50	$ 5,700.50	$ 14.60	$ 12,804.20
12	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-12.5) (TRAFFIC B) (1.5")	690	TN	$ 245.00	$ 169,050.00	$ 200.00	$ 138,000.00	$ 118.00	$ 81,420.00	$ 180.00	$ 124,200.00	$ 214.01	$ 147,666.90	$ 185.10	$ 127,719.00
13	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC B) (PG 76-22) (1")	510	TN	$ 315.00	$ 160,650.00	$ 250.00	$ 127,500.00	$ 193.00	$ 98,430.00	$ 190.00	$ 96,900.00	$ 226.40	$ 115,464.00	$ 206.60	$ 105,366.00
14	SUPERPAVE ASPHALTIC CONCRETE (TYPE SP-9.5) (TRAFFIC B) (PG 76-22) (VARIES) (SPEED HUMP)	18	TN	$ 815.00	$ 14,670.00	$ 1,000.00	$ 18,000.00	$ 1,618.00	$ 29,124.00	$ 280.00	$ 5,040.00	$ 325.00	$ 5,850.00	$ 1,568.00	$ 28,224.00
15	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	1,705	SY	$ 85.00	$ 144,925.00	$ 95.00	$ 161,975.00	$ 54.00	$ 92,070.00	$ 80.00	$ 136,400.00	$ 80.80	$ 137,764.00	$ 86.90	$ 148,164.50
16	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	650	SY	$ 150.00	$ 97,500.00	$ 105.00	$ 68,250.00	$ 115.00	$ 74,750.00	$ 90.00	$ 58,500.00	$ 110.39	$ 71,753.50	$ 117.00	$ 76,050.00
17	DETECTABLE WARNING	130	SF	$ 35.00	$ 4,550.00	$ 50.00	$ 6,500.00	$ 287.00	$ 37,310.00	$ 28.00	$ 3,640.00	$ 133.90	$ 17,407.00	$ 39.80	$ 5,174.00
18	PERFORMANCE TURF (SOD)	3,150	SY	$ 5.50	$ 17,325.00	$ 15.00	$ 47,250.00	$ 6.50	$ 20,475.00	$ 4.00	$ 12,600.00	$ 9.98	$ 31,437.00	$ 4.20	$ 13,230.00
	SUBTOTAL - ROADWAY & DRAINAGE IMPROVEMENTS CONSTRUCTION COST				**$ 1,200,276.55**		**$ 1,370,700.00**		**$ 1,319,834.20**		**$ 909,739.00**		**$ 1,115,558.45**		**$ 1,109,046.15**
SIGNING AND MARKING IMPROVEMENTS					$ -		$ -								
19	SINGLE POST SIGN (F&I) (GROUND MOUNT) (<12 SF)	15	AS	$ 500.00	$ 7,500.00	$ 1,600.00	$ 24,000.00	$ 431.00	$ 6,465.00	$ 500.00	$ 7,500.00	$ 1,872.00	$ 28,080.00	$ 504.30	$ 7,564.50
20	SINGLE POST SIGN (RELOCATE)	11	AS	$ 110.00	$ 1,210.00	$ 250.00	$ 2,750.00	$ 287.00	$ 3,157.00	$ 120.00	$ 1,320.00	$ 1,222.00	$ 13,442.00	$ 112.10	$ 1,233.10
21	SINGLE SIGN POST (REMOVED)	12	AS	$ 55.00	$ 660.00	$ 150.00	$ 1,800.00	$ 55.00	$ 660.00	$ 60.00	$ 720.00	$ 962.00	$ 11,544.00	$ 140.10	$ 1,681.20
22	OBJECT MARKERS (TYPE 1)	3	EA	$ 140.00	$ 420.00	$ 250.00	$ 750.00	$ 225.00	$ 675.00	$ 150.00	$ 450.00	$ 1,566.50	$ 4,699.50	$ 140.10	$ 420.30
23	RAISED PAVEMENT MARKER (TYPE B) (W/OUT FINAL SURFACE)	82	EA	$ 5.50	$ 451.00	$ 15.00	$ 1,230.00	$ 11.50	$ 943.00	$ 6.00	$ 492.00	$ 45.50	$ 3,731.00	$ 5.60	$ 459.20
24	PAINTED PAVEMENT MARKING (FINAL SURFACE)	1	LS	$ 22,000.00	$ 22,000.00	$ 24,540.00	$ 24,540.00	$ 12,800.00	$ 12,800.00	$ 6,000.00	$ 6,000.00	$ 9,178.00	$ 9,178.00	$ 22,415.00	$ 22,415.00
25	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24") (FOR STOP LINE AND CROSSWALK)	198	LF	$ 15.00	$ 2,970.00	$ 50.00	$ 9,900.00	$ 29.00	$ 5,742.00	$ 12.00	$ 2,376.00	$ 19.50	$ 3,861.00	$ 11.20	$ 2,217.60
26	THERMOPLASTIC (STANDARD) (WHITE) (VERTICAL DEFLECTION MARKINGS)	12	EA	$ 140.00	$ 1,680.00	$ 500.00	$ 6,000.00	$ 86.00	$ 1,032.00	$ 140.00	$ 1,680.00	$ 195.00	$ 2,340.00	$ 140.10	$ 1,681.20
27	THERMOPLASTIC (STANDARD-OTHER SURFACES) (YELLOW) (SOLID) (6")	0.402	GM	$ 8,725.00	$ 3,507.45	$ 15,000.00	$ 6,030.00	$ 11,400.00	$ 4,582.80	$ 8,500.00	$ 3,417.00	$ 18,594.53	$ 7,475.00	$ 8,876.00	$ 3,568.15
	SUBTOTAL - SIGNING AND MARKING CONSTRUCTION COST				**$ 40,398.45**		**$ 77,000.00**		**$ 36,056.80**		**$ 23,955.00**		**$ 84,350.50**		**$ 41,240.25**
LIGHTING IMPROVEMENTS															
28	LIGHTING IMPROVEMENTS	1.00	LS	$ 5,500.00	$ 5,500.00	$ 77,000.00	$ 77,000.00	$ 7,000.00	$ 7,000.00	$ 7,460.00	$ 7,460.00	$ 6,000.00	$ 6,000.00	$ 7,426.00	$ 7,426.00
	SUBTOTAL - LIGHTING IMPROVEMENTS CONSTRUCTION COST				**$ 5,500.00**		**$ 77,000.00**		**$ 7,000.00**		**$ 7,460.00**		**$ 6,000.00**		**$ 7,426.00**
UTILITY IMPROVEMENTS					$ -										
29	UTILITY PIPE PVC C-900 DR-18 (WATERMAIN) (8")	3,507	LF	$ 67.00	$ 234,969.00	$ 104.00	$ 364,728.00	$ 91.00	$ 319,137.00	$ 66.00	$ 231,462.00	$ 90.16	$ 316,191.12	$ 68.40	$ 239,878.80
30	REMOVAL/GROUT IN PLACE EXISTING WATER MAIN**	1	LS	$ 11,000.00	$ 11,000.00	$ 34,049.00	$ 34,049.00	$ 125,035.00	$ 125,035.00	$ 10,000.00	$ 10,000.00	$ 27,226.25	$ 27,226.25	$ 32,522.00	$ 32,522.00
31	INSTALL AND CONNECT SINGLE METER AND WATER SERVICE	32	EA	$ 2,535.00	$ 81,120.00	$ 2,000.00	$ 64,000.00	$ 4,573.00	$ 146,336.00	$ 2,300.00	$ 73,600.00	$ 2,331.51	$ 74,608.32	$ 2,501.00	$ 80,032.00
32	INSTALL AND CONNECT DUAL METER AND WATER SERVICE	18	EA	$ 3,750.00	$ 67,500.00	$ 3,500.00	$ 63,000.00	$ 5,613.00	$ 101,034.00	$ 3,600.00	$ 64,800.00	$ 3,072.19	$ 55,299.42	$ 4,390.00	$ 79,020.00
33	FIRE HYDRANT	6	EA	$ 8,195.00	$ 49,170.00	$ 9,000.00	$ 54,000.00	$ 11,265.00	$ 67,590.00	$ 7,500.00	$ 45,000.00	$ 8,477.41	$ 50,864.46	$ 8,756.00	$ 52,536.00
34	TAPPING SLEEVE & VALVE	7	EA	$ 7,805.00	$ 54,635.00	$ 7,000.00	$ 49,000.00	$ 12,988.00	$ 90,916.00	$ 11,000.00	$ 77,000.00	$ 8,720.91	$ 61,046.37	$ 11,189.00	$ 78,323.00
35	8" GATE VALVE	4	EA	$ 2,610.00	$ 10,440.00	$ 3,500.00	$ 14,000.00	$ 6,874.00	$ 27,496.00	$ 3,200.00	$ 12,800.00	$ 3,701.06	$ 14,804.24	$ 3,748.00	$ 14,992.00
36	BAC-T SAMPLE LOCATION AND TESTING	6	EA	$ 735.00	$ 4,410.00	$ 2,500.00	$ 15,000.00	$ 1,495.00	$ 8,970.00	$ 1,600.00	$ 9,600.00	$ 1,160.71	$ 6,964.26	$ 1,051.00	$ 6,306.00
37	PRESSURE TESTING	1	LS	$ 3,850.00	$ 3,850.00	$ 15,000.00	$ 15,000.00	$ 11,495.00	$ 11,495.00	$ 8,000.00	$ 8,000.00	$ 6,000.00	$ 6,000.00	$ 4,816.00	$ 4,816.00
38	AIR RELEASE VALVES	1	EA	$ 4,765.00	$ 4,765.00	$ 5,000.00	$ 5,000.00	$ 12,400.00	$ 12,400.00	$ 4,500.00	$ 4,500.00	$ 5,152.15	$ 5,152.15	$ 6,000.00	$ 6,000.00
39	SINGLE SANITARY SERVICE	15	EA	$ 5,855.00	$ 87,825.00	$ 2,000.00	$ 30,000.00	$ 2,068.00	$ 31,020.00	$ 2,800.00	$ 42,000.00	$ 2,510.09	$ 37,651.35	$ 4,592.00	$ 68,880.00
	SUBTOTAL - PROJECTED UTILITY IMPROVEMENTS CONSTRUCTION COSTS				**$ 609,684.00**		**$ 707,777.00**		**$ 941,429.00**		**$ 578,762.00**		**$ 655,807.94**		**$ 663,305.80**
	TOTAL PROJECTED CONSTRUCTION COST				**$ 1,855,859.00**		**$ 2,232,477.00**		**$ 2,304,320.00**		**$ 1,519,916.00**		**$ 1,861,716.89**		**$ 1,821,018.20**
	PAYMENT AND PERFORMANCE BOND				$ 16,500.00		$ 56,300.00		$ 16,000.00		$ 14,000.00		$ 74,467.37		$ 2,000.00
	BID TOTAL				**$ 1,872,359.00**		**$ 2,288,777.00**		**$ 2,320,320.00**		**$ 1,533,916.00**		**$ 1,936,184.26**		**$ 1,823,018.20**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Authorization for Engineering Services with Kimley Horn to Complete Osceola Ave Drainage Improvement Design Services for a Not to Exceed Amount of $65,000**

REQUESTED ACTION: Staff recommneds approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the services will be allocated from 001-541-30-3100

HISTORY/FACTS/ISSUES:

The City plans to acquire Parcel G05G048 on Osceola Avenue for a proposed project to add additional stormwater retention at the site. In preparation of the pending acquisitions, Kimley Horn has provided a proposal to complete the necessary engineering and design phase services, permitting, bid administration, and construction phase services for an amount not to exceed $65,000.

Kimley»Horn

WORK AUTHORIZATION NUMBER 16

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn") and the City of Wildwood ("the Client" or "the City") in accordance with the terms of the Master Agreement for Continuing Professional Services for RFQ 2023-07 dated May 7, 2023, which is incorporated herein by reference.

Identification of Project:

Project: Osceola Avenue Drainage Improvements

Client: City of Wildwood

Project Manager: Mohammed Murad. P.E.

Project Understanding:

The City is planning to acquire parcel G05G048 with intention of using it for a drainage retention area. The City Commission approved acquiring this parcel with a 90-day due diligence period before closing on the property. An existing drainage retention area is located adjacent to this project location on parcel G05-091. The City also intends to acquire an existing drainage retention area with the intention of expanding it to parcel G05G048.

This Work Authorization includes the drainage design, improvement plans, permitting, bid administration, and construction phase services. However, if the City is unsuccessful in acquiring the property, Tasks 3-5 will not be performed.

Scope of Services:

Task 1 – Boundary, Topographic, and ALTA Survey

Kimley-Horn will retain a Professional Land Surveyor as a subconsultant to perform survey services for the Project. The surveyor will perform the following:

A. The surveyor will provide a certified Boundary Survey prepared in accordance with Florida Standards of Practice found in Rule 5J-17 of the Florida Administrative Code and the 2021 ALTA/NSPS Standards, including the following Table A items: 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, and 17.

B. The survey will include the location of all above-ground visible site features such as buildings, walks, asphalt, signs, etc., on the subject property and within ten (10) feet of the property line.

C. The surveyor will review the title commitment provided, list the Schedule B, Section II Exceptions therein, and plot the applicable encumbrances. The location and/or setting of the property corners of the subject parcel is included in this task.

D. The surveyor will also include the native trees on the subject property pursuant to the Sumter County Land Development Code, which were located as part of a previous survey. The surveyor will note the species and size of the tree (when measured at breast height) and depict the information on the survey.

E. The subject property is depicted in the attached Exhibit "A." The surveyor will also collect spot elevation data at approximate fifty (50) foot intervals within the subject property and all major grade breaks therein. The spot elevation data will be interpolated to depict one-foot contour intervals and will be shown on the survey.

F. The surveyor will collect inverts, sizes, and materials of pipes within storm and sanitary structures when reasonably accessible

G. The City will provide the title report as required for the ALTA Survey.

Task 2 – Conceptual Site Plan

Kimley-Horn will prepare a conceptual site plan for the Client to review. Following the Client's comments and markups, Kimley-Horn will revise the plan once. The conceptual site plan will be used as the basis for Task 3.

Task 3 – Civil Site Design and Permitting

A. Following the approved conceptual site plan and Client authorization, Kimley-Horn will prepare site civil construction plans and drainage calculations for the proposed improvements. Construction plans will consist of the following sheets:

1) Cover Sheet and Vicinity Map

2) General Notes Sheet

3) Demolition Plan

4) Geometry Plan

5) Grading and Drainage Plan

6) Construction Details

B. The site plan will include limits of new stormwater retention area, access points, and any fencing as applicable.

C. Kimley-Horn will coordinate with existing utilities within the Project limits to determine potential utility conflicts.

D. Kimley Horn will design a new stormwater retention area to maximize the size of the retention area within the footprint of the parcel.

E. The Engineer will prepare and submit for a “10-2 Self Certification” environmental resource permit (ERP) with the Florida Department of Environmental Protection (FDEP). The Engineer will submit the required number of plans and supporting documentation to provide a complete permit application. The Engineer will respond to reasonable Requests for Additional Information (RAI). The City will be the applicant and provide signatures and any permitting fees required.

Task 4 – Bid Administration

A. Following Client authorization, Kimley-Horn will prepare bid specifications suitable for solicitation of construction bids and coordinate a public bid advertisement on behalf of the City. Kimley-Horn will respond to requests for information (RFIs) during the bidding process, issue addendums, receive the bids, review them for general conformance with the project specifications, and provide a recommendation of the lowest responsive bidder to the City.

Task 5 – Limited Construction Phase Services

A. Following Client authorization, Kimley-Horn will perform the following limited construction phase services. During construction of the Project, Kimley-Horn will provide the construction phase services expressly stated below:

1) *Pre-Construction Conference.* Kimley-Horn will attend a Pre-Construction Conference prior to commencement of construction activity.

2) *Visits to Site and Observation of Construction.* Kimley-Horn will make visits as directed by Client to observe the progress of the work. Such observations will not be exhaustive or extend to every aspect of Contractor's work. Observations will to be limited to spot checking, selective measurement, and similar methods of general observation.

   Kimley-Horn will not supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority to stop the Work or have responsibility for the means, methods, techniques, equipment choice, and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. Kimley-Horn does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.

3) *Clarifications and Interpretations*. Kimley-Horn will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents. Any orders authorizing variations from the Contract Documents will be made by Client.

4) *Shop Drawings and Samples*. Kimley-Horn will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs.

5) *Substantial Completion*. Kimley-Horn will, after notice from Contractor that it considers the Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.

6) *Final Notice of Acceptability of the Work*. Kimley-Horn will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Kimley-Horn may recommend final payment to Contractor. Accompanying the recommendation for final payment, Kimley-Horn shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Kimley-Horn's knowledge, information, and belief based on the extent of its services and based upon information provided to Kimley-Horn.

7) Following completion of all work, and receipt of signed and sealed as-built surveys and testing reports, Kimley-Horn will prepare agency permit certifications for the applicable agencies.

Information Provided by Client:

The following information shall be provided by the Client, the accuracy of which Kimley-Horn will be entitled to rely upon. This information is necessary for the Client (or prospective purchaser) to meet the requirements of the Landowner Liability Protections (LLPs) (ASTM E 1527-21, 1.1 and 3.2.47) and for Kimley-Horn to conduct the Phase I ESA consistent with ASTM E 1527-21. This information is required prior to the site reconnaissance.

1. Specific listed species surveys, permitting, and/or relocation
2. Formal wetland jurisdictional determinations with regulatory agencies
3. Previous environmental reports, surveys, and/or permits (if available)
4. Phase II Environmental Site Assessment
5. Additional site visits or permitting activities with regulatory agencies not specified above
6. A completed ASTM User Questionnaire
7. Date of closing
8. Copy of the chain of title documentation and/or judicial records pertaining to environmental liens and AULs, along with a summary of actual knowledge of the Client of AULs or environmental liens. If the Client is unable to provide the chain of title documentation, Kimley-Horn can order the documentation for an additional fee of $550 per parcel.
9. If applicable, reason for significant reduction in purchase price of the subject property
10. Any specialized knowledge and/or experience relating to RECs in connection with the subject and adjacent properties
11. Commonly known or reasonably ascertainable information that the Client is aware of relevant to RECs associated with the property

Other information that is required by Kimley-Horn for completion of Phase I but not for application to the LLPs is as follows:

12. Site address and location
13. Property owner and operator contact names and telephone numbers
14. Site plans showing property boundaries and improvements
15. List of tenants
16. Access to all areas of the site
17. Previous environmental reports, surveys, and/or permits (if available)

Additional Services if required:

Services requested that are not specifically stated in the scope of work described herein can be provided under a new and separate Work Authorization agreement or can be performed on an hourly basis upon written authorization.

Schedule:

Kimley-Horn will begin services upon receipt of an executed Work Authorization. The above services will be provided as expeditiously as practicable to meet a mutually agreed-upon schedule.

Method of Compensation:

Kimley-Horn will provide the Scope of Services for the fees shown in the table below.

Task Description	*Fees*
Task 1 – Boundary, Topographic, and ALTA Survey	Lump Sum, $6,000.00
Task 2 – Conceptual Site Plan	Lump Sum, $5,000.00
Task 3 – Civil Site Design and Permitting	Lump Sum, $34,000.00
Task 4 – Bid Administration	Lump Sum, $5,000.00
Task 5 – Limited Construction Phase Services	Hourly, Not to Exceed $15,000.00

Kimley-Horn will perform the Services in Tasks 1 – 4 for a total lump sum fee of $50,000, inclusive of direct expenses.

Kimley-Horn will perform Task 5 on a labor fee plus expense basis with a maximum labor fee of $15,000.00. Kimley-Horn will not exceed the maximum labor fee without authorization from the Client. As to this task, labor fee will be billed hourly according to our then-current rates. Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks, such as telecommunications, in-house reproduction, postage, supplies, project-related computer time, and local mileage. Administrative time related to hourly tasks will be billed hourly.

All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, a separate invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the Client.

Lump sum fees will be invoiced monthly based on the overall percentage of services performed. Payment will be due within 25 days of receipt of the invoice and should include the invoice number and Kimley-Horn project number.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA	KIMLEY-HORN AND ASSOCIATES, INC.
BY: _____	BY: Gene Losito Gene B. Losito, P.E.
Title: _____	Title: Vice President
Date: _____	Date: November 4, 2024

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Huey Street Improvements Project - Payment Application No. 5 in the Amount of $660,596.20**

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 301-541-60-6308

HISTORY/FACTS/ISSUES:

The Huey Street Improvements Project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application No. 5 in the amount of $660,596.20 for site work performed from October 1 through October 31, 2024. The project is 67.6% completed. Kimley-Horn and staff reviewed Payment Application No. 5 and recommend approval.

Contractor's Application for Payment No. 5

	Application Period: 10/1/24-10/31/24	Application Date: 10/31/2024
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Kimley Horn
Project: Huey Street Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12734	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$38,179.65	
2		-$31,683.01
3	$5,395.90	
4	$21,500.00	
5	$16,047.50	
TOTALS	$81,123.05	-$31,683.01
NET CHANGE BY CHANGE ORDERS	$49,440.04	

1. ORIGINAL CONTRACT PRICE	$	$2,412,015.51
2. Net change by Change Orders	$	$49,440.04
3. Current Contract Price (Line 1 ± 2)	$	$2,461,455.55
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)	$	$1,664,133.05
5. RETAINAGE:		
a. 5% X $1,664,133.05 Work Completed	$	$83,206.66
b. X Stored Material	$	
c. Total Retainage (Line 5a + Line 5b)	$	$83,206.66
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	$	$1,580,926.39
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	$	$920,330.19
8. AMOUNT DUE THIS APPLICATION	$	$660,596.20
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	$	$880,529.16

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, 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, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Sarah Walker Date: 11/6/2024

Payment of: $ 660,596.20
(Line 8 or other - attach explanation of the other amount)

is recommended by: Mario Petrola, P.E. 11/12/2024
Kimley Horn (Date)

Payment of: $
(Line 8 or other - attach explanation of the other amount)

is approved by:
City of Wildwood (Date)

Approved by:
Funding Agency (if applicable) (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: 11/12/24

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): Huey Street Improvements

Application No.: 5

Application Period: October 1, 2024 through October 31, 2024

Application Date: 10/31/2024

A					B	C				D	E	F	G	H
Item						Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period						
Bid Item No.	Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Quantity	Amount	Quantity	Amount	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
1	Mobilization	1.00	LS	$ 156,159.20	$ 156,159.20	0.60	$ 93,695.52	0.10	$ 15,615.92	$109,311.44		$109,311.44	70.0%	$46,847.76
2	Maintenance of Traffic	1.00	LS	$ 113,996.02	$ 113,996.02	0.60	$ 68,397.61	0.10	$ 11,399.60	$79,797.21		$79,797.21	70.0%	$34,198.81
3	Performance Bond	1.00	LS	$ 19,720.00	$ 19,720.00	1.00	$ 19,720.00		$ -	$19,720.00		$19,720.00	100.0%	
4	Full Depth Reclamation (pulverization) (11.5" avg depth)	10575.00	SY	$ 23.20	$ 245,340.00		$ -	10575.00	$ 245,340.00	$245,340.00		$245,340.00	100.0%	
5	Portland Cement	71.10	TN	$ 261.00	$ 18,557.10		$ -	71.10	$ 18,557.10	$18,557.10		$18,557.10	100.0%	
6	Asphalt Emulsion (ccs-1h)	13858.00	GA	$ 3.20	$ 44,345.60		$ -	13858.00	$ 44,345.60	$44,345.60		$44,345.60	100.0%	
7	As-Built Plans and Construction Layout Survey	1.00	LS	$ 34,336.00	$ 34,336.00	0.75	$ 25,752.00		$ -	$25,752.00		$25,752.00	75.0%	$8,584.00
8	Pollution Prevention and Control	1.00	LS	$ 9,280.00	$ 9,280.00	0.60	$ 5,568.00	0.10	$ 928.00	$6,496.00		$6,496.00	70.0%	$2,784.00
9	100% Gopher Tortoise Survey	1.00	LS	$ 2,900.00	$ 2,900.00	1.00	$ 2,900.00		$ -	$2,900.00		$2,900.00	100.0%	
10	Gopher Tortoise Relocations and Associated Permitting (if required)	3.00	EA	$ 9,280.00	$ 27,840.00		$ -		$ -					$27,840.00
11	Sediment Barrier (standard)	8340.00	LF	$ 2.30	$ 19,182.00	8000.00	$ 18,400.00		$ -	$18,400.00		$18,400.00	95.9%	$782.00
12	Inlet Protection System	16.00	EA	$ 145.00	$ 2,320.00	7.00	$ 1,015.00	9.00	$ 1,305.00	$2,320.00		$2,320.00	100.0%	
13	Clearing and Grubbing	5.55	AC	$ 4,872.00	$ 27,039.60	5.55	$ 27,039.60		$ -	$27,039.60		$27,039.60	100.0%	
14	Excavation, Regular	10087.00	CY	$ 27.30	$ 275,375.10	6052.00	$ 165,219.60		$ -	$165,219.60		$165,219.60	60.0%	$110,155.50
15	Embankment, Regular	188.00	CY	$ 12.35	$ 2,321.80		$ -		$ -					$2,321.80
16	Optional Base, Base Group 04	230.00	SY	$ 94.55	$ 21,746.50		$ -		$ -					$21,746.50
17	Optional Base, Base Group 09	650.00	SY	$ 83.55	$ 54,307.50		$ -		$ -					$54,307.50
18	Milling Existing Asphalt Pavement, 3" Avg Depth	1120.00	SY	$ 9.75	$ 10,920.00		$ -		$ -					$10,920.00
19	Superpave Asphaltic Concrete, Traffic C, PG76-33, (SP 9.5) (1")	692.85	TN	$ 208.60	$ 144,527.92		$ -		$ -					$144,527.92
20	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (1.5")	953.60	TN	$ 189.50	$ 180,707.39		$ -	953.60	$ 180,707.20	$180,707.20		$180,707.20	100.0%	$0.19
21	Superpave Asphaltic Concrete, Traffic C, PG76-22 (SP 12.5) (2")	114.23	TN	$ 207.85	$ 23,741.94		$ -		$ -					$23,741.94
22	Inlets (DT BOT) Type C <10'	11.00	EA	$ 9,230.00	$ 101,530.00	5.00	$ 46,150.00	5.00	$ 46,150.00	$92,300.00		$92,300.00	90.9%	$9,230.00
23	Manholes (P-7) (<10')	2.00	EA	$ 10,470.00	$ 20,940.00	1.00	$ 10,470.00		$ -	$10,470.00		$10,470.00	50.0%	$10,470.00
24	Replace Grate	1.00	EA	$ 3,105.00	$ 3,105.00		$ -		$ -					$3,105.00
25	Pipe Culvert, Round, 12" RCP	87.00	LF	$ 99.00	$ 8,613.00		$ -	87.00	$ 8,613.00	$8,613.00		$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	121.00	LF	$ 99.00	$ 11,979.00		$ -	121.00	$ 11,979.00	$11,979.00		$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	902.00	LF	$ 117.50	$ 105,985.00	835.00	$ 98,112.50	67.00	$ 7,872.50	$105,985.00		$105,985.00	100.0%	
28	Pipe Culvert, Round, 24" RCP	802.00	LF	$ 137.25	$ 110,074.50		$ -	802.00	$ 110,074.50	$110,074.50		$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	3.00	EA	$ 2,245.00	$ 6,735.00		$ -	3.00	$ 6,735.00	$6,735.00		$6,735.00	100.0%	
30	Mitered End Section (optional round) (18")	2.00	EA	$ 2,770.00	$ 5,540.00	0.50	$ 1,385.00	0.50	$ 1,385.00	$2,770.00		$2,770.00	50.0%	$2,770.00
31	Concrete Sidewalk and Driveways, 4" Thick	250.00	SY	$ 110.75	$ 27,687.50	84.00	$ 9,303.00		$ -	$9,303.00		$9,303.00	33.6%	$18,384.50
32	Concrete Sidewalk and Driveways, 6" Thick	55.00	SY	$ 191.50	$ 10,532.50		$ -		$ -					$10,532.50
33	Detectable Warnings	100.00	SF	$ 40.60	$ 4,060.00		$ -		$ -					$4,060.00
34	Riprap, Rubble, F&I, 10'x10' Pad Around Pond Outfall Structure	1.00	LS	$ 3,700.00	$ 3,700.00		$ -		$ -					$3,700.00
35	Fencing, Type B, Standard (5.1'-6.0')	837.00	LF	$ 36.00	$ 30,132.00		$ -		$ -					$30,132.00
36	Fence Gate, Type B, Single, 12.1-18.0' Opening	1.00	EA	$ 2,900.00	$ 2,900.00		$ -		$ -					$2,900.00
37	Performance Turf, Sod	8890.00	SY	$ 4.75	$ 42,227.50	335.00	$ 1,591.25		$ -	$1,591.25		$1,591.25	3.8%	$40,636.25
38	Single Post Sign, F&I Ground Mount, up to 12 SF	10.00	AS	$ 585.00	$ 5,850.00		$ -		$ -					$5,850.00
39	Single Post Sign, Relocate	5.00	AS	$ 175.00	$ 875.00		$ -		$ -					$875.00
40	Sign Panel, Furnish & Install Ground Mount, up to 12 SF	6.00	EA	$ 235.00	$ 1,410.00		$ -		$ -					$1,410.00
41	Raised Pavement Marker, Type B (Y/Y)	96.00	EA	$ 5.80	$ 556.80		$ -		$ -					$556.80
42	Painted Pavement Markings - Final Surface	1.00	LS	$ 52,200.00	$ 52,200.00		$ -		$ -					$52,200.00
43	Thermoplastic, Standard, White, Solid, 12" for Crosswalks and Roundabout	672.00	LF	$ 5.80	$ 3,897.60		$ -		$ -					$3,897.60
44	Thermoplastic, Standard, White, Solid, 24" for Stop Line	120.00	LF	$ 11.60	$ 1,392.00		$ -		$ -					$1,392.00
45	Thermoplastic, Standard, White, Message or Symbol	4.00	EA	$ 290.00	$ 1,160.00		$ -		$ -					$1,160.00
46	Thermoplastic, Preformed, White, Solid, 24" for Crosswalk	224.00	LF	$ 17.40	$ 3,897.60		$ -		$ -					$3,897.60
47	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	1,330	GM	$ 7,656.00	$ 10,182.48		$ -		$ -					$10,182.48
48	Thermoplastic, Standard-Other Surfaces, Yellow, Solid 6"	1.342	GM	$ 7,656.00	$ 10,274.35		$ -		$ -					$10,274.35

REV 10/13

Item						Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period						
Bid Item No.	Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Quantity	Amount	Quantity	Amount	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
49	Abandon Existing Water Main in Place (including excavatable fill)/Removal of Asbestos Cement Water Main	1.00	LS	$ 67,570.00	$ 67,570.00	0.20	$ 13,514.00	0.30	$ 20,271.00	$33,785.00		$33,785.00	50.0%	$33,785.00
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	2550.00	LF	$ 70.70	$ 180,285.00	2550.00	$ 180,285.00		$ -	$180,285.00		$180,285.00	100.0%	
51	Single Water Service Connection	7.00	EA	$ 3,455.00	$ 24,185.00	7.00	$ 24,185.00		$ -	$24,185.00		$24,185.00	100.0%	
52	Fire Hydrant Assembly	3.00	EA	$ 9,105.00	$ 27,315.00	3.00	$ 27,315.00		$ -	$27,315.00		$27,315.00	100.0%	
53	Reconnect to Existing Hydrant	1.00	EA	$ 2,815.00	$ 2,815.00		$ -		$ -					$2,815.00
54	Adjust Manhole to Finished Ground	1.00	EA	$ 1,740.00	$ 1,740.00		$ -		$ -					$1,740.00
55	Composite Waterproof Manhole Ring and Cover with Inflow Protection	2.00	EA	$ 270.00	$ 540.00		$ -							$540.00
56	Adjust Cleanout to Finished Ground	1.00	EA	$ 290.00	$ 290.00		$ -		$ -					$290.00
57	8"X8" Tapping Sleeve and Valve	1.00	EA	$ 7,665.00	$ 7,665.00	1.00	$ 7,665.00		$ -	$7,665.00		$7,665.00	100.0%	
58	8" Gate Valve	8.00	EA	$ 2,770.00	$ 22,160.00	8.00	$ 22,160.00		$ -	$22,160.00		$22,160.00	100.0%	
59	8" Restrained Plug	2.00	EA	$ 330.00	$ 660.00	2.00	$ 660.00		$ -	$660.00		$660.00	100.0%	
60	8" Cap	2.00	EA	$ 360.00	$ 720.00	2.00	$ 720.00		$ -	$720.00		$720.00	100.0%	
61	Air Release Valve	2.00	EA	$ 4,490.00	$ 8,980.00	2.00	$ 8,980.00		$ -	$8,980.00		$8,980.00	100.0%	
62	8" Linestop	1.00	EA	$ 15,200.00	$ 15,200.00	1.00	$ 15,200.00		$ -	$15,200.00		$15,200.00	100.0%	
63	8" Cap with 2" Threaded Plug	1.00	EA	$ 455.00	$ 455.00	1.00	$ 455.00		$ -	$455.00		$455.00	100.0%	
64	Cut and Connect to Existing Water Main (including all required fittings, sleeves, temporary linestop and jumper connections)	3.00	EA	$ 6,240.00	$ 18,720.00	3.00	$ 18,720.00		$ -	$18,720.00		$18,720.00	100.0%	
65	Bacteriological Testing	1.00	LS	$ 4,700.00	$ 4,700.00	1.00	$ 4,700.00		$ -	$4,700.00		$4,700.00	100.0%	
66	Material Testing	1.00	LS	$ 5,915.00	$ 5,915.00	1.00	$ 5,915.00		$ -	$5,915.00		$5,915.00	100.0%	
	Change Order No. 1													
31	Concrete Sidewalk and Driveways 4" Thick	-84.00	SY	$ 110.75	$ (9,303.00)	-84.00	$ (9,303.00)		$ -	-$9,303.00		-$9,303.00	100.0%	
37	Performance Turf Sod	-335.00	SY	$ 4.75	$ (1,591.25)	-335.00	$ (1,591.25)		$ -	-$1,591.25		-$1,591.25	100.0%	
50	8" C-900 DR-18 PVC Water Main (includes fittings, restraints, appurtenances, etc.)	-1073.00	LF	$ 70.70	$ (75,861.10)	-1073.00	$ (75,861.10)		$ -	-$75,861.10		-$75,861.10	100.0%	
58	8" Gate Valve	3.00	EA	$ 2,770.00	$ 8,310.00	3.00	$ 8,310.00		$ -	$8,310.00		$8,310.00	100.0%	
61	Air Release Valve	2.00	EA	$ 4,490.00	$ 8,980.00	2.00	$ 8,980.00		$ -	$8,980.00		$8,980.00	100.0%	
62	8" Linestop	-1.00	EA	$ 15,200.00	$ (15,200.00)	-1.00	$ (15,200.00)		$ -	-$15,200.00		-$15,200.00	100.0%	
CO 1	8" C-900 DR-18 PVC HDD	747.00	LF	$ 135.00	$ 100,845.00	747.00	$ 100,845.00		$ -	$100,845.00		$100,845.00	100.0%	
CO 1	18" Drainage RCP Removal	400.00	LF	$ 55.00	$ 22,000.00	400.00	$ 22,000.00		$ -	$22,000.00		$22,000.00	100.0%	
	Change Order No. 2													
11	Sediment Barrier (standard)	-90.00	LF	$ 2.30	$ (207.00)		$ -		$ -					-$207.00
12	Inlet Protection System	-2.00	EA	$ 145.00	$ (290.00)		$ -	-2.00	$ (290.00)	-$290.00		-$290.00	100.0%	
14	Excavation, Regular	-187.00	CY	$ 27.30	$ (5,105.10)		$ -		$ -					-$5,105.10
15	Embankment, Regular	-24.00	CY	$ 12.35	$ (296.40)		$ -		$ -					-$296.40
25	Pipe Culvert, Round, 12" RCP	-87.00	LF	$ 99.00	$ (8,613.00)		$ -	-87.00	$ (8,613.00)	-$8,613.00		-$8,613.00	100.0%	
26	Pipe Culvert, Round, 12" RCP	-121.00	LF	$ 99.00	$ (11,979.00)		$ -	-121.00	$ (11,979.00)	-$11,979.00		-$11,979.00	100.0%	
27	Pipe Culvert, Round, 18" RCP	795.00	LF	$ 117.50	$ 93,412.50		$ -	636.00	$ 74,730.00	$74,730.00		$74,730.00	80.0%	$18,682.50
28	Pipe Culvert, Round, 24" RCP	-802.00	LF	$ 137.25	$ (110,074.50)		$ -	-802.00	$ (110,074.50)	-$110,074.50		-$110,074.50	100.0%	
29	Mitered End Section (optional round) (12")	-3.00	EA	$ 2,245.00	$ (6,735.00)		$ -	-3.00	$ (6,735.00)	-$6,735.00		-$6,735.00	100.0%	
	Pipe Culvert, Elliptical, 15" ERCP	122.00	LF	$ 110.00	$ 13,420.00		$ -	122.00	$ 13,420.00	$13,420.00		$13,420.00	100.0%	
	Mitered End Section (optional elliptical) (15")	2.00	LF	$ 2,400.00	$ 4,800.00		$ -	0.50	$ 1,200.00	$1,200.00		$1,200.00	25.0%	$3,600.00
	Bid Quantity Reconciliation (items 19-21)	1.00	LS	$ (15.51)	$ (15.51)		$ -		$ -					-$15.51
	Change Order No. 3													
CO3	8" C-900 DR-18 PVC HDD	63.00	LF	$ 135.00	$ 8,505.00	63.00	$ 8,505.00		$ -	$8,505.00		$8,505.00	100.0%	
50	8" C-900 DR-18 Water Main (includes fittings, restraints, appurtenances, etc.)	-63.00	LF	$ 70.70	$ (4,454.10)	-63.00	$ (4,454.10)		$ -	-$4,454.10		-$4,454.10	100.0%	
58	8" Gate Valve	1.00	EA	$ 2,770.00	$ 2,770.00	1.00	$ 2,770.00		$ -	$2,770.00		$2,770.00	100.0%	
57	8"X8" Tapping Sleeve and Valve	-1.00	LS	$ 7,665.00	$ (7,665.00)	-1.00	$ (7,665.00)		$ -	-$7,665.00		-$7,665.00	100.0%	
64	Cut and Connect to Existing Water Main (includes all required fittings, sleeves, temporary linestop and jumper connections)	1.00	LS	$ 6,240.00	$ 6,240.00	1.00	$ 6,240.00		$ -	$6,240.00		$6,240.00	100.0%	
	Change Order No. 4													
CO4	Inlets (DT BOT) Type D, <10'	1.00	EA	$ 11,350.00	$ 11,350.00		$ -		$ -					$11,350.00
CO4	Dual Water Service Connection	1.00	EA	$ 6,530.00	$ 6,530.00		$ -	1.00	$ 6,530.00	$6,530.00		$6,530.00	100.0%	
38	Single Post Sign, F&I Ground Mount, up to 12 SF (S4-2P)	2.00	EA	$ 585.00	$ 1,170.00		$ -		$ -					$1,170.00
38	Single Post Sign, F&I Ground Mount, up to 12 SF (R1-6C) - Credit for Installation Only	-5.00	EA	$ 50.00	$ (250.00)		$ -		$ -					-$250.00
CO4	Structure Modification/Invert Adjustments (MH-H01, H02 & H-01)	3.00	EA	$ 300.00	$ 900.00		$ -	3.00	$ 900.00	$900.00		$900.00	100.0%	
CO4	Structure Modification/Grate El Adjustment (H-08)	1.00	EA	$ 1,800.00	$ 1,800.00		$ -	1.00	$ 1,800.00	$1,800.00		$1,800.00	100.0%	
	Change Order No. 5													
27	Pipe Culvert, Round, 18" RCP	-41.00	LF	$ 62.50	$ (2,562.50)		$ -	-41.00	$ (2,562.50)	-$2,562.50		-$2,562.50	100.0%	

CO5	Pipe Culvert, Elliptical, 15" ERCP	41.00	LF	$ 110.00	$ 4,510.00		$ -	41.00	$ 4,510.00	$4,510.00		$4,510.00	100.0%	
CO5	Shipping/Transport	1.00	LS	$ 1,250.00	$ 1,250.00		$ -	1.00	$ 1,250.00	$1,250.00		$1,250.00	100.0%	
Co5	Type F Conflict Inlet	1.00	EA	$ 12,850.00	$ 12,850.00		$ -		$ -					$12,850.00
	Totals				**$2,461,455.55**		**$968,768.63**		**$695,364.42**	**$1,664,133.05**		**$1,664,133.05**	67.6%	**$797,322.50**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Approval of Award for Request for Proposal (RFP) #2024-28 HA5 Asphalt Surface Treatment**

REQUESTED ACTION: Staff recommends approval of award.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for this contract is allocated from 001-541-30-3400.

HISTORY/FACTS/ISSUES:

The Public Works Department initiated an RFP for High-Density Mineral Bond/HA5 Asphalt Surface Treatment, in an effort to seek qualified contractors in constructing mineral aggregate and asphalt binder surface treatment over City streets and parking lot surfaces. HA5 is utilized to meet the demand for effective asphalt preservation on residential roadways and parking lots. The City uses this product because it is specifically engineered to preserve the native asphalt binder and prevent oxidative damage.

On August 9, 2024, RFP #2024-28 for HA5 Asphalt Surface Treatment was posted to invite qualified providers to submit proposals for the application of asphalt preservation. On September 12, 2024, one proposal was received and publicly opened. The single proposal was submitted by Holbrook Asphalt, LLC and was evaluated by the selection committee consisting of Assistant Public Works Director Thomas Rigwood, Compliance Manager Casey Jones, and Field Inspector Derk Kruis.

The single proposal was evaluated to ensure the company met the qualifications, offered a fair price and was able to successfully deliver services. The evaluation procedures concluded on October 21, 2024, with the committee’s consensus recommendation for Holbrook Asphalt.

[Submittal Attachment 1]

RFP COVER PAGE

Name of Vendor, Entity or Organization: Holbrook Asphalt LLC
Federal Employer Identification Number (FEIN): 87-0626583 State of Florida License Number (If Applicable): CBC1264423 Name of Contact Person: Stephen White Title: Regional Director E-Mail Address: steve.white@holbrookasphalt.com
Mailing Address: 1545 E Commerce Dr., St. George,UT 84790 Street Address (if different): 8226 NE 44th Dr City, State, Zip: Wildwood, FL 34785 Telephone: 435-652-4427 Fax: 435-292-6010
Organizational Structure – Please Check One: Corporation ☐ Partnership ☐ Proprietorship ☐ Joint Venture ☐ Other ☑ LLC If Corporation: Date of Incorporation: State of Incorporation: States Registered in as Foreign Corporation: FL, AZ, NV, TX, ID, CA, TN
Authorized Signature: Print Name: Stephen White Signature: _____ Title: Regional Director Phone: 727-333-5897
This document must be completed and returned with your Submittal.

TAB A

Statement of Interest

HOLBROOK
ASPHALT CO.
Asset Preservation

Mark Beatty
Holbrook Asphalt
1545 E Commerce Dr
St George, UT 84790

August 22, 2024

RE: High Density Mineral Bond/HA5 Asphalt Surface Treatment RFP # 2024-28

Dear Mr. Hockenbury,

Holbrook Asphalt is dedicated to the preservation of asphalt pavement assets. It is our company's core focus. As a result of that focus and dedication to extending the life of pavement assets, in 2002 we installed several test applications of what has become known as HA5 and classified as a High Density Mineral Bond. After seven years of evaluation, and showing an exceptionally high level of performance, HA5 was introduced to public and private agencies in 2009. Today, 20 years after the first installations, HA5 has been installed in 25 states, in multiple climate conditions, and is recognized as one of the fastest growing and effective pavement preservation tools in the country.

The enclosed RFP provides background showing successful projects and satisfied customers over several years with Holbrook Asphalt. Holbrook Asphalt is the developer of HA5 and has installed more HA5 than any other contractor in the U.S. Holbrook Asphalt recently purchased a location in the city of Wildwood, FL where we are basing our operations for the entire state of Florida. HA5 meets the specification of the High Density Mineral Bond material as specified in this RFP.

Sincerely,

Mark Beatty
Sr. Vice President
Holbrook Asphalt

TAB B

Company Information

FORM 1

"VENDOR" PROFILE

Submitted by (*Company Name*): Holbrook Asphalt LLC

Corporation **Partnership** **Individual** **Joint Venture**

Other LLC Describe: Limited Liability Corporation

Florida Contractor License Number: CBC1264423 Expiration Date: 8-31-2024

Office Location: 1545 E Commerce Dr., St George, UT 84790

Number of people in your organization: 200

Length of time the Contractor has been doing business under this name in Florida: 3 years

Length of time your firm has provided services to governmental clients: 25 years

Under what other name(s) has your firm operated: Holbrook Preservation (CA)

Has or is your firm currently involved in any formal court proceedings regarding any of your contracts?

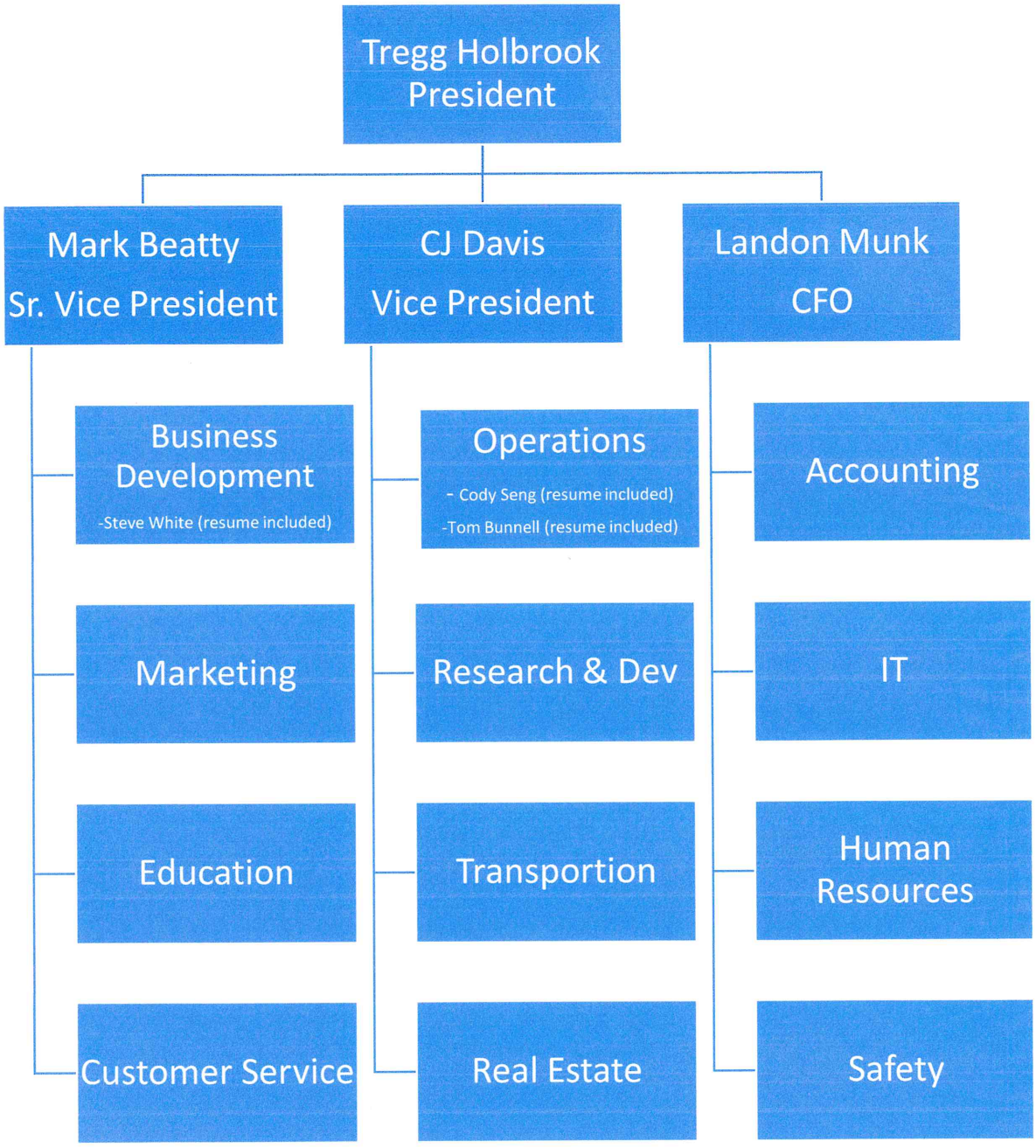
YES *(attach a detailed explanation)* NO

TAB C

Team Composition & Resumes

Organizational Chart 2022

HOLBROOK ASPHALT CO.
Asset Preservation



Stephen White
220 Lesley Lane
Oldsmar, Florida
727-333-5897
Steve.white@holbrookasphalt.com

My focus is on pavement preservation and maintenance to extend the life cycle of pavements and how these decisions can be beneficially both financially and environmentally.

Work Experience

Director of Asset Preservation
Holbrook Asphalt Co.
State of Florida
December 2019 - Present

Focus on analyzing pavement assets for clients and offering PMP plans to best address their needs

Manage established client's projects and assets focusing on growth potential

Work with key personnel in the operations team to provide quality projects meeting and exceeding the needs of our clients

Educate property managers, engineers and others on the tools in the toolbox and how to effectively manage their pavement assets.

Director of Asset Preservation
Whitaker Contracting Corporation/Holbrook Asphalt Co.
State of Florida
January 2019 – December 2019

Work with colleagues from the supply side on presentations concerning the benefits of pavement maintenance and pavement preservation and the differences between the varying tools

Analyze existing pavements, produced maintenance suggestions and proposals for planned projects

Worked with key personnel at the field level to verify work processes are meeting/exceeding expectations set forth in contracts

Focus on the continuing implementation of High Density Mineral Bond (HA5) in the Florida market

Director of Business Development
ISG Strategic Partners LLC
State of Florida
November 2017 – December 2018

Worked with colleagues from the supply side on presentations concerning the benefits of pavement maintenance and pavement preservation and the differences between the varying tools

Analyzed existing pavements, produced maintenance suggestions and proposals for planned projects

Worked with key personnel at the field level to verify work processes to meet expectations set forth in contracts

Focus on the implementation of High Density Mineral Bond (HA5) in the Florida market

Independent Consultant
State of Florida
October 2015 – November 2017

Worked with both contractors and end users to develop scopes to solve pavement maintenance and pavement preservation needs

Analyzed existing pavements, produced maintenance schedules and budgets for reserve studies and future projects

Regional Sales Manager/Consultant
Rabine Paving, A Rabine Group Company
Schaumburg, IL
October 2007-2015

Responsible for all regional sales operations including managing and motivating a team of four sales consultants

Consulted in material purchasing to promote quality project completion

Asphalt Maintenance Operations Manager/ Sales
DuBois Paving Co.
Wheeling, IL
January 2002-October 2007

Responsible for all daily operations of sealcoating and striping division

Assisted in marketing by attending trade shows, golf outings and other events as necessary

Project Manager/Sales
T.J.'s Seal Kare, Inc.
Arlington Heights, IL
March 1999 – January 2002

Managed all sealcoating and striping crews

Worked closely with property managers on scheduling, follow-up and quality control

All Star Specialties, Inc.
Hawthorn Woods, IL
Pavement Maintenance Division Manager
March 1994 – March 1999

Created and developed sealcoating division from inception

Education

Harper College; Palatine, IL

Associates of Arts Degree

Accreditation

Licensed CE Course Provider through Florida DPBR

Cody Seng

435-705-6156
cody@holbrookasphalt.com

Experience

2016 to Present - Operations Manager
Holbrook Asphalt Company - St George, UT

- Manage all Operations employees
- Interview and oversee training of field employees.
- Oversee project information and communication of all projects with consultants, municipalities, agencies, and HOAs.
- Oversee and Manage Project Schedules, Equipment, and material logistics.
- Attend Pre-construction meetings communicating project plan and resolving concerns or questions that arise.

2007 to 2016 - Project Superintendent

- Manage Multiple Crews and Team Members
    - Superintendent on the 2013 South Jordan City project. Scope included crack repairs and High Density Mineral Bond on city streets
    - Superintendent on the 2012-2013 Spanish Fork City projects. Scope included crack repairs and High Density Mineral Bond on city streets
- Assist and Manage Project Schedules and Equipment
- Assist in the interviewing, and training of field employees
- Discuss and communicate project expectations and requirements with clients and municipality Representatives
- Ensure quality standards being met throughout entire project timeline

Education

Bureau Valley High School – Graduated 2004

TOM BUNNELL

3586 Price hills drive
Saint George Ut

|435-749-1373 | bunnellseight@etv.net

SUMMARY

An accomplished Leader with experience in trucking, crusher, heavy equipment, concrete, & asphalt operations. Key strengths include the organization and planning of multiple divisions. Promote training of future Managers and key personnel. I have been involved in customer relations and the building of clientele. Close relationship with safety department as well as the building of safety programs. I initialized a program to keep UDOT issues to a minimum and maintenance more effective. I have a hands on approach and have directly managed eighty plus employees.

Expertise in

- Management
- Operations
- Customer service
- Customer relations
- Problem solving
- Communication
- Team building
- Experienced CDL Driver
- Experienced equipment operator

EXPERIENCE

03-2016 to Present **General Superintendent, Holbrook Asphalt**

· Manage labor and equipment for contracted projects. Work closely with consultants, agencies, and HOAs in communication throughout projects to ensure the project is completed as planned. Perform post installation inspections, addressing any questions or concerns that may be present.

2007 to 2-27-15 Vice President of Trucking Operations, *Nielson construction*

· Responsible for the planning, organizing, and scheduling of every truck related job in the company. I built a relationship with UDOT to help employees better understand laws and regulations. I was closely involved with maintenance and approval of parts for over 200 trucks. Worked closely with all other Managers in the company to insure jobs were planned out ahead and properly trucked.

Interview, hire, and fire of drivers, also included discipline when necessary

- Determine wage scale and daily timecard review and sign
- Weekly budget meeting to determine company needs
- Built team unity throughout the company with honest and open communication, Helped bring about concrete plant and eventually ran operations

2004-2007 Fleet Manager, *Nielson construction*

· Responsible for management of Price Utah yard which involved fifty to seventy-five trucks and thirty to forty-five drivers. I helped to build truck division to insure future success. I built a program to recruit and train company minded drivers. I worked with Carbon County to build a cooperative relationship. I built relationships with other trucking companies to partner Nielson construction on larger projects.

- Ensure customer satisfaction and comfort
- See to it that drivers were efficient, prompt, and productive

1995-2004 Field supervisor Nielson construction

- Over saw gas field operations
- Moved heavy equipment and drill rigs
- Operated equipment to build gas field locations

References

John Nielson President of Nielson construction, PO Box 620 Huntington Utah 84528 phone 435-687-2494

Bob Pierce V.P. asphalt and trucking operations Nielson construction PO Box 620 Huntington Ut. phone 435-636-5728

Mark Greenhaulgh V.P. equipment operations Nielson construction PO Box 620 Huntington Ut. Phone 435-749-2494

TAB D

Method of Approach

Understanding of the Contract Goals and Objectives:

Our company, Holbrook Asphalt, comprehends the primary goals and objectives of the Pavement Preservation Services contract, which include extending the lifespan of roadways, improving surface safety and quality, and achieving cost-effective maintenance solutions. Pavement preservation is crucial for maintaining infrastructure, reducing the need for extensive repairs, and ensuring the safety and satisfaction of road users.

Our Firm's Approach:

To achieve these objectives, we employ our proprietary surface treatment, High Density Mineral Bond (HDMB). This treatment is designed to enhance the durability of road surfaces, providing a robust, skid-resistant finish that protects against environmental wear and tear. The application process of HDMB is streamlined to ensure quick deployment with minimal traffic disruption, adhering to the highest standards of quality control.

Demonstration of Comprehension:

Our firm has a proven track record of successfully implementing HDMB in various municipalities and regions. Our team comprises highly trained professionals with extensive experience in pavement preservation.

Commitment to the Client's Goals:

We are dedicated to achieving the client's goals through exceptional service and ongoing innovation. Our commitment to customer satisfaction is reflected in our proactive communication and responsive support throughout the project lifecycle. Additionally, we continually invest in research and development to enhance our treatment solutions, ensuring that we deliver the most effective and up-to-date pavement preservation services.

Capabilities to Perform Services

Our firm possesses the capabilities required to perform all aspects of the pavement preservation services outlined in the contract. We have a fleet of specialized equipment designed for the efficient and effective application of HDMB. Our logistics and project management teams ensure timely delivery and execution of services, minimizing disruptions and adhering to project timelines. Additionally, our strong supplier relationships guarantee the availability of high-quality materials, enabling us to maintain the highest standards of workmanship. Our extensive experience in similar projects has equipped us with the skills and knowledge necessary to handle any challenges that may arise during the course of the contract.

Employee Training and Expertise

Our employees are fully trained and completely familiar with the scope of work required for pavement preservation. We invest heavily in training programs to ensure that every team member is proficient in the latest techniques and technologies in pavement preservation. This comprehensive training includes detailed instruction on the application of HDMB, safety protocols, quality assurance, and project management. Our team's expertise ensures that we can deliver consistent, high-quality results on every project.

TAB E

References

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

Project Name & Location Highland City, Utah Project Manager: Mike Reese		Client's Name & Address City of Highland 6300 West Field Rd American Fork, UT 84003
Completion Date (Actual or Estimated): September 11, 2022		
Contractor Fees (In Thousands)		Client Contact Name, Title, Email Address and Telephone Number:
Entire Project: $ 361,516	Work for which "VENDOR" was/is responsible: $ 361,516	Todd Trane, City Engineer, todd@highlandcity.org, 801-772-4508

Scope of Entire Project (Please give quantitative indications wherever possible)

The project included the installation of HA5 to 56,365 square yards of roadways at specified locations throughout the city. In addition, the contract included this installation of 56,365 square yards of Bonded Matrix Overlay. BMO is a wearing course created by installing a lightweight, porous ceramic aggregate layer prior to being capped with a modified version of HA5.

Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)

Holbrook Asphalt is responsible for:

- Resident Notification
- Cleaning / preparation of roads
- Staging residential traffic control for road closures
- Installation of HA5 High Density Mineral Bond per specification
- Installation of Bonded Matrix Overlay
- Pavement markings – Repaint striping to pre-project layout

"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project

Potential personnel participating this completed project that may participate in Wildwood:
Mike Rees – Superintendent and Onsite Project Manager
Shane Pendergrass – Superintendent and Onsite Project Manager
Rick Ward – Crew supervisor

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

<table>
<tr><td colspan="2">Project Name & Location
Montgomery County, Tennessee

Project Manager: Ryan Jones</td><td rowspan="2">Client's Name & Address
Montgomery County
1213 Highway Drive
Clarksville TN 37040</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): July 15, 2022</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:

Jeff Bryant, Highway Supervisor,
jhbryant@mcgtn.net, 931-648-5740</td></tr>
<tr><td>Entire Project:

$ 216,445</td><td>Work for which "VENDOR" was/is responsible:
$ 216,445</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)

The project includes the installation of HA5 to 61,500 square yards of roadways at specified locations throughout the county. In addition, a small amount of crack seal (1.5 ton) is included in the contract.</td></tr>
<tr><td colspan="3">Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)

Holbrook Asphalt is responsible for:
- Resident Notification
- Cleaning / preparation of roads
- Staging residential traffic control for road closures
- Installation of HA5 High Density Mineral Bond per specification
- The cleaning and installation of crack seal in limited locations of the project</td></tr>
<tr><td colspan="3">"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project

Ryan Jones, Superintendent and Onsite Project Manager. Four additional crew members to TBD for the project.</td></tr>
</table>

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

Project Name & Location City of North Salt Lake, Utah Project Manager: Cory Galbraith	Client's Name & Address City of North Salt Lake 10 East Center Street North Salt Lake, UT 84054
Completion Date (Actual or Estimated): June 28, 2023	
Contractor Fees (In Thousands) Entire Project: $ 454,909 Work for which "VENDOR" was/is responsible: $ 454,909	Client Contact Name, Title, Email Address and Telephone Number: Jan Martin, City Engineer, jan.martin@queencreek.org, 480-358-3821

Scope of Entire Project (Please give quantitative indications wherever possible)

The project included the installation of HA5 to 55,614 square yards of roadways at specified locations throughout the city. In addition, the contract included this installation of 55,614 square yards of Bonded Matrix Overlay. BMO is a wearing course created by installing a lightweight, porous ceramic aggregate layer prior to being capped with a modified version of HA5. The contract also included the repainting of pavement markings.

Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)

Holbrook Asphalt is responsible for:

- Resident Notification
- Cleaning / preparation of roads
- Staging residential traffic control for road closures
- Installation of HA5 High Density Mineral Bond per specification
- Pavement markings – Repaint striping to pre-project layout

"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project

Potential personnel participating this completed project that may participate in Wildwood:
Tom Bunnell – Project Manager and Superintendent
Tyson Biddle – Crew Leader

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

<table>
<tr><td colspan="2">Project Name & Location
Town of Queen Creek, Arizona

Project Manager: Cory Galbraith</td><td rowspan="2">Client's Name & Address
Town of Queen Creek
22358 S Ellsworth Rd
Queen Creek, AZ 85142</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): March 30, 2024</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:

Jan Martin, City Engineer,
jan.martin@queencreek.org,
480-358-3821</td></tr>
<tr><td>Entire Project:

$ 465,332</td><td>Work for which "VENDOR" was/is responsible:
$ 465,332</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)

The project included the installation of HA5 to 141,087 square yards of roadways at specified locations throughout the city. In addition, the contract included this installation of crack seal, concrete joints, and the repainting of pavement markings.</td></tr>
<tr><td colspan="3">Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)

Holbrook Asphalt is responsible for:
- Resident Notification
- Cleaning / preparation of roads
- Staging residential traffic control for road closures
- Traffic Control
- Installation of HA5 High Density Mineral Bond per specification
- Crack and CCJ Repair
- Pavement markings – Repaint striping to pre-project layout</td></tr>
<tr><td colspan="3">"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project

Potential personnel participating this completed project that may participate in Wildwood:
Armando Borrego – Superintendent
Luis Ramos – crew leader</td></tr>
</table>

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

<table>
<tr><td colspan="2">Project Name & Location
The Villages, FL Spring 2023 Project

Manager: Steve White</td><td rowspan="2">Client's Name & Address
Villages of Southeast Plazas
3597 Kiessel Rd, The Villages, FL 32163</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): June 13, 2023</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:

Lanny Park, Property Manager,
Lanny.Park@thevillages.com,
540-761-0111</td></tr>
<tr><td>Entire Project:

$ 741,312</td><td>Work for which "VENDOR" was/is responsible:
$ 741,312</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)

The project included the installation of HA5 to 156,811 square yards throughout various locations in The Villages Commercial Properties, located in the Villages, FL. In addition, the contract included the repainting of pavement markings.</td></tr>
<tr><td colspan="3">Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)

Holbrook Asphalt is responsible for:
- Cleaning / preparation of surface
- Staging traffic control for closure
- Installation of HA5 High Density Mineral Bond per specification
- Pavement markings – Repaint striping to pre-project layout</td></tr>
<tr><td colspan="3">"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project

Potential personnel participating this completed project that may participate in Wildwood:
Steve White – Onsite Project Manager
Carlos Romero – Superintendent
Josh Low – Crew supervisor</td></tr>
</table>

HOLBROOK
ASPHALT CO.
Asset Preservation

Reference Customers:

The following five Public Agencies have been customers of Holbrook Asphalt annually the previous three to four years for a total of 19 HA5 – High Density Mineral Bond projects.

Each of these agencies are using HA5 meeting the same specification as that proposed in the City of Wildwood RFP.

The purpose of including these agencies is their experience spans multiple years and multiple projects. HA5 has become critical and valuable tool for extending the life of city's investment in asphalt streets. This strategy also lowers the burden on taxpayers as reconstruction and major rehabilitation projects are reduced.

Project contracted by:



Projects: HA5 installed on city streets

Location:

Spanish Fork, UT

Primary scope of work:

Preserve roadways by installing HA5 - High Density Mineral Bond

HA5 project sizes:

2021 282,379 sq yds

2022 107,173 sq yds

2023 204,995 sq yds

2024 102,299 sq yds

TOTAL past four projects: 696,846 sq yds

Contact:

James Chappel

(801) 804-4454

jchappel@spanishfork.org

Spanish Fork City

40 South Main Street

Spanish Fork, UT 84660

Project contracted by:



Projects: HA5 installed on city streets

Location:

Farmington, UT

Primary scope of work:

Preserve roadways by installing HA5 - High Density Mineral Bond

HA5 project sizes:

2021 86,489 sq yds

2022 99,000 sq yds

2023 32,834 sq yds

2024 34,286 sq yds

TOTAL past four projects: 252,609 sq yds

Contact:

Cory Brazell

(801) 430-1565

cbrazell@farmington.utah.gov

City of Farmington

720 W 100 N

Farmington, UT 84025

Project contracted by:

TBD

Projects: HA5 installed on city streets

Location:

El Mirage, AZ

Primary scope of work:

Preserve roadways by installing HA5 - High Density Mineral Bond

HA5 project sizes:

2021 309,617 sq yds

2022 195,597 sq yds

2023 n/a

2024 321,001 sq yds

TOTAL past three projects: 826,215 sq yds

Contact:

Nick Russo

(623) 876-4235

nrusso@cityofelmirage.org

Town of El Mirage

10355 N 121st Ave

El Mirage, AZ 85335

Holbrook Asphalt

Project contracted by:

Projects: HA5 installed on city streets

Location:

Queen Creek, AZ

Primary scope of work:

Preserve roadways by installing HA5 - High Density Mineral Bond

HA5 project sizes:

2020 65,146 sq yds

2021 420,133 sq yds

2022 363,238 sq yds

2023 141,087 sq yds

TOTAL past three projects: 989,604 sq yds

Contact:

Jan Martin

(480) 358-3821

jan.martin@queencreek.org

Town of Queen Creek

22358 S Ellsworth Rd

Queen Creek, AZ 85142

Project contracted by:

St.George
THE BRIGHTER SIDE

TBD

Projects: HA5 installed on city streets

Location:

St George, UT

Primary scope of work:

Preserve roadways by installing HA5 - High Density Mineral Bond

HA5 project sizes:

2020 208,066 sq yds

2021 104,936 sq yds

2022 138,889 sq yds

2023 84,693 sq yds

TOTAL past three projects: 1,000,260 sq yds

Contact:

Jay Sandberg

(435) 627-4122

jay.sandberg@sgcity.org

St George City

390 N 3050 E

St George, UT 84790

TAB F

Additional Information

HOLBROOK
ASPHALT CO.
Asset Preservation

ADDITIONAL INFORMATION

With the Wildwood's desire to use HA5, we'd suggest becoming familiar with the following pages that are from a recently completed White Paper, "Effectiveness of High Density Mineral Bond (HA5) in Preserving and Extending the Pavement Service Life."

Only the Summary of the paper is included, but the research indicates HA5 delays the age hardening of the asphalt binder by 67%. In addition, the research shows that water intrusion into the asphalt pavement, even several years post installation, was significantly reduced and much better than other commonly used sealers used by municipalities.

Effectiveness of **High Density Mineral Bond (HA5)** in Preserving and Extending Pavement Service Life

Dr. Shakir Shatnawi, Ph.D., P.E.



HDMB Module Series

About the Author

Dr. Shakir Shatnawi, Ph.D., P.E.

Dr. Shakir Shatnawi is a registered professional engineer in California. He is a former California Department of Transportation (Caltrans) State Pavement Engineer and he is currently the president of Shatec Engineering Consultants, LLC. He has over 30 years in professional engineering experience encompassing public agencies (FHWA & Caltrans), academia and industry with over 200 technical publications. (For a more in-depth bio of Dr. Shakir Shatnawi, see the end of the white paper where a full bio is provided.)

EFFECTIVENESS OF HIGH DENSITY MINERAL BOND TREATMENTS IN PRESERVING AND EXTENDING PAVEMENT SERVICE LIFE

Executive Summary[1]

Road and highway agencies strive to stretch their dollars on their biggest investment; pavements. The most economical approach and a preferred philosophy that any pavement agency, large or small, can develop and adopt to achieve this goal is a Proactive Pavement Preservation (3P's) Program. In a 3P's Program, minor pavement issues are addressed before they become more serious, or proactively certain treatments are applied to improve the asphalt properties even before the first signs of distress could be noticed. It is prudent that road and highway agencies invest in establishing and funding a 3P's Program which can always result in high return on investment (ROI). Key to 3P's program is the word "proactive" as it is by which significant savings on pavement repair can be realized and dollars stretched. Therefore, more pavements can be kept at their desired like-new conditions; both on the surface and deeper in the structural layers, while maintaining their ideal ride quality.

Fortunately, pavement preservation can be performed with relatively inexpensive surface treatments. There are many surface treatments that claim to preserve the pavement and prolong pavement service life. However, crucial to success of pavement preservation is the selecting of the right treatment and applying it at the right time on the right pavement.

Oxidative aging and Asphalt Pavement Failure

The major cause of non-load associated distress in asphalt pavements is oxidative age hardening caused by the oxidation of the asphalt binder. Oxidation causes the asphalt mix to lose its desirable characteristics (flexibility). It increases the asphalt binder's viscosity and decreases its ductility. This makes the behavior of the asphalt mix resemble that of an aged/hardened material. Because the "flexibility" of the asphalt concrete is crucial to its fatigue cracking resistance and pavement's fatigue life, losing this particular quality through oxidative aging/hardening is a major contributor to the pavement's premature failure under repeated vehicular loadings.

The asphalt binder is oxidized in three steps; leading to its increased viscosity. In the fragmentation step, the hydrocarbon molecules break into smaller fragments leaving water, carbon dioxide, acetic acid, and methane as the breakdown by-products. Because these by-products are volatile in nature, over time they leave the asphalt matrix. In the oxygen addition step, the addition of oxygen causes carbonyl (Carbon and Oxygen double bonds C=O) and sulfonyl (S=O) group to form in the matrix. The type and rate of reaction between the present hydrocarbon molecules and atmospheric oxygen in this step depends on the surrounding temperature and pressure. In the condensation/carbonization step, larger molecular weight molecules and aromatic molecules are formed. All the products that are formed in these 3 steps increase the polarity of the host compounds making them much more likely to associate with other polar compounds. As a result, they create less soluble hydrocarbons. Both the formation of these associated large molecules and loss of volatile molecules due to fragmentation reduce the mobility and increase the bitumen's

[1] This executive summary summarizes a series of modules on oxidative aging and effectiveness of the right proactive preservation treatments in retarding oxidative aging. The modules can be requested at preserveasphalt.com.

viscosity. As a result, the asphalt binder hardens; increasing its elastic modulus and its viscosity; and when this binder is present in an asphalt concrete mix, the mix stiffens up.

The propensity of asphalt binders to oxidation varies depending on the type and quantity of reactive hydrocarbons present; which differ depending on asphalt binder type, its composition, and its source. Because oxidative aging of asphalt mixtures occurs largely though the complex diffusion process, it is highly dependent on the diffusion coefficients of the binder and oxygen availability. In the presence of abundant oxygen, the extent of oxidation of an asphalt mixture is dictated by the air-void distribution of the mix; besides temperature, pressure, and humidity.

The increased stiffness of the asphalt concrete resulting from the oxidized asphalt binder reduces its fatigue cracking resistance. Hence, the potential of surface cracks development under traffic and thermal loadings increases. Cracks initiate on the surface and continue to grow with time; both in length and width. The cracks allow air (oxygen) to penetrate into the asphalt concrete layer; promoting further oxidation of the binder. In addition, the presence of water has been shown to exacerbate oxidative aging. Besides oxygen, water penetrates down into the pavement through surface cracks that form due to embrittlement and raveling of the asphalt mixture; accelerating damage and premature failure.

Contrary to common belief that asphalt oxidation occurs in the top one half to one inch of the asphalt layer, a great amount of evidence exists that asphalt oxidation can exceed several inches (4 inches or more). Also, it was found that oxidation is an ongoing process throughout the asphalt pavement life, although most of it occurs in the first 4 years in service. Even during the making of the asphalt concrete at the asphalt plant and during its placement, oxidative aging of asphalt occurs.

Controlling Oxidative Age Hardening

Several environmental factors contribute to oxidative aging; but oxygen, temperature, moisture, and UV radiation are principle causes of binder oxidation. Other factors pertain to asphalt mix volumetric properties such as interconnected air voids content and fines content impact the extent of oxidation. By considering all causes of oxidative aging in asphalt concrete, it seems that oxidative aging of asphalt pavements is inevitable.

In order to control asphalt oxidation, then one would re-consider if it is possible to control the factors that are culprits to oxidation:

1. With regard to mix design, it is unlikely that altering asphalt mix volumetric properties would help limit oxidative aging; because this can adversely affect other strength and performance properties of the asphalt concrete.
2. With regard to the environmental factors, it is clear that an external mitigation method such as an effective surface treatment can be quite effective in reducing or impeding the supply of air (oxygen), water, and UV radiation to the pavement while having the capability to attenuate the pavement temperature.

An effective surface treatment can cut off oxygen pathways into the asphalt concrete mix. The structural asphalt concrete layer is also protected from the damaging effects of UV rays.

An effective surface treatment can also control water intrusion into the pavement. While water alone does not significantly cause aging; it can expedite the oxidation rate of the asphalt binder in presence of oxygen. Water can induce moisture-damage to the asphalt binder in a structural asphalt layer making it more susceptible to additional oxidation. Water intrusion into pavements through the asphalt mix air pore structure can aggravate oxidized asphalt concrete layer causing binder

stripping, raveling, and cracking. To prevent this from happening, the water-permeability of the mix must be controlled. This can be accomplished by limiting air void content and the fines fraction, however, significant alteration of an optimal asphalt mix to reduce the air void content and hence the access of air and water can compromise the integrity of the mix. Therefore, a preservation treatment that waterproofs the pavement structure can be a better solution because the desired asphalt mix properties would not have to be altered.

Cost Effective Solution to Oxidative Aging

Oxidative aging; which can be argued to be inevitable without intervention, can be very detrimental to pavements and can result in significant decline in pavement condition. Unlike a preserved pavement, an oxidation-aged pavement exhibits a sharper declining performance curve (Kandhal's curve) that makes it impossible (or at best extremely difficult) and costly to restore condition without expending big dollars!

Controlling oxidative aging can be best accomplished with proactive pavement preservation that can offer control of the culprit environmental factors. A durable impermeable treatment securely bonded to the pavement surface can offer this low-cycle cost preservation treatment which provides for an impermeable barrier against air and water intrusion; while protecting the structural asphalt layer from UV rays. In order to provide for long term benefits, effective preservation surface treatment must be repeatedly periodically applied on the surface to help mitigate or even completely prevent asphalt oxidation. Again, key to the success of this application is selecting the right treatment for the pavement and applying it at the right time.

High Density Mineral Bond Treatments Can Effectively Slow Down Oxidative Aging

When it comes to controlling oxidation, there are many surface treatments that promise more than they can deliver. Unlike those treatments, high density mineral bond (HDMB) treatments applied early on in pavement life (to maximize benefits) can effectively prevent oxidative aging by acting on different fronts to prevent the destructive effect of the three causes to asphalt oxidation.

High Density Mineral Bond (HDMB) treatment combines uniquely emulsified asphalt with a near-neutral charge enabling the emulsion to hold exceptionally high concentrations of a blend of ultra-dense, angular shaped fine aggregates and other components that resist deterioration. The development of this unique formulation treatment has been based on substantial research in materials science and chemical engineering.

One of the drivers for the performance of HDMB as a durable high strength preservation treatment is that it utilizes industrial grade aggregates including slate and corundum (second only to diamond on the Mohs hardness scale) suspended in a specially formulated neutral pH emulsion and UV-blocking polymers with superior adhesive properties that surpass traditional positively or negatively (cationic or anionic) charged emulsions. Thus, this dense mixture of fine aggregates and polymers suspended in an asphalt emulsion forms a high-density mineral bond mass. After application on pavement surface, HDMB treatment leaves behind a surface pleasing to the public when cured and ready for trafficking.

The neutral pH and highly-adhesive emulsion binder is optimally designed to lock up the mineral aggregates very tightly, providing this product with extraordinary bonding capabilities to the pavement surface. The high-quality bond that this product promotes offers this treatment a unique advantage of being able to be placed in a thin-lift system; yet very dense and strong, and sufficiently adequate to seal and protect the pavement. For these reasons, when placed over asphalt

pavements, HDMBs can truly starve the asphalt in the structural layer from oxygen, deflecting UV radiation, and preventing surface water intrusion; the culprits to asphalt oxidation and premature pavement failure. In addition, there is an evidence of reduced heat in pavements surfaced with HDMB treatments; another benefit that can reduce oxidation rate.

Thicker Surface Treatments Do Not Necessarily Mean Better

A preservation treatment needs not be thick to provide sealing and protection benefits; therefore, a thicker surface does not necessary mean better in this practice of pavement preservation. In fact, the material from which the treatment is made, its durability, strength, and other relevant properties are all more important than the thickness. A preservation treatment does not and should not be expected to provide structural improvement to the pavement. The goal of preservation treatments is to use them only when the pavement is structurally adequate to carry the traffic loads. A preservation treatment is used to protect this structurally-sound pavement from the damaging environmentally-induced stressors as air, water, solar radiation, and temperature. A treatment that can effectively address all of these natural sources of damage is all what the pavement needs; i.e., thin or thick does not really matter. It is all about choosing the right treatment, for the right pavement, and installing it at the right time in the life of the pavement. The selection of such treatment is also controlled by traffic (both counts and classification), speed, climate, etc. Pavements would only require thick wearing courses (usually maintenance and rehabilitation type) if they suffer from structural deterioration. For most pavements, this is required at a later age of the pavement; i.e., when preservation treatments of any type (or thickness) are not useful anymore to address the very structural issues. They might also need thick treatments when there is a need to strengthen the capacity of the existing pavement due to increased truck traffic loading. In most, if not all, residential streets preservation activities, only preservation treatments to limit age hardening would be needed at early age. In this regard, an HDMB treatment is likely the most effective.

Turning Roads Black Does Not Mean They Will Last Longer

Asphalt emulsion sealers commonly known as fog seals or seal coats are regularly used on asphalt pavements mainly because of their low cost and cosmetic appeal immediately after installation. A major and noteworthy research study insightful for agency leaders was conducted in Texas and found these asphalt emulsion sealer types to be miserably useless as preservation treatment. Large number of control (untreated) and fog sealed specimens obtained from in-service pavements were subjected to an array of chemical (FT-IR spectroscopy and SEC chromatography), rheological, and water-permeability testing. All results consistently revealed that the properties of the fog sealed samples were not any different from untreated samples, indicating the ineffectiveness of the asphalt emulsion sealers to affect the pavement's native binder. SEC chromatograms did not even show any evidence of rejuvenation of the native asphalt binder in treated samples. The measured permeability values of the untreated samples were not much higher than treated samples, indicating the treatment did not significantly seal off the surface pores against water intrusion. It is concluded that these sealers do not provide any benefits to the asphalt pavement beyond aesthetic color enhancement.

HA5 – A Proven Treatment for Effectively Slowing Asphalt Aging

HA5 is a commercial product that belongs to the HDMB treatment category. HA5's dense and durable formulation surpasses many products in its ability to minimize or practically eliminate

surface water infiltration into the asphalt concrete layer. In fact, HA5 is currently driving the growth of HDMB and the only product meeting the requirements of HDMB.

Like any preservation treatment, application of the first HA5 treatment in the early age of the pavement when the pavement is in good condition and periodically thereafter is key to extending the service life of the pavement and maximizing the return on investment. This is because oxidative damage rate is the highest in the early years of pavement life. Installing HDMB treatments at a later time can still provide some benefits; but that depends on the use and condition of the pavement receiving the treatment.

HA5 has nearly 20 years of proven performance, and over 600+ million square feet installed on city subdivision streets, parking areas, and highway shoulders. Over 200 agencies nationwide consider HA5 the treatment of choice and the way to stretching their preservation dollars. HA5 has been recognized by many cities to specifically benefit local roads where the conventional treatments of chip seals, slurry seals, fog seals, and microsurfacing are not desirable for lack of performance or acceptance. It has also been successfully used as a treatment applied over a chip seal, similar to a Cape seal.

Several laboratory testing and field evaluations conducted on the HA5 treatment have demonstrated its effectiveness as a preservation strategy for asphalt pavements. Oxidative aging resistance of pavements has improved with the use of HA5 compared to other products. This was obvious with rheological analysis, chemical analysis, water permeability, and over 10-year evaluation of an in-service pavement.

On samples of in-service pavements, there was an evidence of slowed oxidative age hardening and rejuvenation as reflected in lower binder stiffness. With the laboratory testing that has been done so far, HA5 is found to be a promising preservation treatment strategy that can enhance the performance of pavements and protect them from oxidative aging and stripping associated with water intrusion. Field samples indicated that for 5 years after placement, the permeability of HA5-treated cores were found to be ~2 orders of magnitude (100 times) lower than the maximum allowable critical permeability levels specified by some state DOT's.

On highways, HA5 treatments have been used for preservation of asphalt shoulders; especially those with a rumble strip. The use of the HA5 surface treatment on shoulders with a rumble strip offers the benefit of not having to redo (replace) the rumble strip; unlike when thicker surface treatments such as chip seals, slurry seals, and microsurfacing where the rumble strip would completely loose its physical feature, and a new rumble strip (likely new type) has to be installed. Using an HA5 preservation treatment on such shoulders can increase the cost effectiveness of this using this product because of saving the additional cost that would have been expended to replace the rumble strips. Therefore, the useful life of both the shoulder and rumble strip are extended 7 to 9 years.

In addition to effectively slowing oxidative aging as the primary benefit of HDMB treatments such as HA5, they offer several secondary (side) benefits including:

1. HA5 furnishes a fine grained even-textured surface providing a much quieter ride, significantly less surface roughness during driving, and zero chance of loose aggregate and `rocks linked with windshield damage.
2. Also, while it is not a requirement, an HDMB treatment such as HA5 provides an aesthetically pleasing "surface friendly" black finish. Turning a road black by applying a seal

(e.g., polymer asphalt emulsion seals, etc.) does not necessarily mean its life has been extended. And, no one should consider applying an HDMB treatment like HA5 only to turn the pavement surface color black. The aesthetic look of the final surfacing is a side benefit of the more important benefit this preservation treatment delivers to the pavement; but the final neat black finish also supports the public acceptance and post-project enthusiasm.

3. Another side benefit relates to the ease by which snow can be removed. Cities in the Rocky Mountain region have especially noticed improved snow removal with the HA5-treated pavement surface. This is because HA5 treatment prevented snow water from entering the more porous structure of the asphalt concrete; thus, helped in the snow removal efforts.

TBD

HA5 Delays Age Hardening

A breakthrough that is changing the aging characteristics of asphalt, and confirmed by a university testing, is igniting enthusiasm for a profound reduction in pavement life-cycle costs. Using conventional as well as leading-edge testing methods to identify the age hardening of the asphalt binders, researchers have identified a **67% delay in the age hardening** of the asphalt binder with an HDMB installed as a pavement preservation strategy. This ability to reduce flexibility loss supports an in-field case study where after just a four-year period a side-by-side comparison identified cracking to be reduced by nearly 9 times with HDMB installed.

Figure ES-1 illustrates the age hardening slowdown with the use of HDMB (or HA5). An HDMB-treated pavement that has been in service for a number of years exhibits elastic properties that are typical of a 67% newer (younger) untreated pavement; indicating a much younger "effective hardening age". As an example, a 15-year old pavement treated with HA5 since its initial placement would have delayed age hardening by about 10 years. That is, a 25-year old HA5-treated pavement performs like a 15-year old untreated pavement.

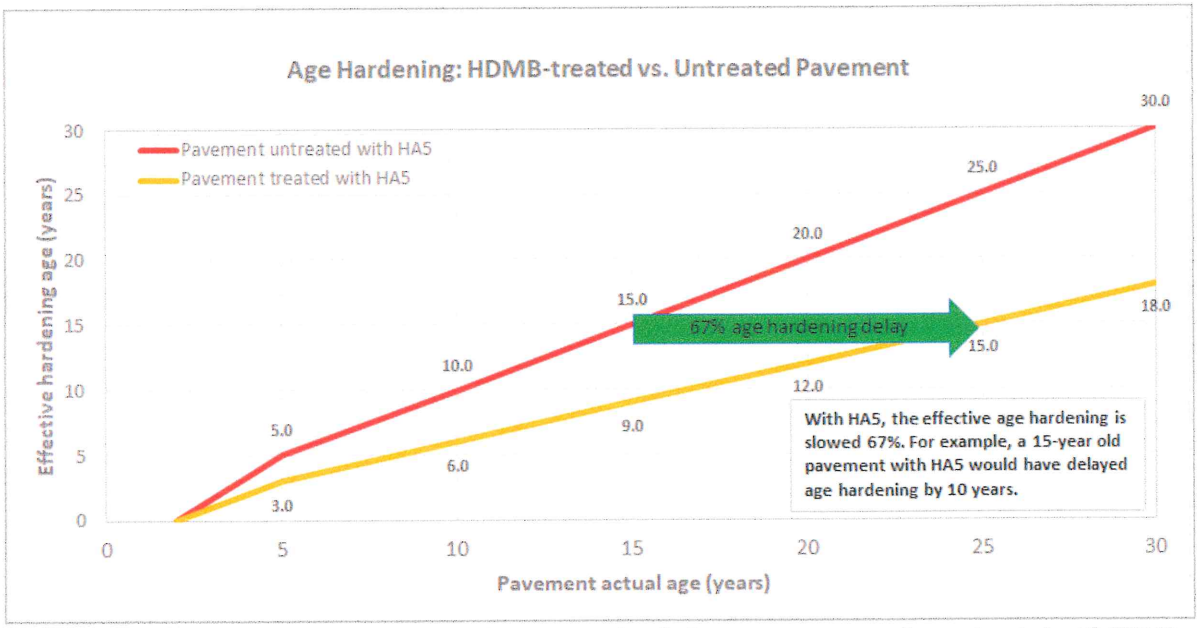


Figure ES-1. Actual age versus effective hardening age of asphalt pavements treated or untreated with HDMB.

The impact of an HDMB on the permeability of asphalt pavement to surface water and air is believed to be a major contributing factor to the reduction in age hardening of binder. Research comparing permeability data of newly installed HDMB, slurry seal, microsurfacing, and untreated HMA to the permeability of 8-year old HDMB revealed that after 8 years the permeability of the HDMB-treated pavement was 31 times lower than the closest performing new pavement preservation treatment (microsurfacing), as shown in Figure ES-2. As shown in Figure ES-2 (notice reversed vertical scale for permeability in cm/sec), the permeability of the pavement surface of newly HDMB-treated pavement was nearly non-existent post HDMB installation, and remained negligible after eight years. Where water permeability rates ranged from 0 to 5×10^{-5} cm/sec on in-service pavements, air permeability rates were a factor of 10 greater than water permeability (Schmitt et al. 2007)[2].

Finally, the research studies on binder elasticity and pavement permeability confirmed that an HDMB treatment is indeed a proactive strategy that does not only significantly increase the useful life of asphalt pavements, but as a result, dramatically lowers the cost of transportation infrastructure.

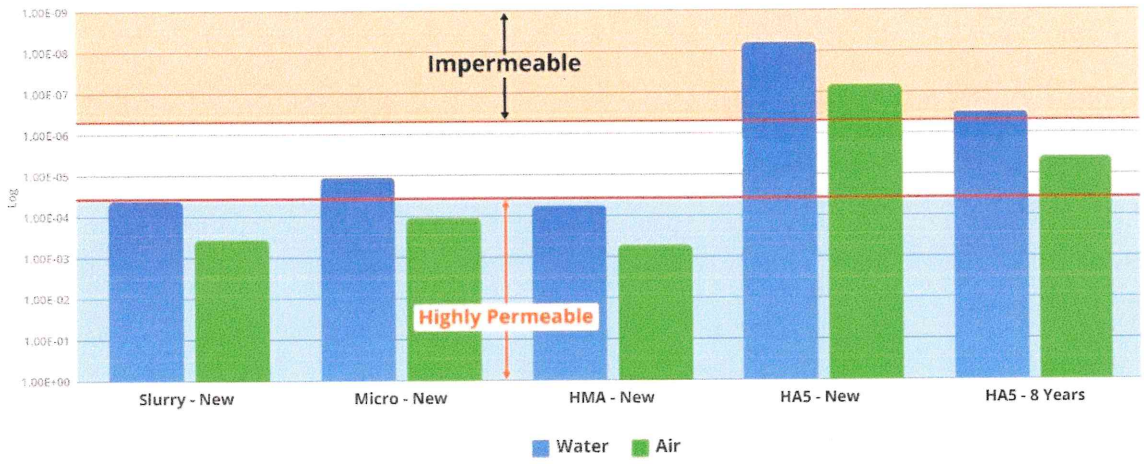


Figure ES-2. Air and water permeability of conventional preservation treatments and HMA compared to HDMB treatment.

[2]Schmitt R., Owusu-Ababio S., Crovetti J., and Cooley, Jr., L. (2007). Development of In-Place Permeability Criteria for HMA Pavement in Wisconsin. Wisconsin Highway Research Program, Report No. WHRP 06-15, 80 p.

TAB G

Photographs of Sample Work

Spanish Fork, UT



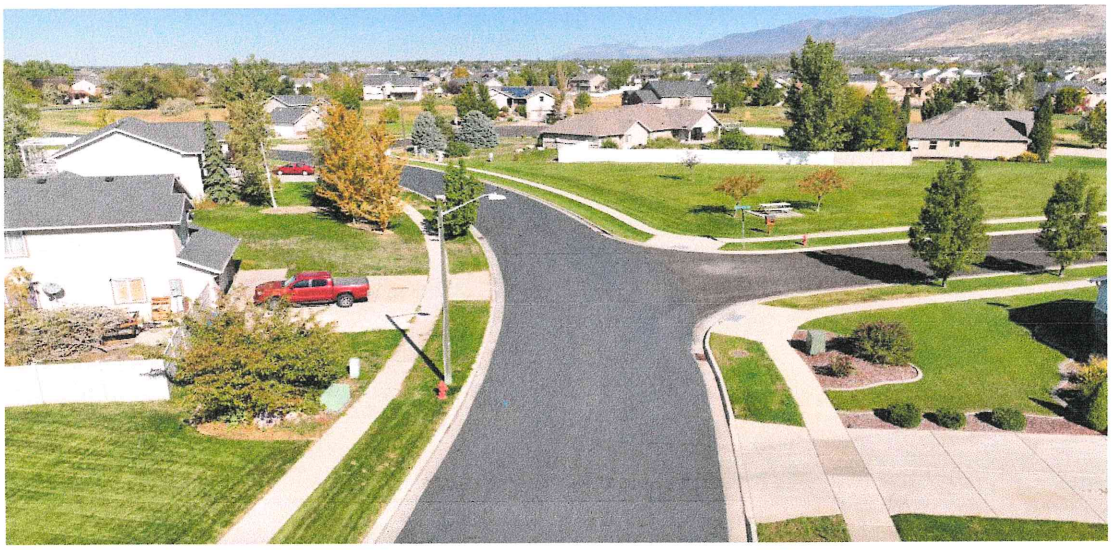


St. George, UT



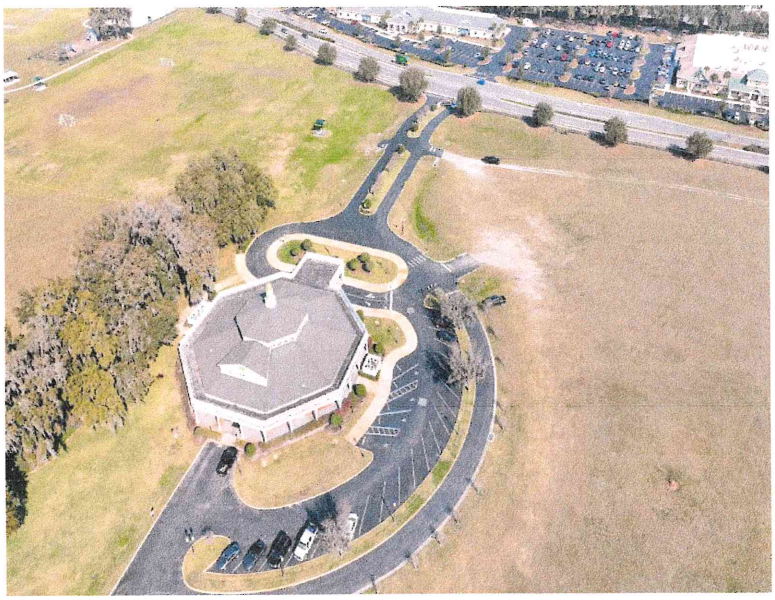


Farmington, UT



Wildwood, FL



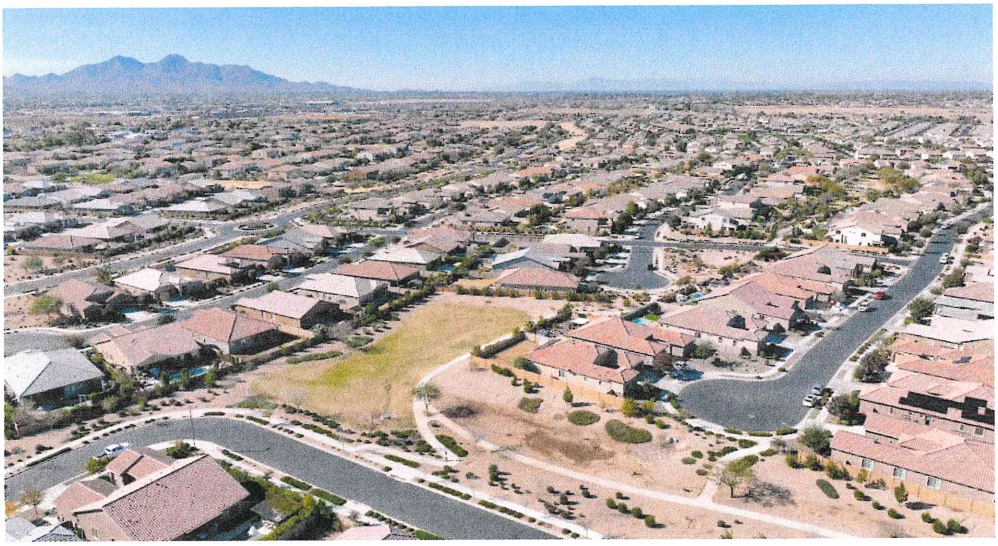


The Villages, FL





Queen Creek, AZ



TAB H

Additional Required Documents

[Submittal Attachment H1]

PROPOSAL PRICING PAGE

BID PRICE FORM

Bidder's Name: Holbrook Asphalt LLC	**High Density Mineral Bond /HA5 Asphalt Surface Treatment**

The bidder, having carefully examined the specifications and Terms and Conditions herein, proposes to furnish all labor, materials, equipment and other items without exception for the proper execution and completion of the work, and if awarded the contract, to complete the said work within the time limits as specified for the following bid prices.

Item No.	Estimated Quantity	Unit	Description	Unit Price	Total
1	5,000 -15,000	Sq. Yds.	High Intensity Mineral Bond	$ 4.54	$ TBD
	15,001 - 50,000	Sq. Yds.	High Intensity Mineral Bond	$ 4.09	$ TBD
	50,000 +	Sq. Yds.	High Intensity Mineral Bond	$ 3.99	$ TBD
2	5,000 - 15,000	LF	Hot Pour Crack Sealing	$ 1.50	$ TBD
	15,001 - 50,000	LF	Hot Pour Crack Sealing	$ 1.30	$ TBD
	50,000+	LF	Hot Pour Crack Sealing	$ 1.09	$ TBD
3	5,000 - 15,000	LF	Mastic Pavement Repair	$ 4.50	$ TBD
	15,001 - 50,000	LF	Mastic Pavement Repair	$ 4.25	$ TBD
	50,000+	LF	Mastic Pavement Repair	$ 4.00	$
				GRAND TOTAL	$ TBD
				Bidders Initials	

PROPOSAL PRICING PAGE continued

Item No.	Estimated Quantity	Unit	Description	Unit Price	Total
4	1	%	Mobilization	$ 18,000	$ 18,000
				GRAND TOTAL	$ TBD
* BASED UPON LOCATION OF PROJECT IN RELATION TO OUR YARD LOCATION.				**Bidders Initials**	AL.

1. FOP Point ___**Destination**_____

2. Discount Payment Terms (if any) _____%, if paid within _____ days after receipt of invoice

3. Is your company willing to serve as a secondary supplier in the event your company is not selected for primary award? x_____ Yes _____No

4. Is your company anticipating a price increase after the first year of an established contract?
____ Yes __X__ No

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330 352-330-1338 (fax)	CITY OF WILDWOOD REQUEST FOR PROPOSAL (RFP) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT

DUE DATE: 09/12/2024	**DUE TIME:** 2:00 PM EST	**RFP #** ~~**2024 - 22**~~ RFP 2024-28

TITLE: ~~HOLIDAY LIGHTING AND DECORATIONS SERVICES~~ HA5 Asphalt Surface Treatment

VENDOR NAME: Holbrook Asphalt LLC	**PHONE NUMBER:** 435-652-4427 or 727-333-5897
VENDOR MAILING ADDRESS: 1545 E Commerce Dr	**FAX NUMBER:** 435-292-6010
CITY/STATE/ZIP: St. George, UT 84790	**E-MAIL ADDRESS:** steve.white@holbrookasphalt.com

"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in the award of this RFP and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFP requirements. I, the undersigned, declare that I have carefully examined the RFP, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFP with any other Offeror and have not colluded with any Offerors or parties to an RFP whatsoever for any fraudulent purpose."

Addendum #	Addendum #	Addendum #	Addendum #	Addendum #

"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, vendor, or person submitting an RFP for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFP, including but not limited to certification requirements. In conducting offers with an agency for CITY OF WILDWOOD, respondent agrees that if this RFP is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the City of Wildwood discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."

STEPHEN WHITE - REGIONAL DIRECTOR		9/5/2024
Authorized Agent Name, Title (Print)	Authorized Signature	Date

This form must be completed and returned with your Submittal

[Submittal Attachment H3]

PROPOSALS FORM FOR CITY OF WILDWOOD

Name of Vendor Submitting Proposals Holbrook Asphalt LLC

Name of Person Submitting Proposals Stephen White

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully in regard to all conditions to the work to be done, and that he/she has examined the RFP and Specifications for the work and comments hereto attached. The Vendor proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFP and Contract Documents for this Project. The Vendor agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

Signature

9/5/2024
Date

2024-28
RFP Number

[____] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal.

[Submittal Attachment H4]

Statement of Terms and Conditions

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 proposals/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Proposals/Bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, subcontractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted "VENDOR" list.

INDEMNIFICATION The contractor shall indemnify and hold harmless the **City**, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the design professional and other persons employed or utilized by the design professional in the performance of the contract.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Proposals, or information, as applicable, are received at Contracts / Purchasing and the time the "CITY" awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the "CITY", or any "CITY" employee other than the _____. Violation of this provision may result in disproposal of violating party. All questions regarding this Request for Proposals (RFP) or Invitation to Bid (BID) must be submitted in writing to the "CITY"'s Financial Services Manager.

ANTI TRUST LAWS: By submission of a signed RFP or BID, the successful "VENDOR" acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices.

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. "VENDOR" s shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the "CITY"'s at the time of the RFP or BID, or at the time of occurrence of the Conflict of Interest thereafter.

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any "VENDOR" as to the meaning of the RFP/BID Contract Documents. Any inquiry or request for interpretation received by the "CITY" before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFP/BID opening date. Each "VENDOR" shall acknowledge receipt of such addenda in the space provided. In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFP/BID FORMS, and each Proposer/Bidder will be bound by such addenda, whether received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFP's/BID's are opened. In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/Bids received. The "CITY" and/or his CONTRACTOR do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith; nor shall the "VENDOR" plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid.

GOVERNING LAWS AND REGULATIONS: The "VENDOR" is required to be familiar with and shall be responsible for complying with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work.

PROPRIETARY/CONFIDENTIAL INFORMATION: "VENDOR" s are hereby notified that all information submitted as part of, or in support of RFP's/BID's, will be available for public inspection ten days after opening of the RFP's/BID's or until a short list is recommended whichever comes first, in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/Bids submitted in response to this solicitation become the property of the "CITY". Unless information submitted is proprietary, copy written, trademarked, or patented, the "CITY" reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/BID, in its best interest.

TAXES: The "CITY" of Wildwood is exempt from any taxes imposed by the State and/or Federal Government. Exemption certificates will be provided upon request.

NON-COLLUSION DECLARATION: By signing this RFP/BID, all "VENDOR"s shall affirm" that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, "VENDOR", or person to submit a collusive or sham Proposals in connection with the work for which their RFP/BID has been submitted; or to refrain from Bidding in connection with such work; or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFP/BID price or the RFP/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work.

PROPOSER RESPONSIBILITY: Invitation by the "CITY"'s to "VENDOR" s is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law. "VENDOR" s or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

"CITY" SHIP OF SUBMITTALS: All responses, inquiries or correspondence relating to or in reference to this RFP/BID, and all other reports, charts, displays, schedules, exhibits, and other documentation submitted by the "VENDOR" s will become the property of the "CITY". Reference to literature submitted with a previous RFP/BID will not relieve the Bidder from including any required documents with this RFP/BID.

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included and shall inform himself thoroughly regarding all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the CONTRACTOR will in no way relieve him of the obligations and responsibilities assumed under the Contract.

"VENDOR" RESPONSIBILITY: "VENDOR" s are fully and completely responsible for the labeling, identification and delivery of their submittals. The "CITY" will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service.

DRUG FREE WORKPLACE: **All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace "VENDOR" shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.**

This document must be completed and returned with your Submittal.

THE "CITY" OF WILDWOOD is a political subdivision of the State of Florida and reserves the right to reject any and/or all submittals, reserve the right to waive any informalities or irregularities in the examination process, and reserve the right to award contracts and/or in the best interest of the "CITY". Submittals not meeting stated minimum terms and proposals may be rejected by the "CITY" as non-responsive. The "CITY" reserves the right to reject any or all submittals without cause. The "CITY" reserves the right to reject the submission of any "VENDOR" in arrears or in default upon any debt or contract to the "CITY", or who has failed to perform faithfully any previous contract with the "CITY"'s or with other governmental agencies.

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFP/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME: Nextel time is hereby established as the Official Time of the "CITY"'s.

PREPARATION OF PROPOSALS/BIDS:

Signature of the Bidder: The Bidder must sign the RFP/BID FORMS in the space provided for the signature. If the Proposer/Bidder is an individual, the words "doing business as _____," must appear beneath such signature. In the case of a partnership, the signature of at least one of the partners must follow the "VENDOR" name and the words, "Member of the "VENDOR"" should be written beneath such signature. If the Proposer/Bidder is a corporation, the title of the officer signing the RFP/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFP/BID must be submitted. The Proposer/Bidder shall state in the RFP/BID FORMS the name and address of each person interested therein.

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/BID FORM. The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/BID FORM. In the event that there is a discrepancy on the RFP/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount.

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFP identification. Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues. Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such "VENDOR" may be removed from future participation.

AWARD OF BID: It is the "CITY"'s intent to select a "VENDOR" within **sixty (60) calendar days** of the deadline for receipt of Proposals/Bids. However, Proposals/Bids must be "VENDOR" and valid for award for at least **ninety (90) calendar days** after the deadline for receipt of the RFP/BID.

ADDITIONAL REQUIREMENTS: The "VENDOR" s shall furnish such additional information as the "CITY" may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The "CITY" reserves the right to make investigations of the proposals of the "VENDOR" as it deems appropriate.

PREPARATION COSTS: The "CITY" shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract. All costs to prepare and submit a response to this RFP/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the "CITY"'s representative. All work will proceed in a timely manner without delays. The Contractor shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED) and shall deliver in accordance with the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):
The "VENDOR" by submitting a Bid acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of any resulting contract – services and/or purchases being offered in this Bid, for the same prices and/or terms proposed. "VENDOR" has the option to agree or disagree to allow contract Piggybacks on a case-by-case basis. Before a Public Agency is allowed to Piggy-Back any contract, the Agency must first obtain the "VENDOR"'s approval – without the "VENDOR"'s approval, the seeking Agency cannot Piggy-Back.

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the "CITY". These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/BID FORMS, and all attachments itemized herein, are to be submitted as a single document. Any variation from the minimum specifications must be clearly stated on the RFP/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid. RFP/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/BID specification for any item(s). If RFP's/Bids are based on equivalent products, indicate on the RFP/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/BID will not satisfy this provision. The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. RFP's/BID's which do not comply with these requirements are subject to rejection. RFP's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFP/BID FORM. The "CITY" is to be notified, in writing, of any proposed changes in materials used, manufacturing process, or construction. However, changes shall not be binding upon the "CITY" unless evidenced by a Change Notice issued and signed by the "CITY", or designated representative.

QUANTITIES: The quantities as specified in this RFP/BID are estimates only and are not to be construed as guaranteed minimums.

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense. Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract. Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the "CITY" within a reasonable time as deemed appropriate.

DOCUMENT RE-CREATION: "VENDOR" may choose to re-create any document(s) required for this solicitation but must do so at his own risk. All required information in the original "CITY" format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:

9/5/2024

(Signature and Date)

[Submittal Attachment H5]

HOLD HARMLESS AGREEMENT

The Contractor agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting there from, arising out of the agreement, to the extent that such claims are attributable, in whole or in part, to a negligent act or omission by the Contractor.

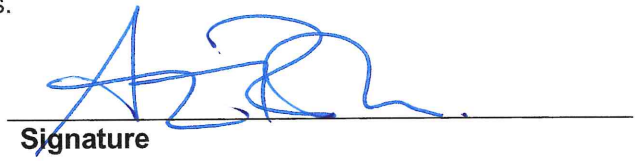
The Contractor shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The Contractor shall also purchase any other coverage required by law for the benefit of employees.

The required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the Contractor stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Holbrook Asphalt LLC
Contractor/ Vendor-Print Name


Signature

2024-28 HA5 Asphalt Surface Treatment
Project Name

9/5/2024
Date

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal.

[Submittal Attachment H6]

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Holbrook Asphalt LLC
(print or type name of vendor)

a. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
b. Informs employees about the dangers of drug abuse in the workplace, the vendor's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
c. Gives each employee engaged in providing commodities or contractual services that are under RFP or bid, a copy of the statement specified above.
d. Notifies the employees that as a condition of working on the commodities or contractual services that are under RFP or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
e. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
f. Make a good faith effort to continue to maintain a drug free workplace through the implementation of the drug free workplace program.
g. "As a person authorized to sign this statement, I certify that the above-named business, vendor or corporation complies fully with the requirements set forth herein".

Authorized Signature

9/5/2024
Date Signed

State of: Florida

County of: Lake County

Sworn to and subscribed before me this 5TH day of September, 2024

Personally known ✓ or Produced Identification _____
(Specify Type of Identification)

Carol Vance
Signature of Notary

My Commission Expires 10/29/2028

(seal)

Notary Public State of Florida
Carol Vance
My Commission HH 568753
Expires 10/29/2028

This document must be completed and returned with your Submittal

[Submittal Attachment H7]

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

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

1. This sworn statement is submitted to City of Wildwood
   By Stephen White, Regional Director
   {print individual's name and title}

   for Holbrook Asphalt LLC
   {print name of entity submitting sworn statement}

   whose business address is 1545 E Commerce Dr., St. George, UT 84790

   and (if applicable) its Federal Employer Identification Number (FEIN) is 87-0626583 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

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

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

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

   a. A predecessor or successor of a person convicted of a public entity crime; or

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

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

d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **{indicate which statement applies.}**

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

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

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

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

_____
{signature}

9/5/2024
{date}

State of Florida

County of Lake County

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Stephen White, who after first being sworn by me, affixed his/her signature in the space provided above on this 5th day of September 2024

Attest: Carol Vance
Notary Public
My commission expires: 10/29/2028

(Notary Seal)

Notary Public State of Florida
Carol Vance
My Commission HH 568753
Expires 10/29/2028

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that.

2. I *(printed name)* Stephen White am the *(title)* Regional Director and the duly authorized representative of the vendor of *(Vendor Name)* Holbrook Asphalt LLC whose address is 1545 E Commerce Dr., St. George, UT 84790, and that I possess the legal authority to make this affidavit on behalf of myself and the vendor for which I am acting; and,

2. Except as listed below, no employee, officer, or agent of the vendor have any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and,

3. This bid proposal is made without prior understanding, agreement, or connection with any corporation, vendor, or person submitting a bid proposal for the same services and is in all respects fair and without collusion or fraud.

EXCEPTIONS (List)

Signature: _____

Printed Name: Stephen White

Vendor Name: Holbrook Asphalt LLC

Date: Sept. 5, 2024

State of Florida

County of Lake County

Sworn to and subscribed before me this 5th day of September 2024

Personally Known ✓

OR Produced Identification _____, Type of Identification _____

My Commission Expires 10/29/2028

Carol Vance

Carol Vance

(Printed, typed, or stamped commissioned name of notary)

Notary Public State of Florida
Carol Vance
My Commission HH 568753
Expires 10/29/2028

This document must be completed and returned with your Submittal.

[Submittal Attachment H9]

Immigration Affidavit Certification

This Affidavit is required and should be signed, notarized by an authorized principal of the firm, and submitted with formal Invitations to Bid (ITB's) and Request for Proposals (RFP) submittals. Further, Consultants / Bidders are required to enroll in the E-Verify program, and provide acceptable evidence of their enrollment, at the time of the submission of the Consultant's/bidder's proposal. Acceptable evidence consists of a copy of the properly completed E-Verify Company Profile page or a copy of the fully executed E-Verify Memorandum of Understanding for the company. Failure to include this Affidavit and acceptable evidence of enrollment in the E-Verify program may deem the Consultant / Bidder's proposal as nonresponsive.

The City of Wildwood will not intentionally award City contracts to any Consultant who knowingly employs unauthorized alien workers, constituting a violation of the employment provision contained in 8 U.S.C. Section 1324 a(e) Section 274A(e) of the Immigration and Nationality Act ("INA").
The City of Wildwood may consider the employment by any Consultant of unauthorized aliens a violation of Section 274A (e) of the INA. Such Violation by the recipient of the Employment Provisions contained in Section 274A (e) of the INA shall be grounds for unilateral termination of the contract by the City of Wildwood.

Consultant attests that they are fully compliant with all applicable immigration laws (specifically to the 1986 Immigration Act and subsequent Amendment(s)) and agrees to comply with the provisions of the Memorandum of Understanding with E-Verify and to provide proof of enrollment in The Employment Eligibility Verification System (E-Verify), operated by the Department of Homeland Security in partnership with the Social Security Administration at the time of submission of the Consultant's / Bidder's proposal.

Company Name: Holbrook Asphalt LLC

Print Name: Stephen White Title: Regional Director

Signature _____ Date: 9/5/2024

State of Florida County of Lake County

The foregoing instrument was signed and acknowledged before me this 5th day of September, 2024, by Stephen White who has produced Drivers License, as identification. (Print or Type Name) (Type of Identification and Number)

Carol Vance
Notary Public Signature

Carol Vance
Printed Name of Notary Public

HH 568753 10/29/2028
Notary Commission Number/Expiration

Notary Public State of Florida
Carol Vance
My Commission HH 568753
Expires 10/29/2028

The signee of this affidavit guarantees, as evidenced by the affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lorna R. Wilson, CISR
Risk Services - Leavitt Insurance Agencies 2190 North Loop West #309 Houston TX 77018	PHONE (A/C, No, Ext): (318) 795-4856 FAX (A/C, No): (866) 699-9142 E-MAIL ADDRESS: lorna-wilson@leavitt.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Transportation Insurance Company	20494
INSURER B: American Casualty Company of Reading PA	20427
INSURER C: Continental Insurance Company	35289
INSURER D: Navigators Specialty Insurance Company	36056
INSURER E:	
INSURER F:	

INSURED: Holbrook Asphalt, LLC, 1545 E Commerce Dr, St. George UT 84790

COVERAGES **CERTIFICATE NUMBER:** 24-25 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC X OTHER: **See Remarks-PER PROJECT	X		6078600749	1/5/2024	1/5/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG PER PROJECT AGGREGATE	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS X HIRED AUTOS [X] NON-OWNED AUTOS X $100 HA Comp Ded [X] $1000 HA Coll Ded	X		6076203304	1/5/2024	1/5/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000	X		6076203321	1/5/2024	1/5/2025	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		6078600802	1/5/2024	1/5/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	POLLUTION LIABILITY - $10k Ded			CH24ECPZ05MEAIC	1/5/2024	1/5/2025	AGGREGATE LIMIT	$2,000,000
A	Contractor Equip-LEASED/RENTED			6076203318	1/5/2024	1/5/2025	MAX LIMIT per item/ DEDUCTIBLE	$100,000/ $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The following are included as Additional Insureds with a Waiver of Subrogation as respects to the General Liability, Auto Liability & Umbrella Liability policies where required by written contract:

CITY OF WILDWOOD, Contractor, subcontractor, architects, or engineers

CERTIFICATE HOLDER

City of Wildwood
100 N Main Street
Wildwood, FL 34785

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

L Wilson, CISR/LOWILS

Lorna R. Wilson

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Additional Named Insureds

Other Named Insureds	
CJD Holdings, LLC	Limited Liability Company, Additional Named Insured
Dynamic Synthesis, LLC	Limited Liability Company, Additional Named Insured
GLM Holbdings, LLC	Limited Liability Company, Additional Named Insured
HDMB, LLC	Limited Liability Company, Additional Named Insured
Holbrook Asphalt Arizona, LLC	Limited Liability Company, Additional Named Insured
Holbrook Transport, LLC	Limited Liability Company, Additional Named Insured
Integrated Pavement Solutions LLC	Doing Business As
Integrated Pavement Solutions LLC	Limited Liability Company, Additional Named Insured
IPS Plant Holdings, LLC	Limited Liability Company, Additional Named Insured
J Holbrook Business Development, LLC	Limited Liability Company, Additional Named Insured
MLB Capital Ventures, LLC	Limited Liability Company, Additional Named Insured
Platinum Strategies LLC	Limited Liability Company, Additional Named Insured
Redrock Alliance, LLC	Limited Liability Company, Additional Named Insured
Seminole, LLC	Limited Liability Company, Additional Named Insured
Southwest Real Estate Holdings, LLC	Limited Liability Company, Additional Named Insured
TSH Real Estate Holdings, LLC	Limited Liability Company, Additional Named Insured
Zenix Solutions, LLC	Limited Liability Company, Additional Named Insured
Zensol Holdings, LLC	Limited Liability Company, Additional Named Insured

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Pricing Page Analysis RFP 2024-28 HA5 Asphalt Surface Treatment

Proposal Ranking

(single proposal evaluation)

	Evaluation Criteria						Ranking	
	Capability, Qualifications, Experience 30	Method of Approach 30	Price Estimates 20	Ability to provide products 10	Relevant References 10	Subtotal		
Holbrook Asphalt LLC	26.3	26.0	19.3	8.7	9.3	89.7	**Holbrook Asphalt LLC**	1
Evaluator 1:	27.0	24.00	20.00	8	8	87.0		
Evaluator 2:	28.0	30.00	18.00	10	10	96.0		
Evaluator 3:	24.0	24.00	20.00	8	10	86.0		

REQUEST FOR PROPOSAL
for
HA5 Asphalt Surface Treatment

RFP 2024-28

City of Wildwood
100 N Main Street
Wildwood, FL 34785

352-330-1343 (Phone)
352-330-1353 (Fax)

RFP # 2024-28

HA5 Asphalt Surface Treatment

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PART 1 - INTENT AND GENERAL INFORMATION

REQUEST FOR PROPOSALS

Sealed proposal will be received by the CITY OF WILDWOOD at City Hall located at 100 N Main Street, Wildwood, Florida 34785 on or before the *Response Submission Deadline* date listed on the *Calendar of Events / RFP Timeline.* Sealed proposals shall be delivered to the "Utilities Department" window in City Hall. Proposers shall take careful notice of the following conditions of this Request for Proposals:

A. Proposals (responses to the Request for Proposal) shall be delivered to the location stated above and on or before the due date/time referenced. Proposals shall be in sealed envelopes, boxes or other packaging with the Request for Proposal number and title clearly marked on the outside of the package. The company name shall also be provided on the outside of the package.

B. Submissions by FAX or other electronic media will not be accepted under any circumstances. Late submissions will not be accepted under any circumstances.

C. Proposers (respondents) may withdraw and/or replace proposals at any time until the deadline for submission of proposals.

D. All questions received on or before the *Last Day of Questions* provided on the *Calendar of Events/RFP Timeline* page will be considered. Questions will not be answered over the phone. Questions regarding the RFP process must be in writing and sent to Robert Schoepe, Procurement Specialist via email to rschoepe@wildwood-fl.gov or faxed to (352) 330-1353 Attention: Robert Schoepe, Finance.

E. Do not attempt to contact any City of Wildwood staff members, contracted project representatives or any person with questions relating to this solicitation and project details. All questions shall be directed to the Procurement Specialist. Anyone attempting to lobby City of Wildwood representatives may be disqualified. Questions will be answered in a published addendum from the date of issuance to the submission deadline date. Contact with all those involved with evaluation and selection decisions is prohibited until the resulting contract is awarded and enacted.

F. Any bidder affected adversely by an intended decision with respect to the award of any bid, shall file with the City Clerk's Office of the CITY OF WILDWOOD, a written notice of intent to file a protest not later than seventy-two (72) hours (excluding Saturdays, Sundays, and established City legal holidays), after the posting of the bid tabulation. Bid protest procedures may be obtained in The City Clerk's Office, City Hall, 100 N Main Street, Wildwood, Florida 34785 between 8:00 A.M. to 5:00 P.M. Monday through Friday.

G. It is the sole responsibility of each respondent to monitor the City's website (www.wildwood-fl.gov) for any and all bid documents, including addendums.

CALENDAR OF EVENTS / RFP TIMELINE

Listed below are the important dates and times by which the actions noted must be completed. All dates are subject to change by the CITY OF WILDWOOD. If the CITY finds it necessary to change any of the dates prior to and including the Submission Deadline, the change will be accomplished by a published addendum.

Please note that City Hall and other City offices are closed in observation of the following holidays: New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day. These holidays have been factored into the RFP timeline and no Completion Date falls on a day that City Hall is closed.

ACTION	COMPLETION DATE
Issue RFP	August 9, 2024 (Friday)
Last Day for Questions	August 21, 2024 (Wednesday)
Addendums Posted (If Necessary)	August 27th thru September 6, 2024
Response Submission Deadline	September 12, 2024 (Thursday) @ 2:00 PM EST
Selection Committee Meeting	September 16th thru September 20, 2024
Contract Award	October 14, 2024

PROPOSAL CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED

The following documents and forms, in the listed arrangement must accompany each Proposal Package or alternate RFP submitted:

1. One (1) original unbound and signed proposal (hardcopy)
2. Four (4) copies of the vendor's original proposal

The checklist summarizing how your response shall be organized is provided below. Detailed information about the response preparation, organization and the required forms is located in PART 5- *Qualification Documents*.

QUALIFICATION PACKAGE: Checklist of items to be submitted		
✓	**Tabs**	**Content**
	Cover Page	RFP Cover Page form. (Attachment 1)
	Tab A	Statement of Interest
	Tab B	Company Information
	Tab C	Team Composition and Resumes
	Tab D	Method of Approach
	Tab E	References
	Tab F	Additional Information
	Tab G	Photographs of Sample Work
	Tab H	Additional Required Documents
	H1	Proposal Pricing Page
	H2	Proposer's Certification / Addenda Acknowledgement form
	H3	Proposal form
	H4	Statement of Terms and Conditions form
	H5	Hold Harmless Agreement
	H6	Drug Free Workplace Certificate
	H7	Sworn Statement to Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes form
	H8	Conflict of Interest Disclosure form
	H9	Immigration Affidavit Certification
	H10	A page that clearly identifies and numbers any Exceptions or Deviations from the Scope of Services or the terms and conditions
	H11	A Certificate of Insurability (COI)

The checklist is provided for your convenience and is not required to be submitted with the Qualification Package (response).

PART 2 - INTRODUCTION

PURPOSE

The City of Wildwood, Florida ("the "CITY"") is interested in selecting qualified Contractors ("VENDOR") that can provide the required services pursuant to Section 287.057, Florida Statutes. The "CITY" requests that qualified "VENDOR"s submit letters of interest and proposals for consideration for selection of a qualified Contractor in constructing mineral aggregate and asphalt binder surface treatment installed as high-density mineral bond/HA5 asphalt surface treatment over roadway and parking lot surfaces. The "CITY" may select, or not select, at their sole discretion, any Contractor that the "CITY feels will best address their needs.

The purpose of this RFP is to select qualified paving contractors to furnish all materials, labor, supervision, transportation, inspections, permits, licenses, equipment, and any incidentals necessary to provide high-density mineral bond/HA5 asphalt surface treatment for various "CITY" facilities.

SELECTION PROCESS

Selection will be based on the criteria as defined within this RFP. Selection of the Contractor will be in accordance with Florida Statue 287.057.

PROPOSALS SUBMISSION FORMAT AND REQUIREMENTS

To be considered, prospective vendors must submit a complete response as required by the RFP checklist of items found in Part 1. Vendors must submit evidence of their ability to provide complete, thorough and comprehensive responses and information for each of the components of the RFP.

GENERAL SELECTION CRITERIA

The CITY's intent is to minimize the cost to vendors who are responding to this request for proposals, therefore you are encouraged to be brief and succinct. Thick volumes of background and general marketing material will not be appreciated and will not carry favor with the reviewers. We are seeking thoughtful, tightly focused proposals that documents suitability for the services requested.

The services being sought under this RFP are considered to be professional in nature. The Vendors will be evaluated based upon the capabilities of the respondents and will result in an award that is in the best interest of the CITY. Factors to be considered in the evaluation include:

A. Capability and qualifications of the proposer to deliver the proposed services
B. Proven experience as demonstrated with recent contracts/projects for local government agencies within the State of Florida
C. Resources and availability to meet the City's needs
D. Customer references and past performance
E. Prices proposed

The selection process incorporates these general criterium as well as those identified in Part 3 – *Scope of Services*, Part 4 – *Evaluation and Award*, and any addendums released as part of the RFP competitive process.

ADDITIONAL CONDITIONS

The following are conditions incorporated into the request for proposal collection, evaluation, and awarding processes:

A. Receiving Proposals: The City reserves the right to reject any or all Proposals received, to request additional information, or to extend the deadline for submittals.
B. Confidentiality of Documents: Upon receipt of proposals by the City, the proposals shall become the property of the City without compensation to the proponent, for disposition or usage by the City at its discretion. Pursuant to Florida Statute, Section 119.071(1)(b)2, all proposals submitted shall be subject to review as public records 30 days from award.
C. Costs to Prepare Responses: The CITY assumes no responsibility or obligation to the respondents and will make no payment for any costs associated with the preparation or submission of these proposals.
D. Equal Employment Opportunity: During the performance of the resulting contract, the Vendor agrees as follows: The Vendor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, place of birth, or physical handicap.

EXAMINATION OF PROPOSALS DOCUMENTS

Each vendor shall carefully examine the Scope of Services and other applicable documents, and inform himself/herself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the Vendor will in no way relieve him/her of the obligations and responsibilities assumed under the contract.

Should a vendor find discrepancies or ambiguities in, or omissions from the Scope of Services, or should he/she be in doubt as to their meaning, he/she shall at once notify the City of Wildwood in writing.

INTERPRETATIONS, CLARIFICATIONS AND ADDENDA

No oral interpretations will be made to any vendor as to the meaning of the RFP/Contract Documents. Any questions or request for interpretation received IN WRITING by City of Wildwood before the stated response submittal deadline, will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed prior to the established RFP opening date. Each Vendor shall acknowledge receipt of such addenda in the space provided on the Proposal Form (see submittal Attachment H2).

In case any Vendor fails to acknowledge receipt of such addenda or addendum, his/her RFP submittal package will nevertheless be construed as though it had been received and acknowledged and the submission of his/her RFP will constitute acknowledgment of the receipt of the same. All addenda are a part of the RFP Documents, and each Vendor will be bound by such addenda, whether or not received by him/her. It is the responsibility of each Vendor to verify that he/she has received all addenda issued before the established RFP scheduled response submittal deadline.

GOVERNING LAWS AND REGULATIONS

The Vendor is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the work.

PREPARATION OF PROPOSAL

Signature of the Vendor: The Vendor must sign the Proposal forms in the space provided for the signature. If the Vendor is an individual, the words "Doing Business As _____" which shall appear beneath such a signature. In the case of a partnership, the signature of at least one of the partners must follow the vendor's name and the words, "Member of the Vendor" should be written beneath such a signature. If the Vendor is a corporation, the title of the officer signing the RFP submittal response on behalf of the corporation must be stated and evidence of his/her authority to sign the RFP forms. The Vendor shall state in the Proposal Form the name and address of each person interested therein.

FISCAL YEAR FUNDING APPROPRIATION

Unless otherwise provided by law, a contract for supplies or services may be entered into for any period of time deemed to be in the best interest of the City of Wildwood, provided the term of the contract and conditions of renewal or extension, if any, are included in the solicitation and funds are available for the fiscal period at the time of the contract. Payment and performance obligations for succeeding fiscal periods shall be subject to appropriation by the City of Wildwood funds thereafter.

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be cancelled, and the Contractor shall be entitled to reimbursement for the reasonable value of any nonrecurring cost incurred but not advertised in the price of the supplied or services delivered under the contract or otherwise recoverable.

TAX EXEMPT STATUS

The City of Wildwood is a governmental agency under Florida law and exempt from Florida sales tax. The tax-exempt number will be provided upon request. This exemption does not apply to goods and services purchased separately by a Contractor in connection with its contract obligations. The Contractor shall be responsible for paying any taxes, fees, or similar payments that are required to be paid in connection with the contract work.

PROTECTION OF RESIDENT WORKERS

The City of Wildwood actively supports the Immigration and Nationality Act (INA) which includes provisions addressing employment eligibility, employment verification, and nondiscrimination. Under the INA, employers may hire only persons who may legally work in the United States (i.e. citizens and nationals of the U.S.) and aliens authorized to work in the U.S. The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the Employment Eligibility Verification Form (I-9). The Contractor shall establish appropriate procedures and controls so no services or products under the Contract Documents will be performed or manufactured by any worker who is not legally eligible to perform such services or employment. The Contractor must be able to verify an employee's eligibility to work in the U.S. upon demand by the City of Wildwood throughout the duration of the contract.

CITY OF WILDWOOD

The City of Wildwood is a unit of local government and as such reserves the right to reject any and/or all RFP packages, reserves the right to waive any informalities or irregularities in the RFP or examination process, and reserves the right to award the RFP and/or contracts in the best interest of the City of Wildwood.

CONFLICT OF INTEREST DISCLOSURE

Each Respondent shall complete and have notarized the attached disclosure form of any potential conflict of interest that the Respondent may have due to ownership, contracts, or interest associated with this project.

PUBLIC ENTITY CRIMES

Pursuant to Section 287.132 and 287.133 Florida Statutes, the City, as a public entity, may not consider a proposals package from, award any contract to, or transact any business in excess of the threshold amount set forth in Section 287.017 Florida Statutes with any person or affiliate on the convicted contractor list for the time periods specified unless such person has been removed from the list pursuant to law.

TRUTH IN NEGOTIATIONS

The Respondent certifies to Truth-in-Negotiations and the wage rates and other factual unit cost supporting the compensation are accurate, complete, and current at the time of contracting. Further, the original contact amount and any additions thereto shall be adjusted to exclude any significant sums where the City determines the contract price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. Such an adjustment must be made within one (1) year following the end of the contract.

RIGHT TO AUDIT RECORDS

The City of Wildwood shall be entitled to audit the books and records of the Contractor or any sub-Contractor to the extent that such books and records relate to the performance of the Agreement or any sub-contract to the Agreement. Such books and records shall be maintained by the Contractor for a period of three (3) years from the date of final payment under the Agreement and by the sub-Contractor for a period of three (3) years from the date of final payment under the sub-contract unless a shorter period is otherwise authorized in writing.

TERM OF CONTRACT

Services performed pursuant to this contract shall commence upon execution of the agreement and continue as necessary to perform and complete all the work required. The term of the Contract resulting from the solicitation, shall be for an initial thirty-six (36) month period. The Contract may, by mutual assent of the parties, be extended for two (2) additional twelve (12) month periods or portions thereof, up to a cumulative total of sixty (60) months.

PART 3 - SCOPE OF SERVICES

The City of Wildwood, Florida (“the “CITY””) is interested in selecting a qualified Contractor (“VENDOR”) that can provide the required services. The purpose of this RFP is to select qualified licensed contractors to furnish all materials, labor, supervision, transportation, inspections, permits, licenses, equipment, and any incidentals necessary to provide mineral aggregate and asphalt binder surface treatment installed as high-density mineral bond (HDMB)/HA5 asphalt surface treatment over roadway surfaces and “CITY” owned parking lots.

GENERAL SERVICE REQUIREMENTS

1. Description of Work
    A. Contractor(s) all materials, labor, supervision, transportation, inspections, permits, licenses, equipment, and any incidentals necessary to provide mineral aggregate and asphalt binder surface treatment installed as a High-Density Mineral Bond (HDMB)/HA5 Asphalt Surface Treatment over roadway surfaces and “CITY” owned parking lots.
    B. Contractor must submit documentation to “CITY”, with each invoice, including paid invoices to suppliers for the cost of parts and materials along with the costs for labor.
    C. Contractor will be responsible for making all repairs. Other than providing access to “CITY” facilities, Contractor should not rely upon “CITY” to obtain permits or act as a facilitator between utility companies, outside “VENDOR” s, and/or manufacturers.
    D. Prior to starting any work or repairs, “CITY” may request a detailed budgetary estimate from Contractor for any proposed work. Work may not be started until “CITY” directs Contractor to do so by written communication or authorized Purchase Order.
    E. All “VENDOR” s must have an active phone number and email address to communicate with “CITY” for invoicing purposes, authorized work is considered started when Contractor arrives at the location and will end when the work is completed. “CITY” will not pay for travel time.
    F. Contractor will be allowed to invoice for miscellaneous materials. “Miscellaneous materials” are herein defined as materials that are already owned by Contractor and are incidentally used to complete the repairs. The cost of miscellaneous materials shall never exceed $100 per repair. Miscellaneous materials are not intended to be abused by Contractor; therefore, it will require the public approval of the Public Works Director. A decision by the Public Works Director pertaining invoicing of miscellaneous materials is final, whether it is in favor or against Contractor. No back up will be required for the invoicing of miscellaneous materials; however, Contractor will be required to list such miscellaneous materials, already owned by his company, and used for the invoiced repairs.
2. Emergency Repairs
    A. Contractor, as requested by “CITY” representative, will furnish all labor and necessary tools and materials at an established rate from 7:00 A.M. to 5:00 P.M. Monday through Friday. Contractor, as requested by “CITY” representative, will furnish all labor and necessary tools and materials at an established overtime rate from 5:00 P.M. to 7:00 A.M. Monday through Friday and all-day Saturday and Sunday. Emergency repairs that are completed under the time and materials guideline will require that Contractor submit attached to the invoice receipts of the materials used to complete the work and a detail breakdown of the job classification and the number of hours worked for each day that it is billed. For emergency repairs, response time shall not exceed two (2) hours from the time the call is placed. In the event Contractor does not respond to “CITY”’s request for service in a timely manner, as established in this bid, “CITY” representative will contact the next contractor in the rotation. Failure to respond three (3) times to the Public Works Director or “CITY” designated staff under assigned rotation will constitute failure to perform and may be subject to contract termination.

3. Scheduled Repairs
    A. The “CITY” may request from the selected Contractor, a detailed budgetary cost estimate, to be approved by the Public Works Director to complete any services listed within this bid that the cost does not exceed the “CITY”’s defined procurement thresholds. In the event that “CITY” and Contractor fail to agree on the proposed cost estimate, the Public Works Director will end negotiations and will request a new proposal from the next contractor in the rotation. If due to unforeseen conditions, additional work is required to complete the pre-approved work specified in the cost estimate, the Public Works Director can authorize Contractor to complete the required additional work to be paid at the actual time and cost of materials plus mark up as it is established in the executed contract between “CITY” and the selected Contractor(s).
    B. Work completed under the time and materials guideline will require that Contractor submit attached to the invoice receipts of the materials used to complete the work and a detail breakdown of the job classification and the number of hours worked for each day that it is billed. In the event Contractor does not respond to “CITY”’s request to submit a cost estimate in a timely manner, “CITY” representative will contact the next contractor, in the rotation, to request a new cost estimate. Failure to respond three (3) times to the Public Works Director under assigned rotation will constitute failure to perform and may be subject to contract termination.

4. Work Task Procurement Guidelines
    A. The “CITY” may request a cost estimate proposal for work exceeding the “CITY”’s defined procurement thresholds that require an invitation to bid from all pre-qualified Contractors for any required services listed in this bid. “CITY” will select the contractor based on the lowest price submitted.

PRODUCT AND SERVICE SPECIFICATIONS

NOTE: This special provision is generally written in the imperative mood. The subject, “the Contractor” is implied. Also implied in this language are “shall”, “shall be”, or similar words and phrases. The word “will” generally pertain to decisions or actions of “CITY” of Wildwood.

1. DESCRIPTION
    A. Construct a mineral aggregate and asphalt binder surface treatment installed as a High-Density Mineral Bond (HDMB) over the roadway surface.

    B. Prepare the existing cracks and joints at the locations designated in the Contract Documents or as required by the “CITY” Representative. Fill cracks with hot type joint sealing compound-roadways and polymer modified asphalt pavement repair mastic where required.

BID ITEM	**UNITS**
High Density Mineral Bond (HDMB)	Square Yard
Hot Pour Crack Sealing	Linear Foot
Mastic Pavement Repair	Linear Foot

C. Contractor Minimum Qualifications

The Contractor should have successfully completed at least five (5) projects using the same mix design as given in Table 4 – Mix Properties. The Contractor should provide a list of five (5) projects which used the mix design in Table 4 – Mix Properties and have demonstrated a five-year minimum proven performance on a bituminous surface. Acceptable performance after a five-year period is no less than 70% residual coverage of the surface treatment.

An alternative to the Contractor required experience is an HDMB supplier representative providing support and inspection of the project. The HDMB supplier representative must have the same experience required of the Contractor with five projects using the mix design specified in Table 4 – Mix Properties that have a five-year performance history. Acceptable performance after a five-year period is no less than 70% residual coverage of the surface treatment.

HDMB found defective after installation shall be reinstalled at no additional cost to the "CITY".

2. REFERENCES

A. AASHTO R 9: Standard Recommended Practice for Acceptance Sampling Plans for Highway Construction.
B. ANSI B74.8: Procedure to Ball Mill Test for Friability of Abrasive Grain.
C. ASTM C 128: Standard Test Method for Density, Relative Density (Specific Gravity), and Absorption of Fine Aggregate.
D. ASTM C 170: Standard Test Method for Compressive Strength of Dimension Stone.
E. ASTM C 1326: Standard Test Method for Knoop Indentation Hardness of Advanced Ceramics.
F. ASTM D 1644: Standard Test Method for Nonvolatile Content (Solids by Weight).
G. ASTM D 2172: Standard Test Methods for Quantitative Extraction of Bitumen from Bituminous Paving Mixtures.
H. ASTM D 2196: Standard Test Method for Rheological Properties of Non-Newtonian materials by Rotational (Brookfield type) Viscometer.
I. ASTM D 2486: Standard Test Method for determining wear resistance in cycles.
J. ASTM D 2939: Standard Test Method for Emulsified Bitumen's used as Protective Coatings.
K. ASTM D 3960: Standard Practice for Determining Volatile Organic Compound Content of Paints and Related Coatings.
L. ASTM E 70: Standard Test Method for pH of Aqueous solutions with the Glass Electrode.
M. AASHTO T 59: Standard Test Method for Testing Emulsified Asphalts.
N. AASHTO T 111: Standard Test Method for Mineral Matter or Ash in Asphalt Materials

3. HDMB MATERIALS

A. ASPHALT BINDER

Emulsified Asphalt: Inorganic, non-ionic, thixotropic mineral colloid at 77° Fahrenheit that meets the following requirements. Inorganic is defined as a non-carbon-based emulsifier.

Table 1 - Non-Ionic Emulsion Properties			
Criterion	**ASTM Standard**	**Min**	**Max**
Brookfield Viscosity at 77*F (Spindle 5, 20 rpm), cPs	D2196	11,000	20,000
pH	E70	5	7.5
Density, lbs./gal	T 59	8.5	9
Asphalt Cement Content, percentage by weight	D 2172	45	50
Solids Content, percentage by weight	T 59	50	54
Ash Content, percent by weight	T 111	4	6

B. AGGREGATE

1. Clean and free from organic matter or other deleterious substances. Composed of sand, clay, slate, and corundum. Properties of slate and corundum as follows.

Table 2 - Slate			
Criterion	**ASTM Standard**	**Min**	**Max**
Specific Gravity	C 128		3
Compression, psi	C 170	11,000	

Table 3 - Refined Corundum			
Criterion	**ASTM Standard**	**Min**	**Max**
Specific Gravity	C 128	4	3
Knoop 100 Hardness	D 1326	2,000	
Ball Mill Friability (14 grit)	B74.8	8.5	50

2. Aggregates shall be pre-mixed with the HDMB base emulsion meeting the requirements of Table No. 1- Non-Ionic Emulsion Properties at the manufacturer facility or at a manufacturer approved mixing facility prior to arriving at the jobsite.

C.ADDITIVES

1. Water is clean, non-detrimental, and free from salts and contaminant. 2
2. Polymers and other additives as necessary to achieve mix design performance.

4. CRACK SEALING MATERIALS

Provide materials that comply with the applicable requirements.

A. Hot Type Joint Sealing Compound-Highway. When required, provide hot type joint sealing compound intended for use in highway applications that complies with DIVISION 1500 and is a FDOT prequalified material with pavement temperature performance limits of 64-40.

B. Hot Type Joint Sealing Compound-Parking Lots. When required, provide hot type joint sealing compound intended for use in pedestrian and slow-moving traffic areas that meets the requirements of ASTM D6690, Type II Specifications with pavement temperature performance limits of 64-28.

C. Polymer Modified Asphalt Pavement Repair Mastic. A hot applied, pourable, aggregate filled, black color, polymer modified, patching material intended to fill cracks in excess of 1/2 inch and larger that conforms to the following requirements or is an approved equal.

1. **Polymer Modified Binder**
   Cone Penetration, 77°F (25°C) (ASTM D5329)……..60 max
   Softening Point (ASTM D36)……..200°F (93°C) min
   Flexibility (1”, 180°C, 10 sec) (ASTM D3111 modified)…..Pass at 32°F (0°C)
2. **Aggregate**
   Abrasion Resistance (ASTM C131)……35% max
3. **Blended Product**
   Flexibility, 32°F (0°C) (PTM 3)…….Pass
   Adhesion, 77°F (25°C) (PTM 4)……..25 PSI (172 KPA) min
   Specific Gravity ……1.5 – 2.0
   Minimum Application Temperature……..375°F (190°C)
   Maximum Application Temperature…….400°F (204°C)

Note: PTM 3 and PTM 4 are Crafco, Inc test procedures. Other material specifications and may be submitted to the “CITY” Representative for approval.

5. HDMB MIX DESIGN Completed high density mineral bond material, prior to being loaded for install, must meet the following requirements.

A. Constituents
The High-Density Mineral Bond (HDMB) material shall be a uniform mixture of fine aggregate, non-ionic emulsified asphalt, water, and other additives as required. The constituents shall be proportioned to produce a uniform mixture meeting the requirements of Table No. 4 – Mix Properties.

B. Mixture Design
At least three weeks prior to beginning work, the Contractor shall submit to the “CITY”’s Representative a mix design with certified test results along with representative samples of each ingredient to be used in the HDMB mixture. The sample shall include information relative to sources type of materials, certified test reports, and project number.

Table 4 - Mix Properties			
Criterion	**ASTM Standard**	**Min**	**Max**
Asphalt Content, percent by weight	D 2172	17	20
Solids Content, percent by weight	D 1644	55	63
Initial Brookfield Viscosity at 77* F (Spindle 4, 20 rpm) cps	D 2196	5,500	9,000
Ash Content, percent by weight	C 2939 ***(1)***	38	
Ash Content of Solids, percent by weight (a)	D 2939	65	54
Density, lbs./gal	D 2939	11	6
pH	E 70	6	8
Total Inorganic Aggregate Content, percent by weight (b)	T 111 ***(2)***	37	
Total Sand Content, percent by weight	-		6
Maximum VOC, g/L	D 3960		5
Resistance to Re-emulsification	D 2939	No re-emulsification	
Wear Resistance, percent loss by weight (c)	D 2486 ***(3)***		4

NOTES:

1.) Ash content as a percentage of solids content.

2.) Ash content of completed mix minus as content of base non-ionic emulsion. Total inorganic aggregate content is defined as slate, refined corundum, and sand.

3.) ASTM D 486 (Modified): Prepare sample at 48 wet mils on glass panel. Dry at 77 degrees F for three (3) days. Immense in water for 24 hours at 77 degrees F. Test scrub resistance with 1,000-gram brass brush for 12,00 cycles. Report percent of dry film lost on the LOT sheet.

6. HDMB CONSTRUCTION REQUIREMENTS

A. EQUIPMENT

General. All equipment, tools, and machines used in the performance of this work shall be approved by the “CITY”’s Representative. No work shall be attempted with equipment that is malfunctioning. The “CITY”’s Representative may order that the work be discontinued if sufficient equipment and tools are not in use to place the materials satisfactorily.

Use a continuous flow mixing unit.

1. Capable of applying at least 15,000 square yards of material per day.
2. Equipped with full sweep agitation system to assure proper suspension of fine aggregates.
3. Equipped with two separate filters. The primary filter should be at least 200 square inches with a face of 3/8 inch. The secondary filter needs to be at least 1,500 square inches with a filter face of 1/8 inch
4. Equipped with a retractable spray bar capable of applying mixture without drilling. The bar should be positioned to meet calibration requirements.
5. Equipped with a means of determining the application rate to the nearest gallon.

B. WEATHER LIMITATIONS

The HDMB surface material shall be placed when air and roadbed temperatures in the shade are 45°F and rising. HDMB shall not be applied if pavement or air temperatures are below 45°F and falling. The temperature shall be taken in the shade. The application of the pavement surfacing shall be stopped a minimum of 2 hours prior to expected rain and 48 hours prior to expected freezing temperatures.

C. SURFACE PREPARATION General. The area to be covered shall be cleaned of all loose material, mud spots, sand, dust, oil, vegetation, and other objectionable material removed. Do not flush water over cracks or apply pressured water to cracked pavement

Severely raveled or porous pavements may require tack coat of SS or CSS grade. Asphalt concrete inlay may be required in rut deformations. Patch any holes, raveled areas, and low areas with asphalt concrete.

The Contractor shall provide a means for clean straight lines at the transition points of the installation area. In applying HDMB, the Contractor shall use effective means to protect structures, walls, curbs, etc. from discoloring or spattering.

1. Do not begin or continue application without notifying “CITY”’s Representative of the calibration process and equipment settings.
2. Do not deviate from calibration settings without notifying “CITY”’s Representative.

D. OPENING TO TRAFFIC

The Contractor shall protect surface treatment materials from traffic until it has cured. Curing of the HDMB with the ability to carry rolling traffic shall be within 24 hours of placement. The Contractor shall maintain traffic control as necessary to prevent damage to the mixture. The Contractor at no additional cost to the “CITY” shall repair any such damage, done by traffic to the mixture.

Application of the surfacing mixture shall be suspended early enough each day to permit traffic to safely travel over the completed work before sunset.

E. PROTECTION
1. Implement the traffic control plan requirements. Provide safe passage for pedestrians and vehicles. Do not proceed without flaggers.
2. Protect trees, plants, and other ground cover from damage.
3. Prune trees to allow equipment passage underneath. Repair tree damage at no additional cost to the “CITY”.
4. Install invert covers.
5. Mask off end of streets and intersection to provide straight lines:
   a. Make straight lines along lip of gutters and shoulders. Keep same thickness in these areas. No runoff on these areas will be permitted.
   b. Mask-off Street Fixtures.
6. Protect structures, curb, gutter, sidewalks, guardrails, guideposts, etc. from spatter, mar, or overcoat.
7. Protect surface treatment materials from traffic until it has cured.

F. APPLICATION
1. Application Rate. Two (2) separate application coats are required. The first application must be thoroughly dry and free of any damp areas before the second application begins. Machine settings must match the following application rates.
   a. 0.20 gallons per square yard minimum for Layer 1.
   b. 0.16 gallons per square yard minimum for Layer 2.

   All applications shall be constant in delivery with uniform coverage of the surface without streaking.

   Application along gutters and shoulders shall be straight, uniform and at the appropriate application rate.

2. Spreading. Keep constant delivery rate of material per square yard of surface.
   a. Do not reduce application rate along edges or around manhole covers.
   b. Apply both applications right to the edge of the pavement. Do not back away from curbs, manhole covers, and edges on either application
   c. Make straight lines at all locations.
   d. Use hand squeegees to spread mix in areas that cannot be reached with distribution spray bar.
      i. Provide complete and uniform coverage.
      ii. Avoid unsightly appearance from hand work.

3. Joints. Make transverse joints straight-cut butt type, not over-lap type. Place longitudinal joints on lane lines. Limit overlap to three (3) inches maximum. Stop and correct paving operation if longitudinal or transverse joints have uncovered areas or unsightly appearance.

4. After Application.
   a. Leave no streaks caused by plugged nozzle or improper spray bar height.
   b. Leave no holes, bare spots, or cracks.
   c. Expose and clean Manholes, valve boxes, inlets and other service entrances and Street Fixtures.
   d. Raise reflective tabs that were covered over.
   e. Do not permit traffic on product until surface has cured.

5. Cleaning. Remove loose material, mud spots, sand, dust, oil, vegetation, and other objectionable material. Do not flush water over cracks or apply pressurized water to cracked pavement. Clean the surface prior to installation.

6. Repair. Repair and remove at no additional cost to the “CITY”:

    a. Remove delaminated or non-compliant product found after installation and apply acceptable product.
    b. Remove spatter, mar and overcoat from curb, gutter, sidewalk, guard rails, guideposts, etc.
    c. Remove overcoat from street fixtures.
    d. Make edge and end lines straight. Provide a good appearance.
    e. Leave no streaks, holes, bare spots, or cracks through which liquids or foreign matter could penetrate to the underlying pavement.
    f. Repair collateral damage caused by construction.

A. QUALITY CONTROL
Testing. If density tests (ASTM D2939) show non-compliance, remove the product, and halt operations until new material arrives and is shown to be in compliance. Measure the total amounts of material installed, and verify it meets the application rate. Protect surface treatment material from traffic.

B. Testing and LOTS
Certification from emulsion manufacturer stating the base emulsion meets the requirements of the HDMB base emulsion in section Table 1 – Non-Ionic Emulsion Properties of this specification is required Certification from the manufacturer stating that the completed HDMB meets the requirements of Table 4 – Mix Properties of this specification is required.

Results from the wear resistance test, current with one calendar year, may be requested by the agency prior to the project commencing.

A LOT is defined as the quantity of HDMB placed in a production day. For each LOT, the Contractor shall provide a LOT sheet containing the following information

1. LOT number, job number, route.
2. Date, air temperature.
3. Beginning and ending intervals.
4. Length, width, and total area in square yards of HDMB.
5. Recorded application rate and gallons placed.
6. Calibration forms.
7. Contractor’s authorized signature
8. Percent of Dry Film Lost

If non-complying material has been installed and no price for the material specified, apply price adjustment against cost of work requiring complying material as part of its installation. Opening HDMB treatment to vehicular traffic does not constitute acceptance. Observation of Contractor’s field quality control testing does not constitute acceptance.

Mat appearance defects may be accepted if a 2.5 percent price reduction is applied against the Lot for each condition not met. Maximum price reduction for the Lot is 5 percent. The “CITY” Representative may waive price adjustment if Contractor corrects deficiencies at no additional cost to the “CITY”.

C. Warranty.
The surface treatment material shall carry a warranty for a period of five (5) years. Acceptable performance after a five-year period is defined as 70% or greater of residual HDMB coverage of the inter-aggregate bituminous surface area. Mechanical disturbances by heavy equipment use are excluded from warranty. The warranty shall include coverage for peeling and pre-mature wear. The Constructor shall notify in writing if the pavement surface is not considered suitable for HDMB to request a waiver of the warranty. Provide a sample warranty for material and installation.

7. CRACK SEALING CONSTRUCTION REQUIREMENTS
   A. Route all cracks between 1/8 inch and 1/2 inch wide following the existing crack with a 5/8-inch router head to a depth equal to the router head width. Cracks wider than 1/2 inch do not require routing.

      1. Clean the full depth of the cracks and remove all foreign material that will prevent bonding of the sealant or repair mastic. Remove loose material on the roadway by blowing or sweeping debris from all paved surfaces, not only from the immediately adjacent area. Clean and dry all cracks to be sealed or repaired with a heat lance without burning pavement (indicated by smoke).

      2. Fill the routed cracks with an appropriate hot type joint sealing compound material and finish to a level slightly recessed from the pavement surface.

   B. Fill cracks wider than 5/8 inch with a polymer modified asphalt pavement repair mastic to a level 1/4 inch from the pavement surface immediately following cleaning and drying by heat lance. Allow mastic to set for a minimum of 1 hour, clean and dry the surface, and apply an appropriate hot type joint sealing compound material to within 1/16 inch above pavement surface and no more than a 2-inch overband beyond each edge.

   C. Do not place materials when the ambient air temperature is below 40°F or the pavement temperature exceeds 105°F. Materials shall be applied at temperatures within the manufacture's recommendations.

8. MEASUREMENT AND PAYMENT
   A. **Plan Quantity Measurement.** The quantity of High-Density Mineral Bond (HDMB) for which payment will be made are the quantities shown in the Contract, provided the project is constructed essentially to details shown in the Contract. When the Contract Documents have been altered, or when a disagreement exists between the Contractor and the "CITY"'s Representative as to the accuracy of the Contract Document quantities in any location or the entire project, either party has the right to request and cause the quantities involved to be measured according to Subsection 5B – HDMB Construction Requirements, Weather Limitations. The "CITY"'s Representative will measure sealing of cracks by the linear foot of material applied. There will be no price adjustments due to quantity changes for crack sealing and mastic repair items, regardless of the amount of overrun. Payment for "Hot Pour Crack Sealing" and "Mastic Pavement Repair "at the Contract unit prices is full compensation for the specified work.
   B. **Measured Quantities.** The quantity to be paid will be the number of square yards of High-Density Mineral Bond as measured in-place.
   C. General Payment. Payment for "High Density Mineral Bond" at the contract unit price will be full compensation for the specified work.

PART 4 - EVALUATION AND AWARD

RFP EVALUATION

This Request for Proposals includes following all the procedures in this document and sending the sealed RFP submittal response information (proposal package) to the City of Wildwood by the due date and time. Once the RFP's are received, the Selection Committee members will independently review each submittal and score each RFP based on the evaluation criteria. All RFP's received in accordance with this Request for Proposals will be evaluated using the following criteria.

EVALUATION SCORING CRITERIA TABLE

Evaluation Scoring Criteria Description	Weight
Capability, Qualifications and Experience of the respondent to deliver the proposed services for local government agencies within the State of Florida.	30%
Method of Approach proposed to complete the services, meet the deadlines and ensure availability to complete repairs and remedy problems.	30%
Price Estimates Proposed	20%
Demonstrated an ability to provide the requested products as well as availability to perform the services requested.	10%
Relevant References that support past performance with recent projects for local government agencies within the State of Florida	10%

PROCEDURE REQUIREMENTS

Proposal submittals will be reviewed and ranked by the City's Selection Committee and oral presentations/interviews may be requested from a shortlist of finalists selected by the Committee as a result of their evaluation of the initial Request for Proposals. The Committee will recommend its ranking of the top Vendor to the City Commission for approval. The City of Wildwood reserves the right to revise and/or limit the scope of services and to reject any and all Proposals.

KEY CONTRACTOR PERSONNEL

In submitting a proposals package, the Respondent is representing that each person listed or referenced in the proposals package shall be available to perform the services described for the CITY OF WILDWOOD, barring illness, accident, or other unforeseeable events of a similar nature in which case the Respondent must be able to promptly provide a qualified replacement. In the event the Respondent wishes to substitute personnel, the Respondent shall propose a person with equal or higher proposals and each replacement person is subject to prior written

CITY OF WILDWOOD approval. In the event the requested substitute person is not satisfactory to the CITY OF WILDWOOD and the matter cannot be resolved to the satisfaction of the CITY OF WILDWOOD, the CITY OF WILDWOOD reserves the right to cancel the contract for cause.

NEGOTIATION

The CITY OF WILDWOOD reserves the right to negotiate any and all elements of this response.

AWARD OF RESPONSE

The CITY OF WILDWOOD reserves the right to reject any or all responses, to waive any minor informality or irregularity in any response, request clarification, ask questions or further investigate response content, and to make award to the response deemed to be most advantageous to the CITY OF WILDWOOD.

CONFLICT OF INTEREST

If any officer, director, or agent of your organization is also an employee of the City of Wildwood, then you shall clearly identify in your response the name of the individual(s) and the position he or she holds in your organization. Further, you shall disclose the name(s) of any City employee(s) who owns, directly or indirectly, any interest in your organization or any of its branches. This does not include stock in a publicly traded organization unless the individual holds more than a ten- percent (10%) stake. You shall complete and have notarized a Conflict of Interest Form (Form A-1) and include it in your proposals package.

If there is a conflict of interest as defined above and by Florida Statutes, Chapter 112, Part III, Code of Ethics for Public Officers, and Employees, then the respondent cannot be considered for award.

RESTRICTED DISCUSSIONS

From the date of issuance of the RFP until final City of Wildwood action, the Respondent shall not discuss the RFP or any part thereof with any employee, agent, or representative of the City of Wildwood except as expressly authorized by the City of Wildwood point of contact identified in this RFP above for this solicitation. Violation of this restriction will result in REJECTION of the Respondent's proposals package. No negotiations, decisions, or actions shall be initiated or executed by the Respondent as a result of any discussions with any City of Wildwood employee. Only those communications that are in writing from the authorized City of Wildwood point of contact, Mr. Jason Wheeler, shall be considered pertinent to this RFP. Only communications from the Respondent that are signed and in writing will be recognized by the City of Wildwood as duly authorized expressions on behalf of the Respondent.

AWARD

It is understood that the City of Wildwood is not obligated to make an award under or as a result of this RFP or to award such a contract. The City of Wildwood reserves the right to award such contract, if any, to the best qualified Respondent(s).

The City of Wildwood has the sole discretion and reserves the right to cancel this RFP, and to reject any and all proposals packages, to waive any and all informalities and/or irregularities, or to re-advertise with either the identical or revised specifications, if it is deemed to be in the City of Wildwood 's best interests to do so.

STANDARD INSURANCE REQUIREMENTS

The Contractor shall maintain, on a primary basis and at its sole expense, at all times while performing work for the City of Wildwood, the "Standard Insurance Requirements" described herein. Contractors responding to a Request for Proposal, Request for Qualifications, or an Invitation to Bid shall provide with their submittal, a Certificate of Insurance (COI) or a letter from the insurance company stating required coverage is obtainable. Prior to commencement of any work being done for the City of Wildwood, a COI will be required. Work is defined as any service provided to the City of Wildwood by a Vendor/Contractor who must access City property in order to provide the service(s). The requirements contained herein, as well as the City's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under this contract.

Financial Rating of Insurance Companies All insurance companies must have financial rating of **A** or higher by A.M. Best Company, Inc. with the exception of self-insured insurance companies.

Commercial General Liability Insurance The Contractor shall maintain Commercial General Liability Insurance at a limit of liability not less than **$1,000,000** each occurrence and **$2,000,000** annual aggregate. Due to the nature of the work involved, Contractors performing program and / or contract management services are required to maintain **$1,000,000** each occurrence and **$1,000,000** annual aggregate. The coverage shall not contain any endorsement(s) excluding nor limiting Product/Completed Operations, Independent Contractors, Broad Form Property Damage, X-C-U Coverage, Contractual Liability or Cross Liability. The self-insured retention or deductible shall not exceed $25,000.

Business Automobile Liability Insurance The Contractor shall maintain Business Automobile Liability Insurance at a limit of liability not less than **$500,000** each occurrence. Coverage shall include liability for owned, non-owned & hired automobiles. In the event the Contractor does not own automobiles, the Contractor shall maintain coverage for hired & non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Worker's Compensation Insurance & Employers Liability Insurance The Contractor shall maintain its own Worker's Compensation Insurance & Employers Liability in accordance with Florida Statute Chapter 440. **(NOTE: Elective exemptions or coverage through an employee leasing arrangement will be on a case-by-case basis).**

Umbrella or Excess Liability Insurance (needed for large contracts) The Contractor shall maintain either a Commercial Umbrella or Excess Liability Insurance at a limit of liability not less than **$2,000,000** each occurrence and **$2,000,000** aggregate. The Contractor shall endorse the City of Wildwood as an "Additional Insured" on the Umbrella or Excess Liability Insurance, unless the Commercial Umbrella/Excess Liability Insurance provides coverage on a pure "True Follow-Form" basis, or the CITY OF WILDWOOD is automatically defined as an additional protected person. Any self-insured retention or deductible shall not exceed $25,000.

Professional or Errors & Omissions Liability Insurance (when applicable) The Contractor shall maintain a Professional Liability or Errors & Omissions policy at a limit of liability no less than $2,000,000. The Contractor shall endorse the City of Wildwood as an "Additional Insured" on the Professional and/or Errors & Omissions Liability Insurance.

Additional Insured The Contractor shall endorse the City of Wildwood as an Additional Insured on the Commercial General Liability Insurance with a CG 2010 Additional Insured – City's, Lessees, or Contractors, or CG2026 Additional Insured – Clity's, Lessees, or Contractors – Scheduled Person or Organization endorsement, or similar endorsement providing equal or broader Additional Insured coverage.

In addition, the Contractor shall endorse the City of Wildwood as an Additional Insured under the Contractor's Commercial Umbrella/Excess Liability as required herein.

Indemnification The Contractor shall indemnify and hold harmless the City of Wildwood and their elected officials, employees and volunteers from and against all claims, damages, losses and expenses, including legal costs, arising out of or resulting from the performance of this contract, provided that any such claim, damage, loss or expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor. .

Deductibles, Coinsurance Penalties, & Self-Insured Retention The Contractor shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, coinsurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, coinsurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible amounts that exceed the amounts stated herein that are acceptable to the City of Wildwood, the Contractor shall, when requested by the City of Wildwood, maintain a Commercial Surety Bond in an amount equal to said deductible amount.

Waiver of Subrogation The Contractor shall provide a Waiver of Subrogation in favor of the City of Wildwood, Contractor, subcontractor, architects, or engineers for each required policy providing coverage during the life of this Contract. When required by the insurer, or should a policy condition not permit the Contractor to enter into a pre-loss agreement to waive subrogation without an endorsement, then the Contractor shall notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or an equivalent endorsement. This Waiver of Subrogation requirement shall not apply to any policy which includes a condition specifically prohibiting such an endorsement, or voids coverage should the Contractor enter into such an agreement on a pre-loss basis.

Right to Revise or Reject The City of Wildwood reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverages and endorsements based on insurance market conditions affecting the availability or affordability of coverage; or changes in the scope of work/specifications affecting the applicability of coverage. Additionally, the City of Wildwood reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein, or any insurer(s) providing coverage due to its poor financial condition or failure to operate legally. In such events, the City of Wildwood shall provide the Contractor written notice of such revisions or rejections.

No Representation of Coverage Adequacy The coverages, limits or endorsements required herein protect the primary interests of the City of Wildwood, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Contractor against any loss exposures, whether as a result of the Project or otherwise.

Certificate(s) of Insurance (COI) The Contractor shall provide the City of Wildwood with a COI clearly evidencing that all coverage, limits and endorsements required herein are maintained and in full force and effect. A minimum thirty (30) day endeavor to notify due to cancellation or non- renewal of coverage shall be identified on each Certificate of Insurance. In the event the City of Wildwood is notified that a required insurance coverage will cancel or expire during the period of this Contract, the Contractor agrees to furnish the City of Wildwood prior to the expiration of such insurance, a new Certificate of Insurance evidencing replacement coverage. When notified by the City of Wildwood, the Contractor agrees not to continue work pursuant to this Contract, unless all required insurance remains in effect.

The City of Wildwood shall have the right, but not the obligation, of prohibiting the Contractor from entering the Project site until a new COI is provided to the County evidencing the replacement coverage. The Contractor agrees the City of Wildwood reserves the right to withhold payment to the Contractor until evidence of reinstated or replacement coverage is provided to the City of Wildwood. If the Contractor fails to maintain the insurance as set forth herein, the Contractor agrees the City of Wildwood shall have the right, but not the obligation, to purchase replacement insurance, and the Contractor agrees to reimburse any premiums or expenses incurred by the City of Wildwood.

The Contractor agrees the Certificate(s) of Insurance shall:

1. Clearly indicate the City of Wildwood has been endorsed on the Commercial General Liability Insurance with a CG 2010 Additional Insured – City's, Lessees, or Contractors, or CG 2026 Additional Insured – City's, Lessees, or Contractors – Scheduled Person or Organization endorsement, or similar endorsement providing equal or greater Additional Insured coverage.

2. Clearly indicate the City of Wildwood is endorsed as an Additional Insured, or Loss Payee, on the Builder's Risk Insurance, and when applicable, Additional Insured on the Commercial Umbrella/Excess Liability Insurance as required herein.

3. Clearly identify each policy's limits, flat & percentage deductibles, sub limits, or self-insured retentions, which exceed the amounts or percentages set forth herein.

4. Clearly indicate a minimum thirty (30) day endeavor to notify requirement in the event of cancellation or non-renewal of coverage.

5. Forward original to and clearly indicate Certificate Holder and Additional Insured as follows:

   City of Wildwood
   100 N Main Street
   Wildwood, FL 34785

The Contractor shall be responsible for all sub-Contractors and their insurance.

All deductibles or self-insured retention shall appear on the certificate(s) and shall be subject to approval by the City. At the option of the City, the insurer shall reduce or eliminate such deductible or self-insured retention; or the Contractor shall be required to procure a bond guaranteeing payment of losses and related claims expenses.

All insurance companies must be authorized to transact business in the State of Florida.

The City shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Contractor and/or subcontractor providing such insurance.

Failure to obtain and maintain such insurance as set out above will be considered a breach of contract and may result in termination of the contract for default.

Neither approval by the City of any insurance supplied by the Contractor, nor a failure to disapprove that insurance, shall relieve the Contractor of full responsibility of liability, damages and accidents as set forth herein.

PART 5 - PROPOSAL INSTRUCTIONS/DOCUMENTS

ECONOMY OF PRESENTATION

Each proposals package shall be prepared simply and economically, providing a straightforward, concise description of the proposer's (respondent's) capabilities to satisfy the conditions and requirements of this RFP. The emphasis in each proposal's package must be on completeness and clarity of content. To expedite the evaluation of proposals packages, it is mandatory that Respondent follow the format and instructions contained herein. The City of Wildwood is not liable or responsible for any costs incurred by any respondent in responding to this RFP including, without limitation, costs for presentations and/or demonstrations if requested.

PROPOSALS PACKAGE GUIDELINES

To facilitate analysis of its submitted proposal package, the Respondent shall prepare its proposals package in accordance with the instructions outlined in this section and the checklist of items found in Part 1. If the Respondent's proposals package deviates from these instructions, such proposals package may, in the City of Wildwood' s sole discretion, be rejected.

THE CITY OF WILDWOOD EMPHASIZES THAT THE RESPONDENT CONCENTRATE ON ACCURACY, COMPLETENESS, AND CLARITY OF CONTENT

Indexing - Each section may contain a more detailed table of contents to delineate the subsections within that section. Tab indexing shall be used to identify sections.

Page Size and Format - Page size shall be 8.5 x 11 inches, not including foldouts. Pages shall be single-spaced. The text size shall be 11 point or larger. Pages shall be numbered sequentially by section.

Legible tables, charts, graphs and figures shall be used wherever practical to depict organizations, systems and layouts, implementation schedules, plans, etc. These displays shall be uncomplicated, legible and shall not exceed eleven (11) by seventeen (17) inches in size. Foldout pages shall fold entirely within the section, and count as a single page. Foldout pages may only be used for large tables, charts, graphs, diagrams, and schematics, and not for pages of text.

Responses must be limited to fifty (50) pages. Covers, tables of contents and divider tabs will not count as pages, provided no additional information is included on those pages. Work product samples (reports, schedules, etc. provided in response) will not be counted in the fifty (50) page limit. Package the Work Product Samples separately from the Proposal, labeling the sample clearly.

PROPOSAL PACKAGE SECTIONS

The Respondent shall organize its proposals package into the following major sections. It is recommended that the Checklist provided in Part 1 be used to ensure all sections (tabs) and submittal attachments (forms) are included.

Cover Page: RFP COVER PAGE: Insert Submittal Attachment 1 here.

Tab A: STATEMENT OF INTEREST: To be submitted on the Vendor's letterhead. The statement of interest shall:

1. Concisely state an understanding of the services required by the CITY OF WILDWOOD.
2. Include relevant information not requested elsewhere in the RFP that introduces the company to the City and summarizes the company's qualifications to perform the services requested.
3. The **signature** on the statement shall be that of a person authorized to represent and bind the Vendor.

Tab B: COMPANY INFORMATION: Provide information about your company. How long has the company been in business in Florida? How many years has the company been doing the type of work described in the Scope of Services? What is the length of time your firm has provided services to governmental clients? How many employees are in the company? Does your company have a Small Business, Veterian Owned or MWBE status? Include a copy of the company's current State of Florida, City, or Professional Regulation License to perform business.

Tab C. **TEAM COMPOSITION and RESUMES**: Provide an organizational chart showing any subcontractors and the relationship to the team. Provide resumes for key team members, not to exceed two pages each. Identify the primary company representative that will be working with City staff. If applicable, attach a copy of each person's current Professional Regulation License.

Tab D. **MEATHOD OF APPROACH**: Describe how company resources are managed to complete the work including allocations of general tools and equipment used. Describe strategies to ensure the highest quality of product and work is provided. How will work be performed to eliminate as much disruption to traffic, business and activity in the surrounding area? How does your company plan to meet schedules and deadlines?

Tab E. **REFERENCES**: Provide a minimum of five (5) references for work performed similar to the scope of services for this RFP. References must be for current, or recent, projects, and must be for the proposed project team members. Insert Submittal Attachment 2 here (Illustrative Work). Ensure that the company/city name, contract name, phone number and address are included.

Tab F. **ADDITIONAL INFORMATION**: Has your firm operated under other names? Provide information that may clarify the company's history. Provide information describing the Vendor's capability to perform the work advertised in the Scope of Services of the RFP. Has or is your firm currently involved in any formal court proceedings regarding any of your contracts? Is so, provide an explanation and status. Include any other information that demonstrates your company may be the most qualified and in the best interest of the City to select.

Tab G. **PHOTOGRAPHS**: Photographs are optional and may be provided. Photographs should display your company's previous work. The pictures may be (but are not required to be) the same projects as listed in the Reference Tab E.

Tab H. **SUBMITTAL DOCUMENTS REQUIRED**: As specified in Part 1 of this RFP, and listed within the *Proposal Documents Checklist of Items Required to be submitted* are the forms to be completed and returned.

[Submittal Attachment 1]

RFP COVER PAGE

Name of Vendor, Entity or Organization:
Federal Employer Identification Number (FEIN): **State of Florida License Number (If Applicable):** **Name of Contact Person:** **Title:** **E-Mail Address:**
Mailing Address: **Street Address (if different):** **City, State, Zip:** **Telephone:** **Fax:**
Organizational Structure – Please Check One: **Corporation ☐ Partnership ☐ Proprietorship ☐ Joint Venture ☐ Other ☐** **If Corporation:** **Date of Incorporation:** **State of Incorporation:** **States Registered in as Foreign Corporation:**
Authorized Signature: **Print Name:** _____ **Signature:** _____ **Title:** _____ **Phone:** _____
This document must be completed and returned with your Submittal.

[Submittal Attachment 2]

ILLUSTRATIVE WORK

Work by "VENDOR" best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the "CITY". List no more than five (5) projects.

<table>
<tr><td colspan="2">Project Name & Location

Project Manager:</td><td rowspan="2">Client's Name & Address</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated):</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:</td></tr>
<tr><td>Entire Project:

$</td><td>Work for which "VENDOR" was/is responsible:
$</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)</td></tr>
<tr><td colspan="3">Nature of "VENDOR"'s Responsibility in Project (Please give quantitative indications wherever possible)</td></tr>
<tr><td colspan="3">"VENDOR"'s Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the "CITY"'s Project</td></tr>
</table>

[Submittal Attachment H1]

PROPOSAL PRICING PAGE

BID PRICE FORM					
Bidder's Name: _____			**High Density Mineral Bond /HA5 Asphalt Surface Treatment**		
The bidder, having carefully examined the specifications and Terms and Conditions herein, proposes to furnish all labor, materials, equipment and other items without exception for the proper execution and completion of the work, and if awarded the contract, to complete the said work within the time limits as specified for the following bid prices.					
Item No.	**Estimated Quantity**	**Unit**	**Description**	**Unit Price**	**Total**
1	5,000 -15,000	Sq. Yds.	High Intensity Mineral Bond	$ _____	$ _____
	15,001 - 50,000	Sq. Yds.	High Intensity Mineral Bond	$ _____	$ _____
	50,000 +	Sq. Yds.	High Intensity Mineral Bond	$ _____	$ _____
2	5,000 - 15,000	LF	Hot Pour Crack Sealing	$ _____	$ _____
	15,001 - 50,000	LF	Hot Pour Crack Sealing	$ _____	$ _____
	50,000+	LF	Hot Pour Crack Sealing	$ _____	$ _____
3	5,000 - 15,000	LF	Mastic Pavement Repair	$ _____	$ _____
	15,001 - 50,000	LF	Mastic Pavement Repair	$ _____	$ _____
	50,000+	LF	Mastic Pavement Repair	$ _____	$ _____
				GRAND TOTAL	$ _____
				Bidders Initials	_____

PROPOSAL PRICING PAGE continued

Item No.	Estimated Quantity	Unit	Description	Unit Price	Total
4	1	%	Mobilization	$ _____	$ _____
				GRAND TOTAL	$ _____
				Bidders Initials	_____

1. FOP Point ___**Destination**_____

2. Discount Payment Terms (if any) _____%, if paid within _____ days after receipt of invoice

3. Is your company willing to serve as a secondary supplier in the event your company is not selected for primary award? _____ Yes _____No

4. Is your company anticipating a price increase after the first year of an established contract?
____ Yes ____ No

.

[Submittal Attachment H2]

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330 352-330-1338 (fax)	CITY OF WILDWOOD REQUEST FOR PROPOSAL (RFP) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT

DUE DATE:	**DUE TIME:**	**RFP # 2024 - 22**

TITLE: HOLIDAY LIGHTING AND DECORATIONS SERVICES

VENDOR NAME:	**PHONE NUMBER:**
VENDOR MAILING ADDRESS:	**FAX NUMBER:**
CITY/STATE/ZIP:	**E-MAIL ADDRESS:**

"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in the award of this RFP and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFP requirements. I, the undersigned, declare that I have carefully examined the RFP, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFP with any other Offeror and have not colluded with any Offerors or parties to an RFP whatsoever for any fraudulent purpose."

_____ Addendum # _____ Addendum # _____ Addendum # _____ Addendum # _____ Addendum #

"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, vendor, or person submitting an RFP for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFP, including but not limited to certification requirements. In conducting offers with an agency for CITY OF WILDWOOD, respondent agrees that if this RFP is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the City of Wildwood discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."

_____ _____

Authorized Agent Name, Title (Print) Authorized Signature Date

This form must be completed and returned with your Submittal

[Submittal Attachment H3]

PROPOSALS FORM FOR CITY OF WILDWOOD

Name of Vendor Submitting Proposals _____

Name of Person Submitting Proposals _____

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully in regard to all conditions to the work to be done, and that he/she has examined the RFP and Specifications for the work and comments hereto attached. The Vendor proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFP and Contract Documents for this Project. The Vendor agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

_____
Signature

_____
Date

_____
RFP Number

[____] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal.

[Submittal Attachment H4]

Statement of Terms and Conditions

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 proposals/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Proposals/Bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, subcontractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted "VENDOR" list.

INDEMNIFICATION The contractor shall indemnify and hold harmless the **City**, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the design professional and other persons employed or utilized by the design professional in the performance of the contract.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Proposals, or information, as applicable, are received at Contracts / Purchasing and the time the "CITY" awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the "CITY", or any "CITY" employee other than the _____. Violation of this provision may result in disproposal of violating party. All questions regarding this Request for Proposals (RFP) or Invitation to Bid (BID) must be submitted in writing to the "CITY"'s Financial Services Manager.

ANTI TRUST LAWS: By submission of a signed RFP or BID, the successful "VENDOR" acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices.

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. "VENDOR" s shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the "CITY"'s at the time of the RFP or BID, or at the time of occurrence of the Conflict of Interest thereafter.

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any "VENDOR" as to the meaning of the RFP/BID Contract Documents. Any inquiry or request for interpretation received by the "CITY" before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFP/BID opening date. Each "VENDOR" shall acknowledge receipt of such addenda in the space provided. In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFP/BID FORMS, and each Proposer/Bidder will be bound by such addenda, whether received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFP's/BID's are opened. In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/Bids received. The "CITY" and/or his CONTRACTOR do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith; nor shall the "VENDOR" plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid.

GOVERNING LAWS AND REGULATIONS: The "VENDOR" is required to be familiar with and shall be responsible for complying with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work.

PROPRIETARY/CONFIDENTIAL INFORMATION: "VENDOR" s are hereby notified that all information submitted as part of, or in support of RFP's/BID's, will be available for public inspection ten days after opening of the RFP's/BID's or until a short list is recommended whichever comes first, in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/Bids submitted in response to this solicitation become the property of the "CITY". Unless information submitted is proprietary, copy written, trademarked, or patented, the "CITY" reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/BID, in its best interest.

TAXES: The "CITY" of Wildwood is exempt from any taxes imposed by the State and/or Federal Government. Exemption certificates will be provided upon request.

NON-COLLUSION DECLARATION: By signing this RFP/BID**,** all "VENDOR"s shall affirm" that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, "VENDOR", or person to submit a collusive or sham Proposals in connection with the work for which their RFP/BID has been submitted; or to refrain from Bidding in connection with such work; or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFP/BID price or the RFP/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work.

PROPOSER RESPONSIBILITY: Invitation by the "CITY"'s to "VENDOR" s is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law. "VENDOR" s or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

"CITY" SHIP OF SUBMITTALS: All responses, inquiries or correspondence relating to or in reference to this RFP/BID, and all other reports, charts, displays, schedules, exhibits, and other documentation submitted by the "VENDOR" s will become the property of the "CITY". Reference to literature submitted with a previous RFP/BID will not relieve the Bidder from including any required documents with this RFP/BID.

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included and shall inform himself thoroughly regarding all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the CONTRACTOR will in no way relieve him of the obligations and responsibilities assumed under the Contract.

"VENDOR" RESPONSIBILITY: "VENDOR" s are fully and completely responsible for the labeling, identification and delivery of their submittals. The "CITY" will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service.

DRUG FREE WORKPLACE: **All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace "VENDOR" shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.**

This document must be completed and returned with your Submittal.

THE "CITY" OF WILDWOOD is a political subdivision of the State of Florida and reserves the right to reject any and/or all submittals, reserve the right to waive any informalities or irregularities in the examination process, and reserve the right to award contracts and/or in the best interest of the "CITY". Submittals not meeting stated minimum terms and proposals may be rejected by the "CITY" as non-responsive. The "CITY" reserves the right to reject any or all submittals without cause. The "CITY" reserves the right to reject the submission of any "VENDOR" in arrears or in default upon any debt or contract to the "CITY", or who has failed to perform faithfully any previous contract with the "CITY""s or with other governmental agencies.

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFP/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME: Nextel time is hereby established as the Official Time of the "CITY"'s.

PREPARATION OF PROPOSALS/BIDS:

Signature of the Bidder: The Bidder must sign the RFP/BID FORMS in the space provided for the signature. If the Proposer/Bidder is an individual, the words "doing business as _____," must appear beneath such signature. In the case of a partnership, the signature of at least one of the partners must follow the "VENDOR" name and the words, "Member of the "VENDOR"" should be written beneath such signature. If the Proposer/Bidder is a corporation, the title of the officer signing the RFP/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFP/BID must be submitted. The Proposer/Bidder shall state in the RFP/BID FORMS the name and address of each person interested therein.

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/BID FORM. The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/BID FORM. In the event that there is a discrepancy on the RFP/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount.

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFP identification. Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues. Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such "VENDOR" may be removed from future participation.

AWARD OF BID: It is the "CITY"'s intent to select a "VENDOR" within **sixty (60) calendar days** of the deadline for receipt of Proposals/Bids. However, Proposals/Bids must be "VENDOR" and valid for award for at least **ninety (90) calendar days** after the deadline for receipt of the RFP/BID.

ADDITIONAL REQUIREMENTS: The "VENDOR" s shall furnish such additional information as the "CITY" may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The "CITY" reserves the right to make investigations of the proposals of the "VENDOR" as it deems appropriate.

PREPARATION COSTS: The "CITY" shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract. All costs to prepare and submit a response to this RFP/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the "CITY"'s representative. All work will proceed in a timely manner without delays. The Contractor shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED) and shall deliver in accordance with the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):
The "VENDOR" by submitting a Bid acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of any resulting contract – services and/or purchases being offered in this Bid, for the same prices and/or terms proposed. "VENDOR" has the option to agree or disagree to allow contract Piggybacks on a case-by-case basis. Before a Public Agency is allowed to Piggy-Back any contract, the Agency must first obtain the "VENDOR"'s approval – without the "VENDOR"'s approval, the seeking Agency cannot Piggy-Back.

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the "CITY". These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/BID FORMS, and all attachments itemized herein, are to be submitted as a single document. Any variation from the minimum specifications must be clearly stated on the RFP/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid. RFP/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/BID specification for any item(s). If RFP's/Bids are based on equivalent products, indicate on the RFP/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/BID will not satisfy this provision. The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. RFP's/BID's which do not comply with these requirements are subject to rejection. RFP's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFP/BID FORM. The "CITY" is to be notified, in writing, of any proposed changes in materials used, manufacturing process, or construction. However, changes shall not be binding upon the "CITY" unless evidenced by a Change Notice issued and signed by the "CITY", or designated representative.

QUANTITIES: The quantities as specified in this RFP/BID are estimates only and are not to be construed as guaranteed minimums.

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense. Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract. Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the "CITY" within a reasonable time as deemed appropriate.

DOCUMENT RE-CREATION: "VENDOR" may choose to re-create any document(s) required for this solicitation but must do so at his own risk. All required information in the original "CITY" format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:

_____

(Signature and Date)

[Submittal Attachment H5]

HOLD HARMLESS AGREEMENT

The Contractor agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting there from, arising out of the agreement, to the extent that such claims are attributable, in whole or in part, to a negligent act or omission by the Contractor.

The Contractor shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The Contractor shall also purchase any other coverage required by law for the benefit of employees.

The required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the Contractor stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Contractor/ Vendor-Print Name **Signature**

Project Name **Date**

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal.

[Submittal Attachment H6]

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

_____
(print or type name of vendor)

a. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
b. Informs employees about the dangers of drug abuse in the workplace, the vendor's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
c. Gives each employee engaged in providing commodities or contractual services that are under RFP or bid, a copy of the statement specified above.
d. Notifies the employees that as a condition of working on the commodities or contractual services that are under RFP or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
e. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
f. Make a good faith effort to continue to maintain a drug free workplace through the implementation of the drug free workplace program.
g. "As a person authorized to sign this statement, I certify that the above-named business, vendor or corporation complies fully with the requirements set forth herein".

_____
Authorized Signature

_____
Date Signed

State of: _____

County of: _____

Sworn to and subscribed before me this_____day of_____, 20___

Personally known_____or Produced Identification _____
(Specify Type of Identification)

_____
Signature of Notary

My Commission Expires _____

(seal)

This document must be completed and returned with your Submittal

[Submittal Attachment H7]

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

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

1. This sworn statement is submitted to City of Wildwood
   By_____
   {print individual's name and title}

   for_____
   {print name of entity submitting sworn statement}

   whose business address is_____

   and (if applicable) its Federal Employer Identification Number (FEIN) is_____(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

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

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

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

   a. A predecessor or successor of a person convicted of a public entity crime; or

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

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

d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **{indicate which statement applies.}**

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

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

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

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

_____

{signature}

_____

{date}

State of _____

County of _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority,_____, who after first being sworn by me, affixed his/her signature in the space provided above on this_____day of_____, 20 .

Attest: _____
Notary Public
My commission expires: _____

(Notary Seal)

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that.

2. I *(printed name)*_____am the *(title)*_____and the duly authorized representative of the vendor of *(Vendor Name)* _____whose address is ____\

[Submittal Attachment H9]

Immigration Affidavit Certification

This Affidavit is required and should be signed, notarized by an authorized principal of the firm, and submitted with formal Invitations to Bid (ITB's) and Request for Proposals (RFP) submittals. Further, Consultants / Bidders are required to enroll in the E-Verify program, and provide acceptable evidence of their enrollment, at the time of the submission of the Consultant's/bidder's proposal. Acceptable evidence consists of a copy of the properly completed E-Verify Company Profile page or a copy of the fully executed E-Verify Memorandum of Understanding for the company. Failure to include this Affidavit and acceptable evidence of enrollment in the E-Verify program may deem the Consultant / Bidder's proposal as nonresponsive.

The City of Wildwood will not intentionally award City contracts to any Consultant who knowingly employs unauthorized alien workers, constituting a violation of the employment provision contained in 8 U.S.C. Section 1324 a(e) Section 274A(e) of the Immigration and Nationality Act ("INA").
The City of Wildwood may consider the employment by any Consultant of unauthorized aliens a violation of Section 274A (e) of the INA. Such Violation by the recipient of the Employment Provisions contained in Section 274A (e) of the INA shall be grounds for unilateral termination of the contract by the City of Wildwood.

Consultant attests that they are fully compliant with all applicable immigration laws (specifically to the 1986 Immigration Act and subsequent Amendment(s)) and agrees to comply with the provisions of the Memorandum of Understanding with E-Verify and to provide proof of enrollment in The Employment Eligibility Verification System (E-Verify), operated by the Department of Homeland Security in partnership with the Social Security Administration at the time of submission of the Consultant's / Bidder's proposal.

Company Name: _____

Print Name: _____ Title: _____

Signature _____ Date: _____

State of _____ County of _____

The foregoing instrument was signed and acknowledged before me this _____day of _____, 20___, by
_____ who has produced _____ as identification. (Print or Type Name) (Type of Identification and Number)

_____
Notary Public Signature

_____
Printed Name of Notary Public

_____
Notary Commission Number/Expiration

The signee of this affidavit guarantees, as evidenced by the affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

[Exhibit A: Sample Services Agreement]

PROFESSIONAL SERVICES AGREEMENT
HA5 Asphalt Surface Treatment

THIS AGREEMENT is made this_____day of_____, 2024, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and
(hereafter referred to as "Contractor"), whose address is

WHEREAS, the City has need of professional services for Holiday Lighting and Decorations

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Contractor, based on the Contractor's response to RFP # 2024-28, for asphalt surface treatment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Contractor to the City will be that of a professional contractor to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Contractor's profession, and Contractor will endeavor to provide to the City prompt and efficient services to the best of its ability.

2. Contractor is hereby retained and employed as the Holiday Lighting and Decorations, and will work with the City to provide said services in accordance with the scope of services outlined in RFP # 2024-28

3. Contractor agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Contractors may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.

4. The term of this Agreement shall commence on_____and continue in full force through _____, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Contractor of any future responsibility as described in paragraph eight (8) of this Agreement.

5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Contractor shall be authorized to receive payment for all work performed up to the date of termination.

6. With regard to compensation paid to Contractor, Contractor shall furnish to the City on a monthly basis an itemized invoice detailing all of Contractors hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. Contractor shall compute the total amount due for the preceding month and all amounts due Contractor shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. Contractor acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.

7. General Considerations.

a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by Contractor and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service All analyses, data, documents, models, modeling, reports and tests performed or utilized by Contractor shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.

b. Contractor shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-Contractors (if any).

c. Contractor shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.

d. Contractor shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP # 2024-28, naming City as an additional insured in each such policy.

e. Upon Contractor's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Contractor and City mutually deem necessary, and Contractor may rely upon same in performing the services required under this agreement.

f. The City and Contractor each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Contractor shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Contractor may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The Contractor shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Contractor and which are further incorporated herein by reference, consist of the following:

a. Request for Proposals (RFP)
b. Vendor's RFP Documents
c. Permits / Licenses
d. All RFP Addenda Issued Prior to RFP Opening Date
e. All Modifications and Change Orders Issued
f. Services hourly rates, as attached to this contract.

10. The Contractor agrees to indemnify and hold harmless the City of Wildwood, and their elected officials, employees and volunteers from and against all claims, losses and expenses, including legal costs, arising out of or resulting from, the performance of this contract, provided that any such claims, damage, loss of expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor.

11. Contractor, its agents, servants or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Contractor is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Contractor shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing it's rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level. Contractor does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Contractor hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

13. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

14. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

15. In performing services hereunder, Contractor shall comply with all federal, state and local laws and regulations. Contractor shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Contractor shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Contractor to provide the type of services required hereunder.

16. Contractor shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

17. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

18. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY	FOR THE CONTRACTOR
Name: Jason McHugh	Name:_____
Address: 100 N Main Street, Wildwood, FL 34785	Address:_____
Title: City Manager	Title:_____
Date: _____	Date:_____

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

By: _____

CITY OF WILDWOOD

_____

By: Ed Wolf, Mayor

Date Signed: _____

ATTEST:

By: _____

Contractor

_____

By: _____

Date Signed: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: <u>Zientara Loop Emergency Stormwater Pipe Repair for an Amount Not to Exceed $67,328.00</u>

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for the repairs will be allocated from 001-541-30-3400 (Contract Services).

HISTORY/FACTS/ISSUES:

On October 10, 2024, Public Works was notified of a depression in front of 1965 Zientara Loop behind the curbline within the right-of-way. Staff investigated and found a depression along the sidewalk approximately 4’ x’ 4’ x 5’ deep. Staff contacted the city's contractor EWSG to televise the 48-inch HDPE storm sewer pipe running across Zientara Loop. The contractor found numerous pipe joints separated, which caused the depression. Staff contacted Atlantic Pipe Services (APS) for a quote to line the 48-inch HDPE storm sewer pipe utilizing and piggybacking off of The Villages Community Development District's Contract No. 24P-007 at a cost of $67,328.00 for the emergency repair.

Staff requests Commission approval to “piggyback” off of The Villages Community Development District's Contract No. 24P-007 for the project and award funding to APS in an amount not to exceed $67,328.00.

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSAL

5432

CUSTOMER: *CITY OF WILDWOOD*	***PHONE:*** *352-446-4217*	***DATE:*** *10/28/2024*
STREET: 100 N. Main Street	***JOB NAME:*** *Zientara Loop CIPP*	
CITY/STATE/ZIP: *Wildwood, FL, 34785*	***JOB LOCATION:*** *1965 Zientara Lp, The Villages, FL, 32163*	
ATTN: *Casey L Jones*	***E-MAIL:****cjones@wildwood-fl.gov*	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
	Seq: *48" CIPP*			
2.00	Plug Set in Structure or Outfall	EA	750.00	1,500.00
2.00	Plug Rental	WKS	1,100.00	2,200.00
2.00	Storm Plug Removal - 24"x60"	EA	500.00	1,000.00
120.00	Heavy Cleaning, Storm	LF	12.60	1,512.00
120.00	CCTV Storm	LF	2.75	330.00
120.00	CIPP Manhole to Manhole Lining 48" Diameter: 22.5mm	LF	495.30	59,436.00
3.00	Maintenance of Traffic	DYS	450.00	1,350.00
			TOTAL	67,328.00

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate

2) Emergeny Call Outs will be subject to increased rates.

3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified

4) Travel Time charges are assessed on a job by job basis

5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at $75.00 per set.

6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site

7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

1. Proposal based on prices contained in a contract between Atlantic Pipe Services and The Villages Community Development Districts No.24P-007.
2. Pricing will be based on actual field measurements center of manhole to center of manhole per contract.
3. Price quoted does NOT include point repairs prior to/after installation.
4. Liner(s) to be installed per ASTM 1216 and manufacturer’s specification.
5. Others to dewater/bypass flows from force mains for duration of installation (If required).
6. Others to provide reasonable access to line(s) to be rehabilitated.
7. Pricing includes Temporary Traffic Control, limited to 36inch Cones and Construction Ahead Signs.
8. Dewatering to be provided by others.
9. Structure top removal to be provided by others.

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- [x] *Local Dump-Site for safe disposal of debris / waste material removed from Project Location*
- [x] *Local Metered Water Source*
- [x] *Exposure of structures and access to all work areas without delay*
- [x] *Stabilized Access to Work Areas - Two Wheel Drive Accessible*
- [x] *Access to secure site for equipment storage*
- [ ] *Maintenance of Traffic - If Applicable*

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renogotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	Jose Molina / Project Manager	**DATE**	**10/28/2024**
SIGNATURE			

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

CUSTOMER			
PRINT NAME / TITLE		**DATE**	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

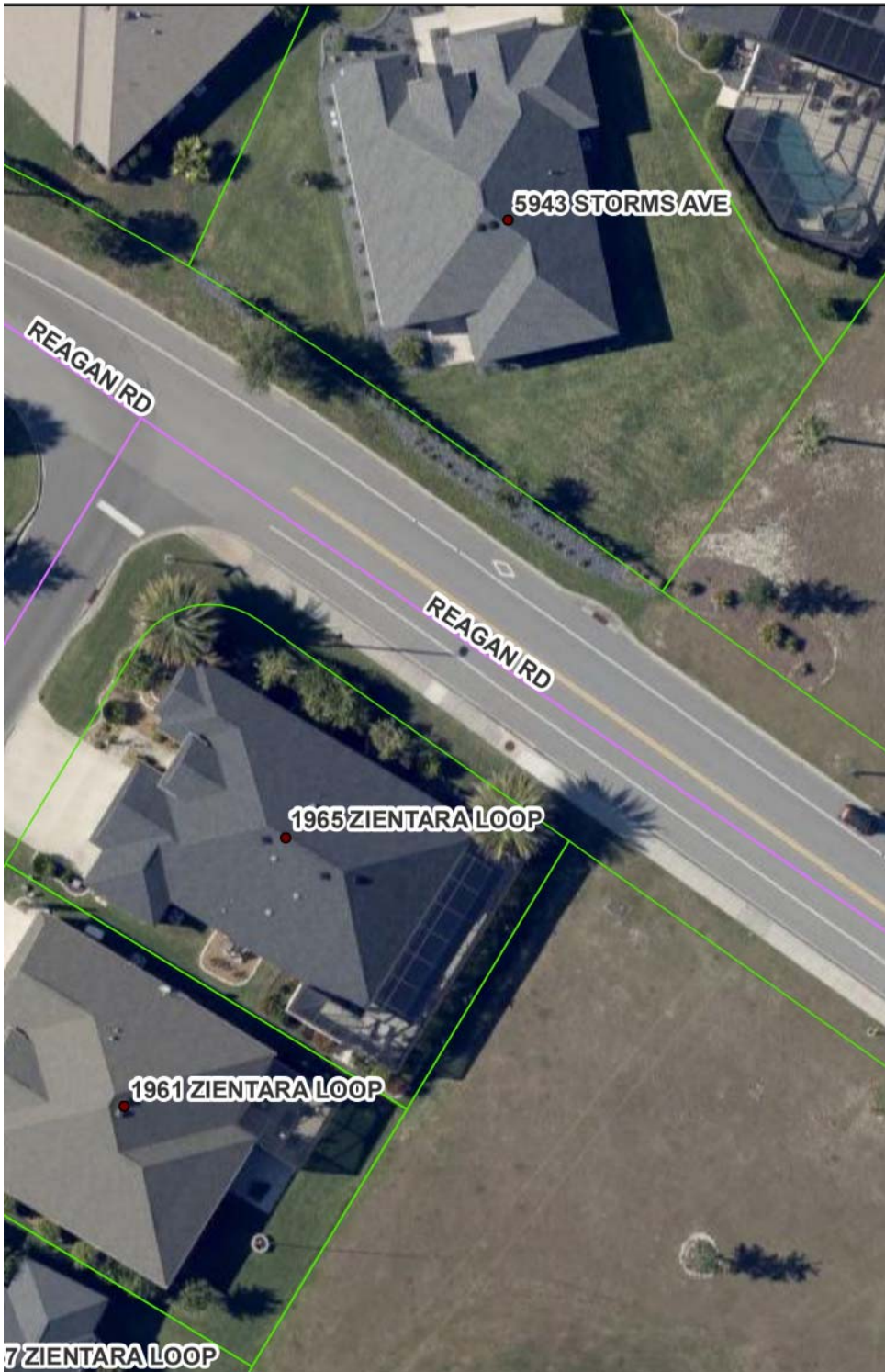
PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

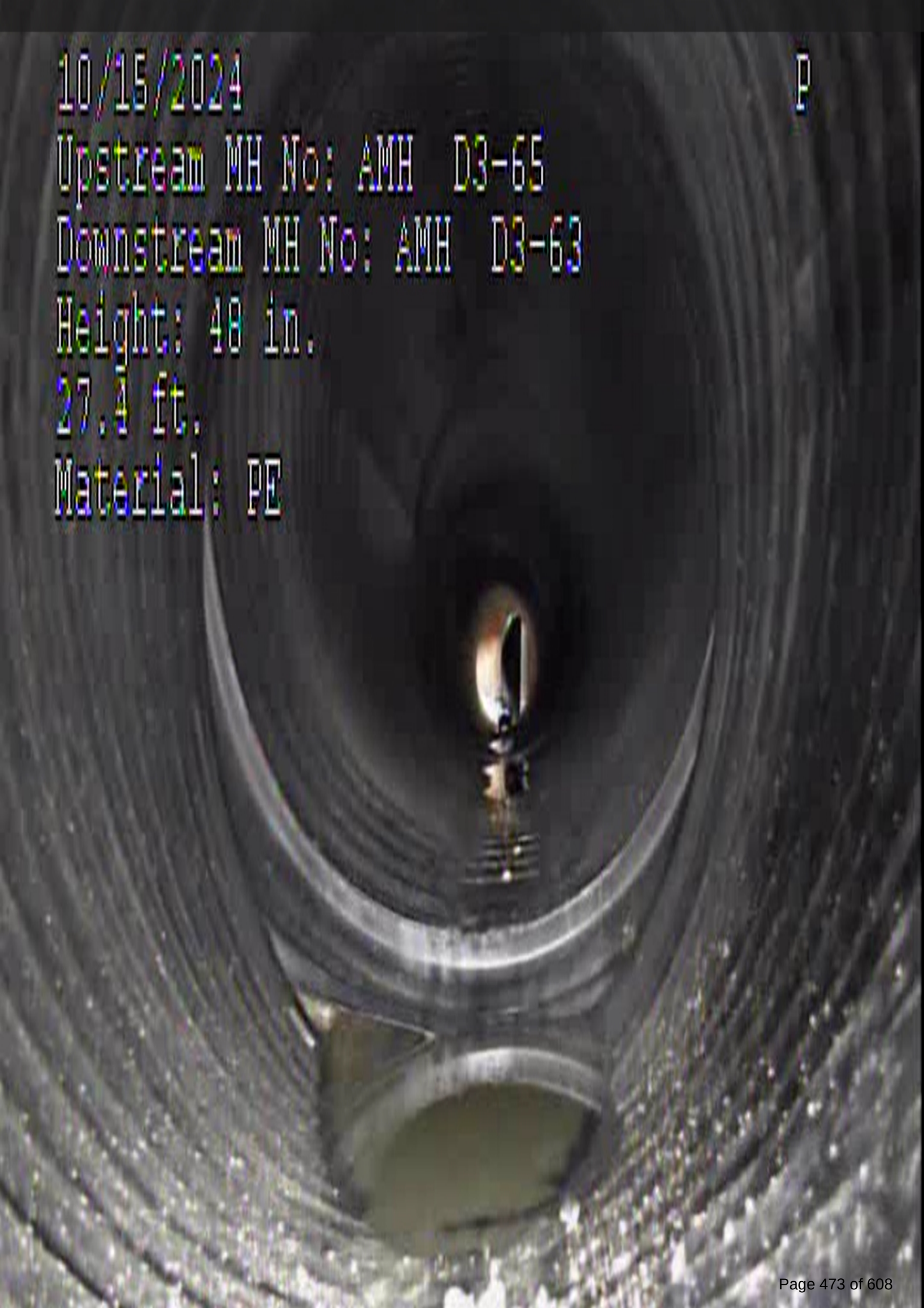
CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

ArcGIS Web Map




10/15/2024
P
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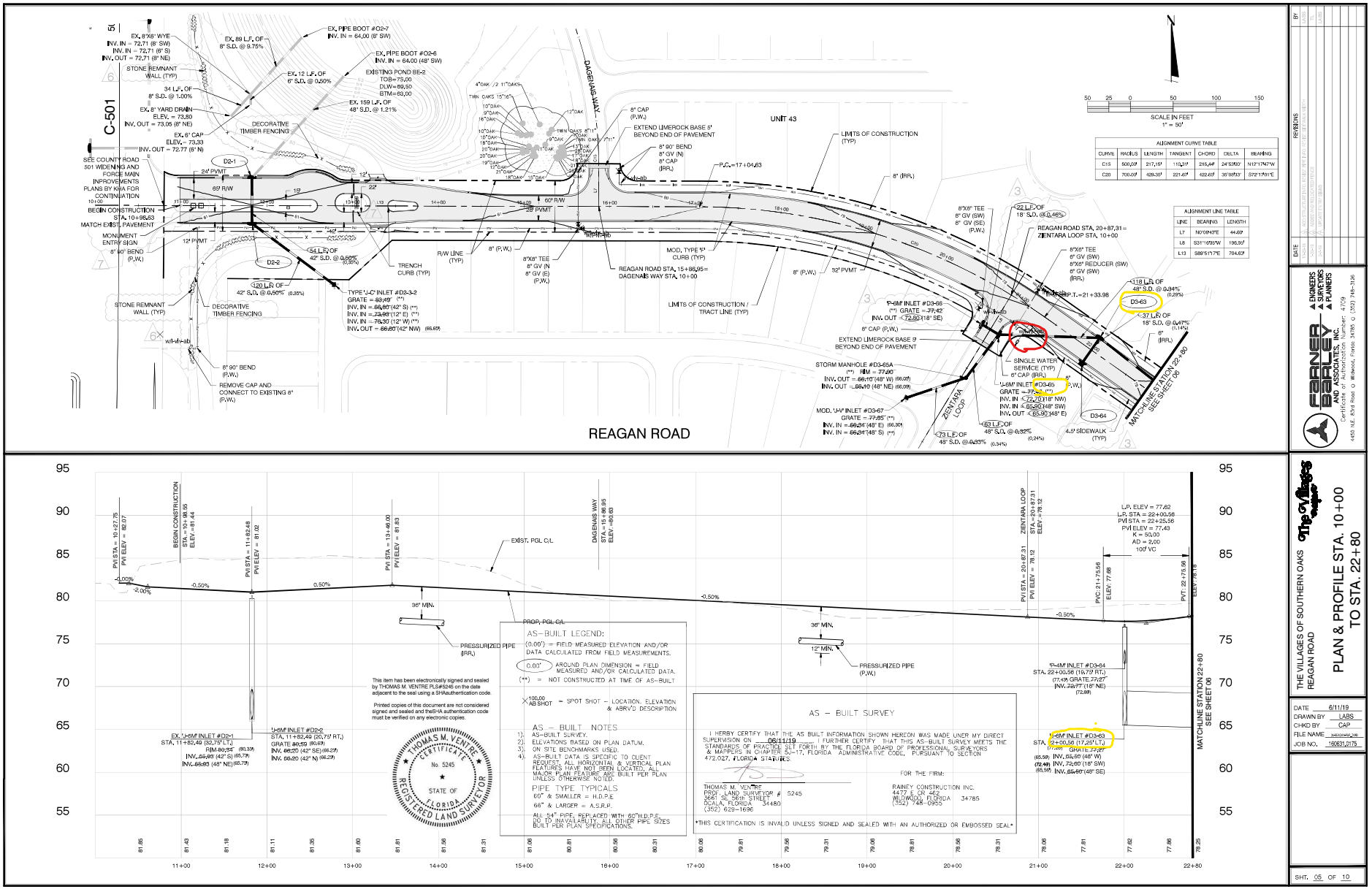
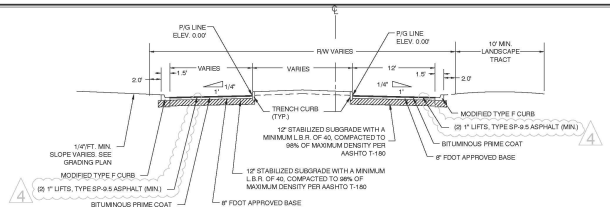
Downstream MH No: AMH D3-63
Height: 48 in.
27.4 ft.
Material: PE


10/15/2024
P
Upstream MH No: AMH D3-65
Downstream MH No: AMH D3-63
Height: 48 in.
10.5 ft.
Material: PE


PESTICIDE
APPLICATION
KEEP
OFF
UNTIL DRY

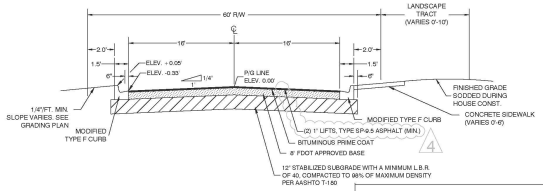

REAGAN ROAD
UNIT 43
DAGENAS WAY
ZENTARA LOOP
C-501
SCALE IN FEET
1" = 50'
ALIGNMENT CURVE TABLE
CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA | BEARING
C15 | 500.00' | 217.15' | 110.31' | 215.44' | 24°53'00" | N12°17'47"W
C20 | 700.00' | 429.30' | 221.45' | 422.65' | 35°08'53" | S72°17'01"E
ALIGNMENT LINE TABLE
LINE | BEARING | LENGTH
L7 | N70°09'42"E | 44.60'
L8 | S31°16'35"W | 196.99'
L13 | S89°51'17"E | 704.63'
REVISIONS
DATE
BY
CHKD
DESCRIPTION
ENGINEERS
SURVEYORS
PLANNERS
GARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4453 N.E. 83rd Road ◇ Wildwood, Florida 34785 ◇ (352) 748-1196
THE VILLAGES OF SOUTHERN OAKS
REAGAN ROAD
PLAN & PROFILE STA. 10+00
TO STA. 22+80
DATE 6/11/19
DRAWN BY LABS
CHKD BY CAP
FILE NAME
JOB NO. 160631.0175
SHT. 05 OF 10
AS-BUILT LEGEND:
(0.00') = FIELD MEASURED ELEVATION AND/OR DATA CALCULATED FROM FIELD MEASUREMENTS.
0.00' AROUND PLAN DIMENSION = FIELD MEASURED AND/OR CALCULATED DATA.
(**) = NOT CONSTRUCTED AT TIME OF AS-BUILT
100.00 AB SHOT = SPOT SHOT - LOCATION, ELEVATION & ABRVD DESCRIPTION
AS - BUILT NOTES
1). AS-BUILT SURVEY.
2). ELEVATIONS BASED ON PLAN DATUM.
3). ON SITE BENCHMARKS USED.
4). AS-BUILT DATA IS SPECIFIC TO CLIENT REQUEST. ALL HORIZONTAL & VERTICAL PLAN FEATURES HAVE NOT BEEN LOCATED. ALL MAJOR PLAN FEATURES ARE BUILT PER PLAN UNLESS OTHERWISE NOTED.
PIPE TYPE TYPICALS
60" & SMALLER = H.D.P.E.
66" & LARGER = A.S.R.P.
ALL 54" PIPE, REPLACED WITH 60" H.D.P.E. DUE TO (INAVAILABILITY) ALL OTHER PIPE SIZES BUILT PER PLAN SPECIFICATIONS.
AS - BUILT SURVEY
I HEREBY CERTIFY THAT THE AS BUILT INFORMATION SHOWN HEREON WAS MADE UNER MY DIRECT SUPERVISION ON 06/11/19 I FURTHER CERTIFY THAT THIS AS-BUILT SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THOMAS M. VENTRE
PROF. LAND SURVEYOR # 5245
3661 SE 58th STREET
OCALA, FLORIDA 34480
(352) 629-1696
FOR THE FIRM:
RAINEY CONSTRUCTION INC.
4477 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748-0955
THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH AN AUTHORIZED OR EMBOSSED SEAL
THOMAS M. VENTRE CERTIFICATE No. 5245 STATE OF FLORIDA REGISTERED LAND SURVEYOR
This item has been electronically signed and sealed by THOMAS M. VENTRE PLS#5245 on the date adjacent to the seal using a SHAauthentication code.
Printed copies of this document are not considered signed and sealed and theSHA authentication code must be verified on any electronic copies.



REAGAN ROAD TYPICAL SECTION

NOT TO SCALE

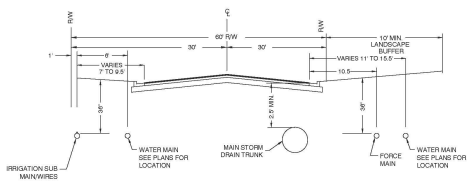
STA. 10+98.55 TO STA. 14+90.85



REAGAN ROAD TYPICAL SECTION

NOT TO SCALE

STA. 14+90.85 TO STA. 43+99.71



UTILITY PLACEMENT

NOT TO SCALE

AS–BUILT LEGEND:

(0.00') = FIELD MEASURED ELEVATION AND/OR DATA CALCULATED FROM FIELD MEASUREMENTS.

0.00' AROUND PLAN DIMENSION = FIELD MEASURED AND/OR CALCULATED DATA.

(**) = NOT CONSTRUCTED AT TIME OF AS–BUILT

×100.00 AS SHOT = SPOT SHOT – LOCATION, ELEVATION & ABR'D DESCRIPTION

AS – BUILT NOTES

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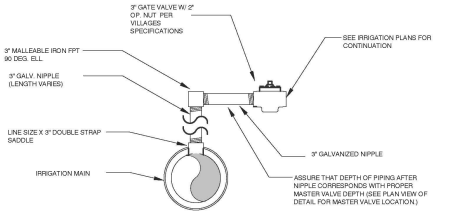
PIPE TYPE TYPICALS

60" & SMALLER = H.D.P.E
66" & LARGER = A.S.R.P.

ALL 54" PIPE REPLACED WITH 60"H.D.P.E. DO TO INAVAILABILITY, ALL OTHER PIPE SIZES BUILT PER PLAN SPECIFICATIONS.



3" P.O.C. DETAIL

N.T.S.

AS – BUILT SURVEY

I HERBY CERTIFY THAT THE AS BUILT INFORMATION SHOWN HEREON WAS MADE UNER MY DIRECT SUPERVISION ON 06/11/19 . I FURTHER CERTIFY THAT THIS AS–BUILT SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM:

THOMAS M. VENTRE
PROF. LAND SURVEYOR # 5245
3661 SE 56th STREET
OCALA, FLORIDA 34480
(352) 629–1696

RAINEY CONSTRUCTION INC.
4477 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748–0959

THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH AN AUTHORIZED OR EMBOSSED SEAL

THOMAS M. VENTRE CERTIFICATE No. 5245 STATE OF FLORIDA REGISTERED LAND SURVEYOR

This item has been electronically signed and sealed by THOMAS M. VENTRE PLS#5245 on the date adjacent to the seal using a SHAauthentication code.

Printed copies of this document are not considered signed and sealed and theSHA authentication code must be verified on any electronic copies.

POTABLE WATER/ SANITARY, STORM SEWER RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A. C.

IRRIGATION WATER LEGEND

PROPOSED		EXISTING
IRR	IRRIGATION WATER MAIN	IRR
GV	VALVE (TYPE) GV=GATE VALVE BFV=BUTTERFLY VALVE PV=PLUG VALVE CV=CHECK VALVE	GV
RED	REDUCER (SIZE)	RED
CAP	CAP	
BOV	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
45°	BEND (ANGLE)	45°
	FIRE HYDRANT ASSEMBLY	

POTABLE WATER LEGEND

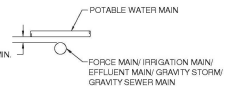
PROPOSED		EXISTING
WAT	POTABLE WATER MAIN	WAT
GV	VALVE (TYPE) GV=GATE VALVE BFV=BUTTERFLY VALVE PV=PLUG VALVE CV=CHECK VALVE	GV
RED	REDUCER (SIZE)	RED
CAP	CAP	
BOV	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
45°	BEND (ANGLE)	45°
	SAMPLE POINT	

SANITARY SEWER LEGEND

PROPOSED		EXISTING
SS	SANITARY SEWER	SS
	MANHOLE	
	FLOW ARROW	
	SINGLE SERVICE	
	DOUBLE SERVICE	
S-78	STRUCTURE NUMBER	S-78

STORM DRAIN LEGEND

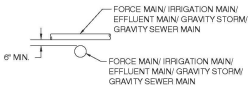
PROPOSED		EXISTING
SD	STORM DRAIN	SD
	FLOW ARROW	
	INLET	
	MANHOLE	
	YARDDRAIN	
17x13	REDUCER (SIZE)	17x13
78	CONTOUR	78
	FLOW ARROW	
	SILT FENCE	
D-MI.5	STRUCTURE NUMBER	MB5-D



NOTE:
CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE FDEP CLEARANCE REQUIREMENTS

POTABLE WATER CROSSING DETAIL

N.T.S.



NOTE:
CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS

NON-POTABLE PRESSURE MAIN CROSSING DETAIL

N.T.S.

REVISIONS

BY

DATE

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
Certificate of Authorization Number: 4709
4452 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748–3736

The Villages of Sumter

THE VILLAGES OF SOUTHERN OAKS
REAGAN ROAD

MASTER PLAN

DATE 6/11/19
DRAWN BY LABS
CHKD BY CAP
FILE NAME GVSOHOMASTER PLAN.TWB
JOB NO. 160631.0175

SHT. 03 OF 10

AGREEMENT FOR SERVICES BETWEEN VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AND ATLANTIC PIPE SERVICES, LLC FOR STORM PIPE INSPECTIONS, CLEANING & REPAIRS RFP #24P-007

THIS AGREEMENT is made effective this 10th day of April 2024 (hereafter referred to as the :Effective Date", by and between **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT** (hereafter referred to as "DISTRICT"), whose address is 984 Old Mill Run, The Villages, Florida 32162, The Villages, Florida 32162, and **ATLANTIC PIPE SERVICES, LLC** (hereafter referred to as "CONTRACTOR/SUPPLIER"), whose address is 1420 Martin Luther King Jr Blvd, Sanford, Florida 32771.

RECITALS

WHEREAS, the DISTRICT owns or operates certain real property requiring proposals for Storm Pipe Inspection, Cleaning & Repair Services, and wishes to enter into an Agreement with a party capable of providing suitable Storm Pipe Inspection, Cleaning & Repair Services; and

WHEREAS, CONTRACTOR provides Storm Pipe Inspection, Cleaning & Repair Services for properties such as those owned or operated by the DISTRICT, and wishes to enter into a contract whereby the CONTRACTOR performs services for the DISTRICT in consideration of payments from the DISTRICT to the CONTRACTOR;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is agreed as follows:

1. SERVICES BY CONTRACTOR

1.1 SUPPLIER, for and in consideration of the payments hereinafter specified and agreed to be made by DISTRICT, hereby covenants and agrees to furnish and deliver all materials, to do and perform all the work and labor required to be furnished and delivered for Storm Pipe Inspection, Cleaning & Repair Services, Request for Proposals (RFP) #24P-007, hereinafter referred to as RFP. Specifications and other contract documents, as defined in said RFP, and all other related documents cited in the above stated RFP are hereby made part of this Agreement as fully and with the same effect as if the same has been set forth at length in the body of this Agreement.

1.2 All maintenance and repair of equipment shall be the responsibility of the SUPPLIER, and such maintenance and repairs shall not interfere with completion of required services to be provided pursuant to this Agreement.

1.3 The SUPPLIER shall promptly notify the DISTRICT of any conditions beyond which negatively affect the nature or character of the Property, growth conditions, or that in any way prevent or hinder the maintenance obligations of the SUPPLIER required by this Agreement. SUPPLIER agrees to provide 24 hour a day emergency service, including contacts, phone numbers, etc.

1.4 The SUPPLIER shall collect and dispose of all trash, litter, debris, refuse and discarded materials resulting from SUPPLIER's operations, including site clean-up and policing on a daily basis. The SUPPLIER shall remove or contract for the removal of debris and refuse in such a manner that no unsightly, unsanitary, or hazardous accumulations occur. The SUPPLIER shall ensure that all handling and disposal of refuse materials performed pursuant to this Agreement is performed in compliance with all local, state and federal regulations.

1.5 All SUPPLIER and Sub-Contractor personnel shall wear personal protective equipment in the performance of their duties to include safety vests, protective eye wear or face shields, respiratory protection as necessary, gloves and protective clothing.

1.6 SUPPLIER shall be responsible for adhering to all federal, state and local safety guidelines and observe all safety precautions when performing services on DISTRICT property, roadways and rights-of-way to include safe location of parked vehicles, signage, use of safety cones, flag personnel as necessary, use of safety vests on all personnel and vehicles which are clearly identifiable as belonging to the SUPPLIER.

1.7 SUPPLIER acknowledges that the public may associate the SUPPLIER as an employee of the DISTRICT while the SUPPLIER performs services on the DISTRICT's property. SUPPLIER agrees to conduct its services and supervise its employees in a way not detrimental to the DISTRICTS business operation. DISTRICT reserves the right to approve dress codes for the SUPPLIER 's employees.

1.8 SUPPLIER shall comply with all applicable governmental statutes, rules, regulations and orders and any amendments and modifications thereto.

1.9 As per the Immigration and Nationality Act of 1952 (INA), Immigration Reform and Control Act of 1986 (IRCA) and Florida Executive Order Number 11-02, SUPPLIER must only employ individuals who are legally authorized to work in the United States of America. SUPPLIER hereby is required to utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all persons (including subcontractors) employed/assigned during the contract term by the SUPPLIER to perform work pursuant to this Agreement. To certify participation in the program, SUPPLIER and any subcontractors to the SUPPLIER, is required to sign an E-Verify SUPPLIER/Subcontractor Affidavit. It is understood that the DISTRICT will not be responsible for any violations of Federal law and the SUPPLIER, solely, will be responsible and liable for any violations and or penalties associated with such violation.

2. **PAYMENT**

2.1 In consideration of the services provided by the SUPPLIER pursuant to this Agreement, DISTRICT agrees to pay to SUPPLIER the unit prices submitted by SUPPLIER as a result of SUPPLIER's response to RFP #24P-007 as provided for in Exhibit "A" to this Agreement.

2.2 Invoices shall be submitted via email to accountspayable@districtgov.org Payment by the DISTRICT will made per the "Local Government Prompt Payment Act", Florida Statutes, Chapter 218, Part VII.

2.3 The DISTRICT agrees to pay the SUPPLIER for additional work performed by the SUPPLIER pursuant to written orders placed by the DISTRICT, at a rate equal to component unit costs of labor and equipment charged by the SUPPLIER under the terms of this Agreement.

3. **UNUSUAL COSTS**

3.1 The Contractor may petition the District at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the costs of operation that could not reasonably be foreseen by a prudent operator and which, by all reasonable expectations, will continue for at least one (1) year. If the Contractor petitions for such an increase, the Contractor shall also petition for a rate reduction on the basis of extraordinary and unusual changes in the costs of operation that could not reasonably be foreseen by a prudent operator and which, by all reasonable expectations, will continue for at least one (1) year; failure to make such petition may be grounds for Agreement termination.

3.2 The Contractor's request shall contain substantial proof and justification to support the need for the rate adjustment. The District may request from the Contractor, and the Contractor shall provide, such further information as may be reasonably necessary in making its determination. The District shall approve or deny the request, in whole or in part, within sixty (60) days of receipt of the request and all other additional information required by the District. Any price redetermination shall be solely based upon the documentation provided and the District reserves the right to rescind any price relief granted should the circumstances change and prices go down.

4. **CONTRACT DOCUMENTS**

The Contract Documents, which comprise the entire Contract between DISTRICT and SUPPLIER and which are made part hereof by this reference, consist of the following:

4.1 Request for Proposals
4.2 Instructions, Terms, and Conditions
4.3 Proposal Forms
4.4 Wildlife Habitat Management Plan (if applicable)
4.5 Proposer's Certification
4.6 Insurance Requirements
4.7 General Terms and Conditions
4.8 Scrutinized Companies
4.9 Drug Free Workplace Certificate
4.10 Anti-Collusion Statement
4.11 Statement of Contractor's Experience, Equipment & Personnel
4.12 W-9
4.13 E-Verify Contractor/Subcontractor Affidavit

4.14 Scope of Work / Specifications
4.15 Agreement for Services
4.16 Permits / Licenses
4.17 All PROPOSAL Addenda Issued Prior to PROPOSAL Opening Date
4.18 All Modifications and Change Orders Issued
4.19 Notice of Award / Notice to Proceed

5. TERM

The initial term of each Agreement shall be the Effective Date through September 30, 2026, with the option to renew for one (1) two (2) year period. **The prices awarded by SUPPLIER shall remain fixed and firm for the initial term of the Agreement.** Following completion of the initial term, the renewal period shall automatically occur on October 1, unless either party provides a minimum ninety (90) day written notice of non-renewal. At a minimum of six (6) months prior to the end of the initial term, Contractor/Supplier may submit a request in writing to the District to negotiate an increase or decrease to the current awarded pricing to become effective for the renewal period. No increase shall exceed 5%.

6. INSURANCE

6.1 **General Liability.** CONTRACTOR shall obtain, and maintain throughout the life of the Agreement, General Liability Insurance in an amount no less than $1,000,000 per occurrence and $2,000,000 general aggregate for Bodily Injury and Property Damage. Insurance shall protect the CONTRACTOR, sub consultants and subcontractors from claims for damage for personal injury, including accidental death, as well as claims for property damages which may arise from operations under the Agreement. DISTRICT(s) shall be named as Additional Insured.

6.2 **Automobile Liability Insurance** covering all automobiles and trucks the CONTRACTOR may use in connection with this RFP. The limit of liability for this coverage shall be a minimum combined single limit of $1,000,000 per occurrence for bodily injury and property damage. This is to include owned, hired, and non-owned vehicles. DISTRICT(s) shall be named as Additional Insured.

6.3 **Excess Liability Insurance (Umbrella Policy)** may compensate for a deficiency in general liability or automobile insurance coverage limits.

6.4 **Waiver of Subrogation:** By entering into any contract as a result of this RFP, CONTRACTOR agrees to a Waiver of Subrogation for each policy required above.

6.5 **Workers' Compensation Insurance, as required by the State of Florida.** As required by the State of Florida. CONTRACTOR and any sub consultants or subcontractors shall comply fully with the Florida Worker's Compensation Law. CONTRACTOR must provide certificate of insurance showing Worker's Compensation coverage.

6.6 **Certificate(s) shall be dated and show:**

6.6.1 The name of the insured CONTRACTOR, the specified job by name and/or RFP number, the name of the insurer, the number of the policy, its effective date and its termination date.

6.6.2 Statement that the insurer will mail notice to the DISTRICT at least thirty (30) days prior to any material changes in provisions or cancellation of the policy.

6.6.3 Subrogation of Waiver clause.

6.6.4 The Village Center Community Development District and any other governmental agencies using this Agreement in cooperation with the DISTRICT shall be a named additional insured on Public Liability Insurance and Automobile Liability Insurance.

6.6.5 The CONTRACTOR shall require of each its sub consultants and/or subcontractors to procure and maintain during the life of its subcontract, insurance of the type specified above or insure the activities of its sub consultants and/or subcontractors in its policy as described above.

6.6.6 All insurance policies shall be written on companies authorized to do business in the State of Florida.

7. TERMINATION BY THE DISTRICT

7.1 The performance of work under this Contract may be terminated by DISTRICT in accordance with this clause in whole or from time to time in part, whenever DISTRICT determines that SUPPLIER

is in default of the terms of this Agreement. Any such termination shall be effected by delivery to SUPPLIER a Notice of Termination specifying the extent to which performance or work under the contract is terminated, and the date the termination becomes effective.

7.2 After receipt of a Notice of Termination, and except as otherwise directed, SUPPLIER shall: Stop work under this Agreement on the date and to the extent specified in the Notice of Termination.

7.2.2 Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portions of work under this Contract.

7.2.3 Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination.

7.2.4 Settle all outstanding liabilities and all claims arising out of such termination or orders and subcontracts and request the approval or ratification by the DISTRICT to the extent SUPPLIER may require, which approval or ratification shall be final for all purposes of this clause.

7.2.5 Continue to perform under the terms of the Contract as to that portion of the work not terminated by the Notice of Termination.

7.3 After receipt of a Notice of Termination, SUPPLIER shall submit to DISTRICT SUPPLIER's termination claim in satisfactory form. Such claim shall be submitted promptly, but in no event later than one month from the effective date of termination unless one or more extensions in writing are granted by DISTRICT. No claim will be allowed for any expense incurred by SUPPLIER to after the receipt of the Notice of Termination and SUPPLIER shall be deemed to waive any right to any further compensation.

7.4 SUPPLIER and DISTRICT may agree upon the whole or any part of the amount or amounts to be paid to SUPPLIER by reason of the total or partial termination of work pursuant to this clause, provided that such agreed amount or amounts, exclusive of settlement costs shall not exceed the total Contract price as reduced by the expenditures necessary to complete the job covered by this Contract.

7.5 DISTRICT may, for any reason, terminate performance under this Agreement by the SUPPLIER for convenience upon thirty (30) days written notice. DISTRICT will not be held responsible for any loss incurred by SUPPLIER as a result of DISTRICT's election to terminate this Agreement pursuant to this paragraph.

8. **WARRANTY**

8.1 The SUPPLIER warrants to the DISTRICT that all materials and equipment furnished under the Agreement will be of good quality, new, and fit for the purpose intended. Unless otherwise required or permitted by the Agreement Documents, the work will be free from defects not inherent in the quality required or permitted, and the work will conform to the requirements of the Agreement Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective.

The SUPPLIER's warranty excludes remedy for damage or defect cause by abuse or modifications not executed the SUPPLIER, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage.

a. If applicable, all installed Wallpaper Installation & Removal material shall be under SUPPLIER warranty for a period of ninety (90) days. Such warranty period shall begin on the date the final payment to SUPPLIER by the DISTRICT is issued.

b. All other labor and workmanship shall be under SUPPLIER warranty for a period of one (1) year; all materials shall be per Manufacturer's warranty. Such warranty period shall begin on the date of the final payment to SUPPLIER by the DISTRICT is issued.

9. **SELF HELP BY DISTRICT**

9.1 Within twenty-four (24) hours after being notified by DISTRICT in writing of defective or unacceptable work, if the SUPPLIER fails to correct such work, DISTRICT may cause the unacceptable or defective work to be corrected. If the DISTRICT corrects the work, the DISTRICT shall be entitled to deduct from any monies due, or which may become due to SUPPLIER, the

reasonable cost of remedying the defective or unacceptable work. Provided, however, if the corrective work cannot reasonably be completed within such twenty-four (24) hour period, and the SUPPLIER immediately begins corrective work, and DISTRICT reasonably determines that the SUPPLIER is diligently pursuing the completion of such corrective work, DISTRICT agrees to allow SUPPLIER to complete correction of the defective or unacceptable work. In addition, if the SUPPLIER, for any reason, fails to perform any portion of the services required by the SUPPLIER pursuant to this Agreement, the DISTRICT shall be entitled to deduct from any monies due or which may become due to SUPPLIER the actual expenditures that are necessary to complete the services not performed.

9.2 All costs and expenses incurred by DISTRICT pursuant to this section shall be deducted from monies due, or which may become due to SUPPLIER for its obligations herein.

9.3 The provisions of this paragraph are cumulative to all other provisions of the Agreement and it is not intended that any deductions in payment taken pursuant to this paragraph shall diminish or waive DISTRICT's right to declare the SUPPLIER in default in accordance with applicable provisions of the Agreement.

9.4 The accumulation of two (2) 24-hour notices within a six (6) month period may result in termination of the Agreement as determined by the DISTRICT.

9.5 **SATISFACTORY PERFORMANCE**

9.5.1 It is estimated that the frequency and guidelines set forth in this Scope of Work will provide the quality desired. However, in the event it does not, SUPPLIER agrees to provide such reasonable additional services without further compensation. Satisfactory performance of work under this contract shall be based on these maintenance specifications, as measured by the DISTRICT in its discretion.

9.5.2 The determination of satisfactory performance will be based upon the satisfactory appearance of the grounds, not whether anticipated projections of cycle frequencies have been performed. The appearance and quality of the grounds will be reviewed on a daily basis by the DISTRICT. SUPPLIER performance will be evaluated and adjustments to the technical maintenance specifications, if required, will be made.

9.5.3 Any damage to DISTRICT property by the SUPPLIER shall be repaired by the respective tradesmen initiated though the DISTRICT Representative so all warranties remain effective. All billing for said repairs will be directed to the SUPPLIER responsible for said area and cost of repairs.

10. **ASSIGNMENT**

10.1 This Agreement shall not be assigned, nor may any portion of the obligations contemplated in this Agreement be subcontracted to another party without prior written approval of DISTRICT. No such approval by DISTRICT of any assignment or subcontract shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the DISTRICT. All such assignments and subcontracts shall be subject to the terms and conditions of this Agreement and to any conditions of approval that DISTRICT shall deem necessary.

11. **NOTICE OF SALE OR MERGER**

11.1 SUPPLIER may not merge with, or otherwise sell all or any portion of its business to any third party without first providing DISTRICT with at least one hundred twenty (120) days' written notice prior to any such merger or sale. In the event SUPPLIER intends on merging with, or otherwise selling all or any portion of its business to a third party that does not intend on providing the services required of SUPPLIER under this Agreement, or to a third party that is not approved by DISTRICT, then SUPPLIER shall remain responsible for providing the services to DISTRICT through the term of this Agreement despite the merger or sale. Any merger or sale in violation of this paragraph shall constitute a default entitling DISTRICT to damages from SUPPLIER for its breach of contract, in addition to any other remedy provided for in this Agreement.

12. **BREACH OF CONTRACT**

12.1 The failure of SUPPLIER to comply with any of the terms, provisions, covenants, or conditions of this Agreement shall constitute a material breach of contract by SUPPLIER. In such event, the DISTRICT may, and in addition to any other remedies available at law or in equity, or otherwise specified in this Agreement, suspend or debar the SUPPLIER from future bids and/or solicitations in accordance with DISTRICT's Purchasing Policies and Procedures Manual.

13. **OTHER MATTERS**

13.1 SUPPLIER shall not utilize, nor store, any drums of material exceeding 5-gallon containers on any of the DISTRICT's property.

13.2 SUPPLIER shall maintain complete and current Material Safety Data Sheets on premises for inspection and/or use at all times, and furnish updated documentation to the DISTRICT's Human Resources Department; however, the SUPPLIER acknowledges that the DISTRICT shall have no responsibility for making any disclosures to SUPPLIER's employees or agents.

13.3 The obligations of the SUPPLIERS under this Agreement may not be delegated without the prior written consent of the DISTRICT. The DISTRICT may freely assign this Agreement to any entity acquiring the real estate which is subject to this Agreement.

13.4 In the event of default by any party to this Agreement, the prevailing party shall be entitled to recover from the defaulting party, all costs and expenses, including a reasonable attorney's fee, whether suit be instituted or not, and at the trial court and appellate court level incurred by the prevailing party enforcing its right hereunder.

13.5 The venue for the enforcement, construction or interpretation of this Agreement, shall be the District or Circuit Court for Sumter County, Florida, and SUPPLIER does hereby specifically waive any "venue privilege" and/or "diversity of citizenship privilege" which it has now, or may have in the future, in connection with the Agreement, or its duties, obligations, or responsibilities or rights hereunder.

13.6 SUPPLIER does hereby specifically promise and agree to "hold harmless", defend and indemnify the DISTRICT and the agents, servants, employees, officers, and officials thereof from and against any and all liability or responsibility for damage to property or person that may arise in connection with the services to be provided hereunder, including reasonable attorney fees and expenses.

13.7 SUPPLIER shall not be construed to be the agent, servant or employee of the DISTRICT or of any elected or appointed official thereof, for any purpose whatsoever, and further SUPPLIER shall have no express or implied authority of any kind or nature whatsoever, to incur any liability, either in contract or on a tort, as the agent, servant or employee of the DISTRICT.

13.8 These Contract Documents constitute the entire understanding and Contract between the Parties and supersedes any and all written and oral representations, statements, negotiations, or contracts previously existing between the Parties with respect to the subject matters of this Contract. The SUPPLIER recognizes that any representations, statements, or negotiations made by DISTRICT staff do not suffice to legally bind the DISTRICT in a contractual relationship unless they have been reduced to writing and signed by an authorized DISTRICT representative. This Contract shall inure to the benefit of and be binding upon the Parties, their respective assigns, and successors in interest.

13.9 It may become necessary that additional areas are to be routinely maintained under the same specifications, or as amended by the management or its representative. It is the intent to be able to add or delete areas as necessary with the related cost increases or decreases to be handled through the execution of an amendment to the Agreement. Cost increases or decreases will be based on the unit prices proposed by the SUPPLIER as provided for in Exhibit "A" to the Agreement.

13.10 No amendment to this Agreement shall be effective except those agreed to in writing and signed by both of the parties to this Agreement.

13.11 Time is of the essence in the performance of this Contract. The SUPPLIER specifically agrees that it will commence operations on the date specified in the Notice to Proceed and that all work to be performed under the provisions of this Contract shall be done according to specifications, subject only to delays caused through no fault of the SUPPLIER.

13.12 Award of this project shall impose no obligation on the District to utilize the successful proposer for all work of this type, which may develop during the contract period. This is not an exclusive contract. The District specifically reserves the right to concurrently contract with other companies for similar work if it deems such action to be in the District's best interest.

14. **SUPPLIER'S REPRESENTATIONS**

14.1 SUPPLIER makes the following representations:

14.2 SUPPLIER has familiarized himself with the nature and extent of the Contract documents, work, locality, and all local conditions, and federal, state, and local laws, ordinances, rules, and regulations that in any manner may affect cost, progress, or performance of work.

14.3 SUPPLIER declares that he has visited and examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done, that he has examined the plans for the work and other Contract Documents relative thereto and has read all the addenda furnished prior to the bid, and that SUPPLIER has satisfied itself relative to the work to be performed.

14.4 SUPPLIER has investigated and is fully informed of the construction and labor conditions, of obstructions to be encountered, of the character, quality and quantities of work to be performed, materials to be furnished, and requirements of the plans and other Contract Documents.

14.5 SUPPLIER has given the DISTRICT written notice of all conflicts, errors, or discrepancies that he has discovered in the Contract Documents.

14.6 SUPPLIER declares that submission of a bid for the work constitutes an incontrovertible representation that the SUPPLIER has complied with every requirement of this Section, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of work.

14.7 Equal Opportunity: SUPPLIER assures that no person shall be discriminated against on the grounds of race, color, creed, national origin, handicap, age or sex, in any activity under this Contract.

14.8 Public Entity Crimes: In accordance with Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted Respondent list following a conviction for a public entity crime may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases or real property to a public entity, may not be awarded or perform work as a SUPPLIER, supplier, subcontractor, or consultant with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted Respondent list.

14.9 Public Records Act/Chapter 119 Requirements: SUPPLIER /Respondent agrees to comply with the Florida Public Records Act to the fullest extent applicable, and shall, if this Agreement is one for which services are provided by doing the following:

- Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform this service;
- Provide the agency access to public records at a cost that does not exceed the cost provided in Chapter 119, Florida Statues or as otherwise provided by law;
- Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and
- Meet all requirements for retaining public records and transfers to the DISTRICT, at no cost, all public records in possession of the SUPPLIER upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the DISTRICT in a format that is compatible with the current information technology systems of the DISTRICT.

IF THE SUPPLIER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUPPLIER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

JENNIFER FARLOW, DISTRICT CLERK
984 OLD MILL RUN, THE VILLAGES FL 32162
PHONE: 352-751-3939
EMAIL: jennifer.farlow@DISTRICTgov.org

IN WITNESS WHEREOF, said DISTRICT has caused this Agreement to be executed in its name by the Chairman of the **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, attested by the clerk of said DISTRICT, and **ATLANTIC PIPE SERVICES, LLC** has caused this Agreement to be executed in its name by its authorized representative, attested to and has caused the seal of said corporation to be hereto attached (if applicable), all on the day and year written above.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	**ATLANTIC PIPE SERVICES, LLC**
By: Kelly Flores	By: Allan Cagle
Print Name: Kelly Flores	Print Name: Allan Cagle
Print Title: Chair	Print Title: President
Date: 4/10/24	Date: 3/8/2024
Attest:	Attest: Jessica Macy

REVISED RFP #24P-007 Storm Pipe Inspections, Cleaning, and Repairs

DIVING, PLUGGING, AND DEWATERING

ITEM #	ITEM DESRIPTION	SIZE	UNIT	PRICE
1	Plug Set in Structure or Outfall	00 - 24 INCH	EA	$550.00
2	Plug Set in Structure or Outfall	30 - 54 INCH	EA	$750.00
3	Plug Set in Structure or Outfall	60 - 72 INCH	EA	$950.00
4	Plug Rental	15 INCH	WK	$315.00
5	Plug Rental	18 INCH	WK	$315.00
6	Plug Rental	24 INCH	WK	$331.00
7	Plug Rental	30 INCH	WK	$710.00
8	Plug Rental	36 INCH	WK	$805.00
9	Plug Rental	42 INCH	WK	$815.00
10	Plug Rental	48 INCH	WK	$1,100.00
11	Plug Rental	54 INCH	WK	$1,150.00
12	Plug Rental	60 INCH	WK	$2,430.00
13	Plug Rental	66 INCH	WK	$2,430.00
14	Plug Rental	72 INCH	WK	$3,500.00
15	Plug Removal in Structure or Outfall	00 - 24 INCH	EA	$300.00
16	Plug Removal in Structure or Outfall	30 - 54 INCH	EA	$500.00
17	Plug Removal in Structure or Outfall	60 - 72 INCH	EA	$700.00
18	Certified Dive Team for Exploratory Dive	N/A	HR	$185.00
19	Certified Dive Team: Swim Plug Up Pipe to Embankment to Prevent Pipe from Floating	N/A	EA	$160.00
20	Easement Access for Plug Set, Removal	N/A	EA	$350.00
21	Underwater Dredging for Plug Set	N/A	HR	$265.00
22	Pump Delivery to Job Site and Set Up	N/A	EA	$350.00
23	Dewatering	00 - 24 INCH	LF	$0.80
24	Dewatering	30 - 36 INCH	LF	$1.20
25	Dewatering	42 - 48 INCH	LF	$1.80
26	Dewatering	54 - 60 INCH	LF	$3.60
27	Easement Access for Pump Set Up and Delivery	N/A	EA	$450.00

STORM CLEANING AND INSPECTION SERVICES

28	Light cleaning, storm	00 - 24 INCH	LF	$2.25
29	Light cleaning, storm	30 - 36 INCH	LF	$2.75
30	Light cleaning, storm	42 - 48 INCH	LF	$3.65
31	Light cleaning, storm	54 - 60 INCH	LF	$5.00
32	Light cleaning, storm	66 - 72 INCH	LF	$9.00
33	Medium cleaning, storm	00 - 24 INCH	LF	$2.93
34	Medium cleaning, storm	30 - 36 INCH	LF	$4.80
35	Medium cleaning, storm	42 - 48 INCH	LF	$8.40
36	Medium cleaning, storm	54 - 60 INCH	LF	$12.30
37	Medium cleaning, storm	66 - 72 INCH	LF	$16.25
38	Heavy cleaning, storm	00 - 24 INCH	LF	$4.88
39	Heavy cleaning, storm	30 - 36 INCH	LF	$7.80
40	Heavy cleaning, storm	42 - 48 INCH	LF	$12.60
41	Heavy cleaning, storm	54 - 60 INCH	LF	$16.80
42	Heavy cleaning, storm	66 - 72 INCH	LF	$33.75
43	Easement Set Up and Cleaning (additional fee for cleaning)	N/A	LF	$0.62
44	Structure Cleaning	N/A	EA	$85.00
45	Transportation Fee for Delivering Debris Removed to Disposal Location	N/A	EA	$195.00
46	Pump Station/Storm Lift Station Cleaning	N/A	HR	$285.00
47	CCTV Storm	00 - 30 INCH	LF	$2.10
48	CCTV Storm	36 - 60 INCH	LF	$2.75

EXHIBIT A

49	CCTV Storm	66 - 72 INCH	LF	$3.50
50	Easement Set Up and Inspection (Additional Fee to CCTV)	N/A	LF	$0.30
51	Structure Inspection	N/A	EA	$65.00
	PRESSURE GROUT MAINLINE			
52	Pressure grout - Storm, 5 or less per callout	00 - 24 INCH	EA	$1,280.00
53	Pressure grout - Storm, 5 or less per callout	30- 48 INCH	EA	$1,980.00
54	Pressure grout - Storm, 5 or less per callout	54 - 72 INCH	EA	$2,650.00
55	Pressure grout - Storm, 5 or more per callout	00 - 24 INCH	EA	$980.00
56	Pressure grout - Storm, 5 or more per callout	30 - 48 INCH	EA	$1,250.00
57	Pressure grout - Storm, 5 or more per callout	54 - 72 INCH	EA	$2,200.00
	REPAIR BANDS			
58	Mechanical Repair Sleeve - Storm	15 INCH	EA	$3,200.00
59	Mechanical Repair Sleeve - Storm	18 INCH	EA	$3,400.00
60	Mechanical Repair Sleeve - Storm	24 INCH	EA	$3,700.00
61	Mechanical Repair Sleeve - Storm	30 INCH	EA	$4,200.00
62	Mechanical Repair Sleeve - Storm	36 INCH	EA	$4,785.00
63	Mechanical Repair Sleeve - Storm	42 INCH	EA	$5,475.00
64	Mechanical Repair Sleeve - Storm	48 INCH	EA	$6,150.00
65	Internal Seal - Storm	18 INCH	EA	$1,800.00
66	Internal Seal - Storm	24 INCH	EA	$1,800.00
67	Internal Seal - Storm	30 INCH	EA	$1,925.00
68	Internal Seal - Storm	36 INCH	EA	$2,100.00
69	Internal Seal - Storm	42 INCH	EA	$2,250.00
70	Internal Seal - Storm	48 INCH	EA	$2,325.00
71	Internal Seal - Storm	54 INCH	EA	$2,410.00
72	Internal Seal - Storm	60 INCH	EA	$2,600.00
73	Internal Seal - Storm	66 INCH	EA	$2,900.00
74	Internal Seal - Storm	72 INCH	EA	$3,200.00
	CIPP SECTIONAL LINER			
75	Sectional Liner - Storm	15 INCH	LF	$1,380.00
76	Sectional Liner - Storm	18 INCH	LF	$1,480.00
77	Sectional Liner - Storm	24 INCH	LF	$1,480.00
78	Sectional Liner - Storm	30 INCH	LF	$1,500.00
79	Sectional Liner - Storm	36 INCH	LF	$1,900.00
80	Sectional Liner - Storm	42 INCH	LF	$2,100.00
81	Sectional Liner - Storm	48 INCH	LF	$2,400.00
	CIPP MANHOLE TO MANHOLE LINING			
82	CIPP Manhole to Manhole Lining - Diameter: 7.5mm	15 INCH	LF	$100.64
83	15" CIPP Thickness Variance: 1.5mm	15 INCH	LF	$4.26
84	CIPP Manhole to Manhole Lining - Diameter: 9mm	18 INCH	LF	$146.81
85	18" CIPP Thickness Variance: 1.5mm	18 INCH	LF	$4.55
86	CIPP Manhole to Manhole Lining - Diameter: 10.5mm	24 INCH	LF	$205.03
87	24" CIPP Thickness Variance: 1.5mm	24 INCH	LF	$6.45
88	CIPP Manhole to Manhole Lining - Diameter: 13.5mm	30 INCH	LF	$313.85
89	30" CIPP Thickness Variance: 1.5mm	30 INCH	LF	$7.88
90	CIPP Manhole to Manhole Lining - Diameter: 15mm	36 INCH	LF	$361.63
91	36" CIPP Thickness Variance: 1.5mm	36 INCH	LF	$9.14
92	CIPP Manhole to Manhole Lining - Diameter: 19mm	42 INCH	LF	$471.57
93	42" CIPP Thickness Variance: 1.5mm	42 INCH	LF	$12.35
94	CIPP Manhole to Manhole Lining - Diameter: 22.5mm	48 INCH	LF	$495.30
95	48" CIPP Thickness Variance: 1.5mm	48 INCH	LF	$18.13
96	CIPP Manhole to Manhole Lining - Diameter: 25.5 mm	54 INCH	LF	$622.05
97	54" CIPP Thickness Variance: 1.5mm	54 INCH	LF	$18.38

EXHIBIT A

98	CIPP Manhole to Manhole Lining - Diameter: 28 5mm	60 INCH	LF	$791.29
99	60" CIPP Thickness Variance: 1 5mm	60 INCH	LF	$18.32
100	CIPP Manhole to Manhole Lining - Diameter: 31.5mm	66 INCH	LF	$888.69
101	66" CIPP Thickness Variance: 1.5mm	66 INCH	LF	$20.10
102	CIPP Manhole to Manhole Lining - Diameter: 33 mm	72 INCH	LF	$1,044.65
103	72" CIPP Thickness Variance: 1.5mm	72 INCH	LF	$21.85
	CONCRETE SPINCASTING			
104	Concrete Spin cast - Storm	15 INCH	LF	$90.00
105	Concrete Spin cast - Storm	18 INCH	LF	$108.00
106	Concrete Spin cast - Storm	24 INCH	LF	$144.00
107	Concrete Spin cast - Storm	30 INCH	LF	$180.00
108	Concrete Spin cast - Storm	36 INCH	LF	$216.00
109	Concrete Spin cast - Storm	42 INCH	LF	$252.00
110	Concrete Spin cast - Storm	48 INCH	LF	$288.00
111	Concrete Spin cast - Storm	54 INCH	LF	$324.00
112	Concrete Spin cast - Storm	60 INCH	LF	$360.00
113	Concrete Spin cast - Storm	66 INCH	LF	$396.00
114	Concrete Spin cast - Storm	72 INCH	LF	$432.00
	INJECTION GROUTING AND STRUCTURE REPAIR			
115	Drill Injection Hole for Soil Stabilization	N/A	EA	$1,500.00
116	Set Up Charge for Soil Stabilization	N/A	EA	$750.00
117	Hydrophobic Polyurethane Grout for Soil Stabilization	N/A	Per Gallon	$465.00
118	Storm Structure Sealing Set Up Fee	N/A	EA	$550.00
119	Storm Structure Injection Grout for Sealing	N/A	Per Gallon	$143.75
	MOT/TRAFFIC CONTROL			
120	MOT City or County ROW	N/A	DAY	$450.00
	ADDITIONAL SERVICES			
121	Nuisance Alligator Removal When Required for Plugging / Dewatering	N/A	EA	$1,650.00
122	Weekly rental Quite Pack pump (with maintenance)*	4 INCH	EA	$919.00
123	Weekly rental Quite Pack pump rental (with maintenance)*	6 INCH	EA	$1,026.09
124	Weekly rental 4" discharge hose (100ft)	4 INCH	EA	$101.12
125	Weekly rental 4" intake hoes (50ft)	4 INCH	EA	$166.12
126	Weekly rental 6" discharge hose (100ft)	6 INCH	EA	$101.93
127	Weekly rental 6" intake hoes (50ft)	6 INCH	EA	$205.43
128	Weekly rental Basket Screen	4 INCH	EA	$9.03
129	Weekly rental Basket Screen	6 INCH	EA	$18.06
130	Weekly rental 90 Degree elbow	4 INCH	EA	$36.11
131	Weekly rental 90 Degree elbow	6 INCH	EA	$50.56

NOTE(S):

- **When completing your proposal, do not attach any forms which may contain terms and conditions that conflict with those listed in the District's proposal documents. Inclusion of additional terms and conditions such as those which may be on your company's standard forms may result in your proposal being declared non-responsive.**
- **All price information to be used in the RFP evaluation must be on this proposal form.**
- **District reserves the right to adjust any quantity upward or downward as may be warranted or necessary.**
- **The District maintains the right to utilize other vendors/contractors to address any unforeseen conditions as they may arise.**

"The undersigned, as Proposer, hereby declares that he/she has informed himself/herself fully in regard to all conditions to the work to be done, and that he/she has examined the RFP and Specifications for the work and comments hereto attached. The Proposer agrees, if this proposal is accepted, to contract with the Villages Community Development Districts in the form of an Agreement, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation, labor and service necessary to complete the work covered by the RFP and Agreement Documents for this Project. The Proposer agrees to accept in full compensation for each item the prices named in the schedules incorporated herein.

Proposer agrees to supply the products or services at the prices proposed above in accordance with the terms, conditions and specifications contained in this RFP."

EXHIBIT A

Allan Cagle - President	Allan Cagle	2/7/24
Authorized Agent Name & Title (Print)	Signature	Date

Name of Proposer's Firm:

ATLANTIC Pipe Services, LLC

This document must be completed and returned with your Submittal

EXHIBIT A

The Villages®
Community Development Districts
Purchasing

TO: Respondents

FROM: Crystal Ford-Bellamy, Purchasing/Buyer

DATE: March 5, 2024

SUBJECT: Notice of Intent to Award for RFP #24P-007 Storm Pipe Inspections, Cleaning and Repairs.

As a result of the consideration and review of the submitted proposals received on the above referenced RFP, staff is recommending to the Village Center Community Development District, Sumter Landing Community Development District, Village Community Development Districts 1-4, Village Community Development District 14, Village Community Development District 15, Middleton Downtown Community Development District and Eastport Community Development District Board of Supervisors, at their next regularly scheduled meeting that number **#1 ranked Contractor, ATLANTIC PIPE SERVICES, LLC, #2 ranked Contractor VORTEX SERVICES, LLC and #3 ranked Contractor HINTERLAND GROUP, INC.** be awarded the Storm Pipe Inspections, Cleaning and Repairs agreements.

The Selection Committee scores, ranking, and proposal pricing results are as follows:

Ranks	Contractors	Selection Committee Scores (out of 500 points)
1	Atlantic Pipe Services, LLC	490
2	Vortex Services, LLC	470
3	Hinterland Group, Inc.	463
4	Inliner Solutions, LLC	458
5	Shenandoah General Construction, LLC	420
6	Flotech Environmental, LLC	370
7	Gulf Coast Underground, LLC	326
8	Nu-Pipe, LLC	264
9	Rowland I&I Solutions, LLC	180

This letter is not to be construed as the final award of the contract and is subject to acceptance and approval by the Village Center Community Development District, Sumter Landing Community Development District, Village Community Development Districts 1-4, Village Community Development District 14, Village Community Development District 15, Middleton Downtown Community Development District and Eastport Community Development District Board of Supervisors, at their next regularly scheduled meeting.

Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, and failure to post a protest bond or other security as required by the District Purchasing Policy & Procedures, located at www.districtgov.org, within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

If you have any questions regarding this information, please do not hesitate to contact me at (352) 751-6700. The Village Community Development Districts greatly appreciate your interest in doing business with us and encourage you to continue to submit bids/proposals in the future.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Lake Deaton FRDAP Agreement Grant Award Acceptance**

REQUESTED ACTION: Staff recommends approval of contract agreement.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding will reimburse the City $200,000 for the Lake Deaton Pier and Boat Ramp project.

HISTORY/FACTS/ISSUES:

The City has applied for additional funding for large projects that qualify for a Florida Department of Environmental Protection (FDEP) grant. With the assistance of the City's grant writer, RMPK Funding, the City submitted an application through the Florida Recreation Development Assistance Program (FRDAP), administered by FDEP, for the Lake Deaton Park project.

Staff is pleased to announce that the City has been awarded a $200,000 grant for this project. The funding will be a reimbursable grant for the construction of a new observation boardwalk, boat ramp, landscaping, and picnic facilities. Attached is the grant agreement for execution, which will officially accept and encumber the funding upon commission approval.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Standard Grant Agreement

This Agreement is entered into between the Parties named below, pursuant to section 215.971, Florida Statutes:

1. Project Title (Project): Lake Deaton Park

Agreement Number: P5004

2. Parties **State of Florida Department of Environmental Protection**
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000 (Department)

Grantee Name: City of Wildwood

Entity Type: Local Government

Grantee Address: 100 N. Main Street, Wildwood FL, 34785

FEID: 596000450 (Grantee)

3. Agreement Begin Date: Upon execution

Date of Expiration: June 30, 2027

4. Project Number: P25004 *(If different from Agreement Number)*

Project Location(s): 5300 County Road 155, Wildwood, FL, 34785

Project Description: Retroactive project: new landscaping

Ren - nature study/observation boardwalk, picnic facility, boat ramp, parking, restrooms

5. Total Amount of Funding: $200,000.00

Funding Source?	Award #s or Line-Item Appropriations:	Amount per Source(s):
■ State ☐ Federal	Line Item #1829, GAA, FY2024-2025	$ 200,000.00
☐ State ☐ Federal		$
☐ State ☐ Federal		$
■ Grantee Match		$ 200,000.00
	Total Amount of Funding + Grantee Match, if any:	$ 400,00.00

6. Department's Grant Manager

Name: **Jeremy Pe** or successor

Address: **3900 Commonwealth Blvd.**
Tallahassee, FL
32399-3000

Phone: 850-245-2732

Email: Jeremy.pe@floridadep.gov

Grantee's Grant Manager

Name: **Jeremy Hockenbury** or successor

Address: **743 Huey Street**
Wildwood, FL
34785

Phone: 352.330.1343 x 402

Email: jhockenbury@wildwood-fl.gov

7. The Parties agree to comply with the terms and conditions of the following attachments and exhibits which are hereby incorporated by reference:

■ Attachment 1: Standard Terms and Conditions Applicable to All Grants Agreements
■ Attachment 2: Special Terms and Conditions
■ Attachment 3: Grant Work Plan
■ Attachment 4: Public Records Requirements
■ Attachment 5: Special Audit Requirements
■ Attachment 6: Program-Specific Requirements
☐ Attachment 7: Grant Award Terms (Federal) *Copy available at https://facts.fldfs.com, in accordance with section 215.985, F.S.
☐ Attachment 8: Federal Regulations and Terms (Federal)
☐ Additional Attachments (if necessary):
■ Exhibit A: Progress Report Form
☐ Exhibit B: Property Reporting Form
■ Exhibit C: Payment Request Summary Form
☐ Exhibit D: Quality Assurance Requirements
☐ Exhibit E: Advance Payment Terms and Interest Earned Memo
☐ Exhibit F: Common Carrier or Contracted Carrier Attestation Form PUR1808 (State)

☐ Exhibit H: Non-Profit Organization Compensation Form (State)	
☐ Exhibit I: Forced Labor Attestation Form	
□ Additional Exhibits (if necessary):	
8. The following information applies to Federal Grants only and is identified in accordance with 2 CFR 200.331 (a) (1):	
Federal Award Identification Number(s) (FAIN):	
Unique Entity Identifier (UEI):	
Federal Award Date to Department:	
Federal Award Project Description:	
Total Federal Funds Obligated by this Agreement:	
Federal Awarding Agency:	
Award R&D?	☐ Yes ☐N/A

IN WITNESS WHEREOF, this Agreement shall be effective on the date indicated by the Agreement Begin Date unless another date is specified in the grant documents.

City of Wildwood **GRANTEE**

Grantee Name

By _____

(*Authorized Signature)* Date Signed

Print Name and Title of Person Signing

State of Florida Department of Environmental Protection **DEPARTMENT**

By _____

Secretary or Designee Date Signed

Mara Gambineri, Deputy Secretary for Land and Recreation

Print Name and Title of Person Signing

☐ Additional signatures attached on separate page.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STANDARD TERMS AND CONDITIONS
APPLICABLE TO GRANT AGREEMENTS

ATTACHMENT 1

1. Entire Agreement.

This Grant Agreement, including any Attachments and Exhibits referred to herein and/or attached hereto (Agreement), constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, whether written or oral, with respect to such subject matter. Any terms and conditions included on Grantee's forms or invoices shall be null and void.

2. Grant Administration.

a. Order of Precedence. If there are conflicting provisions among the documents that make up the Agreement, the order of precedence for interpretation of the Agreement is as follows:
   i. Standard Grant Agreement
   ii. Attachments other than Attachment 1, in numerical order as designated in the Standard Grant Agreement
   iii. Attachment 1, Standard Terms and Conditions
   iv. The Exhibits in the order designated in the Standard Grant Agreement

b. All approvals, written or verbal, and other written communication among the parties, including all notices, shall be obtained by or sent to the parties' Grant Managers. All written communication shall be by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient. If the notice is delivered in multiple ways, the notice will be considered delivered at the earliest delivery time.

c. If a different Grant Manager is designated by either party after execution of this Agreement, notice of the name and contact information of the new Grant Manager will be submitted in writing to the other party and maintained in the respective parties' records. A change of Grant Manager does not require a formal amendment or change order to the Agreement.

d. This Agreement may be amended, through a formal amendment or a change order, only by a written agreement between both parties. A formal amendment to this Agreement is required for changes which cause any of the following:
   (1) an increase or decrease in the Agreement funding amount;
   (2) a change in Grantee's match requirements;
   (3) a change in the expiration date of the Agreement; and/or
   (4) changes to the cumulative amount of funding transfers between approved budget categories, as defined in Attachment 3, Grant Work Plan, that exceeds or is expected to exceed twenty percent (20%) of the total budget as last approved by Department.
   A change order to this Agreement may be used when:
   (1) task timelines within the current authorized Agreement period change;
   (2) the cumulative transfer of funds between approved budget categories, as defined in Attachment 3, Grant Work Plan, are less than twenty percent (20%) of the total budget as last approved by Department;
   (3) changing the current funding source as stated in the Standard Grant Agreement; and/or
   (4) fund transfers between budget categories for the purposes of meeting match requirements.
   This Agreement may be amended to provide for additional services if additional funding is made available by the Legislature.

e. All days in this Agreement are calendar days unless otherwise specified.

3. Agreement Duration.

The term of the Agreement shall begin and end on the dates indicated in the Standard Grant Agreement, unless extended or terminated earlier in accordance with the applicable terms and conditions. The Grantee shall be eligible for reimbursement for work performed on or after the date of execution through the expiration date of this Agreement, unless otherwise specified in Attachment 2, Special Terms and Conditions. However, work performed prior to the execution of this Agreement may be reimbursable or used for match purposes if permitted by the Special Terms and Conditions.

4. Deliverables.

The Grantee agrees to render the services or other units of deliverables as set forth in Attachment 3, Grant Work Plan. The services or other units of deliverables shall be delivered in accordance with the schedule and at the pricing outlined in the Grant Work Plan. Deliverables may be comprised of activities that must be completed prior to Department making payment on that deliverable. The Grantee agrees to perform in accordance with the terms and conditions set forth in this Agreement and all attachments and exhibits incorporated by the Standard Grant Agreement.

5. Performance Measures.

The Grantee warrants that: (1) the services will be performed by qualified personnel; (2) the services will be of the kind and quality described in the Grant Work Plan; (3) the services will be performed in a professional and workmanlike manner in accordance with industry standards and practices; (4) the services shall not and do not knowingly infringe upon the intellectual property rights, or any other proprietary rights, of any third party; and (5) its employees, subcontractors, and/or subgrantees shall comply with any security and safety requirements and processes, if provided by Department, for work done at the Project Location(s). The Department reserves the right to investigate or inspect at any time to determine whether the services or qualifications offered by Grantee meet the Agreement requirements. Notwithstanding any provisions herein to the contrary, written acceptance of a particular deliverable does not foreclose Department's remedies in the event deficiencies in the deliverable cannot be readily measured at the time of delivery.

6. Acceptance of Deliverables.

a. Acceptance Process. All deliverables must be received and accepted in writing by Department's Grant Manager before payment. The Grantee shall work diligently to correct all deficiencies in the deliverable that remain outstanding, within a reasonable time at Grantee's expense. If Department's Grant Manager does not accept the deliverables within 30 days of receipt, they will be deemed rejected.

b. Rejection of Deliverables. The Department reserves the right to reject deliverables, as outlined in the Grant Work Plan, as incomplete, inadequate, or unacceptable due, in whole or in part, to Grantee's lack of satisfactory performance under the terms of this Agreement. The Grantee's efforts to correct the rejected deliverables will be at Grantee's sole expense. Failure to fulfill the applicable technical requirements or complete all tasks or activities in accordance with the Grant Work Plan will result in rejection of the deliverable and the associated invoice. Payment for the rejected deliverable will not be issued unless the rejected deliverable is made acceptable to Department in accordance with the Agreement requirements. The Department, at its option, may allow additional time within which Grantee may remedy the objections noted by Department. The Grantee's failure to make adequate or acceptable deliverables after a reasonable opportunity to do so shall constitute an event of default.

7. Financial Consequences for Nonperformance.

a. Withholding Payment. In addition to the specific consequences explained in the Grant Work Plan and/or Special Terms and Conditions, the State of Florida (State) reserves the right to withhold payment when the Grantee has failed to perform/comply with provisions of this Agreement. None of the financial consequences for nonperformance in this Agreement as more fully described in the Grant Work Plan shall be considered penalties.

b. Invoice reduction

If Grantee does not meet a deadline for any deliverable, the Department will reduce the invoice by 1% for each day the deadline is missed, unless an extension is approved in writing by the Department.

c. Corrective Action Plan. If Grantee fails to correct all the deficiencies in a rejected deliverable within the specified timeframe, Department may, in its sole discretion, request that a proposed Corrective Action Plan (CAP) be submitted by Grantee to Department. The Department requests that Grantee specify the outstanding deficiencies in the CAP. All CAPs must be able to be implemented and performed in no more than sixty (60) calendar days.

    i. The Grantee shall submit a CAP within ten (10) days of the date of the written request from Department. The CAP shall be sent to the Department's Grant Manager for review and approval. Within ten (10) days of receipt of a CAP, Department shall notify Grantee in writing whether the CAP proposed has been accepted. If the CAP is not accepted, Grantee shall have ten (10) days from receipt of Department letter rejecting the proposal to submit a revised proposed CAP. Failure to obtain Department approval of a CAP as specified above may result in Department's termination of this Agreement for cause as authorized in this Agreement.

    ii. Upon Department's notice of acceptance of a proposed CAP, Grantee shall have ten (10) days to commence implementation of the accepted plan. Acceptance of the proposed CAP by Department

does not relieve Grantee of any of its obligations under the Agreement. In the event the CAP fails to correct or eliminate performance deficiencies by Grantee, Department shall retain the right to require additional or further remedial steps, or to terminate this Agreement for failure to perform. No actions approved by Department or steps taken by Grantee shall preclude Department from subsequently asserting any deficiencies in performance. The Grantee shall continue to implement the CAP until all deficiencies are corrected. Reports on the progress of the CAP will be made to Department as requested by Department's Grant Manager.

iii. Failure to respond to a Department request for a CAP or failure to correct a deficiency in the performance of the Agreement as specified by Department may result in termination of the Agreement.

8. Payment.

a. Payment Process. Subject to the terms and conditions established by the Agreement, the pricing per deliverable established by the Grant Work Plan, and the billing procedures established by Department, Department agrees to pay Grantee for services rendered in accordance with section 215.422, Florida Statutes (F.S.).

b. Taxes. The Department is exempted from payment of State sales, use taxes and Federal excise taxes. The Grantee, however, shall not be exempted from paying any taxes that it is subject to, including State sales and use taxes, or for payment by Grantee to suppliers for taxes on materials used to fulfill its contractual obligations with Department. The Grantee shall not use Department's exemption number in securing such materials. The Grantee shall be responsible and liable for the payment of all its FICA/Social Security and other taxes resulting from this Agreement.

c. Maximum Amount of Agreement. The maximum amount of compensation under this Agreement, without an amendment, is described in the Standard Grant Agreement. Any additional funds necessary for the completion of this Project are the responsibility of Grantee.

d. Reimbursement for Costs. The Grantee shall be paid on a cost reimbursement basis for all eligible Project costs upon the completion, submittal, and approval of each deliverable identified in the Grant Work Plan. Reimbursement shall be requested on Exhibit C, Payment Request Summary Form. To be eligible for reimbursement, costs must be in compliance with laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures, which can be accessed at the following web address: https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf.

e. Rural Communities and Rural Areas of Opportunity. If Grantee is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" (RAO) as defined in subsection 288.0656(2), F.S., such Grantee may request from the Department that all invoice payments under this Agreement be directed to the relevant county or municipality or to the RAO itself. The Department will agree to Grantee's request if:

i. Grantee demonstrates that it is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" under subsection 288.0656(2), F.S.;

ii. Grantee demonstrates current financial hardship using one (1) or more of the "economic distress" factors defined in subsection 288.0656(2)(c), F.S.;

iii. Grantee's performance has been verified by the Department, which has determined that Grantee is eligible for invoice payments and that Grantee's performance has been completed in accordance with this Agreement's terms and conditions; and

iv. Applicable federal and state law(s), rule(s) and regulation(s) allow for such payments.

This subsection may not be construed to alter or limit any other applicable provisions of federal or state law, rule, or regulation. A current list of Florida's designated RAOs can be accessed at the following web address: https://floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity.

f. Invoice Detail. All charges for services rendered or for reimbursement of expenses authorized by Department pursuant to the Grant Work Plan shall be submitted to Department in sufficient detail for a proper pre-audit and post-audit to be performed. The Grantee shall only invoice Department for deliverables that are completed in accordance with the Grant Work Plan.

g. State Funds Documentation. Pursuant to section 216.1366, F.S., if Contractor meets the definition of a non-profit organization under section 215.97(2)(m), F.S., Contractor must provide the Department with documentation that indicates the amount of state funds:

i. Allocated to be used during the full term of the contract or agreement for remuneration to any member of the board of directors or an officer of Contractor.

ii. Allocated under each payment by the public agency to be used for remuneration of any member of the board of directors or an officer of the Contractor.

The documentation must indicate the amounts and recipients of the remuneration. Such information must be posted on the State's the contract tracking system and maintained pursuant to section 215.985, F.S., and must be posted on the Contractor's website, if Contractor maintains a website.

h. Interim Payments. Interim payments may be made by Department, at its discretion, if the completion of deliverables to date have first been accepted in writing by Department's Grant Manager.

i. Final Payment Request. A final payment request should be submitted to Department no later than sixty (60) days following the expiration date of the Agreement to ensure the availability of funds for payment. However, all work performed pursuant to the Grant Work Plan must be performed on or before the expiration date of the Agreement.

j. Annual Appropriation Contingency. The State's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. This Agreement is not a commitment of future appropriations. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of Department if the Legislature reduces or eliminates appropriations.

k. Interest Rates. All interest rates charged under the Agreement shall be calculated on the prevailing rate used by the State Board of Administration. To obtain the applicable interest rate, please refer to: https://www.myfloridacfo.com/division/aa/local-governments/judgement-interest-rates.

l. Refund of Payments to the Department. Any balance of unobligated funds that have been advanced or paid must be refunded to Department. Any funds paid in excess of the amount to which Grantee or subgrantee is entitled under the terms of the Agreement must be refunded to Department. If this Agreement is funded with federal funds and the Department is required to refund the federal government, the Grantee shall refund the Department its share of those funds.

9. Documentation Required for Cost Reimbursement Grant Agreements and Match.

If Cost Reimbursement or Match is authorized in Attachment 2, Special Terms and Conditions, the following conditions apply. Supporting documentation must be provided to substantiate cost reimbursement or match requirements for the following budget categories:

a. Salary/Wages. Grantee shall list personnel involved, position classification, direct salary rates, and hours spent on the Project in accordance with Attachment 3, Grant Work Plan in their documentation for reimbursement or match requirements.

b. Overhead/Indirect/General and Administrative Costs. If Grantee is being reimbursed for or claiming match for multipliers, all multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by Grantee exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate.

c. Contractual Costs (Subcontractors). Match or reimbursement requests for payments to subcontractors must be substantiated by copies of invoices with backup documentation identical to that required from Grantee. Subcontracts which involve payments for direct salaries shall clearly identify the personnel involved, salary rate per hour, and hours spent on the Project. All eligible multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by any subcontractor exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate. Nonconsumable and/or nonexpendable personal property or equipment costing $5,000 or more purchased for the Project under a subcontract is subject to the requirements set forth in chapters 273 and/or 274, F.S., and Chapter 69I-72, Florida Administrative Code (F.A.C.) and/or Chapter 69I-73, F.A.C., as applicable. For grants funded with federal funds, nonconsumable and/or nonexpendable personal property or equipment costing $10,000 or more purchased for the Project under a subcontract is subject to the requirements set forth in 2 CFR 200. The Grantee shall be responsible for maintaining appropriate property records for any subcontracts that include the purchase of equipment as part of the delivery of services. The Grantee shall comply with this requirement and ensure its subcontracts issued under this Agreement, if any, impose this requirement, in writing, on its subcontractors.

i. For fixed-price (vendor) subcontracts, the following provisions shall apply: The Grantee may award, on a competitive basis, fixed-price subcontracts to consultants/contractors in performing the work described in Attachment 3, Grant Work Plan. Invoices submitted to Department for fixed-

price subcontracted activities shall be supported with a copy of the subcontractor's invoice and a copy of the tabulation form for the competitive procurement process (e.g., Invitation to Bid, Request for Proposals, or other similar competitive procurement document) resulting in the fixed-price subcontract. The Grantee may request approval from Department to award a fixed-price subcontract resulting from procurement methods other than those identified above. In this instance, Grantee shall request the advance written approval from Department's Grant Manager of the fixed price negotiated by Grantee. The letter of request shall be supported by a detailed budget and Scope of Services to be performed by the subcontractor. Upon receipt of Department Grant Manager's approval of the fixed-price amount, Grantee may proceed in finalizing the fixed-price subcontract.

ii. If the procurement is subject to the Consultant's Competitive Negotiation Act under section 287.055, F.S. or the Brooks Act, Grantee must provide documentation clearly evidencing it has complied with the statutory or federal requirements.

d. Travel. All requests for match or reimbursement of travel expenses shall be in accordance with section 112.061, F.S.

e. Direct Purchase Equipment. For grants funded fully or in part with state funds, equipment is defined as capital outlay costing $5,000 or more. For grants funded fully with federal funds, equipment is defined as capital outlay costing $10,000 or more. Match or reimbursement for Grantee's direct purchase of equipment is subject to specific approval of Department, and does not include any equipment purchased under the delivery of services to be completed by a subcontractor. Include copies of invoices or receipts to document purchases, and a properly completed Exhibit B, Property Reporting Form**.**

f. Rental/Lease of Equipment. Match or reimbursement requests for rental/lease of equipment must include copies of invoices or receipts to document charges.

g. Miscellaneous/Other Expenses. If miscellaneous or other expenses, such as materials, supplies, non-excluded phone expenses, reproduction, or mailing, are reimbursable or available for match or reimbursement under the terms of this Agreement, the documentation supporting these expenses must be itemized and include copies of receipts or invoices. Additionally, independent of Grantee's contract obligations to its subcontractor, Department shall not reimburse any of the following types of charges: cell phone usage; attorney's fees or court costs; civil or administrative penalties; or handling fees, such as set percent overages associated with purchasing supplies or equipment.

h. Land Acquisition. Reimbursement for the costs associated with acquiring interest and/or rights to real property (including access rights through ingress/egress easements, leases, license agreements, or other site access agreements; and/or obtaining record title ownership of real property through purchase) must be supported by the following, as applicable: Copies of Property Appraisals, Environmental Site Assessments, Surveys and Legal Descriptions, Boundary Maps, Acreage Certification, Title Search Reports, Title Insurance, Closing Statements/Documents, Deeds, Leases, Easements, License Agreements, or other legal instrument documenting acquired property interest and/or rights. If land acquisition costs are used to meet match requirements, Grantee agrees that those funds shall not be used as match for any other Agreement supported by State or Federal funds.

10. Status Reports.

The Grantee shall submit status reports quarterly, unless otherwise specified in the Attachments, on Exhibit A, Progress Report Form**,** to Department's Grant Manager describing the work performed during the reporting period, problems encountered, problem resolutions, scheduled updates, and proposed work for the next reporting period. Quarterly status reports are due no later than twenty (20) days following the completion of the quarterly reporting period. For the purposes of this reporting requirement, the quarterly reporting periods end on March 31, June 30, September 30 and December 31. The Department will review the required reports submitted by Grantee within thirty (30) days.

11. Retainage.

The following provisions apply if Department withholds retainage under this Agreement:

a. The Department reserves the right to establish the amount and application of retainage on the work performed under this Agreement up to the maximum percentage described in Attachment 2, Special Terms and Conditions. Retainage may be withheld from each payment to Grantee pending satisfactory completion of work and approval of all deliverables.

b. If Grantee fails to perform the requested work or fails to perform the work in a satisfactory manner, Grantee shall forfeit its right to payment of the retainage associated with the work. Failure to perform includes, but is not limited to, failure to submit the required deliverables or failure to provide adequate documentation that the work was actually performed. The Department shall provide written notification to Grantee of the failure to perform

that shall result in retainage forfeiture. If the Grantee does not correct the failure to perform within the timeframe stated in Department's notice, the retainage will be forfeited to Department.

c. No retainage shall be released or paid for incomplete work while this Agreement is suspended.

d. Except as otherwise provided above, Grantee shall be paid the retainage associated with the work, provided Grantee has completed the work and submits an invoice for retainage held in accordance with the invoicing procedures under this Agreement.

12. Insurance.

a. Insurance Requirements for Sub-Grantees and/or Subcontractors. The Grantee shall require its sub-grantees and/or subcontractors, if any, to maintain insurance coverage of such types and with such terms and limits as described in this Agreement. The Grantee shall require all its sub-grantees and/or subcontractors, if any, to make compliance with the insurance requirements of this Agreement a condition of all contracts that are related to this Agreement. Sub-grantees and/or subcontractors must provide proof of insurance upon request.

b. Deductibles. The Department shall be exempt from, and in no way liable for, any sums of money representing a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Grantee providing such insurance.

c. Proof of Insurance. Upon execution of this Agreement, Grantee shall provide Department documentation demonstrating the existence and amount for each type of applicable insurance coverage ***prior to*** performance of any work under this Agreement. Upon receipt of written request from Department, Grantee shall furnish Department with proof of applicable insurance coverage by standard form certificates of insurance, a self-insured authorization, or other certification of self-insurance.

d. Duty to Maintain Coverage. In the event that any applicable coverage is cancelled by the insurer for any reason, or if Grantee cannot get adequate coverage, Grantee shall immediately notify Department of such cancellation and shall obtain adequate replacement coverage conforming to the requirements herein and provide proof of such replacement coverage within ten (10) days after the cancellation of coverage.

e. Insurance Trust. If the Grantee's insurance is provided through an insurance trust, the Grantee shall instead add the Department of Environmental Protection, its employees, and officers as an additional covered party everywhere the Agreement requires them to be added as an additional insured.

13. Termination.

a. Termination for Convenience. When it is in the State's best interest, Department may, at its sole discretion, terminate the Agreement in whole or in part by giving 30 days' written notice to Grantee. The Department shall notify Grantee of the termination for convenience with instructions as to the effective date of termination or the specific stage of work at which the Agreement is to be terminated. The Grantee must submit all invoices for work to be paid under this Agreement within thirty (30) days of the effective date of termination. The Department shall not pay any invoices received after thirty (30) days of the effective date of termination.

b. Termination for Cause. The Department may terminate this Agreement if any of the events of default described in the Events of Default provisions below occur or in the event that Grantee fails to fulfill any of its other obligations under this Agreement. If, after termination, it is determined that Grantee was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of Department. The rights and remedies of Department in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

c. Grantee Obligations upon Notice of Termination. After receipt of a notice of termination or partial termination unless as otherwise directed by Department, Grantee shall not furnish any service or deliverable on the date, and to the extent specified, in the notice. However, Grantee shall continue work on any portion of the Agreement not terminated. If the Agreement is terminated before performance is completed, Grantee shall be paid only for that work satisfactorily performed for which costs can be substantiated. The Grantee shall not be entitled to recover any cancellation charges or lost profits.

d. Continuation of Prepaid Services. If Department has paid for any services prior to the expiration, cancellation, or termination of the Agreement, Grantee shall continue to provide Department with those services for which it has already been paid or, at Department's discretion, Grantee shall provide a refund for services that have been paid for but not rendered.

e. Transition of Services Upon Termination, Expiration, or Cancellation of the Agreement. If services provided under the Agreement are being transitioned to another provider(s), Grantee shall assist in the smooth transition of Agreement services to the subsequent provider(s). This requirement is at a minimum an affirmative obligation to cooperate with the new provider(s), however additional requirements may be outlined in the Grant

Work Plan. The Grantee shall not perform any services after Agreement expiration or termination, except as necessary to complete the transition or continued portion of the Agreement, if any.

14. Notice of Default.

If Grantee defaults in the performance of any covenant or obligation contained in the Agreement, including, any of the events of default, Department shall provide notice to Grantee and an opportunity to cure that is reasonable under the circumstances. This notice shall state the nature of the failure to perform and provide a time certain for correcting the failure. The notice will also provide that, should the Grantee fail to perform within the time provided, Grantee will be found in default, and Department may terminate the Agreement effective as of the date of receipt of the default notice.

15. Events of Default.

Provided such failure is not the fault of Department or outside the reasonable control of Grantee, the following non-exclusive list of events, acts, or omissions, shall constitute events of default:

a. The commitment of any material breach of this Agreement by Grantee, including failure to timely deliver a material deliverable, failure to perform the minimal level of services required for a deliverable, discontinuance of the performance of the work, failure to resume work that has been discontinued within a reasonable time after notice to do so, or abandonment of the Agreement;
b. The commitment of any material misrepresentation or omission in any materials, or discovery by the Department of such, made by the Grantee in this Agreement or in its application for funding;
c. Failure to submit any of the reports required by this Agreement or having submitted any report with incorrect, incomplete, or insufficient information;
d. Failure to honor any term of the Agreement;
e. Failure to abide by any statutory, regulatory, or licensing requirement, including an entry of an order revoking the certificate of authority granted to the Grantee by a state or other licensing authority;
f. Failure to pay any and all entities, individuals, and furnishing labor or materials, or failure to make payment to any other entities as required by this Agreement;
g. Employment of an unauthorized alien in the performance of the work, in violation of Section 274 (A) of the Immigration and Nationality Act;
h. Failure to maintain the insurance required by this Agreement;
i. One or more of the following circumstances, uncorrected for more than thirty (30) days unless, within the specified 30-day period, Grantee (including its receiver or trustee in bankruptcy) provides to Department adequate assurances, reasonably acceptable to Department, of its continuing ability and willingness to fulfill its obligations under the Agreement:
    i. Entry of an order for relief under Title 11 of the United States Code;
    ii. The making by Grantee of a general assignment for the benefit of creditors;
    iii. The appointment of a general receiver or trustee in bankruptcy of Grantee's business or property; and/or
    iv. An action by Grantee under any state insolvency or similar law for the purpose of its bankruptcy, reorganization, or liquidation.

16. Suspension of Work.

The Department may, in its sole discretion, suspend any or all activities under the Agreement, at any time, when it is in the best interest of the State to do so. The Department shall provide Grantee written notice outlining the particulars of suspension. Examples of reasons for suspension include, but are not limited to, budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, Grantee shall comply with the notice. Within 90 days, or any longer period agreed to by the parties, Department shall either: (1) issue a notice authorizing resumption of work, at which time activity shall resume; or (2) terminate the Agreement. If the Agreement is terminated after 30 days of suspension, the notice of suspension shall be deemed to satisfy the thirty (30) days' notice required for a notice of termination for convenience. Suspension of work shall not entitle Grantee to any additional compensation.

17. Force Majeure.

The Grantee shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of Grantee or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Grantee's control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to Grantee. In case of any delay Grantee believes is excusable, Grantee shall notify Department in writing of the delay or potential delay and describe the cause of the delay either (1) within ten days after the cause that creates or will create the delay first

arose, if Grantee could reasonably foresee that a delay could occur as a result; or (2) if delay is not reasonably foreseeable, within five days after the date Grantee first had reason to believe that a delay could result. **THE FOREGOING SHALL CONSTITUTE THE GRANTEE'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY**. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages, other than for an extension of time, shall be asserted against Department. The Grantee shall not be entitled to an increase in the Agreement price or payment of any kind from Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Grantee shall perform at no increased cost, unless Department determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to Department, in which case Department may: (1) accept allocated performance or deliveries from Grantee, provided that Grantee grants preferential treatment to Department with respect to products subjected to allocation; (2) contract with other sources (without recourse to and by Grantee for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Agreement quantity; or (3) terminate Agreement in whole or in part.

18. Indemnification.

a. The Grantee shall be fully liable for the actions of its agents, employees, partners, or subcontractors and shall fully indemnify, defend, and hold harmless Department and its officers, agents, and employees, from suits, actions, damages, and costs of every name and description arising from or relating to:
    i. personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by Grantee, its agents, employees, partners, or subcontractors; provided, however, that Grantee shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of Department;
    ii. the Grantee's breach of this Agreement or the negligent acts or omissions of Grantee.

b. The Grantee's obligations under the preceding paragraph with respect to any legal action are contingent upon Department giving Grantee: (1) written notice of any action or threatened action; (2) the opportunity to take over and settle or defend any such action at Grantee's sole expense; and (3) assistance in defending the action at Grantee's sole expense. The Grantee shall not be liable for any cost, expense, or compromise incurred or made by Department in any legal action without Grantee's prior written consent, which shall not be unreasonably withheld.

c. Notwithstanding sections a. and b. above, the following is the sole indemnification provision that applies to Grantees that are governmental entities: Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of section 768.28, F.S. Further, nothing herein shall be construed as consent by a state agency or subdivision of the State to be sued by third parties in any matter arising out of any contract or this Agreement.

d. No provision in this Agreement shall require Department to hold harmless or indemnify Grantee, insure or assume liability for Grantee's negligence, waive Department's sovereign immunity under the laws of Florida, or otherwise impose liability on Department for which it would not otherwise be responsible. Any provision, implication or suggestion to the contrary is null and void.

19. Limitation of Liability.

The Department's liability for any claim arising from this Agreement is limited to compensatory damages in an amount no greater than the sum of the unpaid balance of compensation due for goods or services rendered pursuant to and in compliance with the terms of the Agreement. Such liability is further limited to a cap of $100,000.

20. Remedies.

Nothing in this Agreement shall be construed to make Grantee liable for force majeure events. Nothing in this Agreement, including financial consequences for nonperformance, shall limit Department's right to pursue its remedies for other types of damages under the Agreement, at law or in equity. The Department may, in addition to other remedies available to it, at law or in equity and upon notice to Grantee, retain such monies from amounts due Grantee as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted by or against it.

21. Waiver.

The delay or failure by Department to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of Department's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

22. Statutory Notices Relating to Unauthorized Employment and Subcontracts.

a. The Department shall consider the employment by any Grantee of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If Grantee/subcontractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Grantee shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Agreement.

b. Pursuant to sections 287.133, 287.134, and 287.137 F.S., the following restrictions apply to persons placed on the convicted vendor list, discriminatory vendor list, or the antitrust violator vendor list:

i. 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 Grantee, 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 section 287.017, F.S., for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

ii. Discriminatory Vendors. An entity or affiliate who has been placed on the discriminatory vendor list 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.

iii. Antitrust Violator Vendors. A person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply on any contract to provide any good or services to a public entity; may not submit a bid, proposal, or reply on any contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with a public entity; and may not transact new business with a public entity.

iv. Notification. The Grantee shall notify Department if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list, the discriminatory vendor list, or antitrust violator vendor list during the life of the Agreement. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list and the antitrust violator vendor list and posts the list on its website. Questions regarding the discriminatory vendor list or antitrust violator vendor list may be directed to the Florida Department of Management Services, Office of Supplier Development, at (850) 487-0915.

23. Compliance with Federal, State and Local Laws.

a. The Grantee and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Grantee shall include this provision in all subcontracts issued as a result of this Agreement.

b. No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.

c. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

d. Any dispute concerning performance of the Agreement shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State, and venue will be in the Second Judicial Circuit, in and for Leon County. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

24. Build America, Buy America Act (BABA) - Infrastructure Projects with Federal Funding.
This provision does not apply to Agreements that are wholly funded by Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act. Also, this provision does not apply where

there is a valid waiver in place. However, the provision may apply to funds expended before the waiver or after expiration of the waiver.

If applicable, Recipients or Subrecipients of an award of Federal financial assistance from a program for infrastructure are required to comply with the Build America, Buy America Act (BABA), including the following provisions:

a. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

b. All manufactured products used in the project are produced in the United States-this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

c. All construction materials are manufactured in the United States-this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

25. Investing in America

Grantees of an award for construction projects in whole or in part by the Bipartisan Infrastructure Law or the Inflation Reduction Act, including the following provision:

a. Signage Requirements

a. Investing in America Emblem: The recipient will ensure that a sign is placed at construction sites supported in whole or in part by this award displaying the official Investing in America emblem and must identify the project as a "project funded by President Biden's Bipartisan Infrastructure Law" or "project funded by President Biden's Inflation Reduction Act" as applicable. The sign must be placed at construction sites in an easily visible location that can be directly linked to the work taking place and must be maintained in good condition throughout the construction period.

The recipient will ensure compliance with the guidelines and design specifications provided by EPA for using the official Investing in America emblem available at: https://www.epa.gov/invest/investing-america-signage.

b. Procuring Signs: Consistent with section 6002 of RCRA, 42 U.S.C. 6962, and 2 CFR 200.323, recipients are encouraged to use recycled or recovered materials when procuring signs. Signage costs are considered an allowable cost under this assistance agreement provided that the costs associated with signage are reasonable. Additionally, to increase public awareness of projects serving communities where English is not the predominant language, recipients are encouraged to translate the language on signs (excluding the official Investing in America emblem or EPA logo or seal) into the appropriate non-English language(s). The costs of such translation are allowable, provided the costs are reasonable.

26. Scrutinized Companies.

a. Grantee certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, the Grantee certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in section 287.135, F.S. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized

Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. As provided in subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions, then they shall become inoperative.

27. Lobbying and Integrity.

The Grantee agrees that no funds received by it under this Agreement will be expended for the purpose of lobbying the Legislature or a State agency pursuant to section 216.347, F.S., except that pursuant to the requirements of section 287.058(6), F.S., during the term of any executed agreement between Grantee and the State, Grantee may lobby the executive or legislative branch concerning the scope of services, performance, term, or compensation regarding that agreement. The Grantee shall comply with sections 11.062 and 216.347, F.S.

28. Record Keeping.

The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with United States generally accepted accounting principles (US GAAP) consistently applied. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Agreement and for five (5) years following the completion date or termination of the Agreement. In the event that any work is subcontracted, Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes. Upon request of Department's Inspector General, or other authorized State official, Grantee shall provide any type of information the Inspector General deems relevant to Grantee's integrity or responsibility. Such information may include, but shall not be limited to, Grantee's business or financial records, documents, or files of any type or form that refer to or relate to Agreement. The Grantee shall retain such records for the longer of: (1) three years after the expiration of the Agreement; or (2) the period required by the General Records Schedules maintained by the Florida Department of State (available at: http://dos.myflorida.com/library-archives/records-management/general-records-schedules/).

29. Audits.

a. Inspector General. The Grantee understands its duty, pursuant to section 20.055(5), F.S., to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing. The Grantee will comply with this duty and ensure that its sub-grantees and/or subcontractors issued under this Agreement, if any, impose this requirement, in writing, on its sub-grantees and/or subcontractors, respectively.

b. Physical Access and Inspection. Department personnel shall be given access to and may observe and inspect work being performed under this Agreement, with reasonable notice and during normal business hours, including by any of the following methods:

   i. Grantee shall provide access to any location or facility on which Grantee is performing work, or storing or staging equipment, materials or documents;

   ii. Grantee shall permit inspection of any facility, equipment, practices, or operations required in performance of any work pursuant to this Agreement; and,

   iii. Grantee shall allow and facilitate sampling and monitoring of any substances, soils, materials or parameters at any location reasonable or necessary to assure compliance with any work or legal requirements pursuant to this Agreement.

c. Special Audit Requirements. The Grantee shall comply with the applicable provisions contained in Attachment 5, Special Audit Requirements. Each amendment that authorizes a funding increase or decrease shall include an updated copy of Exhibit 1, to Attachment 5. If Department fails to provide an updated copy of Exhibit 1 to include in each amendment that authorizes a funding increase or decrease, Grantee shall request one from the Department's Grants Manager. The Grantee shall consider the type of financial assistance (federal and/or state) identified in Attachment 5, Exhibit 1 and determine whether the terms of Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. For federal financial assistance, Grantee shall utilize the guidance provided under 2 CFR §200.331 for determining whether the relationship represents that of a subrecipient or vendor. For State financial assistance, Grantee shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website: https:\\apps.fldfs.com\fsaa.

d. Proof of Transactions. In addition to documentation provided to support cost reimbursement as described herein, Department may periodically request additional proof of a transaction to evaluate the appropriateness of costs to the Agreement pursuant to State guidelines (including cost allocation guidelines) and federal, if applicable. Allowable costs and uniform administrative requirements for federal programs can be found under 2 CFR 200. The Department may also request a cost allocation plan in support of its multipliers (overhead, indirect,

general administrative costs, and fringe benefits). The Grantee must provide the additional proof within thirty (30) days of such request.

e. No Commingling of Funds. The accounting systems for all Grantees must ensure that these funds are not commingled with funds from other agencies. Funds from each agency must be accounted for separately. Grantees are prohibited from commingling funds on either a program-by-program or a project-by-project basis. Funds specifically budgeted and/or received for one project may not be used to support another project. Where a Grantee's, or subrecipient's, accounting system cannot comply with this requirement, Grantee, or subrecipient, shall establish a system to provide adequate fund accountability for each project it has been awarded.
    i. If Department finds that these funds have been commingled, Department shall have the right to demand a refund, either in whole or in part, of the funds provided to Grantee under this Agreement for non-compliance with the material terms of this Agreement. The Grantee, upon such written notification from Department shall refund, and shall forthwith pay to Department, the amount of money demanded by Department. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the original payment(s) are received from Department by Grantee to the date repayment is made by Grantee to Department.
    ii. In the event that the Grantee recovers costs, incurred under this Agreement and reimbursed by Department, from another source(s), Grantee shall reimburse Department for all recovered funds originally provided under this Agreement and interest shall be charged for those recovered costs as calculated on from the date(s) the payment(s) are recovered by Grantee to the date repayment is made to Department.
    iii. Notwithstanding the requirements of this section, the above restrictions on commingling funds do not apply to agreements where payments are made purely on a cost reimbursement basis.

30. Conflict of Interest.

The Grantee covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

31. Independent Contractor.

The Grantee is an independent contractor and is not an employee or agent of Department.

32. Subcontracting.

a. Unless otherwise specified in the Special Terms and Conditions, all services contracted for are to be performed solely by Grantee.
b. The Department may, for cause, require the replacement of any Grantee employee, subcontractor, or agent. For cause, includes, but is not limited to, technical or training qualifications, quality of work, change in security status, or non-compliance with an applicable Department policy or other requirement.
c. The Department may, for cause, deny access to Department's secure information or any facility by any Grantee employee, subcontractor, or agent.
d. The Department's actions under paragraphs b. or c. shall not relieve Grantee of its obligation to perform all work in compliance with the Agreement. The Grantee shall be responsible for the payment of all monies due under any subcontract. The Department shall not be liable to any subcontractor for any expenses or liabilities incurred under any subcontract and Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under any subcontract.
e. The Department will not deny Grantee's employees, subcontractors, or agents access to meetings within the Department's facilities, unless the basis of Department's denial is safety or security considerations.
f. The Department supports diversity in its procurement program and requests that all subcontracting opportunities afforded by this Agreement embrace diversity enthusiastically. The award of subcontracts should reflect the full diversity of the citizens of the State. A list of minority-owned firms that could be offered subcontracting opportunities may be obtained by contacting the Office of Supplier Development at (850) 487-0915.
g. The Grantee shall not be liable for any excess costs for a failure to perform, if the failure to perform is caused by the default of a subcontractor at any tier, and if the cause of the default is completely beyond the control of both Grantee and the subcontractor(s), and without the fault or negligence of either, unless the subcontracted products or services were obtainable from other sources in sufficient time for Grantee to meet the required delivery schedule.

33. Guarantee of Parent Company.

If Grantee is a subsidiary of another corporation or other business entity, Grantee asserts that its parent company will guarantee all of the obligations of Grantee for purposes of fulfilling the obligations of Agreement. In the event Grantee

is sold during the period the Agreement is in effect, Grantee agrees that it will be a requirement of sale that the new parent company guarantee all of the obligations of Grantee.

34. Survival.

The respective obligations of the parties, which by their nature would continue beyond the termination or expiration of this Agreement, including without limitation, the obligations regarding confidentiality, proprietary interests, and public records, shall survive termination, cancellation, or expiration of this Agreement.

35. Third Parties.

The Department shall not be deemed to assume any liability for the acts, failures to act or negligence of Grantee, its agents, servants, and employees, nor shall Grantee disclaim its own negligence to Department or any third party. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties. If Department consents to a subcontract, Grantee will specifically disclose that this Agreement does not create any third-party rights. Further, no third parties shall rely upon any of the rights and obligations created under this Agreement.

36. Severability.

If a court of competent jurisdiction deems any term or condition herein void or unenforceable, the other provisions are severable to that void provision, and shall remain in full force and effect.

37. Grantee's Employees, Subcontractors and Agents.

All Grantee employees, subcontractors, or agents performing work under the Agreement shall be properly trained technicians who meet or exceed any specified training qualifications. Upon request, Grantee shall furnish a copy of technical certification or other proof of qualification. All employees, subcontractors, or agents performing work under Agreement must comply with all security and administrative requirements of Department and shall comply with all controlling laws and regulations relevant to the services they are providing under the Agreement.

38. Assignment.

The Grantee shall not sell, assign, or transfer any of its rights, duties, or obligations under the Agreement, or under any purchase order issued pursuant to the Agreement, without the prior written consent of Department. In the event of any assignment, Grantee remains secondarily liable for performance of the Agreement, unless Department expressly waives such secondary liability. The Department may assign the Agreement with prior written notice to Grantee of its intent to do so.

39. Compensation Report.

If this Agreement is a sole-source, public-private agreement or if the Grantee, through this agreement with the State, annually receive 50% or more of their budget from the State or from a combination of State and Federal funds, the Grantee shall provide an annual report, including the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. The Grantee must also inform the Department of any changes in total executive compensation between the annual reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Grantee.

40. Disclosure of Gifts from Foreign Sources.

If the value of the grant under this Agreement is $100,000 or more, Grantee shall disclose to Department any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern, as defined in section 286.101, F.S., if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Such disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. If the disclosure requirement is applicable as described above, then within 1 year before applying for any grant, Grantee must also provide a copy of such disclosure to the Department of Financial Services.

41. Food Commodities.

To the extend authorized by federal law, the Department, its grantees, contractors and subcontractors shall give preference to food commodities grown or produced in this state when purchasing food commodities, including farm products as defined in section 823.14, F.S., of any class, variety, or use thereof in their natural state or as processed by a farm operation or processor for the purpose of marketing such product.

42. Anti-human Trafficking.

If the Grantee is a nongovernmental entity, the Grantee must provide the Department with an affidavit signed by an officer or a representative of the Grantee under penalty of perjury attesting that the Grantee does not use coercion for labor or services as defined in section 787.06, F.S.

43. Iron and Steel for Public Works Projects.

If this Agreement funds a "public works project" as defined in section 255.0993, F.S., or the purchase of materials to be used in a public works project, any iron or steel permanently incorporated in the Project must be "produced in the United States," as defined in section 255.0993, F.S. This requirement does not apply if the Department determines that any of the following circumstances apply to the Project:

(1) iron or steel products produced in the United States are not produced in sufficient quantities, reasonably available, or of satisfactory quality;
(2) the use of iron or steel products produced in the United States will increase the total cost of the project by more than twenty percent (20%); or
(3) complying with this requirement is inconsistent with the public interest.

Further, this requirement does not prevent the Contractor's minimal use of foreign steel and iron materials if:

(1) such materials are incidental or ancillary to the primary product and are not separately identified in the project specifications; and
(2) the "cost" of such materials, as defined in section 255.0993, F.S., does not exceed one-tenth of one percent (1%) of the total Project Cost under this Agreement or $2,500, whichever is greater.

Electrical components, equipment, systems, and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system that are necessary for operation or concealment (excepting transmission and distribution poles) are not considered to be iron or steel products and are, therefore, exempt from the requirements of this paragraph.

This provision shall be applied in a manner consistent with and may not be construed to impair the state's obligations under any international agreement.

44. Complete and Accurate information.

Grantee represents and warrants that all statements and information provided to DEP are current, complete, and accurate. This includes all statements and information in this Grant, as well as its Attachments and Exhibits.

45. Execution in Counterparts and Authority to Sign.

This Agreement, any amendments, and/or change orders related to the Agreement, may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Terms and Conditions
AGREEMENT NO. P5004

ATTACHMENT 2

These Special Terms and Conditions shall be read together with general terms outlined in the Standard Terms and Conditions, Attachment 1. Where in conflict, these more specific terms shall apply.

1. Scope of Work.
The Project funded under this Agreement is Lake Deaton Park. The Project is defined in more detail in Attachment 3, Grant Work Plan.

2. Duration.
a. Reimbursement Period. The reimbursement period for this Agreement begins when the final party signs the Agreement (the "effective date") and ends on the Project Completion Date. Only authorized Pre-Agreement expenses may be reimbursed outside of this period.
b. Extensions. There are no extensions available for this Project.
c. Service Periods. Additional service periods are not authorized under this Agreement.

3. Payment Provisions.
a. Compensation. This is a cost reimbursement Agreement. The Grantee shall be compensated under this Agreement as described in Attachment 3.
b. Invoicing. Invoicing will occur as indicated in Attachment 3.
c. Advance Pay. Advance Pay is not authorized under this Agreement.

4. Cost Eligible for Reimbursement or Matching Requirements.
Reimbursement for costs or availability for costs to meet matching requirements shall be limited to the following budget categories, as defined in the Reference Guide for State Expenditures, as indicated:

Reimbursement	Match	Category
☒	☒	Salaries/Wages
		Overhead/Indirect/General and Administrative Costs:
☒	☒	a. Fringe Benefits, N.A,
☒	☒	b. Indirect Costs, N/A.
☒	☒	Contractual (Subcontractors)
☐	☐	Travel, in accordance with Section 112, F.S.
☐	☐	Equipment
☒	☒	Rental/Lease of Equipment
☒	☒	Miscellaneous/Other Expenses
☐	☐	Land Acquisition

5. Equipment Purchase.
No Equipment purchases shall be funded under this Agreement.

6. Land Acquisition.
There will be no Land Acquisitions funded under this Agreement.

7. Match Requirements
The Agreement requires at least a 50 percent match on the part of the Grantee. Therefore, the Grantee is responsible for providing $200,000.00 through cash or third party in-kind towards the project funded under this Agreement. The Grantee may claim allowable project expenditures made on July 1, 2023, or after for purposes of meeting its match requirement as identified above.

Each payment request submitted shall document all matching funds and/or match efforts (i.e., in-kind services) provided during the period covered by each request. The final payment will not be processed until the match requirement has been met.

8. Insurance Requirements

Required Coverage. At all times during the Agreement the Grantee, at its sole expense, shall maintain insurance coverage of such types and with such terms and limits described below. The limits of coverage under each policy maintained by the Grantee shall not be interpreted as limiting the Grantee's liability and obligations under the Agreement. All insurance policies shall be through insurers licensed and authorized to issue policies in Florida, or alternatively, Grantee may provide coverage through a self-insurance program established and operating under the laws of Florida. Additional insurance requirements for this Agreement may be required elsewhere in this Agreement, however the minimum insurance requirements applicable to this Agreement are:

a. Commercial General Liability Insurance.
The Grantee shall provide adequate commercial general liability insurance coverage and hold such liability insurance at all times during the Agreement. The Department, its employees, and officers shall be named as an additional insured on any general liability policies. The minimum limits shall be $250,000 for each occurrence and $500,000 policy aggregate.

b. Commercial Automobile Insurance.
If the Grantee's duties include the use of a commercial vehicle, the Grantee shall maintain automobile liability, bodily injury, and property damage coverage. Insuring clauses for both bodily injury and property damage shall provide coverage on an occurrence basis. The Department, its employees, and officers shall be named as an additional insured on any automobile insurance policy. The minimum limits shall be as follows:

$200,000/300,000	Automobile Liability for Company-Owned Vehicles, if applicable
$200,000/300,000	Hired and Non-owned Automobile Liability Coverage

c. Workers' Compensation and Employer's Liability Coverage.
The Grantee shall provide workers' compensation, in accordance with Chapter 440, F.S. and employer liability coverage with minimum limits of $100,000 per accident, $100,000 per person, and $500,000 policy aggregate. Such policies shall cover all employees engaged in any work under the Grant.

d. Other Insurance. None.

9. Quality Assurance Requirements.

There are no special Quality Assurance requirements under this Agreement.

10. Retainage.

No retainage is required under this Agreement.

11. Subcontracting.

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement.

12. State-owned Land.

The work will not be performed on State-owned land.

13. Office of Policy and Budget Reporting.

There are no special Office of Policy and Budget reporting requirements for this Agreement.

14. Common Carrier.

a. Applicable to contracts with a common carrier – firm/person/corporation that as a regular business transports people or commodities from place to place. If applicable, Contractor must also fill out and return PUR 1808 before contract execution. If Contractor is a common carrier pursuant to section 908.111(1)(a), Florida Statutes, the Department will terminate this contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

b. Applicable to solicitations for a common carrier – Before contract execution, the winning Contractor(s) must fill out and return PUR 1808, and attest that it is not willfully providing any service in furtherance of transporting a person into this state knowing that the person unlawfully present in the United States according to the terms of the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The Department will terminate a contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

15. Financial Assistance and Payment of Invoices to Rural Communities or Rural Areas of Opportunity
This agreement does not provide federal or state financial assistance to a county or municipality that is a rural community or rural area of opportunity as those terms are defined in s. 288.0656(2).

16. Additional Terms.

None.

Any terms added here must be approved by the Office of General Counsel.

ATTACHMENT 3
GRANT WORK PLAN
FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP)
Project Name: Lake Deaton Park
Grantee Name: City of Wildwood
FRDAP Project # P25004

SUMMARY: The Grantee shall complete the Project Element(s), which were approved by the Department through the FRDAP Application Evaluation Criteria, pursuant to Chapter 62D-5, Florida Administrative Code (F.A.C.). Any alteration(s) to the Project Element(s) as submitted in the Grantee's application and listed in the Grant Work Plan is considered a significant change, must be pre-approved by the Department, and may require a formal Amendment to this Agreement. All work must be completed in accordance with the FRDAP Program, and local, state and federal laws, the approved Project plans, all required permits, and the Florida Building Code. Prior to the Department issuing a "Notice to Commence" to the Grantee, as specified in Attachment 6 of the Agreement, Program Specific Requirements, the Department must receive evidence of and have approved all Deliverables in Task 1.

For the purpose of this Agreement, the terms "Project Element" and "Project Task" are used interchangeably to mean an identified facility within the Project.

The Project is located at 5300 County Road 155, Wildwood, FL, 34785 and is considered a "Large Project" pursuant to paragraph 62D-5.055(6)(a), F.A.C.

Retroactive Project.
☒ This Project has been approved as a "Retroactive Project." Retroactive Projects are eligible for a FRDAP grant award if they otherwise meet the FRDAP rule criteria, funds are available, and Project Costs have occurred within one (1) year prior to the approval for funding by the Governor.

☐ This Project has not been approved as a "Retroactive Project."

Project Completion: The Project Completion Date for this Agreement is April 30, 2027.

Budget: Reimbursement for allowable costs for the Project shall not exceed the maximum Grant Award Amount outlined below. There a match required on the part of the Grantee under this Agreement. The total estimated Project Cost provided below is based on the approved FRDAP Application. A detailed cost analysis will be provided in the Deliverables for Task 1, prior to the Department issuing the "Notice to Commence." All final Project Costs shall be submitted to the Department with the payment request.

Maximum Grant Award Amount:	**$200,000**
Required Grantee Match Amount:	**$200,000**
Total Estimated Project Cost:	**$400,000**
Match Ratio:	**50:50**

Scope of Work/Tasks	Deliverables	Due Date	Financial Consequences
TASK 1 **1.A.** Development of Commencement Documentation Checklist (DRP-107)[1]. **1.B.** A Cost Analysis Form, with detailed budget (and In-House Cost Schedule(s), if applicable).	**DELIVERABLE 1** The Department will issue "Notice to Commence" upon receipt and approval of: **1.A.** All applicable Project specific Commencement documentation listed on Commencement Documentation Checklist (DRP-107) **1.B.** A Cost Analysis Form, with detailed budget (and In-House Cost Schedule(s), if applicable). Project planning expenses, such as application preparation, architectural and engineering fees, permitting fees, Project inspection, and other similar fees are eligible for reimbursement. However, reimbursement, if requested, shall not exceed fifteen (15%) of total Project Cost, and shall be invoiced upon Project completion, in accordance with the Payment Request Schedule. **The Grantee may not proceed with development of the Project until Notice to Commence has been issued.**	180 calendar days after Execution of Agreement[2]	Failure to provide the required Commencement Documentation may jeopardize your funding. The Department may terminate the Project Agreement if the required Deliverables are not submitted and approved by the Department.
TASK 2 **2.A.** Development of Primary and Support Project Elements, which includes a new – landscaping. Ren - nature study/observation boardwalk, picnic facility, boat ramp, parking, restrooms. **2.B.** Development of Completion of Documentation Checklist (DRP-111). **2.C.** Completion of Final Status Report (DRP-109).	**DELIVERABLE 2** The Grantee may request reimbursement upon Department receipt and approval of: **2.A.** Development of required Project Elements. **2.B.** All applicable Project specific Completion documentation listed on Completion Documentation Checklist (DRP-111) **2.C.** Final Status Report (DRP-109). The Grantee may request reimbursement for allowable budgeted expenses and costs pursuant to the Agreement that are directly related to the successful development of the Project site. Reimbursement shall not exceed the Grant	Due April 30 2027, which shall also be the Project Completion Date[3]	No reimbursement will be made for Deliverable(s) deemed unsatisfactory by the Department. Payment(s) will not be made for unsatisfactory or incomplete work. In addition, a Task may be terminated for Grantee's failure to perform.

	Award Amount, less any reimbursement requested for in Deliverable 1, and shall be invoiced upon Project completion, in accordance with the Payment Request Schedule below. Ten percent (10%) of the Grant Award will be retained until the Project is designated complete by the Department.		

Project Task Performance Standard: The Department's Grant Manager will review the Project Completion Certificate and the Deliverables to verify compliance with the requirements for funding under the FRDAP; approved plans and application approved for funding. Upon review and written acceptance by the Department's Grant Manager of the Project Completion Certificate and the Deliverables under each Project Task, the Grantee may proceed with the payment request submittal.

Payment Request Schedule: Following Department approval of all Deliverables, the Grantee may submit a **single payment request** on Exhibit C, Payment Request Summary Form, DRP-115, along with all required documentation as outlined in the Financial Reporting Procedures (DRP-110), as applicable, to support payment. A payment request submitted as part of the reimbursement process must correspond with the Cost Analysis and supporting documents provided under Project Tasks.

Endnotes:

1. FRDAP documentation is available at https://floridadep.gov/lands/land-and-recreation-grants/content/frdap-assistance and/or from the Land and Recreational Grants Section, State of Florida Department of Environmental Protection, 3900 Commonwealth Boulevard, MS# 585, Tallahassee, Florida, 32399-3000.
2. Project Agreement is subject to termination if Commencement documentations under Task 1 are not received and approved by the Department within 180 calendar days of the Project Agreement execution.
3. Due Date will not be extended beyond the Grant Period as outlined in Subsection 62D-5.058(7), F.A.C.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Public Records Requirements

Attachment 4

1. **Public Records.**

a. If the Agreement exceeds $35,000.00, and if Grantee is acting on behalf of Department in its performance of services under the Agreement, Grantee must allow public access to all documents, papers, letters, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by Grantee in conjunction with the Agreement (Public Records), unless the Public Records are exempt from section 24(a) of Article I of the Florida Constitution and section 119.07(1), F.S.

b. The Department may unilaterally terminate the Agreement if Grantee refuses to allow public access to Public Records as required by law.

2. **Additional Public Records Duties of Section 119.0701, F.S., If Applicable.**
For the purposes of this paragraph, the term "contract" means the "Agreement." If Grantee is a "contractor" as defined in section 119.0701(1)(a), F.S., the following provisions apply and the contractor shall:

a. Keep and maintain Public Records required by Department to perform the service.

b. Upon request, provide Department with a copy of requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.

c. A contractor who fails to provide the Public Records to Department within a reasonable time may be subject to penalties under section 119.10, F.S.

d. 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 Public Records to Department.

e. Upon completion of the contract, transfer, at no cost, to Department all Public Records in possession of the contractor or keep and maintain Public Records required by Department to perform the service. If the contractor transfers all Public Records to Department 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 Public Records stored electronically must be provided to Department, upon request from Department's custodian of Public Records, in a format specified by Department as compatible with the information technology systems of Department. These formatting requirements are satisfied by using the data formats as authorized in the contract or Microsoft Word, Outlook, Adobe, or Excel, and any software formats the contractor is authorized to access.

f. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT:**

Telephone: **(850) 245-2118**
Email: public.services@floridadep.gov
Mailing Address: Department of Environmental Protection
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Boulevard, MS 49
Tallahassee, Florida 32399

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Audit Requirements
(State and Federal Financial Assistance)

Attachment 5

The administration of resources awarded by the Department of Environmental Protection *(which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement*) to the recipient *(which may be referred to as the "Recipient", "Grantee" or other name in the agreement)* may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends $750,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.

2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.

3. A recipient that expends less than $750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than $750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other federal entities.

4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at https://sam.gov/content/assistance-listings.

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than $750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than $750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).

4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at https://apps.fldfs.com/fsaa for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at http://www.leg.state.fl.us/Welcome/index.cfm, State of Florida's website at http://www.myflorida.com/, Department of Financial Services' Website at http://www.fldfs.com/and the Auditor General's Website at http://www.myflorida.com/audgen/.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512

   A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at http://harvester.census.gov/facweb/

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of Environmental Protection at one of the following addresses:

By Mail:
Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:
FDEPSingleAudit@dep.state.fl.us

B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (http://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:
Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:
FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and the reporting package was delivered to the recipient correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program A	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				$	
Federal Program B	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				$	

Note: Of the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program A	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.:(eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program A	State Awarding Agency	State Fiscal Year[1]	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
1829	General Appropriations Act Line Item 1829 – Fixed Capital Outlay Florida Recreation Development Assistance Grants from General Revenue Fund and Land Acquisition Trust Fund	2024-2025	37.017	Florida Recreation Development Assistance Program	$200,000.00	140002
State Program B	State Awarding Agency	State Fiscal Year[2]	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

Total Award	$200,000.00	

[1] Subject to change by Change Order.
[2] Subject to change by Change Order.

Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [https://sam.gov/content/assistance-listings] and/or the Florida Catalog of State Financial Assistance (CSFA) [https://apps.fldfs.com/fsaa/searchCatalog.aspx], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]. The services/purposes for which the funds are to be used are included in the Agreement's Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROGRAM SPECIFIC REQUIREMENTS

FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM

ATTACHMENT 6

1. Project Submittal Forms.
Administrative Forms, Reimbursement Forms, and Guidelines referenced in this Agreement may be found at https://floridadep.gov/lands/land-and-recreation-grants/content/frdap-assistance, or by contacting the Department's Grant Manager.

2. Notice to Commence.
Prior to commencement of the Project, the Grantee shall submit to the Department for approval all documentation and completion of responsibilities listed on the Commencement Documentation Checklist, DRP-107. Upon satisfactory approval by the Department, the Department will issue written "Notice to Commence" to the Grantee to commence the Project. **The Grantee SHALL NOT proceed until the Department issues the "Notice to Commence."** Until the Department issues the "Notice to Commence," the Department is not obligated to pay or reimburse Grantee for fees, costs, or general expenses of any kind that were incurred prior to the "Notice to Commence," except for Pre-Agreement Expenses as more fully described in subsection 62D-5.054(34), F.A.C.

3. Site Plans.
Project site facilities must be attractive for public use and compatible with the environment. Plans and specifications for Project site improvements and facilities must be in accordance with current engineering and architectural standards. The Grantee should emphasize the health and safety of users, accessibility to the general public, and the protection of the recreational and natural values of the area. **The Grantee may alter a conceptual site plan only after written approval by the Department.**

The Grantee shall have final site plans (site, engineering, and architectural) prepared for the Project and sealed by a registered architect or engineer licensed in accordance with the laws of the State of Florida (collectively the "Project Plans"). The Grantee must deliver a complete original, signed, and sealed set of the Project Plans to the Department before the Department will issue final reimbursement.

4. Project Completion.
All work under this Agreement must be completed no later than 60 days before the expiration date of the Agreement, known as the "Project Completion Date." The Department may require the Grantee to do additional work before designating the Project "complete." If the Project has not been designated as complete by the Department by midnight of the Date of Expiration, the Project funds will revert to the revenue fund from which they were appropriated (paragraph 62D-5.058(7)(a), F.A.C.).

5. Project Completion Certification.
To certify completion, the Grantee will submit to the Department the Project Completion Certification, DRP-112, available online and incorporated herein by reference. The Project must be designated complete prior to the Department releasing final reimbursement. The Department shall designate the Project complete upon receipt and approval of all deliverables and when Project site is open and available for use by the public for outdoor recreation purposes. The Department will release the retainage when the Department approves the Completion Documentation set forth in paragraph 62D-5.058(7)(d), F.A.C. The final payment of the retained amount will be processed within thirty (30) days of the Project designated complete by the Department.

6. The following modifies paragraph 8.d, Attachment 1, Standard Terms and Conditions:

a. Reimbursement for Costs.
Project Costs will be reimbursed as provided in paragraph 62D-5.058(2)(a), F.A.C., and in the Project Agreement. The Grantee is eligible for reimbursement, in whole or in part, for Department-approved Pre-Agreement Expenses

and, if applicable, costs associated with Retroactive Projects, through the Project Completion Date of this Agreement. The Grantee shall be paid on a cost reimbursement basis for all eligible Project costs upon the completion, submittal, and approval of each deliverable identified in the Grant Work Plan. Reimbursement shall be requested on Exhibit C, Payment Request Summary Form. To be eligible for reimbursement, cost(s) must meet all FRDAP requirements, financial reporting requirements, and rules and regulations applicable to expenditures of state funds, including, but not limited to, the Reference Guide for State Expenditures, which can be accessed at the following web address: https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf.

i. Pre-Agreement Expenses. Pursuant to subsection 62D-5.054(34), F.A.C., Pre-Agreement Expenses means expenses incurred by a Grantee for accomplishment of an eligible FRDAP project prior to full execution of the Project Agreement. Parties hereby acknowledge and agree, Grantee is entitled to submit for cost-reimbursement eligible Pre-Agreement Expenses, which are expenses Grantee incurred for the accomplishment of the Project prior to full execution of this Agreement.

7. The following is added to paragraph 8, Attachment 1, Standard Terms and Conditions:

k. Project Costs. The Department will reimburse Project costs pursuant to paragraph 62D-5.058(2)(a), F.A.C., and as provided herein. Project costs, except for Pre-Agreement Expenses, shall be incurred between the effective date of the Agreement, and the Project Completion Date as set forth in the Project Completion Certification determined and identified herein. If the total cost of the Project exceeds the grant amount and the required match (if applicable), Grantee must pay the excess cost.

l. Cost Limits. Pursuant to paragraphs 62D-5.058(2)(a) and (b), F.A.C., project planning expenses, such as application preparation, surveys (boundary and topographic), title searches, project signs, architectural and engineering fees, permitting fees, project inspection fees, and other similar fees are eligible Project costs provided that such costs do not exceed fifteen percent (15%) of the total Project cost.

8. The following hereby replaces paragraph 8.h, Attachment 1, Standard Terms and Conditions:

h. Annual Appropriation Contingency. The State's performance and obligation to pay under this Agreement is contingent upon an annual appropriation from the Recommended Application Priority List by the Florida Legislature. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the Department if the Legislature reduces or eliminates appropriations. It is further understood that Grant Awards may be revised by the Department due to the availability of FRDAP program funds.

9. The following replaces paragraph 10, Attachment 1, Standard Terms and Conditions:

Status Reports.

a. The Grantee must utilize, Project Status Report Form, DRP-109, available online and incorporated herein by reference, to describe the work performed during the reporting period, problems encountered, problem resolutions, schedule updates and proposed work for the next reporting period. The Project Status Reports must be submitted to the Department's Grant Manager no later than January 5, May 5, and September 5. The Department's Grant Manager has thirty (30) calendar days to review the required reports and deliverables submitted by the Grantee.

b. Additionally, the Grantee shall comply with the reporting and inventory requirements set forth in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), available online: https://floridadep.gov/parks/florida-scorp-outdoor-recreation-florida and hereby incorporated by reference, by updating the Florida Outdoor Recreation Inventory (FORI) system (https://floridadep.gov/parks/florida-outdoor-recreation-inventory).

10. Site Dedication.

a. Land owned by the grantee and developed or acquired with FRDAP funds must be dedicated in perpetuity as an outdoor recreational site for the use and benefit of the general public in accordance with Rule 62D-5.059, F.A.C. Land under control other than by ownership of the Grantee such as by lease, must be dedicated as an outdoor recreation area for the use and benefit of the general public for a minimum period of twenty-five (25) years from the Project Completion Date as set forth in the Project Completion Certificate. The dedications must be recorded in the county's public property records by the Grantee. Execution of this Agreement by the Department constitutes an acceptance of a Project site(s) dedication on behalf of the general public of the State of Florida.

b. Should the Grantee's interest in the land change, either by sale, lease, or other written legal instrument, the Grantee is required to notify the Department in writing of the change no later than ten (10) days after the change occurs,

and the Grantee is required to notify all subsequent parties with interest to the land of the terms and conditions as set forth in this Agreement.

11. Management of Project Sites.

a. Site Inspections. Grantees must ensure by site inspections that facilities on the Project site are being operated and maintained for outdoor recreation for a minimum period of twenty-five (25) years from the Project Completion Date set forth in the Project Completion Certificate. The Project site must be open at reasonable times and must be managed in a safe and attractive manner.

b. Non-Compliance. The Department will terminate an agreement and demand return of the program funds (including interest) for non-compliance if a Grantee fails to comply with the terms stated in with the Agreement. If the Grantee fails to comply the Agreement, the Department will declare the Grantee ineligible for further participation in FRDAP until such time as the Grantee comes into compliance.

c. Public Accessibility. All facilities must be accessible to the public on a non-exclusive basis, without regard to age, sex, race, religion, or ability level.

d. Entrance Fees. Reasonable differences in entrance fees for other FRDAP projects may be allowed on the basis of residence, but only if the Grantee can clearly show that the difference in entrance fees reflects, and is substantially related to, all economic factors related to park management, and it is not simply related to the amount of tax dollars spent by the residents for the park; and that a definite burden on the Grantee in park maintenance costs clearly justifies a higher fee for nonresidents.

e. Native Plantings. In developing a FRDAP project with program funds, the Grantee must primarily use vegetation native to the area, except for lawn grasses.

f. The Grantee will obtain Department approval prior to any current or future development of facilities on the Project Site(s), which is defined in subsection 62D-5.054(46), F.A.C. This Agreement is not transferable.

12. Procurement Requirements for Grantee.

The Grantee must secure all goods and services for the Project according to its adopted procurement procedures.

13. Signage.

The Grantee must erect a permanent information sign on the Project site that credits funding (or a portion thereof) to the Florida Department of Environmental Protection and the Florida Recreation Development Assistance Program. The sign must be made of appropriate materials, which are durable for a minimum of twenty-five (25) years after the Project is complete. The sign must be installed on the Project site and approved by the Department before the Department processes the final Project reimbursement request.

14. Termination and Ineligibility.

In addition to the remedies provided elsewhere in this Agreement, if the Grantee fails to comply with the terms stated in this Agreement or with any provisions in Rule Chapter 62D-5, F.A.C., the Department will terminate this Agreement and demand return of the program funds (including interest). Furthermore, the Department will declare the Grantee ineligible for further participation in FRDAP until the Grantee complies. Further, the Grantee agrees to ensure that all necessary permits are obtained prior to implementing any Grant Work Plan activity that may fall under applicable federal, state, or local laws.

15. Conversion.

The Project Site acquired and/or developed with FRDAP assistance must be retained and used for public outdoor recreation. Should the Grantee, within the periods set forth in subsections 62D-5.059(1) and (2), F.A.C., convert all or part of the Project site to other than public outdoor recreational uses, the Grantee must replace the area, facilities, resource, or Project site at its own expense with an acceptable project of comparable scope, and quality.

Florida Department of Environmental Protection

EXHIBIT A
Land and Water Conservation Fund Program
Florida Recreation Development Assistance Program
Project Status Report

Required Signatures: **Adobe Signature**

Project Name: _____ Project Number: _____

Project Sponsor: _____

Identify primary and support recreation areas and facilities to be constructed. **(50% of total costs must be in primary facilities).**
PROVIDE PHOTOS OF WORK IN PROGRESS

PRIMARY FACILITIES/ELEMENTS:

Project Elements	Work Accomplished	% Completed

SUPPORT FACILITIES/ELEMENTS:

Project Elements	Work Accomplished	% Completed

PROBLEMS ENCOUNTERED:

Period Covered (Check Appropriate Period):

- ☐ January through April: Due May 5th
- ☐ May through August: Due September 5th
- ☐ September through December: Due January 5th
- ☐ Final Status Report Date from Project Completion Certification: _____

LIAISON: _____ _____

Signature Date

Florida Department of Environmental Protection

EXHIBIT C
PAYMENT REQUEST SUMMARY FORM

Required Signatures: **Adobe Signature**

Date: _____

Grantee _____ Project Name and Number _____

Billing Period: _____ Billing #: _____

DEP Division: _____ DEP Program: _____

	Project Costs This Billing	Cumulative Project Costs
Contractual Services DRP-116		
Grantee Labor DRP-117		
Employee Benefits (_____% of Salaries)		
Direct Purchases: Materials & Supplies DRP-118		
Grantee Stock DRP-120		
Equipment DRP-119		
Land Value		
Indirect Costs (15% of Grantee Labor)		
TOTAL PROJECT COSTS	$0.00	$0.00

CERTIFICATION: I hereby certify that the above expenses were incurred for the work being accomplished in the attached progress reports.

_____ _____
Project Administrator **Date**

CERTIFICATION: I hereby certify that the documentation has been maintained as required to support the project expenses as reported above and is available for audit upon request.

_____ _____
Project Financial Officer **Date**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **First Amendment to Interlocal Agreement with Sumter Landing Community Development District**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City entered into an Interlocal Agreement with the Sumter Landing Community Development District (SLCDD) in September 2016 to allow SLCDD to finance and acquire certain park, recreation, and security features within The Villages of Wildwood and The Village of Fenney. The proposed SLCDD intends to expand its purview into additional features within The Villages of Southern Oaks. Therefore, an amendment to the Interlocal Agreement is appropriate.

FIRST AMENDMENT TO INTERLOCAL AGREEMENT
BETWEEN
CITY OF WILDWOOD, FLORIDA
AND
SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

THIS **FIRST AMENDMENT TO INTERLOCAL AGREEMENT** ("Amendment") is entered into this _____ day of _____, 2024, by and between **CITY OF WILDWOOD, FLORIDA** (the "City"), and **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT** (the "District").

RECITALS

A. The District is a Community Development District of Sumter County authorized by Chapter 190, Florida Statutes (the "Act"), Chapter 125, Florida Statutes, and created pursuant to Ordinance No. 02-6 duly adopted by the Board of County Commissioners of Sumter County on March 27, 2002, as amended.

B. The City is a Florida municipal corporation organized pursuant to Chapter 166, Florida Statues.

C. Pursuant to the Act, the Ordinance of Sumter County, and Section 163.01, et seq., Florida Statutes, the City, and the District may enter into interlocal agreements for the District to provide certain services in specified areas of the City which are inside or outside of the District's geographical boundaries.

D. The City and the District entered into an Interlocal Agreement, dated September 12, 2016, permitting the District, among other things, to provide parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as provide security for said uses, within that portion of the City lying within the development of regional impact (DRI) known as "The Villages of Wildwood" and the DRI known as "Wildwood Springs." (the "Agreement").

E. The District proposes to exercise those powers described herein in an additional portion of the City outside of the District's geographical boundaries in an area coextensive with the development known as "The Villages of Southern Oaks", as more particularly described in certain Florida Statute Chapter 163 Development Agreements entered into between the City and The Villages Land Company, LLC, a Florida limited liability company, and/or its affiliates from time to time.

F. At this time, the City has determined that the District's exercise of the powers described herein for its projects in The Villages of Southern Oaks is consistent with the City Comprehensive Plan has agreed with the District to amend the Agreement accordingly.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the City and the District agree as follows:

1. Recitals. The Recitals set forth above are true and correct and are hereby incorporated into this Amendment by reference.

2. Definitions. Capitalized terms used and not otherwise defined herein or in the Interlocal Agreement shall have the meaning ascribed to such terms in the Act.

3. Amendment to Agreement. Paragraph 3 of the Agreement is hereby amended to read as follows:

> **Additional Powers of the District.** In addition to any powers that the District may have pursuant to law, prior interlocal agreement, or otherwise, the City hereby consents to the exercise by the District and further agrees that the District shall have and is hereby granted the right within the boundaries of those portions of the City lying within The Villages of Wildwood, Wildwood Springs, or The Villages of Southern Oaks, the authority to exercise those powers authorized under Section 190.012(2), Florida Statutes, with the exception of those powers described in Section 190.012(2)(f), and to exercise those powers necessary or incidental thereto, including the right to set and collect fees. The powers shall include, but are not limited to, provision of a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses and b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. The forgoing shall not be construed to authorize the District to charge ad valorem taxes or assessments outside the geographic boundaries of the District.

4. Effect on Agreement. Except as modified herein, the Agreement remains unchanged. In the event of a conflict between the Agreement and this Amendment, this Amendment shall control and govern.

5. Agreement Ratified. The terms and provisions of the Agreement, as modified by this Amendment, are hereby ratified and affirmed by the parties hereto.

6. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all shall constitute one and the same Amendment; provided, however, this Amendment shall not be effective until fully executed by both parties.

7. Effective Date. This Amendment shall become effective upon the filing of the fully executed Agreement with the clerk of the circuit court of Sumter County, as required by subsection 163.01(11), Florida Statutes.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment by their duly authorized representative.

AS TO CITY:

ATTEST: **CITY OF WILDWOOD, FLORIDA**

_____ _____
Print Name:_____ Ed Wolf, Mayor
Title:_____

FOR THE USE AND RELIANCE OF
CITY OF WILDWOOD, FLORIDA, ONLY,
APPROVED AS TO FORM AND LEGALITY

_____
City Attorney

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by Ed Wolf as Mayor and _____ _____ as _____ of and on behalf of **CITY OF WILDWOOD, FLORIDA**, 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 Number:_____
Commission Expires:_____

AS TO DISTRICT:

ATTEST:

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

_____ _____

Kenneth C. Blocker, District Manager _____, 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 _____ day of _____, 2024, by _____ as Chair of and on behalf of **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT**, 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 Number:_____
Commission Expires:_____

INTERLOCAL AGREEMENT
BETWEEN
CITY OF WILDWOOD, FLORIDA
AND
SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this 12th day of September, 2016, by and between **CITY OF WILDWOOD, FLORIDA** (the "City"), and **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT** (the "District").

RECITALS

A. The District is a Community Development District authorized by Chapter 190, Florida Statutes (the "Act"), Chapter 125, Florida Statutes, and created pursuant to Ordinance No. 02-6 duly adopted by the Board of County Commissioners of Sumter County, Florida on March 27, 2002, as amended.

B. The City is a Florida municipal corporation and city.

C. The District is authorized by the Act to exercise those powers conferred by the Act.

D. Pursuant to the Act, including Section 190.011(12), the Ordinances of Sumter County relating to the District, and Section 163.01, Florida Statutes, the City and the District may provide by interlocal agreement for the District, in designated places which are within or without the District's geographical boundaries and within the municipal boundaries of the City, to exercise those powers conferred by the Act.

E. Pursuant to those powers conferred by the Act, the District proposes to exercise those powers described herein outside of its geographical boundaries but within that portion of the City lying within the development of regional impact (DRI) known as "The Villages of Wildwood" and the DRI known as "Wildwood Springs."

NOW, THEREFORE, the parties agree as follows:

1. Authority. This Agreement is entered into pursuant to the authority set forth in Chapters 163 Part I and 190, Florida Statutes and is consistent with the Comprehensive Plan for the City.

2. Definitions. Capitalized terms used and not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act.

3. Additional Powers of the District. In addition to any powers that the District may have pursuant to law, prior interlocal agreement, or otherwise, the City hereby consents to the exercise by the District and further agrees that the District shall have and is hereby granted the right within the boundaries of those portions of the City lying within The Villages of Wildwood or Wildwood Springs, the authority to exercise those powers authorized under Section 190.012(2), Florida Statutes, with the exception of those powers described in Section 190.012(2)(f), and to exercise those powers necessary or incidental thereto, including the right to set and collect fees. The powers shall include, but are not limited to, provision of a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses and b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. The foregoing shall not be construed to authorize the District to charge ad valorem taxes or assessments outside the geographic boundaries of the District.

4. Revenue Bonds; City Not Liable. The City acknowledges that the District may issue revenue bonds of the District in accordance with the Constitution and laws of the State of Florida, and the Act, to finance the acquisition, construction, or expansion of a project or facility, which bonds may be secured by and payable from revenues derived from the operation of the facilities, including revenues from service provided within the territory governed by this Agreement. Any such revenue bonds issued by the District shall neither be, nor constitute, the general obligations or indebtedness of the City, the State of Florida, or any political subdivision thereof, within the meaning of the Florida Constitution and other laws applicable to the City, the State of Florida, or any political subdivision thereof, but shall be payable solely from, and secured by a lien upon, a pledge of revenues from the operation of its facilities and all monies in the funds and accounts established under the indenture pursuant to which any such bonds are issued or other security provided by the District, in the manner and to the extent provided in such indenture. No bondholder shall ever have the right to compel the exercise of the ad valorem taxing power of the City, or the State of Florida, or of any political subdivision thereof, or taxation in any form on any real or personal property to pay any such bonds or the interest thereon, nor shall any bondholder be entitled to payment of such principal and interest from any funds of the City, the State of Florida, or any political subdivision thereof, other than from the security pledged by the District in such indenture.

5. Term. This Agreement shall commence upon the date set forth above, and unless earlier terminated or extended by mutual agreement of the parties, this Agreement shall expire ninety-nine (99) years from the date hereof.

6. Amendment. This Agreement may be modified or terminated in writing only by the mutual agreement of both parties in accordance with their respective laws, rules and procedures. Upon termination of the Agreement, the City shall have no duty to operate, maintain or service and shall have no ownership interest in any facilities in place pursuant to this Agreement.

7. Severability. If any one or more of the covenants, agreements, or provisions of this Interlocal Agreement shall be held contrary to any expressed provision of law or contrary to any policy or expressed law, although not expressly prohibited, any reason

whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void, and shall be deemed separate from the remaining covenants, agreements, or provisions of this Interlocal Agreement.

8. Matters Unaffected. No right or obligation that may currently or subsequently exist respecting the parties and their relationship one to the other shall be deemed waived or otherwise affected by this Agreement, unless such right or obligation is specifically addressed herein. The consents of the City contained herein authorizing the exercise of powers by the District are not intended to create any obligation in the District to exercise such powers.

9. Effective Date. This Agreement shall become effective upon the filing of the fully executed Agreement with the clerk of the circuit court of Sumter County, as required by subsection 163.01(11), Fla. Stat.

Any amendments to this Agreement must likewise be executed by both parties and filed with the clerk of the circuit court of Sumter County before becoming effective.

10. Miscellaneous. The parties agree that in the event of any litigation related to the construction or enforcement of any of the provisions of this Agreement: (a) each party shall bear and be responsible for its own attorneys fees and costs; (b) this Agreement shall be construed in accordance with the law of the State of Florida; (c) venue for any action concerning this Agreement shall be in Sumter County, Florida; (d) because both parties participated in the drafting of this Agreement, the Agreement shall not be construed more favorably toward either of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representative.

AS TO CITY:

ATTEST:

Print Name Cassandra Lippincott
Title City Clerk / CFO

CITY OF WILDWOOD, FLORIDA

Print Name Ed Wolf
Title Mayor

FOR THE USE AND RELIANCE OF
CITY OF WILDWOOD, FLORIDA, ONLY,
APPROVED AS TO FORM AND LEGALITY

City Attorney

AS TO DISTRICT:

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

By: _____
Print Name: Janet Tutt
Title: District Manager

By: _____
Print Name: Michael Brown
Title: Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 12th day of September, 2016, by Ed Wolf, as Mayor, and Cassandra Lippincott, as City Clerk of and on behalf of **City of Wildwood, Florida**, who did not take an oath and is personally known to me.

_____
NOTARY PUBLIC - STATE OF FLORIDA
Print Name
My Commission Expires: _____
Serial/Commission Number _____

A. BORRACK
Commission # FF 202048
Expires April 30, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 15th day of September, 2016, by Michael Brown, as Chairman, and Janet Tutt, as District Manager of and on behalf of **Sumter Landing Community Development District,** who did not take an oath and is personally known to me.

_____
NOTARY PUBLIC - STATE OF FLORIDA
Print Name
My Commission Expires: 11/1/2017
Serial/Commission Number FF 036923

JENNIFER MCQUEARY
Notary Public - State of Florida
My Comm. Expires Nov 1, 2017
Commission # FF 036923
Bonded Through National Notary Assn.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Interlocal Agreement with Village Center Community Development District**

REQUESTED ACTION: Staff Recommends Approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached interlocal agreement between the City and the Village Center Community Development District (VCCDD) is necessary to allow VCCDD to provide management services, staffing, and billing for the Sumter Landing CDD in connection with the operation of the park, recreation and security facilities in Wildwood. Further, VCCDD has proposed to finance and acquire fire stations and equipment to be located and operated in the territory of the VPSDDD fire district, which covers parts of the City of Wildwood. In order for VCCDD to complete these transactions, it is necessary to formalize the City of Wildwood's consent to VCCDD's functions in The Villages service area and, with respect to fire activities, throughout the Wildwood portion of the VPSDDD fire district.

INTERLOCAL AGREEMENT
BETWEEN
CITY OF WILDWOOD, FLORIDA
AND
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this _____ day of _____, 20___, by and between **CITY OF WILDWOOD, FLORIDA** (the "City"), and **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT** (the "District").

RECITALS

A. The District is a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes (the "Act").

B. The City is a Florida municipal corporation and city.

C. The District is authorized by the Act to exercise those powers conferred by the Act.

D. Pursuant to the Act, including Section 190.011(12), the Ordinances of City of Wildwood, Florida relating to the District, and Section 163.01, Florida Statutes, the City and the District may provide by interlocal agreement for the District, in designated places which are within or without the District's geographical boundaries and within the municipal boundaries of the City, to exercise those powers conferred by the Act.

E. Pursuant to those powers conferred by the Act, the District proposes to exercise those powers described herein outside of its geographical boundaries but within that portion of the City lying within the developments of regional impact (DRI) known as "The Villages of Wildwood," and "Wildwood Springs" and the Age Restricted Development known as "The Villages of Southern Oaks" (collectively, the "Villages Developments").

F. In addition, The District has been engaged by the Villages Department of Public Safety Dependent District, a dependent district of the County (the "Fire District"), to provide fire and EMS services within the boundaries of the Fire District as described Sumter County Ordinance 2023-18; the Fire District includes portions of the City adjacent to, but outside, the Villages Developments.

NOW, THEREFORE, the parties agree as follows:

1. Authority. This Agreement is entered into pursuant to the authority set forth in Chapters 163 Part I and 190, Florida Statutes, and is consistent with the Comprehensive Plan for the City.

2. Definitions. Capitalized terms used and not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act.

3. Additional Powers of the District.

a. In addition to any powers that the District may have pursuant to law, prior interlocal agreement, or otherwise, the City hereby consents to the exercise by the District and further agrees that the District shall have and is hereby granted the right within the boundaries of those portions of the City lying within The Villages of Southern Oaks, The Villages of Wildwood, and Wildwood Springs, the authority to exercise those powers authorized under Section 190.012(2), Florida Statutes, with the exception of those powers described in Section 190.012(2)(f), and to exercise those powers necessary or incidental thereto, including the right to set and collect fees. The powers shall include, but are not limited to, provision of a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses and b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. The foregoing shall not be construed to authorize the District to charge ad valorem taxes or assessments outside the geographic boundaries of the District.

b. The City hereby consents to the exercise of the District those powers set forth at 190.012(2)(b), relating to fire prevention and control, and activities incidental thereto, within the portions of the Fire District lying within the City's municipal boundaries, as each may be amended from time to time.

4. Revenue Bonds; City Not Liable. The City acknowledges that the District may issue revenue bonds of the District in accordance with the Constitution and laws of the State of Florida, and the Act, to finance the acquisition, construction, or expansion of a project or facility, which bonds may be secured by and payable from revenues derived from the operation of the facilities, including revenues from service provided within the territory governed by this Agreement. Any such revenue bonds issued by the District shall neither be, nor constitute, the

general obligations or indebtedness of the City, the State of Florida, or any political subdivision thereof, within the meaning of the Florida Constitution and other laws applicable to the City, the State of Florida, or any political subdivision thereof, but shall be payable solely from, and secured by a lien upon, a pledge of revenues from the operation of its facilities and all monies in the funds and accounts established under the indenture pursuant to which any such bonds are issued or other security provided by the District, in the manner and to the extent provided in such indenture. No bondholder shall ever have the right to compel the exercise of the ad valorem taxing power of the City, or the State of Florida, or of any political subdivision thereof, or taxation in any form on any real or personal property to pay any such bonds or the interest thereon, nor shall any bondholder be entitled to payment of such principal and interest from any funds of the City, the State of Florida, or any political subdivision thereof, other than from the security pledged by the District in such indenture.

5. Term. This Agreement shall commence upon the date set forth above, and unless earlier terminated or extended by mutual agreement of the parties, this Agreement shall expire ninety-nine (99) years from the date hereof.

6. Amendment. This Agreement may be modified or terminated in writing only by the mutual agreement of both parties in accordance with their respective laws, rules and procedures. Upon termination of the Agreement, the City shall have no duty to operate, maintain or service and shall have no ownership interest in any facilities in place pursuant to this Agreement.

7. Severability. If any one or more of the covenants, agreements, or provisions of this Interlocal Agreement shall be held contrary to any expressed provision of law or contrary to any policy or expressed law, although not expressly prohibited, any reason whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void, and shall be deemed separate from the remaining covenants, agreements, or provisions of this Interlocal Agreement.

8. Matters Unaffected. No right or obligation that may currently or subsequently exist respecting the parties and their relationship one to the other shall be deemed waived or otherwise affected by this Agreement, unless such right or obligation is specifically addressed herein. The consents of the City contained herein authorizing the exercise of powers by the District are not intended to create any obligation in the District to exercise such powers.

9. Effective Date. This Agreement shall become effective upon the filing of the fully executed Agreement with the clerk of the circuit court of Sumter County, as required by subsection 163.01(11), Florida Statutes.

10. Amendment. Any amendments to this Agreement must likewise be executed by both parties and filed with the clerk of the circuit court of Sumter County before becoming effective.

11. Miscellaneous. The parties agree that in the event of any litigation related to the construction or enforcement of any of the provisions of this Agreement: (a) each party shall bear and be responsible for its own attorneys fees and costs; (b) this Agreement shall be construed in accordance with the law of the State of Florida; (c) venue for any action concerning this Agreement shall be in Sumter County, Florida; and (d) because both parties participated in the drafting of this Agreement, the Agreement shall not be construed more favorably toward either of the parties.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representative.

AS TO CITY:

CITY OF WILDWOOD, FLORIDA

ATTEST:

By:_____
Print Name:_____
Title:_____

By:_____
Print Name:_____
Title:_____

FOR THE USE AND RELIANCE OF
CITY OF WILDWOOD, FLORIDA, ONLY,
APPROVED AS TO FORM AND LEGALITY

_____

City Attorney

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 _____, as _____, of and on behalf of City of Wildwood, Florida, who did not take an oath and is personally known to me.

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

AS TO DISTRICT:

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____
Kenneth C. Blocker, District Manager

By:_____
Print Name:_____
Title:_____

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

_____, as _____, of and on behalf of Village Center Community Development District, who did not take an oath and is personally known to me.

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request for Code Enforcement Lien Reduction - 404 Kilgore Street**

REQUESTED ACTION: Special Magistrate recommendation for lien reduction - 404 Kilgore Street

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This case pertains to a code enforcement issue initially processed by the police department in January 2004. The case extended through February 2007, at which time the building on the property was demolished. The new owner, Gerard Corbin, intends to develop the lot with a single-family home. However, the existing code enforcement liens have created an unclear chain of title.

Since the employment of Code Compliance Manager Tara Tradd in June 2018, the parcel has remained vacant and properly maintained. The city's code enforcement department holds no records regarding this case, nor is there any indication of fines being paid. On October 1, 2024, the case was presented before the Special Magistrate at the property owner’s request to seek a reduction of the fines. Based on the testimony provided and the facts of the case, a recommendation was made for the release of liens.

The City of Wildwood, Florida
Development Services Department
Code Enforcement
100 North Main Street, Wildwood, Florida 34785
(352) 330-1334 Ext: 114

MEMO

Date: November 6, 2024

To: Joshua Bills, City Attorney

From: Tara N. Tradd, Code Compliance Manager

RE: ***Case# SM-001-05, Release of Liens, 404-406 Kilgore Street & 408-410 Kilgore Street / Parcel # G06-F023***

This case pertains to a code enforcement issue initially processed by the police department in January 2004. The case extended through February 2007, at which time the property was demolished.

The new owner, Gerard Corbin, intends to develop the lot with a single-family home. However, the existing code enforcement liens have created an unclear chain of title.

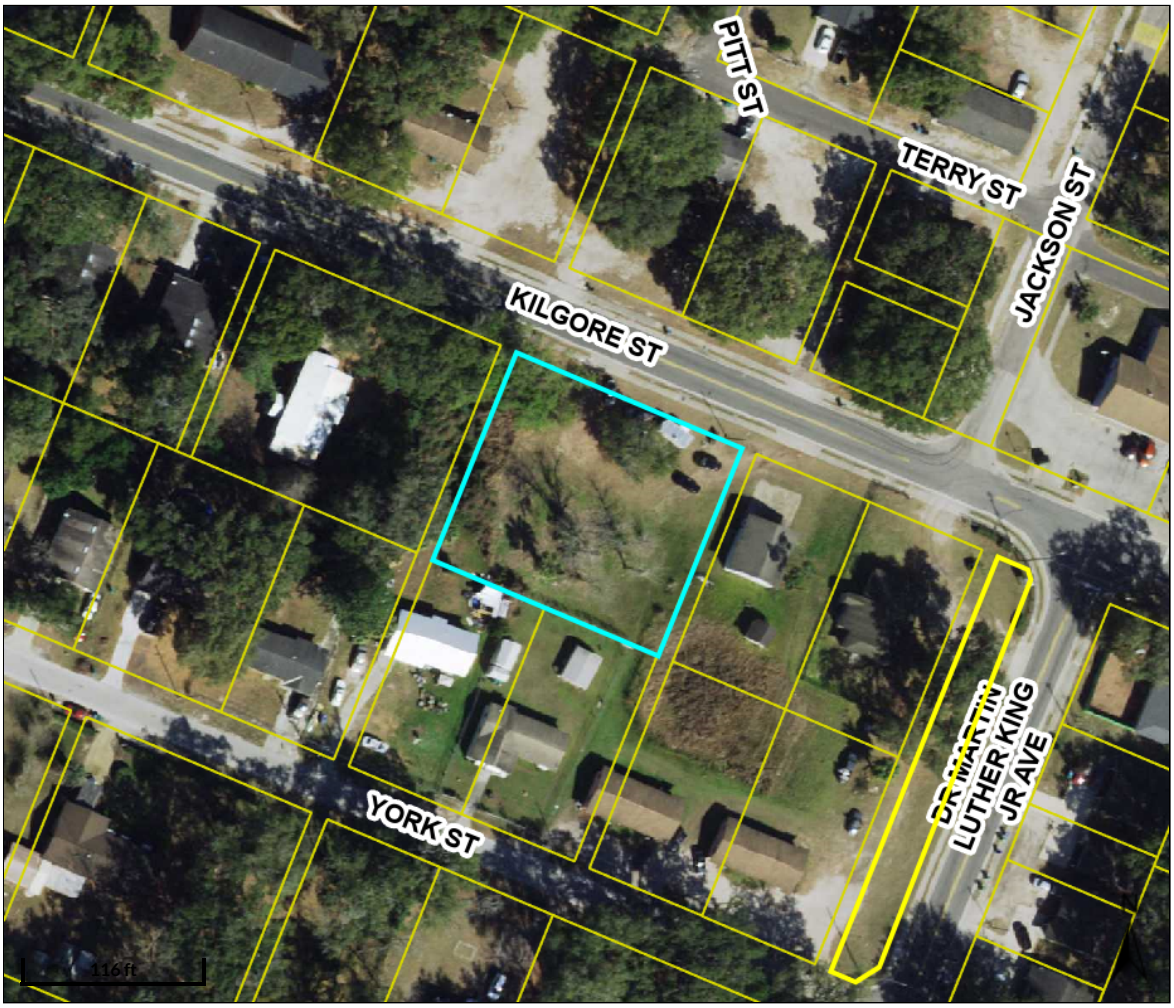
Since my employment began in June 2018, this parcel has remained vacant and properly maintained. Our code enforcement department holds no records regarding this case, nor is there any indication of fines being paid.

On October 1, 2024, this case was presented before the Special Magistrate at the property owner's request to seek a reduction of the fines. Based on the testimony provided and the facts of the case, a recommendation was made for the release of liens.

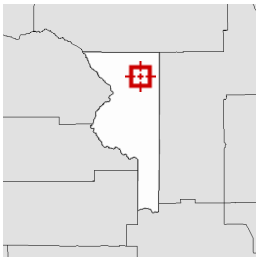
Recommendation:
The fines and costs associated with this case total $135,765.00. With the Commission's approval, this amount would be reduced to $0.00. Staff recommends the release of the recorded liens.



JOEY HOOTEN
SUMTER COUNTY
PROPERTY APPRAISER



Overview



Legend

Parcels
Roads
Lakes

Parcel ID	G06F023	**Alternate ID**	n/a	**Owner Address**	GENTLEMANS PROPERTIES LLC
Sec/Twp/Rng	06-19-23	**Class**	VACANT		9689 NE 15TH DR
Property Address	404 KILGORE ST WILDWOOD	**Acreage**	0.47179752		WILDWOOD FL 34785
District	2002C				
Brief Tax Description	LOTS 24 & 25 BARWICKS PB 1 PG 74 (Note: Not to be used on legal documents)				

This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in the Property Aprraiser's office.

Date created: 11/6/2024
Last Data Uploaded: 11/6/2024 12:06:56 AM

Developed by SCHNEIDER GEOSPATIAL

PREPARED BY AND RETURN TO: ✓
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

18.50

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-001-05

Jessie Shane Strickland and
Amber Strickland,

Respondents.
_____/

ORDER OF FINE

This cause coming before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described Lots 24 and 25, Barwick's Subdivision as recorded in Plat Book 1, page 74; Section 6, Township 19S, Range 23E; Parcel number G06F023, 404-406 and 408-410 Kilgore Street.
2. In January, 2004 and continuing until the date of this hearing, the Respondents have had excessive trash and debris, and building code violations on the subject property.
3. Respondents were not present for the February hearing.
4. An Order of Enforcement was entered at the April 5, 2005 hearing wherein Respondents were required to apply for permits within fifteen days to bring the duplexes into compliance with the Florida Building Code; failure to do so was to result in a fine of $25.00 per day commencing on the sixteenth day (May 5, 2005).
5. As of June 7, 2005 no permits have been applied for and the property remains in non-compliance.
6. Orders of Fine were entered at the June 7, 2005 hearing (said Order being recorded in OR Book 1396, pages 428 and 429) and at the February 7, 2006 (said Order being recorded in OR Book 1538, pages 639 and 640).
7. An Order of Fine that updates and replaces the aforementioned Orders was entered and recorded in OR Book 1729, Pages 49 and 50. 2007-5322
8. Respondents were not present at the February 7, 2006 hearing.
9. At a hearing on February 6, 2007 the subject property was declared a public nuisance and an attractive nuisance and the City of Wildwood was given authority to enter the property for purposes of bringing the property into compliance with City and State codes, to include demolition of the two duplex structures situated on the property; further, that Respondents were not present at said hearing.
10. Demolition permit numbers 02-07-63 and 02-07-64 were issued on February 28, 2007.
11. The Special Master retained jurisdiction over this matter for purposes of consideration of a lien based upon the demolition costs, clean up costs, attorney fees as well as any other costs associated with the bringing of this property into compliance.
12. This Order of Fine updates and replaces the above-referenced Special Master Orders.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
03/15/2007 01:32:44PM PAGE 1 OF 2
LIEN B-1745 P-338
2007 9245

Conclusions of Law

1. The Respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-2, 9-3, 9-6, 9-7, 9-10, 9-11, 9-12, 15-74, 15-75, 15-77 and 15-78.
2. Based upon the facts and evidence presented, an updated Order of Fine is warranted.

Order

Respondents shall pay $90,550.00 (February 8, 2005 through April 5, 2005 - 56 days x $25.00 per day; plus May 5, 2005 through July 18, 2005 - 74 days x $25.00; plus July 19, 2005 through February 7, 2006 – 203 days x $50.00 per day; plus February 8, 2006 through June 6, 2006 – 118 days x $100.00 per day; plus June 7, 2006 through March 1, 2007 – 267 days x $250.00 per day) to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL.

Respondents shall pay costs associated with the file in the amount of $7,200.54 to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL 34785.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 6th day of March, 2007.

SPECIAL MASTER OF THE
CITY OF WILDWOOD

Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785; Jessie Shane Strickland and Amber Strickland, 600 Masters Avenue, Wildwood, FL 34785; and Raana Khan, 733 Citrus Cove Drive, Winter Garden, FL 34787 this 7th day of March, 2007.

Cindy Jones, Building Services Coordinator

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-001-05, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 6th DAY OF MARCH, 2007.

JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
03/15/2007 01:32:44PM PAGE 2 OF 2
LIEN B-1745 P-339
2007 9245

Rec 18.50

PREPARED BY AND RETURN TO:
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
02/15/2007 10:05:31AM PAGE 1 OF 2
LIEN B-1729 P-49
2007 5322

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-001-05

Jessie Shane Strickland and
Amber Strickland,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 6th day of June, 2006, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785 were properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described Lots 24 and 25, Barwick's Subdivision as recorded in Plat Book 1, page 74; Section 6, Township 19S, Range 23E; Parcel number G06F023, 404-406 and 408-410 Kilgore Street.
3. In January, 2004 and continuing until the date of this hearing, the Respondents have had excessive trash and debris, and building code violations on the subject property.
4. Respondents were not present for the February hearing.
5. An Order of Enforcement was entered at the April 5, 2005 hearing wherein Respondents were required to apply for permits within fifteen days to bring the duplexes into compliance with the Florida Building Code; failure to do so was to result in a fine of $25.00 per day commencing on the sixteenth day (May 5, 2005).
6. As of June 7, 2005 no permits have been applied for and the property remains in non-compliance.
7. An Orders of Fine were entered at the June 7, 2005 hearing (said Order being recorded in OR Book 1396, pages 428 and 429) and at the February 7, 2006 (said Order being recorded in OR Book 1538, pages 639 and 640). -2006-7644
8. This Order updates and replaces the aforementioned Orders.
9. Respondents were not present at the February 7, 2006 hearing.
10. As of June 6, 2006 the property remains in non-compliance and represents a threat to the health and welfare of the general public.

-2005-21178

Conclusions of Law

1. The Respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-2, 9-3, 9-6, 9-7, 9-10, 9-11, 9-12, 15-74, 15-75, 15-77 and 15-78.
2. Based upon the facts and evidence presented, an amended Order of Fine is warranted.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
02/15/2007 10:05:31AM PAGE 2 OF 2
LIEN B-1729 P-50
2007 5322

Order

Respondents shall pay a fine in the amount of $23,800.00 (May 5, 2005 through July 18, 2005 – 74 days x $25.00 per day; July 19, 2005 through February 7, 2006 – 203 days x $50.00 per day; February 8, 2006 through June 6, 2006 – 118 days x $100.00 per day). Said fine shall increase to $250.00 per day and continue to accrue at the rate of $250.00 per day commencing on June 7, 2006 until such time as the property is brought into compliance.

Respondents shall also pay costs associated with the file in the amount of $656.64, to be paid to the Community Development Department, 100 North Main Street, Wildwood, FL within thirty (30) days of the date of the Order.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 6 day of June, 2006.

SPECIAL MASTER OF THE
CITY OF WILDWOOD

Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785; Jessie Shane Strickland and Amber Strickland, 600 Masters Avenue, Wildwood, FL 34785; and Raana Khan, 733 Citrus Cove Drive, Winter Garden, FL 34787 this 6th day of June, 2006.

Cindy Jones, Building Services Coordinator

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-001-05, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 6th DAY OF JUNE, 2006.

JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

PREPARED BY AND RETURN TO:
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

9.00
9.50 FF
18.50

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-001-05

Jessie Shane Strickland and
Amber Strickland,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 7th day of February, 2006, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785 were properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described Lots 24 and 25, Barwick's Subdivision as recorded in Plat Book 1, page 74; Section 6, Township 19S, Range 23E; Parcel number G06F023, 404-406 and 408-410 Kilgore Street.
3. In January, 2004 and continuing until the date of this hearing, the Respondents have had excessive trash and debris, and building code violations on the subject property.
4. Respondents were not present for the February hearing.
5. An Order of Enforcement was entered at the April 5, 2005 hearing wherein Respondents were required to apply for permits within fifteen days to bring the duplexes into compliance with the Florida Building Code; failure to do so was to result in a fine of $25.00 per day commencing on the sixteenth day (May 5, 2005).
6. As of June 7, 2005 no permits have been applied for and the property remains in non-compliance.
7. An Order of Fine was entered at the June 7, 2005 hearing; said Order being recorded in OR Book 1396, pages 428 and 429.
8. This Order updates and replaces the aforementioned Order dated June 7, 2006.
9. As of February 7, 2006 the property remains in non-compliance.
10. Respondents were/were not present at the February 7, 2006 hearing.

Conclusions of Law

1. The Respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-2, 9-3, 9-6, 9-7, 9-10, 9-11, 9-12, 15-74, 15-75, 15-77 and 15-78.
2. Based upon the facts and evidence presented, an Order of Fine is warranted.

Order

Respondents shall pay a fine in the amount of $12,000.00 (May 5, 2005 through July 18, 2005 – 74 days x $25.00 per day; July 19, 2005; February 7, 2006 – 203 days x $50.00 per day). Said fine shall

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
03/07/2006 08:51:50AM B-1538 P-639 #2006-7644

increase to $100.00 per day and continue to accrue at the rate of $100.00 per day commencing on February 8, 2006 until such time as the property is brought into compliance.

Respondents shall to contact the Community Development Department at 352/330-1330 extension 119 or 120 to advise that the property has been brought into compliance and request an inspection to verify same.

Respondent owners shall contract with licensed contractors, obtain all necessary permits from the Community Development Department and make all repairs to the duplex units to bring them into compliance with the Florida Building Code.

Respondents shall also pay costs associated with the file in the amount of $425.73, to be paid to the Community Development Department, 100 North Main Street, Wildwood, FL within thirty (30) days of the date of the Order.

Failure to comply with this Order within the specified time will result in the recordation of this Order, which constitutes a lien upon any real or personal property owned by the Respondent and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 7th day of February, 2006.

SPECIAL MASTER OF THE
CITY OF WILDWOOD

Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785; Jessie Shane Strickland and Amber Strickland, 600 Masters Avenue, Wildwood, FL 34785; Jessie Shane Strickland c/o Sumter County Detention Center, P.O. Box 188, Bushnell, FL 33513 and Raana Khan, 733 Citrus Cove Drive, Winter Garden, FL 34787 this 8th day of February, 2006.

Cindy Jones, Building Services Coordinator

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-001-05, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 7th DAY OF FEBRUARY, 2006.

JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
03/07/2006 #2006-7644
08:51:50AM B-1538 P-640

Rec 13.00
TF 14.00
27.00

PREPARED BY AND RETURN TO:
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-001-05

Jessie Shane Strickland and
Amber Strickland,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 7th day of June, 2005, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785 were properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described Lots 24 and 25, Barwicks Subdivision as recorded in Plat Book 1, page 74; Section 6, Township 19S, Range 23E; Parcel number G06F023, 404-406 and 408-410 Kilgore Street.
3. In January, 2004 and continuing until the date of this hearing, the Respondents have had excessive trash and debris, and building code violations on the subject property.
4. Respondents were not present for the February hearing.
5. An Order of Enforcement was entered at the April 5, 2005 hearing wherein Respondents were required to apply for permits within fifteen days to bring the duplexes into compliance with the Florida Building Code; failure to do so was to result in a fine of $25.00 per day commencing on the sixteenth day (May 5, 2005).
6. As of June 7, 2005 no permits have been applied for and the property remains in non-compliance.
7. Respondents were/were not present for the June 7, 2005 hearing.

06/23/2005 #2005-21178
04:28:57PM B-1396 P-428

Conclusions of Law

1. The Respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-2, 9-3, 9-6, 9-7, 9-10, 9-11, 9-12, 15-74, 15-75, 15-77 and 15-78.

2. Based upon the facts and evidence presented, an Order of Fine is warranted.

Order

Respondents shall pay a fine in the amount of $825.00 (May 5, 2005 through June 7, 2005 – 33 days x $25.00 per day). Said fine shall continue to accrue at the rate of $25.00 per day until such time as the property is brought into compliance or by July 19, 2005. On July 19, 2005 said fine shall increase to $50.00 per day until such time as the property is brought in to compliance.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

Respondents shall to contact the Community Development Department at 352/330-1330 extension 119 or 120 to advise that the property has been brought into compliance and request an inspection to verify same.

Respondent owners shall contract with a licensed contractor, obtain all necessary permits from the Community Development Department and make all repairs to the duplex units to bring them into compliance with the Florida Building Code.

Respondents shall also pay costs associated with the file in the amount of $307.16, to be paid to the Community Development Department, 100 North Main Street, Wildwood, FL within thirty (30) days of the date of the Order.

Failure to comply with this Order within the specified time will result in the recordation of this Order, which constitutes a lien upon any real or personal property owned by the Respondent and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 13th day of June, 2005.

SPECIAL MASTER OF THE
CITY OF WILDWOOD

Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

06/23/2005 #2005-21178
04:28:57PM B-1396 P-429

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail to Jessie Shane Strickland and Amber Strickland, 404 Gray Avenue, Wildwood, FL 34785 this 14th day of June, 2005. Also mailed to 600 Masters Avenue, Wildwood, FL 34785 this 14th day of June, 2005.

Cindy Jones, Building Services Coordinator

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-001-05, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 7th DAY OF JUNE, 2005.

JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

06/23/2005 #2005-21178
04:28:57PM B-1396 P-430

Prepared by and Return To:
Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785
352-330-1334

RELEASE OF CODE ENFORCEMENT LIENS

Witnesseth: That the City of Wildwood, the holder of certain Orders of Fine, which is recorded in the Public Records of Sumter County, Florida, as follows:

LIENS AGAINST: 404-406 & 408-410 KILGORE STREET / PARCEL ID G06F023

Order of Fine dated June 13, 2005, and recorded in O.R. Book 1396, Pages 430;

Order of Fine dated February 7, 2006, and recorded in O.R. Book 1538, Pages 640;

Order of Fine dated June 6, 2006, and recorded in O.R. Book 1729, Pages 50;

Order of Fine dated March 6, 2007, and recorded in O.R. Book 1745, Pages 338;

Constitute code enforcement liens against the following described land, to-wit:

Lots 24 and 25, BARWICKS ADDITION TO WILDWOOD, according to the plat thereof as recorded in Plat Book 1, Page 74, Public Records of Sumter County, Florida.

Parcel ID Number: G06F023

Hereby acknowledge(s) release and satisfaction of said code enforcement liens as to the specific parcel/lot described above, and surrender(s) the same as cancelled, and hereby direct(s) the Clerk of said Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) on the _____day of _____, 2024.

Signed, sealed and delivered in our presence:

WITNESSES:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
(Witness Signature)

_____
Ed Wolf, Mayor

_____
(Witness Printed Name)

_____
(Witness Signature)

_____
(Witness Printed Name)

State of: FLORIDA
County of: SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2024, by Ed Wolf, Mayor of the City of Wildwood, being personally known to me or having produced _____ as identification.

[Notary Seal]

_____
Notary Public

_____
Name Printed

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Local Construction Projects Update**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure construction projects.

Local Infrastructure Projects
Construction Update
November 13, 2024
Updates Shown in Red

1. **City Water Projects**

   a. *CR 462 Line Relocation*
      i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work
      ii. Hughes Brothers waiting on approved contract from Kolter
      iii. Preconstruction meeting held August 9th
      iv. Water line work will be completed when the 462/301 intersection work is completed

   b. *Oxford Water Treatment Plant – Corrosion Inhibitor*
      i. Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)
      ii. Awaiting FDEP permit
      iii. Plans will be sent to City's contracted vendor for pricing upon receipt of permit

   c. *Stanley Avenune Water Rain Replacement*
      i. Design complete
      ii. Funded in FY 25 budget
      iii. Preparing bid documents

   d. *North Old Wire Road Water Main Replacement*
      i. Design complete
      ii. Funded in FY 25 budget
      iii. Preparing bid documents

   e. *South Old Wire Road Water Main Replacement*
      i. Commission awarded bid to Art Walker Construction in the amount of $483,511.23 at the November 11, 2024 Commission meeting
      ii. Coordinating construction contract and schedule

   f. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
      i. Commission awarded bid to SGS: $2,715,700
         i. Substantial Completion – June 9, 2025
         ii. NTP issued September 12, 2024
         iii. Currently reviewing shop drawings and coordinating remaining ODP items

2. City Wastewater Projects

a. *Water Reclamation Facility*
   i. CPH designing the expansion of the new plant to 8 MGD
   ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
   iii. Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
   iv. Garney Construction Contract approved at the August 12, 2024 Commission meeting
      i. Ancillary improvements:
         i. Coordinating with Garney on the installation of generator and diffused air panels
      ii. Phase 1 - 60% construction plans received; 90% plans completed
         i. Garney to provide GMP to City in December
         ii. Preparing ODP packages for Commission approval for December 9, 2024 City Commission meeting (~ $10 million - will meet Grant deadline)
      iii. Phase 2 –60% plans received 8/6/2024
         i. Constructability and VE meeting held August 27th
         ii. 60% Constructability meeting held October 16, 2024
         iii. 1 MGD of temporary capacity will be included in Phase 2 GMP
         iv. GMP anticipated in February

b. *Rapid Infiltration Basin (RIB) Site Expansion*
   i. KHA design contract to maximize the capacity of the RIB site approved at the November 11, 2024 City Commission meeting

c. *Oxford Oaks/CR 209 Lift Station (Odor issues)*
   i. Technical Memorandum from KHA recommends implementation of bioxide chemicals
      i. Included in the FY 25 budget ($750K yearly cost)
      ii. Contractor estimates tank installations at lift stations in mid-December
   ii. Odor Control Unit
      iii. Design complete; construction ON HOLD pending results of bioxide chemical installation

d. *SR 44 Forcemain and CR 219 Lift Station Improvements*
    i. Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction
    ii. NTP issued on 4/1/2024
    iii. Construction progress – 50% Complete

e. *Osceola Forcemain/St. Claire Lift Station Rehab (Huey Street Reroute)*
    i. Lift Station upgrades being completed by Staff
        i. Panels and pumps have been ordered
        ii. FDEP permit received
        iii. Generator purchase on the May 13, 2024 City Commission agenda; existing generator to be relocated to Industrial Drive station
        iv. Pipeline portion (Art Walker) is complete

f. *Millennium Park Reclaimed Water Line Extension*
    i. Pump Station design at RIBS site – Design complete
    ii. Reclaimed line design – 80% complete
        i. Phase 1 (Millennium Park)
            i. Complete.
        ii. Phase 2: St. Claire Street
            i. Complete.
        iii. Phase 3: Broken Oak Drive
            i. Complete.
        iv. Phase 4: Assembly of God
            i. Critical easement needed from C-466A to Broken Oak
            ii. Easement negotiations resumed with Assembly of God church for 15' of western property boundary
        v. Phase 5: Solamar
            i. Easement Agreement including installation of reuse main needed
                1. Coordinating with contractor on final pricing to install line
        vi. Phase 6: Turkey Run Development and North
            i. Easement on The Villas property received
            ii. Coordinating easement D32-093 (Dixon – Cassablanca)
            iii. Coordinating route through Turkey Run/ Inspiration Drive; Easement negotiations

resumed with owner of Lot 2 in Turkey Run; draft easement sent to owner for review
    1. Project will be bid once easements obtained

g. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
    i. DB Civil - $3,434,899
        i. Construction Progress – 99% (nearing completion)
        ii. Change Order No. 4 in the amount of $44,057.16 approved at the October 14, 2024 Commission meeting
        iii. Pay Application No. 9 in the amount of $320,636.53 approved at the October 14, 2024 Commission meeting

3. City Projects (Other)

a. *Wildwood Community Center Improvements:*
    i. 2nd Floor Office Installation:
        i. Public Works Staff completing the installation of cubicles for Parks and Recreation Staff on 2nd Floor
        ii. Cubicle set-up complete
        iii. Construction progress – 75%
    ii. HVAC System Replacement:
        i. City Commission awarded contract to Holiday Enterprise Heat and Air in the amount of $554,300 and KHA construction administration and commissioning at the November 11, 2024 commission meeting

b. *Millennium Park Phase 1 and II*
    i. Bids received (4 respondents)
    ii. CPH recommended Carr and Collier (not the low bidder)
    iii. Low bidder (Kingdom Construction) has indicated their intent to protest the award
    iv. Commission to consider bid award at the December 2, 2024 Special Called Meeting

c. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
    i. OLC Design contract approved at the 5/22 City Commission meeting
    ii. Design progress – OLC preparing 60% design documents

d. *Public Works Annex – The Villages*
    i. Design work awarded to OLC at the July 8th City Commission meeting
    ii. OLC has started conceptual design activities
    iii. OLC design contract delayed until April due to funding

e. *Police Substation – The Villages*
    i. Design funded in FY 25

ii. Commission approved Selection Committee rankings and authorized City Manager to begin contract negotiations with KP Studio Architects

f. *Downtown Master Plan Related*
   i. Coordinating with FDOT on Complete Streets Project
      i. Development Services Department working directly with FDOT on Complete Street application
         i. Included in FDOT's 5 Year Work Plan
      ii. Project may require a 50% match
      iii. Coordinating grant submission
   ii. CSX Coordination
      i. Meeting held CSX Real Estate team on July 15th
      ii. City reviewing conceptual screen layout proposed by KHA
   iii. Shared Compactor – Waste Management
      i. Working with Waste Management, and KHA on dumpster enclosure and consolidation for downtown businesses;
      ii. Compactor design approved; developing architectural design for City Commission consideration at the December 2, 2024 Special Called Meeting
   iv. Christian Worship Center
      i. Commission moved to demolish the building and obtain an architect for conceptual design options
      ii. RFQ for design firm to be published in January 2025
   v. The Railyard
      i. Site plan approved; development permit to be issued upon payment of impact fees

4. City Road and Drainage Projects

a. *FY 24 Pavement Activities*
   i. Updating Pavement Management Plan
      i. Commission approved project to Mott MacDonald at the September 23, 2024 City Commission meeting

b. *Oak Grove Village Drainage Improvement*
   i. Property acquired to facilitate drainage project; trailer removed
   ii. Geotechnical work is underway; survey work is completed
   iii. Preparing bid documents
   iv. Commission approved moving forward with the project at the September 23, 2024 City Commission meeting

c. *Signature Drive and Clay Drain Road*
   i. PES adopted by the City Commission on October 11, 2021

ii. FDOT permit comments received
iii. SWFWMD permit obtained
iv. Project to be broken out into phases (Signature Drive/SR 44 and Clay Drain Road/US 301); KHA Proposal for additional design, permitting, and bid administration services to be considered at the August 12, 2024 City Commission meeting
    i. Signature Drive Phase included in the FY 25 CIP
        i. Final plans received; preparing bid documents
    ii. Clay Drain Road Phase included in later years
        i. Meeting with KHA and City attorney held on July 18th to discuss process for property acquisition; awaiting City Attorney input on process

d. *Jackson Street (Utilities, Roadway, and Drainage)*
    i. Design complete
    ii. Project included in FY 25 CIP
    iii. Bids received (four)
    iv. CRA Board and City Commission to consider awarding project to lowest responsive bidder (DB Civil) in the amount of $1,533,916 at the November 25, 2024 Commission meeting

e. *Barwick Street Improvements:*
    i. Under design
    ii. Closed on the acquisition of the pond property on March 8th
    iii. KHA incorporating stormwater pond into design
    iv. City and KHA to discuss FDR design options
    v. Second pond (near Osceola Rd.)
        i. Property Swap Agreement for 602 Osceola approved at the September 9, 2024 City Commission meeting
        ii. City Attorney coordinating closing
        iii. City Attorney coordinating acquisition of 2nd property
    vi. Project included in FY 26 CIP

f. *Powell Street Drainage Improvement*
    i. City attorney coordinating the closing of 3 lots on Missouri Avenue
    ii. City Commission approved design contract with Halff
    iii. Coordinating easement acquisition from the Campos property

g. *Huey Street Improvements (Old Water Line, Roadway, Drainage)*
    i. Project awarded to Art Walker Construction - $2,412,015.51
    ii. Construction Progress – 70% complete
    iii. First lift of asphalt installed
    iv. Pay App. No 4 in the amount of $168,605.16 to considered at the October 28, 2024 City Commission meeting

v. Change Order No. 4 in the amount of $21,500 to be considered at the October 28, 2024 City Commission meeting

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Request for Special Called Meeting on December 2, 2024, at 9 AM**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager would like to request a Special Called Meeting for December 2, 2024, at 9 AM.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Public Works Quarterly Report - Facilities**

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 from the Public Works department regarding an overview of the Facilities team projects.



PUBLIC WORKS
QUARTERLY REPORT

FACILITIES PROJECTS OVERVIEW

Fiscal year 2023/2024

Facilities Team



Terry Bunn
Facilities Manager

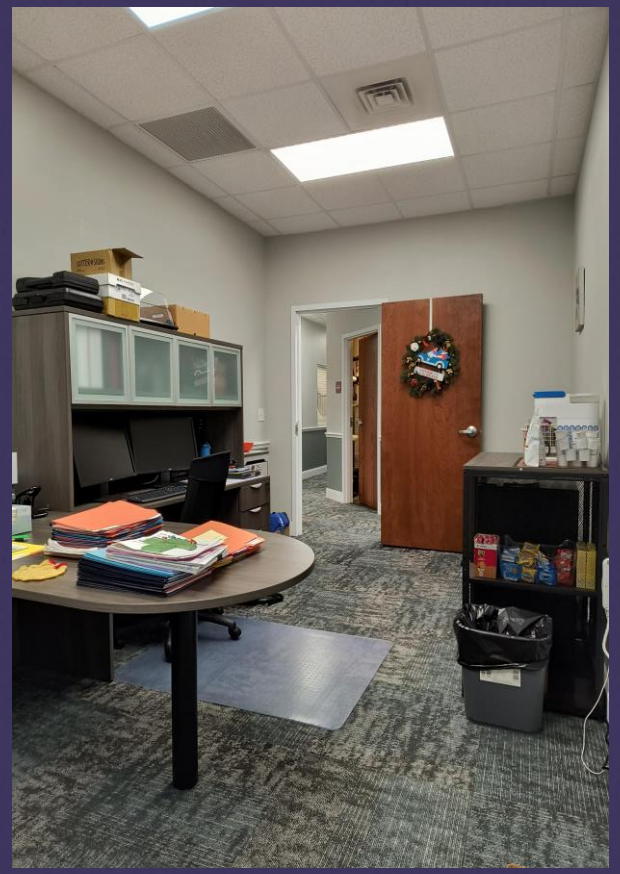


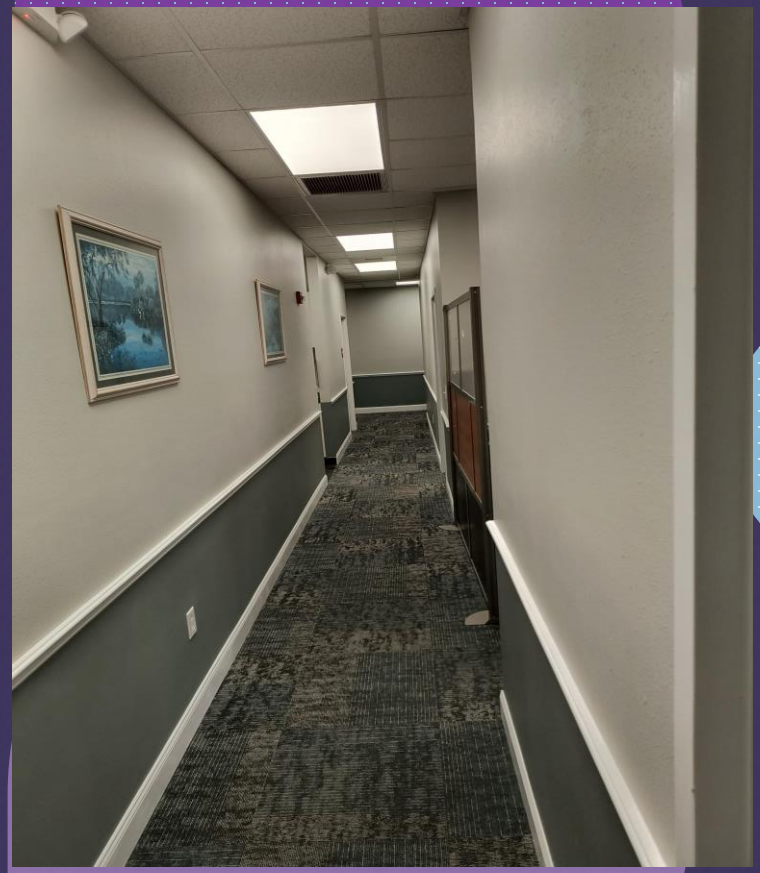
Robert Gegorek, Joey Reed, and Stephen Pinkston
Facilities Technicians

City Hall - Finance

New paint, ceiling grid and tile, carpet tile and base, LED lights, etc.







Municipal Services Complex - I.T. Office

Facilities gutted the old classroom, built new offices, installed HVAC supply and return ducts to each office, and new electrical







Municipal Services Complex – I.T. Office

New LVP flooring, ceiling grid and LED lights, new bathroom, kitchen, and workstation









Municipal Services Complex



Sub-divided Room 3 to provide conditioned storage for Parks & Rec



Replaced all fluorescent recessed can lights with LED



Renovated Room 9 for new Sign Shop

Fountain Installation at Trailwinds Village

Note: This project was in collaboration with DSD





MSC North Gate Project

Poured concrete pad for new gate operator, new electrical entrance for gate operator, and new streetlights



Facilities Complex Cleanup

Clean-up of old Fleet site





Wildwood Police Department

Coordinated the installation of the new US 301 entrance sign





Lake Deaton Water Service Repairs



Relocated and replaced stolen well pressure tank

Repaired busted service line

Built new security fencing around well

Restroom Repair at Lake Deaton

Replaced both bathroom windows that were vandalized with bulletproof acrylic



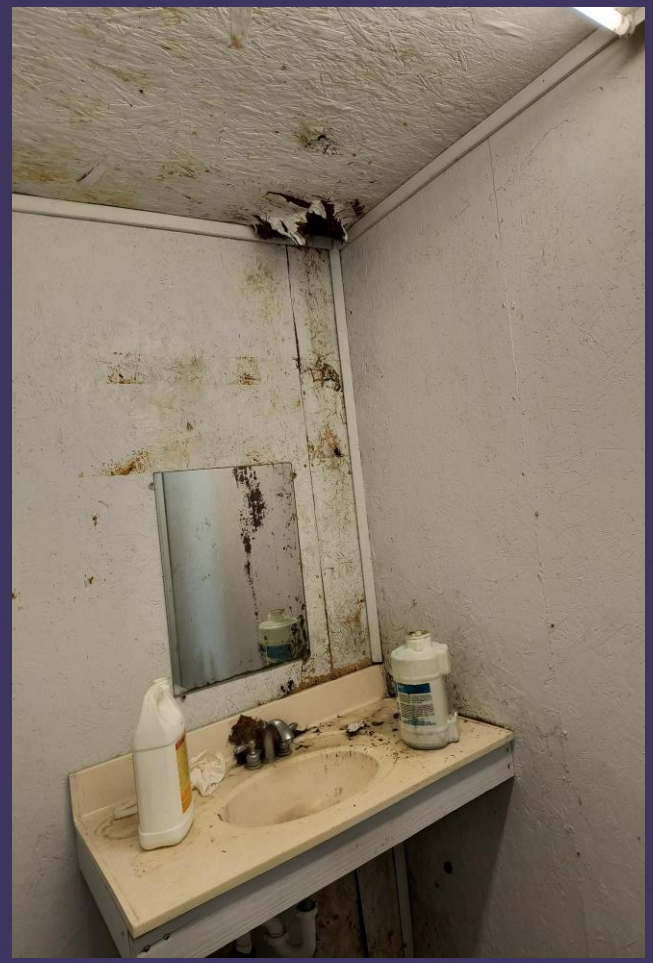


Wastewater Office

Stripped and re-waxed floors, painted walls and ceiling, converted lights to LED, and installed new base and blinds



Wastewater Outbuildings Rehab





Before and After





Before and After

Wastewater Outbuildings Exterior Repair

New Roof, Fascia, Soffit, and Siding

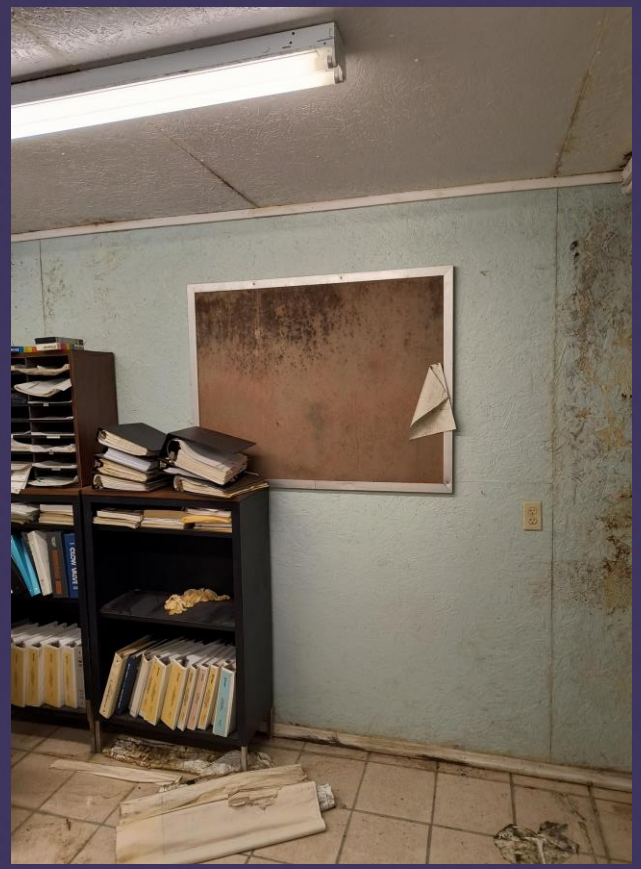






Wastewater Outbuildings Before Rehab







Severely water damaged

Wastewater Breakroom After Repairs







Water Treatment Plant Rehab

Stripped and waxed floors, new paint, base, ceiling tiles, LED lights, outlets/switches, new HVAC, and kitchen





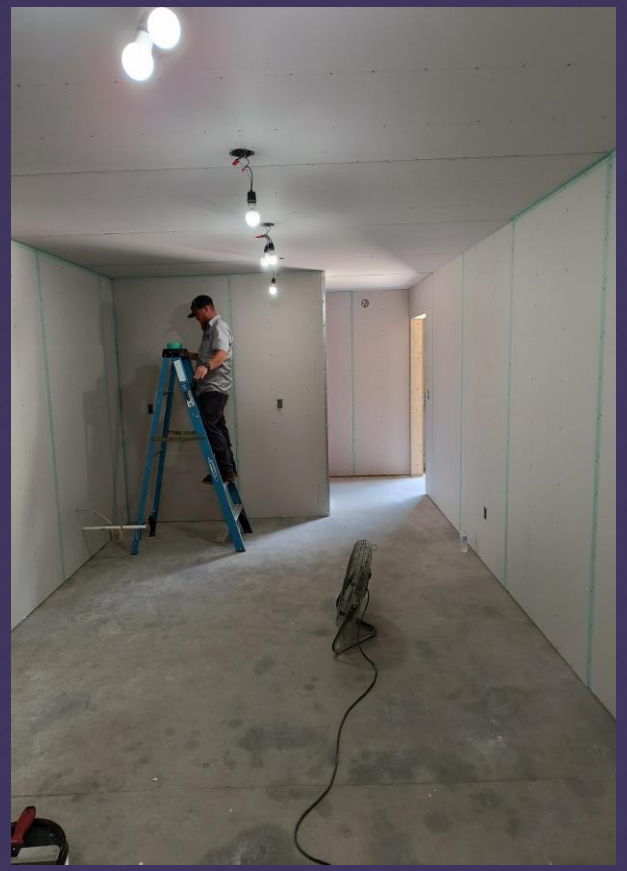


801 Huey St.

Parks and Recreation Breakroom

Built a 12’ x 30’ breakroom in the Parks and Recreation Barn









Parks and Recreation Breakroom

Lunchroom







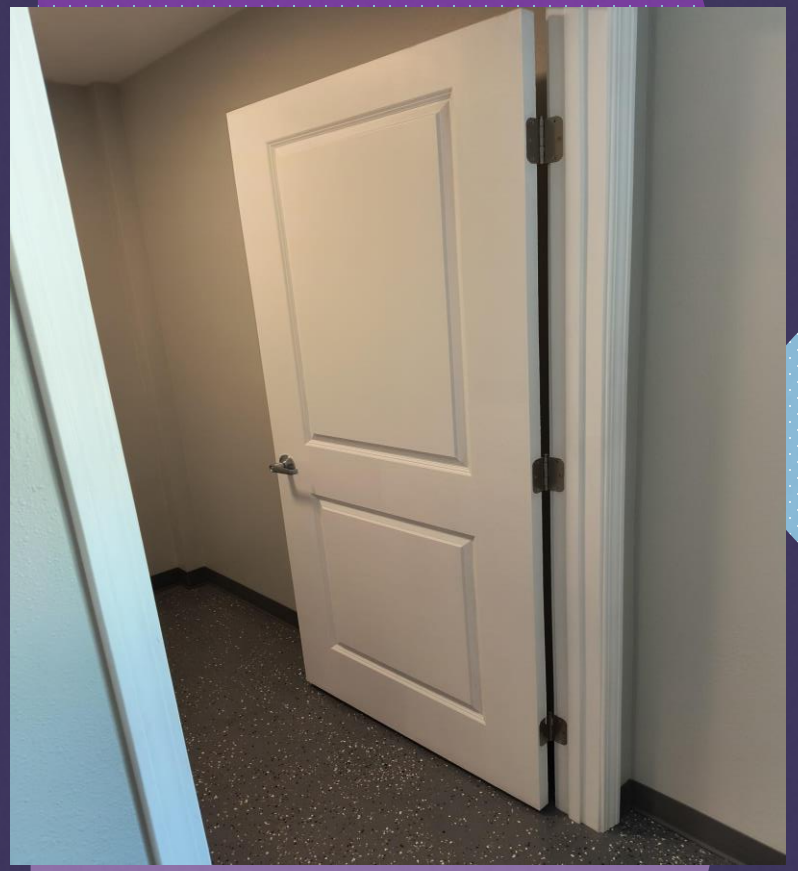


Parks and Recreation Breakroom

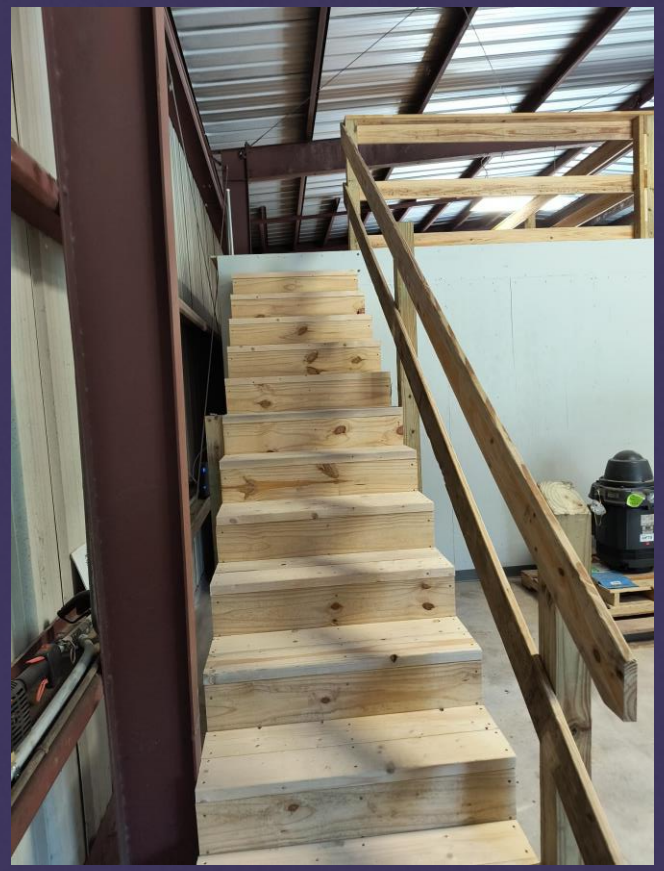
Restroom







Parks and Recreation Breakroom Mezzanine







Built staircase and added handrails to mezzanine for storage above the breakroom

Bath Upgrade at Facilities



Replaced the old sink and repainted both bathrooms

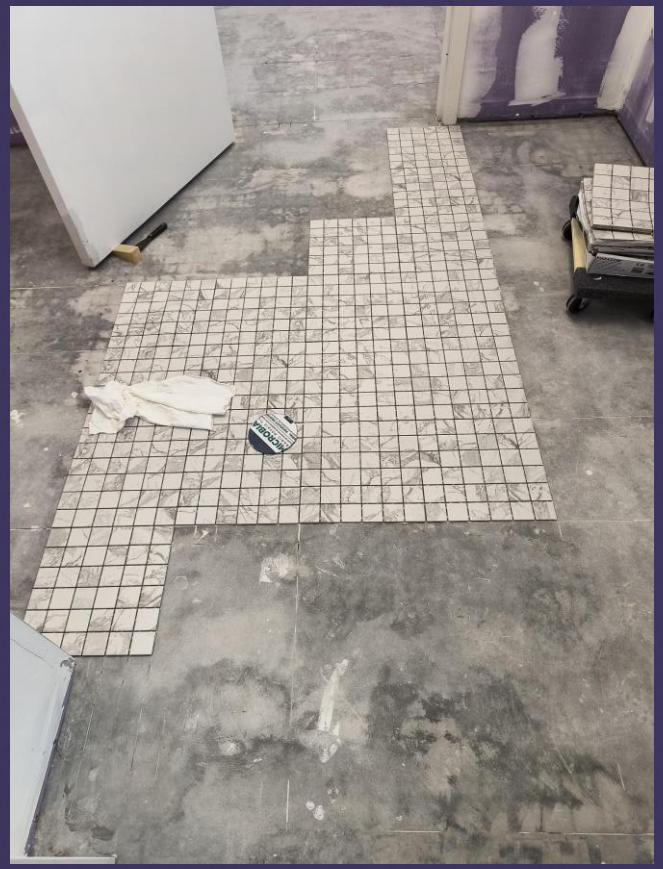
Human Resources Building

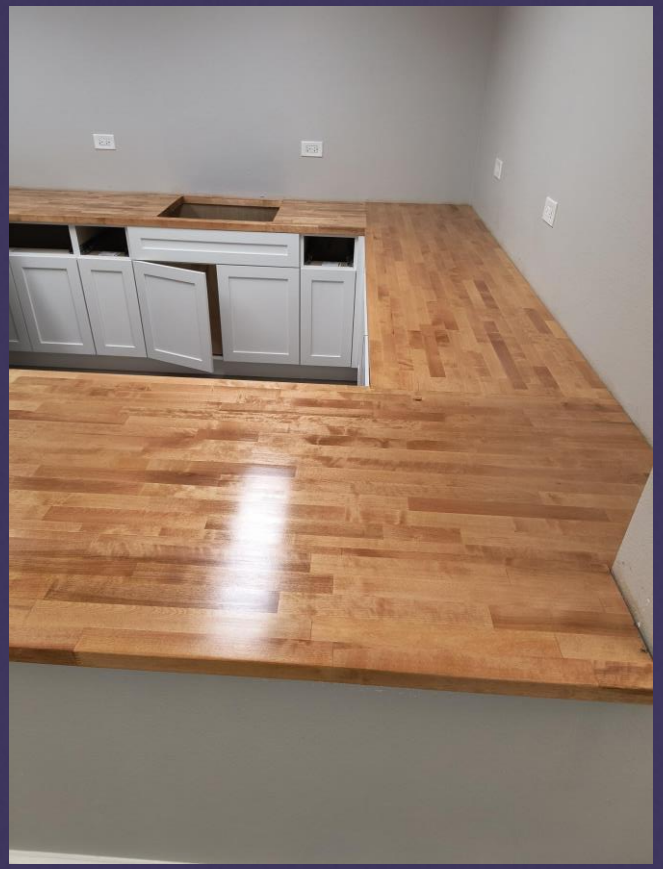
Fabricated and installed a pass-through window in the HR lobby



Wildwood Community Center Upstairs Renovations

Repainted the entire upstairs, built new entry vestibule, built new office, replaced kitchen, renovated the bathrooms, replaced ceiling tile, and upgraded lights to LED

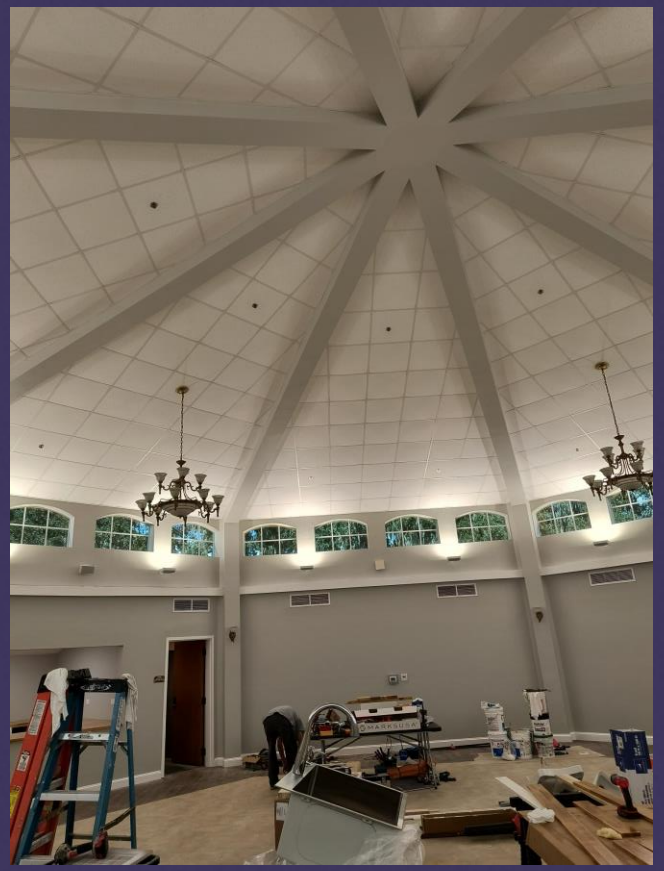








Wildwood Community Center Upstairs Renovations





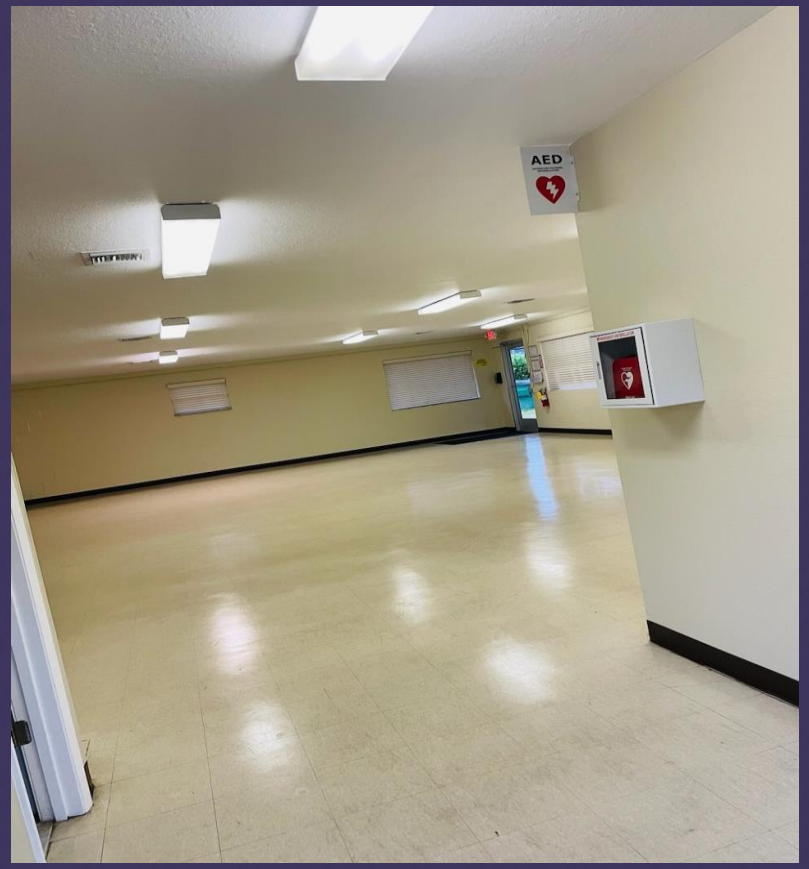




MLK Community Center

Repainted ceiling and walls







CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Utility Department Quarterly Update - Collections**

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 from the Utility department regarding an update on the Collections system.

CITY OF WILDWOOD

Collections System

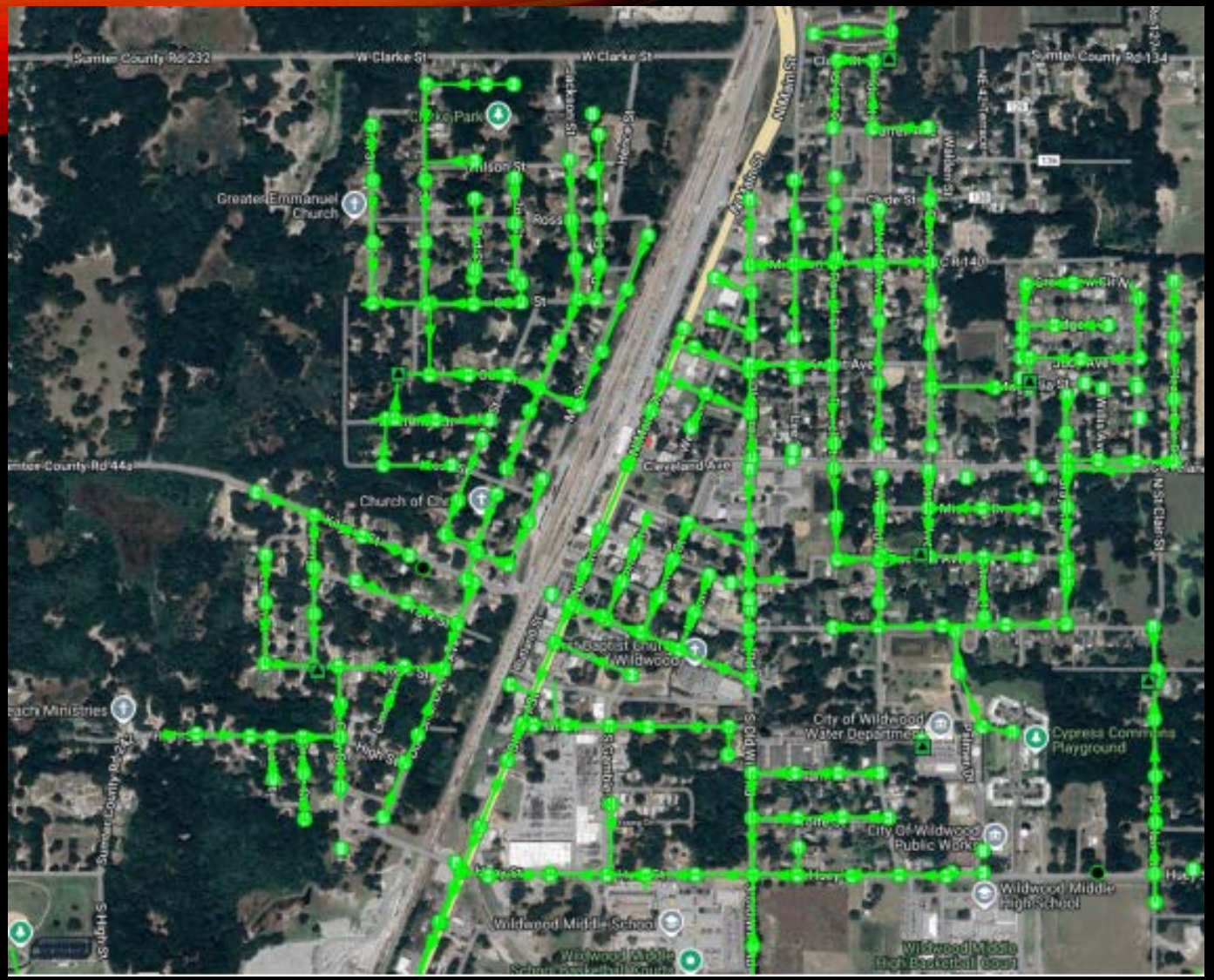
Update

COLLECTIONS DEPARTMENT

8 EMPLOYEES AND GROWING

- 6 COLLECTION TECHS
  1. Greg Ogiste
  2. Austin Peavy
  3. David Miller
  4. Brian Hatfield
  5. Colton Smith
  6. VACANT
- 1 CREW LEADER
  1. Eric Coffie
- 1 DIVISION MANAGER
  1. John Cornell





OUR COLLECTION SYSTEM

- OVER 250 MILES OF SANITARY SEWER MAINS
- 38 Sq MILES OF SYSTEM
- OVER 1,000 MANHOLES
- OVER 5,700 SANITARY SEWER CLEANOUTS

FOCUS POINT: INFILTRATION!!

- Infiltration is the intrusion of rain/stormwater into the City's sanitary sewer system. In 2022 staff implemented our new maintenance program to help combat this issue. Below are some of the maintenance we performed on the system in the fiscal year of 23/24.

1. Jetted, Vacuumed and, cleaned 25,535' of sanitary sewer mains.
2. Filmed and inspected 19,247' of main lines and manholes.
3. Replaced the lid, cleaned and, lined 88 manholes throughout the system.
4. Smoke tested 129,286' of sanitary mains and service laterals.
5. Rehabbed and lined in place 4,255' of gravity main.

SMOKE TESTING

- IN THE BEGINNING OF THE FISCAL YEAR, STAFF MOBILIZE AND SMOKE TEST PORTIONS OF THE SYSTEM TO DETERMINE AREAS NEEDING REPAIRS TO PREVENT INFILTRATION.

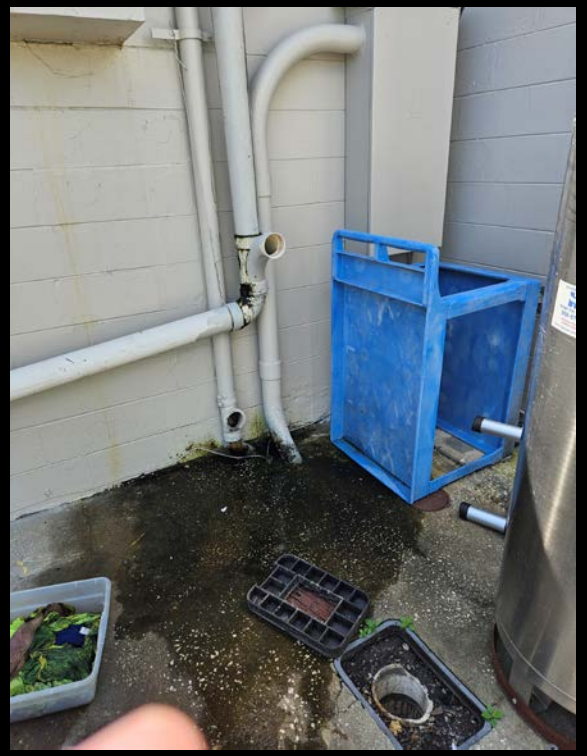




SMOKE TESTING

- AS YOU CAN SEE, WE FIND MANY DIFFERENT TYPES OF INFILTRATION.
- STAFF PURCHASED OUR OWN SMOKE MACHINE IN THIS BUDGET, ALLOWING US TO TEST THROUGHOUT THE YEAR.





JET, VACUUM, CLEAN, AND INSPECT

- ONCE SMOKE TESTING IS COMPLETE. THE MAIN LINES AND MANHOLES IN THAT SAME AREA ARE CLEANED AND VIDEO-INSPECTED.
- THIS GIVES STAFF A LOOK INSIDE THE SYSTEM FOR POINTS OF FAILURE AND INFILTRATION.
- THESE PICTURES ARE LOCATED IN A MAIN NEAR A CREEK CROSSING.





JET, VACUUM, CLEAN, AND INSPECT

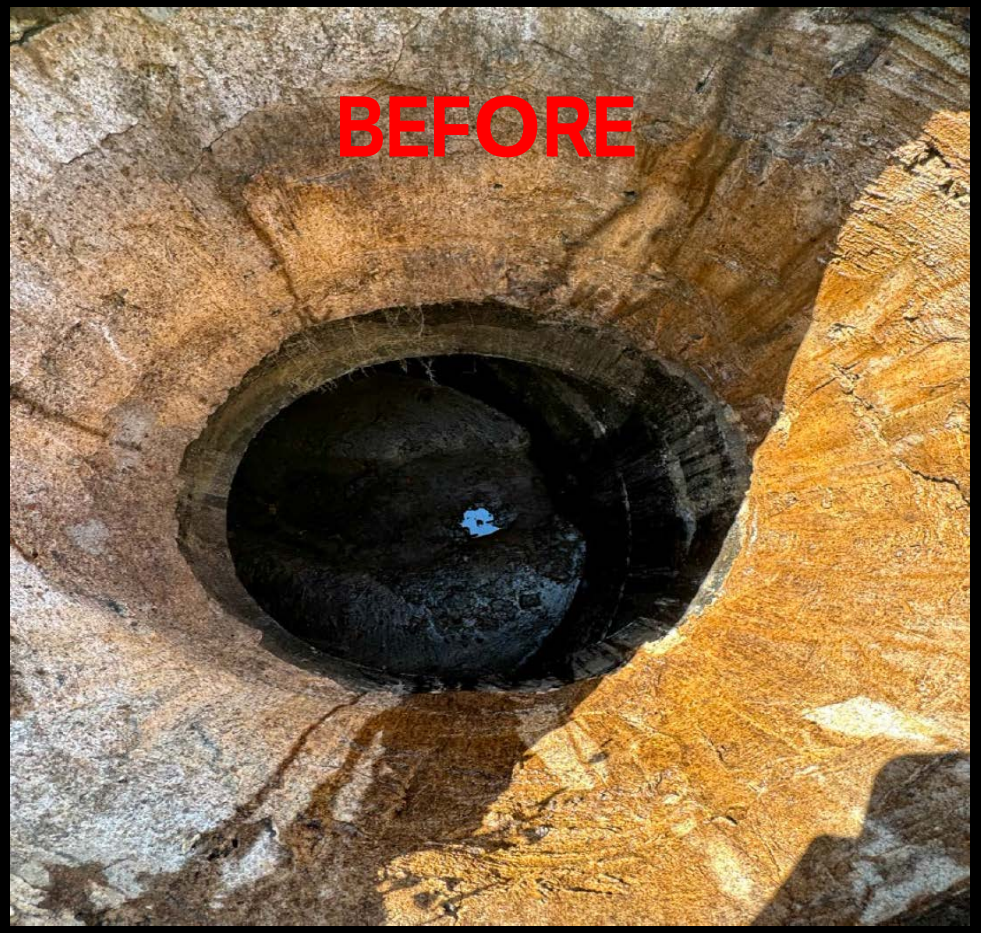
- THIS IS AN EXAMPLE OF AN INVERT FAILURE INTO A MANHOLE. HERE THE PIPE IS DROPPING AND NEEDS TO BE RECONNECTED TO THE MANHOLE.



REHAB AND REPAIR

- ONCE ALL AREAS NEEDING REPAIR ARE IDENTIFIED, STAFF GO THROUGH THE PROCUREMENT PROCESS TO HAVE THE IDENTIFIED AREAS REHABBED OR REPLACED.

MANHOLE REHAB





REHAB AND REPAIR

- STAFF REHABBED 88 MANHOLES THIS PAST YEAR.
- EXAMPLES OF EPOXY COATING.





REHAB AND REPAIR

CURE IN PLACE PIPE LINING

- STAFF LINED 4,255’ OF SANITARY SEWER MAIN LAST BUDGET YEAR
- HERE IS AN EXAMPLE OF WHAT THE LINE LOOKS LIKE AFTER BEING LINED.
- THIS LINE IS LOCATED IN THE SANDLEWOOD COMMUNITY.

