CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

June 9, 2025 9:00 AM

City Hall Commission Chamber

100 N Main Street

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

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

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1. Call to Order

2. Consent Agenda/Informational Items

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

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: MARCH 24, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: APRIL 14, 2025 REGULAR MEETING*

D. *MINUTES FOR APPROVAL: APRIL 21, 2025 COMMISSION WORKSHOP*

E. *SP 2405-001 CIRCLE K US 301 & CR 462*

F. *PLAT 2410-004 BOULDER SQUARE IMPROVEMENT PLAN*

G. *PLAT 2411-008 BOULDER SQUARE (AVONDALE) REPLAT*

H. *A25-1348 VOSO UNIT 288 FINAL PLAT*

I. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 157, 158, 171, 173, AND 179*

J. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 178, 181, 182, 188, AND 289*

K. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 7*

L. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 8*

3. Presentations and/or Proclamations

A. *RECOGNIZING COMMISSIONER PAMALA HARRISON-BIVINS FOR 25 YEARS OF SERVICE*

B. *TEAM IMPACT AWARD JANUARY–MARCH / SGT. JAMES BOWEN*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2025-20 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49.406 ACRES LOCATED NORTH OF THE TURNPIKE, SOUTH OF E SR 44, AND 0.5 MILES WEST OF US 301, IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES; 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.*

A25-1233 Monarch Ranch North Phase 1

A portion of Parcel F12-033 and a portion of F13-005
The applicant, 75 Turnpike VDC, LLC by: The Villages Development Company, LLC, its Manager, by: VDC Manager, LLC, its Manager, by: Martin L. Dzuro, Manager, has submitted a voluntary annexation for portions of parcels F12-033 and F13-005. The subject area is approximately 49.41 acres and is located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301.
Staff recommends approval of Ordinance Number O2025-20.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

A. ***ORDINANCE NO. O2025-18 -*** *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.*

A25-1153 CP Mills Property

Parcel G22A1825
The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G22A1825 on 0.479 acres MOL.
The Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2025-19 -*** *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.*

A25-1154 RZ Mills Property

Parcel G22A1825
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres MOL.
The Special Magistrate recommends approval.

8. Resolutions for Approval

A. ***RESOLUTION NO. R2025-17 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD FLORIDA, TO EXECUTE THE RENAMING OF THE SECTION OF C-470 EAST OF THE CENTRAL PARKWAY ROUNDABOUT TO MARSH BEND TRAIL TO OLD C-470; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS RESOLUTION; AUTHORIZING THE CITY MANAGER, CITY CLERK, OR DEVELOPMENT SERVICES DIRECTOR TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE.*

Resolution to Rename the Portion of C-470 East of the Central Parkway Roundabout to Marsh Bend Trail

Staff recommends approval.

B. ***RESOLUTION NO. R2025-18 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.*

Surplus Vehicles & Equipment June 2025

Staff recommends approval.

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

A. *OWNER DIRECT PURCHASE OF ELECTRICAL GEAR PACKAGE FOR THE WATER RECLAMATION FACILITY (WRF) PROJECT FOR THE TOTAL AMOUNT OF $1,323,300.00*

B. *OWNER DIRECT PURCHASE OF ADDITIONAL DIFFUSERS FOR THE WATER RECLAMATION FACILITY (WRF) PROJECT FOR THE TOTAL AMOUNT OF $77,700.00*

C. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 4 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF $99,961.49*

D. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - PAYMENT APPLICATION 4 IN THE AMOUNT OF $582,531.96*

E. *APPROVAL TO AWARD RFP #2025-08 BICYCLE & PEDESTRIAN PATHWAY MASTER PLAN*

F. *APPROVAL TO AWARD RFP #2025-07 BENEFITS BROKERAGE SERVICES*

G. *MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN TURKEY RUN, LLC AND THE CITY OF WILDWOOD FOR THE CONSTRUCTION OF INSPIRATION DRIVE*

H. *DEVELOPER'S AGREEMENT BETWEEN CITY OF WILDWOOD AND SOLIV WILDWOOD, LLC*

10. <u>General Items for Consideration/Discussion and Other Business</u>

A. *PLAT 2312-003 SOLIV WILDWOOD REPLAT*

B. *CODE ENFORCEMENT LIEN RELEASE - 116 WOODLANE AVENUE*

C. *POLITICAL PARTIES AND ORGANIZATIONS AT CITY EVENTS*

11. **Appointments**

12. **City Manager Reports**

    A. *LETTER TO FDOT DISTRICT 5 SECRETARY JOHN TYLER REGARDING THE RECENT U.S. HIGHWAY 301 RAIL WORK CLOSURE*

    B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. **Other Department Reports**

14. **Commission Members Reports**

15. **City Attorney Reports**

16. **Adjournment**

Upcoming Events

June 9, 2025 - Mondays with the Manager at the Oxford Community Center from 12pm to 1pm

June 21, 2025 - Adult Trivia Night at the Warfield Auditorium from 8pm to 10pm

June 23, 2025 - City Commission Meeting at City Hall at 9am

July 3, 2025 - Happy Birthday America 2025 at the Wildwood Community Center from 6pm to 10pm

June 9, 2025 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *06/30/25*
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	16,494,816.18	18,515,900.00	18,620,885.57	104,985.57	101
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	851,571.90	385,928.10-	69
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	3,584,038.45	1,286,261.55-	74
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	508,453.88	646,546.12-	44
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	1,199,915.14	560,084.86-	68
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	40,052.85	58,947.15-	40
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	187,054.72	208,945.28-	47
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	36,243.88	66,000.00	64,818.28	1,181.72-	98
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	90,043.06	7,543.06	109
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	24,189.58	9,189.58	161
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	618,297.40	965,000.00	472,436.57	492,563.43-	49
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	25,697.66	30,700.00	28,985.11	1,714.89-	94
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	58,600.00	57,558.45	1,041.55-	98
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	147,571.19	94,428.81-	61
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	320,653.84	64,346.16-	83
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	443,129.57	453,370.43-	49
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	1,110,375.76	154,624.24-	88
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	81,547.81	44,952.19-	64
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	145,259.81	129,740.19-	53
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	144,850.29	220,000.00	100,339.17	119,660.83-	46
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	9,731.16	8,968.84-	52
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	3,186.17	1,686.17	212
001-314-4040	CIRCLE K STORES	335.99	200.00	156.14	43.86-	78
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	56,228.53	60,500.00	39,358.62	21,141.38-	65

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	132,922.08	99,000.00	137,355.52	38,355.52	139
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	47.29	0.00	0.00	0.00	0
001-314-4100	INTERCONN RESOURCES LLC	11,936.00	15,000.00	10,028.08	4,971.92-	67
001-314-4110	THOMPSON GAS SOUTHEAST	0.00	0.00	66.22	66.22	0
001-314-4140	PAR GAS	0.00	0.00	43.77	43.77	0
001-314-4150	CVS	398.98	300.00	219.79	80.21-	73
001-314-4151	AMERIGAS PROPANE	4,408.93	8,000.00	4,007.51	3,992.49-	50
001-314-4152	LOWE'S PROPANE TAX	1,789.94	2,500.00	1,191.97	1,308.03-	48
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	343.84	300.00	236.03	63.97-	79
001-314-4160	TECO-PEOPLES GAS	406,313.53	396,000.00	313,147.18	82,852.82-	79
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	569.73	129.73	129
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	180,650.74	187,000.00	136,427.41	50,572.59-	73
001-314-4191	PUBLIX UTILITY TAX	875.89	1,000.00	630.97	369.03-	63
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	8,420.87	3,420.87	168
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	20,000.00	18,131.81	1,868.19-	91
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	624,766.44	283,233.56-	69
001-331-5000	FEMA GRANT	33,192.46	0.00	1,163.95	1,163.95	0
001-335-1200	STATE REVENUE SHARING	952,865.15	1,080,800.00	627,703.08	453,096.92-	58
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	11,170.24	5,329.76-	68
001-335-1600	STATE BEVERAGE LICENSES	9,661.20	7,500.00	8,948.01	1,448.01	119
001-335-1800	1/2 CENT SALES TAX	2,198,674.74	2,255,570.00	1,627,978.06	627,591.94-	72
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	4,176.14	1,176.14	139
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	486,290.11	272,709.89-	64
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	405.56	94.44-	81
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	61,813.40	8,186.60-	88
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	11,861.54	11,861.54	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5304	COMMUNITY CENTER STAFF FEES	0.00	0.00	1,865.07	1,865.07	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	12,251.24	10,000.00	12,336.72	2,336.72	123
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	336.35	1,163.65-	22
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	662.29	562.29	662
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	8,133.59	7,333.59	***
001-350-1000	FINES	85,329.42	30,000.00	45,028.32	15,028.32	150
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	3,129.56	1,629.56	209
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	3,733.64	1,233.64	149
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	132,970.12	32,970.12	133
001-369-0000	OTHER MISCELLANEOUS REVENUE	4,030.71	5,000.00	18,250.83	13,250.83	365
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,297.94	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	19,032.94	18,900.00	14,242.50	4,657.50-	75
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	41,242.60	41,242.60	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	0.00	1,959.13	1,959.13	0
001-369-0076	BASEBALL FIELD RENTAL	6,568.51	300.00	2,401.98	2,101.98	801
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	150.00	350.00-	30
001-369-0792	PROGRAM REGISTRATION FEES	39,401.28	30,000.00	21,700.00	8,300.00-	72
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,176.37	15,000.00	24,797.00	9,797.00	165
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	3,243.46	256.54-	93
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	17,519.89	10,000.00	14,996.88	4,996.88	150
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	21,489.96	0.00	198,591.37	198,591.37	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
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	**35,925,547.85**	**47,461,560.00**	**32,778,687.60**	**14,682,872.40-**	**69**

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	38,762.01	14,678.99	73
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	2,965.50	1,182.50	71
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	22,745.52	8,614.48	73
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	213.75	213.75-	0
001-511-10-2600	WORKERS COMPENSATION INSURANCE	378.13	0.00	469.84	469.84-	0
001-511-30-3100	PROFESSIONAL SERVICES	2,365.00	6,000.00	1,293.75	4,706.25	22
001-511-30-4000	TRAVEL & PER DIEM	6,705.45	7,000.00	2,275.54	4,724.46	33
001-511-30-4100	TELEPHONE EXPENSE	1,089.58	2,000.00	804.31	1,195.69	40
001-511-30-4110	IT LICENSING / EQUIPMENT	5,474.39	8,220.00	3,351.52	4,868.48	41
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	1,056.86	743.14	59
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	101.98	2,398.02	4
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	6,591.00	9.00	100
001-511-30-5500	TRAINING	2,050.00	2,800.00	600.00	2,200.00	21
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**	**81,335.51**	**95,583.49**	**46**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	433,738.97	581,477.00	326,459.59	255,017.41	56
001-512-10-1500	SICK LEAVE	11,907.39	0.00	8,968.07	8,968.07-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	25,216.32	25,216.32-	0
001-512-10-1800	HOLIDAY PAY	18,655.68	0.00	15,473.17	15,473.17-	0
001-512-10-2100	FICA EXPENSE	36,864.65	44,830.00	27,090.98	17,739.02	60
001-512-10-2200	RETIREMENT	135,161.07	157,341.00	101,226.82	56,114.18	64
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	76.50	76.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	34,579.62	19,420.38	64
001-512-10-2600	WORKERS COMPENSATION INSURANCE	756.27	1,000.00	939.60	60.40	94
001-512-30-3100	PROFESSIONAL SERVICES	366,713.91	277,602.50	64,141.55	213,460.95	23
001-512-30-3450	CLOTHING AND UNIFORMS	303.00	750.00	49.00	701.00	7
001-512-30-4000	TRAVEL & PER DIEM	9,629.30	13,300.00	5,434.83	7,865.17	41
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	2,137.43	2,862.57	43
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	19,301.14	4,838.86	80
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	433.58	3,566.42	11
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	152.54	847.46	15
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	3,460.00	2,340.00	60
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	597.78	1,902.22	24
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	953.56	1,146.44	45
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	1,042.81	6,207.19	14
001-512-30-5250	FUEL EXPENSE	160.37	500.00	48.95	451.05	10
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	3,631.28	2,668.72	58
001-512-30-5500	TRAINING	5,620.72	13,700.00	1,329.00	12,371.00	10
	512 EXECUTIVE- CITY MANAGER:	**1,128,714.88**	**1,202,590.50**	**642,744.12**	**559,846.38**	**53**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	293,510.92	472,893.00	240,186.78	232,706.22	51

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1300	OVERTIME	0.00	500.00	613.07	113.07-	123
001-513-10-1500	SICK LEAVE	10,033.94	0.00	7,800.48	7,800.48-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	16,497.43	16,497.43-	0
001-513-10-1800	HOLIDAY PAY	11,184.17	0.00	10,745.69	10,745.69-	0
001-513-10-2100	FICA EXPENSE	25,450.95	36,654.00	21,102.11	15,551.89	58
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	41,364.82	28,636.18	59
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	72.00	72.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	40,892.29	34,707.71	54
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	1,879.28	120.72	94
001-513-30-3100	PROFESSIONAL SERVICES	1,955.00	13,380.00	3,968.75	9,411.25	30
001-513-30-3200	ACCOUNTING/AUDITING FEE	22,500.00	35,000.00	25,125.00	9,875.00	72
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,546.15	27,710.00	17,647.20	10,062.80	64
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	642.96	3,237.04	17
001-513-30-4100	TELEPHONE EXPENSE	5,487.11	7,500.00	4,043.96	3,456.04	54
001-513-30-4110	IT LICENSING / EQUIPMENT	67,302.38	65,250.00	48,646.39	16,603.61	75
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,610.68	1,600.00	148.48	1,451.52	9
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	1,842.48	7,850.00	2,718.44	5,131.56	35
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	11,329.03	18,670.97	38
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	957.63	6,542.37	13
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	363,218.00	86,782.00	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	10,453.21	19,546.79	35
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,719.16	6,000.00	4,080.37	1,919.63	68
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	1,725.22	5,124.78	25
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	4,013.29	4,186.71	49
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	1,451.00	649.00	69

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-30-5500	TRAINING	2,291.00	10,050.00	855.00	9,195.00	9
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	115,380.09	118,240.00	58,756.60	59,483.40	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	19,047.44	16,200.00	8,457.18	7,742.82	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	235,452.36	241,640.00	120,035.65	121,604.35	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	56,158.33	49,980.00	25,769.70	24,210.30	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	339,576.44	345,960.00	345,956.20	3.80	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	83,009.40	76,630.00	76,602.96	27.04	100
	513 CLERK/FINANCE DEPARTMENT:	**1,811,448.80**	**2,219,668.00**	**1,517,756.17**	**701,911.83**	**68**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	631,805.35	962,068.00	466,462.09	495,605.91	48
001-516-10-1300	OVERTIME	0.00	1,000.00	141.35	858.65	14
001-516-10-1500	SICK LEAVE	19,673.72	0.00	12,512.21	12,512.21-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	33,168.81	33,168.81-	0
001-516-10-1800	HOLIDAY PAY	23,839.25	0.00	20,799.48	20,799.48-	0
001-516-10-2100	FICA EXPENSE	54,147.63	72,604.00	40,930.96	31,673.04	56
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	84,760.37	71,440.63	54
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	144.00	144.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	72,381.93	73,418.07	50
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,268.89	3,000.00	2,818.88	181.12	94
001-516-30-3100	PROFESSIONAL SERVICES	961,993.72	846,175.00	327,011.54	519,163.46	39
001-516-30-3450	CLOTHING AND UNIFORMS	0.00	2,500.00	80.49	2,419.51	3
001-516-30-4000	TRAVEL & PER DIEM	4,996.02	13,000.00	4,410.06	8,589.94	34
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	6,697.64	2,302.36	74
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	52,444.67	16,575.33	76
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	23,950.81	11,249.19	68
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	732.97	1,267.03	37

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	1,406.46	3,593.54	28
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	16,494.28	5,000.00	255.37	4,744.63	5
001-516-30-4950	CODE ENFORCEMENT	18,694.67	40,000.00	3,205.01	36,794.99	8
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	1,288.02	5,711.98	18
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	921.31	6,078.69	13
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	313.51	1,486.49	17
001-516-30-5400	SUBSCRIPTIONS/DUES	2,936.94	4,000.00	2,661.55	1,338.45	67
001-516-30-5500	TRAINING	6,929.09	25,000.00	3,779.60	21,220.40	15
	516 DEVELOPMENT SERVICES:	**2,110,589.65**	**2,412,368.00**	**1,163,279.09**	**1,249,088.91**	**48**
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	212,735.02	274,463.00	159,309.18	115,153.82	58
001-518-10-1500	SICK LEAVE	6,178.18	0.00	10,655.59	10,655.59-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	8,858.48	8,858.48-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	5,680.86	5,680.86-	0
001-518-10-2100	FICA EXPENSE	17,894.14	21,274.00	13,963.05	7,310.95	66
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	25,148.11	12,262.89	67
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	27,708.43	15,491.57	64
001-518-10-2600	WORKERS COMPENSATION INSURANCE	302.51	500.00	497.23	2.77	99
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	1,823.34	9,176.66	17
001-518-30-4000	TRAVEL & PER DIEM	2,295.56	7,500.00	666.35	6,833.65	9
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	5,247.11	3,252.89	62
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	11,814.51	14,495.49	45
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	128.81	2,371.19	5

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	148.05	1,051.95	12
001-518-30-5200	OPERATING SUPPLIES	5,070.20	7,500.00	433.81	7,066.19	6
001-518-30-5250	FUEL EXPENSE	0.00	0.00	38.79	38.79-	0
001-518-30-5400	SUBSCRIPTIONS/DUES	522.33	2,500.00	300.00	2,200.00	12
001-518-30-5500	TRAINING	1,449.00	12,000.00	961.42	11,038.58	8
001-518-30-5550	LICENSING	13,457.69	50,000.00	6,533.63	43,466.37	13
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	8,505.59	0.00	0.00	0.00	0
	518 INFORMATION TECHNOLOGY DEPARTMI	**396,421.21**	**553,908.00**	**287,607.33**	**266,300.67**	**52**
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	161,529.54	216,128.00	134,536.47	81,591.53	62
001-519-10-1500	SICK LEAVE	6,062.51	0.00	1,742.72	1,742.72-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	7,002.58	7,002.58-	0
001-519-10-1800	HOLIDAY PAY	6,595.46	0.00	6,180.05	6,180.05-	0
001-519-10-2100	FICA EXPENSE	13,918.15	16,751.00	11,433.87	5,317.13	68
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	20,371.60	9,088.40	69
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	72.00	72.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	20,284.97	12,115.03	63
001-519-10-2600	WORKERS COMPENSATION INSURANCE	166.34	350.00	301.49	48.51	86
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	3,872.92	2,777.08	58
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	1,191.78	7,308.22	14
001-519-30-4100	TELEPHONE EXPENSE	5,300.79	5,000.00	3,322.93	1,677.07	66
001-519-30-4110	IT LICENSING / EQUIPMENT	45,221.68	60,400.00	21,945.29	38,454.71	36
001-519-30-4150	ADVERTISING/RECRUITING	9,023.88	8,500.00	3,238.72	5,261.28	38
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	164.56	335.44	33

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	829.12	1,470.88	36
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	4,006.11	1,493.89	73
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	14,551.89	4,188.11	78
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	506.97	493.03	51
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	708.52	791.48	47
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	1,596.72	3,353.28	32
001-519-30-5250	FUEL EXPENSE	262.89	600.00	179.06	420.94	30
001-519-30-5400	SUBSCRIPTIONS/DUES	1,679.68	2,060.00	2,059.00	1.00	100
001-519-30-5500	TRAINING	3,676.73	5,330.00	3,954.75	1,375.25	74
001-519-30-5501	STAFF TRAINING PROGRAMS	1,233.93	6,650.00	552.81	6,097.19	8
	519 HUMAN RESOURCE DEPARTMENT:	**355,282.11**	**448,269.00**	**264,606.90**	**183,662.10**	**59**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,006,269.68	4,992,735.00	2,432,723.79	2,560,011.21	49
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	11,650.00	9,915.00	54
001-521-10-1250	ON CALL	11,550.00	13,000.00	8,625.00	4,375.00	66
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	11,170.02	8,929.98	56
001-521-10-1300	OVERTIME	147,305.59	160,000.00	110,712.54	49,287.46	69
001-521-10-1500	SICK LEAVE	68,753.71	0.00	75,382.67	75,382.67-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	95,448.95	95,448.95-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	18,850.00	37,150.00	34
001-521-10-1800	HOLIDAY PAY	111,346.00	0.00	103,349.30	103,349.30-	0
001-521-10-1820	HOLIDAY PREMIUM	100,436.45	100,000.00	171,068.15	71,068.15-	171
001-521-10-2100	FICA EXPENSE	278,422.76	378,514.00	233,084.86	145,429.14	62
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	916,787.08	646,828.92	59
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	540.00	540.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	365,726.37	390,273.63	48

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001-521-10-2600	WORKERS COMPENSATION INSURANCE	113,444.82	120,000.00	112,755.19	7,244.81	94
001-521-30-3100	PROFESSIONAL SERVICES	48,179.45	52,000.00	18,465.21	33,534.79	36
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	31,532.35	60,467.65	34
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	5,192.29	19,807.71	21
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	7,654.40	9,345.60	45
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	5,513.80	9,486.20	37
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	49,778.47	57,221.53	47
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	61,349.69	192,480.31	24
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	284.91	1,715.09	14
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	36,283.91	28,716.09	56
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	1,490.69	3,509.31	30
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	38,403.80	51,596.20	43
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	1,549.21	9,450.79	14
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	1,498.70	3,501.30	30
001-521-30-5200	OPERATING SUPPLIES	51,989.82	85,000.00	55,062.43	29,937.57	65
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	106,890.28	93,109.72	53
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	4,381.63	118.37	97
001-521-30-5500	TRAINING	14,045.20	40,000.00	20,772.87	19,227.13	52
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	530,245.09	466,400.00	385,093.40	81,306.60	83
	521 POLICE DEPARTMENT:	**6,954,039.99**	**9,721,260.00**	**5,499,071.96**	**4,222,188.04**	**57**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,282,196.57	1,618,584.00	901,576.56	717,007.44	56
001-541-10-1250	ON CALL	6,400.00	6,500.00	4,500.00	2,000.00	69
001-541-10-1300	OVERTIME	22,268.31	12,000.00	13,627.52	1,627.52-	114
001-541-10-1500	SICK LEAVE	52,339.30	0.00	42,396.77	42,396.77-	0

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001-541-10-1600	VACATION PAY	77,708.85	0.00	53,039.23	53,039.23-	0
001-541-10-1800	HOLIDAY PAY	48,153.59	0.00	40,179.41	40,179.41-	0
001-541-10-1820	HOLIDAY PREMIUM	2,243.29	0.00	48,123.53	48,123.53-	0
001-541-10-2100	FICA EXPENSE	114,024.95	125,526.00	84,147.55	41,378.45	67
001-541-10-2200	RETIREMENT	236,602.74	250,928.00	174,887.91	76,040.09	70
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	76.50	76.50-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	286,200.00	165,525.91	120,674.09	58
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,814.94	40,000.00	37,585.09	2,414.91	94
001-541-30-3100	PROFESSIONAL SERVICES	201,498.54	393,321.23	122,316.48	271,004.75	31
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	169,108.52	198,991.48	46
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	230,059.43	220,740.57	51
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	4,202.57	3,797.43	53
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	261.37	2,238.63	10
001-541-30-4100	TELEPHONE EXPENSE	25,622.35	24,600.00	15,452.09	9,147.91	63
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	46,029.40	46,400.60	50
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	67.09	150.00	97.01	52.99	65
001-541-30-4300	UTILITIES EXPENSE	30,672.03	26,200.00	17,124.42	9,075.58	65
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	975,738.13	356,661.87	73
001-541-30-4400	RENTAL & LEASING	24,472.05	22,580.00	15,012.90	7,567.10	66
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	43,219.59	8,280.41	84
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	2,559.16	17,440.84	13
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	435,942.74	1,501,709.06	1,431,381.67	70,327.39	95
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	5,061.72	938.28	84
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	2,216.48	1,813.52	55
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	1,352.99	1,647.01	45
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	51,712.25	18,287.75	74

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	18,676.99	16,323.01	53
001-541-30-5400	SUBSCRIPTIONS/DUES	6,866.51	11,350.00	3,617.28	7,732.72	32
001-541-30-5500	TRAINING	12,335.76	31,100.00	5,967.76	25,132.24	19
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
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	228,974.86	73,500.00	67,369.44	6,130.56	92
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.	**5,435,095.81**	**6,871,008.29**	**4,794,203.63**	**2,076,804.66**	**70**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	238,915.58	297,335.00	180,160.17	117,174.83	61
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	1,774.67	1,774.67-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	14,971.57	14,971.57-	0
001-549-10-1800	HOLIDAY PAY	9,390.89	0.00	7,703.31	7,703.31-	0
001-549-10-2100	FICA EXPENSE	21,082.21	23,048.00	15,652.74	7,395.26	68
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	27,888.21	12,641.79	69
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	36.00	36.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	34,370.43	19,629.57	64
001-549-10-2600	WORKERS COMPENSATION INSURANCE	12,403.31	15,000.00	14,094.39	905.61	94
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	3,866.56	6,333.44	38
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	1,369.86	2,130.14	39
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	1,311.13	2,188.87	37

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	17,824.45	34,755.55	34
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	2,735.95	4,264.05	39
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	1,574.11	925.89	63
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	563.06	4,436.94	11
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	350.00	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	386.62	1,500.00	152.99	1,347.01	10
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	45,088.72	34,911.28	56
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	1,978.58	2,021.42	49
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	248.00	552.00	31
001-549-30-5500	TRAINING	575.00	2,500.00	1,050.00	1,450.00	42
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	28,196.44	0.00	0.00	0.00	0
	549 FLEET MAINTENANCE DEPT:	**507,032.92**	**605,993.00**	**374,589.90**	**231,403.10**	**62**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	662,626.42	1,056,402.00	542,977.81	513,424.19	51
001-572-10-1250	ON CALL	5,900.00	6,500.00	4,500.00	2,000.00	69
001-572-10-1300	OVERTIME	11,799.47	2,000.00	10,211.84	8,211.84-	511
001-572-10-1500	SICK LEAVE	14,672.97	0.00	11,786.43	11,786.43-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	21,289.47	21,289.47-	0
001-572-10-1800	HOLIDAY PAY	23,382.46	0.00	23,405.01	23,405.01-	0
001-572-10-1820	HOLIDAY PREMIUM	3,552.27	0.00	45.48	45.48-	0
001-572-10-2100	FICA EXPENSE	58,247.79	76,642.00	48,136.15	28,505.85	63
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	82,494.56	88,614.44	48
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	81.00	81.00-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	113,260.93	102,739.07	52

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-572-10-2600	WORKERS COMPENSATION INSURANCE	9,831.92	13,000.00	12,215.11	784.89	94
001-572-30-3100	PROFESSIONAL SERVICES	7,134.60	14,000.00	3,670.89	10,329.11	26
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	117,243.09	87,656.91	57
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	3,398.87	6,751.13	33
001-572-30-4000	TRAVEL & PER DIEM	580.34	4,550.00	22.36	4,527.64	0
001-572-30-4100	TELEPHONE EXPENSE	30,076.33	28,500.00	20,909.54	7,590.46	73
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	22,712.76	21,287.24	52
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	14,847.26	10,152.74	59
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	11.25	150.00	9.38	140.62	6
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	25,013.28	14,986.72	63
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	3,223.70	3,676.30	47
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	36,912.69	63,837.31	37
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	3,864.38	34,135.62	10
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,803.37	10,000.00	1,148.43	8,851.57	11
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	2,379.63	5,300.00	1,709.90	3,590.10	32
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	10,191.58	1,808.42	85
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	88.26-	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	136,448.14	170,000.00	102,274.09	67,725.91	60
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	86,927.01	22,472.99	79
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	7,183.86	45,316.14	14
001-572-30-4960	BOOT ALLOWANCE	1,224.04	2,450.00	1,366.71	1,083.29	56
001-572-30-5100	OFFICE SUPPLIES	2,908.67	4,500.00	1,739.28	2,760.72	39
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	64,070.57	24,429.43	72
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	10,124.36	14,875.64	40
001-572-30-5280	LANDSCAPING	12,730.17	62,000.00	27,005.42	34,994.58	44
001-572-30-5400	SUBSCRIPTIONS/DUES	867.83	3,210.00	1,016.80	2,193.20	32
001-572-30-5500	TRAINING	7,536.23	8,500.00	3,806.89	4,693.11	45

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	121,352.04	10,747.96	92
	572 PARKS & RECREATION:	**2,008,650.58**	**2,749,013.00**	**1,562,148.93**	**1,186,864.07**	**57**
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	75,050.33	129,843.00	49,795.67	80,047.33	38
001-575-10-1300	OVERTIME	225.00	0.00	0.00	0.00	0
001-575-10-1500	SICK LEAVE	0.00	0.00	43.67	43.67-	0
001-575-10-1600	VACATION PAY	0.00	0.00	322.99	322.99-	0
001-575-10-1800	HOLIDAY PAY	197.00	0.00	460.88	460.88-	0
001-575-10-2100	FICA EXPENSE	5,774.00	10,070.00	2,724.35	7,345.65	27
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	6,900.18	10,799.82	39
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	1,072.80-	1,072.80	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	14,332.03	667.97	96
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	540.00	6,140.00	8
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	3.30	150.00	0.69	149.31	0
001-575-30-4300	UTILITIES EXPENSE	56,441.03	45,000.00	29,465.56	15,534.44	65
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	1,084.13	3,415.87	24
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	13,457.23	36,542.77	27
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	18,014.43	1,985.57	90
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	0.00	100.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	43,000.03	56,900.70	57,263.81	363.11-	101
	575 COMMUNITY CENTER:	**282,324.99**	**361,143.70**	**193,332.82**	**167,810.88**	**54**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,917,539.51	0.00	3,917,539.51	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	6,000,000.00	0.00	6,000,000.00	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**	**16,231,880.00**	**0.00**	**16,231,880.00**	**0**
	GENERAL FUND Expenditure Totals	**40,014,816.99**	**47,471,560.00**	**16,380,676.36**	**31,090,883.64**	**35**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**35,925,547.85**	**32,778,687.60**
Expenditures:	**40,014,816.99**	**16,380,676.36**
Net Income:	**4,089,269.14-**	**16,398,011.24**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	143.52	56.48-	72
101-366-1350	CONTRIBUTIONS/DUES	1,310.00	2,000.00	1,325.00	675.00-	66
101-366-1360	GRAVE OPENING PERMITS	750.00	600.00	1,200.00	600.00	200
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**	**2,668.52**	**64,131.48-**	**3**

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	7.53	192.47	4
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	**0.00**	**800.00**	**7.53**	**792.47**	**1**
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**	**7.53**	**66,792.47**	**0**

101 CEMETERY FUND	**Prior**	**YTD**
Revenues:	**2,315.76**	**2,668.52**
Expenditures:	**0.00**	**7.53**
Net Income:	**2,315.76**	**2,660.99**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	13,758.09	8,758.09	275
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**	**13,758.09**	**2,592,621.91-**	**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	30,725.40	43,167.60	42
104-550-10-1500	SICK LEAVE	773.95	0.00	2,136.30	2,136.30-	0
104-550-10-1600	VACATION PAY	4,837.72	0.00	4,257.48	4,257.48-	0
104-550-10-1800	HOLIDAY PAY	1,831.18	0.00	1,498.56	1,498.56-	0
104-550-10-2100	FICA EXPENSE	4,048.66	5,659.00	2,954.25	2,704.75	52
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	13,330.82	12,179.18	52
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	2,857.00	1,031.00	73
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	2,180.00	37,820.00	5
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**	**59,939.81**	**616,460.19**	**9**
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**	**59,939.81**	**2,546,440.19**	**2**

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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	628,694.79	13,758.09
Expenditures:	91,771.18	59,939.81
Net Income:	536,923.61	46,181.72-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	11.05	88.95-	11
105-369-0058	DONATIONS	27,072.00	15,000.00	23,745.00	8,745.00	158
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**	**23,756.05**	**68,143.95-**	**25**

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	3,010.24	2,110.24-	334
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**	**3,010.24**	**88,889.76**	**3**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**27,085.58**	**23,756.05**
Expenditures:	**79.09**	**3,010.24**
Net Income:	**27,006.49**	**20,745.81**

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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	163,436.22	136,563.78-	54
107-361-0000	INTEREST	10,584.59	2,000.00	7,949.45	5,949.45	397
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**	**171,385.67**	**1,103,114.33-**	**13**

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**	**171,385.67**
Expenditures:	**0.00**	**0.00**
Net Income:	**311,780.93**	**171,385.67**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,064,545.58	1,240,000.00	779,231.12	460,768.88-	63
108-361-0000	INTEREST	207.47	0.00	132.83	132.83	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	**1,064,753.05**	**3,165,300.00**	**779,363.95**	**2,385,936.05-**	**24**

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	234.48	234.48-	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**	**234.48**	**812,565.52**	**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**	**234.48**	**3,165,065.52**	**0**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,064,753.05**	**779,363.95**
Expenditures:	**1,034,678.76**	**234.48**
Net Income:	**30,074.29**	**779,129.47**

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	101,158.17	91,158.17	***
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	14,598,500.00	0.00	14,598,500.00-	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**15,874,366.58**	**25,933,500.00**	**101,158.17**	**25,832,341.83-**	**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	11,387.58	313,612.42	4
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
	516 Total	**855,907.58**	**325,000.00**	**11,387.58**	**313,612.42**	**4**
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	514,420.00	202,053.64	312,366.36	39
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	377,429.51	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	36,220.00	949,650.00	38,385.68	911,264.32	4
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	615,367.00	53,283.00	562,084.00	9

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6307	JACKSON ST IMPROVEMENTS	45,389.72	1,545,500.00	578,639.46	966,860.54	37
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,577,505.55	1,344,340.77	233,164.78	85
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	333,652.59	267,558.74	66,093.85	80
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	**10,028,236.17**	**5,636,095.14**	**2,484,261.29**	**3,151,833.85**	**44**
301-572-60-6205	RECREATION CENTER AT MLK PARK	156,456.00	224,705.60	1,884.50	222,821.10	1
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	227,417.90	13,244,797.00	1,499,478.69	11,745,318.31	11
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	419,016.12	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	850.00	499,150.00	0
	572 Total	**815,478.02**	**14,019,502.60**	**1,502,213.19**	**12,517,289.41**	**11**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	11,400.14	792,599.86	1
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	0.00	100,000.00	5,793.03	94,206.97	6
	575 Total	**66,745.05**	**904,000.00**	**17,193.17**	**886,806.83**	**2**
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	48,902.26	0.00	48,902.26	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	**16,788,121.60**	**25,933,500.00**	**4,015,055.23**	**21,918,444.77**	**15**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**15,874,366.58**	**101,158.17**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Expenditures:	**16,788,121.60**	**4,015,055.23**
Net Income:	**913,755.02-**	**3,913,897.06-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	4,153,883.86	4,859,723.00	3,373,200.98	1,486,522.02-	69
401-343-3150	BULK WATER SALES	0.00	0.00	7.38	7.38	0
401-343-3500	WATER- METER INSTALLATIONS	233,501.32	263,000.00	148,267.89	114,732.11-	56
401-343-3510	WATER- OTHER (ON/OFF FEES)	35,325.00	30,000.00	29,920.00	80.00-	100
401-343-3520	WATER INCOME-OTHER	20,439.57	10,000.00	19,441.24	9,441.24	194
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	15.00	15.00	0
401-343-3550	WATER UTILITY TAX	0.00	0.00	30,320.02	30,320.02	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	6,906,353.18	9,614,212.00	6,101,836.23	3,512,375.77-	63
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	873.00	11,127.00-	7
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	14,180.34	15,000.00	11,902.50	3,097.50-	79
401-343-5520	TSS/COD WASTEWATER FEES	906,498.38	1,000,000.00	626,309.51	373,690.49-	63
401-343-6100	REUSE WATER OPERATIONS	125,915.18	130,295.00	55,058.94	75,236.06-	42
401-361-0000	INTEREST EARNINGS	93,479.16	25,000.00	46,259.35	21,259.35	185
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	0.00	0.00	5,001.00	5,001.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FU	854,220.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	537,114.58	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	2,362,221.40	0.00	0.00	0.00	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	**16,243,146.97**	**26,069,230.00**	**10,448,413.04**	**15,620,816.96-**	**40**

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	153,014.39	194,926.00	113,077.48	81,848.52	58
401-530-10-1500	SICK LEAVE	9,675.56	0.00	4,576.80	4,576.80-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	6,566.44	6,566.44-	0
401-530-10-1800	HOLIDAY PAY	6,282.02	0.00	5,133.85	5,133.85-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-2100	FICA EXPENSE	13,775.56	15,111.00	9,869.98	5,241.02	65
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	17,630.91	8,939.09	66
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	36.00	36.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	26,518.69	16,681.31	61
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,512.62	1,600.00	1,503.44	96.56	94
401-530-30-3100	PROFESSIONAL SERVICES	1,205.00	3,000.00	2,887.50	112.50	96
401-530-30-3200	ACCOUNTING & AUDITING FEES	22,500.00	35,000.00	25,125.00	9,875.00	72
401-530-30-3400	OTHER CONTRACTUAL SERVICES	31,354.14	35,750.00	24,784.05	10,965.95	69
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,094.77	5,400.00	3,335.98	2,064.02	62
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	27,270.97	18,249.03	60
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	16,815.38	15,984.62	51
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	8,919.90	11,080.10	45
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	1,074.89	2,675.11	29
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	363,218.00	86,782.00	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	7,678.35	24,271.65	24
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	10,958.97	5,241.03	68
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	184.26	815.74	18
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	3,862.99	1,637.01	70
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	380.00	1,620.00	19
	530 PHYSICAL ENVIRONMENT/ADMIN:	**769,918.86**	**970,277.00**	**681,409.83**	**288,867.17**	**70**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	773,366.29	1,275,655.00	593,814.07	681,840.93	47
401-533-10-1250	ON CALL	12,800.00	14,000.00	8,500.00	5,500.00	61
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1300	OVERTIME	15,771.12	15,000.00	13,648.20	1,351.80	91
401-533-10-1500	SICK LEAVE	26,918.54	0.00	21,227.07	21,227.07-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	24,788.41	24,788.41-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	1,800.00	1,800.00-	0
401-533-10-1800	HOLIDAY PAY	28,383.61	0.00	23,961.76	23,961.76-	0
401-533-10-1820	HOLIDAY PREMIUM	1,876.87	5,000.00	11,638.30	6,638.30-	233
401-533-10-2100	FICA EXPENSE	68,973.85	95,952.00	53,955.21	41,996.79	56
401-533-10-2200	RETIREMENT	121,823.02	189,426.00	95,323.93	94,102.07	50
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	54.00	54.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	249,470.00	112,770.12	136,699.88	45
401-533-10-2600	WORKERS COMPENSATION INSURANCE	24,201.51	25,500.00	23,960.46	1,539.54	94
401-533-30-3100	PROFESSIONAL SERVICES	132,674.52	193,675.66	47,552.14	146,123.52	25
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	94,392.16	210,123.84	31
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	5,521.63	5,478.37	50
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	3,552.57	4,447.43	44
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	22,932.92	7,067.08	76
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	21,596.82	35,513.18	38
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	581.33	2,918.67	17
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	116,689.46	33,310.54	78
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	1,889.15	7,110.85	21
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	104,491.26	55,508.74	65
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	4,030.00	6,000.00	102.50	5,897.50	2
401-533-30-4960	BOOT ALLOWANCE	2,671.27	3,850.00	1,480.11	2,369.89	38
401-533-30-5100	OFFICE SUPPLIES	3,794.37	6,500.00	695.90	5,804.10	11
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	75,051.11	155,948.89	32
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	161,378.57	288,474.62	36
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	24,650.91	20,349.09	55

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	347,908.19	2,091.81	99
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	22,121.00	22,879.00	49
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	1,054.55	7,945.45	12
401-533-30-5500	TRAINING	8,512.18	7,600.00	6,102.85	1,497.15	80
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	11,573.85	853,000.00	129,312.05	723,687.95	15
401-533-60-6301	METER CHANGE OUT PROGRAM	115,407.65	220,000.00	73,676.40	146,323.60	33
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	139,846.68	881,707.92	14
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	205,092.00	137,020.00	60
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	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
	533 WATER DEPARTMENT:	**3,056,801.71**	**6,414,084.45**	**2,614,712.20**	**3,799,372.25**	**41**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,114,543.54	1,784,364.00	1,020,202.64	764,161.36	57
401-535-10-1250	ON CALL	18,700.00	19,500.00	13,500.00	6,000.00	69
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	34,406.90	14,906.90-	176
401-535-10-1500	SICK LEAVE	47,850.49	0.00	36,137.07	36,137.07-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	44,137.39	44,137.39-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	3,700.00	3,700.00-	0
401-535-10-1800	HOLIDAY PAY	37,977.19	0.00	40,097.83	40,097.83-	0
401-535-10-1820	HOLIDAY PREMIUM	9,174.30	12,000.00	33,738.86	21,738.86-	281
401-535-10-2100	FICA EXPENSE	101,798.45	130,601.00	93,749.49	36,851.51	72
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	166,554.17	115,836.83	59
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	351.00	351.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	179,865.59	140,874.41	56
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	782.88	782.88-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-10-2600	WORKERS COMPENSATION INSURANCE	48,403.12	50,800.00	47,733.00	3,067.00	94
401-535-30-3100	PROFESSIONAL SERVICES	153,804.49	190,000.00	38,590.69	151,409.31	20
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	1,059,000.00	400,451.24	658,548.76	38
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	7,352.40	6,647.60	53
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	10,247.25	2,247.25-	128
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	18,824.17	4,175.83	82
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	21,825.81	33,424.19	40
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	626.50	2,373.50	21
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	287,865.84	162,134.16	64
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	22,856.55	52,143.45	30
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	433,623.06	266,376.94	62
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	113.96	14,886.04	1
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	105,630.07	74,369.93	59
401-535-30-4960	BOOT ALLOWANCE	1,957.52	5,100.00	1,713.61	3,386.39	34
401-535-30-5100	OFFICE SUPPLIES	4,353.57	5,500.00	3,928.23	1,571.77	71
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	157,462.22	172,537.78	48
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	62,704.68	2,295.32	96
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	183,143.75	44,856.25	80
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	182,781.00	117,219.00	61
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	1,021.59	3,978.41	20
401-535-30-5500	TRAINING	8,923.94	10,000.00	6,615.65	3,384.35	66
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	32,255.63	67,744.37	32
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	311,708.41	592,708.01	34
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	0.12	0.00	0.00	0.00	0
401-535-60-6330	CR 209 LS UPGRADES	0.26-	100,583.88	100,583.88	0.00	100
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	230,687.50	161,036.45	69,651.05	70

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	48,631.33	477,064.43	453,817.80	23,246.63	95
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	71,295.38	645,000.00	394,879.92	250,120.08	61
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	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	0.21-	237,141.53	237,141.52	0.01	100
	535 WASTEWATER DEPARTMENT:	**4,654,358.98**	**9,319,839.76**	**5,353,758.70**	**3,966,081.06**	**57**
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	8,680,478.79	0.00	8,680,478.79	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,768,017.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	34,150.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	355,210.00	176,686.32	178,523.68	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	0.00	113,380.00	113,378.97	1.03	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	31,979.38	24,710.00	23,528.65	1,181.35	95
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:	**2,858,230.16**	**684,540.00**	**494,572.48**	**189,967.52**	**72**
	UTILITY FUND Expenditure Totals	**11,339,309.71**	**26,069,220.00**	**9,144,453.21**	**16,924,766.79**	**35**

401 UTILITY FUND	**Prior**	**YTD**
Revenues:	**16,243,146.97**	**10,448,413.04**
Expenditures:	**11,339,309.71**	**9,144,453.21**
Net Income:	**4,903,837.26**	**1,303,959.83**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	9,250,000.00	2,565,475.94	6,684,524.06-	28
402-361-0000	INTEREST	38,836.54	0.00	68,181.41	68,181.41	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	6,000,000.00	0.00	6,000,000.00-	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**	**145,750,000.00**	**2,633,657.35**	**143,116,342.65-**	**1**

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
402-536-60-6913	MILLENNIUM PARK PROJECT	0.00	4,270,000.00	3,000.00	4,267,000.00	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	3,404,080.64	61,037,619.36	5
	536 Total	**0.49-**	**68,711,700.00**	**3,407,080.64**	**65,304,619.36**	**5**
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	77,038,300.00	0.00	77,038,300.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	854,220.00	0.00	0.00	0.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**854,219.51**	**145,750,000.00**	**3,407,080.64**	**142,342,919.36**	**2**

402 CAPITAL PROJECTS (LOAN/GRANT)	**Prior**	**YTD**
Revenues:	**9,038,836.54**	**2,633,657.35**
Expenditures:	**854,219.51**	**3,407,080.64**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Net Income:	**8,184,617.03**	**773,423.29-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	96.17	143.83-	40
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**	**96.17**	**53,743.83-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	**6,607.00**	**1,000.00**	**0.00**	**1,000.00**	**0**
403-580-90-9999	CONTINGENCY	0.00	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	**16,607.00**	**53,840.00**	**0.00**	**53,840.00**	**0**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**265.69**	**96.17**
Expenditures:	**16,607.00**	**0.00**
Net Income:	**16,341.31-**	**96.17**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	18.29	0.00	4.63	4.63	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**	**4.63**	**51,095.37-**	**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	210.00	210.00-	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	51,100.00	0.00	51,100.00	0
404-581-90-9101	TRANSFER TO W/S FUND	231,325.00	0.00	0.00	0.00	0
	WATER CONNECTION FEES Expenditure Tota	**231,685.76**	**51,100.00**	**210.00**	**50,890.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**18.29**	**4.63**
Expenditures:	**231,685.76**	**210.00**
Net Income:	**231,667.47-**	**205.37-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	19.22	19.22	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**	**19.22**	**154,480.78-**	**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	211.24	211.24-	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**	**211.24**	**154,288.76**	**0**

406 WASTEWATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**15.50**	**19.22**
Expenditures:	**360.19**	**211.24**
Net Income:	**344.69-**	**192.02-**

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	723,586.14	2,713,413.86-	21
408-361-0000	INTEREST EARNED	528.97	200.00	345.40	145.40	173
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**	**723,931.54**	**8,063,268.46-**	**8**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	1,070,000.00	1,069,023.04	976.96	100
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	389.15	0.00	229.71	229.71-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	50,000.00	0.00	50,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	653,867.85	4,910,679.65	12
	533 Total	**388.65**	**6,684,547.50**	**1,723,120.60**	**4,961,426.90**	**26**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	1,846,622.50	0.00	1,846,622.50	0
408-581-90-9101	TRANSFER TO W/S FUND	537,114.58	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	224,930.00	112,217.11	112,712.89	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	15,797.69	15,302.31	51
	582 Total	**33,068.02**	**256,030.00**	**128,014.80**	**128,015.20**	**50**
	WATER SDC FEES Expenditure Totals	**570,571.25**	**8,787,200.00**	**1,851,135.40**	**6,936,064.60**	**21**

408 WATER SDC FEES	**Prior**	**YTD**
Revenues:	**1,991,424.19**	**723,931.54**
Expenditures:	**570,571.25**	**1,851,135.40**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Net Income:	**1,420,852.94**	**1,127,203.86-**

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	1,885,892.05	5,264,107.95-	26
409-361-0000	INTEREST EARNED	1,268.48	500.00	796.81	296.81	159
409-389-5013	CASH FORWARD	0.00	12,472,660.00	0.00	12,472,660.00-	0
	WASTEWATER SDC FEES Revenue Totals	**5,727,604.88**	**19,623,160.00**	**1,886,688.86**	**17,736,471.14-**	**9**

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	228.26	271.74	46
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	0.01-	0.00	0.00	0.00	0
409-535-70-7346	WWTP FACILITY PLAN	0.11	1,666,490.95	1,615,886.81	50,604.14	97
409-535-70-7355	BRIDGE CROSSING PROJECT	0.22	0.00	0.00	0.00	0
	535 Total	**176,921.23**	**3,666,990.95**	**1,616,115.07**	**2,050,875.88**	**44**
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	880,539.05	0.00	880,539.05	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
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	2,130,896.40	0.00	0.00	0.00	0
	581 Total	**3,130,896.40**	**15,000,000.00**	**0.00**	**15,000,000.00**	**0**
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,540.00	2,222.86	2,317.14	49
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,830.00	34,912.47	34,917.53	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	146.93	143.07	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	1,002.05	970.00	510.25	459.75	53
	582 Total	**1,311.62**	**75,630.00**	**37,792.51**	**37,837.49**	**50**
	WASTEWATER SDC FEES Expenditure Totals	**3,309,129.25**	**19,623,160.00**	**1,653,907.58**	**17,969,252.42**	**8**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	**5,727,604.88**	**1,886,688.86**
Expenditures:	**3,309,129.25**	**1,653,907.58**
Net Income:	**2,418,475.63**	**232,781.28**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JUNE 9 2025

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	74.85	25.15-	75
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**	**74.85**	**51,870.15-**	**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**	**74.85**
Expenditures:	**0.00**	**0.00**
Net Income:	**137.58**	**74.85**

Grand Totals	Prior	YTD
Revenues:	86,835,994.18	49,563,663.71
Expenditures:	74,251,350.29	36,515,921.72
Net Income:	12,584,643.89	13,047,741.99

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 24, 2025 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

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

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

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - K were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion passed unanimously.

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

A. Expenditure Report

B. Minutes for Approval: January 13, 2025 Regular Meeting

C. SP 2408-002 Dollar Tree at Twisted Oaks

D. PLAT 2409-007 Triumph South Ph 2 Final Plat

E. PLAT 2412-007 VOSO Unit 188 Final Plat

F. PJ #A25-0008 VOSO Unit 178 Final Plat

G. PJ # A25-0013 Middleton Unit 7 Final Plat

H. PJ # A25-0065 VOSO Unit 181 Final Plat

I. PJ #A25-0066 VOSO Unit 182 Final Plat

J. PJ #A25-0079 VOSO Unit 171 Final Plat

K. PD 2206-001 Wildwood Place Planned Development Extension Request

3. Presentations and/or Proclamations

A. Proclaim April 2025 as Water Conservation Month

Mayor Wolf read the proclamation onto the record. Motion by Commissioner Green, seconded by Commissioner Bivins, to proclaim April 2025 as Water Conservation Month in the City of Wildwood. Motion carried unanimously.

RESULT:	**Passed**
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

B. Proclaim April 2025 as Child Abuse Prevention Month

Mayor Wolf read the proclamation onto the record. Motion by Commissioner Bivins, seconded by Commissioner Elliott, to proclaim April 2025 as Child Abuse Prevention Month in the City of Wildwood. Motion carried unanimously. Lucille DiPasquale, resident of The Villages and member of the Southside Looming Plus Club, spoke in support of the proclamation and efforts to prevent child abuse. She described her club's work making purple hats to raise awareness of shaken baby syndrome and advocated for expanding child abuse prevention efforts in Florida counties.

RESULT:	**Passed**
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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

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

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

No members of the public addressed the Commission during the public forum.

7. Ordinances First Reading Only (No Vote)

A. CP 2405-001 7202 Marsh Bend Trail

Mayor Wolf read the title of Ordinance No. O2025-5, an ordinance proposing a small-scale future land use map amendment to change the designation from Commercial (Sumter County) to Commercial (City of Wildwood) for a 7.121-acre parcel at 7202 Marsh Bend Trail. The Planning and Zoning Board recommended approval contingent on a 100% gopher tortoise survey and bird nesting survey if construction starts during breeding season. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: April 14, 2025**

B. RZ 2405-001 7202 Marsh Bend Trail

Mayor Wolf read the title of Ordinance No. O2025-6, an ordinance proposing a zoning map amendment to change the zoning from RR5C (Sumter County) to C-3 (City of Wildwood) for a 7.121-acre parcel at 7202 Marsh Bend Trail. The Planning and Zoning Board recommended approval. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: April 14, 2025**

C. A25-0566 Parcel #G15A132 Annexation

Mayor Wolf read the title of Ordinance No. O2025-7, an ordinance providing for the voluntary annexation of approximately 0.14 acres located at 6454 C-44A. Staff recommended approval. First reading only. No vote.

RESULT: FIRST READING	**PUBLIC HEARING: April 14, 2025**

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Approval of Agreement for Professional Services from the Arrow Group to Provide Lobbying Services

Assistant City Manager/CFO Smith presented a contract that would retain the services of the Arrow Group to continue providing the consulting and lobbying services that Anfield Consulting previously provided, after Anfield Consulting joined forces with the Gunster law firm to create the Arrow Group. Motion by Commissioner Flores, seconded by Commissioner Green, to approve an agreement for professional lobbying services with The Arrow Group. Motion carried unanimously.

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

B. Reimbursement and Conveyance of a Water Main Extensions along CR 209/CR 232/ E C-462 constructed by KL Twisted Oaks, LLC and Pursuant to Developer's Agreement

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve reimbursement and conveyance of a water main extension along CR 209/CR 232/E C-462 constructed by KL Twisted Oaks, LLC pursuant to the developer's agreement. Motion carried unanimously.

RESULT:	**Passed**
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. South Old Wire Road Water Main Project, Change Order No. 1 for the Amount of $36,596.18

Utilities Deputy Director Martin presented the item. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve Change Order No. 1 for $36,596.18 for the South Old Wire Road Water Main Project. Motion carried unanimously.

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

D. Two Manhole Extensions and Epoxy Coatings for the Amount of $27,505.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve the lowest bid of $27,505 for two manhole extensions and epoxy coatings. Motion carried unanimously.

RESULT:	**Passed**
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

E. Work Authorization No.19 for Kimley Horn Construction Administration Services for the R-12 Pump Station Project for the Amount of $94,500.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve Work Authorization No. 19 with Kimley Horn for $94,500 for construction administration services for the R-12 Pump Station Project. Motion carried unanimously.

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

F. Community Center New HVAC Project Change Order 1 in the Amount of $37,002.52

Public Works Director Hockenbury presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve Change Order No. 1 for $37,002.52 for the Community Center HVAC Project. Commissioner Elliott expressed concerns about the change order coming so soon after the contract award. Hockenbury explained it was due to equipment availability issues. Motion carried 4-1, with Commissioner Elliott opposed.

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

G. Jackson Street Improvements Project Payment Application 1 in the Amount of $349,882.15

Public Works Director Hockenbury presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve Payment Application No. 1 for $349,882.15 for the Jackson Street Improvements Project. Motion carried unanimously.

RESULT:	**Passed**
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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager McHugh provided updates on:
- Recent "Mondays with the Manager" community meeting
- Ongoing state legislative session and potential impacts on local government

A. Local Construction Projects Update

13. Other Department Reports

A. Public Works Quarterly Report

Public Works Director Hockenbury was present for questions. There was no discussion.

14. Commission Members Reports

Commissioner Elliott provided an update on state legislation potentially impacting municipal revenues and operations. He also reported the upcoming Charter Review Committee meeting had been canceled, and he had attended recent community events.

Commissioner Green commended staff on recent community events. He also reported on efforts to preserve Regional Planning Councils in Florida.

Commissioner Bivins thanked Chief Parmer for increased patrol and police visibility.

Mayor Wolf commented on the legislative session, his attendance of a recent business grand opening, and read a letter from the Rotary Club of The Villages - Evening acknowledging city staff.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:34 p.m.

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

Upcoming Events

CITY COMMISSION
SEAL CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 14, 2025 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	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	Utilities Deputy Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Lynzey McClellan	Assistant CFO	Present
Tara Tradd	Code Compliance Manager	Present
Stuart Ellington	Code Compliance Specialist	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - N were approved. Motion by Commissioner Bivins, seconded by Commissioner Elliott, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	**Passed**
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

A. Expenditure Report

B. Minutes for Approval: January 27, 2025 Regular Meeting

C. Minutes for Approval: February 3, 2025 Commission Workshop

D. PJ # A25-0274 VOSO Unit 157 Final Plat

E. PJ # A25-0229 VOSO Unit 158 Final Plat

F. PJ # A25-0093 VOSO Unit 173 Final Plat

G. PJ # A25-0078 VOSO Unit 179 Final Plat

H. PJ #A25-0163 Middleton Unit 8 Final Plat

I. Right-of-Way Deed for Middleton Unit No. 6

J. Right-of-Way Deed for VOSO Unit Nos. 175, 176, 177, 180, 186, 189, and 290

K. Right-of-Way Deed for VOSO Unit Nos. 190 & 241

L. Release of Lien - 116 Woodlane Ave/Parcel #G05R073

M. Baker House Historical Site Listing

N. Budgeted Financial Items

1. Purchase of Seven Spare Lift Station Pumps for the Amount of $112,740.00

2. Generator Purchase for Lift Stations 48 and 50 for the Amount of $147,146.00

3. Millennium Park Irrigation Well Control Panel Replacement for the Amount of $38,537.90

3. Presentations and/or Proclamations

A. Proclaim April 22, 2025 as Earth Day

Mayor Wolf read a proclamation declaring April 22, 2025, as Earth Day in the City of Wildwood. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt the Earth Day proclamation. Motion carried unanimously.

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

B. Proclaim April 25, 2025 as Arbor Day

Mayor Wolf read a proclamation declaring April 25, 2025, as Arbor Day in the City of Wildwood. Motion by Commissioner Bivins, seconded by Commissioner Flores, to adopt the Arbor Day proclamation. Motion carried unanimously.

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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

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

B. CP 2405-001 7202 Marsh Bend Trail

Mayor Wolf read the title of Ordinance No. O2025-5, an ordinance for a small-scale future land use map amendment to change 7.121 acres from Commercial (Sumter County) to Commercial (City of Wildwood). Development Services Director Strickland presented the item and noted that County Road 470 would terminate at Marsh Bend Trail in the future, which may affect the reclassification of that road section. Staff recommended approval. No public comments were received. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance No. O2025-5 on its second and final reading. Motion carried unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2405-001 7202 Marsh Bend Trail

Mayor Wolf read the title of Ordinance No. O2025-6, an ordinance to change the zoning from

RR5C (Sumter County) to C-3 (City of Wildwood) for 7.121 acres. Development Services Director Strickland presented the item. No public comments were received. Motion by Commissioner Flores, seconded by Commissioner Bivins, to adopt Ordinance No. O2025-6 on its second and final reading. Motion carried unanimously.

RESULT:	**Passed**
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

B. PJ #A25-0566 Parcel #G15A132 Annexation

Mayor Wolf read the title of Ordinance No. O2025-7, an ordinance for the voluntary annexation of 0.14 acres located on C-44A into the City of Wildwood. Development Services Director Strickland presented the item. No public comments were received. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Ordinance No. O2025-7 on its second and final reading. Motion carried unanimously.

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

6. Public Forum - 4 minute time limit

There were no public comments.

7. Ordinances First Reading Only (No Vote)

A. PJ # A25-0611 Mills Annexation

Mayor Wolf read the title of Ordinance No. O2025-12, an ordinance for the voluntary annexation of 0.479 acres on N Bobwhite Road into the City of Wildwood. Development Services Director Strickland presented the item. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 28, 2025**

B. PJ # A25-0567 Son Life Lawn & Landscaping, Inc Annexation

Mayor Wolf read the title of Ordinance No. O2025-15, an ordinance for the voluntary annexation of 2.59 acres at the northeast corner of N US 301 and CR 124 into the City of Wildwood. Development Services Director Strickland presented the item. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 28, 2025**

C. PJ # A25-0833 Sunkool Office Annexation

Mayor Wolf read the title of Ordinance No. O2025-16, an ordinance for the voluntary annexation of 5.60 acres at the southeast corner of N US 301 and CR 222 into the City of Wildwood.

Development Services Director Strickland presented the item. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 28, 2025**

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Main Street Parking Garage Pay App #12 (FINAL) in the Amount of $15,036.89 and Associated Conditional Waiver and Release of Lien

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the final payment of $15,036.89 for the Main Street parking garage project. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

B. Huey Street Improvements Project - Payment Application 9 in the Amount of $233,007.52

Public Works Director Hockenbury presented Payment Application 9 for $233,007.52 for the Huey Street improvements project. He noted that the project was nearly complete. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the payment. No discussion. Motion carried unanimously.

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

C. ROW Mowing and Landscape Maintenance Agreement for Marsh Bend Trail in the amount of $33,739.20

Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve a right-of-way mowing and landscape maintenance agreement for Marsh Bend Trail in the amount of $33,739.20. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

D. Millennium Park Phase 1 & 2 Project - Payment Application 2 in the Amount of $509,394.90

Public Works Director Hockenbury presented Payment Application 2 for $509,394.90 for the Millennium Park Phase 1 & 2 project. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the payment. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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. Millennium Park Phase 1 & 2 Project - Owner Direct Purchase of the Concession and Restroom Pre-cast Building in the Amount of $215,413.80

Public Works Director Hockenbury presented an owner direct purchase request for the concession and restroom pre-cast building for the Millennium Park Phase 1 & 2 project totaling $215,413.80. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the purchase. No discussion. Motion carried unanimously.

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

F. Millennium Park Phase 1 & 2 Project - Owner Direct Purchase of Sports Field Lighting in the Amount of $936,125

Public Works Director Hockenbury presented an owner direct purchase request for the sports field lighting for the Millennium Park Phase 1 & 2 project totaling $936,125. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the purchase. No discussion. Motion carried unanimously.

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

G. Millennium Park Phase 1 & 2 Project - Owner Direct Purchase of the Pedestrian Bridge in the Amount of $113,160

Public Works Director Hockenbury presented an owner direct purchase request for the pedestrian bridge for the Millennium Park Phase 1 & 2 project totaling $113,160. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the purchase. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

H. Wildwood WRF Additional Services (Construction Administration) for CPH Engineering in the Amount of $3,654,220.00

Public Works Director Hockenbury presented a request for an additional scope of services for CPH Engineering to include construction administration services for the construction of Phase 1 and 2 of the wastewater treatment facility expansion, totaling $3,654,220.00. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve the additional scope. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

I. Wastewater Treatment Plant Phase One Pay Application No. 1 for the Amount of $1,723,333.86

Public Works Director Hockenbury presented Payment Application 1 for $1,723,333.86 for the Wastewater Treatment Plant Phase One project. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the payment. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

J. Third Amendment to the Preconstruction Services Agreement with Garney Companies, Inc

Assistant City Manager/CFO Smith presented a third amendment to the preconstruction services agreement with Garney Companies, Inc. to add language required for grant compliance. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the third amendment. No discussion. Motion carried unanimously.

RESULT:	**Passed**
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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager McHugh reported that a workshop was originally requested for April 21, 2025, at 9:00 a.m., but there was a scheduling conflict with one of the commissioners. The commission

agreed to hold the workshop at 10:00 a.m. instead. McHugh added that at the workshop, the auditor would provide an update on the audit, staff would present a mid-year budget report, and an update on the Parks and Recreation department would be provided. He also noted that the City received a letter from the Governor's office requesting financial information, which the City was able to respond to favorably.

A. Set Workshop for April 21, 2025, at 9:00 am

13. Other Department Reports

A. Utility Department Quarterly Report

Utilities Deputy Director Martin presented the quarterly report for the Utility Department, highlighting regular maintenance activities performed on the collections and distribution systems.

14. Commission Members Reports

Commissioner Elliott noted his upcoming 80th birthday on April 19th. He also reported that he would no longer be serving on The Villages Charter School Autism Center Board of Directors.

Commissioner Green reported that he had an upcoming ECFRPC meeting in Orlando.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting adjourned at 9:32 a.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
SEAL CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
April 21, 2025 10:00 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	Absent
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
Lynzey McClellan	Assistant CFO	Present
Courtney Kellem	Parks & Recreation Director	Present

Mayor Wolf called the meeting to order at 10 a.m., dispensing with the invocation and Pledge of Allegiance to move on to the first item of business.

2. Item(s) for Discussion

A. FY24 Audit Presentation by Mauldin & Jenkins

Daniel Anderson, an auditor with Mauldin & Jenkins, presented the results of the City's 2024 fiscal year audit. Key points included:
- An unmodified opinion was issued, which is the highest form of assurance.
- The City prepared an Annual Comprehensive Financial Report (ACFR) for the first time.
- No significant deficiencies or material weaknesses were noted.
- A single audit was performed due to federal expenditures exceeding $2.6 million.

Anderson commended the finance team for going above and beyond during the audit.

The commission provided comments regarding the audit and presentation given and recognized finance staff for their efforts.

B. FY 24-25 Mid-Year Budget Update

Assistant CFO McClellan presented a mid-year budget update for FY 24-25. Key points included:

- General Fund revenues were projected to have a slight excess of $270,000.
- The Utility Revenue Fund was lagging approximately 4% behind budget.
- Capital Improvement Fund projects were underway with an estimated ending balance of $4.3 million.

McClellan also proposed budget amendments, including:
- Adjustments for the City Manager's salary increase;
- A new water trainee position; and
- Deobligation of the 301 water main relocation project.

The commission commended the finance team on budget projections.

C. Parks and Recreation Quarterly Report

Parks & Recreation Director Kellem presented an update on Parks and Recreation department activities. Key points included:
- Staffing updates, including promotions and new hires;
- Updates on ongoing projects such as the HVAC replacement at Wildwood Community Center and Millennium Park;
- Special events attendance and upcoming events;
- Athletics program updates; and
- Facility rental information.

The commission discussed Parks and Recreation events and facility usage. By consensus of the commission, it was decided to remove the New Year's Eve event and focus on the July Fourth event.

Commissioner Joe Elliott raised concerns about the delay in the Complete Streets project and requested ideas to get it back on track. He also provided a brief update on the ongoing legislative session and potential impacts on municipalities.

3. Adjournment

With no further business to discuss, the meeting was adjourned at 10:59 a.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

CITY COMMISSION
SEAL CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2405-001 Circle K US 301 & CR 462**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

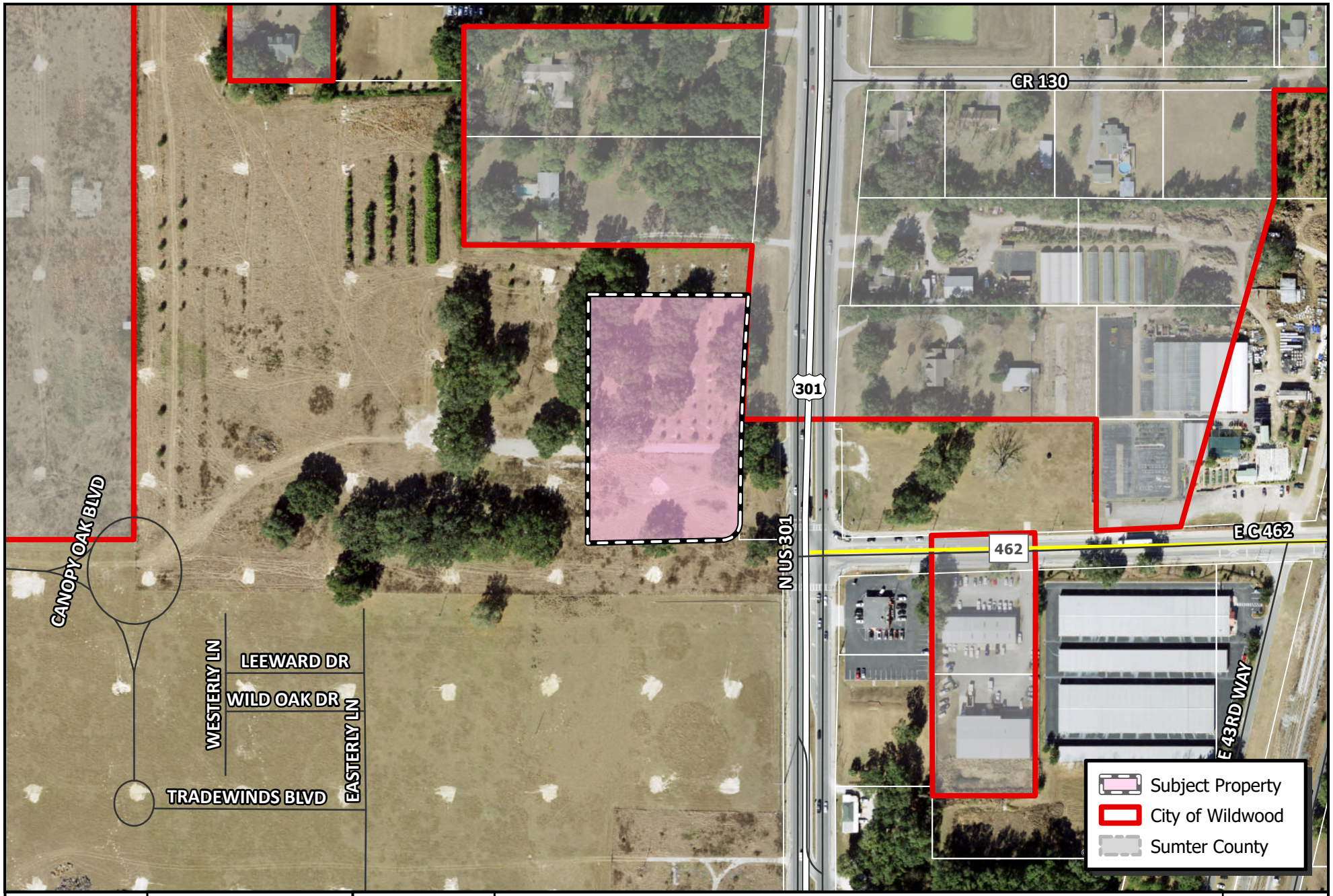
HISTORY/FACTS/ISSUES:

Case Number	SP 2405-001 Circle K -US 301 & CR 462
Applicant	Circle K Stores INC
Owner(s)	KL Twisted Oaks LLC
Acreage	3.28 +/-
Property Location	The subject property is generally located on the northwest corner of the intersection of US 301 and rerouted CR 462.
Parcel	D31A218

The applicant is seeking approval from the City Commission for the construction of a 5,200-square-foot Circle K building, 7 fueling pumps, 3 high-speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL.

SP 2405-001 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies in the 2050 Comprehensive Plan.

Date: 05/30/2025
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

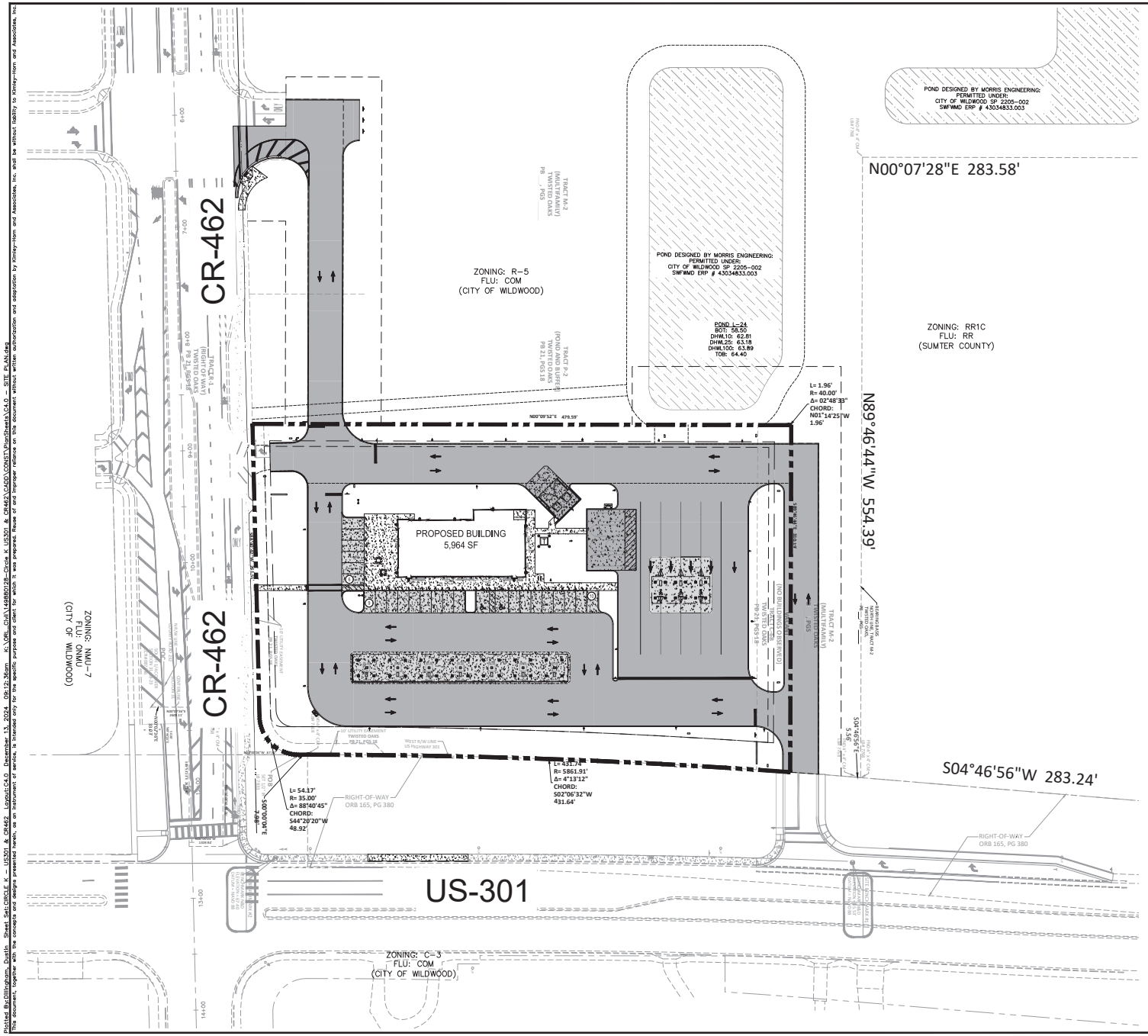
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SP 2405-001

CIRCLE K - US 301 & CR 462

PARCEL D31A218

MAP 1B
LOCATION MAP
MAY 2024



SITE DATA:

PROJECT AREA:	±3.28 ACRES (142,889 SF)
FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	C3 – GENERAL COMMERCIAL HIGHWAY
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
BUILDING HEIGHT:	1 STORY/<35 FT
FAR:	0.0417

GRAPHIC SCALE IN FEET
0 20 40 80

ADJACENT PROPERTY ZONING:
NORTH: RRTC (HIGH DENSITY RURAL RESIDENTIAL WITH CONVENTIONAL HOUSING)(SUMTER COUNTY)
SOUTH: NMU-7 (NEIGHBORHOOD MIXED USE)(SUMTER COUNTY)
EAST: FDOT ROW (US301)
WEST: R-5 (HIGH DENSITY RESIDENTIAL)

ADJACENT PROPERTY FUTURE LAND USES:
NORTH: RR (RURAL RESIDENTIAL)(SUMTER COUNTY)
SOUTH: ONMU (OXFORD NEIGHBORHOOD MIXED USE)
EAST: FDOT ROW (US301)
WEST: COM (COMMERCIAL)

EXISTING SITE COVERAGE:

EXISTING PERVIOUS AREA:	142,889 SF	(3.28 AC) (100%)
EXISTING IMPERVIOUS AREA:	0 SF	(0.00 AC) (0%)
TOTAL SITE AREA:	142,889 SF	(3.28 AC) (100%)

PROPOSED SITE COVERAGE:

PROPOSED PERVIOUS AREA:	48,302 SF	(1.11 AC) (34%)
PROPOSED CONCRETE/PAVEMENT AREAS:	88,855 SF	(2.03 AC) (62%)
PROPOSED BUILDING AREA:	5,964 SF	(0.14 AC) (4%)
TOTAL IMPERVIOUS AREA:	94,819 SF	(2.17 AC)(66%)
TOTAL OPEN SPACE AREA:	48,302 SF	(1.11 AC)(34%)
PROPOSED OFFSITE IMPERVIOUS AREA:	19,639 SF	(0.45 AC)

PROJECTED NUMBER OF EMPLOYEES: 3 EMPLOYEES

PARKING REQUIRED

C-STORE	
4 SPACES PER 1000 GROSS SF	24
TOTAL REQUIRED PARKING	24

PARKING PROVIDED

PROPOSED HANDICAP SPACES (12'X20'):	2
PROPOSED STANDARD SPACES (10'X20'):	23
PROPOSED ON-SITE SPACES:	25

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (EAST):	25 FT	25 FT
SIDE (SOUTH):	15 FT	15 FT
SIDE (NORTH):	15 FT	15 FT
REAR (WEST):	15 FT	15 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT (EAST):	25 FT	25 FT
SIDE (SOUTH):	20 FT	20 FT
SIDE (NORTH):	20 FT	20 FT
REAR (WEST):	10 FT	10 FT

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED DUMPSTER ENCLOSURE DETAIL.
8. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
9. UNLESS OTHERWISE STATED, ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL MEET MUTCD AND FDOT STANDARDS/INDEXES.
10. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF WILDWOOD DISTRICT DESIGN STANDARDS.
11. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, CITY OF WILDWOOD AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
12. ALL PROPOSED OFFSITE IMPROVEMENTS, WITH THE EXCEPTION OF THOSE WITHIN THE PUBLIC RIGHT-OF-WAY, WILL BE PRIVATELY MAINTAINED BY THE TWISTED OAKS POINTE CDD.

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)
- PROPOSED MEDIUM DUTY CONCRETE (SEE DETAIL SHEET C7.0)
- PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7.0)

VERTICAL DATUM:
ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION R 753, BEING: 63.61 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below, Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1550 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JARED C. STUBBS, P.E.
No. 89345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 12/13/2024

KHA PROJECT	149880128
DATE	12/13/2024
SCALE	AS SHOWN
DESIGNED BY	DJK
DRAWN BY	EJP
CHECKED BY	JCS

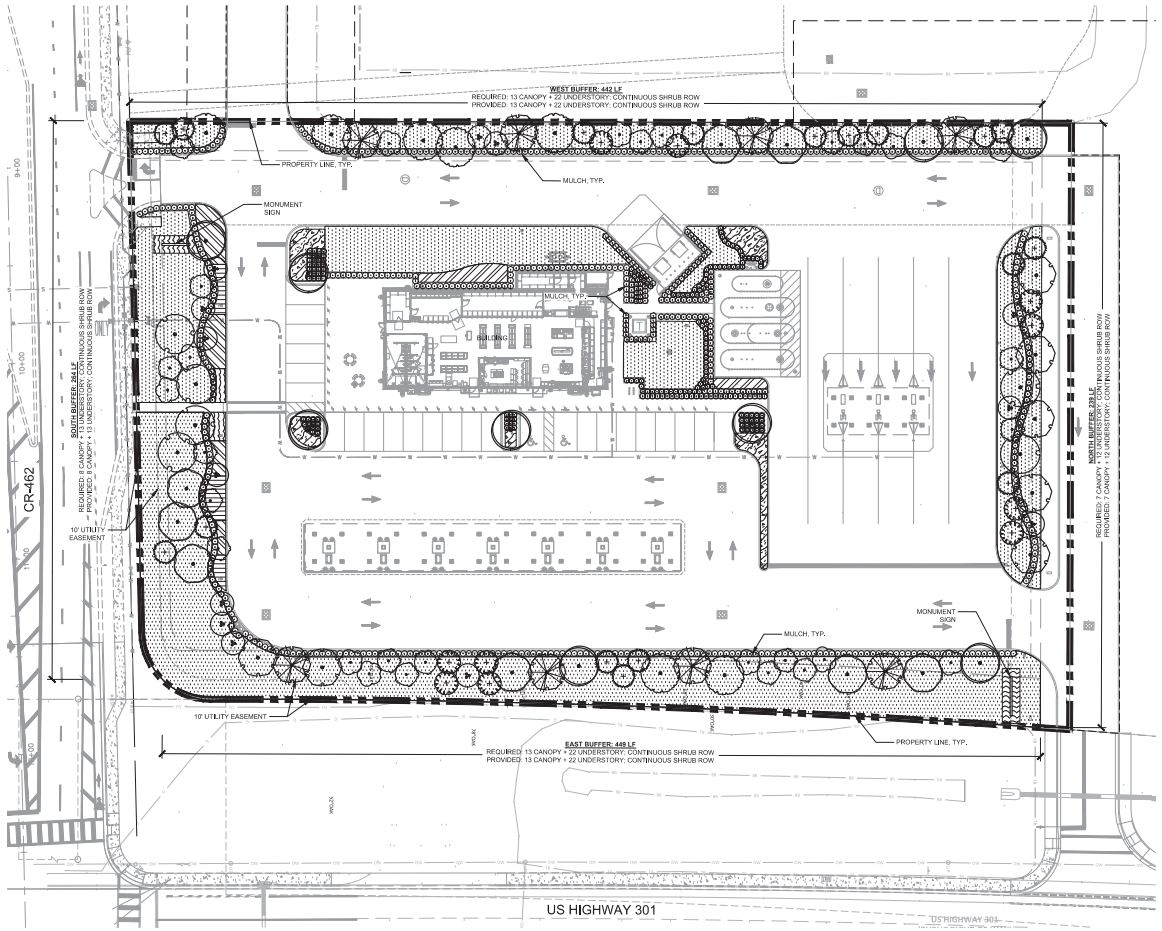
OVERALL SITE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
C4.0

Plotted By:Dillingham, Dustin Sheet Set:CIRCLE K – US301 & CR462 Layout:C4.0 December 13, 2024 09:12:36am K:\ORL_Civil\149880128-Circle K US301 & CR462\CAD\CONST\PlanSheets\C4.0 – SITE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE
CANOPY TREE							
	AF	8	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	3" DBH	10' HT MIN
	LS	8	AMERICAN SWEET GUM STRAIGHT, SINGLE LEADER, FL #1	LIQUIDAMBAR STYRACIFLUA	FG	3" DBH	10' HT MIN
	MB	7	BRACKEN'S SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'BRACKENS'	FG	3" DBH	10' HT MIN
	QV	9	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3" DBH	10' HT MIN
	TD	7	BALD CYPRESS STRAIGHT, SINGLE LEADER, FL #1	TAXODIUM DISTICHUM	FG	3" DBH	10' HT MIN
	UA	6	WINGED ELM STRAIGHT, SINGLE LEADER, FL #1	ULMUS ALATA	FG	3" DBH	10' HT MIN
UNDERSTORY TREES							
	IC	11	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	2" DBH	8' HT, 4' SPRD
	IE	10	EAGLESTON HOLLY STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	ILEX X ATTENUATA 'EAGLESTON'	FG	2" DBH	8' HT, 4' SPRD
	LM	13	LAVENDER CRAPE MYRTLE MULTI-TRUNK MULTI-TRUNK, 5' TRUNK MIN., FL #1,	LAGERSTROEMIA X 'MUSKOGEE'	FG	4" DBH TOT.	8' HT, 4' SPRD
	MC	18	WAX MYRTLE STRAIGHT, SINGLE LEADER, FL #1	MORELLA CERIFERA	FG	2" DBH	8' HT, 4' SPRD
	ML	17	LITTLE GEM DWARF SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	FG	2" DBH	8' HT, 4' SPRD

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	HF	123	FIREBUSH FULL	HAMELIA PATENS	7 GAL	36" HT	30" OC
	IV	70	'YAUPON HOLLY FULL	ILEX VOMITORIA	3 GAL	36" HT	36" OC
	PM	51	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	36" HT	30" OC
	SL	128	EMERALD GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA 'EMERALD GREEN'	3 GAL	24" FULL	36" OC
	VT	440	WALTER'S VIBURNUM FULL	VIBURNUM OBOVATUM	3 GAL	24" FULL	36" OC
	ZP	59	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	24" FULL	36" OC
GROUND COVERS							
	DT2	610	FLAX LILY FULL	DIANELLA TASMANICA	3 GAL	15" FULL	18" OC
	EB	649	BRAZILIAN DWARF MORNING GLORY FULL	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	3 GAL	12" FULL	12" OC
	JT	526	BLUE PACIFIC JUNIPER FULL	JUNIPERUS CONFERTA 'BLUE PACIFIC'	7 GAL	14" FULL	18" OC
	TM	463	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM 'MINIMA'	3 GAL	12" FULL	12" OC
SOD							
	PP	32,956 SF	PENSACOLA BAHIA GRASS ROLLED TIGHT, 100% INSECT/WEED/DISEASE/DEBRIS FREE	PASPALUM NOTATUM 'PENSACOLA'	SOD	-	-

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER CITY OF WILDWOOD LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
PARKING LOT REQUIREMENTS MIN. 10 % OF GROSS SQ FT OF PAVED PARKING AREA SHALL BE LANDSCAPE 1 CANOPY TREE AND 3 SHRUBS PER EVERY 25 PARKING SPACES *SECTION G.4.A-C*	TOTAL PAVED AREA: 82,654 SF x .10 = 8,265 SF LANDSCAPE AREA TOTAL PARKING SPACES: 29 = 2 CANOPY TREE AND 6 SHRUBS	9,815 SF LANDSCAPE AREA 4 CANOPY TREES AND 65 SHRUBS
LANDSCAPE BUFFERS 3 CANOPY, 5 UNDERSTORY, AND CONTINUOUS SHRUB ROW PER 100 LF *SECTION G.3.A*	**EAST BUFFER: 443 LF** 449 LF / 100 LF = 4.49 x 3 = 13 CANOPY 4.49 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW **NORTH BUFFER: 239 LF** 239 LF / 100 LF = 2.39 x 3 = 7 CANOPY 2.39 x 5 = 12 UNDERSTORY CONTINUOUS SHRUB ROW **WEST BUFFER: 442 LF** 442 LF / 100 LF = 4.42 x 3 = 13 CANOPY 4.42 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW **SOUTH BUFFER: 264 LF** 264 LF / 100 LF = 2.64 x 3 = 8 CANOPY 2.64 x 5 = 13 UNDERSTORY CONTINUOUS SHRUB ROW	**EAST BUFFER: 443 LF** 13 CANOPY + 22 UNDERSTORY; CONTINUOUS SHRUB ROW **NORTH BUFFER: 236 LF** 7 CANOPY + 12 UNDERSTORY; CONTINUOUS SHRUB ROW **WEST BUFFER: 441 LF** 13 CANOPY + 22 UNDERSTORY; CONTINUOUS SHRUB ROW **SOUTH BUFFER: 237 LF** 7 CANOPY + 12 UNDERSTORY; CONTINUOUS SHRUB ROW
PLANTING STANDARDS - MONOCULTURE PROVIDE ONE SPECIES FOR EVERY 10 REQUIRED TREES *SECTION G.5.B.ii*	TOTAL TREES REQUIRED: 112 TREES 112 TREES / 10 = 11 TREES SPECIES MIN.	11 TREE SPECIES MIN.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC, WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. ALL TREE STAKING IS TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1520 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LANDSCAPE ARCHITECTURE REGISTRATION BOARD — LA0667292 — STATE OF FLORIDA

DATE: 12/18/2024

KHA PROJECT	149880128
DATE	11/05/2024
SCALE	AS SHOWN
DESIGNED BY	NAA
DRAWN BY	NAA
CHECKED BY	MTF

LANDSCAPE PLAN

CIRCLE K - US301 & CR462

CITY OF WILDWOOD FLORIDA

SHEET NUMBER
L1.00

Plotted By:Abbott, Nora Sheet Set:CIRCLE K – US301 & CR462 Layout:L1.00 December 11, 2024 10:59:07am K:\orl_civil\149880128-circle k us301 & cr462\CADD\CONST\plotsheets\L1.00 – LANDSCAPE PLAN.dwg
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VIEW FROM C-STORE PARKING (SOUTHWEST)

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 6, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 5,200-square-foot Circle K building, 7 fueling pumps, 3 high-speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL. The subject property is generally located on the northwest corner of the intersection of US 301 and rerouted CR 462.

Case Number: SP 2405-001 Circle K US 301 & CR 462

Applicant(s): Circle K Stores INCE

Owner(s): KL Twisted Oaks LLC

Parcel(s): D31A218

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: May 6, 2025

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2410-004 Boulder Square Improvement Plan**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval subject to resolution of any outstanding comments.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2410-004 Boulder Square Improvement Plan
Owner(s)	Ronnie Lavonn Bailey, SR, Ronnie Lavonn Bailey, JR, Stephanie Lashay Bailey, Paul Pumphrey, Sandra Pumphrey, and PFD Twisted Sisters, LLC
Applicant(s)	PFD Twisted Sisters, LLC
Acreage	84.10 +/-
Property Location	The subject property is generally located between C 44A and W Clarke St, with portions along CR 217 approximately 0.64 miles west of N Main St/N US 301.
Parcel(s)	F01-101, F01A008, G06-185, G06-186, & G06-187
Date	June 3, 2025

The applicant is seeking approval from the City of Wildwood City Commission for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure, per the attached plans. The subdivision is proposing the following amenities to be submitted on a separate site plan: a community pool, a walking trail with exercise equipment, and a picnic area.

Additionally, the developer is donating and dedicating 100 feet of ROW to the City of Wildwood for the future continuation of CR 209 from C 44A to W Clarke St, due to which the Project Review Committee approved the following technical waivers: reduced buffers and plantings adjacent to the dedicated future ROW along with reduced mitigation requirements, per the justifications attached.

HOA declarations must be submitted in a form suitable for recording with the Boulder Square

Final Plat along with a performance surety should the final plat be submitted prior to the completion of the infrastructure construction. The sign application will be submitted through a separate application.

PLAT 2410-004 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan with technical waiver approvals.



Amanda Bondi
Planner II, Development Services

Project Review Committee
Technical Standards Waiver Request

Project Name Boulder Square

Project # Plat 2410-004

1. Briefly describe your waiver request.

   Reduced buffers and plantings adjacent to applicant-dedicated future ROW.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

   Design District Standards Chapter 2 (H).

3. Please provide the justification for your waiver request.

   See attached

Name (Print) David Moss **Date** 01/29/25

Signature David Moss

Boulder Square
Plat 2410-004

Project Review Committee
Technical Standards Waiver Request – Buffers Adjacent to applicant-dedicated future ROW

3. Please provide justification for your waiver request.

In consideration of the applicant's dedication to the City, with the approval of this project, 3.92 Acres of land to accommodate the City's future road extension of CR 209 from West Clark Street to CR 44a through a 100' wide ROW tract, applicant is requesting a reduced buffer width and intensity of plantings along the project boundary shared with the applicant-dedicated future ROW.

These buffers are labeled as Buffer #'s 6, 12, 13A, 13B, 14A, & 14B on the Boulder Square Landscape Plans dated January 2025. Each of these buffers is 10' in width and provides 3 canopy trees per 100 linear feet.

Until such time as the City acquires the balance of land needed to complete the 100' wide ROW tract from West Clarke Street to CR 44A, designs and commences construction on the roadway project, this dedicated land will remain undeveloped with existing vegetation.

Project Review Committee
Technical Standards Waiver Request

Project Name Boulder Square

Project # Plat 2410-004

1. Briefly describe your waiver request.

   See Attached

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

   Section 6.10(H)

3. Please provide the justification for your waiver request.

   See attached

Name (Print) David Moss **Date** 03/06/25

Signature David Moss

Boulder Square
Plat 2410-004

Project Review Committee
Technical Standards Waiver Request

1. Briefly describe your waiver request.

   Applicant is requesting a waiver from Section 6.10(H) to allow 1,586 replacement trees required to mitigate trees to be removed to develop the site, in lieu of the required 2,007 trees to meet the tree mitigation requirements.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

   Section 6.10(H) of the Land Development Regulations.

3. Please provide the justification for your waiver request.

   The applicant is proposing 1,586 replacement trees and the preservation of 104 existing trees on site. The proposed tree density of 1,690 trees equates to 1 tree per 2,113 square feet of the overall site. This tree density will provide 85-90% shade / canopy coverage for the overall community once the trees reach maturity. The applicant is requesting a waiver to reduce the minimum tree mitigation by 421 trees.

   The additional 421 trees required would limit the ability for each tree to reach its full potential and provide an environment that would be prone to tree mortality due to overplanting.

   This 84.1-acre property has 1,812 trees meeting the criteria to be surveyed. As observed by our TRAQ certified Arborist, Mary Edwards, on January 17th many of the trees are in poor condition due mostly to overcrowding and due to overgrowth of vines, and storm damage.

   Mary's task during her site visit on January 17th was to assess the condition of a sample of trees including those that our current plan intends to preserve.
   While onsite, Mary assessed 278 trees specifically but walked the entire site and observed the condition of the population as a whole. Of the 278 trees she specifically assessed, 142 of them were in Poor Condition. Poor Condition, as defined in Mary's report, are those trees that meet multiple stress items and should be considered for **removal only.** This also includes dead trees. In this sample, 51% of the trees were assessed to be in Poor Condition. It is Mary's professional opinion that this same percentage is applicable to areas of the site that are densely populated with trees.

Mary L. Edwards
Consulting Arborist Services

February 26, 2025

David Moss
Project Finance & Development
7575 Dr. Phillips Blvd.
Suite 265
Orlando, FL 32819

Dear David,

Thank you for the opportunity to propose a Consulting Arborist Fee Report for the Boulder Square Project in the city of Wildwood, FL.

Observations:
The primary variety of tree canopy on the site is Live Oak, Laurel Oak(38%) and Slash Pine (2%) with the majority being Live Oak trees (60%). There appear to be a substantial amount of additional downed tree debris from the recent high windstorm events. I observed several medium size Laurel Oak Trees that had completely fallen over and many other trees with broken canopies from high winds. The site has a variety of ground covers, perennial weeds, and vines.

The vines have become a significant problem on these parcels. There were several trees with canopies completely engulfed in vines, choking out the foliage. There were several trees in various stages of decline with poor structures and poor health. We traversed the entire site to review the 277 specific trees that were potential preservation candidates. Of these 277 trees 50% were classified by “Poor” condition or completely “Dead”. I would confidently say that this is an acurate percentage representation of the entire tree canopy condition throughout the site.

The volunteer trees in this area have developed shallow rooting with stretched canopies and insufficient lateral branching. This makes them vulnerable to failure once they are exposed to altering wind shear and general weather occurrences. This is quite common in sites that are overgrown with unavailable sunlight, encroachment from vines and overhead growth from neighboring trees.
There were trees with high co-dominant trunk structures and low co-dominant trunk structures. Due to the structural defects on these trees, they have a much higher risk of failure than others. They often fail due to the presence of branch bark inclusions that are not properly attached to the trunk. A branch bark inclusion is when two trunks or stems grow tightly together in a “V” shape and there is no room for the branch to properly grow and expand, creating a weak attachment. As the branch matures the reaction wood grows inward, putting pressure on this attachment which can cause wood separation and failure. When these unions fail, they tend to peel or rip from the trunk removing all of the reaction wood which is what helps close cuts or wounds. Without wound wood closure the decay will continue to advance throughout the tree wood causing additional stress on the structure and health of the tree.

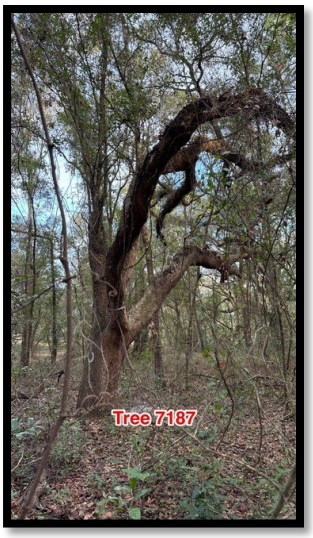
Below are pictures throughout the site showing the varied species, site density, vines, downed trees, and varying health conditions.

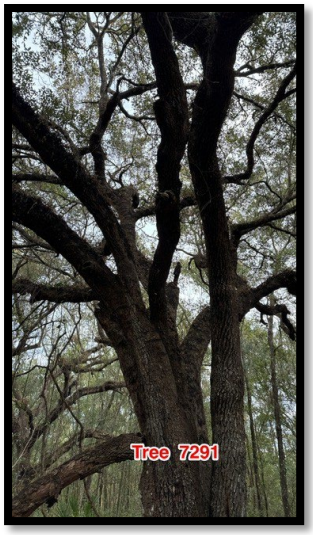


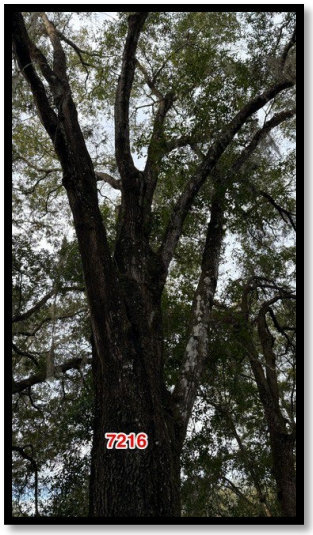





Tree 7186


Tree 7187















Above Pictures show downed, leaning trees, vines, lack of lateral branching consistent across the site

Trees are dynamic, living organisms which change over time. The observations made herein will reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the

future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees will be based on a ground level visual observation only, I did not perform sound testing, advanced Arboricultural testing or gather any forensic samples for further examination. The assessment did not take into consideration any information unknown, not visible or detectable at the time of the inspection.

Again David, thank you for the opportunity to work as your Consulting Arborist on the Boulder Square Project site. Please let me know if you have any questions regarding this health assessment report.

Sincerely,
Mary

Mary L. Edwards
Registered Consulting Arborist RCA #451
ISA Certified Arborist Fl-0116
FL. ISA Tree Risk Qualification & Prescription Pruning Qualification
Florida Certified Landscape Contractor
mary@maryedwardsarborist.com
321-303-4714

Mary L. Edwards
Consulting Arborist Services

January 20, 2025

David Moss
Project Finance & Development
7575 Dr. Phillips Blvd.
Suite 265
Orlando, FL 32819

Dear David,

Thank you for the opportunity to propose a Consulting Arborist Fee Report for the Boulder Square Project in the city of Wildwood, FL.

Assignment:

Site visit to provide a health assessment for (201) select group of trees chosen to be preserved on site and confirm the decline on (76) trees classified as dead. Provide a Consulting Arborist Report with the tree assessment findings, exact tree species and general conditions. The original surveyed tree numbers and sizes will be used in the report.

The health assessments will be rated based on the following description below:

Excellent – Specimen tree good health, suitable candidate for preservation.
Good – Tree that meets available points for good structure, viable canopy and without decay. Typically, a suitable candidate for preservation.
Fair – Tree that does not meet one of the defects listed; good structure, viable canopy or has internal decay present. It is not always recommended for preservation unless it has either the opportunity for correction or if not corrected left in a natural setting away from any targets (structure, pedestrian walkway).
Poor – Tree that meets multiple stress items and should be considered for removal only. This also includes dead trees and Invasive Species– **Removal Only**

Observations:

The primary variety of tree canopy on the site is Live Oak, Laurel Oak and Slash Pine with the majority being Live Oak trees (60%). There appear to be a substantial amount of additional downed tree debris from the recent high windstorm events. I observed several medium size Laurel Oak Trees that had completely fallen over and many other trees with broken canopies from high winds. The site has a variety of ground covers, perennial weeds, and vines. The vines have become a significant problem on these parcels. There were several trees with canopies completely engulfed in vines, choking out the foliage.

The volunteer trees in this area have developed shallow rooting with stretched canopies and insufficient lateral branching. This makes them vulnerable to failure once they are exposed to altering wind shear and general weather occurrences. This is quite common in sites that are overgrown with unavailable sunlight, encroachment from vines and overhead growth from neighboring trees.

There were trees with high co-dominant trunk structures and low co-dominant trunk structures. Due to the structural defects on these trees, they have a much higher risk of failure than others. They often fail due to the presence of branch bark inclusions that are not properly attached to the trunk. A branch bark inclusion is when two trunks or stems grow tightly together in a “V” shape and there is no room for the branch to properly grow and expand, creating a weak attachment. As the branch matures the reaction wood grows inward, putting pressure on this attachment which can cause wood separation and failure. When these unions fail, they tend to peel or rip from the trunk removing all of the reaction wood which is what helps close cuts or wounds. Without wound wood closure the decay will continue to advance throughout the tree wood causing additional stress on the structure and health of the tree.

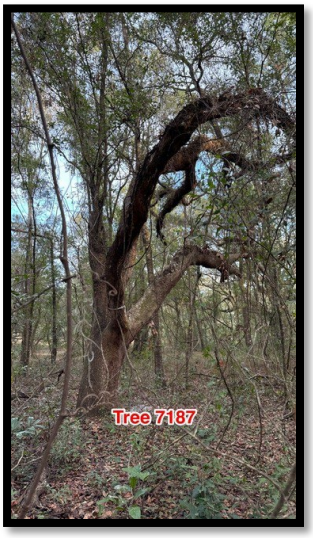
Below are pictures throughout the site showing the varied species, site density, vines, downed trees, and varying health conditions.

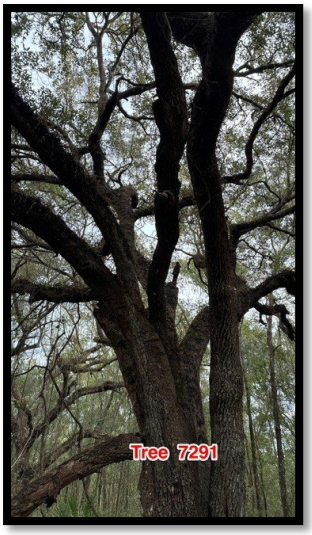


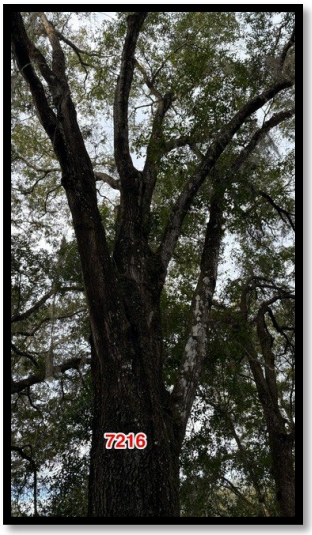






















Above Pictures show downed, leaning trees, vines, lack of lateral branching consistent across the site

Trees are dynamic, living organisms which change over time. The observations made herein will reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the

future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees will be based on a ground level visual observation only, I did not perform sound testing, advanced Arboricultural testing or gather any forensic samples for further examination. The assessment did not take into consideration any information unknown, not visible or detectable at the time of the inspection.

Again David, thank you for the opportunity to work as your Consulting Arborist on the Boulder Square Project site. Please let me know if you have any questions regarding this health assessment report.

Sincerely,
Mary

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Tree #	DBH	Species	Supporting Characteristics for Health Assessment & Recommendations
7025	17"	*Pinus elliottii* - Slash Pine	Good - good for species
7026	24"	*Quercus virginiana* - Live Oak	Good - minor decay, upright structure, good structure, deadwood
7027	32"	*Quercus virginiana* - Live Oak	Good - minor decay, deadwood
7028	45"	*Quercus virginiana* - Live Oak	Good - multiple branching, upright branching, deadwood
7038	20"	*Pinus elliottii* - Slash Pine	Good - good for species
7039	16"	*Pinus elliottii* - Slash Pine	Good - good for species
7045	15"/18"	*Quercus virginiana* - Live Oak	Fair - low co-dominant structure, multiple inclusions, deadwood, broken branches
7052	27"	*Quercus virginiana* - Live Oak	Good/Moderate - tri-dominant structure, minor decay, good structure,
7053	30"	*Quercus virginiana* - Live Oak	Good - minor decay, slight lean, deadwood, good structure
7169	16"	*Quercus virginiana* - Live Oak	Fair - upright structure, girdled roots, deadwood, vines
7170	11"/7"	*Quercus virginiana* - Live Oak	Poor - advanced decay, slight lean, no lateral branches
7171	10"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusions, no lateral branching, decay
7172	17"	*Quercus virginiana* - Live Oak	Poor - broken canopy, decay, deadwood, secondary growth
7173	10"	*Quercus laurifolia* - Laurel Oak	Poor - significant lean, broken top, secondary growth, vines
7174	10"	*Quercus laurifolia* - Laurel Oak	Poor - high canopy, not a good stand alone tree
7175	10"	*Quercus laurifolia* - Laurel Oak	Poor - high canopy, decay, one-sided canopy, deadwood, broken branches
7176	11"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, decay, deadwood
7178	16"	*Quercus virginiana* - Live Oak	Poor - advanced decay, slight lean, canopy damage
7179	11"	*Quercus laurifolia* - Laurel Oak	Fair - high canopy, deadwood, secondary growth
7182	12"	*Quercus laurifolia* - Laurel Oak	Good - upright branching, secondary growth, balanced canopy
7186	27"	*Quercus virginiana* - Live Oak	Poor - 1/2 dead canopy with advanced decay in parent trunk
7187	24"	*Quercus virginiana* - Live Oak	Poor- advanced decay throughout canopy, decay fungi, poor structure
7197	10"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, slight lean, not a good stand alone tree, secondary growth
7200	10"	*Quercus laurifolia* - Laurel Oak	Poor -high canopy, broken branching, deadwood, narrow canopy
7201	15"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, broken canopy on top, hangers, large deadwood, secondary growth
7202	18"	*Quercus virginiana* - Live Oak	Poor - advanced decay, deadwood, lean, vines
7203	22"	*Quercus virginiana* - Live Oak	Fair - large deadwood, vines, character lean
7205	16"	*Quercus virginiana* - Live Oak	Poor - 75% dead, advanced decay, vines
7213	14"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure, advanced decay, encroached canopy, heavy vines
7216	24"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, multiple branching with inclusions, vines, secondary growth
7217	22"	*Quercus virginiana* - Live Oak	Fair - slight lean, low branching, deadwood, vines
7219	9"	*Quercus laurifolia* - Laurel Oak	Poor - high tri-dominant structure, heavy encroached canopy, secondary growth
7269	32"	*Quercus virginiana* - Live Oak	Good - co-dominant structure, minor vines, upright branching, deadwood
7270	29"	*Quercus virginiana* - Live Oak	Poor - high co-dominant structure, 50% dead, advanced decay, large deadwood, secondary growth, vines
7291	27"/21"/17"	*Quercus virginiana* - Live Oak	Fair - low tri-dominant structure, decay, large deadwood, broken dead branching, vines
7302	14"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, broken upright branching, hanger, deadwood
7307	30"	*Quercus virginiana* - Live Oak	Fair - balanced canopy, large deadwood, heavy vines, lower canopy dead branching
7333	15"	*Quercus virginiana* - Live Oak	Fair - edge of pond, upright branching, deadwood, slight lean
7334	13"	*Quercus virginiana* - Live Oak	Poor - canopy in decline, secondary growth only, deadwood, standing water
7335	10"	*Quercus virginiana* - Live Oak	Poor - high co-dominant structure, one-sided canopy, tip dieback, slight lean
7336	10"	*Quercus virginiana* - Live Oak	Poor - advanced decay, broken canopy, secondary growth, deadwood
7340	16"	*Quercus virginiana* - Live Oak	Fair - some storm damage, sap sucker damage, upright canopy, deadwood
7341	12"/14"	*Quercus virginiana* - Live Oak	Fair - low co-dominant structure, broken branching, edge of pond, deadwood
7349	11"	*Quercus virginiana* - Live Oak	Poor - secondary growth, deadwood, poor structure
7350	11"	*Quercus laurifolia* - Laurel Oak	Fair - high canopy, deadwood, vines
7353	9"/8"	*Quercus virginiana* - Live Oak	Poor - low co-dominant structure with inclusion, one-sided canopy, deadwood, vines
7354	11"	*Quercus virginiana* - Live Oak	Poor - high co-dominant structure, high canopy, no lateral branching, vines
7355	10"/11"	*Quercus virginiana* - Live Oak	Poor - advanced decay in parent trunk, low co-dominant structure with inclusion, heavy vines, deadwood, yellow jackets
7356	23"	*Quercus virginiana* - Live Oak	Good -minor decay, girdled on fence, deadwood, vines, good structure
7363	29"	*Quercus virginiana* - Live Oak	Fair - co-dominant structure no inclusion, large deadwood, heavy vines, girdled roots, secondary growth
7386	7"/5"/5"/5"	*Quercus virginiana* - Live Oak	Poor - multiple low branching, poor structure, girdled into barbed wire fence, poor structure
7391	11"/15"	*Quercus virginiana* - Live Oak	Fair - low co-dominant structure, deadwood, secondary growth, low vines, slight lean
7392	27"	*Quercus virginiana* - Live Oak	Fair - multiple branching at one level, secondary growth, deadwood, vines
7393	48"	*Quercus virginiana* - Live Oak	Fair - decay, large broken branches, secondary growth, deadwood, keep with #7394 good together as a balanced canopy

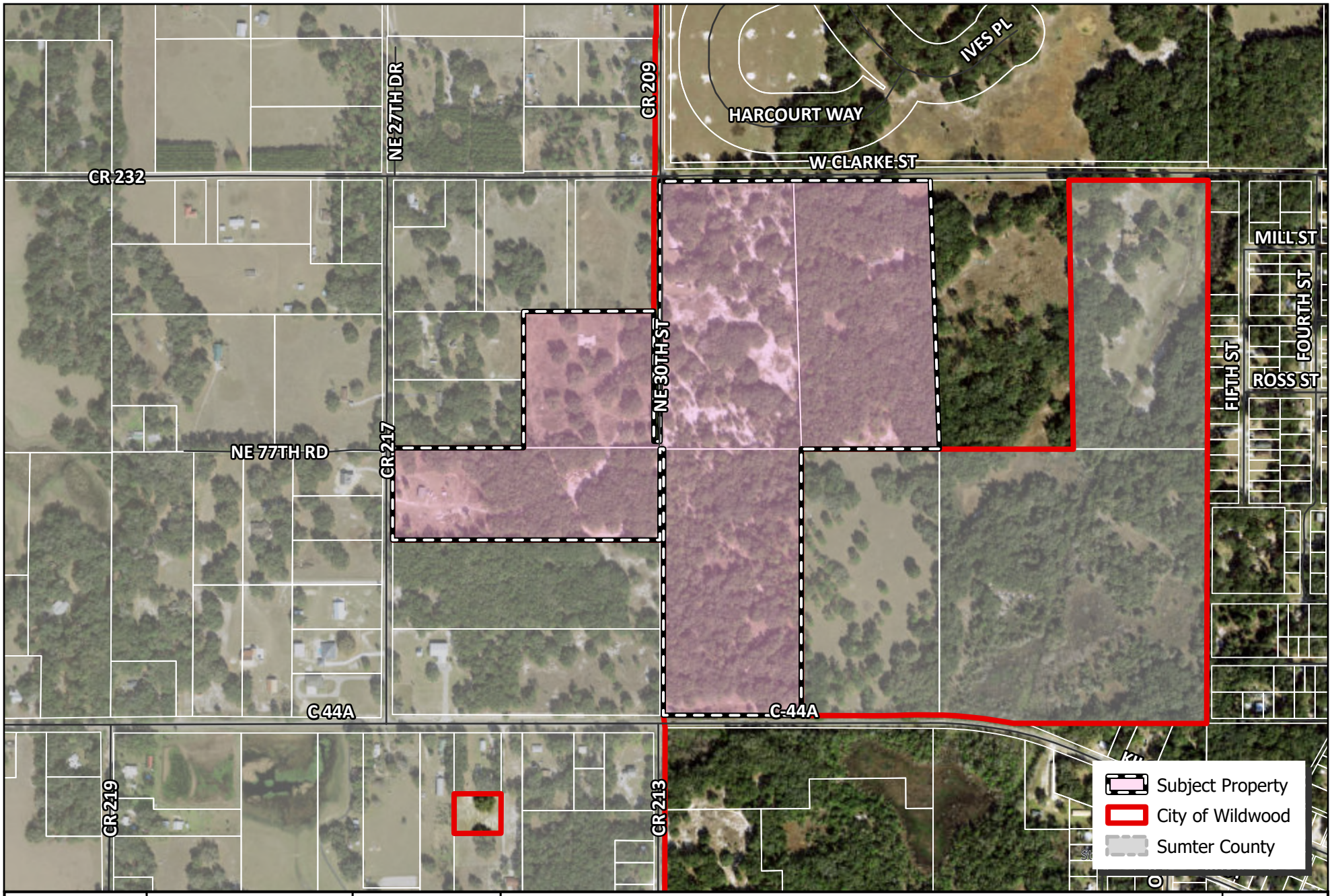
7394	50"	*Quercus virginiana* - Live Oak	Fair -significant lean, large deadwood, secondary growth, keep with #7393 good together as a balanced canopy
7395	44"	*Quercus virginiana* - Live Oak	Poor - advanced decay, 40% dead, limited foliage, heavy vines, large deadwood
7400	51"	*Quercus virginiana* - Live Oak	Fair- one-sided canopy, low branching, large deadwood, secondary growth, vines
7405	12"	*Quercus laurifolia* - Laurel Oak	Good - upright structure, balanced canopy, minor deadwood, vines
7407	14"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, encroached canopy, heavy vines
7408	17"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, encroached canopy, heavy vines
7416	25"	*Quercus virginiana* - Live Oak	Moderate - decay in lateral branching, large deadwood, one-sided canopy, vines
7417	21"	*Quercus virginiana* - Live Oak	Poor - advanced decay, low canopy, large deadwood, secondary growth, vines, poor structure
7418	21"	*Quercus virginiana* - Live Oak	Poor - 1/2 canopy dead, advanced decay, large hanger, veins, poor structure
7419	22"	*Quercus virginiana* - Live Oak	Fair - minor decay, one-sided canopy, large deadwood, vines
7420	17"	*Quercus virginiana* - Live Oak	Dead tree - broken in half
7421	20"	*Quercus virginiana* - Live Oak	Fair - lean on trunk, large deadwood, intertwined with cluster
7422	16"	*Quercus virginiana* - Live Oak	Poor - significant lean, large deadwood, vines, poor structure
7423	25"	*Quercus virginiana* - Live Oak	Poor - basal decay, lean, large deadwood, secondary growth
7424	24"	*Quercus virginiana* - Live Oak	Fair - high co-dominant structure, small dead trunk adjacent, secondary growth, vines
7435	15"/18"	*Quercus laurifolia* - Laurel Oak	Fair - low co-dominant structure, minor decay, upright canopy, deadwood, secondary growth
7459	42"	*Quercus virginiana* - Live Oak	Fair - decay in union, large deadwood, secondary growth, vines
7465	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay, significant lean, no lateral branching, poor structure
7466	13"	*Quercus laurifolia* - Laurel Oak	Good - upright branching, good structure, minor deadwood
7467	15"	*Quercus laurifolia* - Laurel Oak	Good - upright branching, good structure, minor deadwood
7468	12"/13"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure with inclusion, no lateral branching, canopy dieback, decay, vines
7471	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay in parent trunk, secondary growth, vines
7472	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay in parent trunk, secondary growth, vines
7477	28"	*Quercus virginiana* - Live Oak	Fair - minor decay, large deadwood, slight lean, secondary growth, heavy moss
7483	7"/7"/6"/13"	*Quercus virginiana* - Live Oak	Poor - canopy in decline, one-sided canopy, secondary growth, deadwood, vines
7495	17"	*Quercus virginiana* - Live Oak	Poor - significant lean, one-sided canopy, secondary growth, vines
7499	20"	*Quercus virginiana* - Live Oak	Fair - co-dominant structure no inclusion, upright branching, stand alone tree, girdled roots
7504	29"	*Quercus virginiana* - Live Oak	Fair - decay in lateral branching, deadwood, secondary growth, vines
7521	15"	*Quercus virginiana* - Live Oak	Good - upright structure, minor deadwood, vines
7522	17"	*Quercus virginiana* - Live Oak	Fair - significant lean on trunk, deadwood, vines, keep together with #7521 as a cluster
7523	20"	*Pinus palustris* - Longleaf Pine	Poor - co-dominant structure with inclusion, poor structure
7524	36"/24"/22"	*Quercus virginiana* - Live Oak	Poor - tree has separated and split with inclusion, advanced decay, large deadwood, vines
7548	15"	*Pinus elliottii* - Slash Pine	Good - good for species, vines
7549	11"	*Pinus elliottii* - Slash Pine	Good - good for species, vines
7550	17"	*Pinus elliottii* - Slash Pine	Good - good for species, vines, keep with #7551
7551	12"	*Pinus elliottii* - Slash Pine	Good - good for species, vines, keep with #7550
7563	10"	*Quercus laurifolia* - Laurel Oak	Poor - sap sucker damage, one-sided canopy, broken canopy, deadwood, secondary growth, poor structure
7564	16"	*Quercus laurifolia* - Laurel Oak	Good - upright structure, balanced canopy, minor deadwood
7574	22"	*Quercus laurifolia* - Laurel Oak	Poor - co-dominant structure with inclusion, advanced decay, canopy dieback, large deadwood
7614	6"/9"/10"	*Quercus virginiana* - Live Oak	Poor - heavily encroached with vines, little foliage, canopy in decline, deadwood
7617	13"	*Pinus elliottii* - Slash Pine	Poor - high co-dominant structure with inclusion, poor structure
7658	16"	*Pinus elliottii* - Slash Pine	Good - good for species, deadwood
7682	13"	*Pinus elliottii* - Slash Pine	Good - good for species, deadwood, vines
7683	10"	*Quercus laurifolia* - Laurel Oak	Fair - encroached by pines, stunted canopy, deadwood, vines
7684	14"	*Pinus elliottii* - Slash Pine	Fair - one-sided canopy, deadwood
7685	17"	*Pinus elliottii* - Slash Pine	Fair- slight lean, deadwood, heavy vines
7688	19"	*Quercus laurifolia* - Laurel Oak	Dead tree only trunk remaining
7689	17"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in parent trunk, canopy dieback, broken branches, deadwood
7694	11"	*Pinus elliottii* - Slash Pine	Poor - heavy vines, poor trunk structure, deadwood
7697	13"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, canopy dieback, secondary growth, vines
7698	13"	*Quercus virginiana* - Live Oak	Dead tree
7713	30"	*Quercus virginiana* - Live Oak	Fair - light canopy, deadwood, moss, secondary growth
7716	12"	*Quercus virginiana* - Live Oak	Poor - 50% dead, advanced decay, large deadwood, heavily forested canopy
7718	10"	*Quercus virginiana* - Live Oak	Poor - high canopy, no lateral branching, significant lean, poor structure

7719	25"	*Quercus virginiana* - Live Oak	Fair - high canopy, secondary growth, large deadwood, vines
7720	10"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, one-sided canopy, secondary growth, deadwood
7721	8"/9"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure with inclusion, canopy dieback, no lateral branching, deadwood, vines
7722	8"/9"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure with inclusion, canopy dieback, no lateral branching, deadwood, vines
7723	11"	*Quercus laurifolia* - Laurel Oak	Fair - one-sided canopy, decay, deadwood
7724	19"	*Quercus virginiana* - Live Oak	Fair - slight lean, one-sided canopy, low lateral limbs, deadwood
7725	22"	*Quercus laurifolia* - Laurel Oak	Poor - tree completely uprooted, decay, leaning, deadwood
7726	14"	*Quercus virginiana* - Live Oak	Fair - low attachment with inclusion, multiple branching, deadwood, vines
7727	13"	*Quercus virginiana* - Live Oak	Poor - 75% dead, significant lean, advanced decay, large basal cavity
7728	15"	*Quercus virginiana* - Live Oak	Poor - advanced decay, significant lean, secondary growth, large deadwood
7729	15"	*Quercus virginiana* - Live Oak	Fair - slight lean, upper canopy foliage is thin, bottom tree encroached, deadwood
7730	12"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, canopy in decline, deadwood, vines
7731	13"/16"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure with inclusion, advanced decay in trunk, deadwood, poor structure
7732	10"	*Quercus laurifolia* - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7733	12"	*Quercus laurifolia* - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7734	5"/11"	*Quercus laurifolia* - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7735	11"	*Quercus virginiana* - Live Oak	Poor - canopy in decline, decay, broken branches, deadwood
7736	12"/11"	*Quercus virginiana* - Live Oak	Poor - co-dominant structure, canopy in decline, broken branches, deadwood
7737	10"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, deadwood, secondary growth, vines
7738	18"	*Quercus virginiana* - Live Oak	Fair - in swale, good buffer tree only, not a good stand alone tree, deadwood, vines
7739	21"	*Quercus virginiana* - Live Oak	Fair - fence girdling, balanced canopy, deadwood, heavy vines
7740	14"	*Quercus virginiana* - Live Oak	Poor - high co-dominant structure with inclusion, decay in trunk, deadwood
7741	10"	*Quercus virginiana* - Live Oak	Poor - high co-dominant structure, advanced decay, deadwood
7742	11"	*Quercus virginiana* - Live Oak	Poor - high canopy, significant lean, no lateral branching, deadwood
7747	8"/8"/9"/12"	*Quercus virginiana* - Live Oak & *Quercus laurifolia* - Laurel Oak	Poor - cluster of Live and Laurel Oaks, canopy dieback, heavy vines, deadwood
7749	10"	*Quercus laurifolia* - Laurel Oak	Poor - co-dominant structure with inclusion, one-sided canopy, deadwood, vines
7750	5"/9"	*Pinus elliottii* - Slash Pine	Fair - low co-dominant structure, one-sided canopy, deadwood, vines
7752	9"	*Quercus laurifolia* - Laurel Oak	Poor - canopy dieback, one-sided canopy, deadwood, vines
7765	13"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in trunk, large wound in lateral branch from neighboring tree, secondary growth, deadwood
7779	15"	*Quercus laurifolia* - Laurel Oak	Poor - large basal wound with advanced decay, hanger, deadwood, vines
7783	15"	*Quercus laurifolia* - Laurel Oak	Poor - significant lean in canopy, heavily encroached, decay, deadwood
7784	29"	*Quercus virginiana* - Live Oak	Fair - minor dieback in canopy, low lateral branching, large deadwood, vines
7785	10"/12"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure with inclusion, trunk decay, deadwood, vines
7786	10"	*Quercus laurifolia* - Laurel Oak	Bad position, did not find
7787	10"	*Quercus virginiana* - Live Oak	Poor - significant lean, one-sided canopy, deadwood, vines
7789	11"/12"	*Quercus laurifolia* - Laurel Oak	Fair - tri-dominant structure with inclusion, upright branching, minor decay, deadwood, vines
7790	12"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, canopy in decline, vines, poor structure
7791	17"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, girdled roots, broken branches, hangers, vines
7792	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay, one-sided canopy, lower dead branching, vines
7793	10"	*Quercus laurifolia* - Laurel Oak	Poor - high tri-dominant structure, decay, one-sided canopy, lower dead branching, vines, poor structure
7794	10"	*Quercus virginiana* - Live Oak	Poor - significant lean, one-sided canopy, secondary growth, deadwood, vines
7795	8"/10"/14"	*Quercus virginiana* - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7796	20"	*Quercus virginiana* - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7797	19"	*Quercus virginiana* - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7801	13"	*Quercus virginiana* - Live Oak	Poor - significant lean, no lateral branching, decay, deadwood, vines
7802	8"/14"	*Quercus laurifolia* - Laurel Oak	Poor - 1/2 tree broken off, decay, broken branches, deadwood, vines
7803	10"	*Quercus virginiana* - Live Oak	Poor - no lateral branching, canopy heavily encroached and in complete decline
7804	17"	*Quercus virginiana* - Live Oak	Fair - upright branching, moss, deadwood, vines, keep together with #7805 & #7806, not good stand alone tree
7805	17"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep together with #7804 & #7806, not good stand alone tree
7806	12"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep together with #7804 & #7805, not good stand alone tree
7807	12"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as cluster with #7809, not good stand alone tree
7808	20"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as cluster with #7807 #7809, not good stand alone tree
7809	15"	*Quercus virginiana* - Live Oak	Fair - significant lean on trunk, canopy balanced with surrounding oaks, keep as cluster with #7807 #7808, not good stand alone tree
7812	10"	*Quercus virginiana* - Live Oak	Poor - no lateral branching, significant lean, deadwood, heavy vines
7813	25"	*Persea palustris* - Swamp Bay	Dead tree - canopy dieback, decay, heavy vines

7814	7"/8"	*Quercus virginiana* - Live Oak	Poor - heavily encroached by vines, canopy dieback, deadwood
7816	14"	*Persea palustris* - Swamp Bay	Poor - canopy dieback, broken lateral branches
7817	8"/8"/10"	*Quercus virginiana* - Live Oak	Fair - in swale with water, full canopy, deadwood, vines
7820	16"	*Quercus laurifolia* - Laurel Oak	Fair - upright branching, minor decay, deadwood, vines
7821	13"	*Quercus laurifolia* - Laurel Oak	Good - upright canopy, balanced canopy, deadwood
7822	11"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, decay, broken branches, secondary growth
7823	10"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, decay, broken branches, secondary growth
7824	12"	*Quercus laurifolia* - Laurel Oak	Poor - canopy in decline, center lead dead, broken branches, hangers, deadwood
7825	10"	*Quercus laurifolia* - Laurel Oak	Poor - heavily encroached canopy, no lateral branching, secondary growth, deadwood
7860	18"	*Quercus virginiana* - Live Oak	Fair - decay in smaller 6" lead, 1 dead, slight lean, deadwood, vines
7861	18"	*Quercus virginiana* - Live Oak	Fair - upright canopy, slight lean, secondary growth, large deadwood, vines
7862	11"	*Quercus laurifolia* - Laurel Oak	Fair - heavily encroached canopy, one-sided canopy, slight lean, buffer tree only, not a good stand alone tree
7899	10"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, slight lean, deadwood
7907	10"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, slight lean, deadwood
7908	8"/9"	*Quercus laurifolia* - Laurel Oak	Poor - low tri-dominant structure with inclusion, secondary growth, deadwood, vines
7909	11"	*Quercus laurifolia* - Laurel Oak	Dead tree
7927	19"	*Quercus laurifolia* - Laurel Oak	Dead tree - fallen over
7940	30"	*Quercus virginiana* - Live Oak	Fair - co-dominate structure with inclusion, slight lean, deadwood, vines
7962	11"	*Quercus virginiana* - Live Oak	Poor - co-dominant structure, girdled into fence, canopy utility pruning
7967	11"	*Quercus virginiana* - Live Oak	Good - high co-dominant structure no inclusion, balanced canopy, deadwood
7968	24"	*Quercus virginiana* - Live Oak	Fair - balanced canopy, moss, large deadwood, vines
7969	9"/11"/10"	*Quercus virginiana* - Live Oak	Fair - tri-dominant structure with inclusion, upright canopy, deadwood, vines
8004	36"	*Quercus virginiana* - Live Oak	Good - minor decay, balanced canopy, deadwood, vines
8005	18"	*Quercus virginiana* - Live Oak	Good - good if kept with #8004, if not fair - significant lean, one-sided canopy, deadwood, vines
8006	23"	*Quercus virginiana* - Live Oak	Fair - co-dominant structure with inclusion, crossing branching, deadwood, heavy vines
8007	11"	*Quercus laurifolia* - Laurel Oak	Poor - encroached canopy, no lateral branching, lean in upper canopy, deadwood, vines
8008	16"	*Quercus laurifolia* - Laurel Oak	Poor - co-dominant structure with large inclusion, canopy dieback, deadwood, heavy vines
8009	18"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in lateral branches, deadwood, vines, poor structure
8010	23"	*Quercus virginiana* - Live Oak	Fair - multiple branching, minor decay, deadwood, vines
8011	17"	*Quercus virginiana* - Live Oak	Fair - co-dominant structure, trunk girdled into barbed wire fence, deadwood, vines
8052	22"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, keep with #8053 as a cluster, deadwood, vines
8053	13"/18"/22"	*Quercus virginiana* - Live Oak	Fair - tri-dominant structure with inclusion, minor decay, keep with #8052, not a good stand alone cluster, deadwood, vines
8054	21"	*Quercus virginiana* - Live Oak	Fair - slight lean, one-sided canopy, keep with #8055, not a good stand alone tree
8055	27"	*Quercus virginiana* - Live Oak	Good - balanced canopy, lower branching, slight lean, deadwood
8061	18"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in upper union, broken branching, deadwood, vines
8062	27"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, minor decay, canopy over road, deadwood, vines
8060	13"	*Quercus virginiana* - Live Oak	Fair - co-dominant structure, slight lean, deadwood, heavy vines
8037	18"/18"	*Quercus laurifolia* - Laurel Oak	Fair - low co-dominant structure no inclusion, hangers in canopy, deadwood, vines
8038	14"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, canopy dieback, vines
8096	6"/9"/11"	*Quercus laurifolia* - Laurel Oak	Poor - tri-dominant structure with inclusion, 6" lead dead, canopy dieback, hangers, deadwood
8097	10"/10"	*Quercus laurifolia* - Laurel Oak	Poor - low co-dominant structure, canopy dieback, advanced decay, deadwood, vines
8098	16"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, advanced decay, broken branches, deadwood, vines
8101	34"	*Quercus virginiana* - Live Oak	Poor - 1/2 tree dead, advanced decay, large dead branching, deadwood, vines
8102	28"	*Quercus virginiana* - Live Oak	Poor - 1/2 tree dead, advanced decay, large dead branching, deadwood, vines
8103	12"	*Quercus laurifolia* - Laurel Oak	Good - upright, and balanced canopy, deadwood, vines
8104	22"	*Quercus virginiana* - Live Oak	Poor - advanced decay in lateral branching, broken branches, large deadwood, vines
8105	18"	*Quercus virginiana* - Live Oak	Poor - 1/2 tree canopy dead, advanced decay, broken branches, vines
8106	20"	*Quercus laurifolia* - Laurel Oak	Fair - upright branching, balanced, minor decay, deadwood, vines
8087	21"	*Quercus virginiana* - Live Oak	Good - balanced canopy, deadwood, good structure
8088	14"	*Quercus virginiana* - Live Oak	Good - balanced canopy, deadwood, good structure
8175	23"	*Quercus virginiana* - Live Oak	Good - co-dominant structure, balanced canopy, deadwood, good structure
8179	12"	*Quercus virginiana* - Live Oak	Fair - broken canopy, young balanced tree, girdled into barbed wire fencing, deadwood
8238	24"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as a cluster

8239	16"/18"/20"	*Quercus virginiana* - Live Oak	Fair -multiple branching, deadwood, vines, keep as a cluster, only this cluster of tree is a good stand alone group
8240	33"	*Quercus virginiana* - Live Oak	Fair - broken branches, deadwood, vines, keep as a cluster
8241	20"	*Quercus virginiana* - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as a cluster
8242	17"	*Quercus virginiana* - Live Oak	Poor - center trunk broken and topped with decay, deadwood, vines, keep as a cluster
8243	22"	*Quercus virginiana* - Live Oak	Fair - minor decay, deadwood, vines, keep with #8244
8244	17"	*Quercus virginiana* - Live Oak	Fair - slight lean, deadwood, vines, keep with #8243
8245	25"	*Quercus virginiana* - Live Oak	Fair- broken branches, large deadwood, vines, keep with other 4 Live Oaks
8246	21"	*Quercus virginiana* - Live Oak	Fair - minor decay, upright branching, deadwood, vines
8242	19"	*Quercus virginiana* - Live Oak	Poor - advanced decay, 75% dead, large deadwood, vines
8248	10"	*Quercus virginiana* - Live Oak	Fair - upright structure, deadwood, vines, keep as a pair with #8249
8249	10"/13"	*Quercus virginiana* - Live Oak	Fair - upright structure, deadwood, vines, keep as a pair with #8248
8250	11"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure, damage canopy, deadwood, vines, poor structure
8251	26"	*Quercus virginiana* - Live Oak	Fair- co-dominant structure, some canopy damage from fallen neighboring tree, deadwood, vines
8252	15"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure, damage in canopy, deadwood, vines, poor structure
8253	17"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure, multiple branching, no lateral branching, deadwood, vines, poor structure
8254	31"	*Quercus virginiana* - Live Oak	Fair - slight lean on canopy, minor decay, deadwood, vines
8255	15"	*Quercus laurifolia* - Laurel Oak	Dead - fallen tree
8363	27"	*Quercus virginiana* - Live Oak	Fair - tri-dominant structure, broken branches, large deadwood, vines
8364	16"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay, broken canopy, vines, poor structure
8365	10"	*Quercus laurifolia* - Laurel Oak	Poor - significant lean, no lateral branching, canopy fully engulfed with vines, deadwood
8366	10"	*Quercus laurifolia* - Laurel Oak	Poor - significant lean, no lateral branching, canopy fully engulfed with vines, deadwood
8367	18"	*Quercus virginiana* - Live Oak	Poor - advanced decay, lower broken branches, hangers, vines
8372	12"	*Quercus laurifolia* - Laurel Oak	Poor - high canopy, no lateral branching, broken upper branching, poor structure
8375	20"/30"	*Quercus virginiana* - Live Oak	Fair - decay in lateral branches, no lateral branching, large deadwood, vines
8399	11"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, narrow limited branches, deadwood, keep together with #8399
8400	11"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, narrow limited branches, deadwood, keep together with #8400
8401	12"	*Quercus laurifolia* - Laurel Oak	Poor - high co-dominant structure, high canopy, no lateral branching, lean in canopy, deadwood
8402	6"/7"/8"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in 6" limb, canopy dieback, multiple low branching, deadwood, poor structure
8403	13"	*Quercus laurifolia* - Laurel Oak	Poor - narrow high canopy, canopy dieback, no lateral branching, poor structure
8410	10"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, lean, deadwood, poor structure
8411	14"	*Quercus laurifolia* - Laurel Oak	Fair - low co-dominant structure with inclusion, high inclusion, canopy dieback, deadwood, secondary growth, poor structure, buffer tree only
8412	10"/14"	*Quercus laurifolia* - Laurel Oak	Fair - broken lateral branching, minor canopy tip dieback, secondary growth, deadwood, buffer tree only
8413	11"/12"/12"/12"/6"	*Quercus laurifolia* - Laurel Oak	Fair- multiple branching with inclusions, canopy tip dieback, deadwood, vines, buffer trees only
8518	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay, no lateral branching, deadwood, vines, poor structure
8519	10"	*Quercus laurifolia* - Laurel Oak	Poor - decay, no lateral branching, deadwood, vines, poor structure
8520	15"	*Quercus laurifolia* - Laurel Oak	Poor - advanced decay in upper canopy, deadwood, vines, poor structure
8521	42"	*Quercus virginiana* - Live Oak	Fair - low branching, large deadwood, and large vines
8522	22"	*Quercus virginiana* - Live Oak	Poor - advanced decay, slight lean, large deadwood, vines
8523	32"	*Quercus virginiana* - Live Oak	Poor - canopy dieback with little reaction wood, large deadwood, heavy vines
8524	11"	*Quercus laurifolia* - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8525	12"	*Quercus laurifolia* - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8526	10"	*Quercus laurifolia* - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8528	11"	*Quercus virginiana* - Live Oak	Poor - high canopy, no lateral branching, deadwood, vines, poor structure
8529	15"	*Quercus virginiana* - Live Oak	Poor- high co-dominant structure, no lateral branching deadwood, vines, poor structure
8533	11"	*Quercus laurifolia* - Laurel Oak	Poor - no lateral branching, secondary growth, deadwood, vines
8534	12"	*Quercus laurifolia* - Laurel Oak	Fair - high canopy, upper lateral branching, secondary growth
8720	32"	*Quercus virginiana* - Live Oak	Good - minor decay, large deadwood, vines, good structure
8723	22"	*Quercus virginiana* - Live Oak	Fair - upright branching, deadwood vines, keep together as a pair with # 8724
8724	23"	*Quercus virginiana* - Live Oak	Fair - slight lean, deadwood, vines, keep together as a pair with #8723
8727	11"	*Quercus laurifolia* - Laurel Oak	Fair - upright canopy, high lateral branching, secondary growth, deadwood
8728	12"	*Quercus laurifolia* - Laurel Oak	Poor - one-sided canopy, slight lean, secondary growth, deadwood
8736	14"	*Quercus virginiana* - Live Oak	Poor - significant lean, deadwood, vines, poor structure
8737	18"	*Quercus virginiana* - Live Oak	Fair - upright canopy, slight lean, high canopy, deadwood
8877	19"	*Quercus virginiana* - Live Oak	Fair - high co-dominant structure with inclusion, upper lateral branching, deadwood, vines

8895	38"	*Quercus virginiana* - Live Oak	Fair - slight lean, secondary growth, large deadwood, vines
8899	31"	*Quercus virginiana* - Live Oak	Fair- secondary growth, large deadwood, vines
8902	17"	*Quercus virginiana* - Live Oak	Dead tree
8903	15"	*Quercus laurifolia* - Laurel Oak	Fair - high canopy, minor decay, deadwood, vines
8906	24"	*Quercus virginiana* - Live Oak	Poor- 1/2 tree dead, broken lateral branches, large deadwood, vines
8911	19"	*Quercus virginiana* - Live Oak	Poor- 1/2 tree dead, broken lateral branches, large deadwood, vines
8912	11"	*Quercus laurifolia* - Laurel Oak	Poor - 1/2 canopy dead, no lateral branching, secondary growth, deadwood, vines
8913	31"	*Quercus virginiana* - Live Oak	Poor - 1/2 tree dead, decay, large deadwood, vines



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 0.04 0.06 0.08 Miles

PLAT 2410-004

BOULDER SQUARE IMPROVEMENT PLAN

PARCELS F01A008, F01-101, G06-185, G06-186 & G06-187

MAP 1B

LOCATION MAP

OCT 2024

SUBDIVISION-IMPROVEMENT PLANS

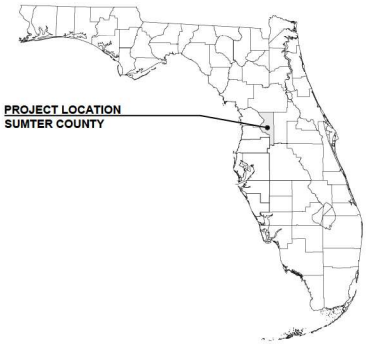
FOR:

BOULDER SQUARE

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA 34785

SECTION 01, TOWNSHIP 19, RANGE 22
SECTION 06, TOWNSHIP 19, RANGE 23

OCTOBER 2024



PARCEL ID

PARCEL 06-19-23-G06-185: R-1
PARCEL 06-19-23-G06-186: R-1
PARCEL 06-19-23-G06-187: R-1
PARCEL 01-19-22-F01A008: R-1
PARCEL 01-19-22-F01-101: R-1

LEGAL DESCRIPTION

(PARCEL G06-187: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1416906A1, DATED AUGUST 29, 2023)

COMMENCE AT THE NORTHWEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, DISTANCE OF 16.59 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.09 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1326.62 FEET, TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N 00°01'12" E A DISTANCE OF 1326.56 FEET, TO THE POINT OF BEGINNING. SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, A DISTANCE OF 16.59 FEET, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1289.84 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°01'13" W A DISTANCE OF 37.58 FEET TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N 00°01'12" E A DISTANCE OF 35.09 FEET, THENCE N 89°47'48" E A DISTANCE OF 667.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A WATER, SEWER, AND GREY WATER EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 552, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

(PARCELS F01A008 & F01-101: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435397, DATED JULY 26, 2023)

PARCEL 1

LOT 1, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FURTHER DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 89°44'08" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE SOUTH 89°59'41" EAST A DISTANCE OF 16.59 FEET; THENCE SOUTH 00°01'12" WEST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 89°44'20" WEST A DISTANCE OF 1345.34 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°04'56" EAST ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

(PARCEL G06-186: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435399, DATED AUGUST 4, 2023)

LOT 4, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N89°59'59"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E, A DISTANCE OF 1327.20 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N89°59'41"W ALONG SAID SOUTH LINE A DISTANCE OF 653.59 TO THE SW CORNER OF SAID N 1/2 OF THE NW 1/4, THENCE N00°00'34"E ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1326.56 FEET TO THE POINT OF BEGINNING

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N89°59'59"E ALONG SAID NORTH LINE A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E A DISTANCE OF 29.87 FEET, THENCE S89°46.26"W A DISTANCE OF 645.00 FEET TO THE WEST LINE OF SAID NW 1/4, THENCE N00°00'34"E ALONG SAID WEST LINE A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

(PARCEL G06-185: AS FURNISHED BY STEWART TITLE GUARANTY COMPANY - COMMITMENT NUMBER: 23000050Z2A, DATED AUGUST 8, 2023)

LOT 5:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N 89° 59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57" E, A DISTANCE OF 1327.60 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N 89 °59' 41" W ALONG SAID SOUTH LINE A DISTANCE OF 668.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 1327.20 FEET, TO THE POINT OF BEGINNING

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N 89 °59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57" E A DISTANCE OF 27.28 FEET, THENCE S 89° 46' 26" W A DISTANCE OF 658.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 29.87 FEET, TO THE POINT OF BEGINNING.

ZONING

R-1 LOW DENSITY RESIDENTIAL

FUTURE LAND USE

RESIDENTIAL - SINGLE FAMILY

AGENCIES TO BE NOTIFIED / UTILITY PROVIDERS

CITY OF WILDWOOD PLANNING DEPT
100 N. MAIN STREET
WILDWOOD, FL 34785
P: (352) 330-1334

DUKE ENERGY
8 NORTH HIGHLAND STREET
WINTER GARDEN, FL 32787
P: (800) 700-8744

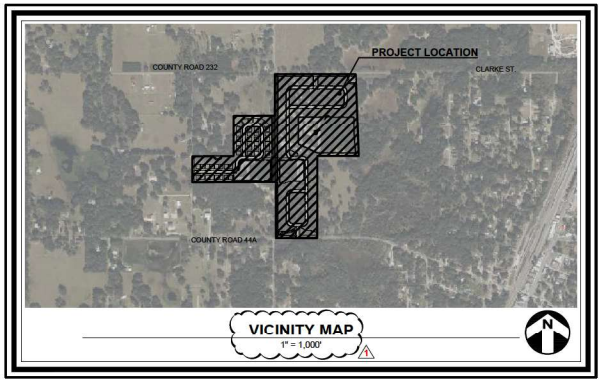
CITY OF WILDWOOD UTILITIES
100 N. MAIN STREET
WILDWOOD, FL 34785
P: (352) 330-1336

TECO ENERGY
600 WEST ROBINSON STREET
ORLANDO, FL 32801
P: (407)-420-6663

SWFWMD - BARTOW SERVICE OFFICE
170 CENTURY BOULEVARD,
BARTOW, FL, 33830-7700
P: (863) 534-1448

VERIZON FLORIDA, INC
1909 US HIGHWAY 301 N
TAMPA, FL 33619
P: (813) 627-8343

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SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL NOTES
C003-C004	DEMO AND EROSION CONTROL PLAN
C005	DEMO AND EROSION CONTROL DETAILS
C100	MASTER SITE PLAN
C101 - C105	GEOMETRY PLAN
C200	OVERALL UTILITY PLAN
C201 - C207	UTILITY PLAN
C300	OVERALL DRAINAGE PLAN
C301 - C307	DRAINAGE PLAN
C400	OVERALL GRADING PLAN
C401 - C410	GRADING PLAN
C500 - C514	ROADWAY PLAN AND PROFILES
C600 - C601	PAVEMENT MARKING AND SIGNAGE PLAN
C800 - C801	VEHICULAR CIRCULATION PLAN
C900	CONSTRUCTION DETAILS
C920 - C922	LIFT STATION PLAN
C930 - C934	CITY UTILITY DETAILS
L001 - L105	LANDSCAPE PLANS
1 THRU 11	BOUNDARY AND TOPOGRAPHIC SURVEY

MAINTENANCE & OPERATION DATA:

PROPOSED FACILITY/ IMPROVEMENT	OWNERSHIP & MAINTENANCE
ONSITE ROADS	CITY OF WILDWOOD
WATER MAIN	CITY OF WILDWOOD
RECLAIM MAIN	CITY OF WILDWOOD
STORMWATER	HOME OWNERS ASSOCIATION
SANITARY SEWER LIFT STATION	CITY OF WILDWOOD
FORCE MAIN	CITY OF WILDWOOD

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue, Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

PREPARED FOR:

PFD TWISTED SISTERS LLC

ENGINEER
MADDEN, MOORHEAD & STOKES, LLC
ATTN: DAVID A. STOKES, PE
431 E HORATIO AVE, STE 260
(407) 629-8330 X 130
DStokes@Madden-eng.com

SURVEYOR
ALLEN & COMPANY
ATTN: JAMES L. RICKMAN
16 EAST PLANT ST
WINTER GARDEN, FLORIDA 34787
P:(407) 654-5355
JIM@ALLEN-COMPANY.COM

OWNER/DEVELOPER
PFD TWISTED SISTERS LLC
ATTN: DWIGHT SAATHOFF
7575 DR. PHILLIPS BLVD., STE 265
ORLANDO, FLORIDA 32819
P:(407) 730-9916
DWIGHT@PFDLLC.NET

ATTN: BAILEY RONNIE LAVON JR & STEPHANIE LASHAY
765 CR 217, WILDWOOD, FL 34785
(352) 536-3065
RONNIE.BAILEYJR.@YAHOO.COM

ATTN: PUMPHREY PAUL & SANDRA
PO BOX 1228 WILDWOOD, FL 34785-1228
(352) 748-1182
ROBBY@OXFORDLAND.COM

ATTN: BAILEY RONNIE LAVON SR & RONNIE JR
445 AUSTIN STREET LAKE WALES, FL 33853
(352) 536-3065
RONNIE.BAILEYJR.@YAHOO.COM

LANDSCAPE ARCHITECT
DALY DESIGN GROUP INC.
ATTN: BILL MAKI
913 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789
P:(407) 740-7373
BMAKI@DALYDESIGN.COM

CONSTRUCTION PLANS

SUBMITTAL LOG		
DATE	SUBMITTAL	BY
10/23/2024	SUBDIVISION IMPROVEMENTS PLANS TO CITY	
01/15/2025	SUBDIVISION IMPROVEMENT PLANS TO CITY	

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DAVID ASHLEY STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by David Ashley Stokes, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by David A Stokes
Date: 2025.04.24 15:25:42 -04'00'

BOULDER SQUARE - CONSTRUCTION PLANS
JOB NO. 23MM0800

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE FDOT "STANDARD PLANS", WHICHEVER IS MORE STRINGENT.

2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT STANDARD PLANS, LATEST EDITION.

3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.

4. CONTRACTOR, INCLUDING ANY SUB-CONTRACTORS, IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - FDEP NPDES GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)

5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.

6. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.

7. DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXTRA WORK INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.

9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.

10. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLANS/DEVELOPMENT PLANS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

11. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.

13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.

15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.

16. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER OPTIC SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

18. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

19. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

20. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

21. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.

22. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

23. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.

24. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD CENTERLINE GEOMETRY, AND BUILDING COORDINATES PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION.

25. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.

2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE FLAGGED/MARKED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.

9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF CURB OR SIDEWALK WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE SPECIFIED.

10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
    12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
    12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE REINFORCED PIPE (RP) PIPE

13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.

15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I..

16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONTRACTION JOINTS EVERY 5-FEET AND AN EXPANSION JOINT EVERY 50-FEET (MINIMUM). MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%.

17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.

18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.

19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.

20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.

21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.

22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.

23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.

24. ALL OFFSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.

25. ALL ONSITE ROADWAY MARKING/STRIPING MATERIAL SHALL BE PAINT UNLESS OTHERWISE SPECIFIED.

26. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

27. PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

28. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.). IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

29. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.

30. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.

31. YARD DRAINS SHALL BE NYLOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.

32. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST TRAVEL LANE.

33. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

PAVING AND DRAINAGE (CONTINUED)

34. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

35. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

36. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND TYPE 'J' OR 'P' STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

37. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

2. GRAVITY SEWER PIPE SHALL BE SDR35 PVC AND SHALL MEET ASTM D3034, UNLESS OTHERWISE SPECIFIED.

3. ALL SANITARY SERVICE LATERALS SHALL BE 6-INCH DIAMETER PVC AND SHALL END WITH A CLEAN OUT.

4. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

5. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48-INCHES AND A MINIMUM ACCESS DIAMETER OF 22-INCHES.

6. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

7. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

8. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH, AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.

9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES, AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCED NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.

10. MADDEN, MOORHEAD & STOKES, LLC SHALL BE NOTIFIED A MINIMUM OF FIVE (5) FULL WORKING DAYS PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)-629-8330.

11. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.

12. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF BASE COURSE.

13. MINIMUM SLOPE ON ALL SANITARY SEWER GRAVITY MAINS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

14. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.

15. MARK RESIDENTIAL LATERALS WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S'

16. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLE/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'x4' AT MANHOLES, AND 2'x2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.

18. ALL LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

19. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.

20. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH THE GREATER OF FDEP OR THE UTILITY PROVIDER'S MINIMUM CRITERIA. ANY LINE NOT MEETING MINIMUM SLOPES SHALL BE REPLACED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

21. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

22. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

23. WATER-TIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.

3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

6. SITE UTILITY WORK SHALL TERMINATE 5-FEET FROM BUILDINGS UNLESS OTHERWISE STATED.

7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.

WATER (CONTINUED)

9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:

   9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

   9.2. 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.

10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

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

   10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE 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. THIS MINIMUM HORIZONTAL DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE INCREASED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

   10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 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 CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, 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.

12. WATER LINES 24-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUBING.

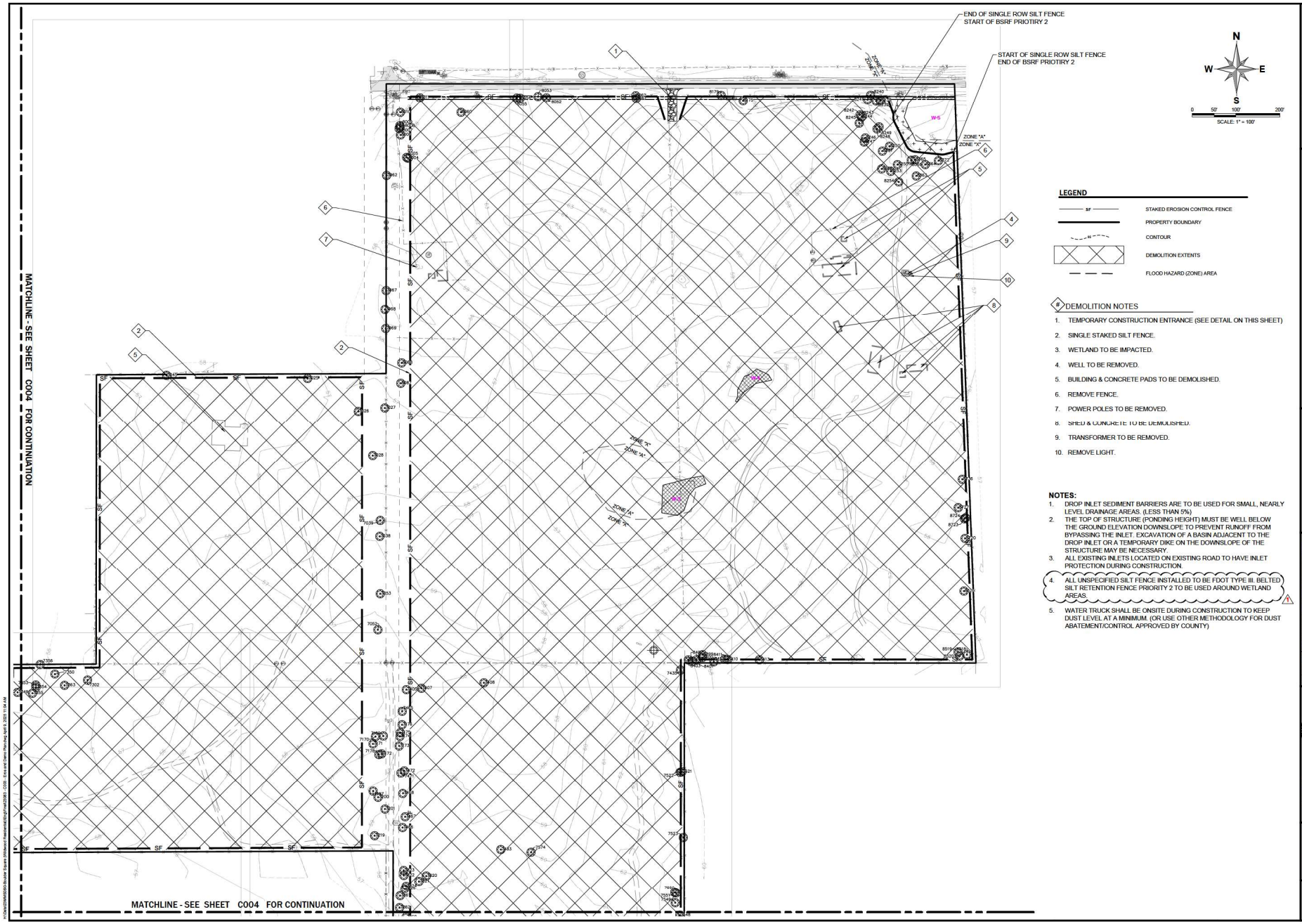
13. WATER LINES 4-INCH TO 12-INCH IN DIAMETER SHALL BE NSF LOGO PVC PIPE CONFORMING TO AWWA C-900 AND BE DR-18.

14. ALL FITTINGS SHALL BE DUCTILE IRON (D.I.) OR GRAY IRON MECHANICAL JOINTS WITH A MINIMUM PRESSURE RATING OF 250 P.S.I. CONFORMING TO ANSI A-21.10 / AWWA C-110, OR D.I. COMPACT FITTINGS FOR DIAMETERS 4 INCH TO 12 INCH CONFORMING TO ANSI A 21.53 / AWWA C 153.

15. FROM THE POINT OF SERVICE (P.O.S.) FORWARD AS DESIGNATED BY F.S. 633, FIRE SUPPLY PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.

16. GATE VALVES SHALL CONFORM TO AWWA C-509/47, WITH WRENCH NUT EXTENSION STEMS AND COVER APPURTENANCES AS REQUIRED AND SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.

17. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED, 10-GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR



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0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- SF — STAKED EROSION CONTROL FENCE
- PROPERTY BOUNDARY
- CONTOUR
- DEMOLITION EXTENTS
- FLOOD HAZARD (ZONE) AREA

 # DEMOLITION NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
2. SINGLE STAKED SILT FENCE.
3. WETLAND TO BE IMPACTED.
4. WELL TO BE REMOVED.
5. BUILDING & CONCRETE PADS TO BE DEMOLISHED.
6. REMOVE FENCE.
7. POWER POLES TO BE REMOVED.
8. SHED & CONCRETE TO BE DEMOLISHED.
9. TRANSFORMER TO BE REMOVED.
10. REMOVE LIGHT.

NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. THE TOP OF STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
3. ALL EXISTING INLETS LOCATED ON EXISTING ROAD TO HAVE INLET PROTECTION DURING CONSTRUCTION.
4. ALL UNSPECIFIED SILT FENCE INSTALLED TO BE FDOT TYPE III. BELTED SILT RETENTION FENCE PRIORITY 2 TO BE USED AROUND WETLAND AREAS.
5. WATER TRUCK SHALL BE ONSITE DURING CONSTRUCTION TO KEEP DUST LEVEL AT A MINIMUM. (OR USE OTHER METHODOLOGY FOR DUST ABATEMENT/CONTROL APPROVED BY COUNTY)

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

EROSION & DEMOLITION PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

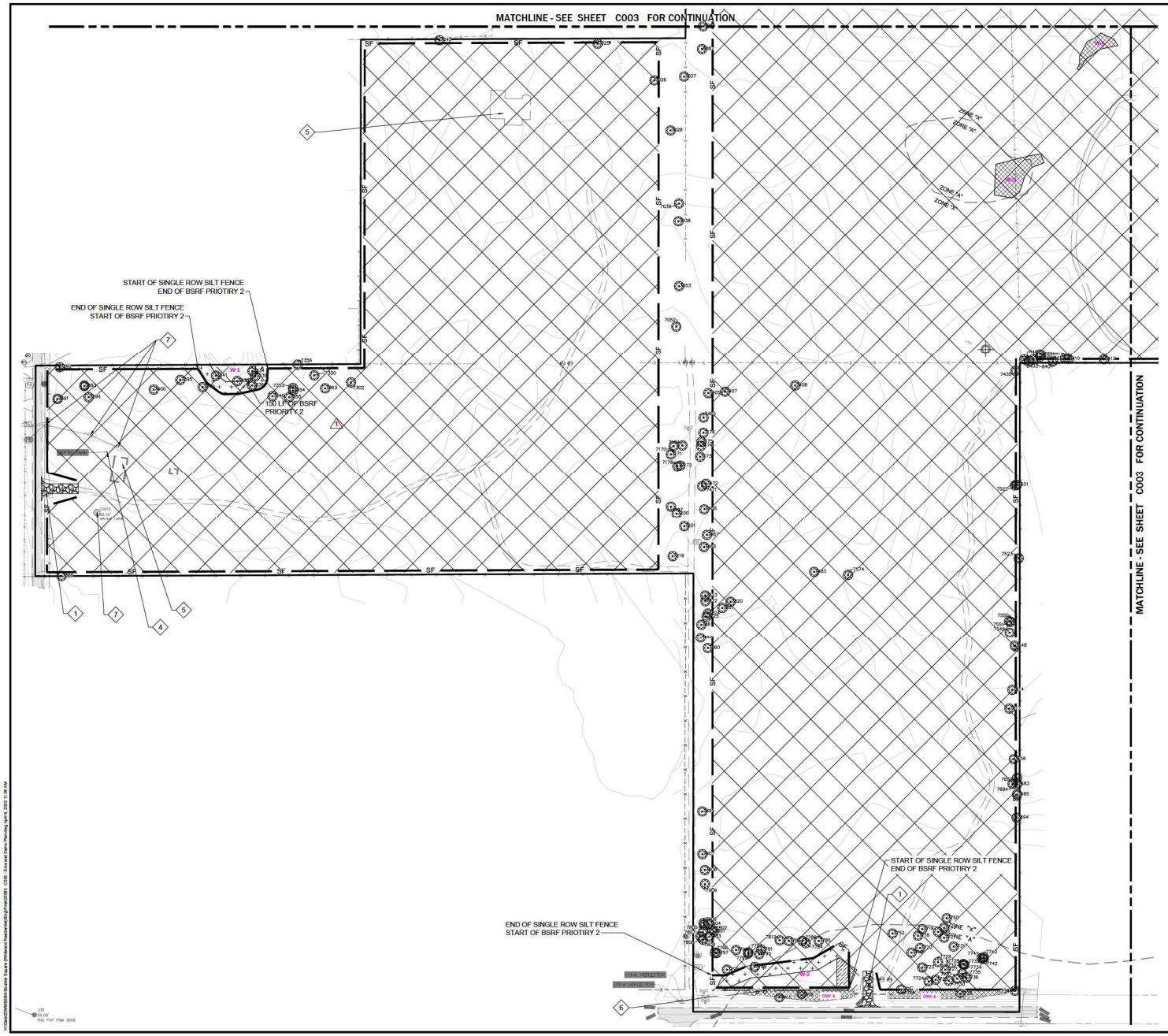
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ENGINEER OF RECORD

JOB # 23083
DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

C003



N
W E
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0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- SF — STAKED EROSION CONTROL FENCE
- PROPERTY BOUNDARY
- CONTOUR
- DEMOLITION EXTENTS
- FLOOD HAZARD (ZONE) AREA

DEMOLITION NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
2. SINGLE STAKED SILT FENCE.
3. WETLAND TO BE IMPACTED.
4. WELL/SEPTIC TANK TO BE REMOVED.
5. BUILDING & CONCRETE PADS TO BE DEMOLISHED.
6. REMOVE FENCE.
7. POWER POLES TO BE REMOVED.
8. SHED & CONCRETE TO BE DEMOLISHED.
9. TRANSFORMER TO BE REMOVED.
10. REMOVE LIGHT.

NOTES:

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3. ALL EXISTING INLETS LOCATED ON EXISTING ROAD TO HAVE INLET PROTECTION DURING CONSTRUCTION.
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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

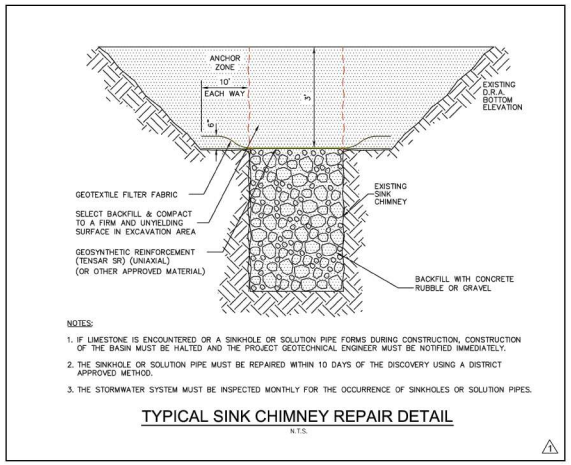
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APPROVED BY:	DAS

C004



NOTES:

1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL

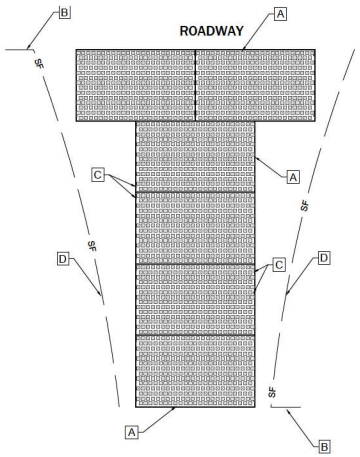
N.T.S.

FODS TRACKOUT CONTROL SYSTEM INSTALLATION GUIDE

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



TYPICAL FODS TRACKOUT CONTROL SYSTEM LAYOUT

NTS

INSTALLATION:

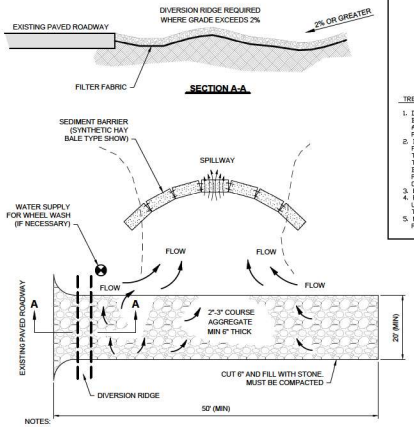
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
6. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
7. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
8. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
9. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
10. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE

1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

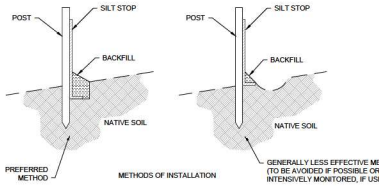


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY OR STORM WATER SYSTEMS. THEY MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

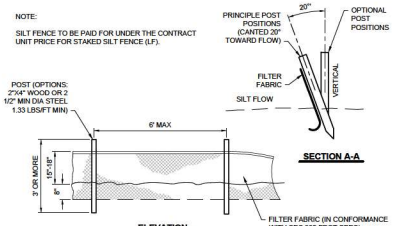
TEMPORARY CONSTRUCTION ENTRANCE (CE)

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NOTE:

SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

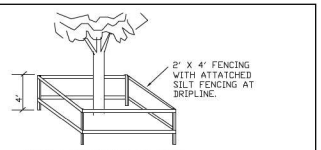


NOTE:

THE EROSION BARRIER, AS SHOWN, IS NOT TO BE CONSTRUED TO MEAN THAT IT IS ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT. EROSION CONTROL WILL BE INSTALLED PRIOR TO LAND CLEARING AND SHALL REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. (SEE OTHER EROSION AND TURBIDITY NOTES ON THE GENERAL NOTES SHEET OF THIS PLAN SET.)

STAKED EROSION CONTROL (SILT FENCE) (SF)

NTS



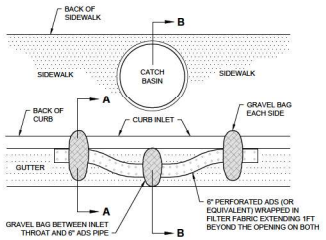
TREE BARRIER DETAIL

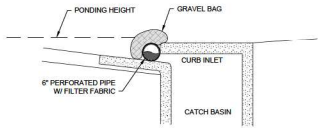
TREE PROTECTION NOTES

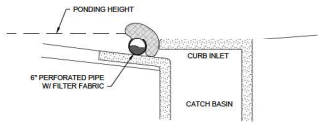
1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY THE SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERRECTED PRIOR TO CONSTRUCTION OF ANY KIND.
2. BARRIERS SHALL CONSIST OF PROTECTIVE POSTS TWO (2) INCHES BY FOUR (4) INCHES, OR LARGER, WOODEN POST PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF THE POST VISIBLE ABOVE THE GROUND. POST SHALL BE PLACED EQUAL TO THE DRIP LINE BUT SHALL BE PLACED NO CLOSER THAN FIVE (5) FEET TO THE TRUNK. POST SHALL BE NO FURTHER THAN SIX (6) FEET APART. EACH SECTION SHALL BE CLEARLY VISIBLE WITH YELLOW FLAGGING AND HAVE ATTATCHED SILT FENCING.
3. EXISTING GRADES AROUND TREES TO REMAIN.
4. PROTECTIVE BARRIERS AROUND THE TREES SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM THE SITE.
5. NO BUILDING MATERIALS SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.

NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. THE TOP OF STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
3. ALL EXISTING INLETS LOCATED ON EXISTING ROAD TO HAVE INLET PROTECTION DURING CONSTRUCTION.
4. ALL SILT FENCE INSTALLED (SINGLE OR DOUBLE) TO BE FDOT TYPE III.
5. WATER TRUCK SHALL BE ONSITE DURING CONSTRUCTION TO KEEP DUST LEVEL AT A MINIMUM. (OR USE OTHER METHODOLOGY FOT DUST ABATEMENT/CONTROL APPROVED BY COUNTY)
6. IF CONTRACTOR PERFORMS ANY WORK 100 FT OF THE EXISTING WETLAND DOUBLE ROW SILT FENCE TO BE INSTALLED.

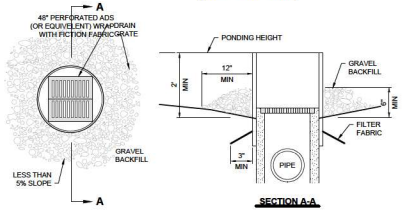






CURB INLET SEDIMENT BARRIER (CIP) (INLET PROTECTION)

NTS



NOTES:

1. USE PIPE AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

DROP INLET SEDIMENT BARRIER (IP) (INLET PROTECTION)

NTS

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1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2	03/18/25	REVISED PER SWFWMD COMMENTS

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

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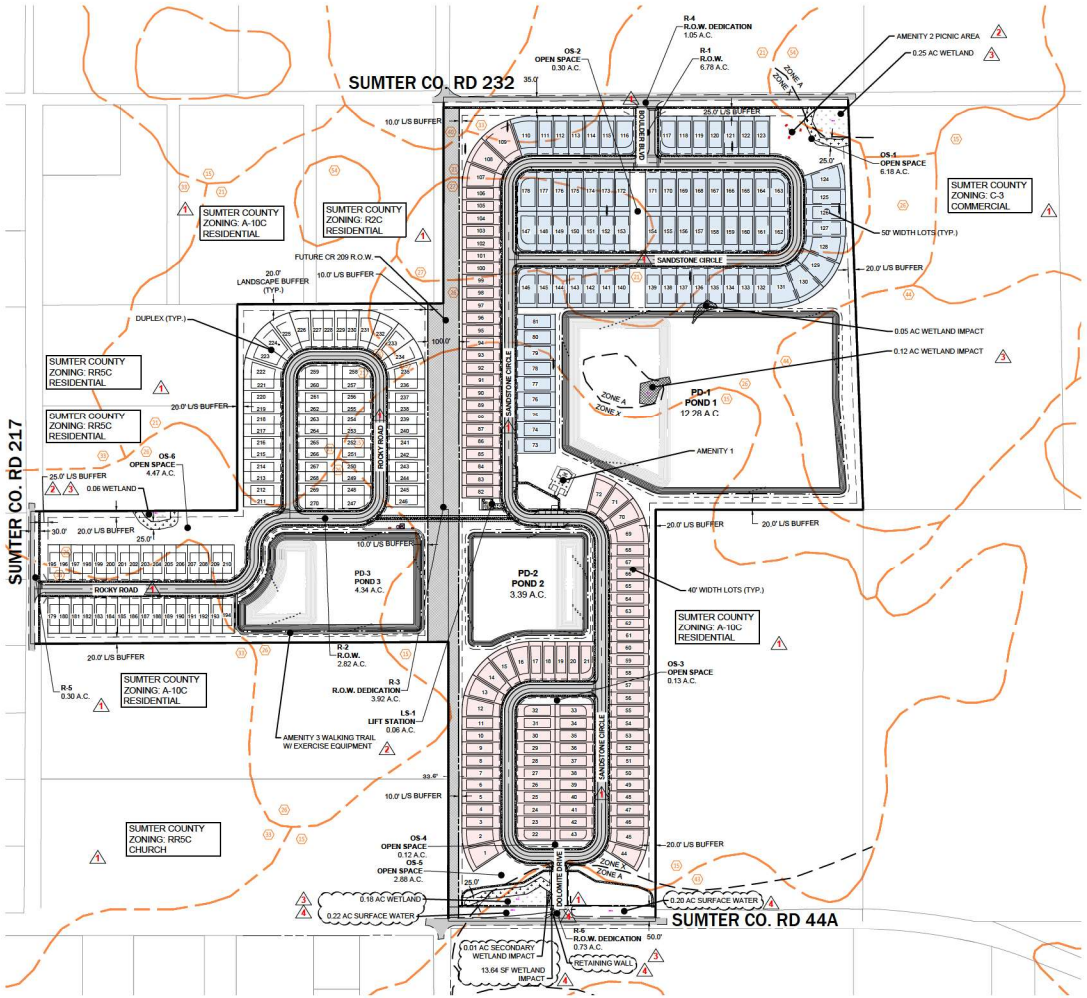
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DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

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LOT COUNT	
40'	= 100
50'	= 78
DUPLEX	= 92
TOTAL	= 270

SOILS LEGEND	
	SOILS LINE
SOIL NUMBER	SOIL NAME
15	ADAMSVILLE FINE SAND, BOULDERY SUBSURFACE
21	EAUGALLIE FINE SAND, BOULDERY SUBSURFACE
26	VERO FINE SAND, BOULDERY SUBSURFACE
27	SUMTERVILLE FINE SAND, BOULDERY SUBSURFACE, 0-5 PERCENT SLOPES
33	SPARR FINE SAND, BOULDERY SUBSURFACE, 0-5 PERCENT SLOPES
40	MILLHOPPER SAND, BOULDERY SUBSURFACE, 0-5 PERCENT SLOPES
43	BASINGER FINE SAND, DEPRESSIONAL, 0-1 PERCENT SLOPES
44	OLDSMAR FINE SAND, BOULDERY SUBSURFACE
54	MONTEOCHA FINE SAND, DEPRESSIONAL

SOURCE: USDA SOIL CONSERVATION SERVICE (SCS) & SUMTER COUNTY SOIL SURVEY REPORT

SITE DATA

1. **TOTAL PROJECT AREA:** 84.10 AC.
2. **PROPOSED USE** RESIDENTIAL - SINGLE FAMILY 270 DU/ 84.10 AC. = 3.21 DU/AC
3. **EXISTING USE**
   PARCEL 06-19-23-G06-185: R-1 - VACANT
   PARCEL 06-19-23-G06-186: R-1 - VACANT
   PARCEL 06-19-23-G06-187: R-1 - VACANT
   PARCEL 01-19-22-F01A008: R-1 - VACANT
   PARCEL 01-19-22-F01-101: R-1 - VACANT
4. **ZONING/FUTURE LAND USE:** **R-1 LOW DENSITY RESIDENTIAL**
5. **BUILDING AREAS:** MINIMUM LIVING AREA = 750 SQ. FT
6. **MAX BUILDING HEIGHT:** 35' (2 STORIES)
7. **LANDSCAPE BUFFERS:**

ADJACENT TO CONSERVATION	30'
ADJACENT TO AGRICULTURE	20'
ADJACENT TO EX R.O.W.*	25'
ADJACENT TO RESIDENTIAL	0'

*5' SIDEWALK REQUIRED WITHIN LS BUFFER

8. **SETBACKS:**

SINGLE FAMILY DETACHED	
FRONT	25'
BACK	15'
SIDE	5'
MINIMUM LOT DEPTH	125'
SINGLE FAMILY ATTACHED	
FRONT	25'
BACK	25'
MINIMUM BLDG SEPARATION	15'
MINIMUM LOT DEPTH	120'

9. ACCORDING TO FIRM MAP PANEL NO. 12119C0131D DATED 09/27/2013, THIS PROPERTY CONTAINS PORTIONS OF A FLOOD ZONE 'A' - WHEREIN PORTIONS OF THE SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA.
10. WATER & SEWER INCLUDING THE SANITARY LIFT STATION AND FORCE MAIN WILL BE DEDICATED TO CITY OF WILDWOOD.
11. STORM RUNOFF GENERATED ON SITE SHALL BE FULLY RETAINED USING AN ON SITE STORMWATER RETENTION SYSTEM.
12. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF WILDWOOD.
13. A MANDATORY HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF COMMON AREA AND FACILITIES

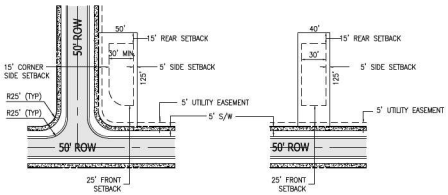
N W E S

0 100' 200' 400

SCALE: 1" = 200'

TRACT TABLE

TRACT	USAGE	OWNERSHIP	AREA (AC.)	PERCENTAGE
R-1	RIGHT-OF-WAY	CITY OF WILDWOOD	6.79	8.07 %
R-2	RIGHT-OF-WAY	CITY OF WILDWOOD	2.82	3.35 %
R-3	RIGHT-OF-WAY DEDICATION	CITY OF WILDWOOD	3.92	4.66 %
R-4	RIGHT-OF-WAY DEDICATION	CITY OF WILDWOOD	1.05	1.24 %
R-5	RIGHT-OF-WAY DEDICATION	COUNTY	0.30	0.35 %
R-6	RIGHT-OF-WAY DEDICATION	COUNTY	0.73	0.86 %
PD-1	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.	12.28	14.60 %
PD-2	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.	3.39	4.03 %
PD-3	STORMWATER MANAGEMENT/OPEN SPACE	H.O.A.	4.34	5.16 %
OS-1	OPEN SPACE	H.O.A.	6.18	7.35 %
OS-2	OPEN SPACE	H.O.A.	0.30	0.35 %
OS-3	OPEN SPACE	H.O.A.	0.13	0.15 %
OS-4	OPEN SPACE	H.O.A.	0.12	0.14 %
OS-5	OPEN SPACE	H.O.A.	2.88	3.42 %
OS-6	OPEN SPACE	H.O.A.	4.47	5.31 %
LS-1	LIFT STATION	CITY OF WILDWOOD	0.07	0.08 %
	LOT AREA		34.35	40.85 %
	TOTAL SITE AREA		84.10	100.00 %

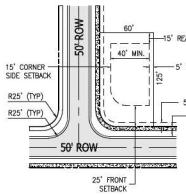


TYPICAL CORNER 40' LOT DIAGRAM

NTS

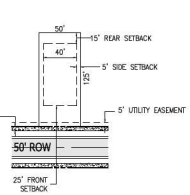
TYPICAL 40' LOT DIAGRAM

NTS



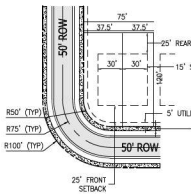
TYPICAL CORNER 50' LOT DIAGRAM

NTS



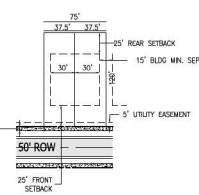
TYPICAL 50' LOT DIAGRAM

NTS



TYPICAL CORNER 75' LOT DUPLEX DIAGRAM

NTS



TYPICAL 75' LOT DUPLEX DIAGRAM

NTS

MADDEN MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN FOR BOULDER SQUARE

CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
(407) 730-0016

DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS
04/09/25	REVISED PER SUMTER CO. COMMENTS
04/29/25	REVISED PER SIDEWALK REDESIGN

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

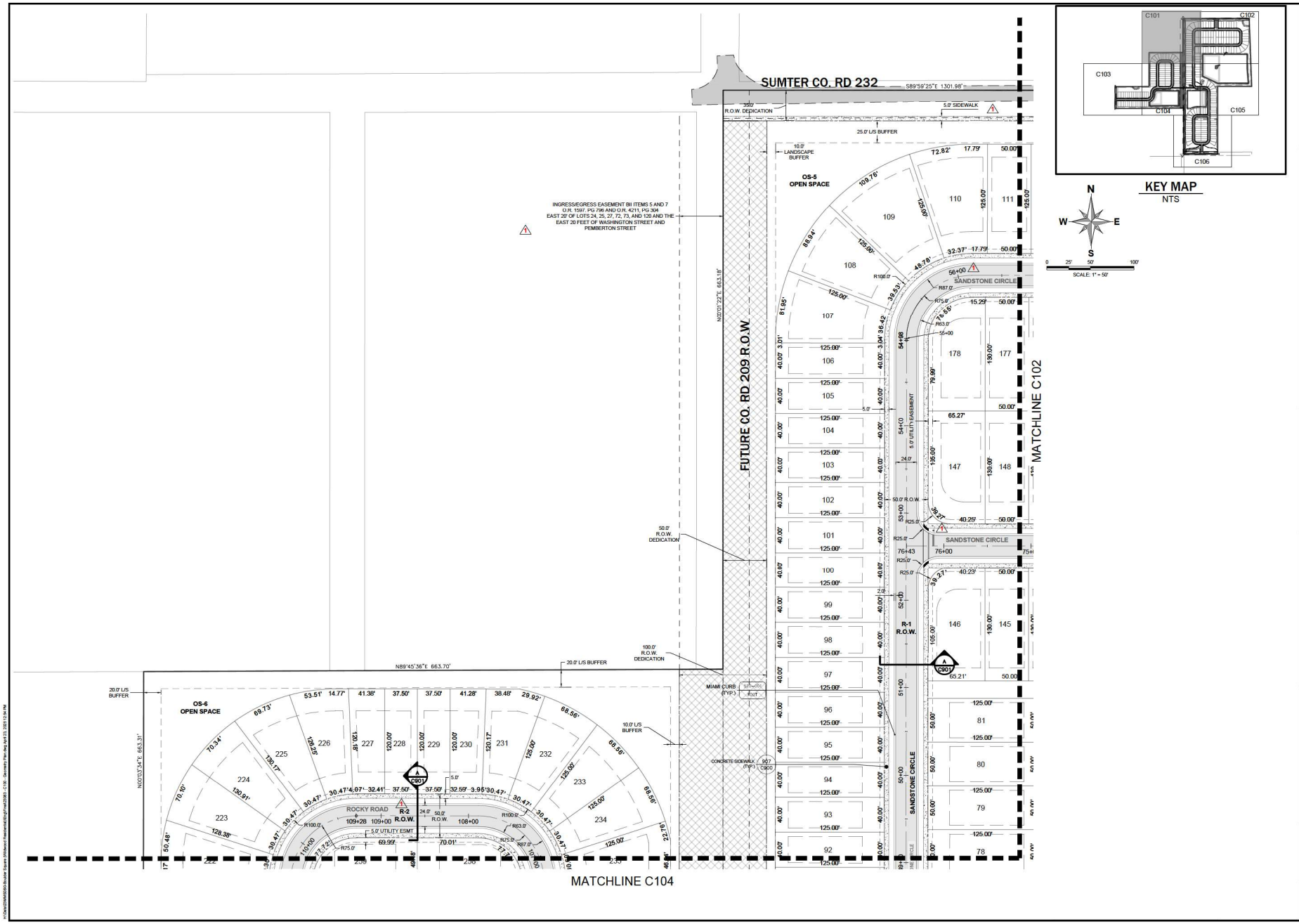
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JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
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APPROVED BY:	DAS

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MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 285
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
1 01/15/25	PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

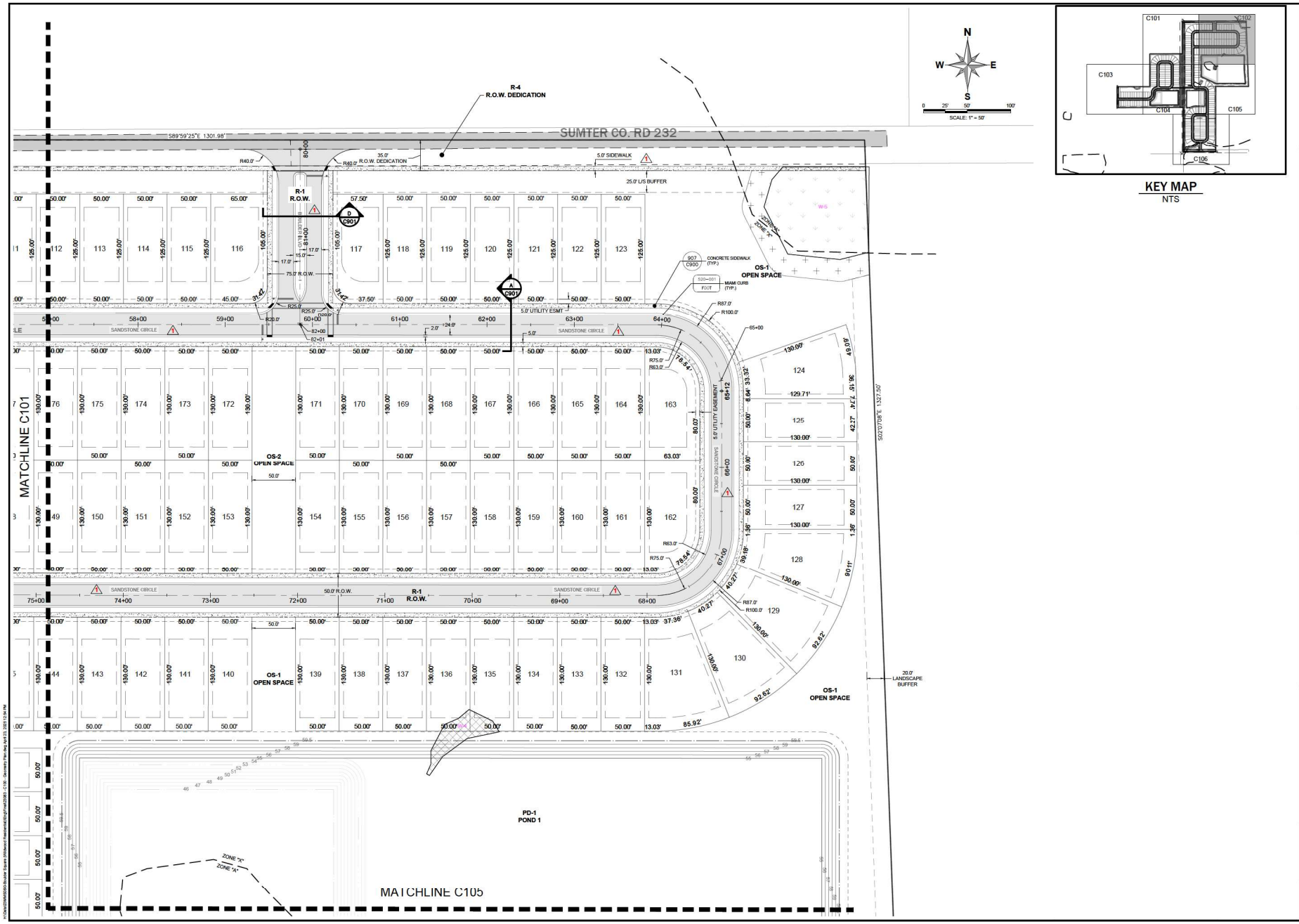
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431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 285
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

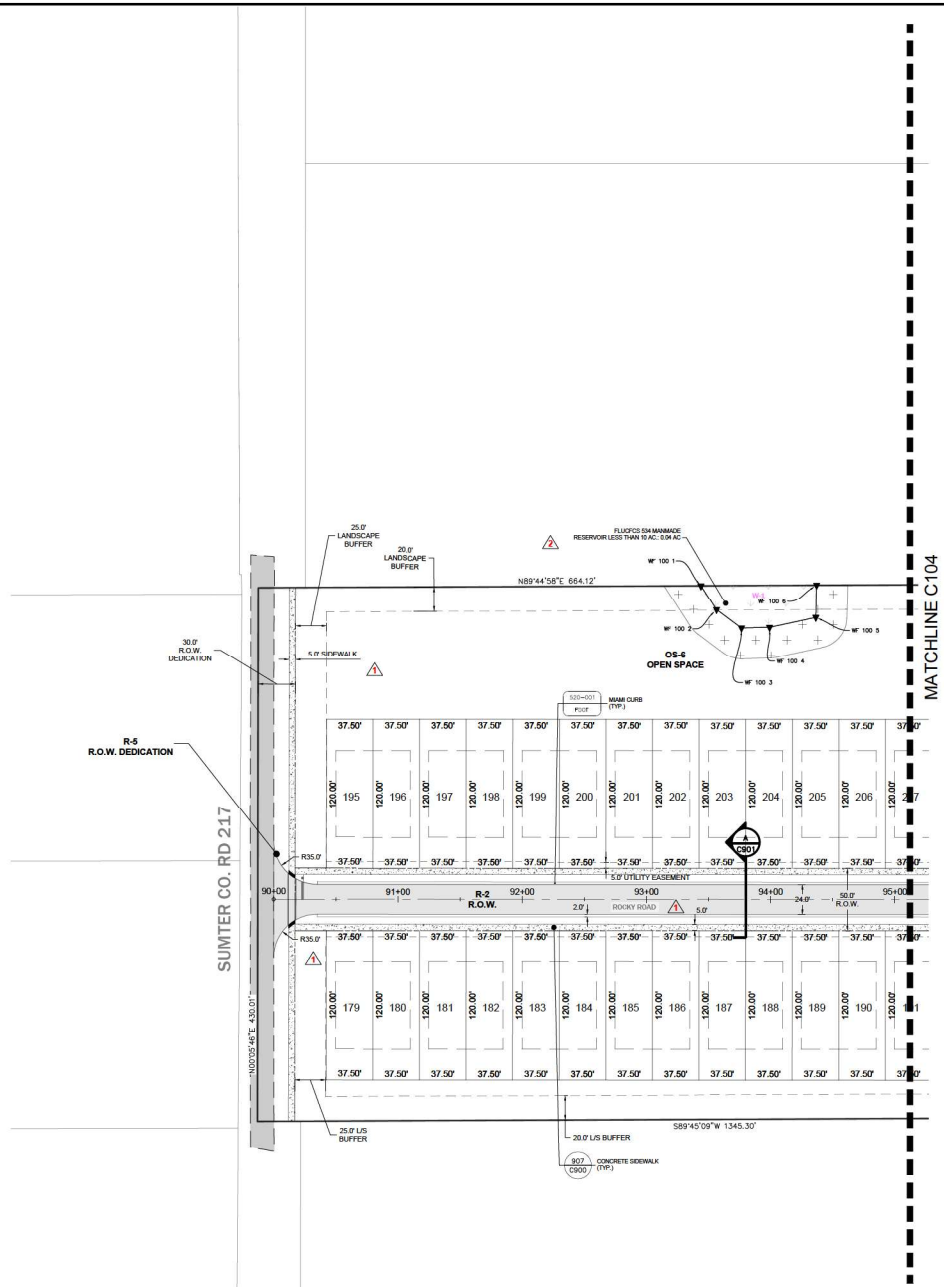
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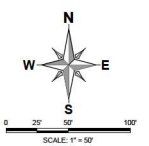
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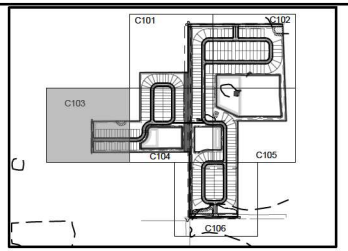
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DESIGNED BY:	PR
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APPROVED BY:	DAS

C102







KEY MAP
NTS

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 732-9916

NO.	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2		
3		
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DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

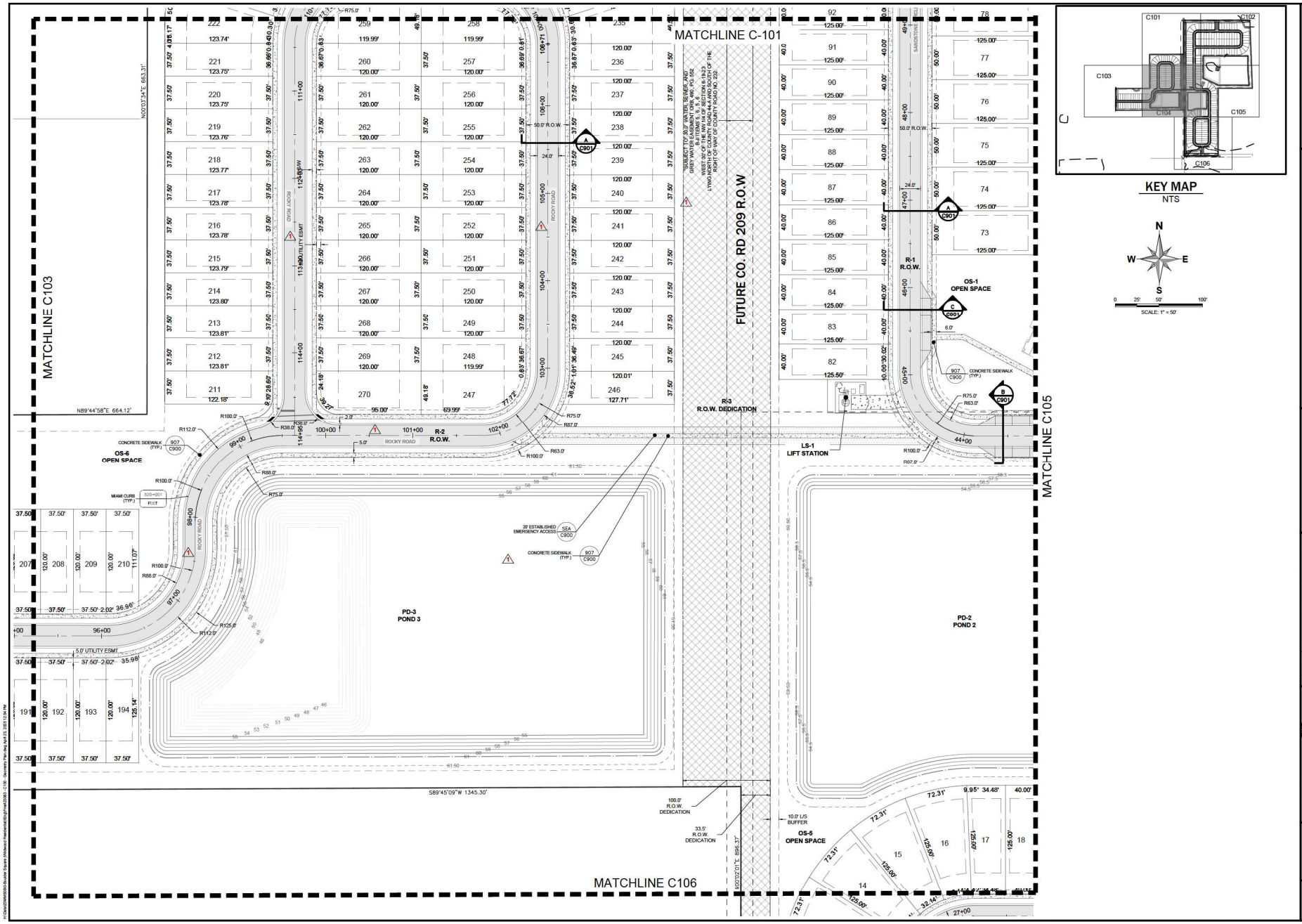
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C103



KEY MAP
NTS

N
W
E
S
0 25' 50' 100'
SCALE: 1" = 50'

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MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
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CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

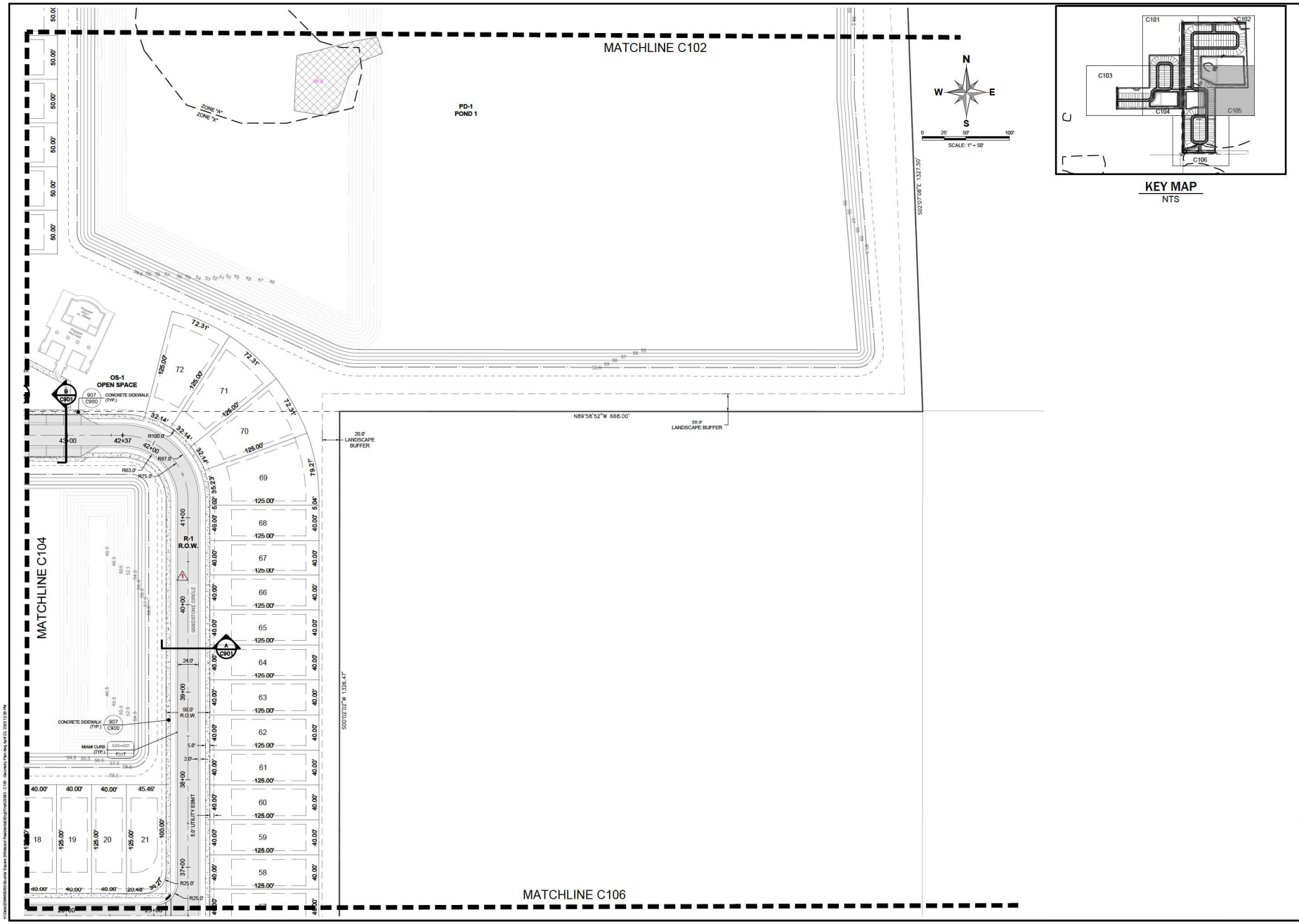
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CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 730-9916

	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2		
3		
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DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

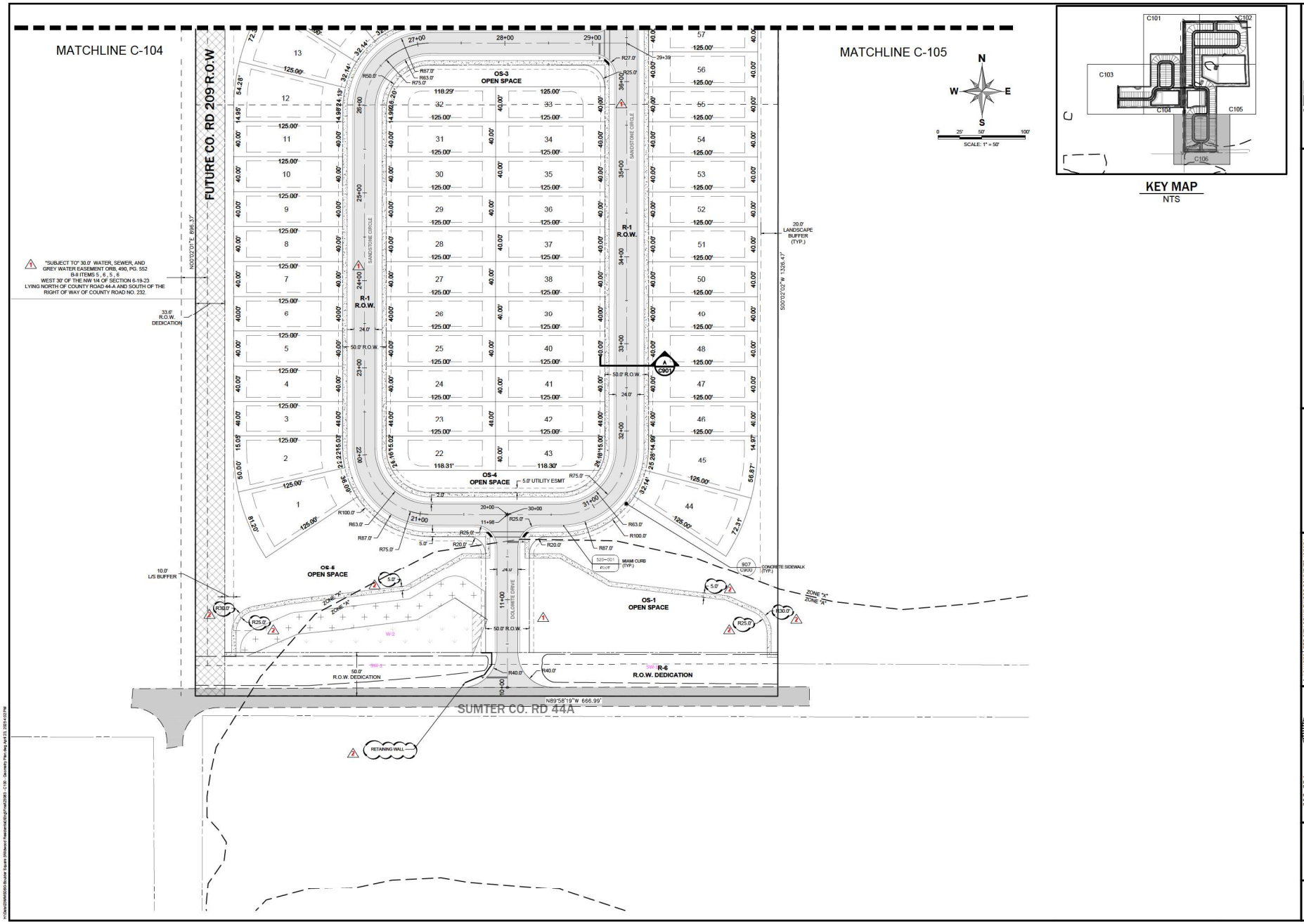
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CA# 0007723

GEOMETRY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2	04/09/25	REVISED PER SIDEWALK UPDATE
3		
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DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

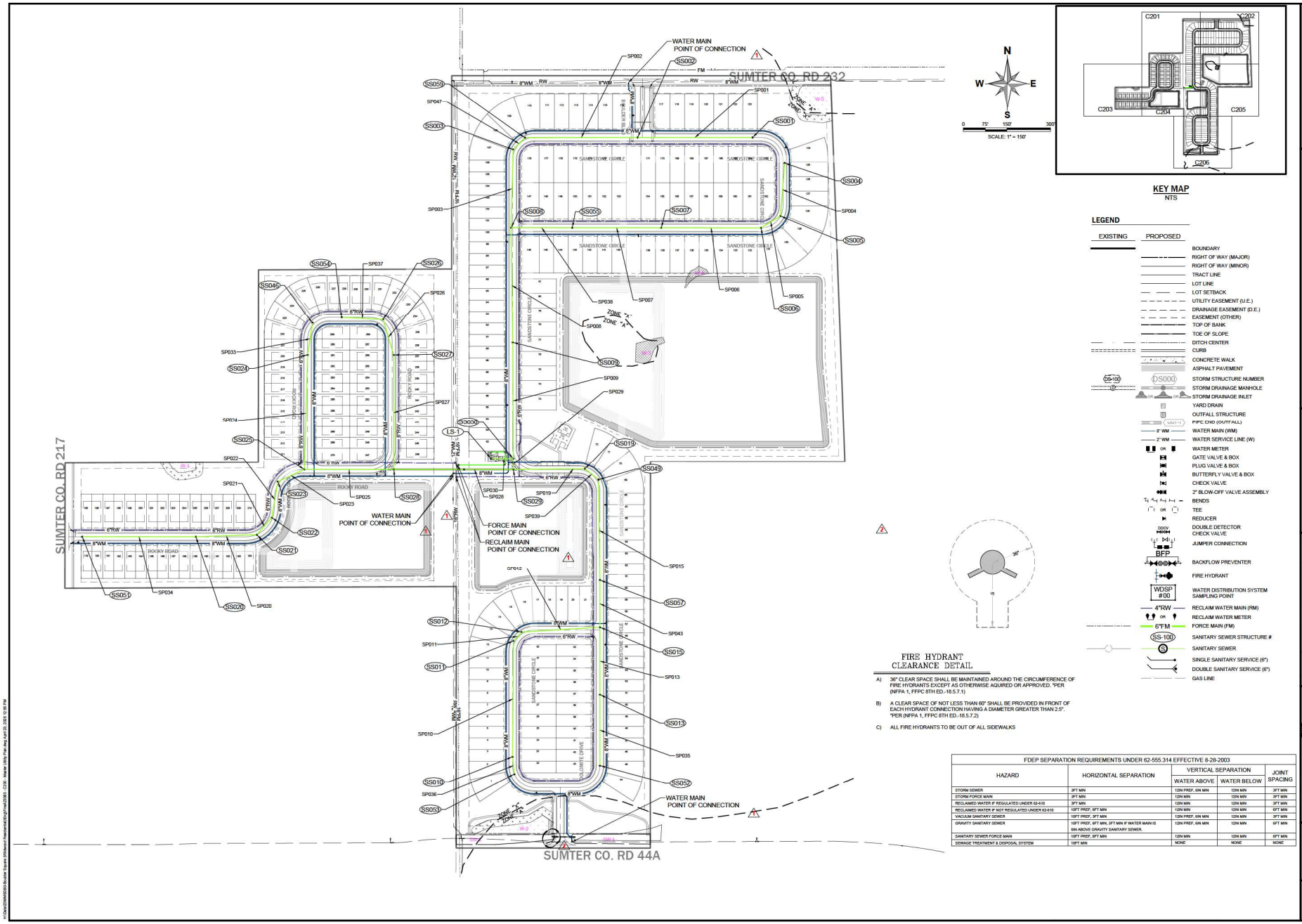
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DRAWN BY:	PR
APPROVED BY:	DAS

C106



KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
D5-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
	UA1-1	PIPE END (OUTFALL)
	8" WM	WATER MAIN (WM)
	2" WM	WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
	DDCV	DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
	BFP	BACKFLOW PREVENTER
		FIRE HYDRANT
	WDSP #00	WATER DISTRIBUTION SYSTEM SAMPLING POINT
	4"RW	RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
	6"FM	FORCE MAIN (FM)
	SS-100	SANITARY SEWER STRUCTURE #
		SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

FIRE HYDRANT CLEARANCE DETAIL

A) 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE AQUIRED OR APPROVED. "PER (NFPA 1, FFPC 8TH ED.-18.5.7.1)

B) A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5". "PER (NFPA 1, FFPC 8TH ED.-18.5.7.2)

C) ALL FIRE HYDRANTS TO BE OUT OF ALL SIDEWALKS

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN MIN, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER.	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

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431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

MASTER UTILITY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 OR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	12/19/24	PER CITY OF WILDWOOD COMMENTS 12/03/24
2	04/09/25	REVISED PER SIDEWALK UPDATE
3		
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DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

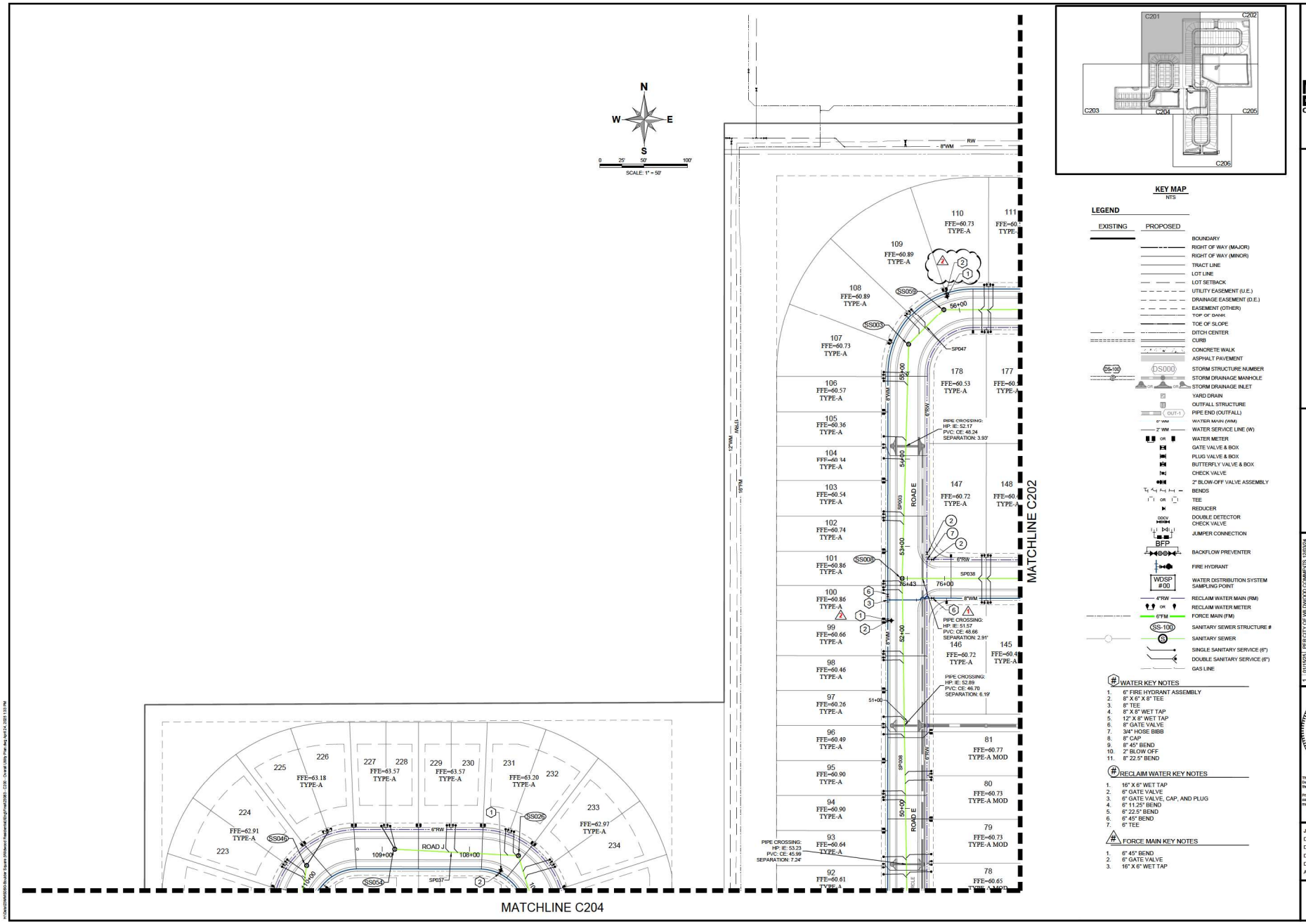
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ENGINEER OF RECORD

JOB #: 23083
DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

C200



KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
	OUT-1	OUTFALL STRUCTURE
		PIPE END (OUTFALL)
6" WM		WATER MAIN (WM)
2" WM		WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
DDCV		DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
	BFP	BACKFLOW PREVENTER
		FIRE HYDRANT
	WDSP #00	WATER DISTRIBUTION SYSTEM SAMPLING POINT
4"RW		RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
6"FM		FORCE MAIN (FM)
	SS-100	SANITARY SEWER STRUCTURE #
		SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

WATER KEY NOTES

1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

RECLAIM WATER KEY NOTES

1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

FORCE MAIN KEY NOTES

1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

MADDEN
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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

UTILITY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
04/03/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

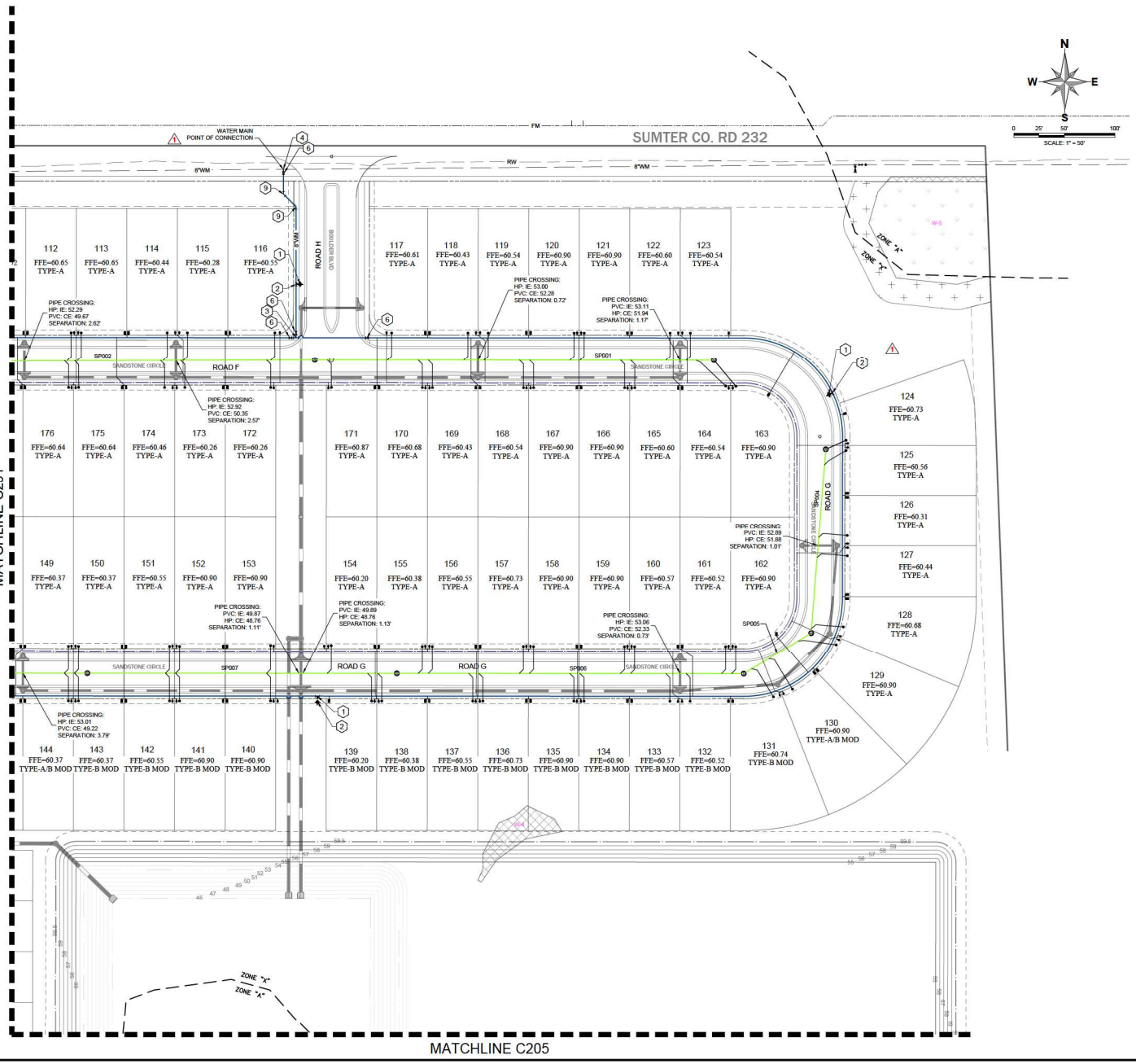
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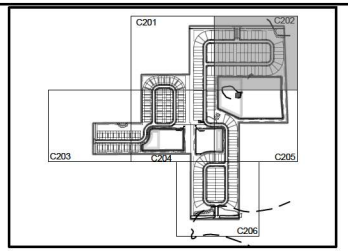
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C201





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
(DS-100)	(DS000)	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
	(OUT-1)	PIPE END (OUTFALL)
8" WM		WATER MAIN (WM)
2" WM		WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
DDCV		DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
BFP		BACKFLOW PREVENTER
		FIRE HYDRANT
WDSP #00		WATER DISTRIBUTION SYSTEM SAMPLING POINT
4"RW		RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
6"FM		FORCE MAIN (FM)
(SS-100)		SANITARY SEWER STRUCTURE #
	(S)	SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

WATER KEY NOTES
1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

RECLAIM WATER KEY NOTES
1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

FORCE MAIN KEY NOTES
1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

MADDEN
MOORHEAD & STOKES, LLC
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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

UTILITY PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2	04/03/25	REVISED PER CITY OF WILDWOOD COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

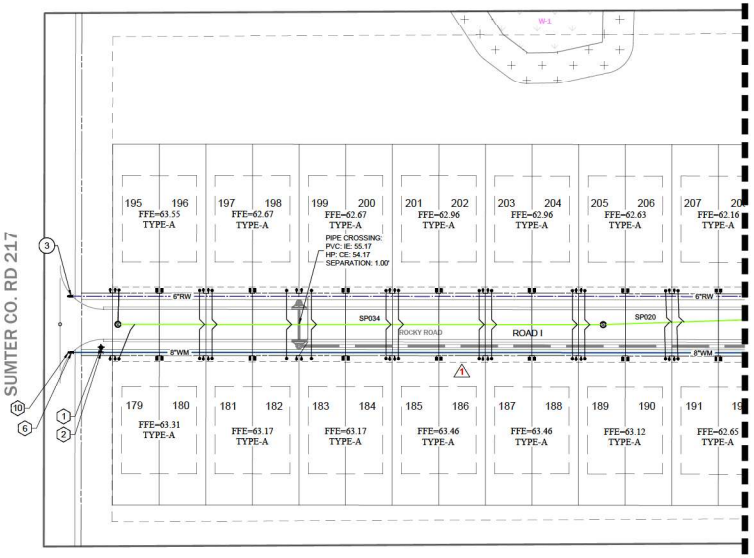
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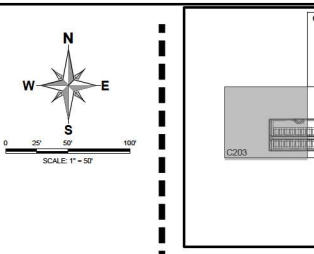
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C202





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
	OUT-1	PIPE END (OUTFALL)
8" WM		WATER MAIN (WM)
2" WM		WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
	DDCV	DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
	BFP	BACKFLOW PREVENTER
		FIRE HYDRANT
	WDSP #00	WATER DISTRIBUTION SYSTEM SAMPLING POINT
4"RW		RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
6"FM		FORCE MAIN (FM)
	SS-100	SANITARY SEWER STRUCTURE #
		SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

WATER KEY NOTES
1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

RECLAIM WATER KEY NOTES
1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

FORCE MAIN KEY NOTES
1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

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UTILITY PLAN
FOR
BOUNDER SQUARE
CITY OF WILDWOOD
FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

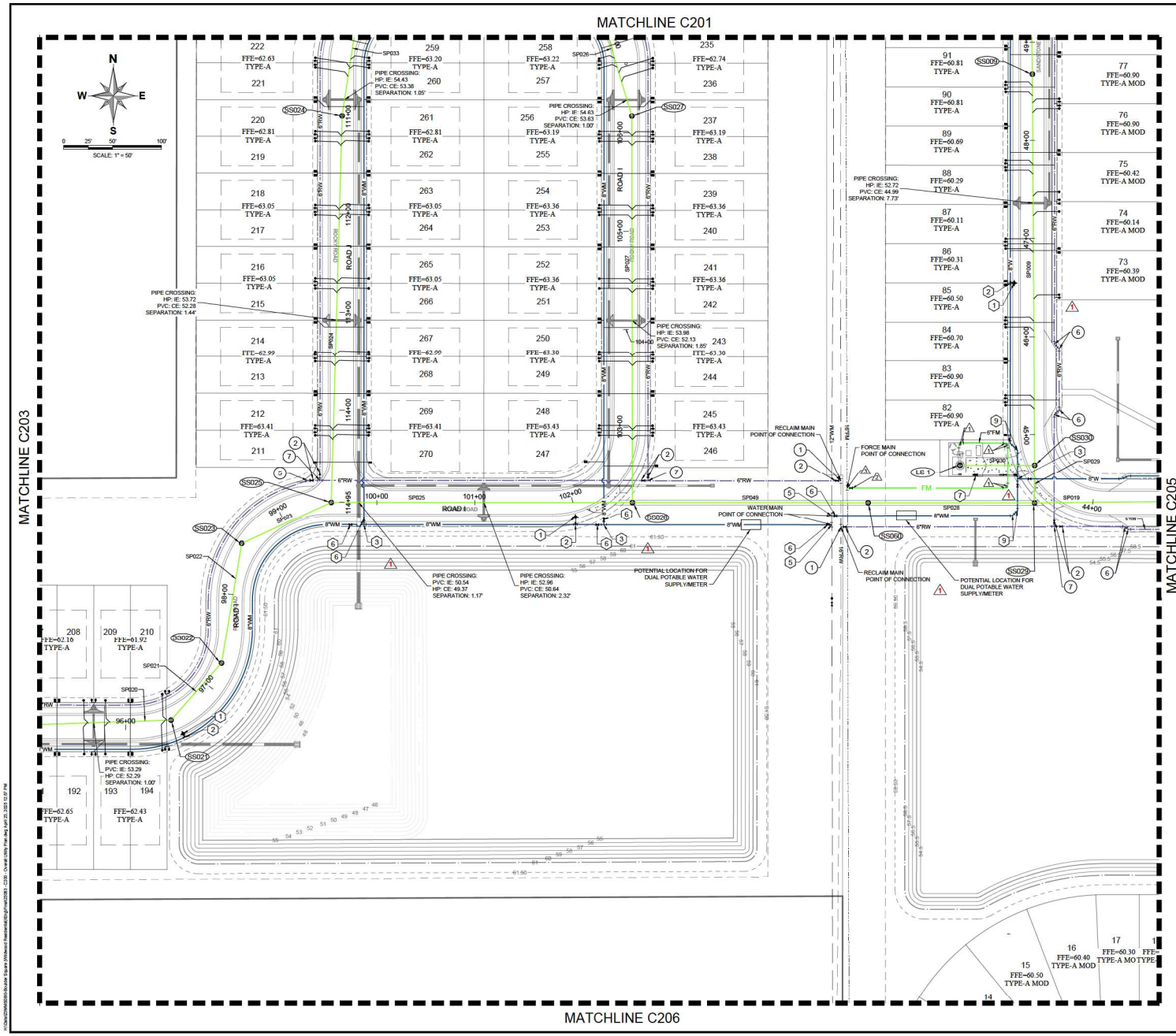
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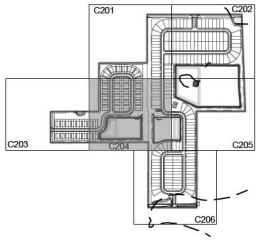
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C203





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
	OUT-1	OUTFALL STRUCTURE
		PIPE END (OUTFALL)
	6" WM	WATER MAIN (WM)
	2" WM	WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
	DDCV	DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
	BFP	BACKFLOW PREVENTER
		FIRE HYDRANT
	WDSP #00	WATER DISTRIBUTION SYSTEM SAMPLING POINT
	4"RW	RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
	6"FM	FORCE MAIN (FM)
SS-100		SANITARY SEWER STRUCTURE #
		SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

WATER KEY NOTES

1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

RECLAIM WATER KEY NOTES

1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

FORCE MAIN KEY NOTES

1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

MADDEN
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UTILITY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 OR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2		
3		
4		
5		
6		
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9		
10		
11		

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

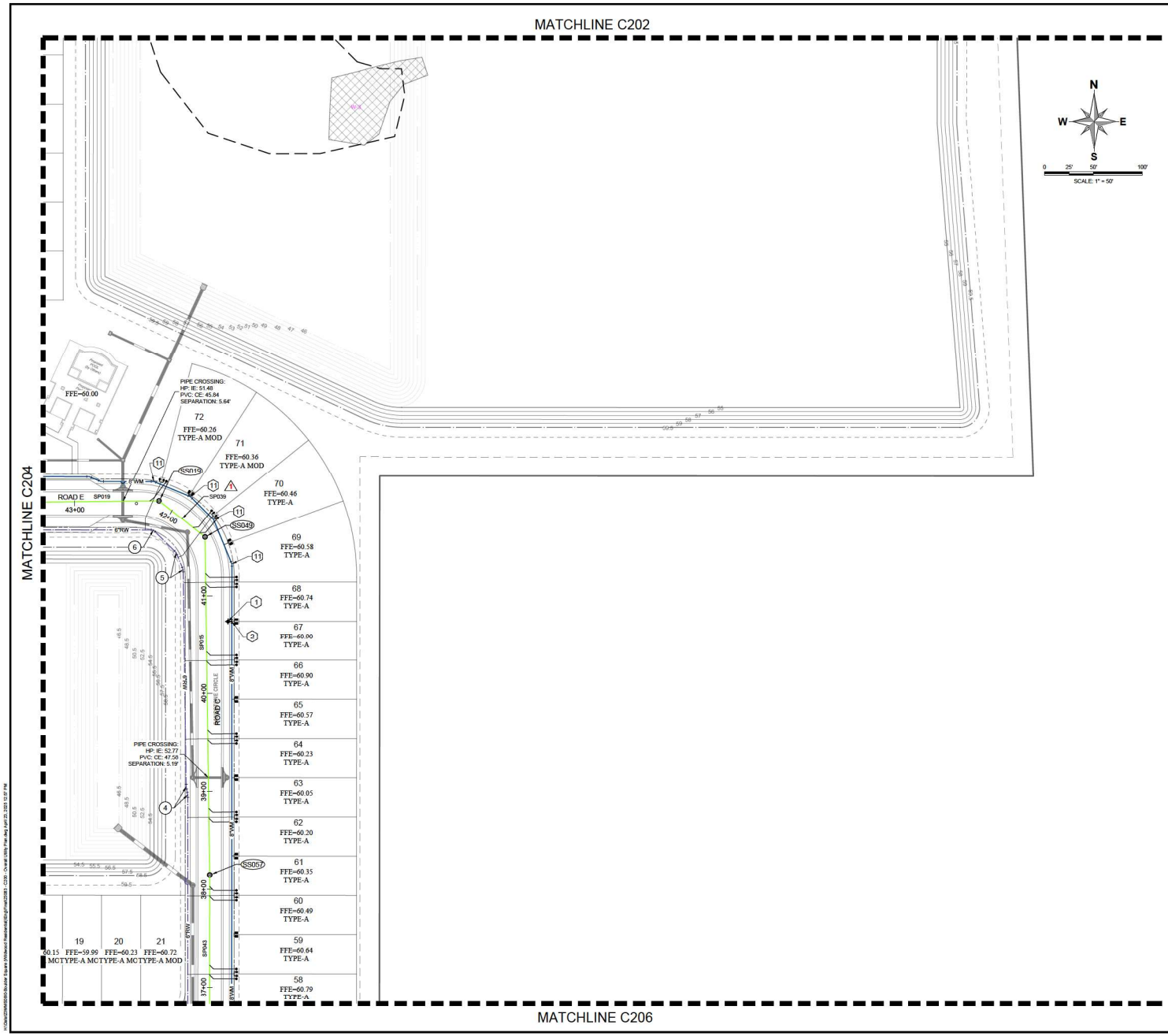
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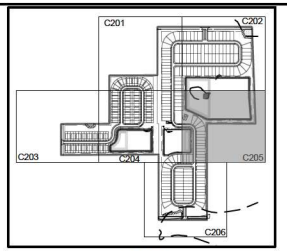
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C204





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
	OUT-1	PIPE END (OUTFALL)
	8" WM	WATER MAIN (WM)
	2" WM	WATER SERVICE LINE (W)
		WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
		TEE
		REDUCER
	DDCV	DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
	BFP	BACKFLOW PREVENTER
		FIRE HYDRANT
	WDSP #00	WATER DISTRIBUTION SYSTEM SAMPLING POINT
	4"RW	RECLAIM WATER MAIN (RM)
		RECLAIM WATER METER
	6"FM	FORCE MAIN (FM)
	SS-100	SANITARY SEWER STRUCTURE #
	S	SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

#WATER KEY NOTES

1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

#RECLAIM WATER KEY NOTES

1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

#FORCE MAIN KEY NOTES

1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

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CA# 0007723

UTILITY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

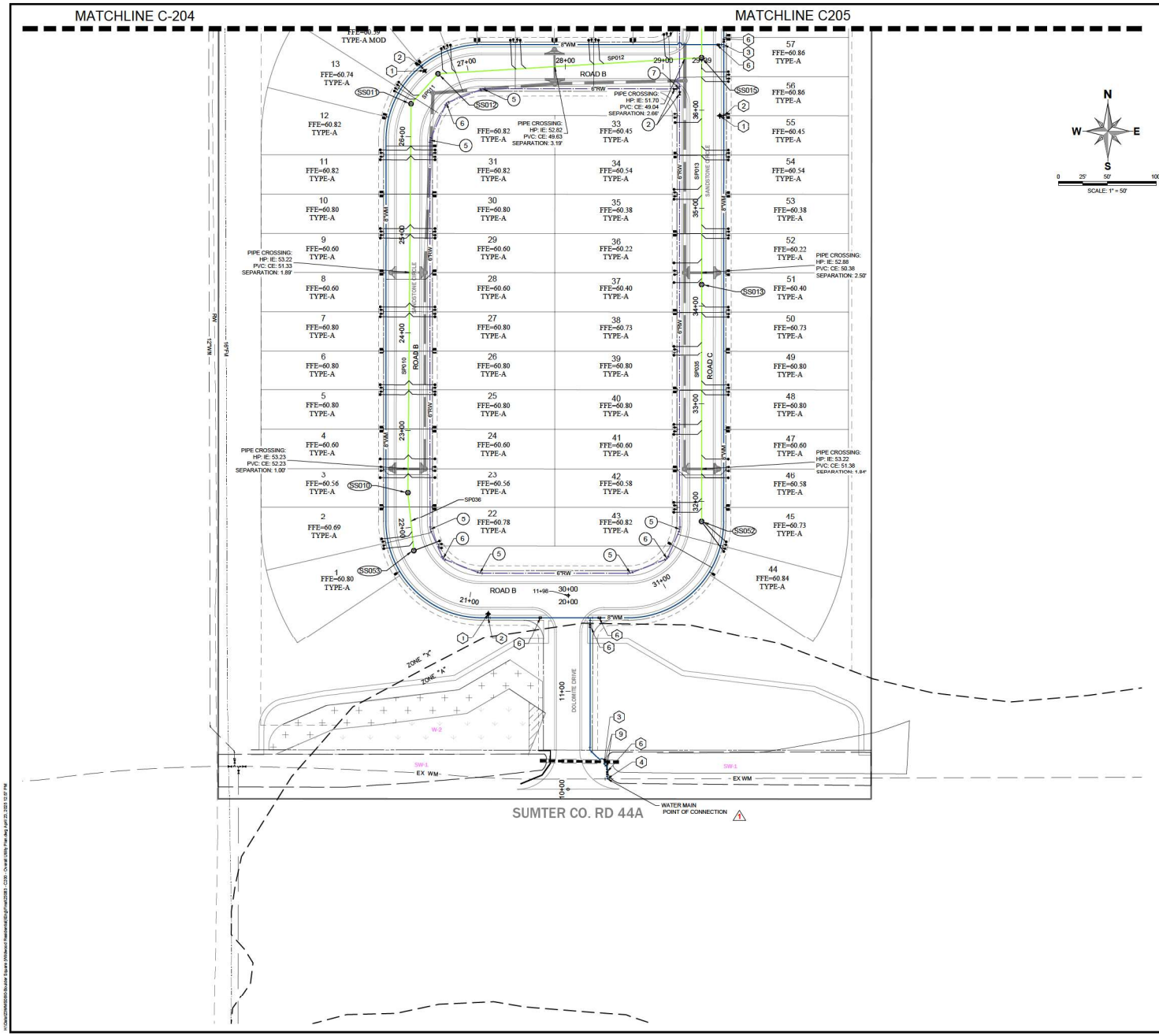
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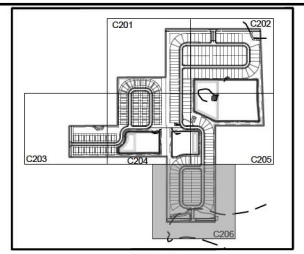
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C205





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		TOP OF BANK
		TOE OF SLOPE
		DITCH CENTER
		CURB
		CONCRETE WALK
		ASPHALT PAVEMENT
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
	OUT-1	PIPE END (OUTFALL)
8" WM		WATER MAIN (WM)
2" WM		WATER SERVICE LINE (W)
OR	OR	WATER METER
		GATE VALVE & BOX
		PLUG VALVE & BOX
		BUTTERFLY VALVE & BOX
		CHECK VALVE
		2" BLOW-OFF VALVE ASSEMBLY
		BENDS
OR	OR	TEE
		REDUCER
DDCV		DOUBLE DETECTOR CHECK VALVE
		JUMPER CONNECTION
BFP		BACKFLOW PREVENTER
		FIRE HYDRANT
WDSP #00		WATER DISTRIBUTION SYSTEM SAMPLING POINT
4"RW		RECLAIM WATER MAIN (RM)
OR	OR	RECLAIM WATER METER
6"FM		FORCE MAIN (FM)
SS-100		SANITARY SEWER STRUCTURE #
S		SANITARY SEWER
		SINGLE SANITARY SERVICE (6")
		DOUBLE SANITARY SERVICE (6")
		GAS LINE

WATER KEY NOTES

1. 6" FIRE HYDRANT ASSEMBLY
2. 8" X 6" X 8" TEE
3. 8" TEE
4. 8" X 8" WET TAP
5. 12" X 8" WET TAP
6. 8" GATE VALVE
7. 3/4" HOSE BIBB
8. 8" CAP
9. 8" 45° BEND
10. 2" BLOW OFF
11. 8" 22.5° BEND

RECLAIM WATER KEY NOTES

1. 16" X 6" WET TAP
2. 6" GATE VALVE
3. 6" GATE VALVE, CAP, AND PLUG
4. 6" 11.25° BEND
5. 6" 22.5° BEND
6. 6" 45° BEND
7. 6" TEE

FORCE MAIN KEY NOTES

1. 6" 45° BEND
2. 6" GATE VALVE
3. 16" X 6" WET TAP

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FOR
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FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
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DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

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C206

SANITARY SEWER PIPE DATA			
PIPE NAME	LENGTH	DIA & TYPE	SLOPE
SP001	391'	8" PVC	0.40%
SP002	383'	8" PVC	0.40%
SP003	265'	8" PVC	0.41%
SP004	179'	8" PVC	0.41%
SP005	74'	8" PVC	0.42%
SP006	339'	8" PVC	0.40%
SP007	302'	8" PVC	0.41%
SP008	393'	8" PVC	0.40%
SP009	397'	8" PVC	0.40%
SP010	394'	8" PVC	0.40%
SP011	37'	8" PVC	0.44%
SP012	266'	8" PVC	0.42%
SP013	227'	8" PVC	0.41%
SP015	343'	8" PVC	0.40%
SP019	244'	8" PVC	0.40%
SP020	205'	8" PVC	0.46%
SP021	74'	8" PVC	0.47%
SP022	120'	8" PVC	0.46%
SP023	97'	8" PVC	0.47%
SP024	391'	8" PVC	0.45%

SANITARY SEWER PIPE DATA			
PIPE NAME	LENGTH	DIA & TYPE	SLOPE
SP025	364'	8" PVC	0.46%
SP026	122'	8" PVC	0.46%
SP027	391'	8" PVC	0.64%
SP028	168'	8" PVC	1.61%
SP029	35'	8" PVC	0.39%
SP030	72'	8" PVC	0.42%
SP033	107'	8" PVC	0.47%
SP034	387'	8" PVC	0.45%
SP035	239'	8" PVC	0.41%
SP036	56'	8" PVC	0.43%
SP037	138'	8" PVC	0.46%
SP038	206'	8" PVC	0.40%
SP039	60'	8" PVC	0.40%
SP043	158'	8" PVC	0.41%
SP047	53'	8" PVC	0.43%
SP049	236'	8" PVC	0.45%
SSRW LAT-6	43'	6" LAT	1.05%
SSWR LAT-1	20'	6" LAT	1.05%
SSWR LAT-2	32'	6" LAT	0.98%
SSWR LAT-3	36'	6" LAT	1.01%

SANITARY SEWER PIPE DATA			
PIPE NAME	LENGTH	DIA & TYPE	SLOPE
SSWR LAT-4	26'	6" LAT	1.05%
SSWR LAT-5	29'	6" LAT	1.07%
SSWR LAT-7	26'	6" LAT	1.08%

SANITARY SEWER STRUCTURE DATA	
NO.	STRUCTURE DATA
LS-1	RIM = 59.87' STA = 44+86.92, 78.0' L LIFT STATION 8"(E) INV IN = 44.68'
SS001	RIM = 58.46' STA = 63+64.19, 0.0' SAN MANHOLE 6"(SE) INV IN = 53.46' 8"(W) INV OUT = 53.36'
SS002	RIM = 58.82' STA = 59+69.47, 0.0' SAN MANHOLE 8"(E) INV IN = 51.78' 8"(W) INV OUT = 51.68'
SS003	RIM = 58.64' STA = 55+29.87, 6.0' L SAN MANHOLE 8"(NE) INV IN = 49.80' 8"(S) INV OUT = 49.70'
SS004	RIM = 58.42' STA = 65+24.13, 6.0' L SAN MANHOLE 6"(NE) INV IN = 53.42' 8"(S) INV OUT = 53.32'
SS005	RIM = 58.66' STA = 67+07.45, 0.0' SAN MANHOLE 8"(N) INV IN = 52.59' 8"(SW) INV OUT = 52.49'
SS006	RIM = 58.59' STA = 67+89.53, 0.0' SAN MANHOLE 8"(NE) INV IN = 52.18' 8"(W) INV OUT = 52.08'
SS007	RIM = 58.27' STA = 71+32.71, 0.0' SAN MANHOLE 8"(E) INV IN = 50.70' 8"(W) INV OUT = 50.60'
SS008	RIM = 58.78' STA = 52+62.78, 6.0' L SAN MANHOLE 8"(N) INV IN = 48.63' 8"(E) INV IN = 48.46' 8"(S) INV OUT = 48.36'
SS009	RIM = 58.73' STA = 48+67.78, 0.0' SAN MANHOLE 8"(N) INV IN = 46.78' 8"(S) INV OUT = 46.68'
SS010	RIM = 58.50' STA = 22+36.33, 0.0' SAN MANHOLE 8"(S) INV IN = 52.13' 8"(N) INV OUT = 52.03'
SS011	RIM = 58.50' STA = 26+32.41, 6.0' L SAN MANHOLE 8"(S) INV IN = 50.44' 8"(NE) INV OUT = 50.34'
SS012	RIM = 58.35' STA = 26+70.84, 6.0' L SAN MANHOLE 8"(SW) INV IN = 50.18' 8"(E) INV OUT = 50.08'
SS013	RIM = 58.19' STA = 34+22.06, 0.0' SAN MANHOLE 8"(S) INV IN = 49.99' 8"(N) INV OUT = 49.89'
SS015	RIM = 58.86' STA = 36+53.40, 0.2' L SAN MANHOLE 8"(W) INV IN = 48.97' 8"(S) INV IN = 48.97' 8"(N) INV OUT = 48.87'
SS019	RIM = 58.06' STA = 42+15.26, 6.0' R SAN MANHOLE 8"(SE) INV IN = 46.46' 8"(W) INV OUT = 46.36'
SS020	RIM = 60.41' STA = 94+37.16, 0.0' SAN MANHOLE 8"(W) INV IN = 54.07' 8"(E) INV OUT = 53.87'
SS021	RIM = 59.86' STA = 96+47.15, 0.9' R SAN MANHOLE 8"(W) INV IN = 52.93' 8"(NE) INV OUT = 52.83'
SS022	RIM = 60.11' STA = 97+27.56, 2.6' L SAN MANHOLE 8"(SW) INV IN = 52.48' 8"(N) INV OUT = 52.38'
SS023	RIM = 60.47' STA = 98+51.58, 5.7' L SAN MANHOLE 8"(S) INV IN = 51.82' 8"(NE) INV OUT = 51.72'

SANITARY SEWER STRUCTURE DATA	
NO.	STRUCTURE DATA
SS024	RIM = 59.76' STA = 110+99.62, 0.1' L SAN MANHOLE 8"(N) INV IN = 52.64' 8"(S) INV OUT = 52.54'
SS025	RIM = 60.73' STA = 99+53.69, 0.0' SAN MANHOLE 8"(SW) INV IN = 51.27' 8"(N) INV IN = 50.77' 8"(E) INV OUT = 50.67'
SS026	RIM = 60.26' STA = 107+44.90, 6.0' R SAN MANHOLE 8"(W) INV IN = 53.55' 8"(S) INV OUT = 53.45'
SS027	RIM = 59.80' STA = 106+17.30, 6.0' R SAN MANHOLE 8"(N) INV IN = 52.88' 8"(S) INV OUT = 52.78'
SS028	RIM = 61.01' STA = 102+41.62, 35.9' R SAN MANHOLE 8"(W) INV IN = 49.29' 8"(N) INV IN = 52.29' 8"(E) INV OUT = 49.19'
SS029	RIM = 58.67' STA = 44+44.59, 29.4' L SAN MANHOLE 8"(E) INV IN = 45.32' 8"(W) INV IN = 45.32' 8"(N) INV OUT = 45.22'
SS030	RIM = 58.58' STA = 44+70.20, 6.0' L SAN MANHOLE 8"(N) INV IN = 45.08' 8"(S) INV IN = 45.08' 8"(W) INV OUT = 44.98'
SS046	RIM = 60.09' STA = 109+88.57, 6.0' R SAN MANHOLE 6"(NE) INV IN = 54.59' 8"(S) INV OUT = 53.14'
SS049	RIM = 58.28' STA = 41+58.49, 6.0' R SAN MANHOLE 8"(S) INV IN = 46.74' 8"(NW) INV OUT = 46.64'
SS051	RIM = 60.74' STA = 90+46.54, 0.0' SAN MANHOLE 6"(N) INV IN = 55.93' 8"(E) INV OUT = 55.83'
SS052	RIM = 58.65' STA = 31+75.08, 0.0' SAN MANHOLE 6"(SE) INV IN = 53.65' 8"(W) INV OUT = 50.96'
SS053	RIM = 58.74' STA = 21+76.04, 0.0' SAN MANHOLE 6"(E) INV IN = 52.47' 8"(N) INV OUT = 52.37'
SS054	RIM = 60.79' STA = 108+85.69, 0.0' SAN MANHOLE 6"(NW) INV IN = 54.29' 8"(E) INV OUT = 54.19'
SS055	RIM = 58.43' STA = 74+38.81, 0.0' SAN MANHOLE 8"(E) INV IN = 48.38' 8"(W) INV OUT = 49.28'
SS057	RIM = 58.27' STA = 38+14.93, 0.0' SAN MANHOLE 8"(S) INV IN = 48.22' 8"(N) INV OUT = 48.12'
SS059	RIM = 58.66' STA = 55+83.89, 6.0' L SAN MANHOLE 8"(E) INV IN = 50.13' 8"(SW) INV OUT = 50.03'
SS060	RIM = 57.24' STA = 44+62.24, 178.9' L MANHOLE 8"(W) INV IN = 48.13' 8"(E) INV OUT = 48.03'

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UTILITY PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD
FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
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10		
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DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF
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PROFESSIONAL ENGINEER

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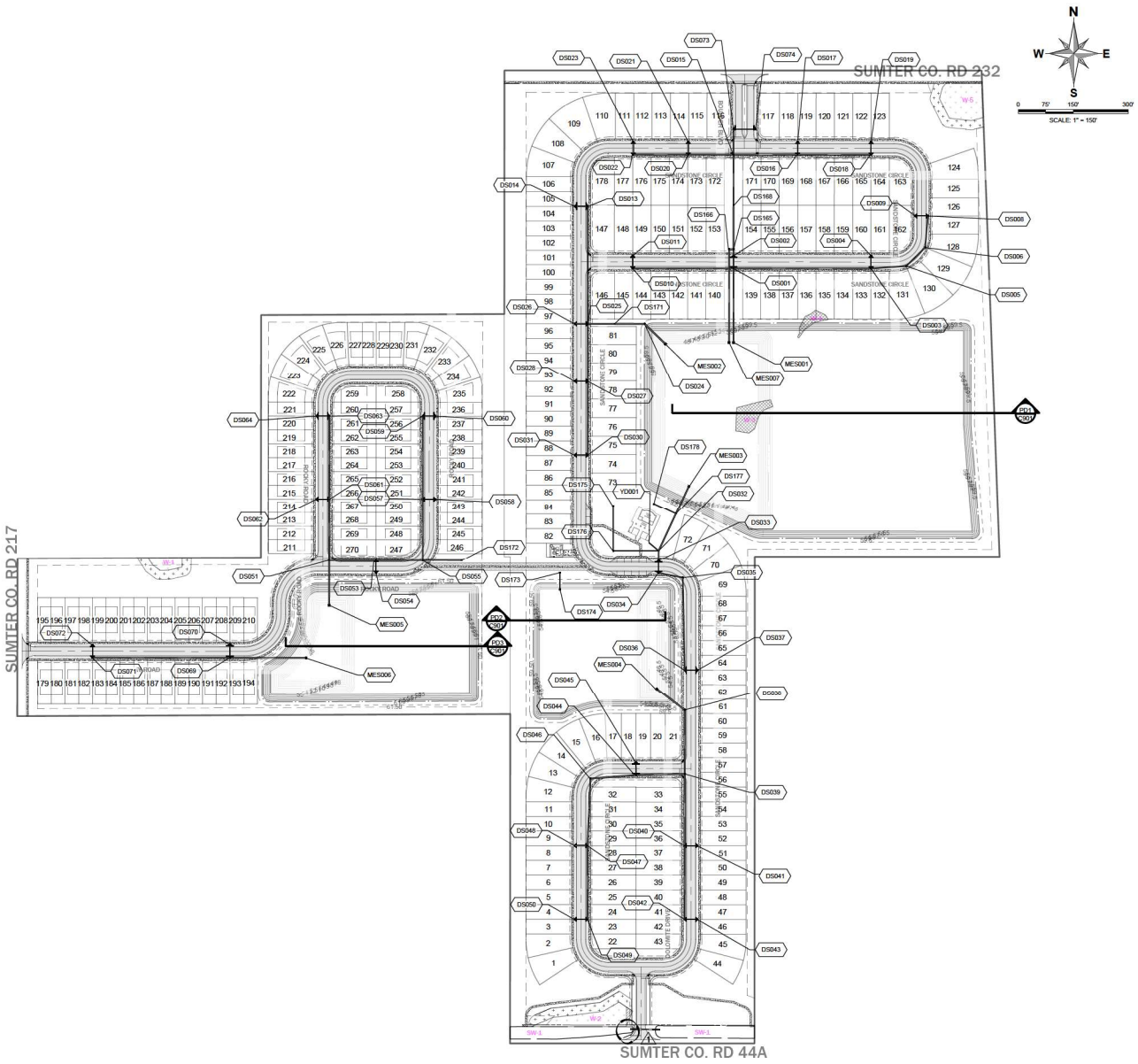
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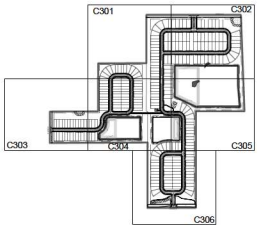
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DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

C207

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H:\Data\2023\23083\Boulder Square Wildwood Files\sheets\dgn\Final\23083 - C207 - Overall Utility Plan.dwg Jun 25, 2025 - 12:07 PM





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		CONTROL STRUCTURE
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)

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MASTER DRAINAGE PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

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1	04/26/23	REVISED PER SIDEWALK UPDATE

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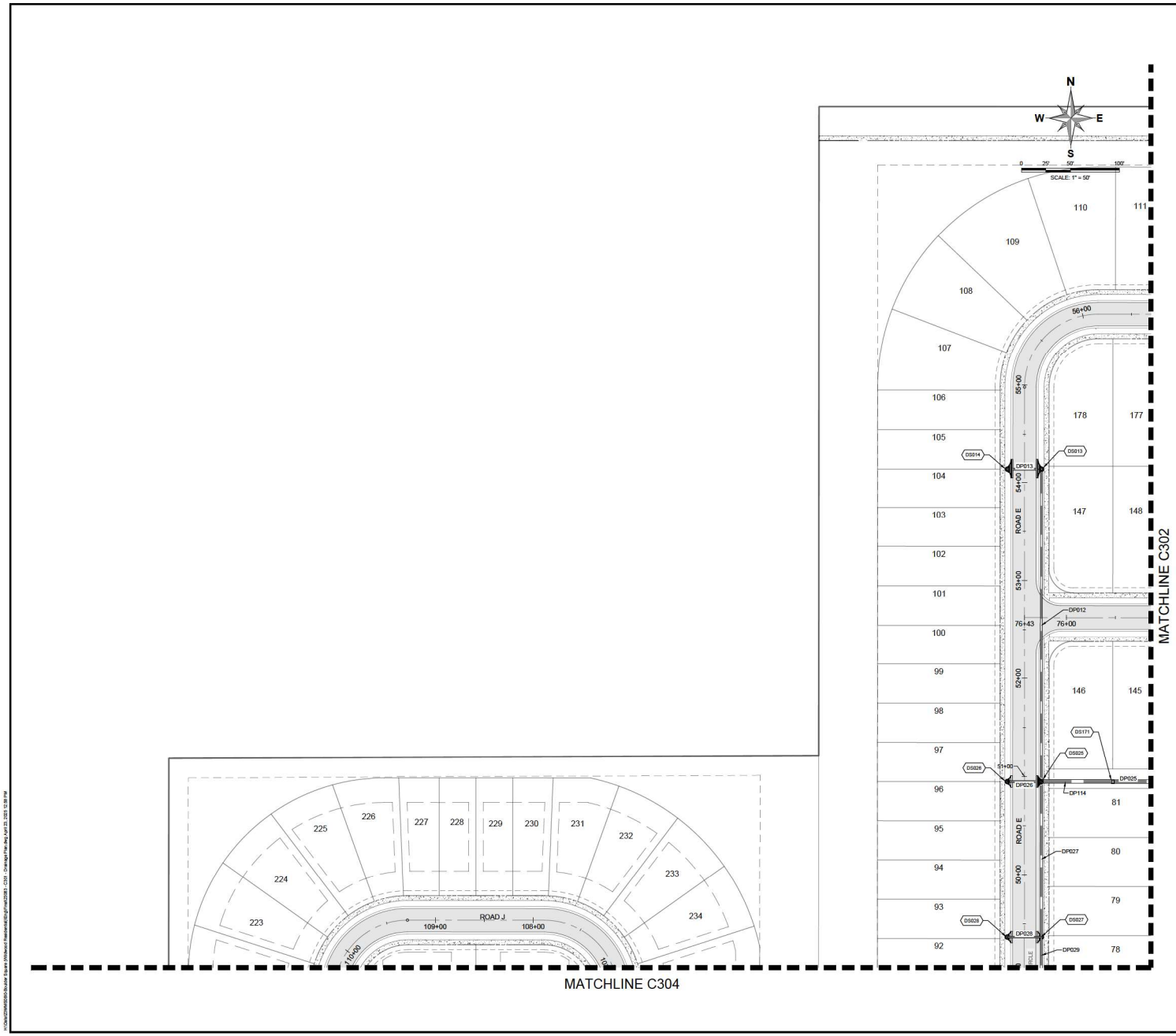
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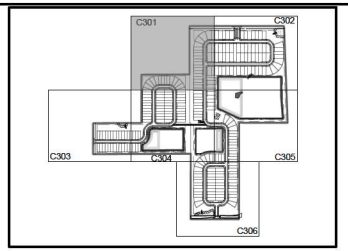
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C300





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE RIRM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		CONTROL STRUCTURE
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)

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DRAINAGE PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
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DAVID ASHLEY STOKES
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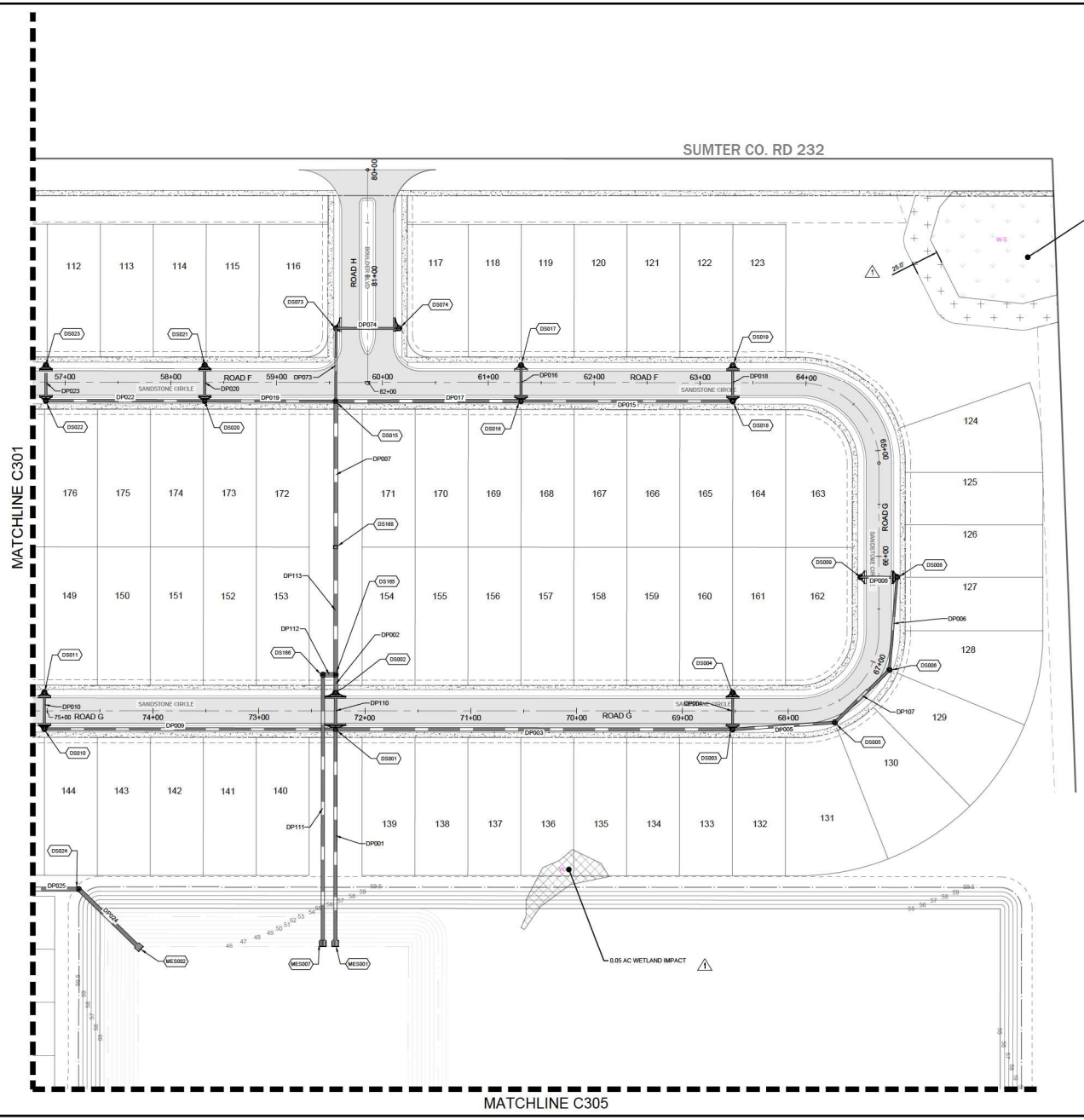
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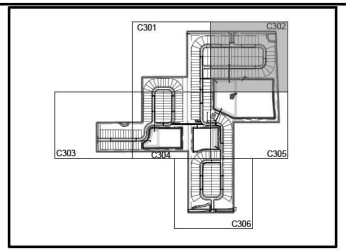
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C301





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE RIPRM
DS-100	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
OUT-1	OUTFALL STRUCTURE
	PIPE END (OUTFALL)

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DRAINAGE PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 732-9916

DATE	REVISIONS
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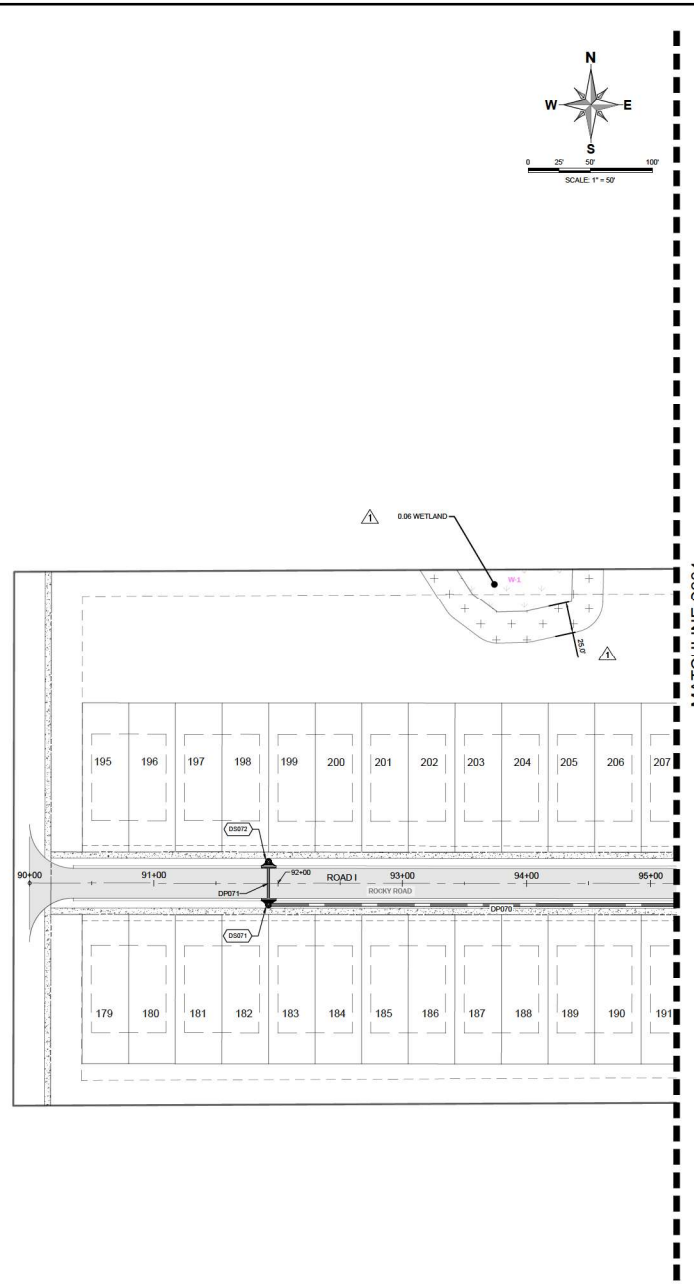
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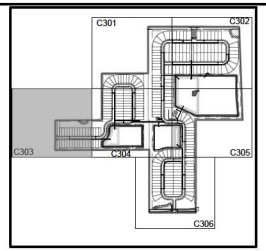
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KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE RFRM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		CONTROL STRUCTURE
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)

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DRAINAGE PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

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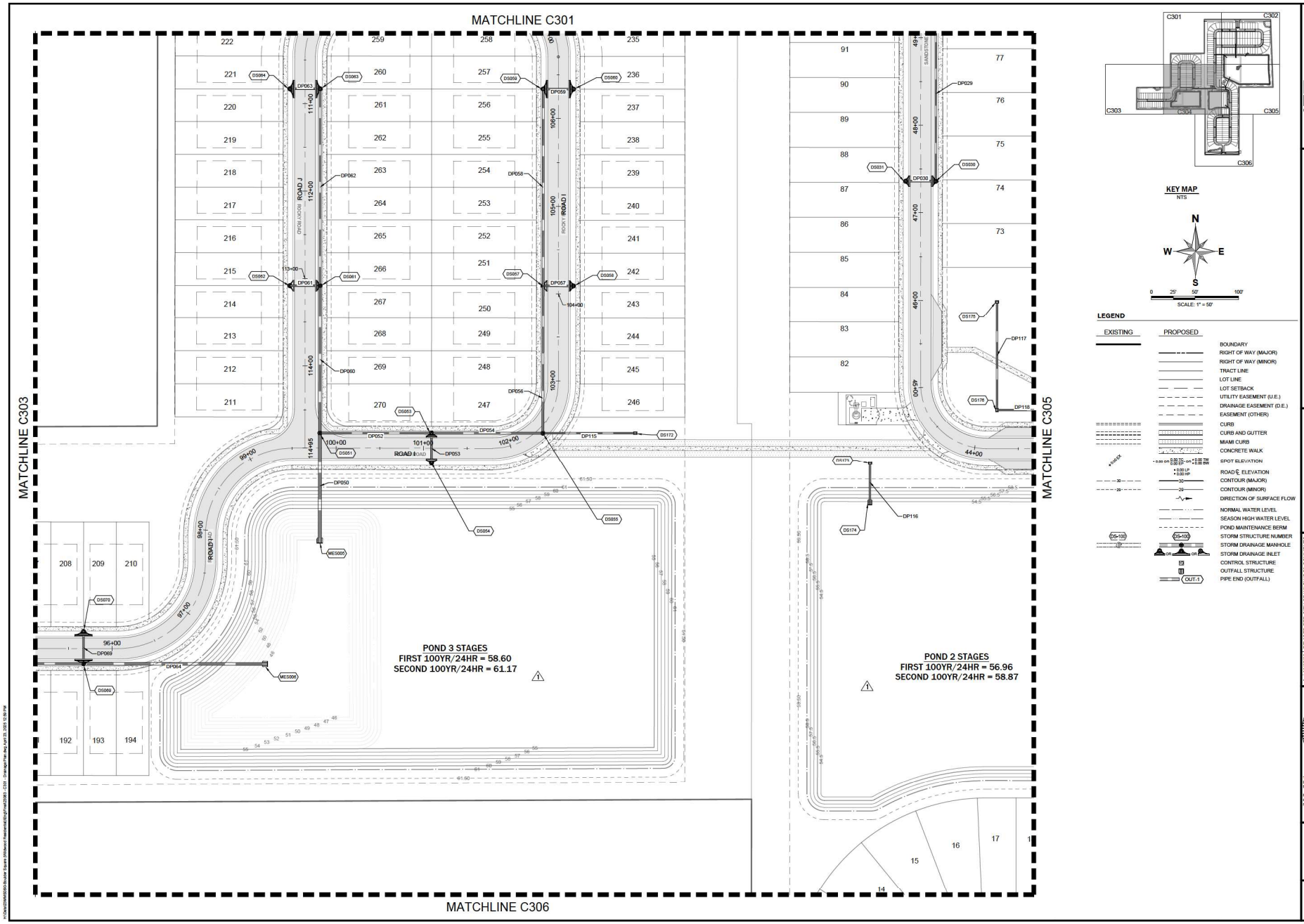
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CITY OF WILDWOOD FLORIDA

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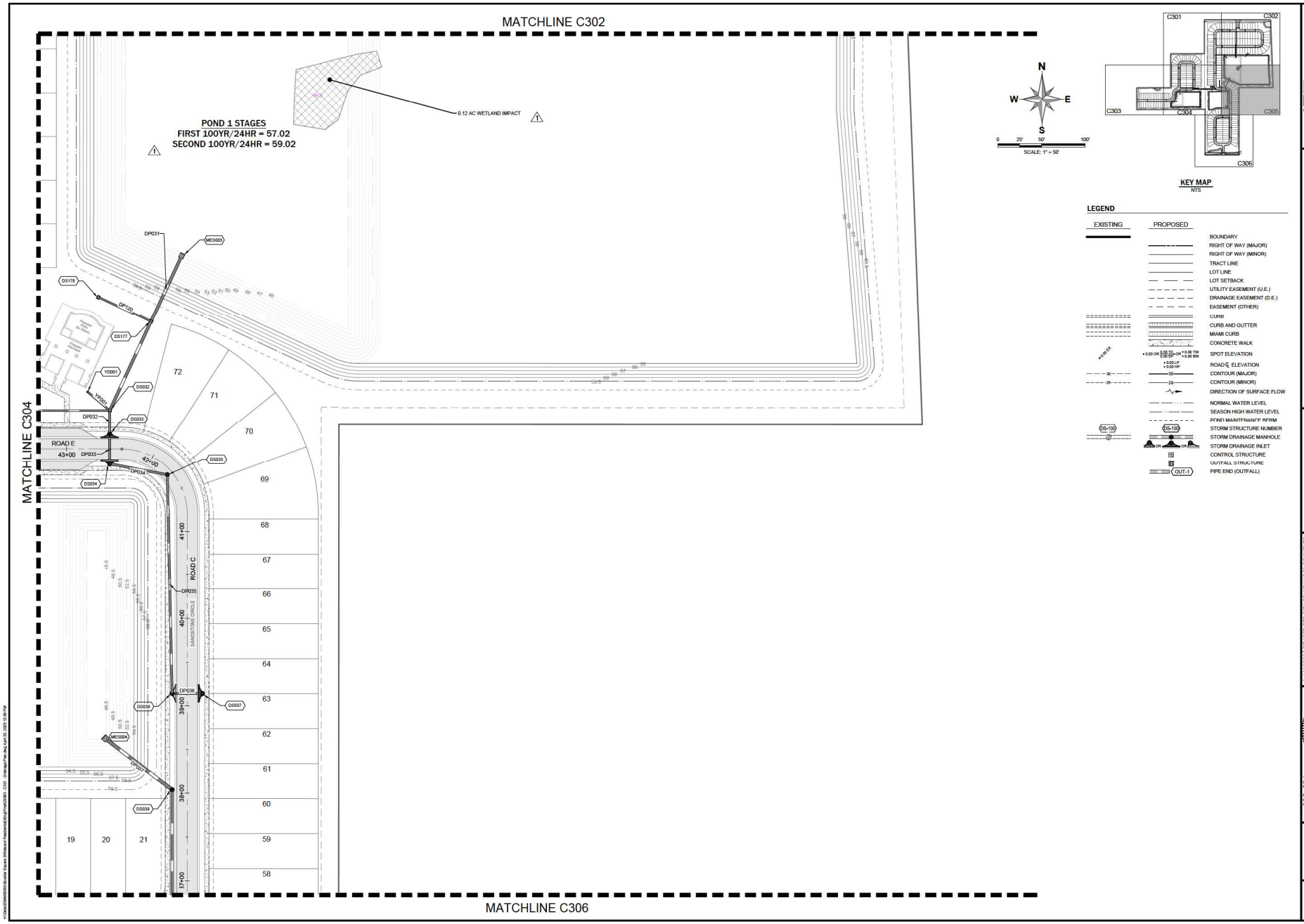
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CITY OF WILDWOOD FLORIDA

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03/19/25	REVISED PER SWFWMD COMMENTS

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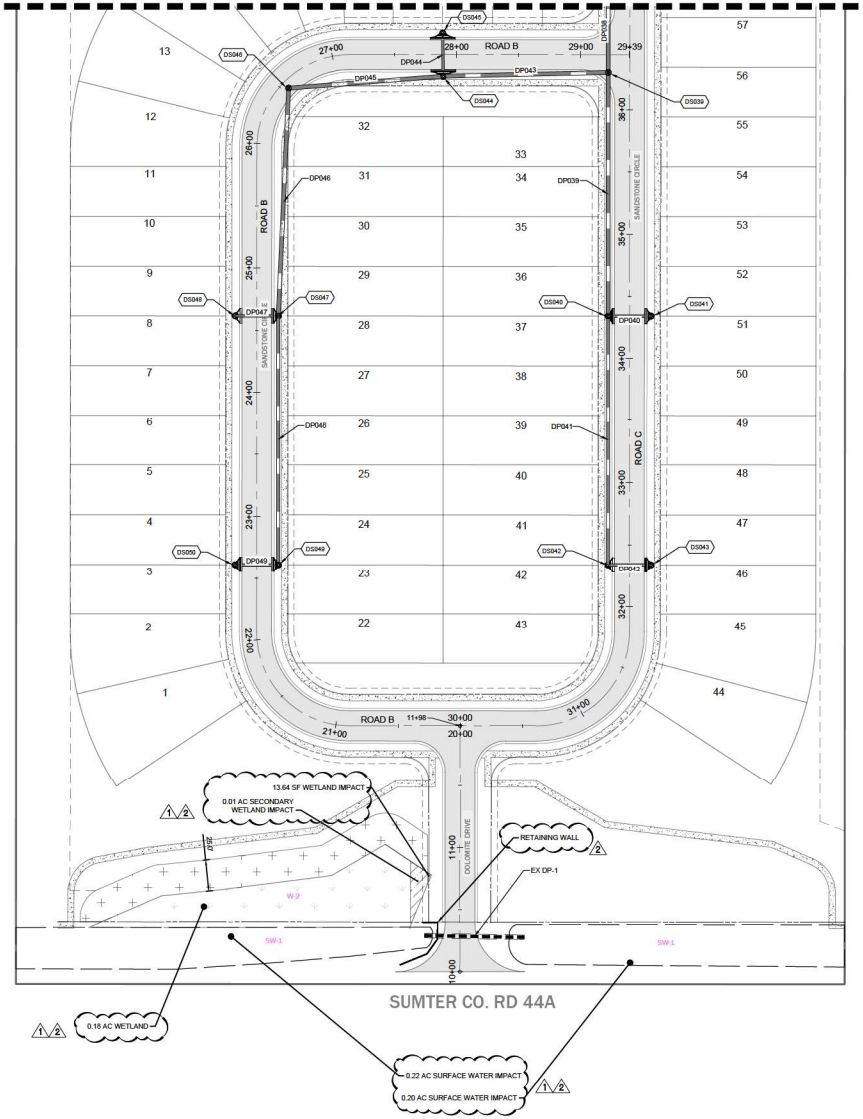
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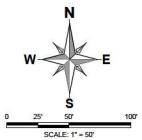
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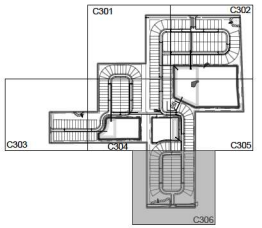
C305

MATCHLINE C-204

MATCHLINE C205







KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
+ 0.00 BACK	+ 0.00 OR 0.00 SS + OR + 0.00 TW + 0.00 BW	SPOT ELEVATION
	+ 0.00 LP + 0.00 HP	ROAD ℄ ELEVATION
30	30	CONTOUR (MAJOR)
29	29	CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE RFRM
DS-100	DS-100	STORM STRUCTURE NUMBER
	OR OR	STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		CONTROL STRUCTURE
		OUTFALL STRUCTURE
	OUT-1	PIPE END (OUTFALL)

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CA# 0007723

DRAINAGE PLAN
FOR
BOUNDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
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ORLANDO, FL 32819
(407) 730-0816

DATE	REVISIONS
03/19/25	REVISED PER SWFWMD COMMENTS
04/09/25	REVISED PER SIDEWALK UPDATE

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C306

PIPE DATA			
PIPE	SIZE	Length	SLOPE
DP001	30" HP	201'	0.35%
DP002	36" HP	18'	0.68%
DP003	30" HP	375'	0.35%
DP004	18" HP	35'	0.35%
DP005	24" HP	97'	0.35%
DP006	18" HP	87'	0.35%
DP007	36" HP	137'	0.87%
DP008	18" HP	34'	0.35%
DP009	24" HP	275'	0.35%
DP010	18" HP	35'	0.35%
DP012	18" HP	320'	0.35%
DP013	18" HP	34'	0.35%
DP015	24" HP	200'	0.35%
DP016	18" HP	35'	0.35%
DP017	30" HP	175'	0.35%
DP018	18" HP	35'	0.35%
DP019	24" HP	124'	0.35%
DP020	18" HP	35'	0.48%
DP022	24" HP	150'	0.35%
DP023	18" HP	34'	0.35%

PIPE DATA			
PIPE	SIZE	Length	SLOPE
DP024	36" HP	78'	0.35%
DP025	36" HP	82'	0.35%
DP026	18" HP	35'	0.35%
DP027	24" HP	158'	0.35%
DP028	18" HP	35'	0.32%
DP029	18" HP	200'	0.35%
DP030	18" HP	35'	0.35%
DP031	30" HP	82'	0.35%
DP032	24" HP	28'	0.43%
DP033	24" HP	35'	0.30%
DP034	24" HP	67'	0.30%
DP035	24" HP	250'	0.40%
DP036	18" HP	34'	0.30%
DP037	36" HP	95'	1.00%
DP038	30" HP	174'	0.35%
DP039	30" HP	196'	0.35%
DP040	18" HP	35'	0.32%
DP041	24" HP	200'	0.35%
DP042	18" HP	35'	0.35%
DP043	30" HP	133'	0.30%

PIPE DATA			
PIPE	SIZE	Length	SLOPE
DP044	18" HP	35'	0.30%
DP045	30" HP	125'	0.30%
DP046	30" HP	183'	0.31%
DP047	18" HP	35'	0.30%
DP048	24" HP	200'	0.30%
DP049	18" HP	35'	0.30%
DP050	36" HP	122'	0.35%
DP052	24" HP	128'	0.35%
DP053	18" HP	35'	1.11%
DP054	24" HP	127'	0.33%
DP056	24" HP	169'	0.34%
DP057	18" HP	35'	0.30%
DP058	24" HP	225'	0.35%
DP059	18" HP	35'	0.35%
DP060	30" HP	169'	0.45%
DP061	18" HP	35'	0.68%
DP062	24" HP	225'	0.45%
DP063	18" HP	35'	0.47%
DP064	30" HP	207'	0.35%
DP069	18" HP	36'	0.35%

PIPE DATA			
PIPE	SIZE	Length	SLOPE
DP070	24" HP	375'	0.45%
DP071	18" HP	35'	0.35%
DP073	18" HP	70'	1.50%
DP074	18" HP	59'	1.50%
DP107	24" HP	72'	0.35%
DP110	24" HP	35'	0.35%
DP111	30" HP	353'	0.35%
DP112	36" HP	12'	0.35%
DP113	36" HP	120'	0.87%
DP114	36" HP	73'	0.35%
DP115	18" HP	106'	0.35%
DP116	18" HP	44'	0.27%
DP117	18" HP	124'	0.35%
DP118	18" HP	124'	0.35%
DP119	30" HP	112'	2.73%
DP120	18" HP	67'	0.35%
EX DP-1	36" EX RCP	80'	0.32%
YP001	18" HDPE	33'	0.43%

STORM STRUCTURE DATA	
NO.	STRUCTURE
DS001	RIM = 58.10' STA = 72+27.56, -17.3'L FDOT TYPE 2 C.I. W/ MODIFIED J BOTTOM DP003 INV IN = 48.10 DP009 INV IN = 51.99 DP110 INV IN = 46.70 DP001 INV OUT = 46.70
DS002	RIM = 58.10' STA = 72+27.56, +17.3'R FDOT TYPE 2 C.I. W/ MODIFIED J BOTTOM DP002 INV IN = 46.70 DP110 INV OUT = 46.82
DS003	RIM = 58.53' STA = 68+52.56, -17.3'L FDOT TYPE 4 C.I. DP004 INV IN = 49.41 DP005 INV IN = 49.41 DP003 INV OUT = 49.41
DS004	RIM = 58.53' STA = 68+52.56, +17.3'R FDOT TYPE 4 C.I. DP004 INV OUT = 49.53
DS005	RIM = 58.59' STA = 67+61.51, -17.0'L MANHOLE DP107 INV IN = 49.75 DP005 INV OUT = 49.75
DS006	RIM = 58.50' STA = 67+01.10, -17.0'L MANHOLE DP006 INV IN = 50.01 DP107 INV OUT = 50.01
DS006	RIM = 58.26' STA = 66+20.36, -17.3'L FDOT TYPE 4 C.I. DP008 INV IN = 50.31 DP006 INV OUT = 50.31
DS009	RIM = 58.26' STA = 66+20.36, +17.2'R FDOT TYPE 4 C.I. DP008 INV OUT = 50.43
DS010	RIM = 58.33' STA = 75+02.56, -17.3'L FDOT TYPE 4 C.I. DP010 INV IN = 52.95 DP009 INV OUT = 52.95
DS011	RIM = 58.33' STA = 75+02.56, +17.3'R FDOT TYPE 4 C.I. DP010 INV OUT = 53.07
DS013	RIM = 58.28' STA = 54+14.73, +17.2'R FDOT TYPE 2 C.I. DP013 INV IN = 52.10 DP012 INV OUT = 52.10
DS014	RIM = 58.28' STA = 54+14.73, -17.2'L FDOT TYPE 2 C.I. DP013 INV OUT = 52.22
DS015	RIM = 58.65' STA = 59+55.82, +17.5'R MANHOLE DP017 INV IN = 49.07 DP019 INV IN = 51.27 DP073 INV IN = 53.63 DP007 INV OUT = 49.07
DS016	RIM = 58.36' STA = 61+30.88, +17.3'R FDOT TYPE 4 C.I. DP016 INV IN = 49.68 DP015 INV IN = 49.68 DP017 INV OUT = 49.68
DS017	RIM = 58.36' STA = 61+30.88, -17.3'L FDOT TYPE 4 C.I. DP016 INV OUT = 49.80
DS018	RIM = 58.49' STA = 63+30.88, +17.3'R FDOT TYPE 4 C.I. DP018 INV IN = 50.38 DP015 INV OUT = 50.38
DS019	RIM = 58.49' STA = 63+30.88, -17.3'L FDOT TYPE 4 C.I. DP018 INV OUT = 50.50
DS020	RIM = 58.37' STA = 58+32.13, +17.3'R FDOT TYPE 4 C.I. DP020 INV IN = 52.83 DP022 INV IN = 51.70 DP019 INV OUT = 51.70
DS021	RIM = 58.37' STA = 58+32.13, -17.2'L FDOT TYPE 4 C.I. DP020 INV OUT = 53.00
DS022	RIM = 58.46' STA = 56+82.13, +17.3'R FDOT TYPE 4 C.I. DP023 INV IN = 52.23 DP022 INV OUT = 52.23

STORM STRUCTURE DATA	
NO.	STRUCTURE
DS023	RIM = 58.46' STA = 56+82.13, -17.2'L FDOT TYPE 4 C.I. DP023 INV OUT = 52.35
DS024	RIM = 59.62' STA = 50+94.70, +172.7'R MANHOLE DP025 INV IN = 50.44 DP024 INV OUT = 46.27
DS025	RIM = 58.37' STA = 50+94.73, +17.3'R FDOT TYPE 4 C.I. DP027 INV IN = 51.40 DP026 INV IN = 52.82 DP012 INV IN = 50.98 DP114 INV OUT = 50.98
DS026	RIM = 58.37' STA = 50+94.73, -17.2'L FDOT TYPE 4 C.I. DP026 INV OUT = 52.94
DS027	RIM = 58.54' STA = 49+36.24, +17.3'R FDOT TYPE 4 C.I. DP029 INV IN = 51.96 DP028 INV IN = 53.17 DP027 INV OUT = 51.96
DS028	RIM = 58.54' STA = 49+36.24, -17.2'L FDOT TYPE 4 C.I. DP028 INV OUT = 53.28
DS030	RIM = 58.08' STA = 47+36.24, +17.3'R FDOT TYPE 4 C.I. DP030 INV IN = 52.66 DP029 INV OUT = 52.66
DS031	RIM = 58.09' STA = 47+36.24, -17.2'L FDOT TYPE 4 C.I. DP030 INV OUT = 52.78
DS032	RIM = 57.84' STA = 42+50.73, +44.8'R FDOT TYPE C INLET DP032 INV IN = 51.31 DP118 INV IN = 53.38 YP001 INV IN = 51.31 DP119 INV OUT = 51.31
DS033	RIM = 58.17' STA = 42+50.73, +17.3'R FDOT TYPE 2 C.I. DP033 INV IN = 51.43 DP032 INV OUT = 51.43
DS034	RIM = 58.17' STA = 42+50.73, -17.3'L FDOT TYPE 2 C.I. DP034 INV IN = 51.53 DP033 INV OUT = 51.53
DS035	RIM = 58.23' STA = 41+72.76, -6.0'L MANHOLE DP035 INV IN = 51.74 DP034 INV OUT = 51.74
DS036	RIM = 58.07' STA = 39+14.08, -17.2'L FDOT TYPE 2 C.I. DP036 INV IN = 52.73 DP035 INV OUT = 52.73
DS037	RIM = 58.07' STA = 39+14.08, +17.3'R FDOT TYPE 2 C.I. DP036 INV OUT = 52.83
DS038	RIM = 58.19' STA = 38+94.29, -17.3'L MANHOLE DP038 INV IN = 51.16 DP037 INV OUT = 47.45
DS039	RIM = 58.63' STA = 36+29.91, -17.3'L MANHOLE DP039 INV IN = 51.77 DP043 INV IN = 51.23 DP038 INV OUT = 51.77
DS040	RIM = 58.29' STA = 34+34.08, -17.3'L FDOT TYPE 4 C.I. DP040 INV IN = 52.83 DP041 INV IN = 52.46 DP039 INV OUT = 52.46
DS041	RIM = 58.29' STA = 34+34.08, +17.2'R FDOT TYPE 4 C.I. DP040 INV OUT = 52.94
DS042	RIM = 58.54' STA = 32+34.08, -17.2'L FDOT TYPE 4 C.I. DP042 INV IN = 53.16 DP041 INV OUT = 53.16
DS043	RIM = 58.54' STA = 32+34.08, +17.2'R FDOT TYPE 4 C.I. DP042 INV OUT = 53.28

STORM STRUCTURE DATA	
NO.	STRUCTURE
DS044	RIM = 58.14' STA = 27+89.36, +17.2'R FDOT TYPE 2 C.I. DP045 INV IN = 51.63 DP044 INV IN = 52.77 DP043 INV OUT = 51.63
DS045	RIM = 58.14' STA = 27+88.84, -17.3'L FDOT TYPE 2 C.I. DP044 INV OUT = 52.87
DS046	RIM = 58.41' STA = 26+54.41, +6.0'R MANHOLE DP046 INV IN = 52.00 DP045 INV OUT = 52.00
DS047	RIM = 58.54' STA = 24+61.56, +17.2'R FDOT TYPE 4 C.I. DP047 INV IN = 53.18 DP046 INV IN = 52.58 DP046 INV OUT = 52.58
DS048	RIM = 58.54' STA = 24+61.56, -17.3'L FDOT TYPE 4 C.I. DP047 INV OUT = 53.28
DS049	RIM = 58.54' STA = 22+61.56, +17.2'R FDOT TYPE 4 C.I. DP049 INV IN = 53.18 DP048 INV OUT = 53.18
DS050	RIM = 58.54' STA = 22+61.56, -17.2'L FDOT TYPE 4 C.I. DP049 INV OUT = 53.28
DS051	RIM = 59.09' STA = 99+81.69, -17.3'L MANHOLE DP060 INV IN = 52.58 DP052 INV IN = 52.33 DP050 INV OUT = 46.43
DS053	RIM = 60.12' STA = 101+09.50, -17.3'L FDOT TYPE 4 C.I. DP053 INV IN = 52.77 DP054 INV IN = 52.77 DP052 INV OUT = 52.77
DS054	RIM = 60.12' STA = 101+09.50, +17.3'R FDOT TYPE 4 C.I. DP053 INV OUT = 53.15
DS055	RIM = 60.44' STA = 102+38.21, +6.5'R MANHOLE DP056 INV IN = 53.20 DP115 INV IN = 56.54 DP054 INV OUT = 53.20
DS057	RIM = 60.53' STA = 104+08.92, -17.2'L FDOT TYPE 4 C.I. DP057 INV IN = 53.91 DP058 INV IN = 53.78 DP056 INV OUT = 53.78
DS058	RIM = 60.53' STA = 104+08.80, +17.2'R FDOT TYPE 4 C.I. DP057 INV OUT = 54.01
DS059	RIM = 60.01' STA = 106+33.98, -17.2'L FDOT TYPE 2 C.I. DP059 INV IN = 54.57 DP058 INV OUT = 54.57
DS060	RIM = 60.01' STA = 106+33.85, +17.2'R FDOT TYPE 2 C.I. DP059 INV OUT = 54.69
DS061	RIM = 60.28' STA = 113+07.95, -17.2'L FDOT TYPE 4 C.I. DP061 INV IN = 53.57 DP062 INV IN = 53.35 DP060 INV OUT = 53.35
DS062	RIM = 60.28' STA = 113+07.94, +17.2'R FDOT TYPE 4 C.I. DP061 INV OUT = 53.80
DS063	RIM = 59.87' STA = 110+82.95, -17.2'L FDOT TYPE 2 C.I. DP063 INV IN = 54.36 DP062 INV OUT = 54.36
DS064	RIM = 59.87' STA = 110+82.94, +17.2'R FDOT TYPE 2 C.I. DP063 INV OUT = 54.52
DS069	RIM = 59.74' STA = 95+67.35, +17.2'R FDOT TYPE 2 C.I. DP069 INV IN = 50.71 DP070 INV IN = 50.92 DP064 INV OUT = 46.72

STORM STRUCTURE DATA	
NO.	STRUCTURE
DS070	RIM = 59.77' STA = 95+67.35, -19.3'L FDOT TYPE 2 C.I. DP069 INV OUT = 50.84
DS071	RIM = 60.33' STA = 91+92.35, +17.3'R FDOT TYPE 4 C.I. DP071 INV IN = 52.61 DP070 INV OUT = 52.61
DS072	RIM = 60.33' STA = 91+92.35, -17.3'L FDOT TYPE 4 C.I. DP071 INV OUT = 52.73
DS073	RIM = 58.84' STA = 81+49.30, +29.7'R FDOT TYPE 1 C.I. DP074 INV IN = 54.67 DP073 INV OUT = 54.67
DS074	RIM = 58.84' STA = 81+49.30, -29.8'L FDOT TYPE 1 C.I. DP074 INV OUT = 55.56
DS165	RIM = 58.21' STA = 72+27.56, +35.0'R MANHOLE DP113 INV IN = 46.82 DP002 INV OUT = 46.82 DP112 INV OUT = 48.10
DS166	RIM = 58.28' STA = 72+39.56, +35.0'R MANHOLE DP112 INV IN = 48.06 DP111 INV OUT = 46.89
DS168	RIM = 58.00' STA = 99+59.88, +159.3'R FDOT TYPE C INLET W/ MODIFIED J BOTTOM DP007 INV IN = 47.87 DP113 INV OUT = 47.87
DS171	RIM = 58.96' STA = 50+94.73, +90.2'R FDOT TYPE C INLET W/ MODIFIED J BOTTOM DP114 INV IN = 50.72 DP025 INV OUT = 50.72
DS172	RIM = 60.50' STA = 102+71.83, +98.3'R FDOT TYPE C INLET DP115 INV OUT = 56.91
DS173	RIM = 58.60' STA = 44+59.41, -86.6'L FDOT TYPE C INLET DP116 INV OUT = 54.62
DS174	RIM = 56.21' STA = 44+45.00, -115.2'L U TYPE ENDWALL DP116 INV IN = 54.50
DS175	RIM = 59.23' STA = 45+98.19, +87.5'R FDOT TYPE C INLET DP117 INV OUT = 54.25
DS176	RIM = 58.25' STA = 43+74.45, +44.8'R FDOT TYPE C INLET DP117 INV IN = 53.82 DP118 INV OUT = 53.82
DS177	RIM = 59.50' STA = ???, ?????? FDOT TYPE C INLET DP119 INV IN = 48.25 DP120 INV IN = 54.07 DP031 INV OUT = 46.29
DS178	RIM = 59.30' STA = 42+63.84, +174.4'R FDOT TYPE C INLET DP120 INV OUT = 54.30
MES001	RIM = 48.79' STA = 72+27.56, -216.0'L U TYPE ENDWALL DP001 INV IN = 46.00
MES002	RIM = 54.29' STA = 50+40.74, +229.7'R U TYPE ENDWALL DP024 INV IN = 46.00
MES003	RIM = 48.79' STA = ???, ?????? U TYPE ENDWALL DP031 INV IN = 46.00
MES004	RIM = 53.79' STA = 38+62.09, -93.0'L U TYPE ENDWALL DP037 INV IN = 46.50

STORM STRUCTURE DATA	
NO.	STRUCTURE
MES005	RIM = 49.33' STA = 99+81.69, +104.5'R U TYPE ENDWALL DP050 INV IN = 46.00
MES006	RIM = 56.28' STA = 97+02.73, +104.5'R U TYPE ENDWALL DP064 INV IN = 46.00
MES007	RIM = 48.79' STA = 72+39.56, -218.0'L U TYPE ENDWALL DP111 INV IN = 46.00
YD001	RIM = 58.70' STA = 42+75.96, +65.9'R YARD DRAIN YP001 INV OUT = 51.45

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CA# 0007723

DRAINAGE PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

REVISIONS	DATE
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DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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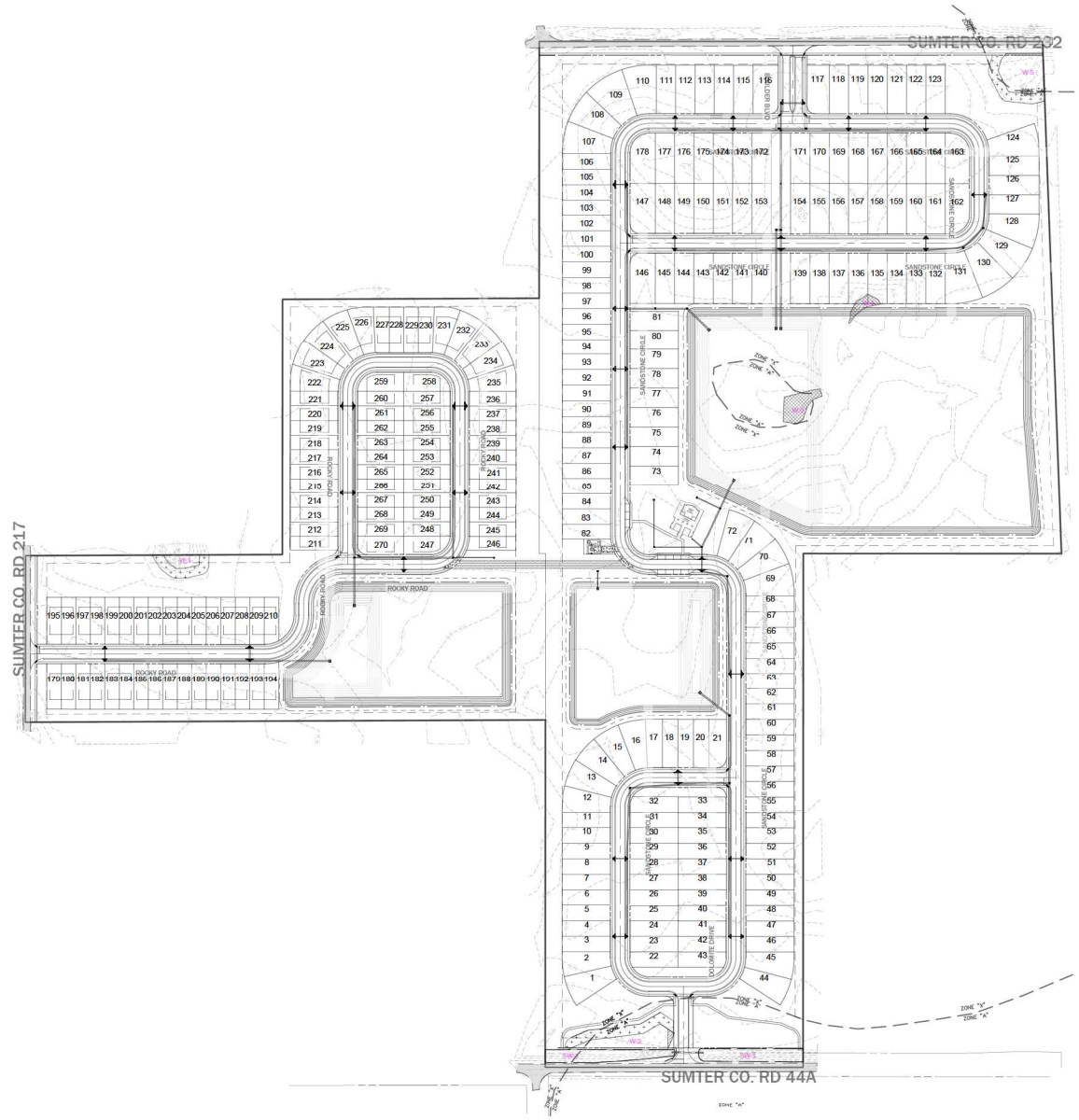
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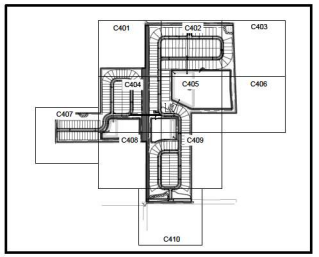
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DATUM:	NAVD 88
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DRAWN BY:	PR
APPROVED BY:	DAS

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KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
+0.00 EX	+0.00	SPOT ELEVATION
		ROAD ℄ ELEVATION
30	30	CONTOUR (MAJOR)
29	29	CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
DS-100	DS000	STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
	OUT-1	OUTFALL STRUCTURE
		PIPE END (OUTFALL)
B-1		SOIL BORING
R-1		SOIL BORING (ROADWAY)
P-1		SOIL BORING (POND)
	D.S.	DOWNSPOUT

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OVERALL GRADING PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

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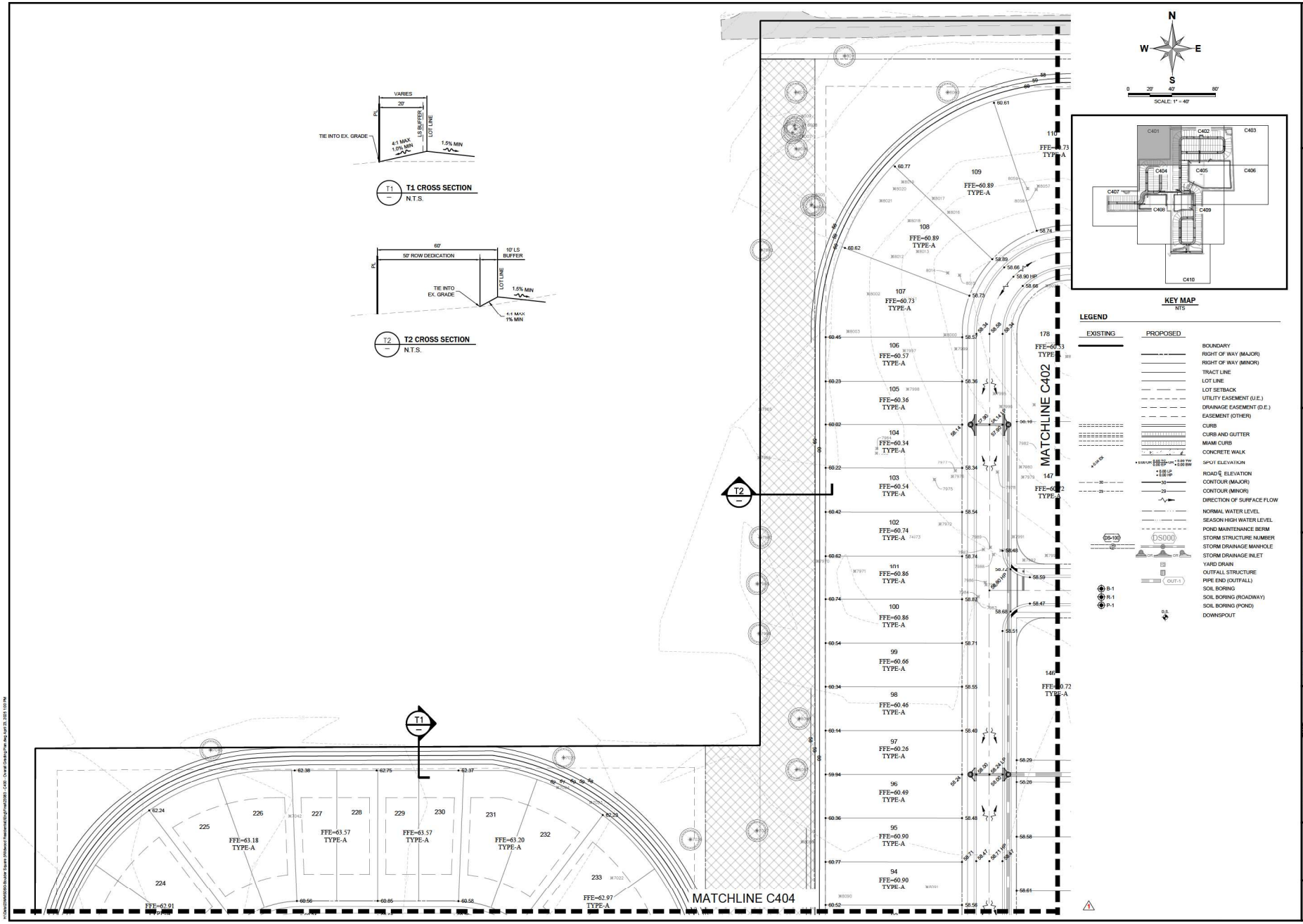
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GRADING PLAN
FOR
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FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
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ORLANDO, FL 32819
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DATE	REVISIONS
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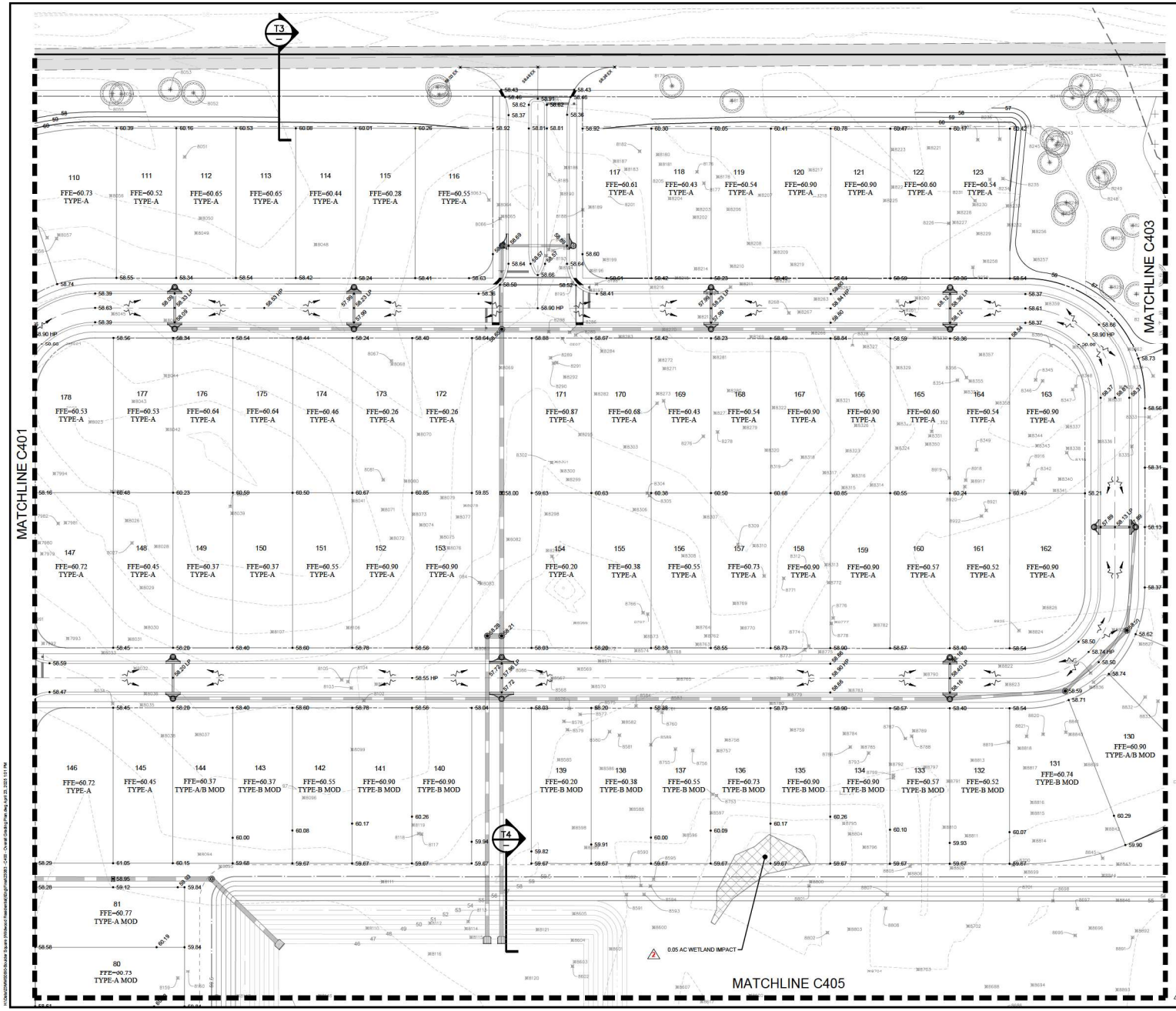
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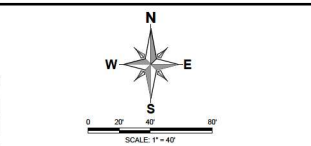
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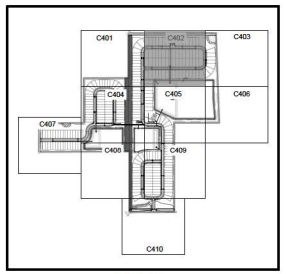
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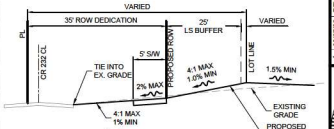




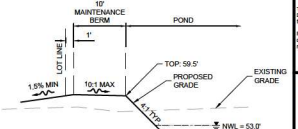
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
DS-100	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	YARD DRAIN
	OUTFALL STRUCTURE
OUT-1	PIPE END (OUTFALL)
B-1	SOIL BORING
R-1	SOIL BORING (ROADWAY)
P-1	SOIL BORING (POND)
	DOWNSPOUT



T3 CROSS SECTION
N.T.S.



T4 CROSS SECTION
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GRADING PLAN
FOR
BOUNDER SQUARE
CITY OF WILDWOOD
FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/19/25	REVISED PER SWFWMD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

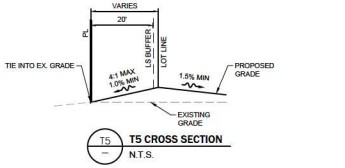
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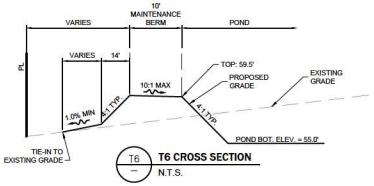
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DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

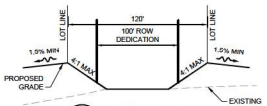
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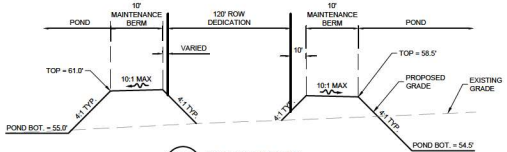
T5 CROSS SECTION
N.T.S.



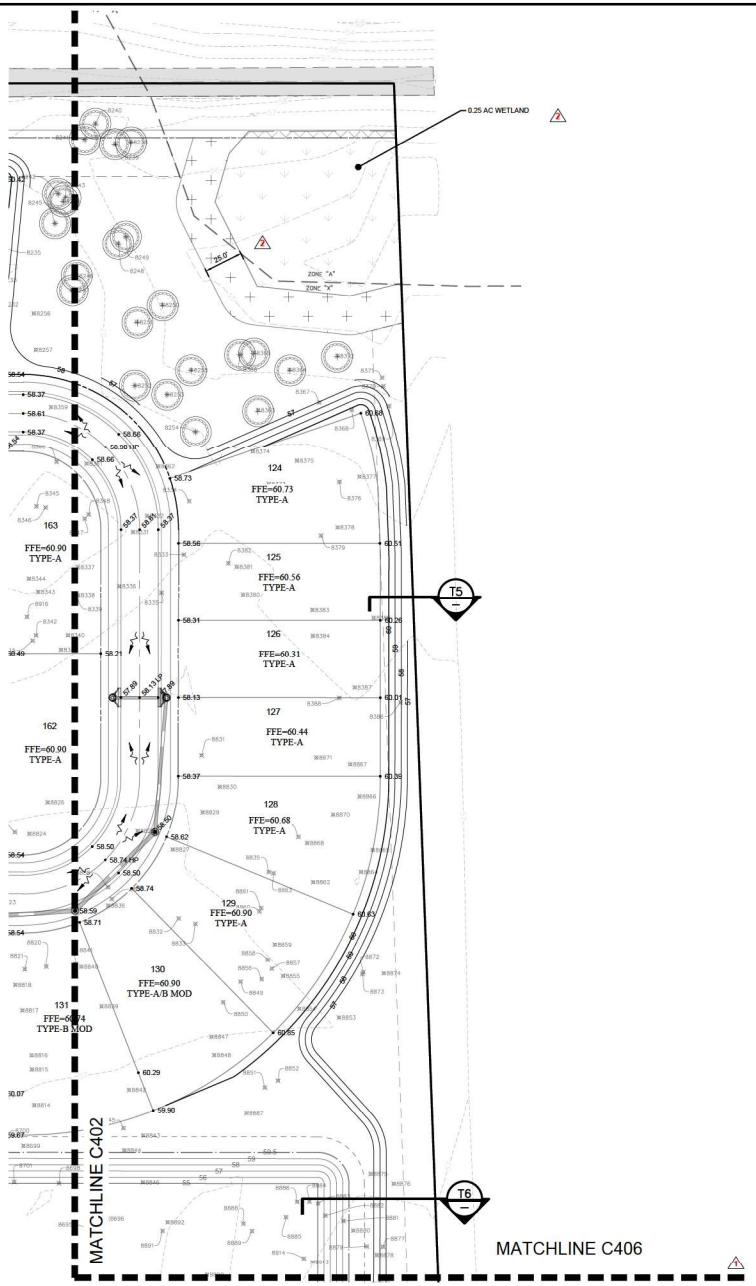
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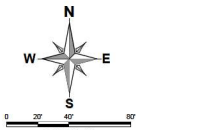


T7 CROSS SECTION
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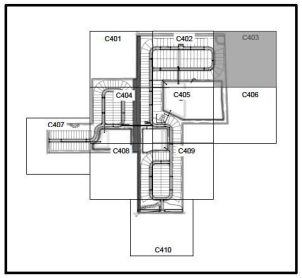


T8 CROSS SECTION
N.T.S.





SCALE: 1" = 40'



KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)
B-1	B-1	SOIL BORING
R-1	R-1	SOIL BORING (ROADWAY)
P-1	P-1	SOIL BORING (POND)
		DOWNSPOUT

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
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GRADING PLAN
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
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03/19/25	REVISED PER SWFWMD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

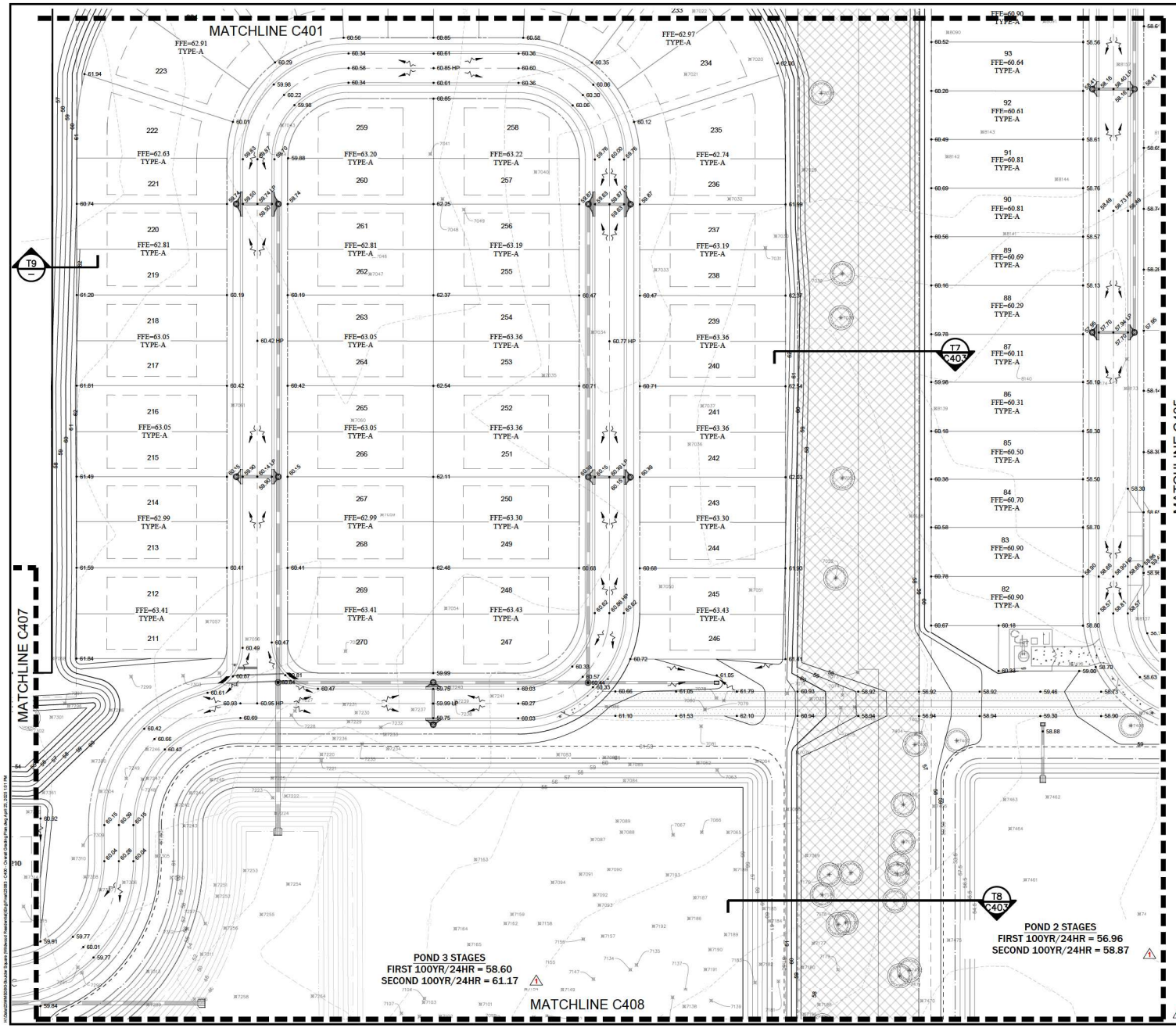
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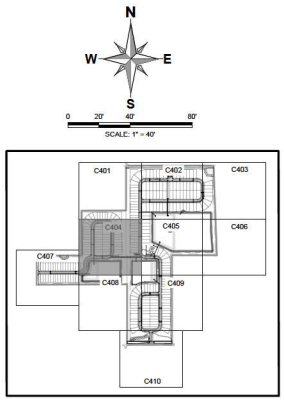
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DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C403

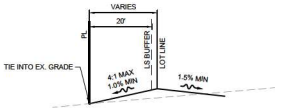




KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	YARD DRAIN
	OUTFALL STRUCTURE
	PIPE END (OUTFALL)
	SOIL BORING
	SOIL BORING (ROADWAY)
	SOIL BORING (POND)
	DOWNSPOUT



T9 T9 CROSS SECTION
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GRADING PLAN
FOR
BOUNDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

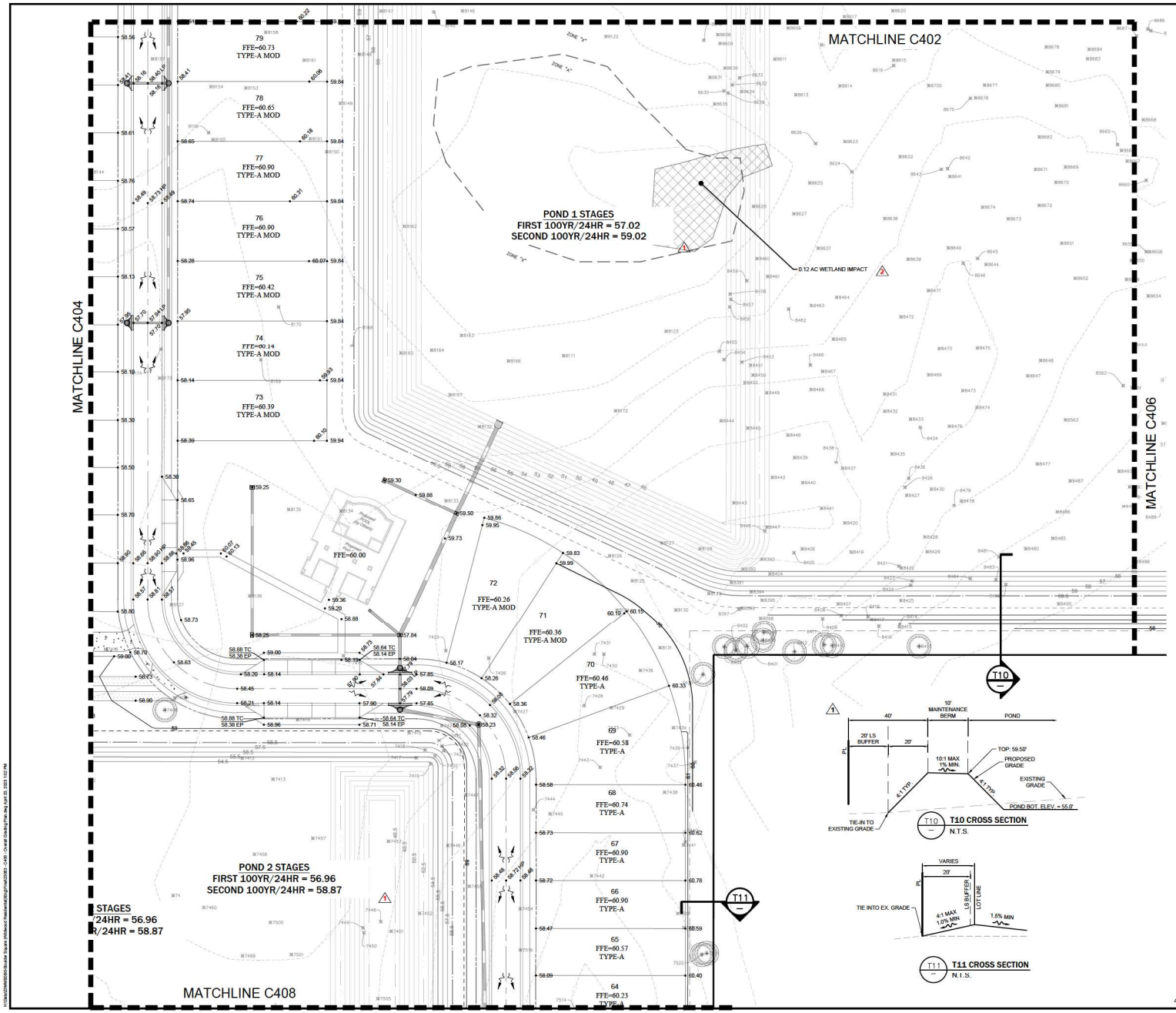
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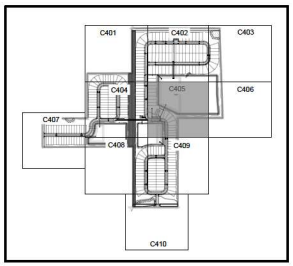
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DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C404





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	YARD DRAIN
	OUTFALL STRUCTURE
	PIPE END (OUTFALL)
	SOIL BORING
	SOIL BORING (ROADWAY)
	SOIL BORING (POND)
	DOWNSPOUT

T10 T10 CROSS SECTION
N.T.S.

T11 T11 CROSS SECTION
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GRADING PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD., SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/19/25	REVISED PER SWFWMD COMMENTS

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

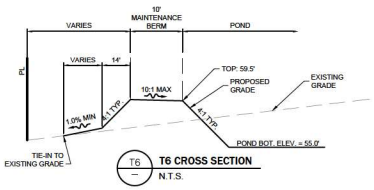
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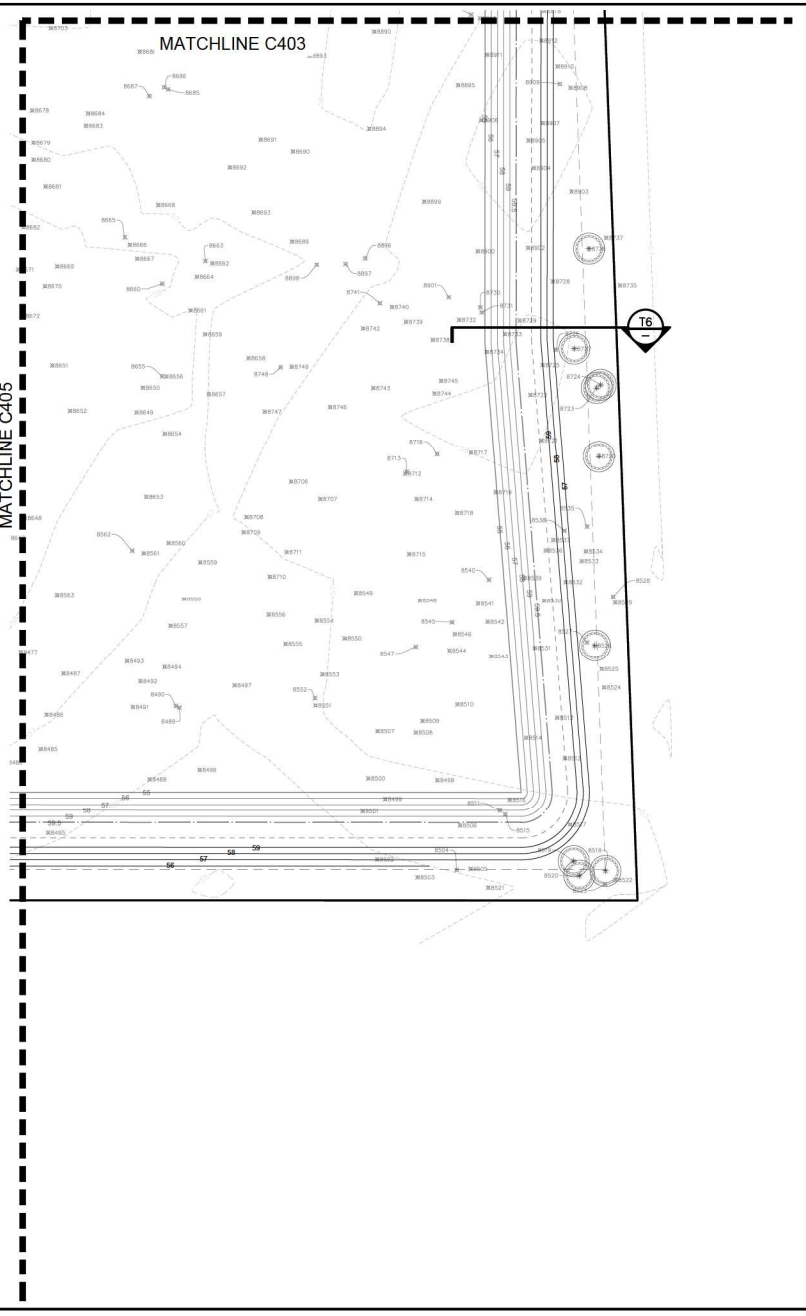
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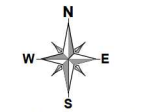
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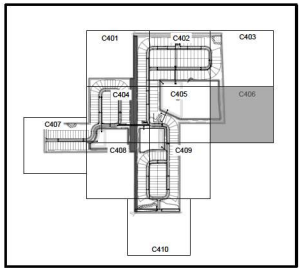
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DATUM:	NAVD 88
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DRAWN BY:	PR
APPROVED BY:	DAS

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KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD $\mathbb{Q}$ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)
B-1		SOIL BORING
R-1		SOIL BORING (ROADWAY)
P-1		SOIL BORING (POND)
		DOWNSPOUT

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GRADING PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD
FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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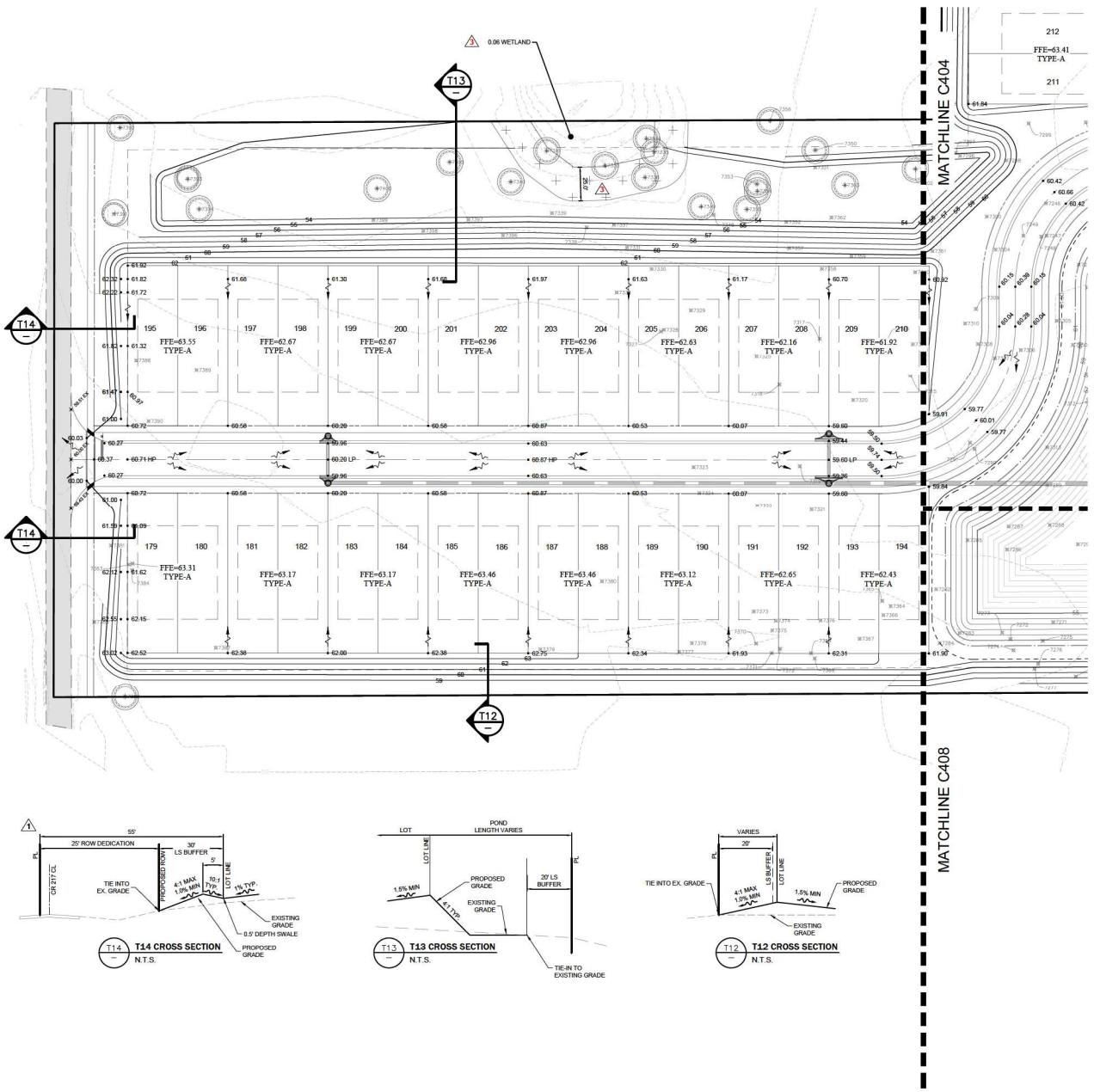
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DRAWN BY:	PR
APPROVED BY:	DAS

C406

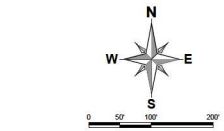
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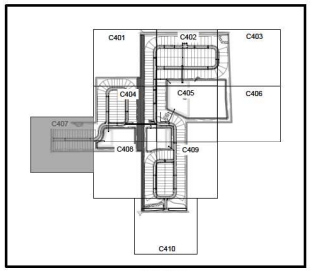


T14 CROSS SECTION
N.T.S.

T13 CROSS SECTION
N.T.S.

T12 CROSS SECTION
N.T.S.





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
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		DOWNSPOUT

MADDEN
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GRADING PLAN
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BOUNDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 OR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-0016

NO.	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS
3	07/09/25	REVISED PER SWFWMD COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

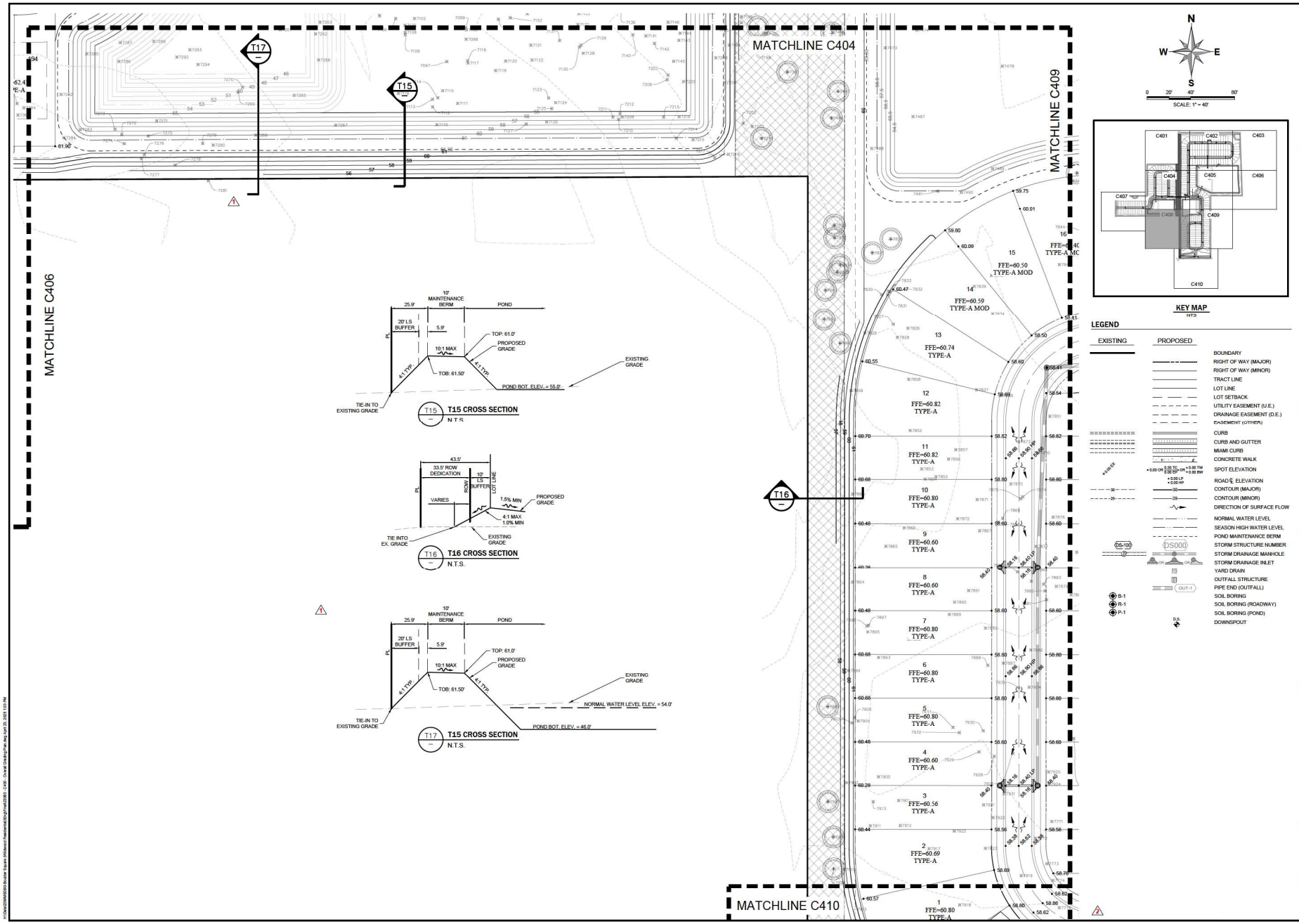
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JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
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DRAWN BY:	PR
APPROVED BY:	DAS

C407



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GRADING PLAN
FOR
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FLORIDA
CITY OF WILDWOOD

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755 OR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

REVISIONS	DATE
PER CITY OF WILDWOOD COMMENTS	12/03/24
PER CITY OF WILDWOOD COMMENTS	03/07/25

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

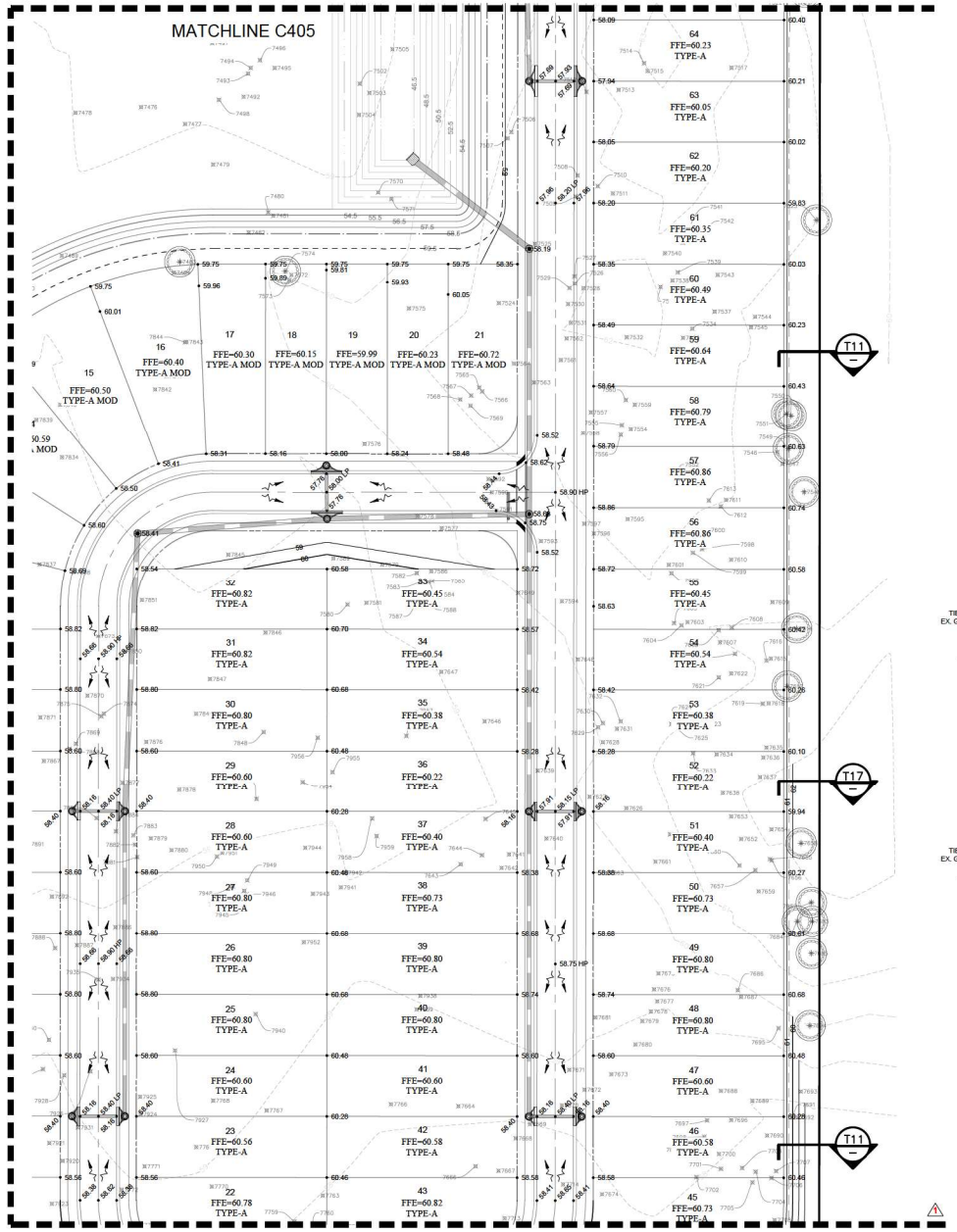
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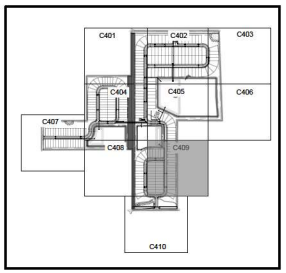
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APPROVED BY:	DAS

C408



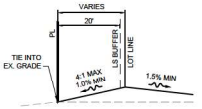




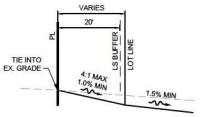
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
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		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
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		OUTFALL STRUCTURE
		PIPE END (OUTFALL)
		SOIL BORING
		SOIL BORING (ROADWAY)
		SOIL BORING (POND)
		DOWNSPOUT



T11 T11 CROSS SECTION
N.T.S.



T17 T11 CROSS SECTION
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GRADING PLAN
FOR
BOUNDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

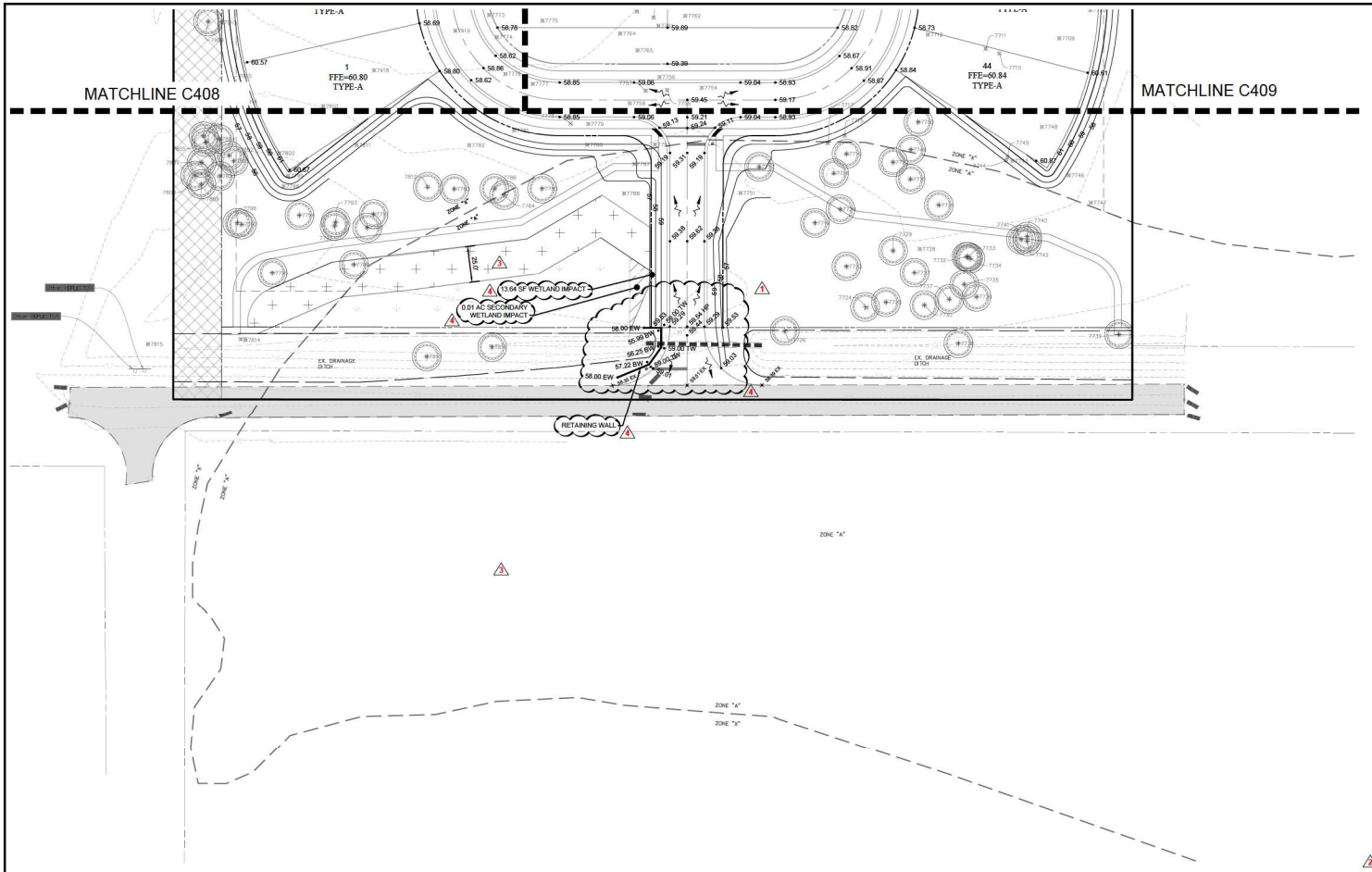
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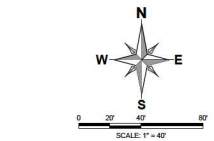
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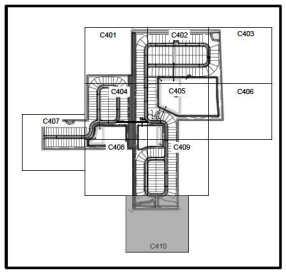
ENGINEER OF RECORD

JOB # 23083
DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

C409







KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		YARD DRAIN
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)
B-1		SOIL BORING
R-1		SOIL BORING (ROADWAY)
P-1		SOIL BORING (POND)
		DOWNSPOUT

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GRADING PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD — FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS
3	03/19/25	REVISED PER SIDEWALK UPDATES
4	04/09/25	REVISED PER SIDEWALK UPDATES
5		
6		
7		
8		
9		
10		
11		

DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

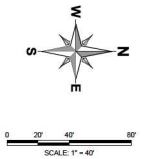
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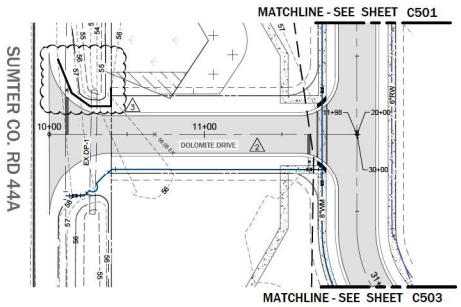
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ENGINEER OF RECORD

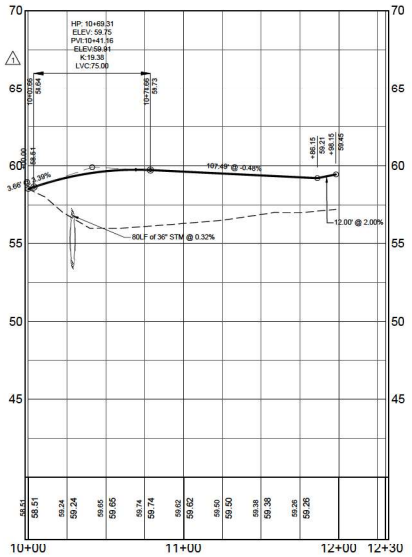
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

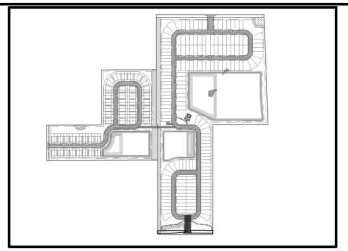
C410





⚠ DOLOMITE DRIVE





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
ST-10	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
	OUTFALL STRUCTURE
OUT-1	PIPE END (OUTFALL)
B-1	SOIL BORING
R-1	SOIL BORING (ROADWAY)
P-1	SOIL BORING (POND)
	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

WATER MAIN AND RE-USE WATER LINES SHALL BE BURIED WITH A MINIMUM 36" GROUND COVER.

ENGINEER OF RECORD MUST INSPECT ALL WATER MAIN AND SEWER LINE CONFLICTS PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE ENGINEER 24 HOUR ADVANCE NOTICE TO SCHEDULE INSPECTION.

MADDEN
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ROADWAY PLAN & PROFILES
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 OR. PHILLIPS BLVD. SUITE 285
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/10/25	REVISED PER CITY OF WILDWOOD COMMENTS
3	04/09/25	REVISED PER SIGNAL UPDATE
4		
5		
6		
7		
8		
9		
10		
11		

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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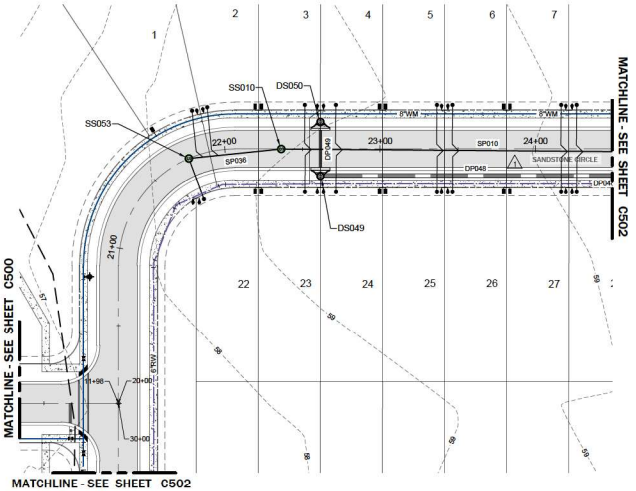
ENGINEER OF RECORD

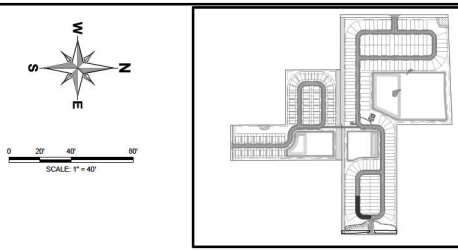
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C500

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H:\Data\23083\Site\Boulder Square (Wildwood Interchange)\Engineering\Roadway\Sheets\Boulder Square Wildwood Interchange - C500 - Roadway Plan & Profiles.dwg, Apr 24, 2025 1:58 PM





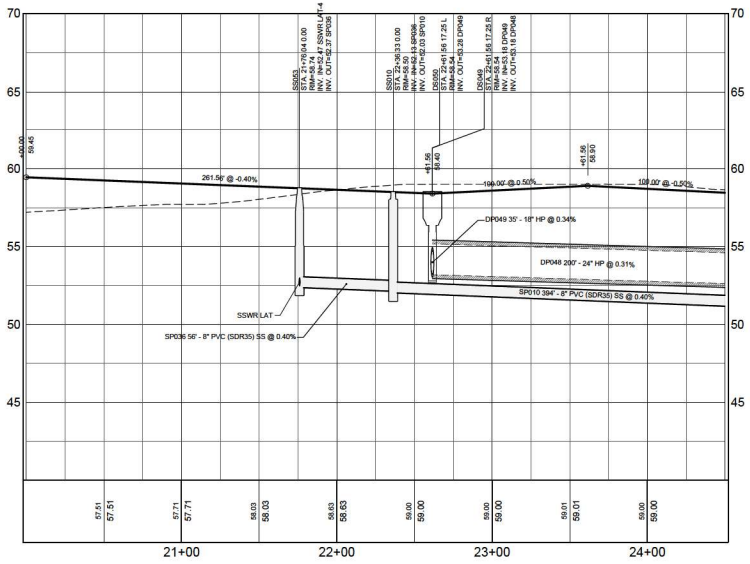
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
		SPOT ELEVATION
		ROAD ℄ ELEVATION
		CONTOUR (MAJOR)
		CONTOUR (MINOR)
		DIRECTION OF SURFACE FLOW
		NORMAL WATER LEVEL
		SEASON HIGH WATER LEVEL
		POND MAINTENANCE BERM
		STORM STRUCTURE NUMBER
		STORM DRAINAGE MANHOLE
		STORM DRAINAGE INLET
		CONTROL STRUCTURE
		OUTFALL STRUCTURE
		PIPE END (OUTFALL)
		SOIL BORING
		SOIL BORING (ROADWAY)
		SOIL BORING (POND)
		DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

⚠ SANDSTONE CIRCLE



WATER MAIN AND RE-USE WATER LINES SHALL BE BURIED WITH A MINIMUM 36" GROUND COVER.

ENGINEER OF RECORD MUST INSPECT ALL WATER MAIN AND SEWER LINE CONFLICTS PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE ENGINEER 24 HOUR ADVANCE NOTICE TO SCHEDULE INSPECTION.

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431 E. Horatio Avenue
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FLORIDA
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DATE	REVISIONS
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DAVID ASHLEY STOKES
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STATE OF FLORIDA
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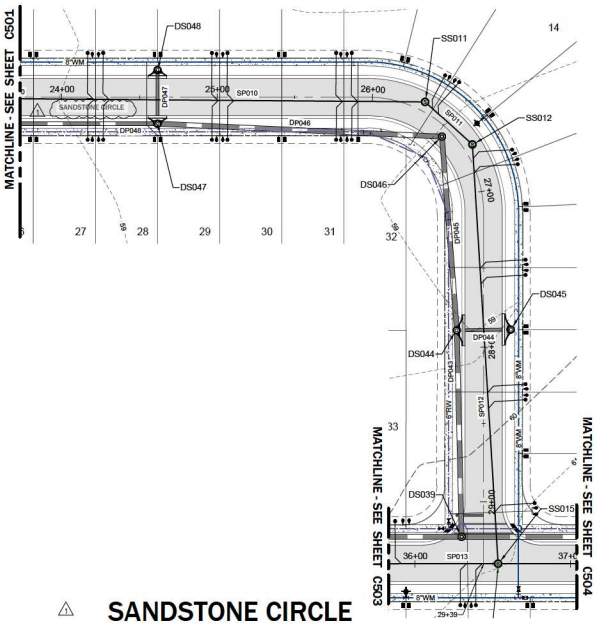
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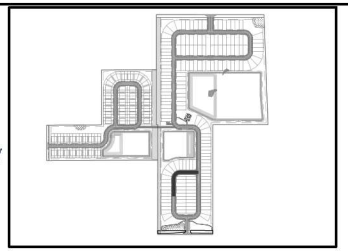
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C501





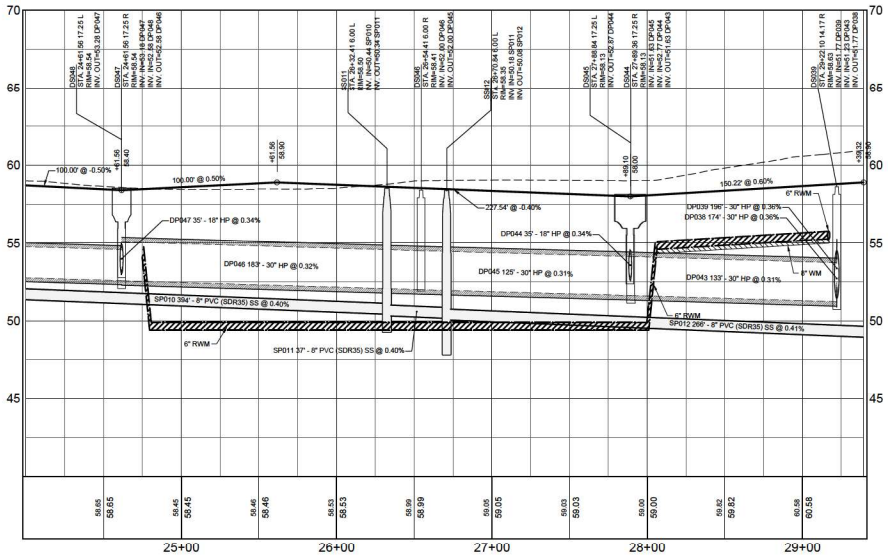
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
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	LOT SETBACK
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	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
+0.00 GR	SPOT ELEVATION
	ROAD ℄ ELEVATION
30	CONTOUR (MAJOR)
29	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
ST-10	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
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	DOWNSPOUT

HORZ. SCALE: 1" = 40'
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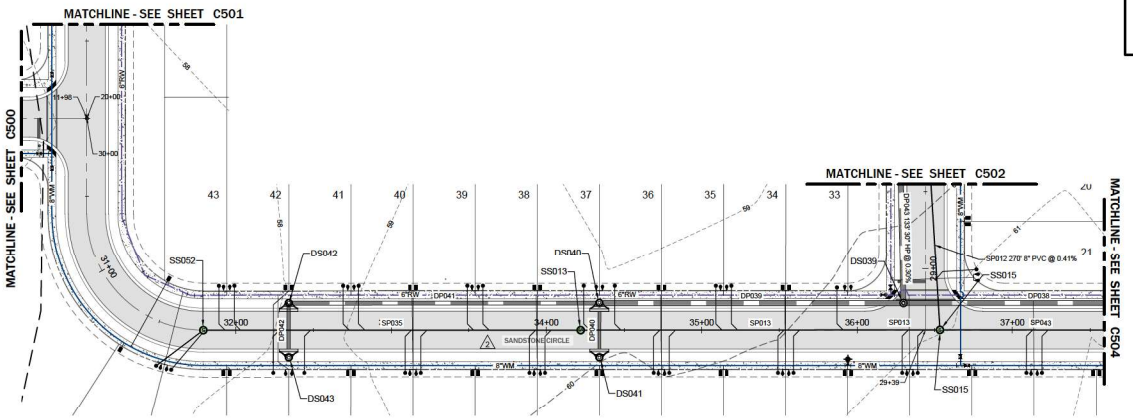
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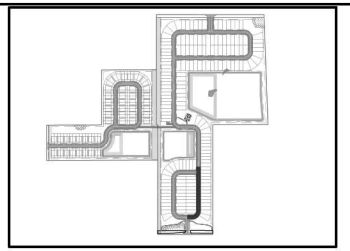
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C502





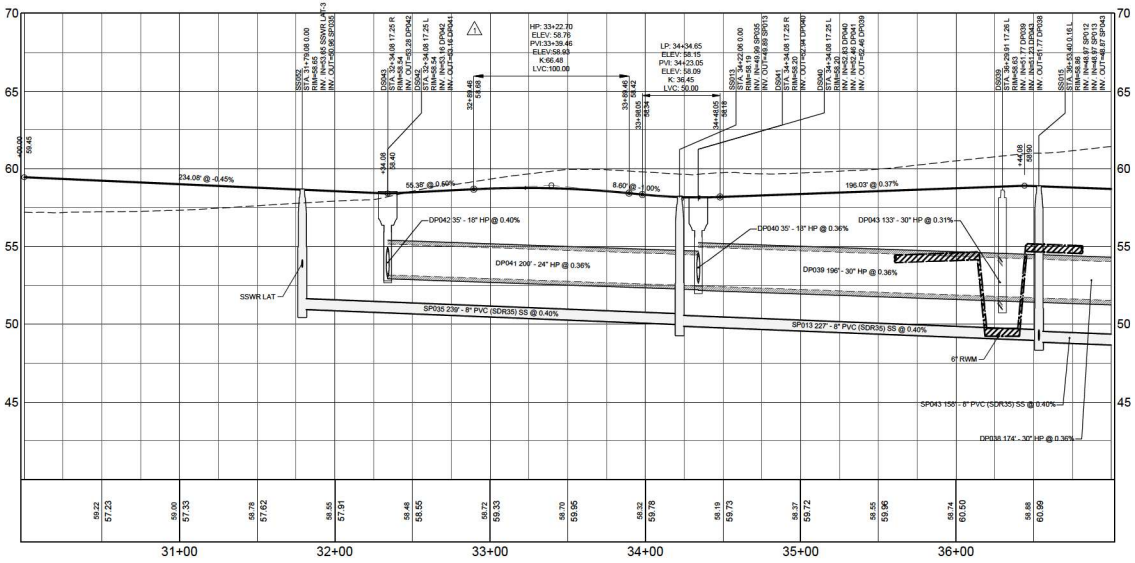
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
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SANDSTONE CIRCLE



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BOULDER SQUARE
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(407) 730-9916

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03/10/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

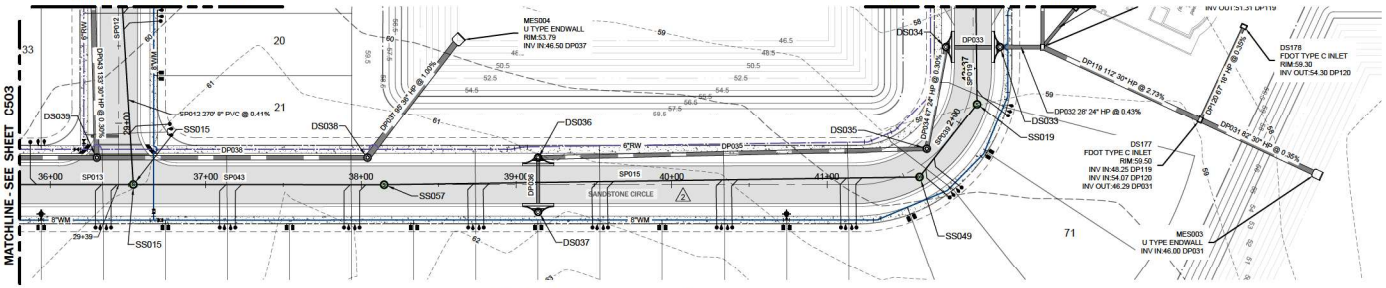
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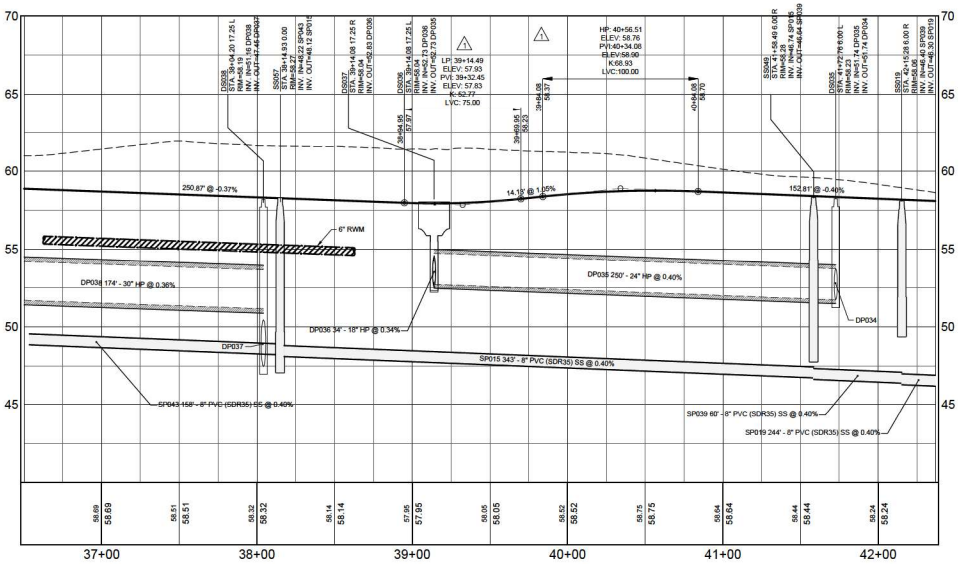
ENGINEER OF RECORD

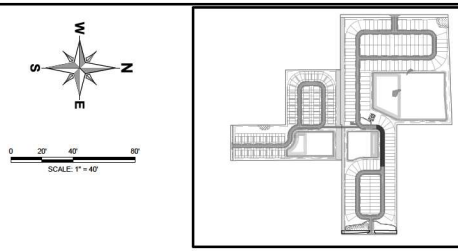
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C503



SANDSTONE CIRCLE





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
	OUTFALL STRUCTURE
	PIPE END (OUTFALL)
	SOIL BORING
	SOIL BORING (ROADWAY)
	SOIL BORING (POND)
	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

ESTIMATED WET SEASON WATER TABLE AND WATER TABLE LOCATED ON PROFILE BASED ON BOREHOLES. (REF: UNIVERSAL ENGINEERING SERVICES, PROJECT NO. 0130.2200427.000)

WATER MAIN AND RE-USE WATER LINES SHALL BE BURIED WITH A MINIMUM 36" GROUND COVER.

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ROADWAY PLAN & PROFILES
FOR
BOULDER SQUARE
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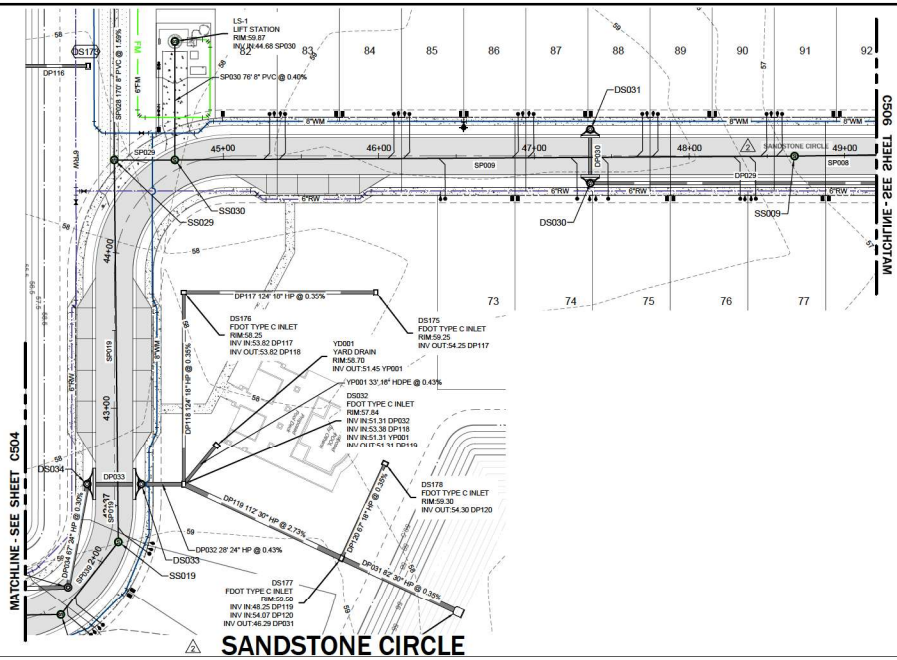
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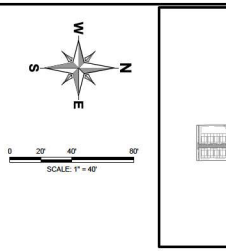
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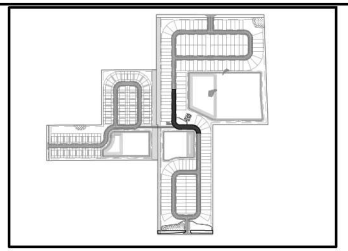
ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C504





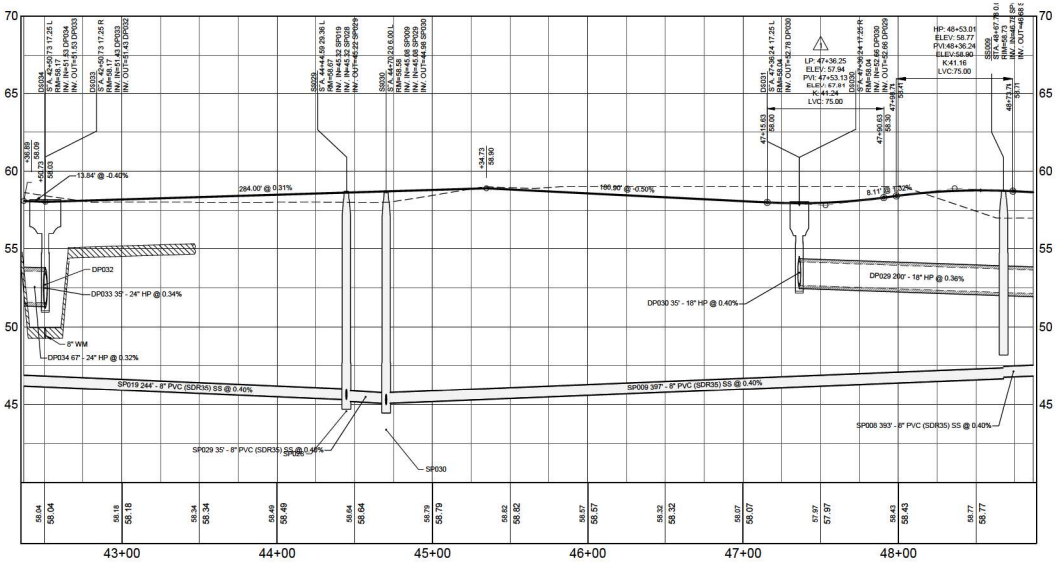


KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
+0.00 GR	SPOT ELEVATION
	ROAD ℄ ELEVATION
30	CONTOUR (MAJOR)
25	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
ST-10	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
OUT-1	OUTFALL STRUCTURE
	PIPE END (OUTFALL)
B-1	SOIL BORING
R-1	SOIL BORING (ROADWAY)
P-1	SOIL BORING (POND)
	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



WATER MAIN AND RE-USE WATER LINES SHALL BE BURIED WITH A MINIMUM 36" GROUND COVER.

ENGINEER OF RECORD MUST INSPECT ALL WATER MAIN AND SEWER LINE CONFLICTS PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE ENGINEER 24 HOUR ADVANCE NOTICE TO SCHEDULE INSPECTION.

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CA# 0007723

ROADWAY PLAN & PROFILES
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-0616

NO.	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/10/25	REVISED PER CITY OF WILDWOOD COMMENTS
3		
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DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

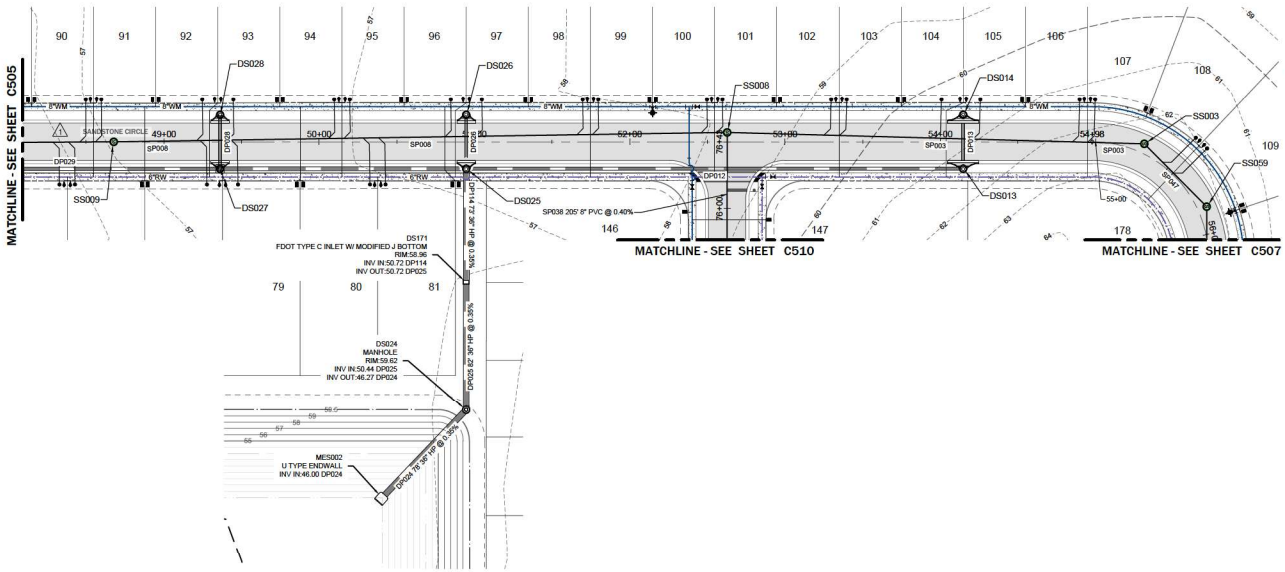
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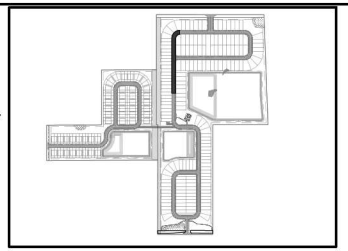
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C505





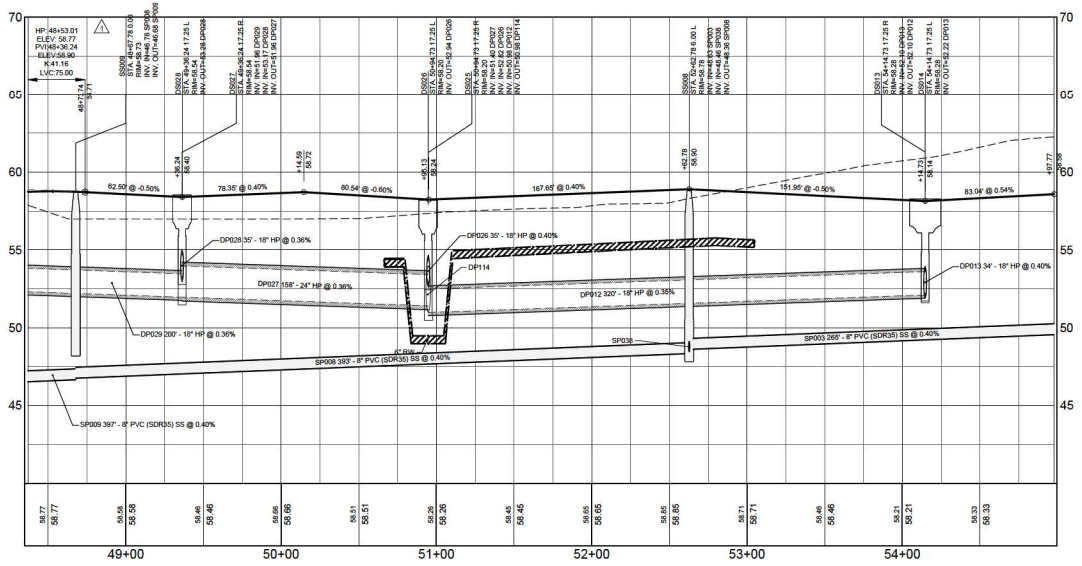
KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
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	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
+0.00 GR	SPOT ELEVATION
	ROAD ℄ ELEVATION
30	CONTOUR (MAJOR)
29	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
ST-10	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
	OUTFALL STRUCTURE
OUT-1	PIPE END (OUTFALL)
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P-1	SOIL BORING (POND)
	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

⚠ SANDSTONE CIRCLE



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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

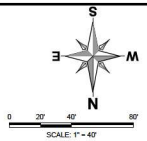
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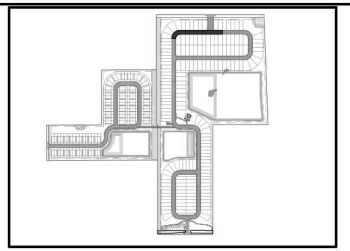
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ENGINEER OF RECORD

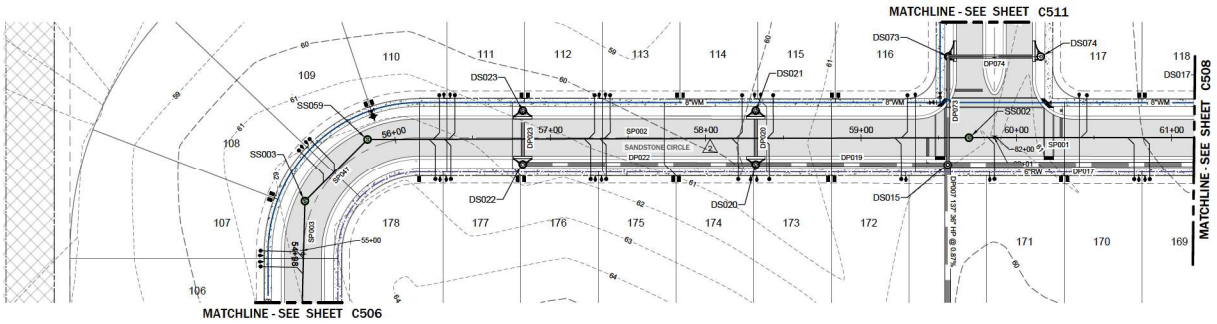
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C506





KEY MAP
NTS

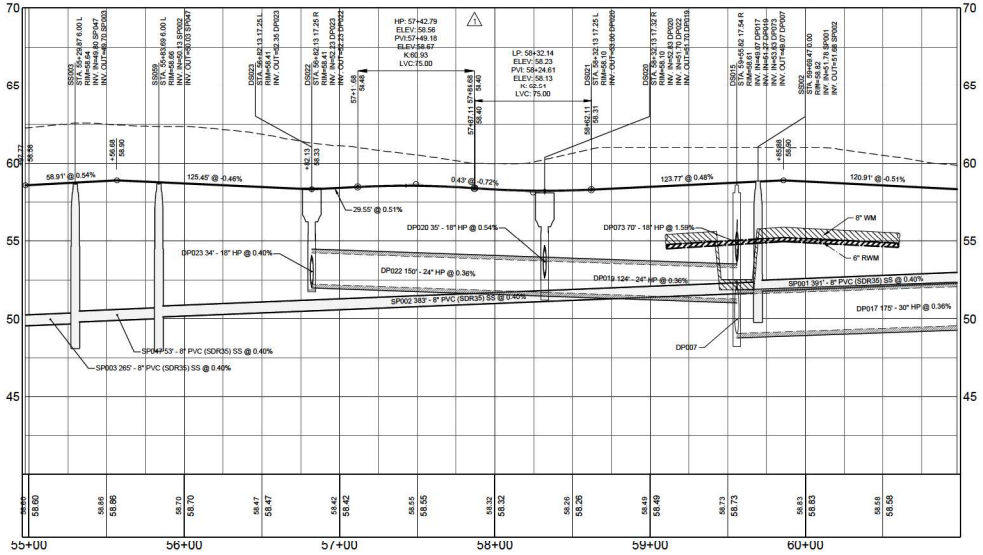


LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
	OUTFALL STRUCTURE
	PIPE END (OUTFALL)
	SOIL BORING
	SOIL BORING (ROADWAY)
	SOIL BORING (POND)
	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

SANDSTONE CIRCLE



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CITY OF WILDWOOD
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NO.	DATE	REVISIONS
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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

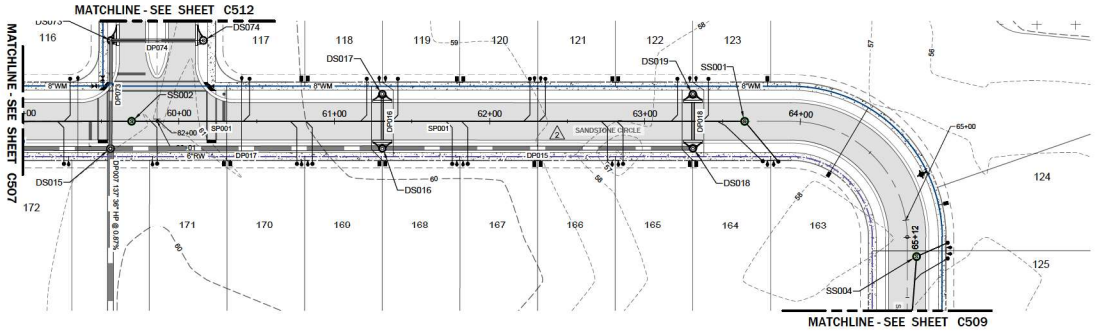
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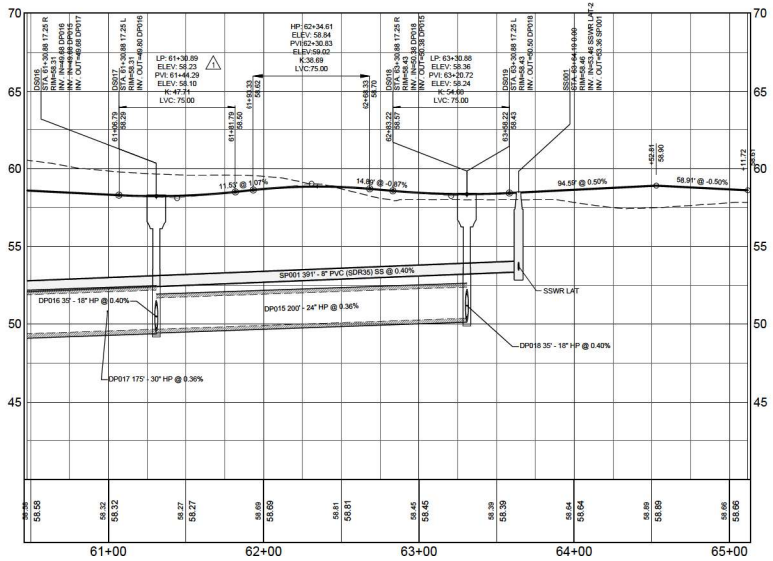
ENGINEER OF RECORD

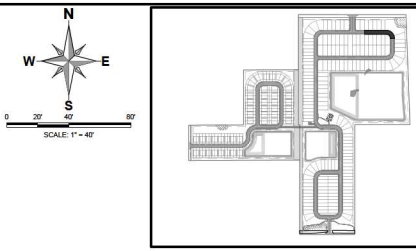
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C507



⚠ SANDSTONE CIRCLE





KEY MAP
NTS

LEGEND

EXISTING / PROPOSED

- BOUNDARY
- RIGHT OF WAY (MAJOR)
- RIGHT OF WAY (MINOR)
- TRACT LINE
- LOT LINE
- LOT SETBACK
- UTILITY EASEMENT (U.E.)
- DRAINAGE EASEMENT (D.E.)
- EASEMENT (OTHER)
- CURB
- CURB AND GUTTER
- MIAMI CURB
- CONCRETE WALK
- SPOT ELEVATION
- ROAD ℄ ELEVATION
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
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- NORMAL WATER LEVEL
- SEASON HIGH WATER LEVEL
- POND MAINTENANCE BERM
- STORM STRUCTURE NUMBER
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- STORM DRAINAGE INLET
- CONTROL STRUCTURE
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- SOIL BORING
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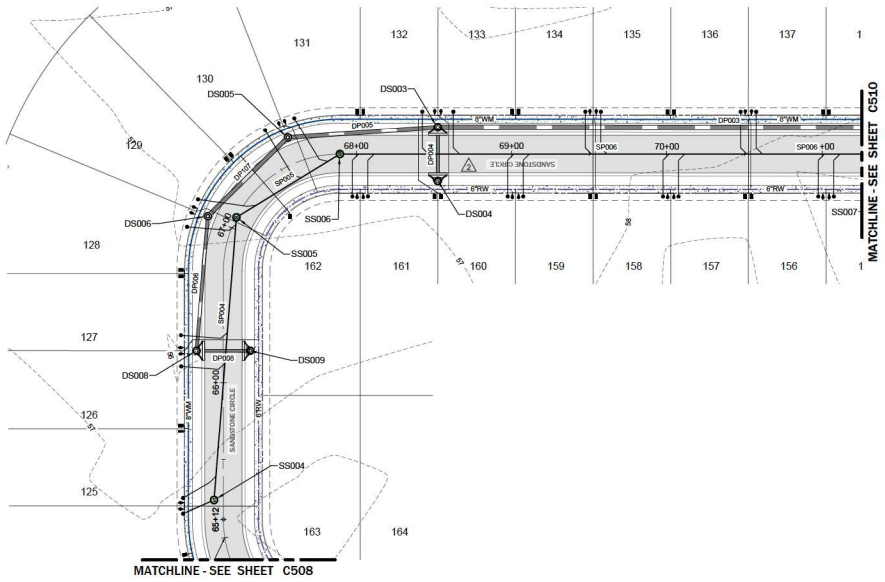
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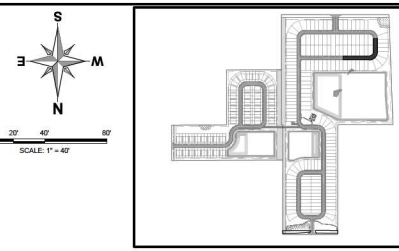
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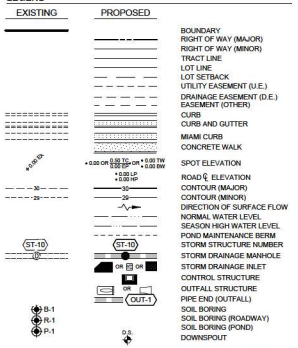
JOB #	23083
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C508



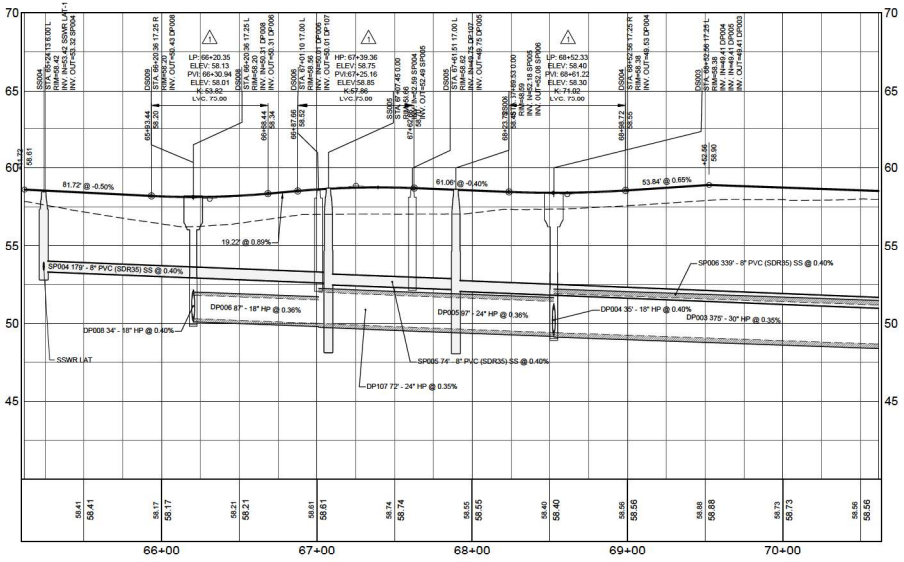


KEY MAP
NTS



HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

SANDSTONE CIRCLE



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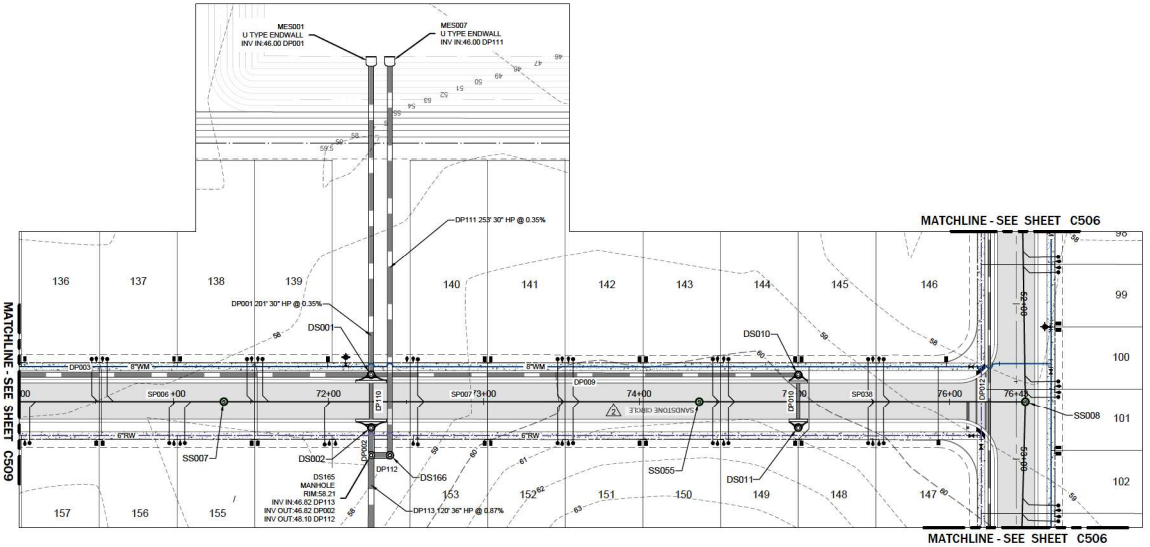
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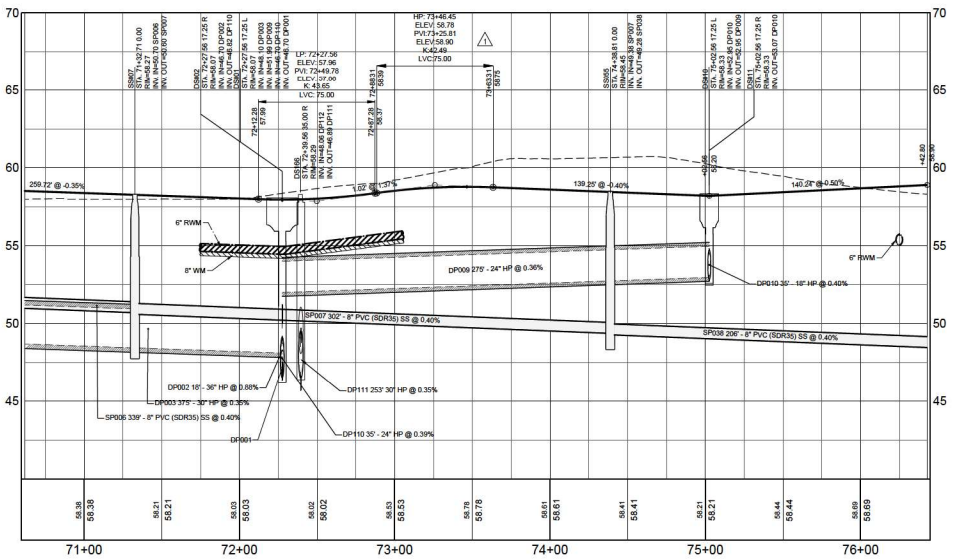
ENGINEER OF RECORD

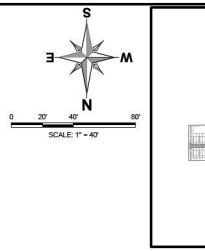
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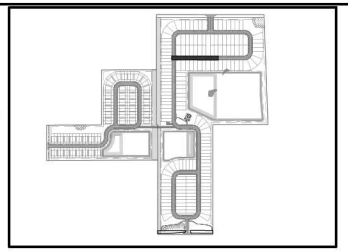
C509



SANDSTONE CIRCLE







KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
+0.00 GR	SPOT ELEVATION
	ROAD ℄ ELEVATION
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	DIRECTION OF SURFACE FLOW
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ST-10	STORM STRUCTURE NUMBER
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D.S.	DOWNSPOUT

HORZ. SCALE: 1" = 40'
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DAVID ASHLEY STOKES
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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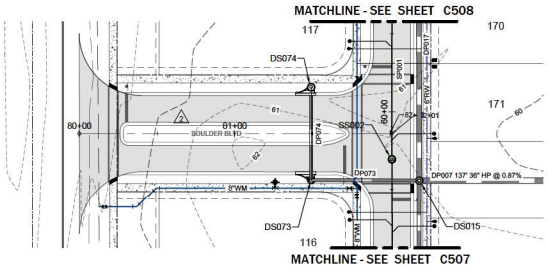
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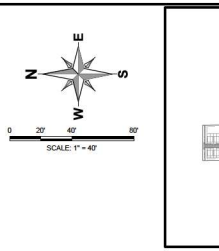
ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
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APPROVED BY:	DAS

C510

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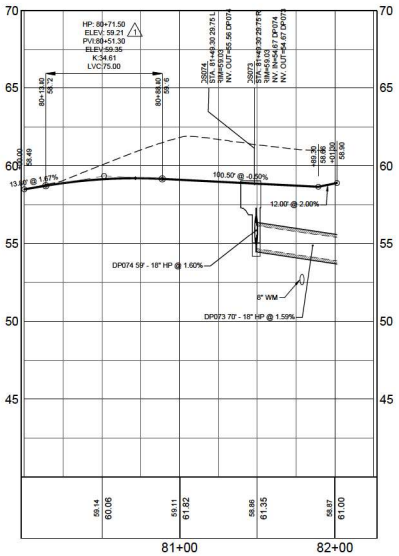
KEY MAP
NTS

LEGEND

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	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
	DRAINAGE EASEMENT (D.E.)
	EASEMENT (OTHER)
	CURB
	CURB AND GUTTER
	MIAMI CURB
	CONCRETE WALK
+0.00 EX	SPOT ELEVATION
	ROAD ℄ ELEVATION
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DIRECTION OF SURFACE FLOW
	NORMAL WATER LEVEL
	SEASON HIGH WATER LEVEL
	POND MAINTENANCE BERM
ST-10	STORM STRUCTURE NUMBER
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE INLET
	CONTROL STRUCTURE
	OUTFALL STRUCTURE
OUT-1	PIPE END (OUTFALL)
B-1	SOIL BORING
R-1	SOIL BORING (ROADWAY)
P-1	SOIL BORING (POND)
D.S	DOWNSPOUT

HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

⚠2 BOULDER BLVD



WATER MAIN AND RE-USE WATER LINES SHALL BE BURIED WITH A MINIMUM 36" GROUND COVER.

ENGINEER OF RECORD MUST INSPECT ALL WATER MAIN AND SEWER LINE CONFLICTS PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE ENGINEER 24 HOUR ADVANCE NOTICE TO SCHEDULE INSPECTION.

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CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

ROADWAY PLAN & PROFILES
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

DATE	REVISIONS
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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

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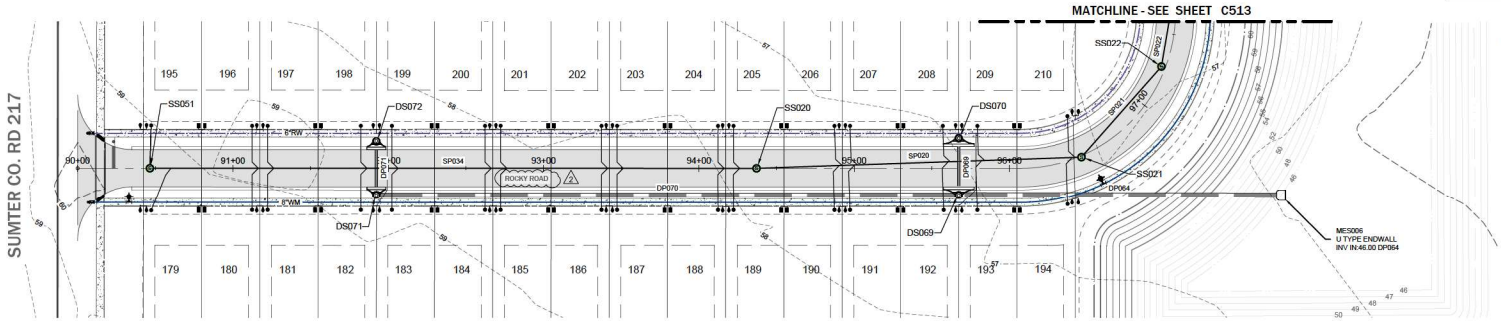
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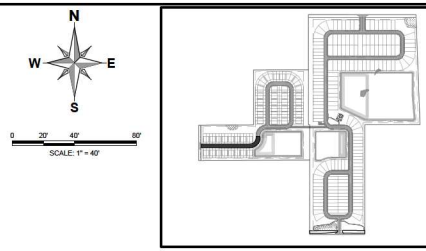
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DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

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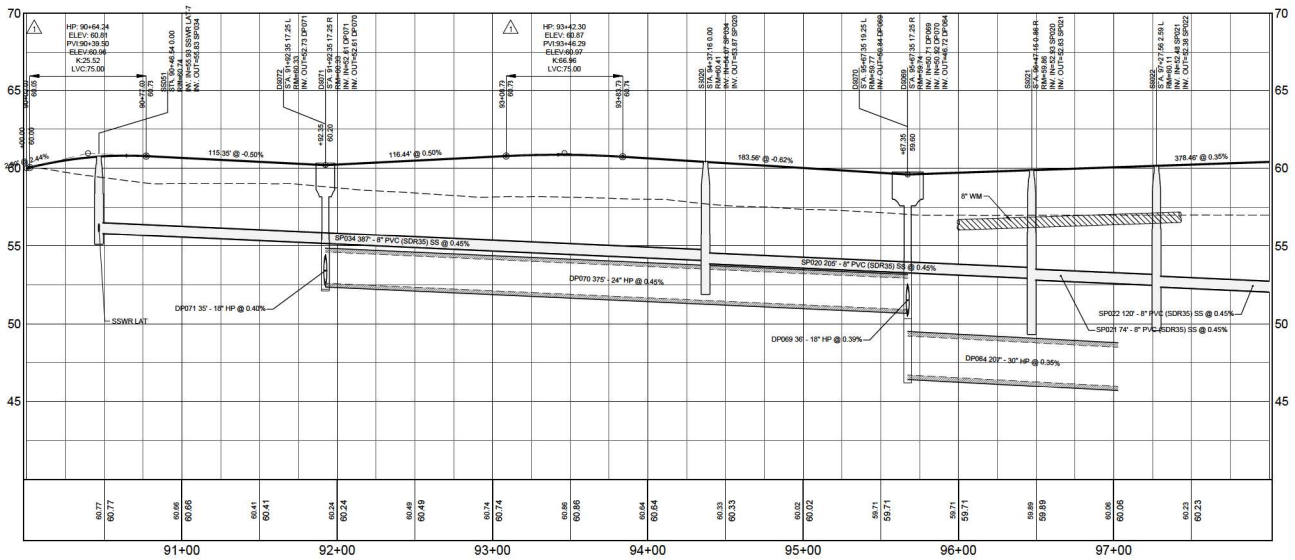


KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
		UTILITY EASEMENT (U.E.)
		DRAINAGE EASEMENT (D.E.)
		EASEMENT (OTHER)
		CURB
		CURB AND GUTTER
		MIAMI CURB
		CONCRETE WALK
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		ROAD ℄ ELEVATION
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HORZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



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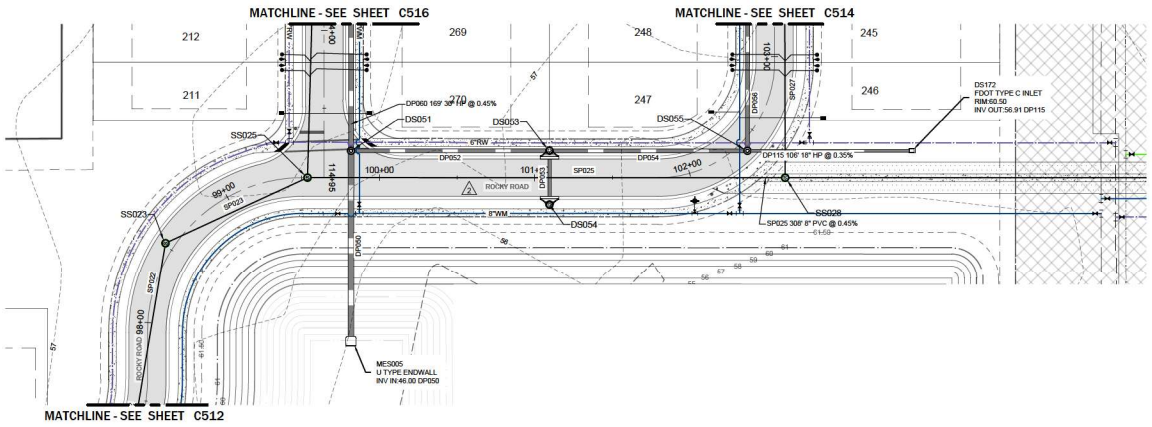
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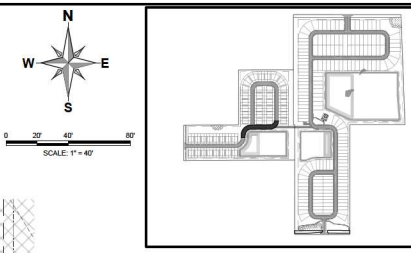
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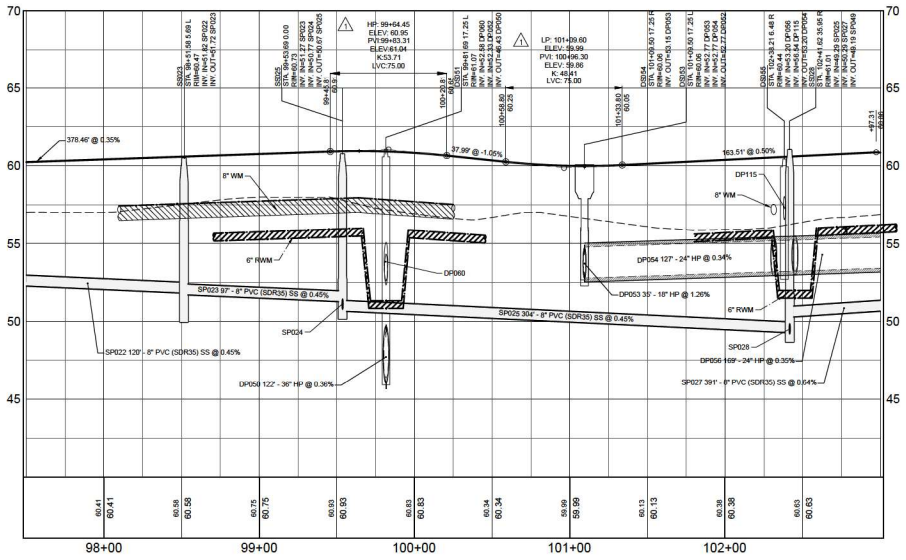
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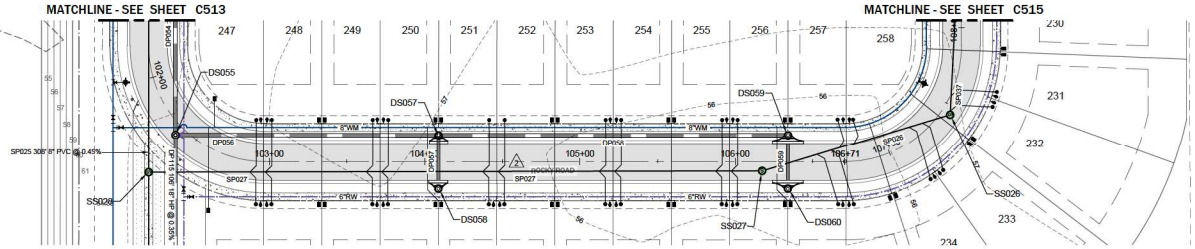
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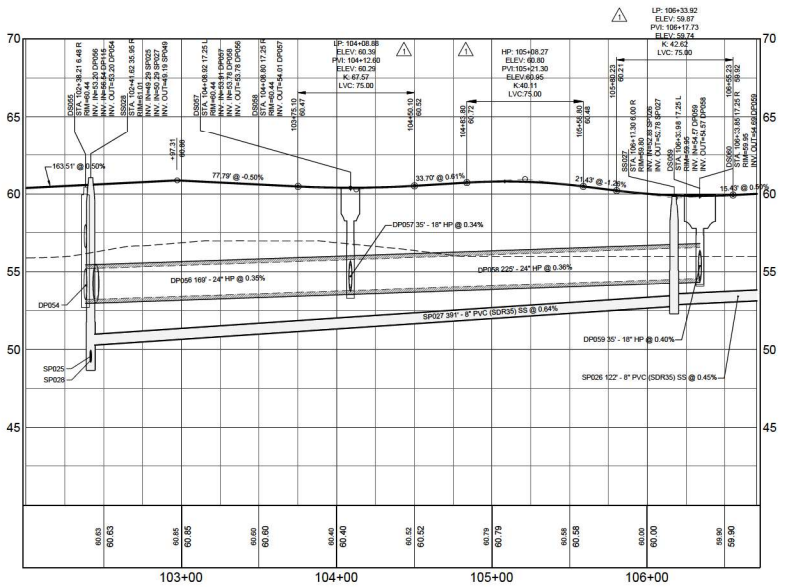
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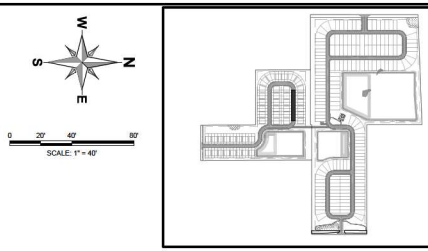
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ROCKY ROAD





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED
	BOUNDARY
	RIGHT OF WAY (MAJOR)
	RIGHT OF WAY (MINOR)
	TRACT LINE
	LOT LINE
	LOT SETBACK
	UTILITY EASEMENT (U.E.)
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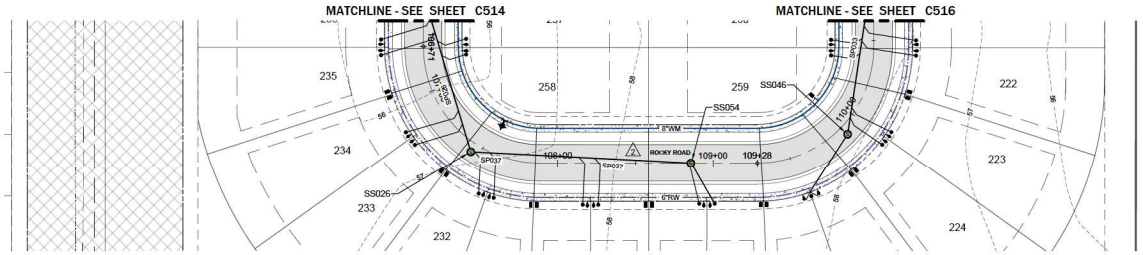
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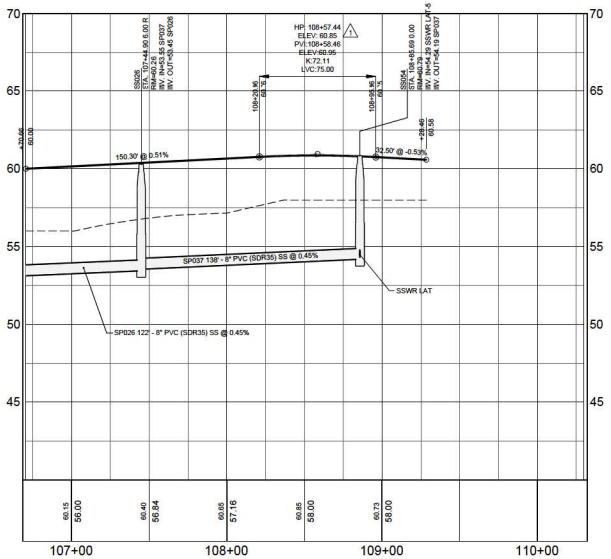
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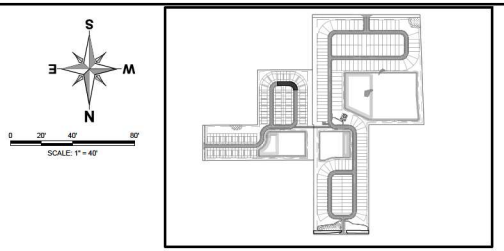
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ROCKY ROAD





KEY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY
		RIGHT OF WAY (MAJOR)
		RIGHT OF WAY (MINOR)
		TRACT LINE
		LOT LINE
		LOT SETBACK
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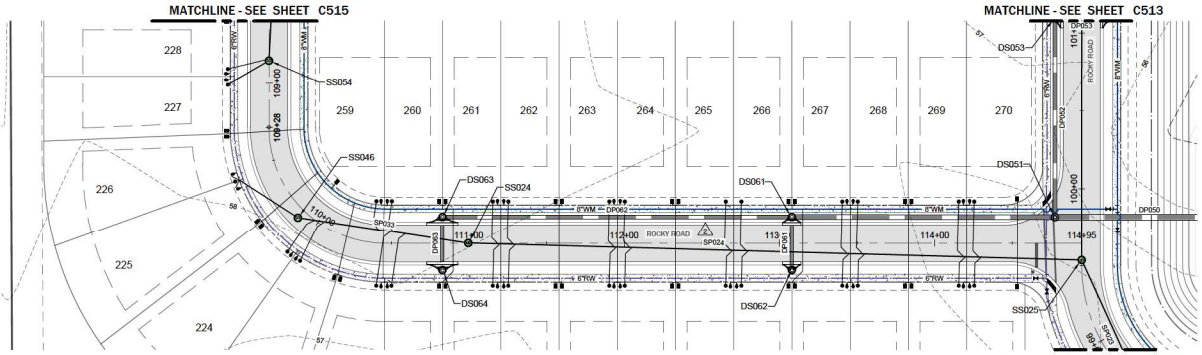
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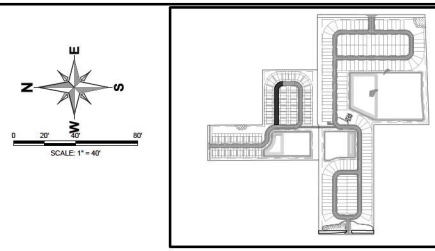
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KEY MAP
NTS

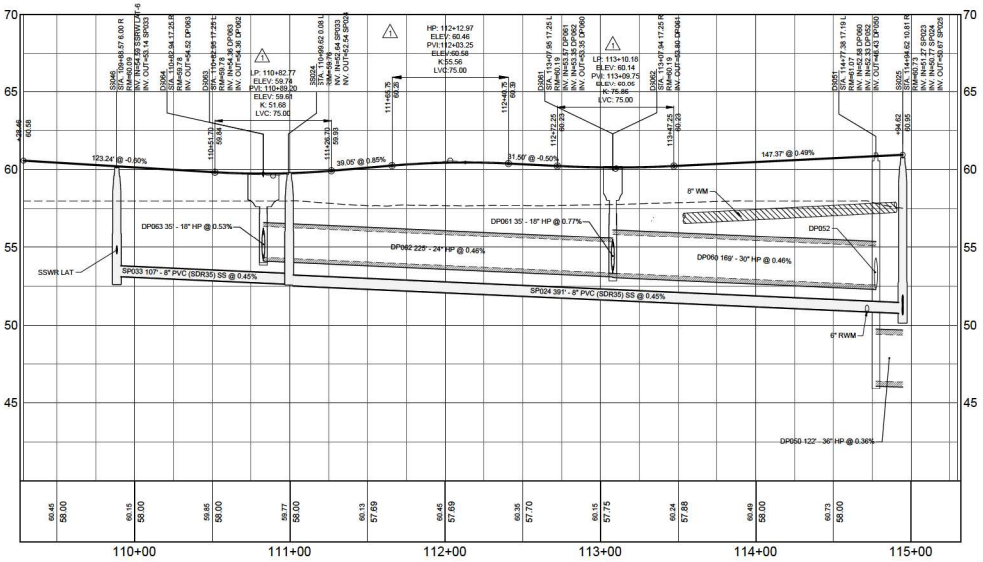
LEGEND

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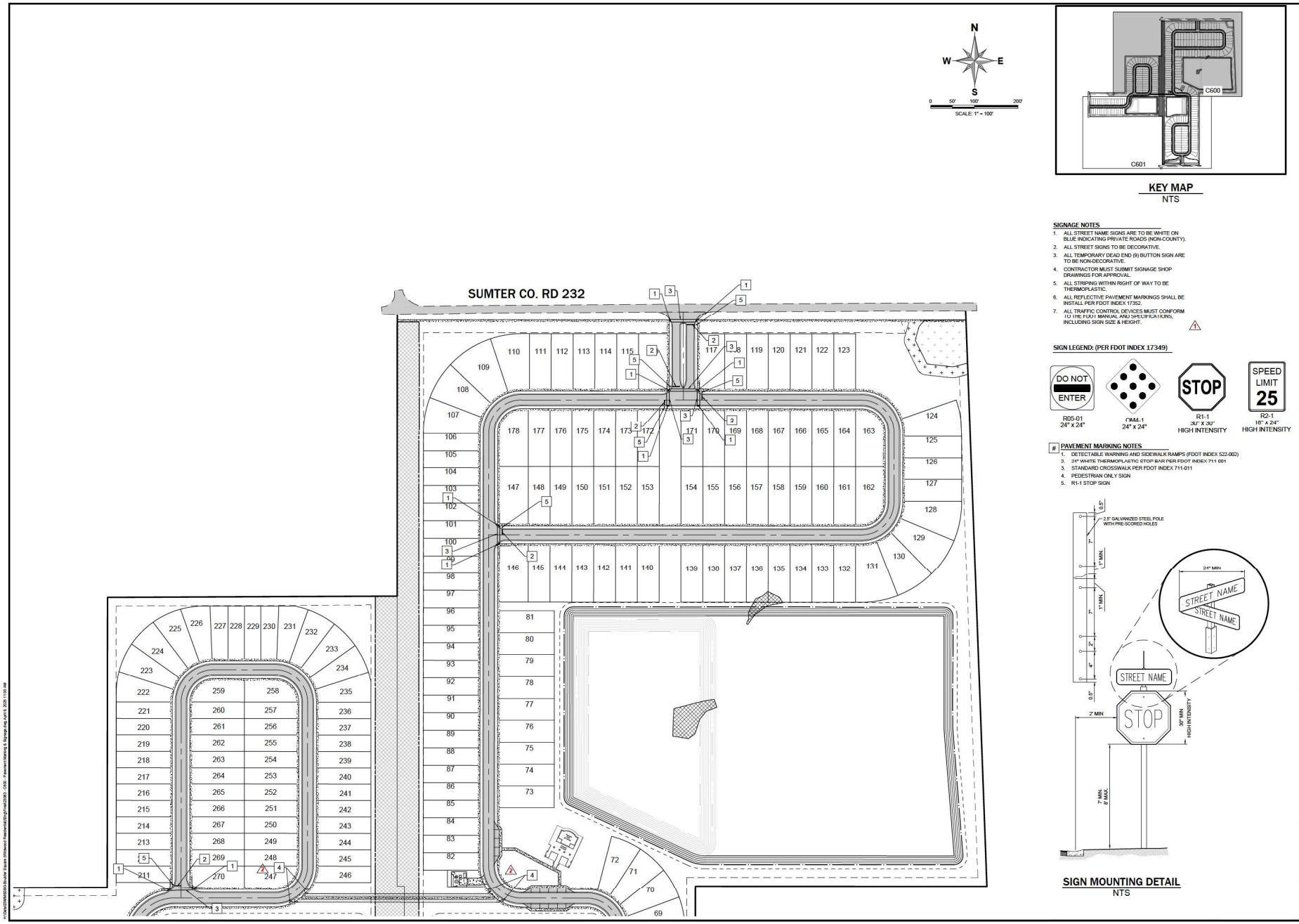
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C516



KEY MAP
NTS

SIGNAGE NOTES

1. ALL STREET NAME SIGNS ARE TO BE WHITE ON BLUE INDICATING PRIVATE ROADS (NON-COUNTY).
2. ALL STREET SIGNS TO BE DECORATIVE.
3. ALL TEMPORARY DEAD END (9) BUTTON SIGN ARE TO BE NON-DECORATIVE.
4. CONTRACTOR MUST SUBMIT SIGNAGE SHOP DRAWINGS FOR APPROVAL.
5. ALL STRIPING WITHIN RIGHT OF WAY TO BE THERMOPLASTIC.
6. ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALL PER FDOT INDEX 17352.
7. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE FDOT MANUAL AND SPECIFICATIONS, INCLUDING SIGN SIZE & HEIGHT. ⚠1

SIGN LEGEND: (PER FDOT INDEX 17349)

R05-01 24" x 24" | CWM1-1 24" x 24" | R1-1 30" X 30" HIGH INTENSITY | R2-1 16" x 24" HIGH INTENSITY

 # PAVEMENT MARKING NOTES

1. DETECTABLE WARNING AND SIDEWALK RAMPS (FDOT INDEX 522-002)
2. 24" WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX 711 001
3. STANDARD CROSSWALK PER FDOT INDEX 711-011
4. PEDESTRIAN ONLY SIGN
5. R1-1 STOP SIGN

SIGN MOUNTING DETAIL
NTS

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PAVEMENT MARKING & SIGNAGE PLAN
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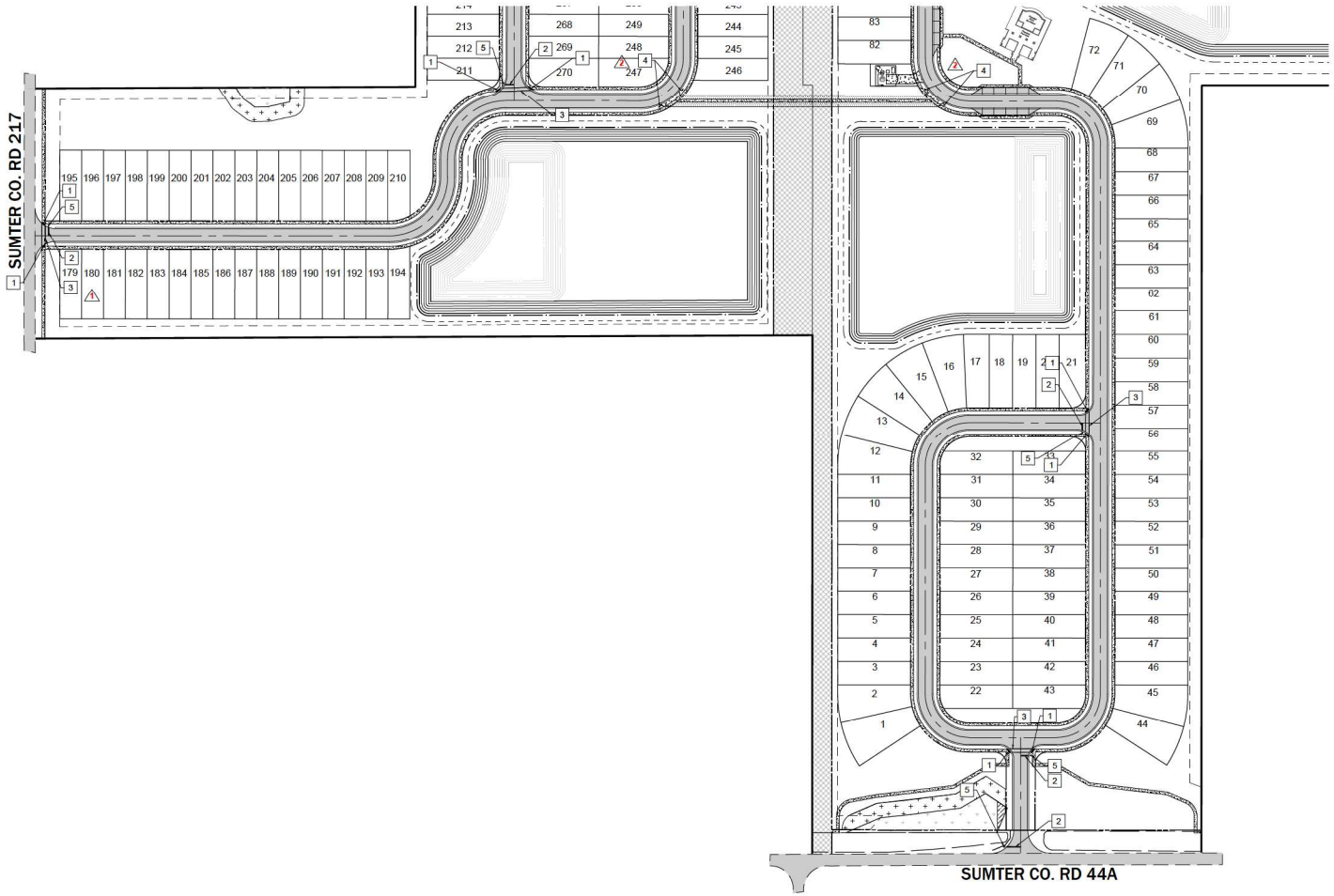
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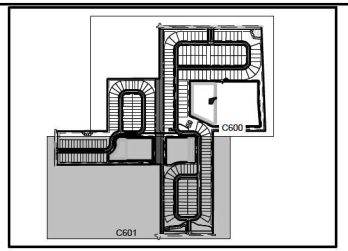
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

C600



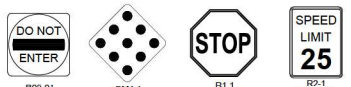


KEY MAP
NTS

SIGNAGE NOTES

1. ALL STREET NAME SIGNS ARE TO BE WHITE ON BLUE INDICATING PRIVATE ROADS (NON-COUNTY).
2. ALL STREET SIGNS TO BE DECORATIVE.
3. ALL TEMPORARY DEAD END (9) BUTTON SIGN ARE TO BE NON-DECORATIVE.
4. CONTRACTOR MUST SUBMIT SIGNAGE SHOP DRAWINGS FOR APPROVAL.
5. ALL STRIPING WITHIN RIGHT OF WAY TO BE THERMOPLASTIC.
6. ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALL PER FDOT INDEX 17352.
7. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE FDOT MANUAL AND SPECIFICATIONS, INCLUDING SIGN SIZE & HEIGHT. ⚠1

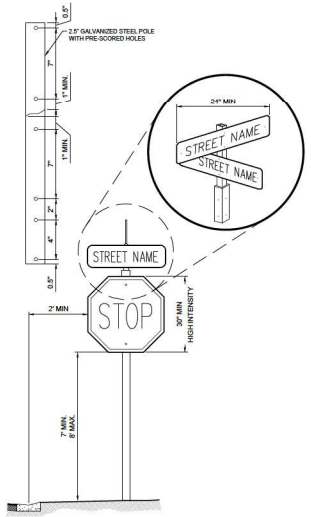
SIGN LEGEND: (PER FDOT INDEX 17349)



R00-01 24" x 24" | OM4-1 24" x 24" | R1-1 30" x 30" HIGH INTENSITY | R2-1 18" x 24" HIGH INTENSITY

 # PAVEMENT MARKING NOTES

1. DETECTABLE WARNING AND SIDEWALK RAMPS (FDOT INDEX 522-002)
2. 24" WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX 711-001
3. STANDARD CROSSWALK PER FDOT INDEX 711-011
4. PEDESTRIAN ONLY SIGN
5. R1-1 STOP SIGN



SIGN MOUNTING DETAIL
NTS

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

PAVEMENT MARKING & SIGNAGE PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/20/24
2	03/10/25	REVISED PER CITY OF WILDWOOD COMMENTS
3	04/09/25	REVISED PER SIDEWALK UPDATE
4		
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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

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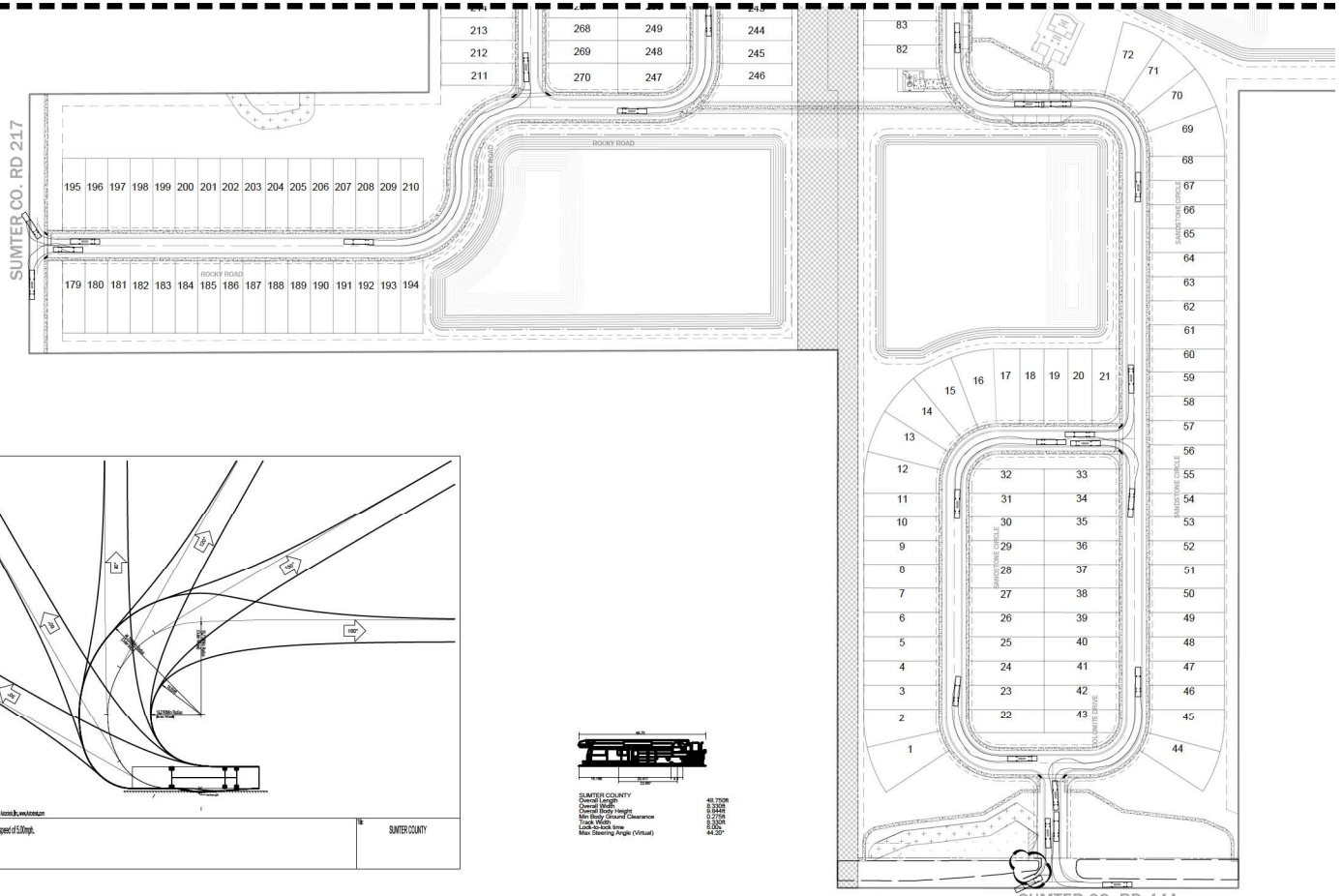
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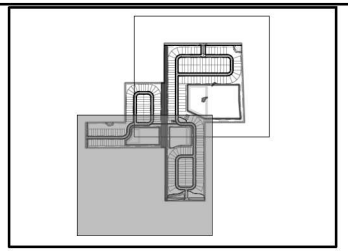
ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

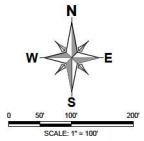
C601

MATCHLINE C-801





KEY MAP
NTS



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Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

VEHICULAR CIRCULATION PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 732-9916

NO.	DATE	REVISIONS
1	04/08/22	REVISED PER SIDEWALK UPDATE
2		
3		
4		
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11		

DAVID ASHLEY STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

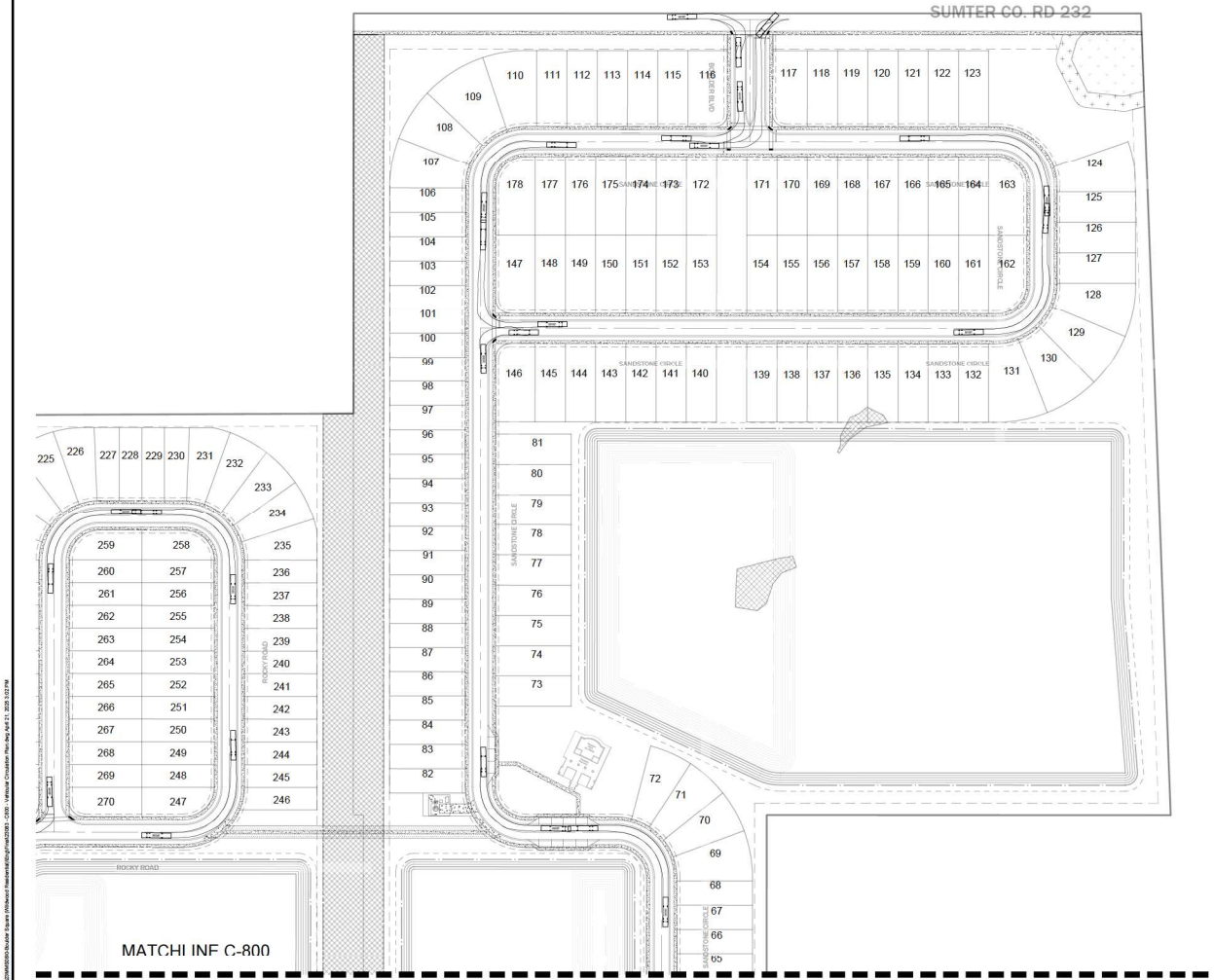
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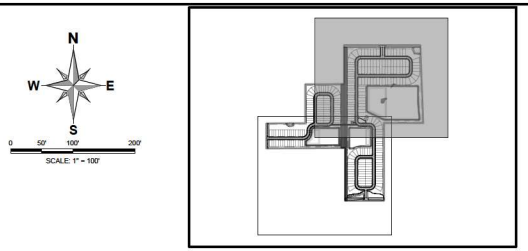
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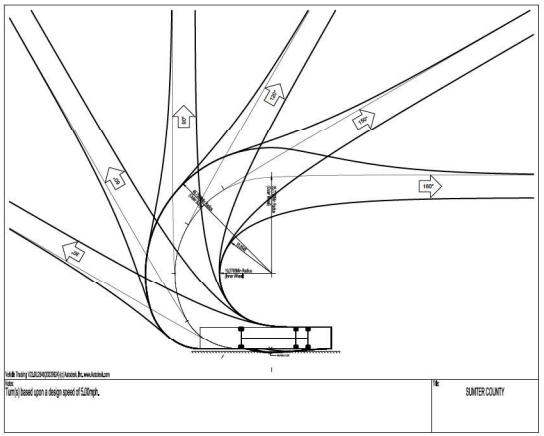
JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

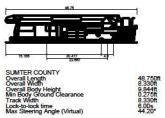
C800





KEY MAP
NTS





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CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

VEHICULAR CIRCULATION PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1		
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DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

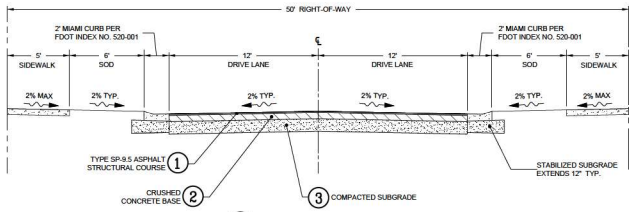
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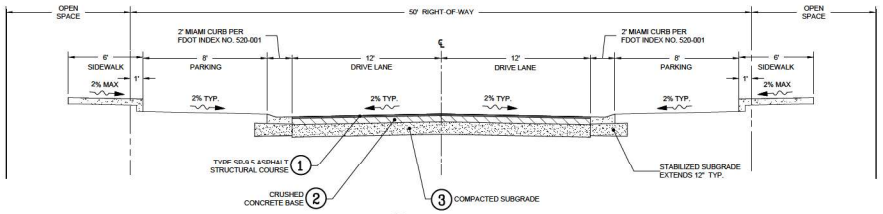
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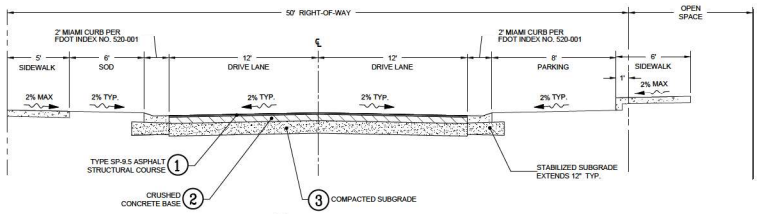
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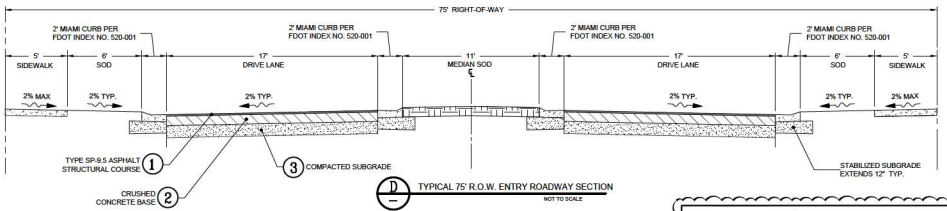
A TYPICAL 50' R.O.W. ROADWAY SECTION
NOT TO SCALE



B TYPICAL 50' R.O.W. ROADWAY SECTION
NOT TO SCALE



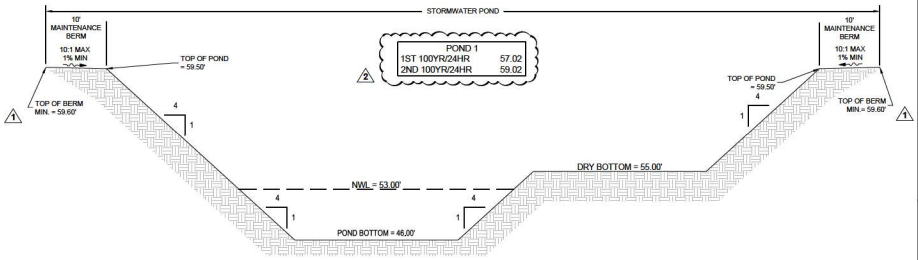
C TYPICAL 50' R.O.W. ROADWAY SECTION
NOT TO SCALE



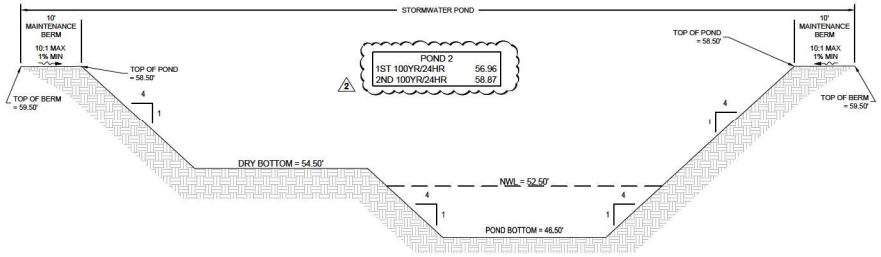
D TYPICAL 75' R.O.W. ENTRY ROADWAY SECTION
NOT TO SCALE

PAVEMENT SPECIFICATIONS

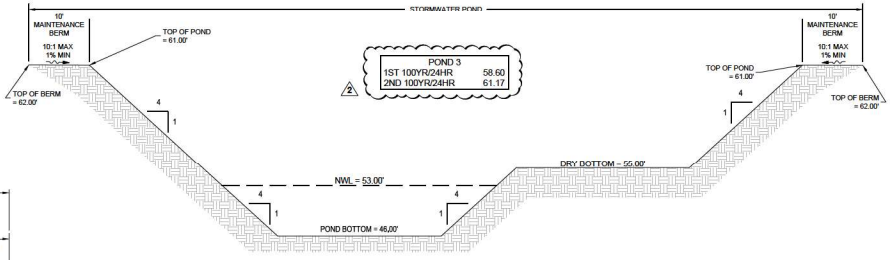
1. 2" TYPE SP-9.5 STRUCTURAL COURSE (2 LIFTS)
2. 6" CRUSHED CONCRETE BASE COMPACTED TO 98% MAX DENSITY PER ASTM D-1557, AASHTO T-180, MINIMUM LBR 130
3. 12" STABILIZED SUBGRADE, COMPACTED TO 98% MAX DENSITY PER ASTM D-1557, AASHTO T-180



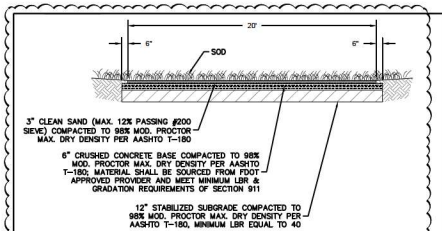
PD1 POND 1 SECTION DETAIL
N.T.S.



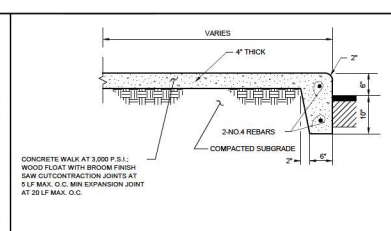
PD2 POND 2 SECTION DETAIL
N.T.S.



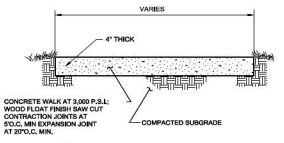
PD3 POND 3 SECTION DETAIL
N.T.S.



SEA STABILIZED EMERGENCY ACCESS
N.T.S.



904 CONC WALK & CURB
N.T.S.



907 CONCRETE WALK
N.T.S.

MADDEN
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CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

CONSTRUCTION DETAILS
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	01/15/25	REVISED PER CITY OF WILDWOOD COMMENTS
2	03/07/25	REVISED PER CITY OF WILDWOOD COMMENTS
3		
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DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

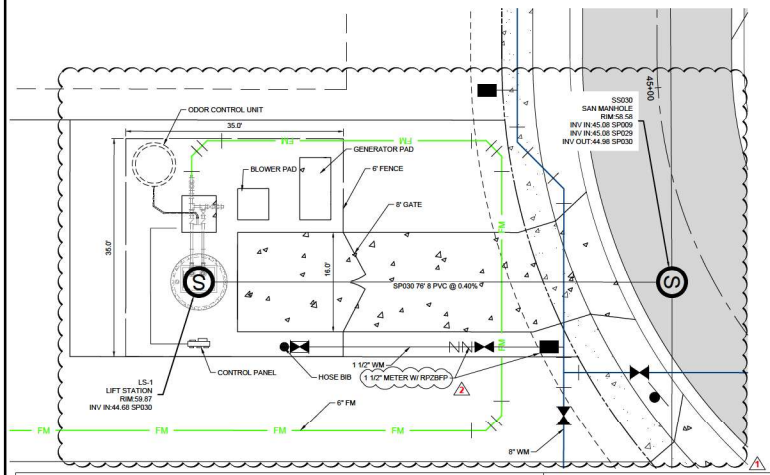
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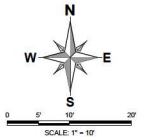
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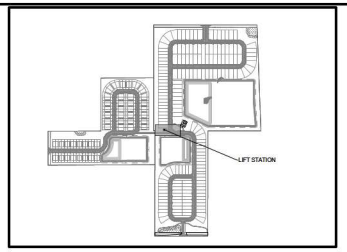
ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

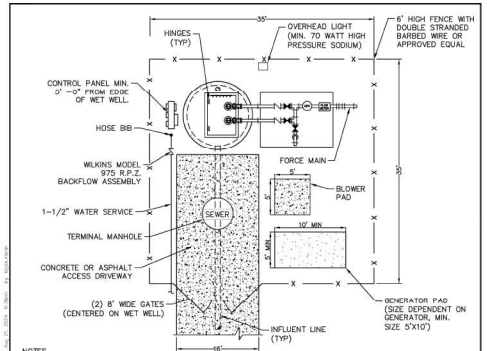
C900







KEY MAP
NTS



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. DESIGN TO BE COORDINATED WITH DETAIL SHEET.
8. FENCED AREA TO BE COVERED WITH WEED BLOCK FABRIC AND A MINIMUM OF 3" OF #57 STONE
9. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
10. MIN. LOT SIZE TO BE 35' x 35'.

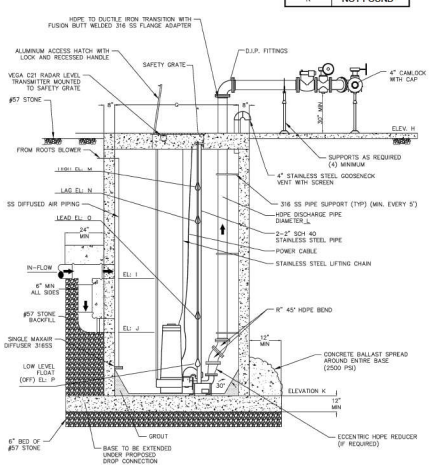
CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	TYPICAL LIFT STATION LAYOUT DETAIL	S-19
	LATEST REVISION 08-20-24		1 OF 3

LIFT STATION DATA

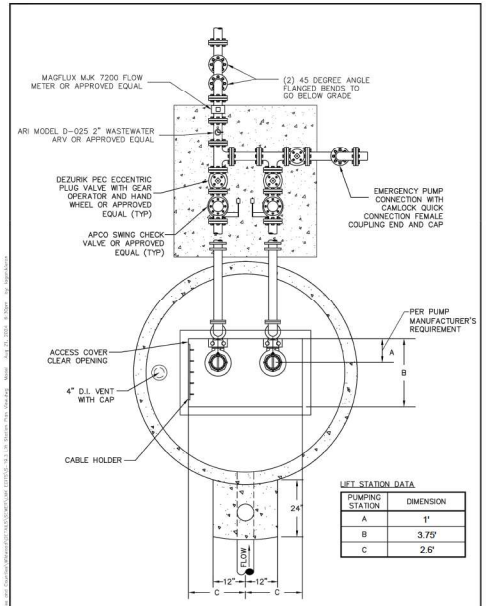
PUMPING STATION	DIMENSION/ ELEVATION
G	9'
H	59.62'
I	42.67'

PUMPING STATION	DIMENSION/ ELEVATION
J	40.67'
K	38.07'
L	6"

PUMPING STATION	DIMENSION/ ELEVATION
M	42.17'
N	41.67'
O	41.17'
P	39.17'
Q	NOT FOUND
R	NOT FOUND



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION SECTION VIEW	S-19
	LATEST REVISION 08-20-24		2 OF 3



LIFT STATION DATA

PUMPING STATION	DIMENSION
A	1'
B	3.75'
C	2.6'

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	LIFT STATION PLAN VIEW	S-19
	LATEST REVISION 08-20-24		3 OF 3

MADDEN
MOORHEAD & STOKES, LLC
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431 E. Horatio Avenue
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Maitland, Florida 32751
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CA# 0007723

LIFT STATION PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 OR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	01/15/25	PER CITY of WILDWOOD COMMENTS 12/03/24
2	03/10/25	REVISED PER CITY OF WILDWOOD COMMENTS

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

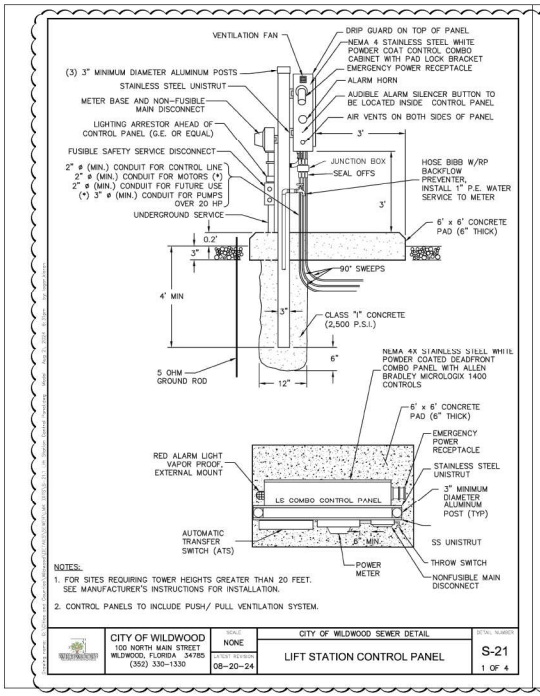
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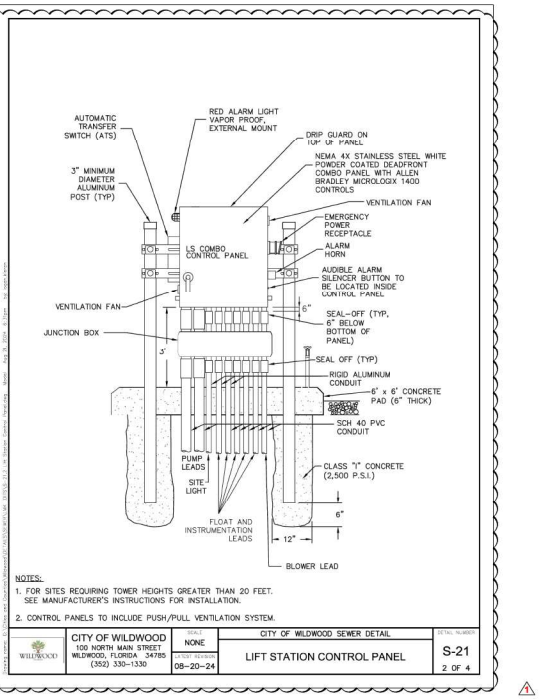
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ENGINEER OF RECORD

JOB # 23083
DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

C920





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MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
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CA# 0007723

LIFT STATION PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

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DRAWN BY:	PR
APPROVED BY:	DAS

C921

GENERAL NOTES

1. ALL EXPOSED PIPE SHALL BE PAINTED WITH 2 COATS OF GREEN TNEMEC SERIES 66 EPOXOLINE. OUTFLOW PIPE SHALL BE GREEN IN COLOR.
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN THE WET WELL.
5. WET WELL ACCESS HATCH SHALL BE ALUMINUM WITH 316 SS HARDWARE AND LOCK CLASP; BY US FOUNDRY, HALLIDAY, OR APPROVED EQUAL.
6. WET WELL ACCESS HATCH SHALL BE EQUIPPED W/ OPT-GRATE AS MANUFACTURED BY HALLIDAY PRODUCTS OR EQUAL.
7. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8. ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
9. ALL INTERIOR WALLS OF THE WET WELL SHALL BE CONSTRUCTED WITH "AGRU SURE GRIP" HDPE OR APPROVED EQUAL.
10. WET WELL SHALL BE COATED WITH COAL TAR OUTSIDE. (2 COATS, 9 MILS EACH)
11. PUMPS SHALL BE FLYGT. ONE PUMP SHALL BE INSTALLED WITH A "FLYGT MIX-FLUSH" VALVE.
12. WET WELL LIQUID LEVEL CONTROLS SHALL BE "VEGA" LEVEL TRANSDUCER WITH BACK-UP REDUNDANT FLOATS
13. FENCE AROUND WET WELL, MINIMUM 35'x35' (CHAIN LINK OR APPROVED EQUAL).
14. 2"x6" PRESSURE TREATED WOOD AROUND OUTSIDE 1 FOOT BEYOND FENCE AND ROCK.
15. PROVIDE GROUNDING GRID AROUND PERIMETER OF STATION.
16. EMERGENCY BY-PASS PUMPING CAPABILITY SHALL BE PROVIDED FOR ALL PUMP STATIONS.
17. IF REQUIRED, LIFT STATIONS WITH DESIGN FLOWS OF GREATER THAN 300 GPM OR STATIONS THAT REPUMP FLOWS SHALL BE EQUIPPED WITH STANDBY POWER GENERATOR MANUFACTURED BY CATERPILLAR, CUMMINS, OR APPROVED EQUAL.
    A. AN ASCO OR APPROVED EQUAL 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 AT FULL LOAD.
    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 6-INCH CONCRETE SLAB (3000 PSI AT 28 DAYS) WITH MINIMUM TWO FOOT CLEARANCE ON ALL FOUR SIDES.
18. OUTFLOW PIPE SHALL BE EQUIPPED WITH A ROSEMOUNT PRESSURE TRANSMITTER, MODEL 2088 WITH LOCAL DISPLAY (0-150 PSI) FOR ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
19. MAGFLUX MJK 7200 FLOW METER WITH LOCAL DISPLAY SHALL BE REQUIRED ON ALL STATIONS WITH A DESIGN PUMPING RATE GREATER THAN 300 GPM.
20. ALL LIFT STATIONS WITHIN 100' OF A RESIDENCE ARE REQUIRED TO BE EQUIPPED WITH ODOR CONTROL. THE ODOR CONTROL EQUIPMENT SHALL REMOVE ODORS OR PREVENT THE FORMATION OF ODORS AND NOT SIMPLY MASK ODORS THROUGH THE USE OF DEODORIZERS OR OTHER METHODS. THE ODOR CONTROL SYSTEM SHALL BE APPROVED BY THE CITY AND CITY ENGINEER.

CONTROL PANEL NOTES

21. LIFT STATION CONTROL PANEL WILL BE CONSTRUCTED UTILIZING MICROLOGIX TOUCH SCREEN CONTROLS AND SHALL BE CONSTRUCTED TO CONNECT TO EXISTING CITY OF WILDWOOD SCADA SYSTEM.
22. ALL PANELS TO BE NEMA 4X STAINLESS STEEL. PANEL TO BE WHITE POWDER COATED WITH VENTILATION SYSTEM. PANEL TO INCLUDE CT'S FOR AMPERAGE MONITORING. PANEL DOORS TO INCLUDE STOPPERS.
23. ALL LIFT STATIONS WITH PUMPS 20 HP OR GREATER SHALL BE EQUIPPED WITH VARIABLE FREQUENCY DRIVES (VFD). VFDS TO BE MANUFACTURED BY DANFOSS OR APPROVED EQUALS.
24. ALL HARDWARE TO BE 316 STAINLESS STEEL UNLESS OTHERWISE NOTED
25. ALL EXPOSED EDGES TO BE GROUND SMOOTH AND FREE OF BURRS

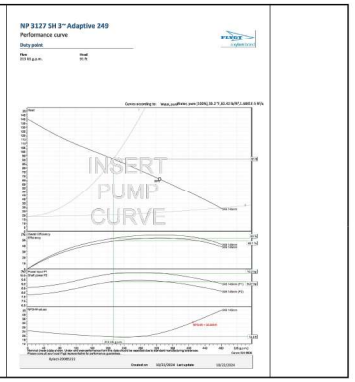
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL			DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LIFT STATION GENERAL NOTES	SCALE NONE LATEST REVISION 08-20-24		S-21 3 OF 4

LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT			
PUMP MODEL	NP 3127 SH 3~ ADAPTIVE 249			
IMPELLER SIZE	146 mm			
DESIGN POINT	213	GPM	91	HEAD
PUMP POWER AND SPEED	12	HP	3600	RPM
ELECTRICAL DATA	3~	PHASE	230	VOLTS
INTAKE PIPE DIAMETER	8" PVC GRAVITY MAIN			
DISCHARGE PIPING DIAMETER	6" PVC FORCE MAIN			

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 08-20-24		S-21 4 OF 4

MADDEN MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

LIFT STATION PLAN
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

NO.	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2		
3		
4		
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10		
11		

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

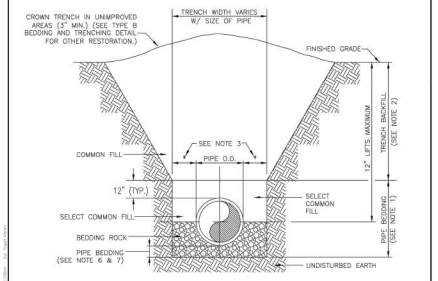
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ENGINEER OF RECORD

JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
DESIGNED BY:	PR
DRAWN BY:	PR
APPROVED BY:	DAS

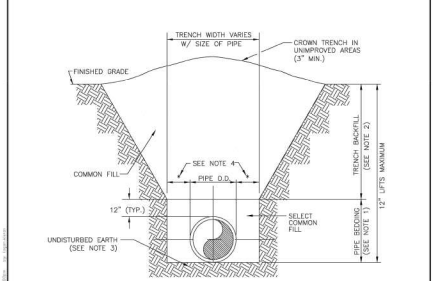
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NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	W-03 1 OF 1



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	TYPE B - DRY CONDITION BEDDING AND TRENCHING DETAIL	W-04 1 OF 1

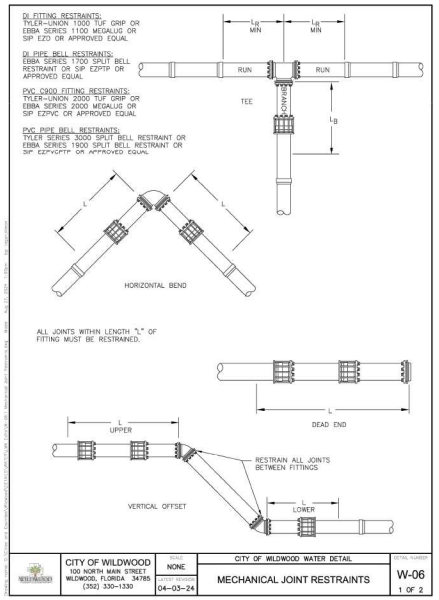
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM 18 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

NOTES

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

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	SEPARATION OF WATER MAINS	W-05 1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06 1 OF 2

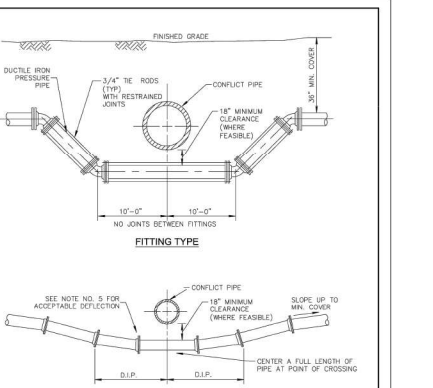
MINIMUM LENGTH OF PIPE "L" (FEET) TO BE RESTRAINED
(SOURCES: EBBA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORIZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORIZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER BEND	7	10	13	15	18	20	23	28	32	37
22.5° VERT. OFFSET	UPPER BEND	7	12	15	17	20	22	25	31	36	43
	LOWER BEND	3	5	6	7	9	10	11	13	15	18
11.25° VERT. OFFSET	UPPER BEND	4	5	7	8	11	12	14	16	18	22
	LOWER BEND	2	2	3	4	4	5	7	7	8	9
PLUG (DEAD END)		38	53	69	83	98	112	129	153	179	214
VALVE		38	53	69	83	98	112	129	153	179	214
TEE (BRANCH REST.)	4"X *	19	–	–	–	–	–	–	–	–	–
	6"X *	10	35	–	–	–	–	–	–	–	–
	8"X *	1	28	51	–	–	–	–	–	–	–
	10"X *	1	28	46	64	–	–	–	–	–	–
	12"X *	1	15	40	60	79	–	–	–	–	–
	14"X *	1	8	35	56	75	92	–	–	–	–
	16"X *	1	1	29	51	71	90	106	–	–	–
	20"X *	1	1	18	42	64	85	101	133	–	–
	24"X *	1	1	5	32	55	77	95	128	158	–
	30"X *	1	1	1	15	42	65	84	120	152	193
REDUCER (LARGER PIPE RESTRAINT)	6"X *	27	–	–	–	–	–	–	–	–	–
	8"X *	50	29	–	–	–	–	–	–	–	–
	10"X *	68	51	28	–	–	–	–	–	–	–
	12"X *	85	71	52	48	–	–	–	–	–	–
	14"X *	101	89	73	69	29	–	–	–	–	–
	16"X *	117	106	92	89	54	29	–	–	–	–
	20"X *	146	138	126	113	96	77	54	–	–	–
	24"X *	173	166	157	146	132	98	77	54	–	–
	30"X *	209	204	197	188	178	165	151	117	75	–

NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE – SP TRENCH TYPE – 3 TEST PRESSURE – 150 PSI
   SAFETY FACTOR – 1.5 DEPTH OF BURY – 3' VERTICAL OFFSET – 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES.
5. THIS TABLE IS FOR SP SOILS. THE ENGINEER IS TO BE NOTIFIED IF OTHER TYPE SOILS ARE ENCOUNTERED.
6. ALL PIPES SHALL BE RESTRAINED PER THE LENGTHS AS CALLED FOR IN THE ABOVE REFERENCED TABLE. THE COSTS FOR THESE RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.
7. ANY CALL OUTS AS NOTED ON THE PLANS FOR "TUF GRIP" RESTRAINTS OR "MEGALUGS" ARE IN ADDITION TO THOSE AS NOTED AND CALLED FOR IN THE ABOVE TABLE.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06 2 OF 2



NOTES

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH TUF GRIP OR MEGALUG RESTRAINTS
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. REFER TO TYPICAL RESTRAINING DETAIL W-06

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
	LATEST REVISION: 04-03-24	WATER/ SEWER PIPE CONFLICT DETAIL	W-07 1 OF 1

MADDEN MOORHEAD & STOKES, LLC
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CA# 0007723

CITY UTILITY DETAILS
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-0016

NO.	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

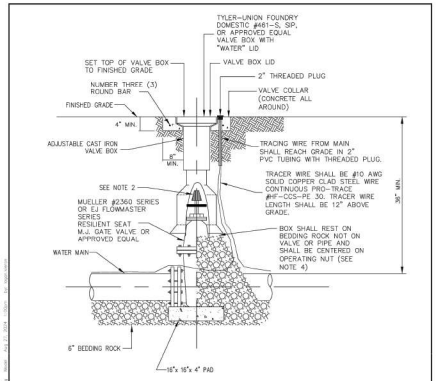
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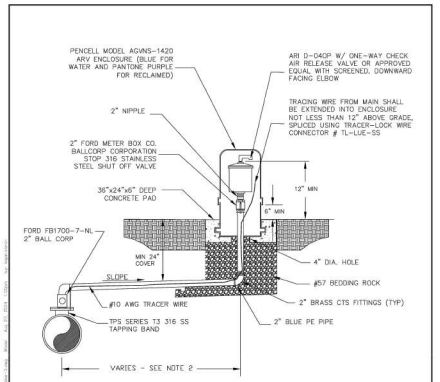
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DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

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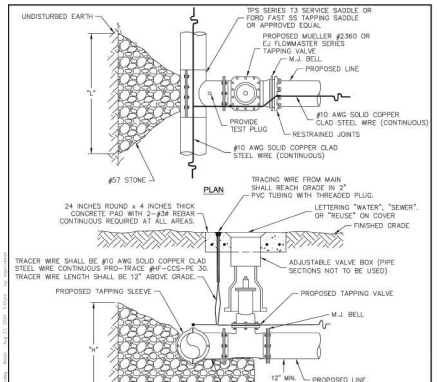
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4" IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED 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.
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON ALL END OF SERVICE POINT VALVES

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	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 AIR ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF RIGHT OF WAY.
5. #10 AWG SOLID COPPER CLAD STEEL WIRE

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	2" AUTOMATIC AIR RELEASE VALVE — W-09, 1 OF 1

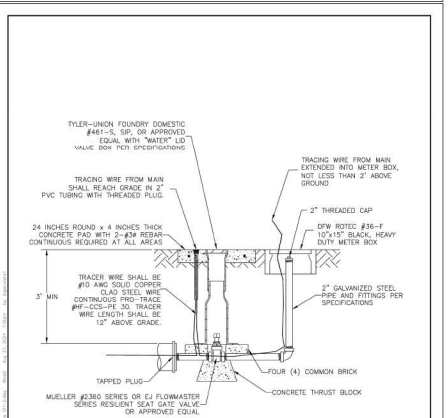


RUN	BRANCH 4 INCH L	4 INCH H	6 INCH L	6 INCH H	8 INCH L	8 INCH H	10 INCH L	10 INCH H	12 INCH L	12 INCH H	14 INCH L	14 INCH H
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	31	39	40	48	48	57	62	78
18 INCH	15	20	23	30	31	39	40	48	48	57	62	78
20 INCH	15	20	23	30	31	39	40	48	48	57	62	78
24 INCH	15	20	23	30	31	39	40	48	48	57	62	78
30 INCH	15	20	23	30	31	39	40	48	48	57	62	78

DIMENSIONS ARE INCHES

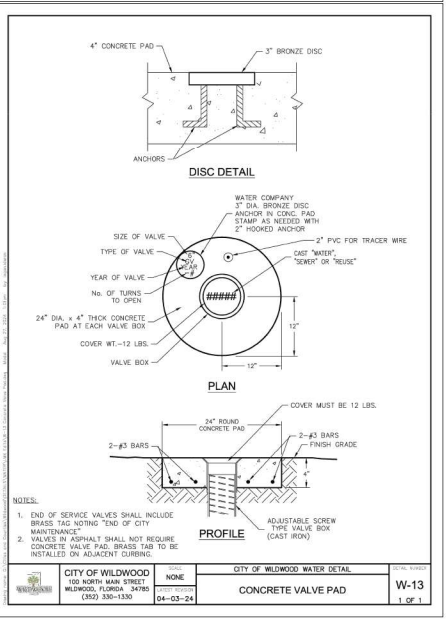
NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING RING(S).
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NU TAP LESS THAN 2' ON A 4" UN SMEARH MAIN

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	TAPPING SLEEVE AND VALVE — W-10, 1 OF 1



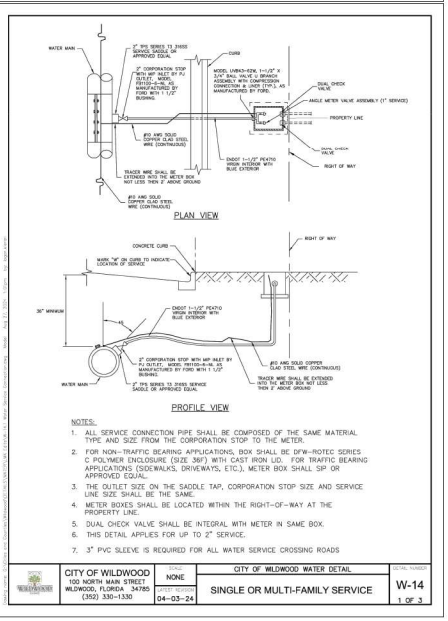
NOTE:
CITY CAN REQUIRE AUTOMATIC BLOW OFF
(SEE DETAIL FOR AUTOMATIC BLOW OFF VALVE)

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	2" BLOW-OFF — W-11, 1 OF 1



NOTES:
1. END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING "END OF CITY MAINTENANCE"
2. VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	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 36"F) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (SIDEWALKS, DRIVEWAYS, ETC.), METER BOX SHALL SIP OR APPROVED EQUAL.
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.
7. 3" PVC SLEEVE IS REQUIRED FOR ALL WATER SERVICE CROSSING ROADS

CITY OF WILDWOOD	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE; DATE REVISED: 04-03-24	SINGLE OR MULTI-FAMILY SERVICE — W-14, 1 OF 3

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431 E. Horatio Avenue
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(407) 629-8330
CA# 0007723

CITY UTILITY DETAILS
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9916

#	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24
2		
3		
4		
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DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

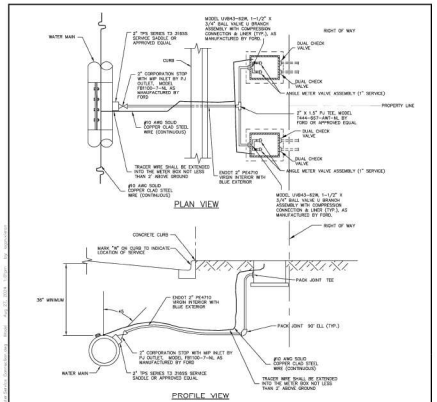
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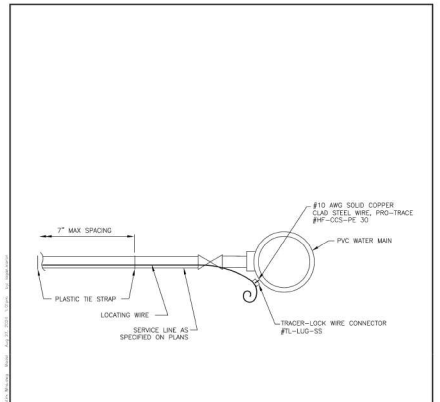
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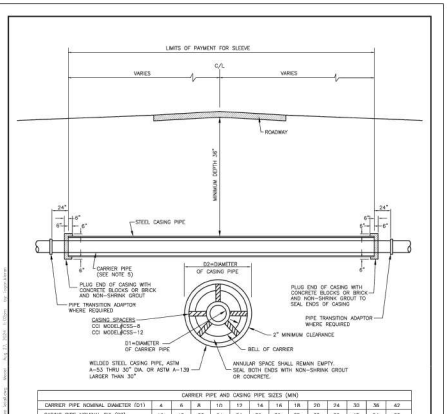
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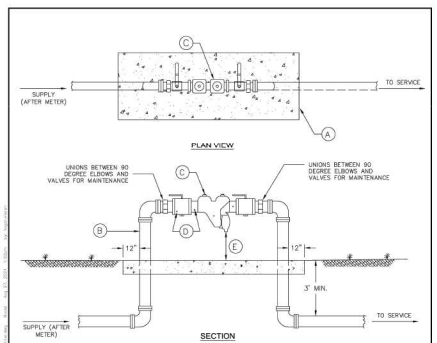
JOB # 23083
DATE: 10/18/24
DATUM: NAVD 88
DESIGNED BY: PR
DRAWN BY: PR
APPROVED BY: DAS

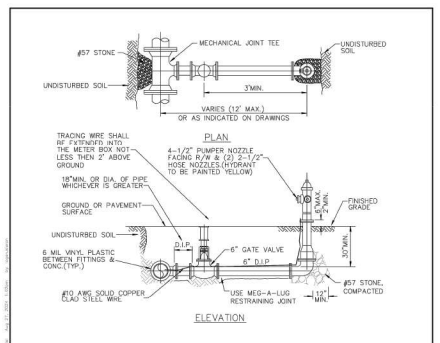
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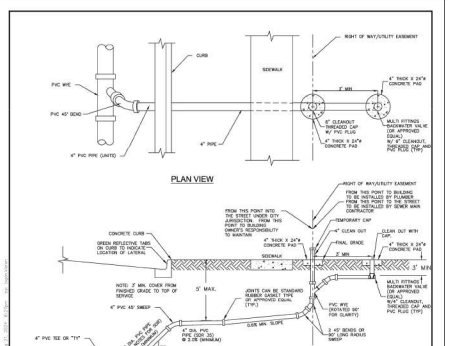












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CA# 0007723

CITY UTILITY DETAILS
FOR
BOULDER SQUARE
CITY OF WILDWOOD FLORIDA

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-9016

DATE	REVISIONS
01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

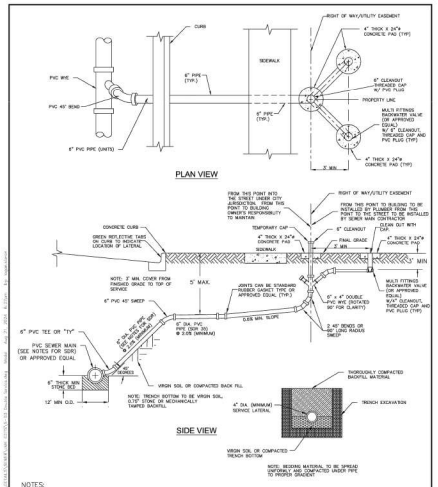
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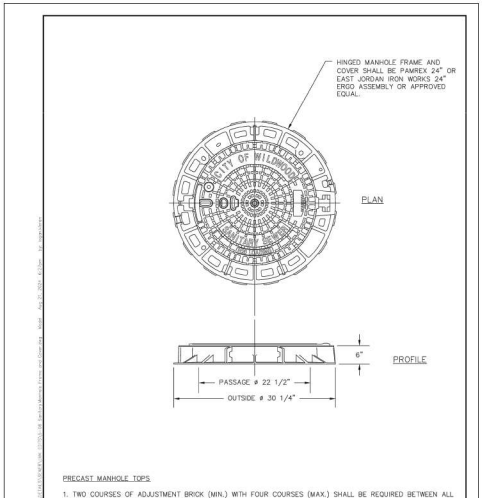
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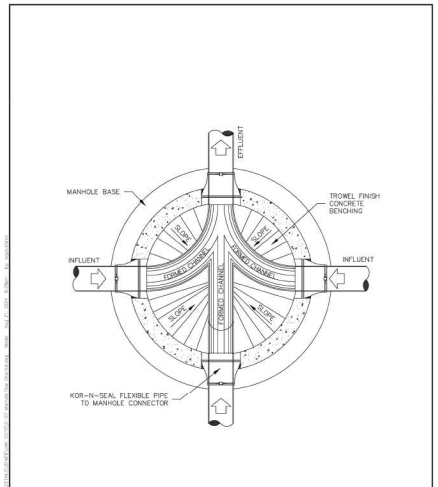
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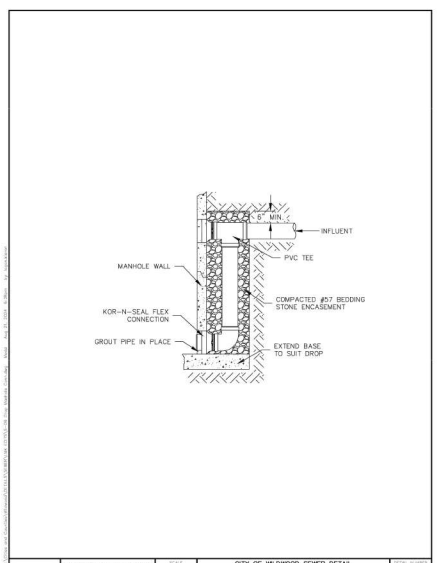
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	SANITARY SEWER DOUBLE SERVICE	S-03
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1



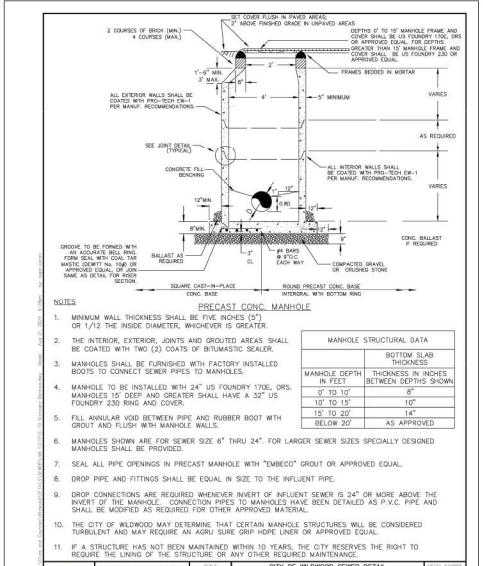
CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	STANDARD MANHOLE FRAME AND COVER	S-06
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1



CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	TYPICAL MANHOLE PLAN	S-07
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1



CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	STANDARD DROP MANHOLE CONNECTION	S-09
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1

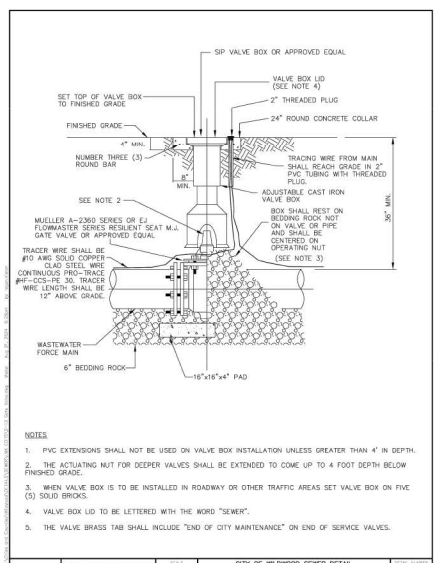


NOTES

1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, EXTERIOR, JOINTS AND GROUTED AREAS SHALL BE COATED WITH TWO (2) COATS OF BITUMASTIC SEALER.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" US FOUNDRY 170E, ORS, MANHOLES 15' DEEP AND GREATER SHALL HAVE A 32" US FOUNDRY 230 RING AND COVER.
5. FILL ANNULAR VOID BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALLS.
6. MANHOLES SHOWN ARE FOR SEWER SIZE 6" THRU 24". FOR LARGER SEWER SIZES SPECIALLY DESIGNED MANHOLES SHALL BE PROVIDED.
7. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" GROUT OR APPROVED EQUAL.
8. DROP PIPE AND FITTINGS SHALL BE EQUAL IN SIZE TO THE INFLUENT PIPE.
9. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. CONNECTION PIPES TO MANHOLES HAVE BEEN DETAILED AS P.V.C. PIPE AND SHALL BE MODIFIED AS REQUIRED FOR OTHER APPROVED MATERIAL.
10. THE CITY OF WILDWOOD MAY DETERMINE THAT CERTAIN MANHOLE STRUCTURES WILL BE CONSIDERED TURBULENT AND MAY REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.
11. IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

MANHOLE STRUCTURAL DATA	
	BOTTOM SLAB THICKNESS
MANHOLE DEPTH IN FEET	THICKNESS IN INCHES BETWEEN DEPTHS SHOWN
0' TO 10'	8"
10' TO 15'	10"
15' TO 20'	14"
BELOW 20'	AS APPROVED

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	PRECAST CONCRETE MANHOLE	S-10
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1



NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON END OF SERVICE VALVES.

CITY OF WILDWOOD	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330	GATE VALVE AND BOX DETAIL	S-13
SCALE: NONE	LATEST REVISION: 08-20-24	1 OF 1

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CITY UTILITY DETAILS
FOR
BOULDER SQUARE
FLORIDA
CITY OF WILDWOOD

PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-0016

NO.	DATE	REVISIONS
1	01/15/25	PER CITY OF WILDWOOD COMMENTS 12/03/24

DAVID ASHLEY STOKES LICENSE NO. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

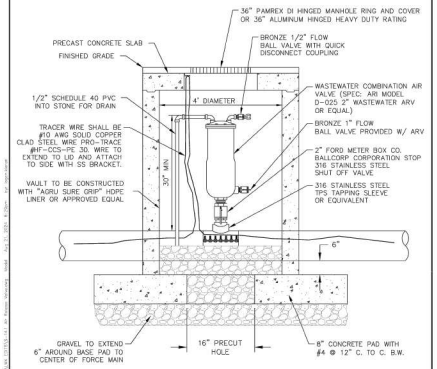
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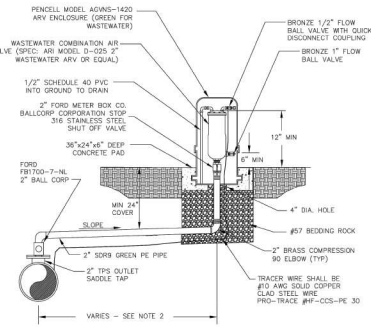
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JOB # 23083
DATE: 10/18/24
DATUM: NAVD 88
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DRAWN BY: PR
APPROVED BY: DAS

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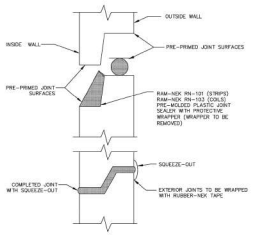


CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	FORCE MAIN AIR RELEASE VALVE	S-14
	LATEST REVISION 08-20-24		1 OF 2



NOTES:
1. FOR WASTEWATER 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 ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF RIGHT OF WAY.
5. LOCATING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE.
6. IF FORCE MAIN IS LOCATED UNDER PAVED ROAD, AN ADDITIONAL SQUARE NUT VALVE WILL BE ADDED IN THE NEAREST NON-PAVED AREA.

CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD WASTEWATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	2" AUTOMATIC COMBINATION AIR VALVE	S-14
	LATEST REVISION 08-20-24		2 OF 2



CITY OF WILDWOOD	SCALE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION	S-16
	LATEST REVISION 08-20-24		1 OF 1

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CITY UTILITY DETAILS
FOR
BOULDER SQUARE
FLORIDA
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PFD TWISTED SISTERS, LLC.
755 DR. PHILLIPS BLVD. SUITE 265
ORLANDO, FL 32819
(407) 730-0016

NO.	DATE	REVISIONS
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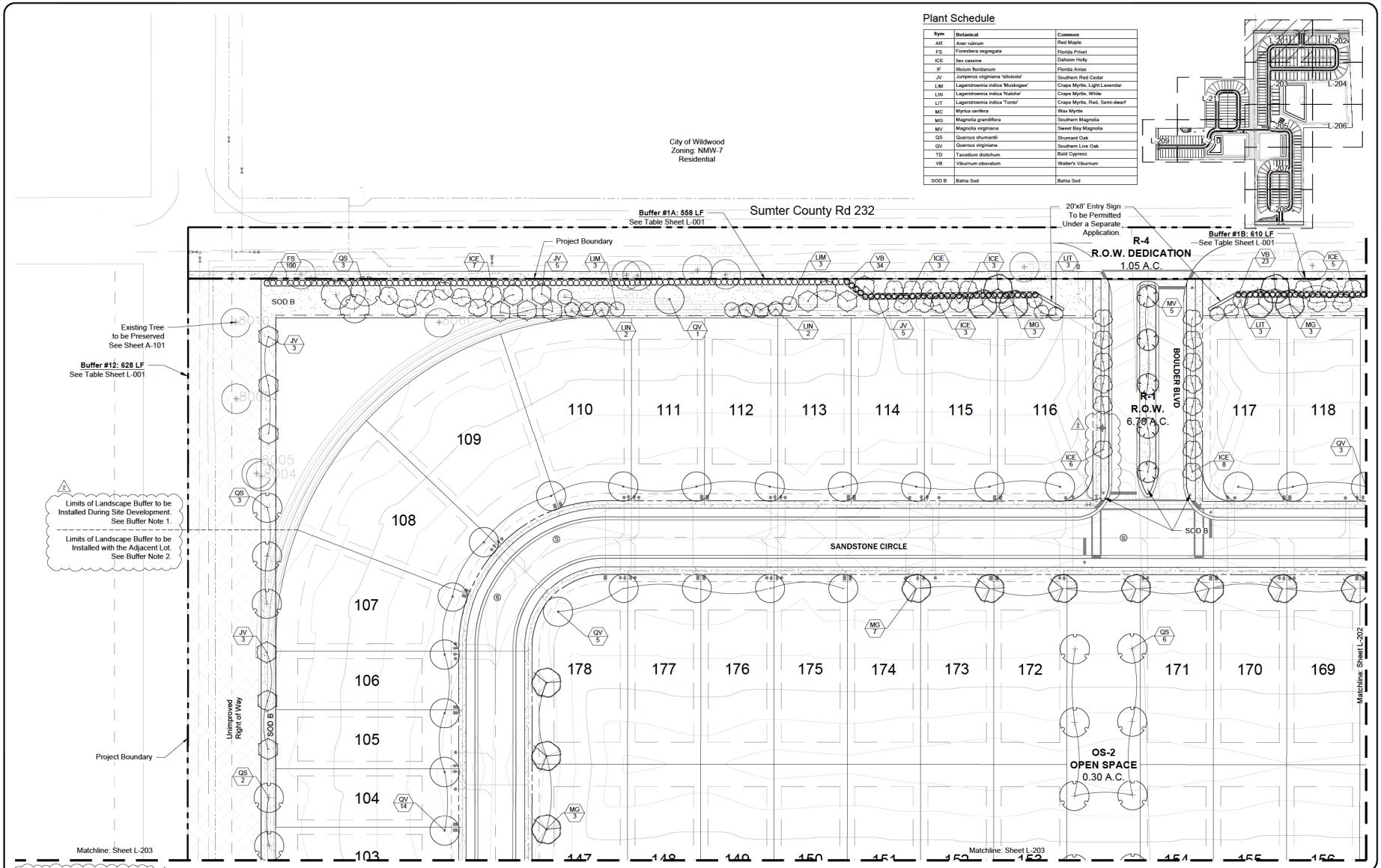
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JOB #	23083
DATE:	10/18/24
DATUM:	NAVD 88
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DRAWN BY:	PR
APPROVED BY:	DAS

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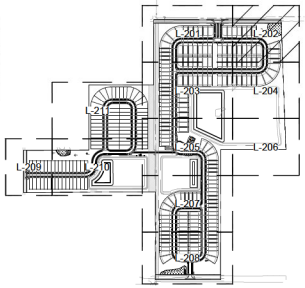
REV	DATE	DESCRIPTION	BY
2	03.04.25	Revise per City Comments Dated 02.14.25	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-201

Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natchez'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod



Buffer Notes:
1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.
2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

30' 0' 30' 60'

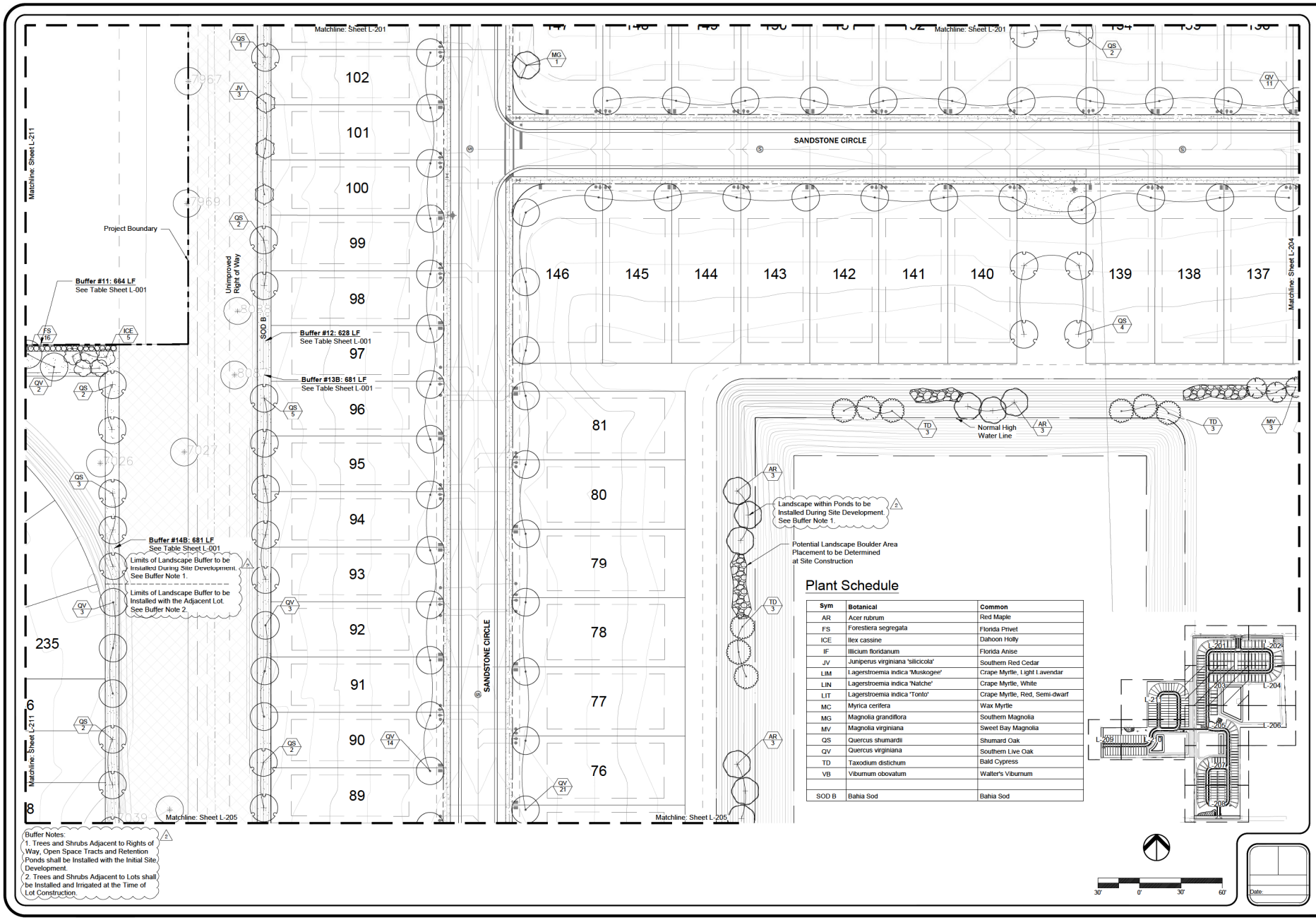
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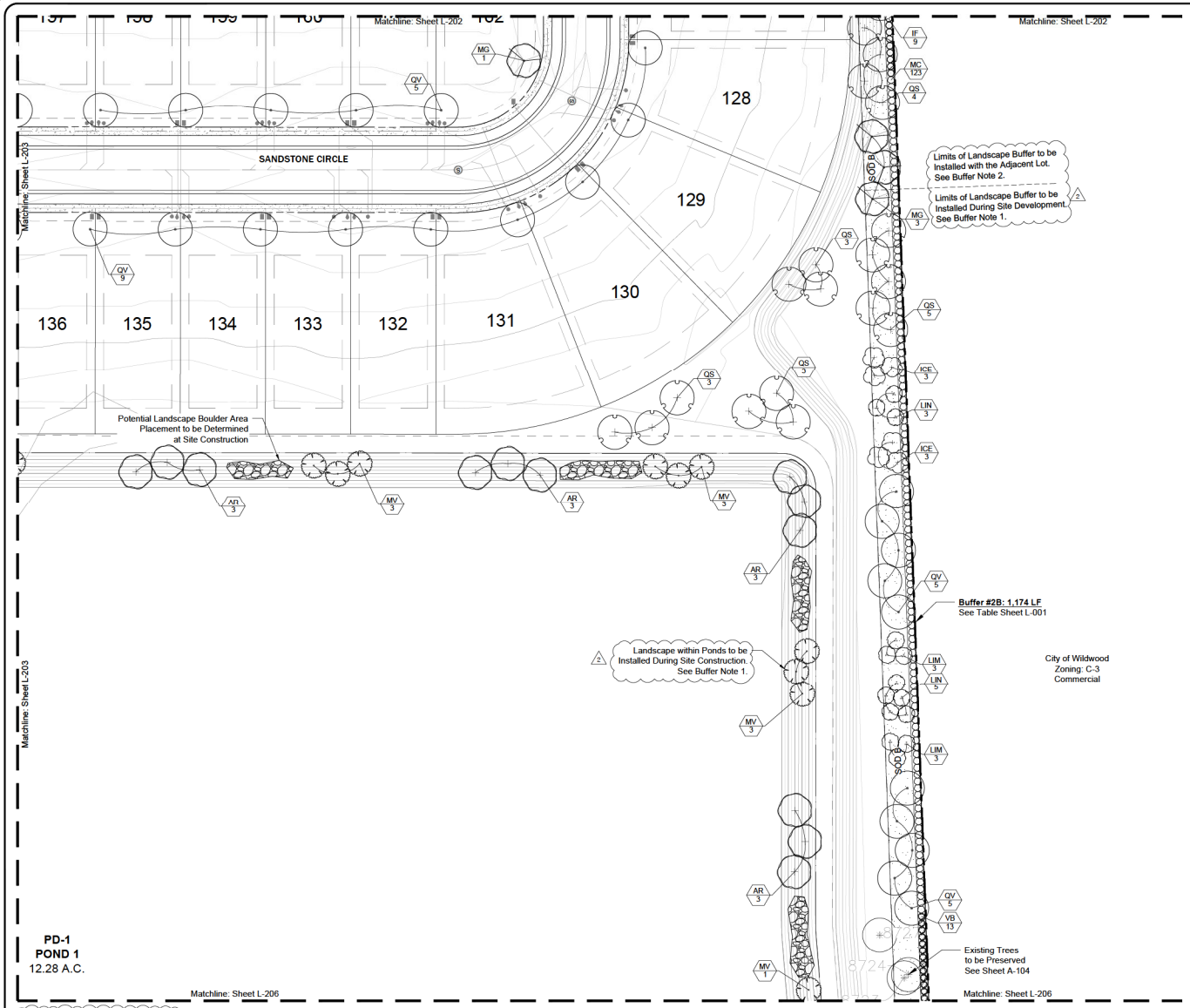
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913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

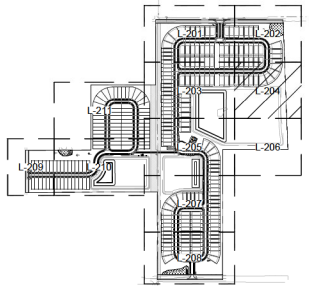
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2	02.28.25	Revise per City Comments Dated 02.14.25	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-202


Matchline: Sheet L-211
Matchline: Sheet L-201
Matchline: Sheet L-201
Matchline: Sheet L-204
Matchline: Sheet L-205
Matchline: Sheet L-205
Project Boundary
Buffer #11: 664 LF
See Table Sheet L-001
Buffer #12: 628 LF
See Table Sheet L-001
Buffer #13B: 681 LF
See Table Sheet L-001
Buffer #14B: 681 LF
See Table Sheet L-001
Limits of Landscape Buffer to be Installed During Site Development. See Buffer Note 1.
Limits of Landscape Buffer to be Installed with the Adjacent Lot. See Buffer Note 2.
Unimproved Right of Way
SOD B
SANDSTONE CIRCLE
SANDSTONE CIRCLE
Normal High Water Line
Landscape within Ponds to be Installed During Site Development. See Buffer Note 1.
Potential Landscape Boulder Area Placement to be Determined at Site Construction
102
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Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'Silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

Buffer Notes:
1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.
2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

30' 0' 30' 60'

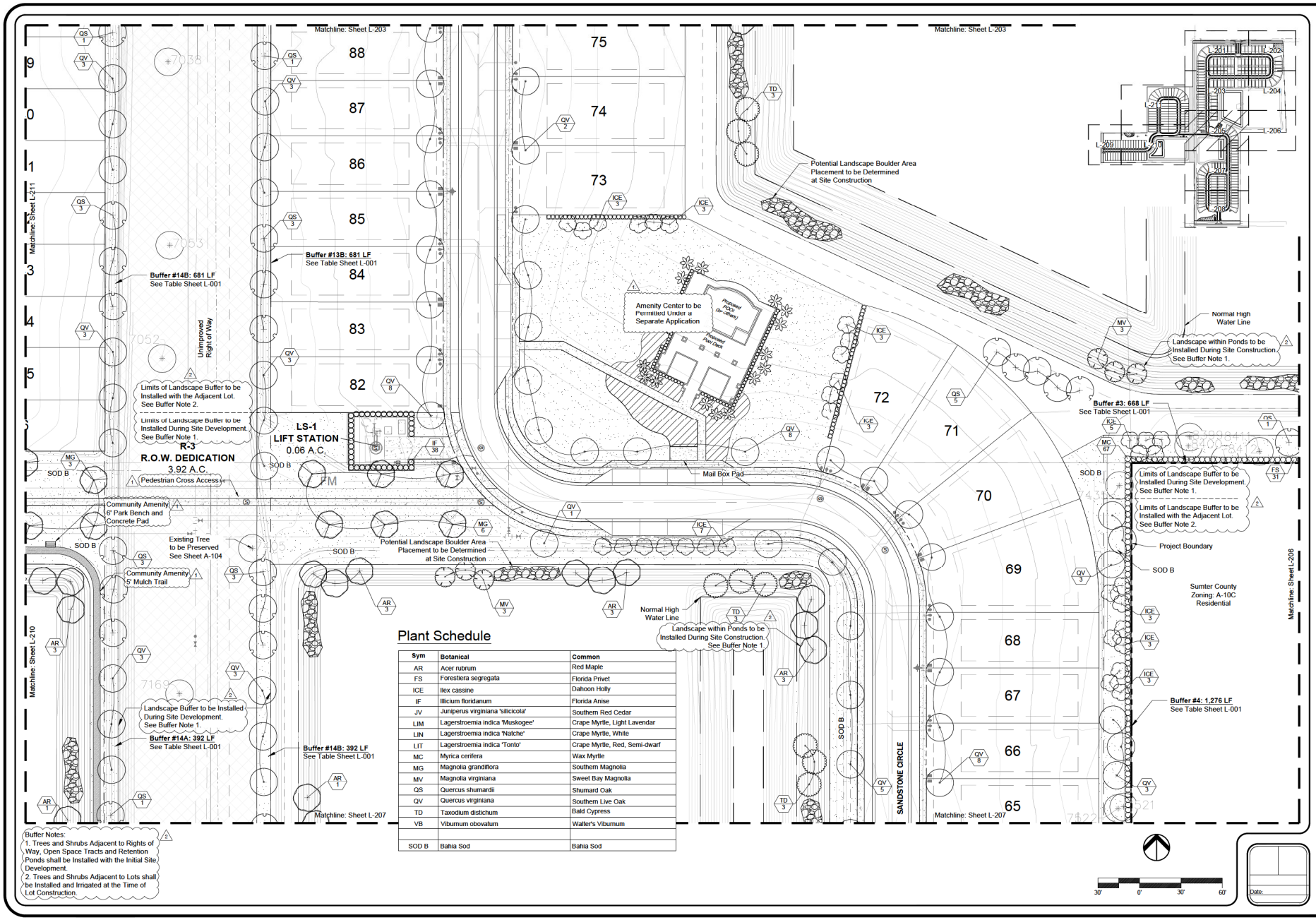
Date:

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REV	DATE	DESCRIPTION	BY
2	03.04.25	Revise per City Comments Dated 02.14.25	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-204



Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
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QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

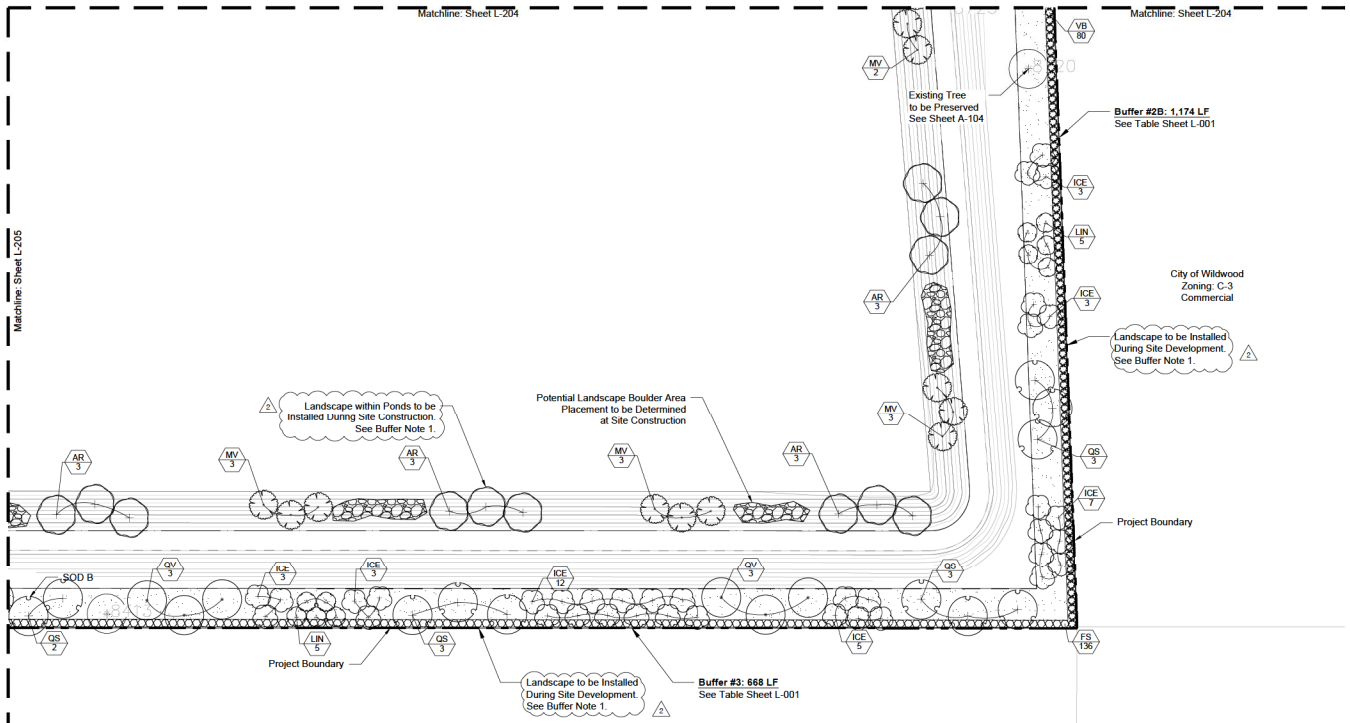
Buffer Notes:
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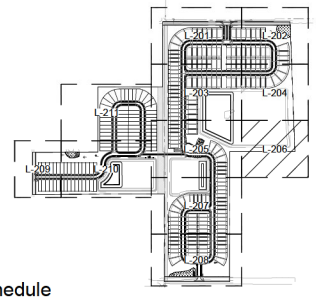
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REV	DATE	DESCRIPTION	
2	03.04.25	Revise per CityComments Dated 02.14.25	jma
1	12.12.24	Revise per CityComments Dated 12.03.24	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-205





Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

Buffer Notes:
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30' 0' 30' 60'

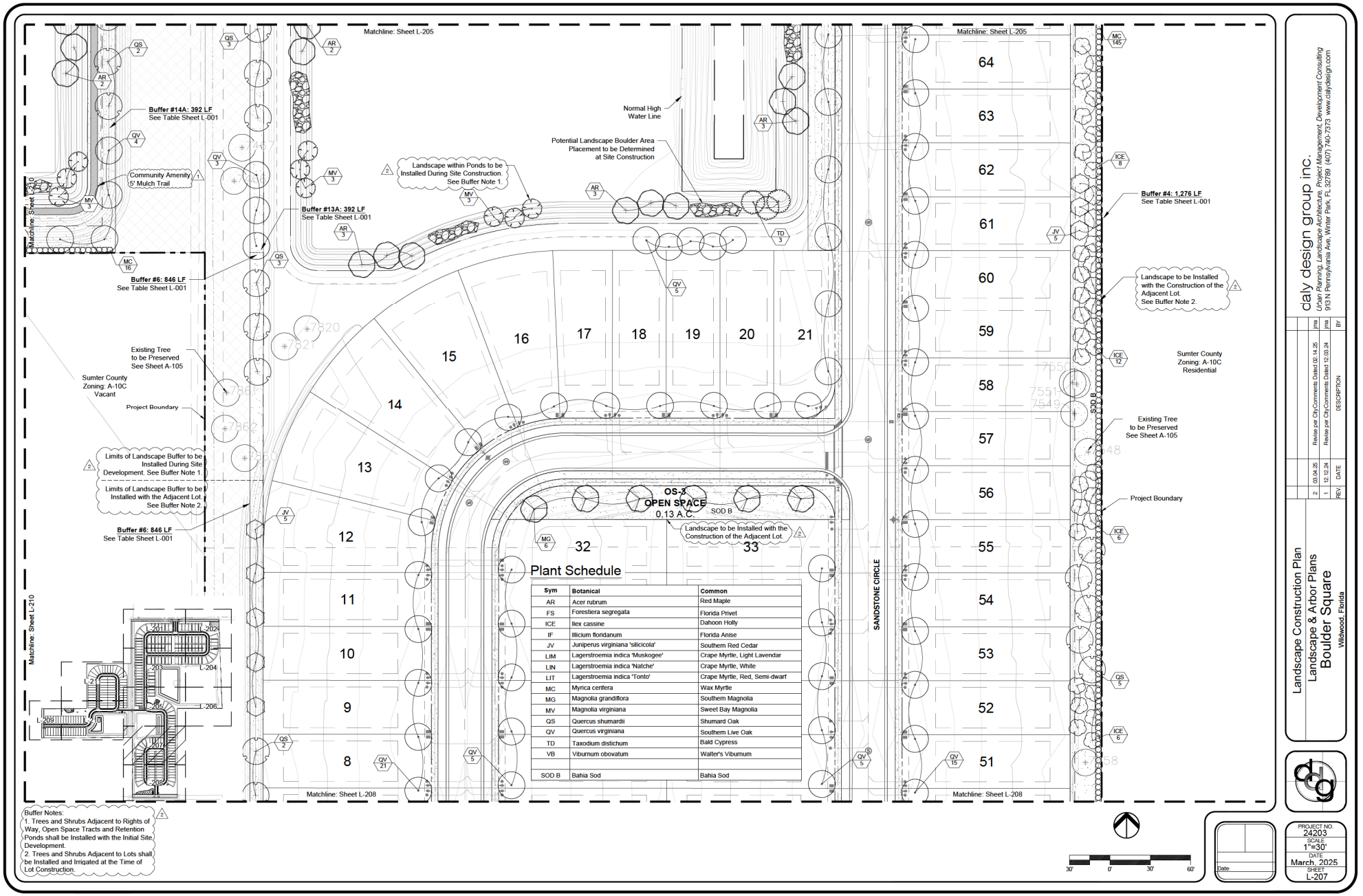
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REV	DATE	DESCRIPTION		BY
2	03.04.25	Revise per City/Comments Dated 02.14.25	jma	BY

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-206



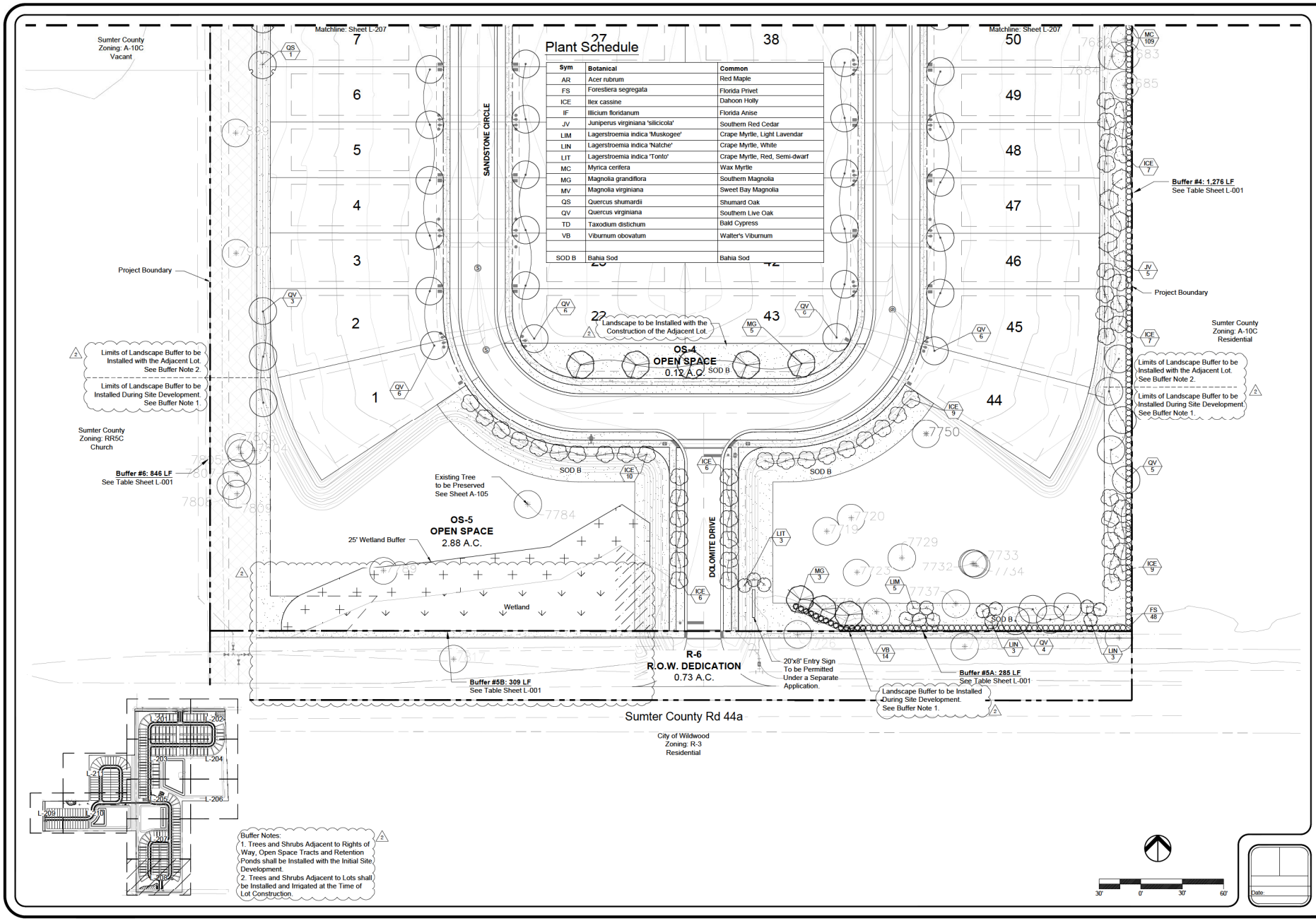
Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natchez'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

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REV	DATE	DESCRIPTION	BY
2	03.04.25	Revise per City Comments Dated 02.14.25	jma
1	12.10.24	Revise per City Comments Dated 12.03.24	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

PROJECT NO.
24203
SCALE
1"=30'
DATE
March, 2025
SHEET
L-207



Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

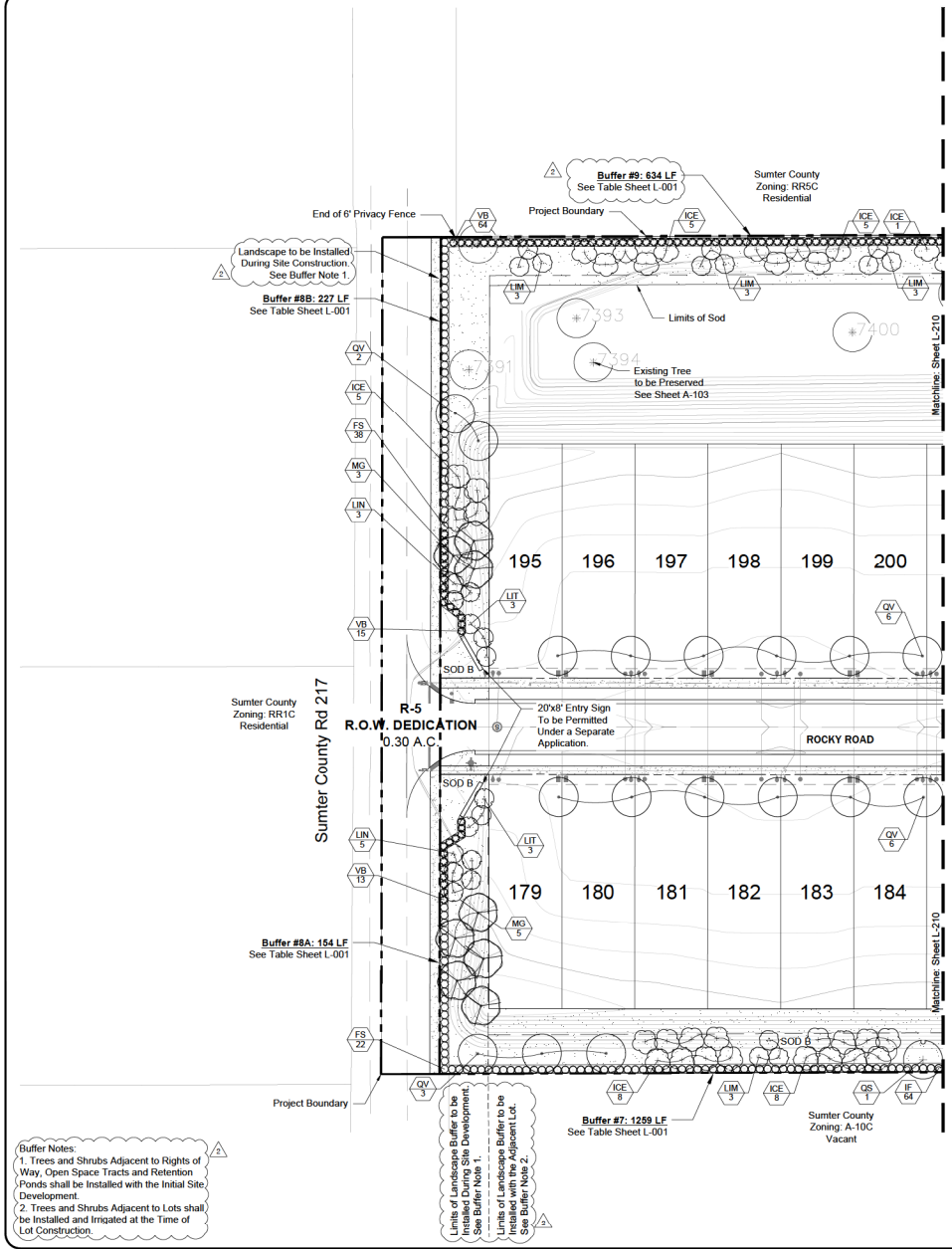
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REV	DATE	DESCRIPTION	
2	03.04.25	Revise per City Comments Dated 02.14.25	jms

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

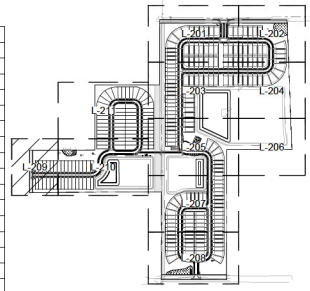
PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-208

Date:



Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
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TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod





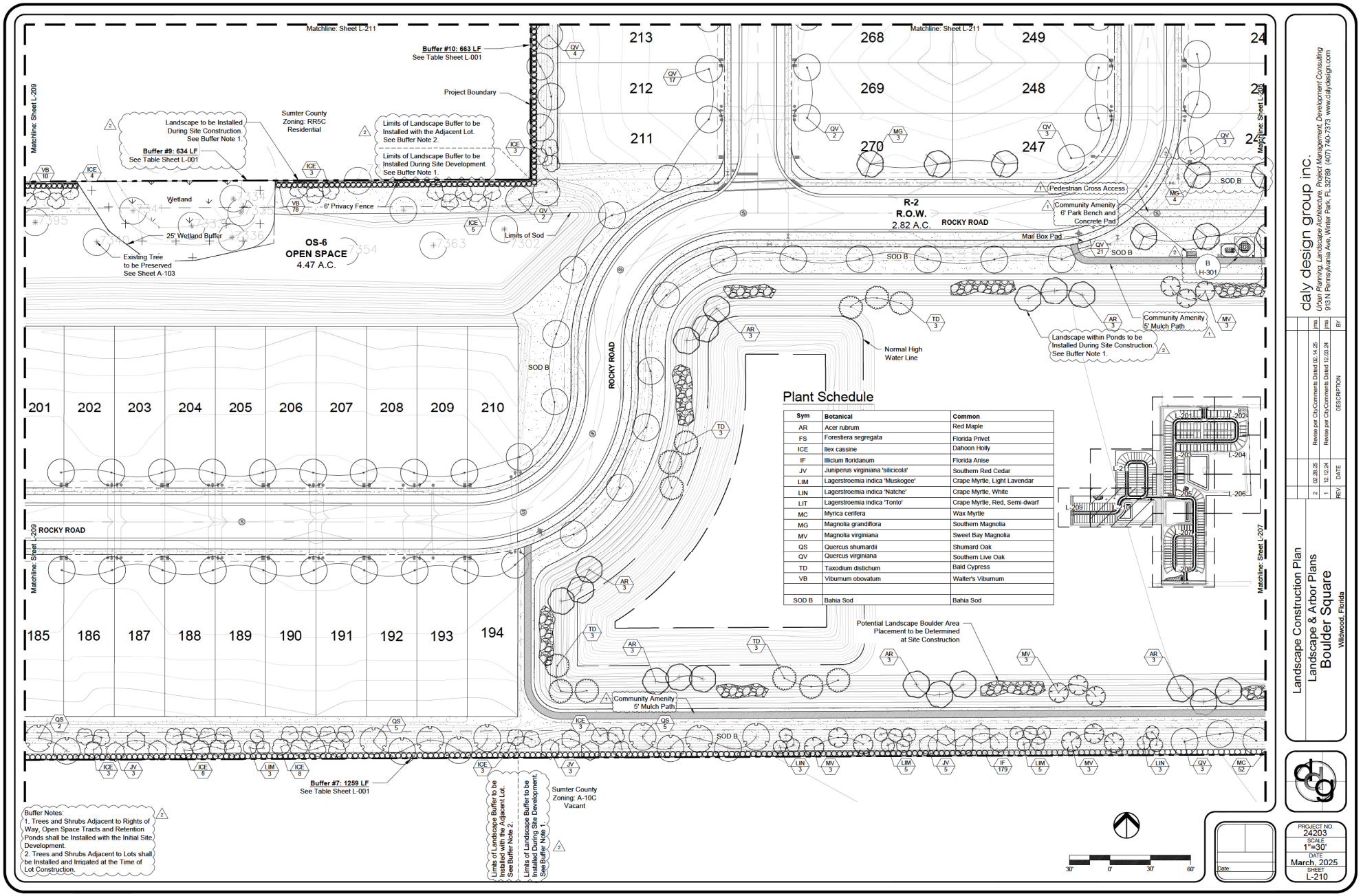
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REV	DATE	DESCRIPTION	
2	03.04.25	Revise per City Comments Dated 02.14.25	jms

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

Date:

PROJECT NO.
24203
SCALE
1"=30'
DATE
March, 2025
SHEET
L-209



Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
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SOD B	Bahia Sod	Bahia Sod

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2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

30' 0' 30' 60'

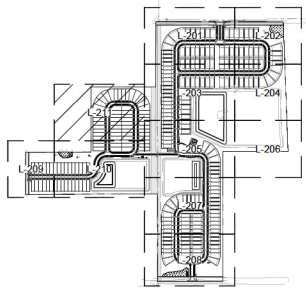
Date:

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
2	02.28.25	Revise per City Comments Dated 02.14.25	jma
1	12.10.24	Revise per City Comments Dated 12.03.24	jma

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

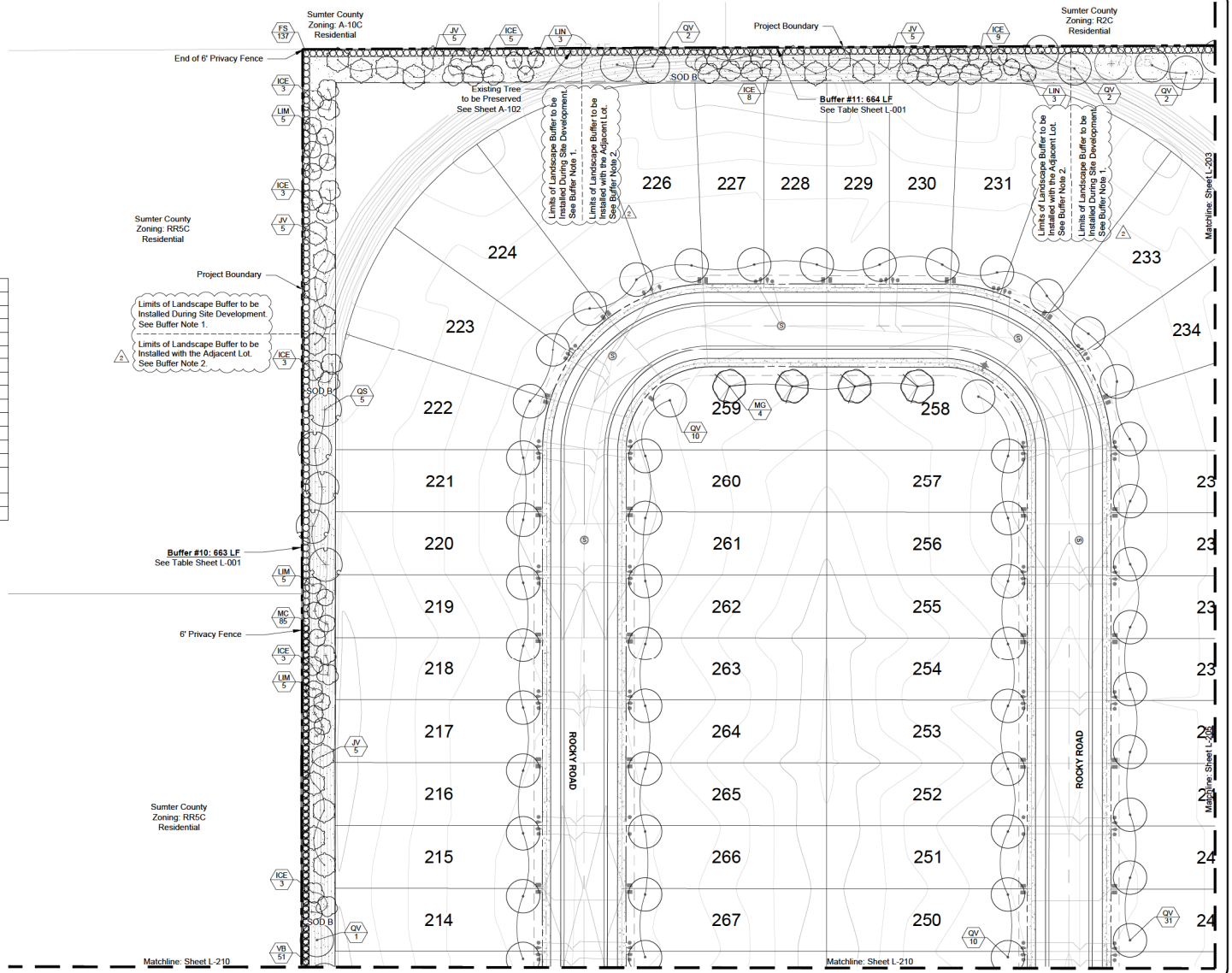
PROJECT NO.
24203
SCALE
1"=30'
DATE
March, 2025
SHEET
L-210



Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

Buffer Notes:
1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.
2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.



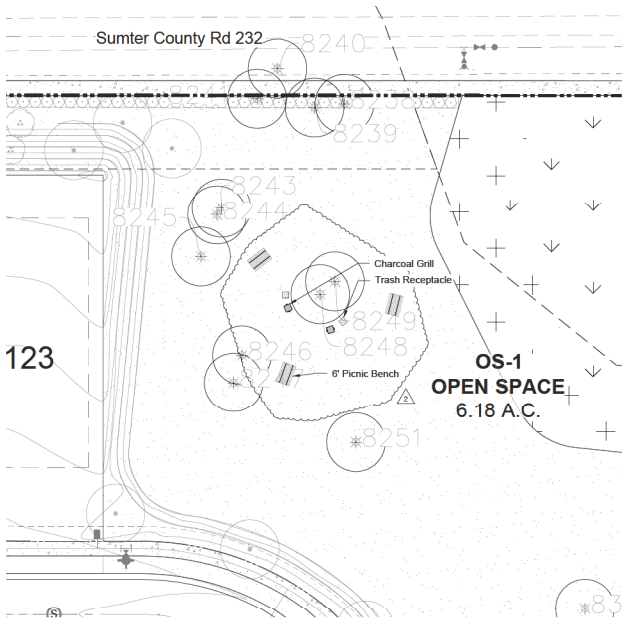
daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	
2	03.04.25	Revise per CityComments Dated 02.14.25	jms

Landscape Construction Plan
Landscape & Arbor Plans
Boulder Square
Wildwood, Florida

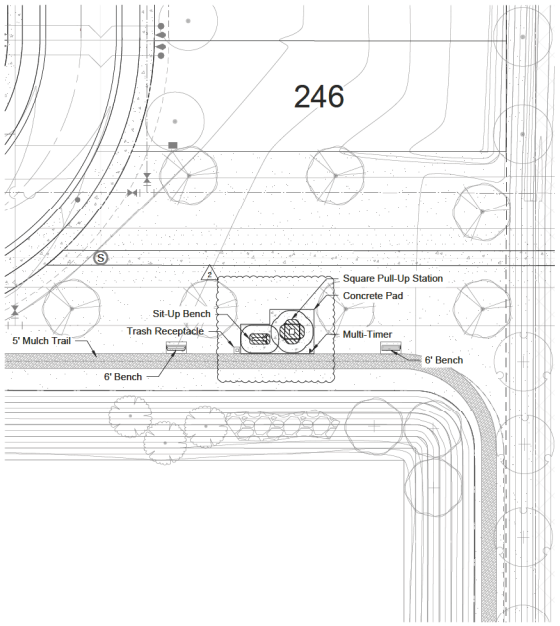
Date:

PROJECT NO. 24203
SCALE 1"=30'
DATE March, 2025
SHEET L-211



A H-301 Picnic Area - Tract OS-1 Plan — Scale: n.t.s.

A Minimum of 3 Picnic Tables, 2 Charcoal Grills, and 2 Trash Receptacles, or Equal Shall be Provided.



B H-301 Exercise Stations - Tract OS-6 Plan — Scale: n.t.s.

A Minimum of 3 Pieces of Exercise Equipment / Stations, or Equal Shall be Provided.



C H-301 Park Bench Elevation — Scale: n.t.s.



D H-301 Trash Receptacle Elevation — Scale: n.t.s.



E H-301 Sit-Up Bench Elevation — Scale: n.t.s.



F H-301 Multi-Timer Elevation — Scale: n.t.s.



G H-301 Square Pull-Up Station Elevation — Scale: n.t.s.



H H-301 Charcoal Grill Elevation — Scale: n.t.s.



I H-301 Picnic Table Elevation — Scale: n.t.s.

All Equipment Shown is Conceptual. Color and Specification to be Chosen by the Owner.

50' 0' 50' 100'

Date:

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
2	02.28.25	Revise per City Comments Dated 02.14.25	jma

Hardscape Construction Plans
Hardscape Plans
Boulder Square
Wildwood, Florida

PROJECT NO. 24203
SCALE N.T.S.
DATE March, 2025
SHEET H-301

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, May 6, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation for an improvement plan from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure on 84.10 acres, MOL. The subdivision is proposing the following amenities to be submitted on a separate site plan: a community pool, a walking trail with exercise equipment, and a picnic area. The developer is donating and dedicating 100' of ROW to the City of Wildwood for the continuation of CR 209 from C 44A to W Clarke St, in which the Project Review Committee approved the following technical waivers; reduced buffers and plantings adjacent to the dedicated future ROW along with reduced mitigation requirements. The subject property is generally located between C 44A and W Clarke St, with portions along CR 217 approximately 0.64 miles west of N Main St/N US 301.

Case Number: PLAT 2410-004 Boulder Square Improvement Plan

Applicant(s): PFD Twisted Sisters, LLC

Owner(s): Ronnie Lavonn Bailey, SR, Ronnie Lavonn Bailey, JR, Stephanie Lashay Bailey, Paul Pumphrey, Sandra Pumphrey, and PFD Twisted Sisters, LLC

Parcel(s): F01-101, F01A008, G06-185, G06-186, & G06-187

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 improvement plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate

☒ recommends approval

☐ recommends approval with the following conditions:

_____

☐ recommends denial

Dated: May 6, 2025

Lindsay C. T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2411-008 Boulder Square (Avondale) Replat**

REQUESTED ACTION: The Project Review Committee recommends approval subject to resolution of any outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2411-008 Boulder Square (Avondale) Replat
Owner(s)	Bailey Ronnie Lavonn JR and Stephanie Lashay Lavonn
Applicant(s)	PFD Twisted Sisters, LLC
Acreage	10.11 +/-
Property Location	The subject property is generally located approximately 0.12 miles south of CR 232, approximately 0.25 miles north of C 44A, and approximately 0.13 miles east of CR 217.
Parcel(s)	F01A008
Date	June 3, 2025

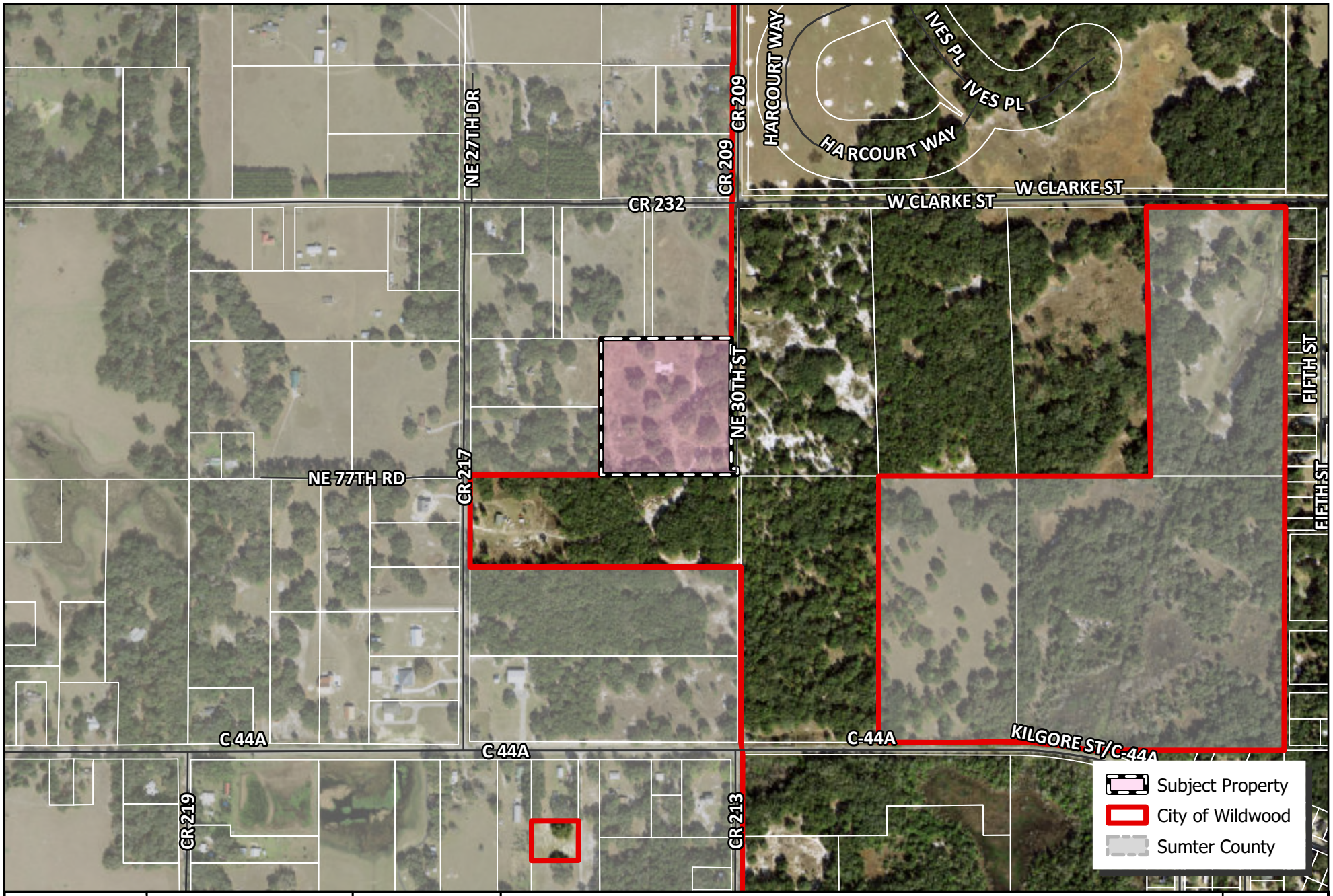
The applicant is seeking approval from the City of Wildwood City Commission for the Avondale Replat, now referred to as Boulder Square, which consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel, per the attached plans. The applicant has updated the new owner on the final plat documents, and an updated title opinion will be required before execution of the mylars and release to the applicant for recording.

PLAT 2411-008 will meet the criteria set forth in F.S. 177, Land Development Regulations, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan once outstanding comments are satisfied.

The Planning and Zoning Board does not review replat applications.



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

PLAT 2411-008

AVONDALE REPLAT (BOULDER SQUARE)

PARCEL F01A008

MAP 1B

LOCATION MAP

NOV 2024

BOULDER SQUARE

SHEET 1 OF 1

REPLATTING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH AND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PARCEL OF LAND COMPRISING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

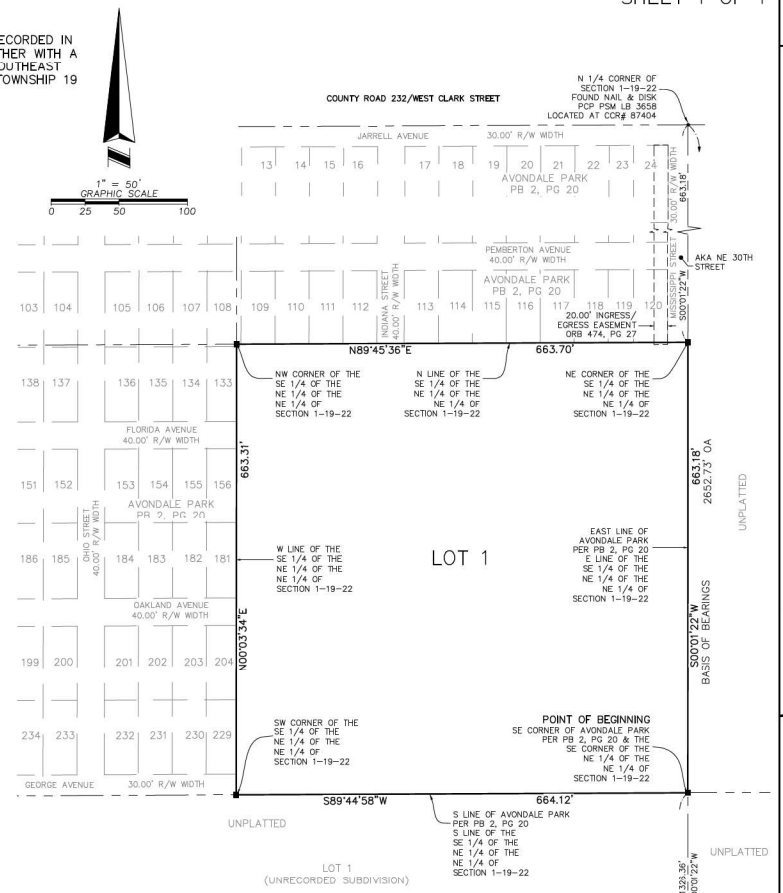
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

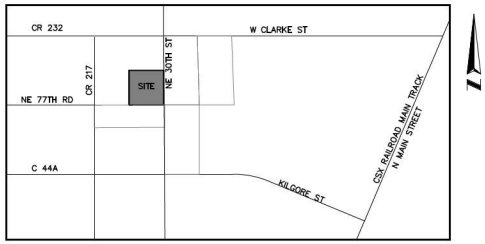
BEGIN AT THE SOUTHEAST CORNER OF SAID AVONDALE PARK, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID AVONDALE PARK AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 664.12 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE DEPARTING SAID SOUTH LINES RUN NORTH 00°03'34" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN NORTH 89°45'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 ALSO BEING A POINT ON THE EAST LINE OF AFORESAID AVONDALE PARK; THENCE RUN SOUTH 00°01'22" WEST ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.11 ACRES MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1–19–22 AS BEING S00°01'22"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. A PROPERTY INFORMATION REPORT HAS BEEN PROVIDED IN ACCORDANCE WITH FLORIDA STATUTES §177.041(2)





VICINITY MAP (NOT TO SCALE)

ALLEN & COMPANY
Founded in 1998
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654–5355 LB#8627

LEGEND

o	Found monument as noted
■	Set 4"X4" concrete monument stamped PRM LB #8627 permanent reference monument (PRM)
CCR#	Certified Corner Record Number
OA	Overall
ID	Identification
PB	Plat Book
PG	Page
R/W	Right–of–Way
PSM	Professional Surveyor & Mapper
LB	Licensed Business
AKA	Also Known As

NOTICE:

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

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor in the State of Florida, does hereby certify that on 12–08–2022, I completed the Boundary Survey of the lands shown in the foregoing plat. This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes.

By: _____ Date: _____
JAMES L. RICKMAN PSM 5633

Allen & Company
Licensed Business # 8627
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK _____ PAGE _____

SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST

BOULDER SQUARE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PFD Twisted Sisters, LLC, a Florida limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the undersigned PFD Twisted Sisters, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ___ day of _____2025.

By: _____ and _____

By: _____
Printed Name: Dwight Saathoff
Title: Manager

Signed and sealed in the presence of: _____

Printed Name of Witness: _____

_____

_____

Printed Name of Witness: _____

_____

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2025, by Dwight Saathoff as Manager of PFD Twisted Sisters, LLC, a Florida limited liability company, on behalf of the company, such person [ ] is personally known to me or [ ] has produced as identification.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Notary Public _____

Printed Name: _____

Commission Number: _____

Commission Expires: _____

CERTIFICATE OF CITY SURVEYOR

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 the plat.

_____ _____ _____
City Surveyor's Signature Registration No. Date
Ronald W. Herr, PLS, Wade Surveying, Inc.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT, this plat was presented to the Project Review Committee of the City of Wildwood, Sumter County, Florida and was approved by the Board for record on this ___ Day of _____, 2025

Attest: _____
Melanie D. Strickland, Project Review Committee Coordinator

THIS CERTIFIES THAT, this plat was presented to the Commission of the City of Wildwood, Sumter County, Florida and was approved by the Commission for record on this ___ Day of _____, 2025

_____ _____
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 _____, 2025

_____ _____
Melanie D. Strickland Jeremy Hockenbury
Development Services Director Public Works Director

_____ _____
Print Name Signature
City of Wildwood – Engineer City of Wildwood – Engineer

_____ _____
Print Name Signature
City of Wildwood – Attorney City of Wildwood – Attorney

CERTIFICATE OF CLERK OF COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes and was filed for record on _____ 2025 at _____.

File No. _____

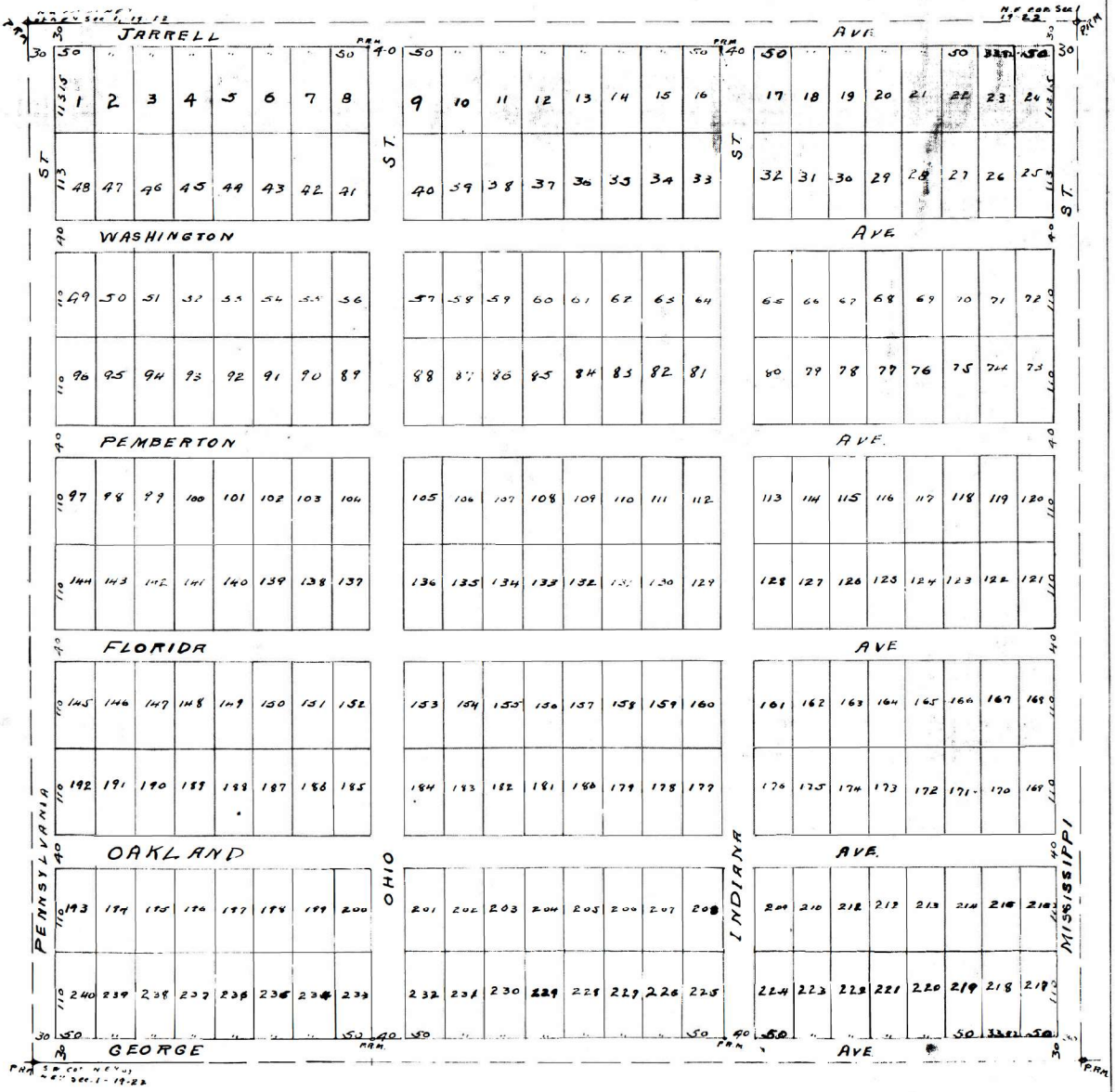
By: _____ _____
PRINT NAME DEPUTY CLERK SIGNATURE DEPUTY CLERK
Clerk of the Circuit Court
In and for Sumter County, Florida.

20

AVONDALE PARK

SUMTER CO. — FLORIDA — GEO. E. RICE - OWNER

Being the N.E.¼ of N.E.¼ Sec. 1, Twp 19 S., Rge. 22 E.



Approved by the County Commissioners of ..... County, Fla. this ... day of ..... A.D. 192..

.....

We the undersigned do hereby dedicate all streets in the above plat to the use of the public.

Witness ..... Seal

Witness ..... Seal

State of .....

City of .....

Before me the undersigned authority duly authorized to administer oaths and take acknowledgements personally appeared GEO. E. RICE — widower to me well known and known to me to be GEO. E. RICE - widower, the individual described in and who executed the foregoing dedication, and acknowledged before me that he executed same freely and voluntarily as owner of the above subdivision.

Witness my hand and official seal at ..... County of ..... State of ... this ... day of ..... A.D. 192..

..... Notary Public

I hereby certify that the above and foregoing is a correct representation of the land in caption, and that permanent reference monuments have been placed as shown on plat.

..... Surveyor

N

Scale 1" = 100'

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1348 VOSO Unit 288 Final Plat**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

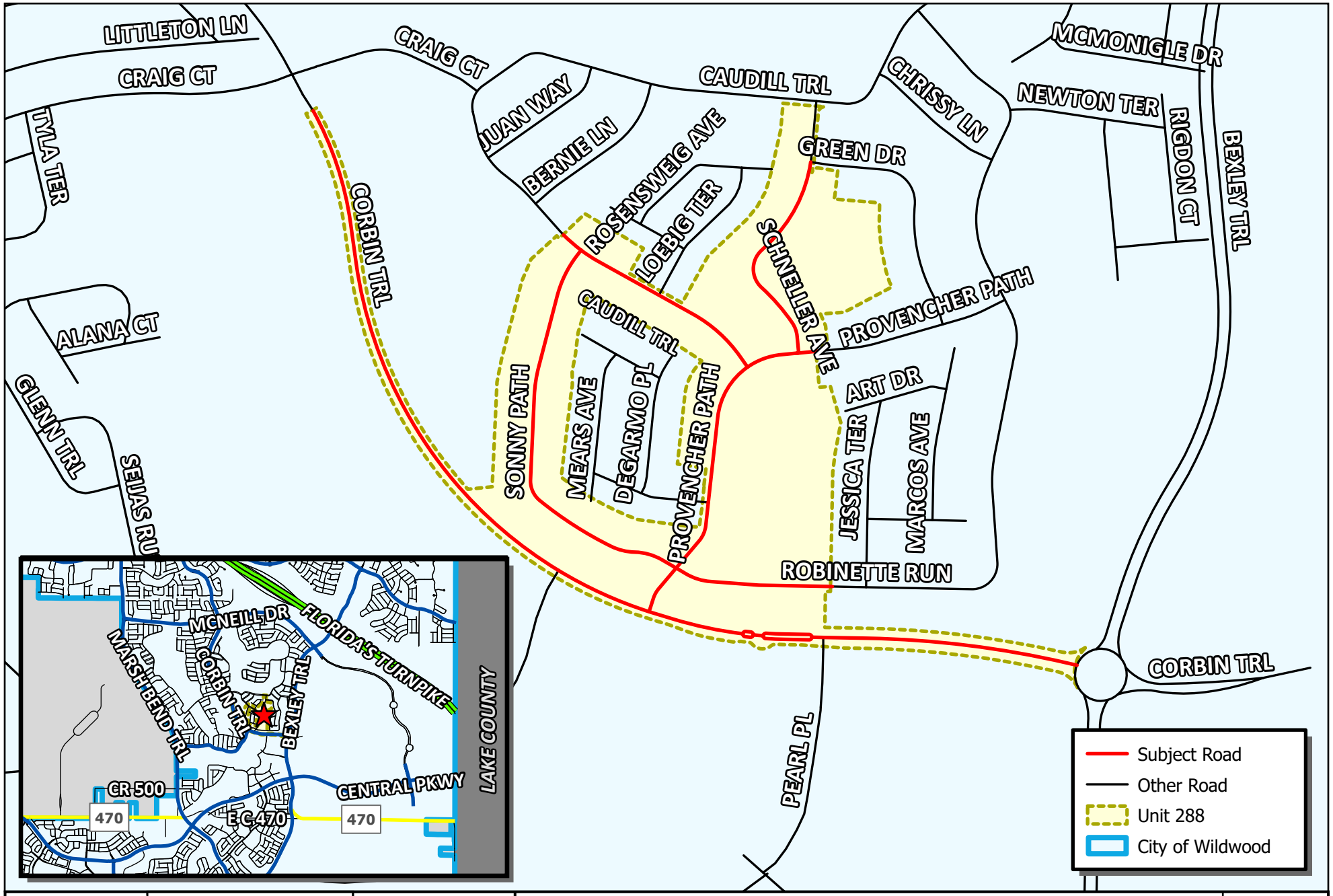
HISTORY/FACTS/ISSUES:

Case Number	A25-1348 VOSO Unit 288 Final Plat
Owner/Applicant(s)	The Villages Development Company, LLC
Acreage	34.53 +/-
Property Location	The subject property is generally located east of the intersection of Corbin Trail and Bexley Trail.
Parcel(s)	K03-005 and K11-001
Date	June 3, 2025

The applicant is seeking approval from the City Commission for The Villages of Southern Oaks Unit 288 Final Plat, a subdivision consisting of 114 lots and 7 tracts, per the attached plans.

A25-1348 meets the criteria set forth within the F.S. 177, The Villages Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

Alex Lammers
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

Feet
0 110 220 440

FINAL PLAT

VOSO - UNIT 288

PJ #A24-1348

MAP 1AV

LOCATION MAP

APR 2025

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. 288

SHEET 1 OF 8

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

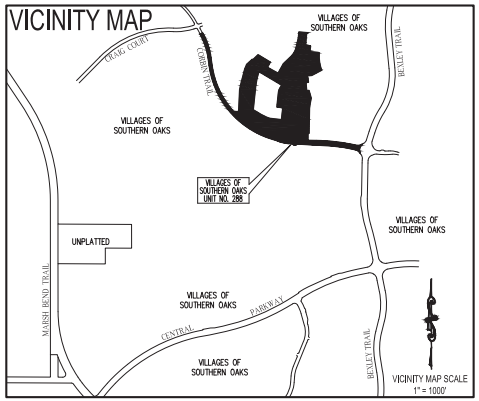
A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 180 RUN N77°18'31"E, 518.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF S45°30'10"E, 493.09 FEET TO WHICH A RADIAL LINE BEARS S56°38'46"W; SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 190, AS RECORDED IN PLAT BOOK 22, PAGES 21, 21A THROUGH 21G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°17'52", AN ARC DISTANCE OF 496.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 9.57 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN S47°36'41"E, 133.89 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF AFORESAID CORBIN TRAIL; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN S28°52'42"E, 85.14 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PLATTED BOUNDARY OF UNIT NO. 190 RUN S28°52'42"E, 12.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°54'49", AN ARC DISTANCE OF 427.61 FEET TO THE POINT OF TANGENCY; THENCE S07°57'52"E, 141.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°29'14", AN ARC DISTANCE OF 889.93 FEET; THENCE ALONG A NON-TANGENT LINE RUN N84°13'51"E, 86.59 FEET; THENCE N02°33'45"E, 369.89 FEET; THENCE N11°14'29"E, 82.13 FEET; THENCE N14°35'21"E, 71.05 FEET; THENCE N14°37'19"E, 213.33 FEET; THENCE N23°51'39"E, 84.55 FEET; THENCE N47°39'08"E, 122.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S43°02'14"E, 12.46 FEET TO WHICH A RADIAL LINE BEARS S47°39'08"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°22'45", AN ARC DISTANCE OF 12.46 FEET; THENCE ALONG A RADIAL LINE RUN N46°16'24"E, 125.96 FEET; THENCE S59°14'13"E, 239.72 FEET; THENCE S29°06'30"W, 101.47 FEET; THENCE S60°53'30"E, 213.00 FEET; THENCE N29°06'30"E, 188.16 FEET; THENCE N46°22'01"E, 190.54 FEET; THENCE N39°07'13"E, 58.01 FEET; THENCE N28°27'26"E, 57.71 FEET; THENCE N17°44'18"E, 57.17 FEET; THENCE N12°51'37"E, 168.92 FEET; THENCE N04°58'20"E, 94.00 FEET; THENCE S85°01'40"E, 147.00 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°58'20"W, 28.28 FEET TO WHICH A RADIAL LINE BEARS N04°58'20"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE S04°58'20"W, 146.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°29'28", AN ARC DISTANCE OF 67.66 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N55°27'46"E, 27.28 FEET TO WHICH A RADIAL LINE BEARS N77°32'13"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°59'58", AN ARC DISTANCE OF 30.02 FEET TO THE POINT OF TANGENCY; THENCE S81°32'15"E, 18.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°29'25", AN ARC DISTANCE OF 31.53 FEET TO THE POINT OF TANGENCY; THENCE S85°01'40"E, 19.55 FEET; THENCE S06°39'40"W, 20.92 FEET; THENCE S21°34'32"W, 9.51 FEET; THENCE S85°01'40"E, 144.87 FEET; THENCE S71°26'23"E, 18.34 FEET; THENCE S01°09'29"W, 79.40 FEET; THENCE S05°28'21"E, 79.40 FEET; THENCE S12°06'11"E, 79.40 FEET; THENCE S17°05'59"E, 40.29 FEET; THENCE S27°30'51"E, 19.74 FEET; THENCE S62°04'18"W, 190.66 FEET; THENCE S85°46'38"W, 83.48 FEET; THENCE S22°44'10"E, 45.26 FEET; THENCE S05°26'08"E, 68.61 FEET; THENCE S84°33'52"W, 42.91 FEET; THENCE S05°26'08"E, 145.00 FEET; THENCE N85°16'07"E, 39.83 FEET; THENCE S15°58'04"E, 133.76 FEET; THENCE S10°39'48"W, 110.74 FEET; THENCE S07°24'26"W, 65.52 FEET; THENCE S01°04'48"W, 422.03 FEET; THENCE N88°55'12"W, 17.61 FEET; THENCE S01°04'48"W, 127.00 FEET; THENCE S88°55'12"E, 143.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,449.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'58", AN ARC DISTANCE OF 701.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°02'58", AN ARC DISTANCE OF 92.66 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°00'35"W, 150.34 FEET TO WHICH A RADIAL LINE BEARS N39°19'11"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°20'27", AN ARC DISTANCE OF 161.74 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N50°58'39"W, 90.44 FEET TO WHICH A RADIAL LINE BEARS N65°20'21"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°38'00", AN ARC DISTANCE OF 93.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,378.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'34", AN ARC DISTANCE OF 685.54 FEET TO THE POINT OF TANGENCY; THENCE N88°55'12"W, 73.08 FEET TO THE NORTHERLY BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4447, PAGE 341, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN N85°57'56"W, 155.21 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN N88°55'12"W, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76

CONTINUED ON SHEET 2 OF 8

PREPARED BY:
CFB SURVEYING
CLYMER FARMER BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB#498

VICINITY MAP



114 LOTS – 7 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 SOUTHERLY BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180 PLAT RECORDED IN PLAT BOOK 22, PAGES 27, 27A–27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AS BEING N77°18'31"E.

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

3.) ALL DISTANCES SHOWN ARE IN FEET.

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

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

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

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

8.) TRACTS "A", "B", "C" AND "D" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.

9.) TRACTS "F" AND "G" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

10.) TRACT "E" IS RESERVED BY DEVELOPER.

11.) 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; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO: (I) THE EASTERN BOUNDARY OF HOMESITE 70, AND (II) THE WESTERN BOUNDARY OF HOMESITE 71 OF THE SUBDIVISION.

12.) 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. 288 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", "F" AND "G" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, 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

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
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

WITNESSES:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

SIGNATURE

PRINT NAME

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
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:

SIGNATURE

PRINT NAME

7580 MIDDLETON DRIVE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

SIGNATURE

PRINT NAME

7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
MAILING ADDRESS

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: _____
ELIZABETH RODRIGUEZ, 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 ELIZABETH RODRIGUEZ, 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. 288, 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
7413 ALFORD AVENUE
MIDDLETON, FLORIDA 34762
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

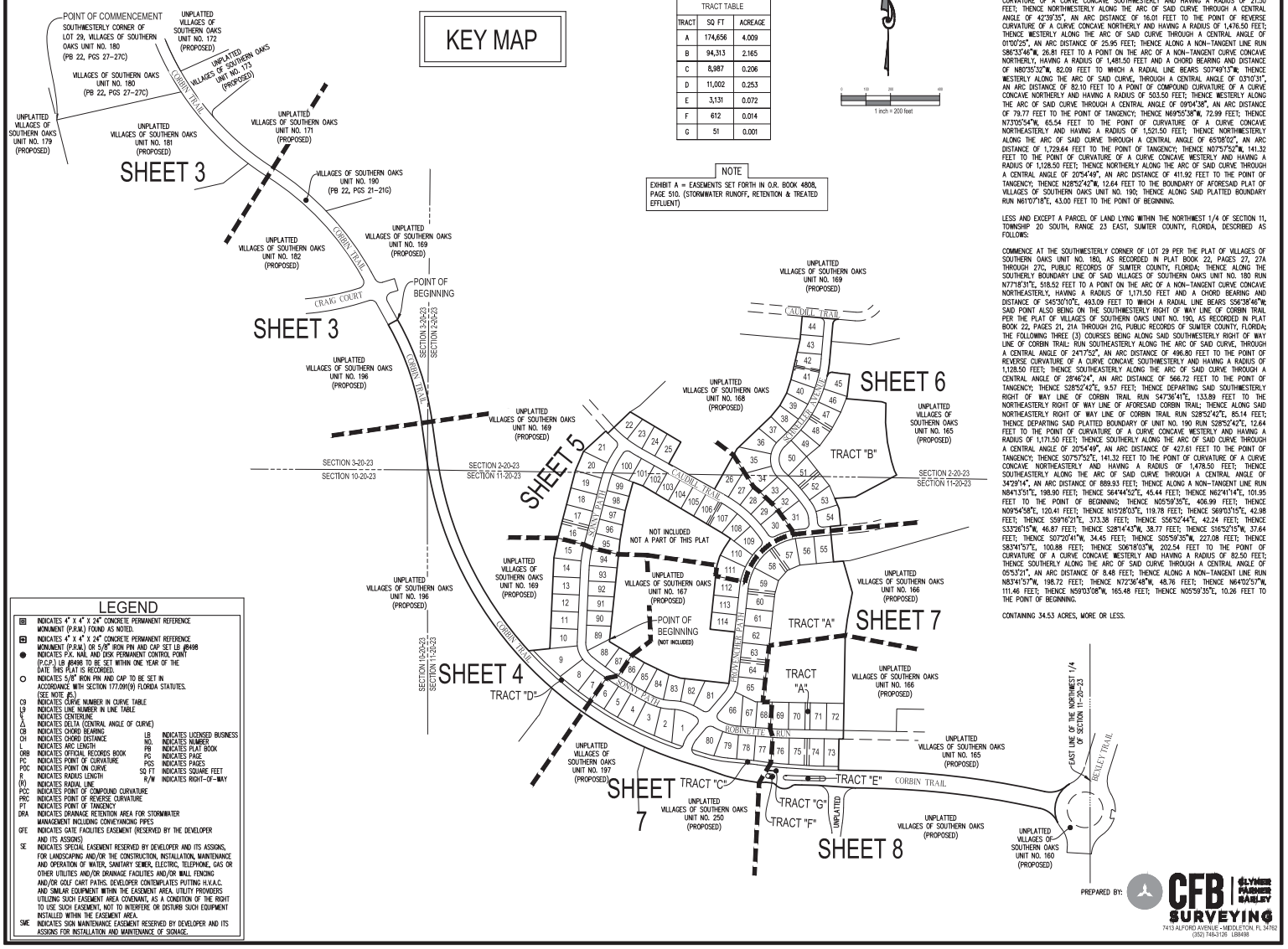
SIGNATURE
DEPUTY CLERK

VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SHEET 2 OF 8

PLAT BOOK _____
PAGE _____

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	174,656	4.009
B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (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.

- 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

CONTINUED FROM SHEET 1 OF 8

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°51'16", AN ARC DISTANCE OF 74.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'35", AN ARC DISTANCE OF 16.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,476.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S86°33'46"W, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,481.50 FEET AND A CHORD BEARING AND DISTANCE OF N80°35'32"W, 82.09 FEET TO WHICH A RADIAL LINE BEARS S07°49'17"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'36", AN ARC DISTANCE OF 79.77 FEET TO THE POINT OF TANGENCY; THENCE N69°55'38"W, 72.99 FEET; THENCE N73°05'54"W, 65.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°08'02", AN ARC DISTANCE OF 1,729.64 FEET TO THE POINT OF TANGENCY; THENCE N07°57'52"W, 141.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°54'49", AN ARC DISTANCE OF 411.92 FEET TO THE POINT OF TANGENCY; THENCE N28°52'42"W, 12.64 FEET TO THE BOUNDARY OF AFORESAID PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 190; THENCE ALONG SAID PLATTED BOUNDARY RUN N61°07'18"E, 43.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29 PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 180, AS RECORDED IN PLAT BOOK 22, PAGES 27, 27A THROUGH 27C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 180 RUN N77°18'31"E, 518.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF S45°30'10"E, 493.09 FEET TO WHICH A RADIAL LINE BEARS S56°38'46"W; SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 190, AS RECORDED IN PLAT BOOK 22, PAGES 21, 21A THROUGH 21G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°17'52", AN ARC DISTANCE OF 496.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 9.57 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN S47°36'41"E, 133.89 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF AFORESAID CORBIN TRAIL; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CORBIN TRAIL RUN S28°52'42"E, 85.14 FEET; THENCE DEPARTING SAID PLATTED BOUNDARY OF UNIT NO. 190 RUN S28°52'42"E, 12.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°54'49", AN ARC DISTANCE OF 427.61 FEET TO THE POINT OF TANGENCY; THENCE S07°57'52"E, 141.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°29'14", AN ARC DISTANCE OF 889.93 FEET; THENCE ALONG A NON-TANGENT LINE RUN N84°13'51"E, 198.90 FEET; THENCE S64°44'52"E, 45.44 FEET; THENCE N62°41'14"E, 101.95 FEET TO THE POINT OF BEGINNING; THENCE N05°59'35"E, 406.99 FEET; THENCE N09°54'58"E, 120.41 FEET; THENCE N15°28'03"E, 119.78 FEET; THENCE S69°03'15"E, 42.98 FEET; THENCE S59°16'21"E, 373.38 FEET; THENCE S56°52'44"E, 42.24 FEET; THENCE S33°26'15"W, 46.87 FEET; THENCE S28°14'43"W, 38.77 FEET; THENCE S16°52'15"W, 37.64 FEET; THENCE S07°20'41"W, 34.45 FEET; THENCE S05°59'35"E, 227.08 FEET; THENCE S83°41'57"E, 100.88 FEET; THENCE S06°18'03"W, 202.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 82.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'21", AN ARC DISTANCE OF 8.48 FEET; THENCE ALONG A NON-TANGENT LINE RUN N83°41'57"W, 198.72 FEET; THENCE N72°36'48"W, 48.76 FEET; THENCE N64°02'57"W, 111.46 FEET; THENCE N59°03'08"W, 165.48 FEET; THENCE N05°59'35"E, 10.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.53 ACRES, MORE OR LESS.

PREPARED BY:

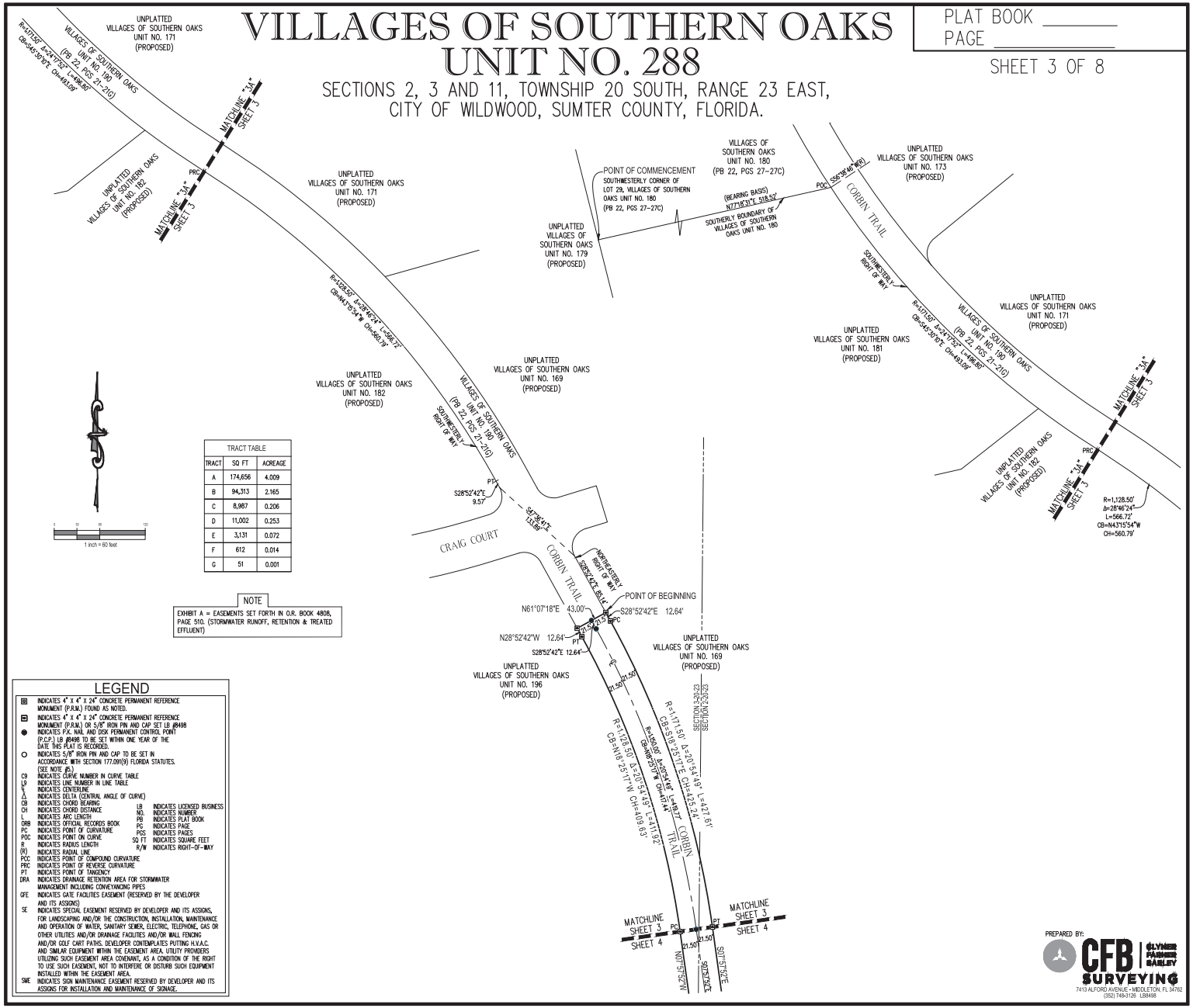
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VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____

SHEET 3 OF 8



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	174,656	4.009
B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (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.

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:

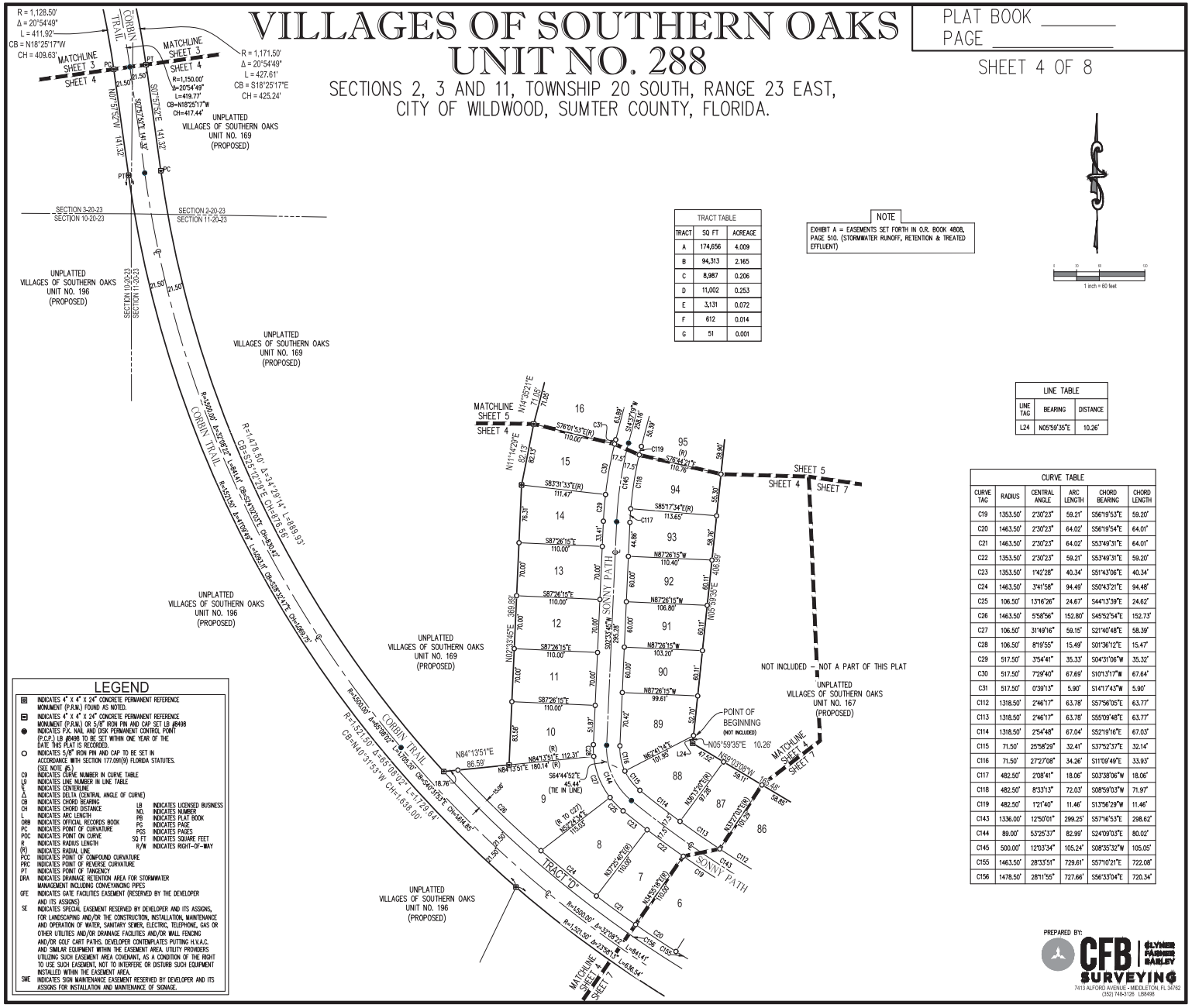
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VILLAGES OF SOUTHERN OAKS
UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
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NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

1 inch = 60 feet

LINE TABLE

LINE TAG	BEARING	DISTANCE
L24	N05°59'35"E	10.26'

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	1353.50'	2°30'23"	59.21'	S56°19'53"E	59.20'
C20	1463.50'	2°30'23"	64.02'	S56°19'54"E	64.01'
C21	1463.50'	2°30'23"	64.02'	S53°49'31"E	64.01'
C22	1353.50'	2°30'23"	59.21'	S53°49'31"E	59.20'
C23	1353.50'	1°42'28"	40.34'	S51°43'06"E	40.34'
C24	1463.50'	3°41'58"	94.49'	S50°43'21"E	94.48'
C25	106.50'	13°16'26"	24.67'	S44°13'39"E	24.62'
C26	1463.50'	5°58'56"	152.80'	S45°52'54"E	152.73'
C27	106.50'	31°49'16"	59.15'	S21°40'48"E	58.39'
C28	106.50'	8°19'55"	15.49'	S01°36'12"E	15.47'
C29	517.50'	3°54'41"	35.33'	S04°31'06"W	35.32'
C30	517.50'	7°29'40"	67.69'	S10°13'17"W	67.64'
C31	517.50'	0°39'13"	5.90'	S14°17'43"W	5.90'
C112	1318.50'	2°46'17"	63.78'	S57°56'05"E	63.77'
C113	1318.50'	2°46'17"	63.78'	S55°09'48"E	63.77'
C114	1318.50'	2°54'48"	67.04'	S52°19'16"E	67.03'
C115	71.50'	25°58'29"	32.41'	S37°52'37"E	32.14'
C116	71.50'	27°27'08"	34.26'	S11°09'49"E	33.93'
C117	482.50'	2°08'41"	18.06'	S03°38'06"W	18.06'
C118	482.50'	8°33'13"	72.03'	S08°59'03"W	71.97'
C119	482.50'	1°21'40"	11.46'	S13°56'29"W	11.46'
C143	1336.00'	12°50'01"	299.25'	S57°16'53"E	298.62'
C144	89.00'	53°25'37"	82.99'	S24°09'03"E	80.02'
C145	500.00'	12°03'34"	105.24'	S08°35'32"W	105.05'
C155	1463.50'	28°33'51"	729.61'	S57°10'21"E	722.08'
C156	1478.50'	28°11'55"	727.66'	S56°33'04"E	720.34'

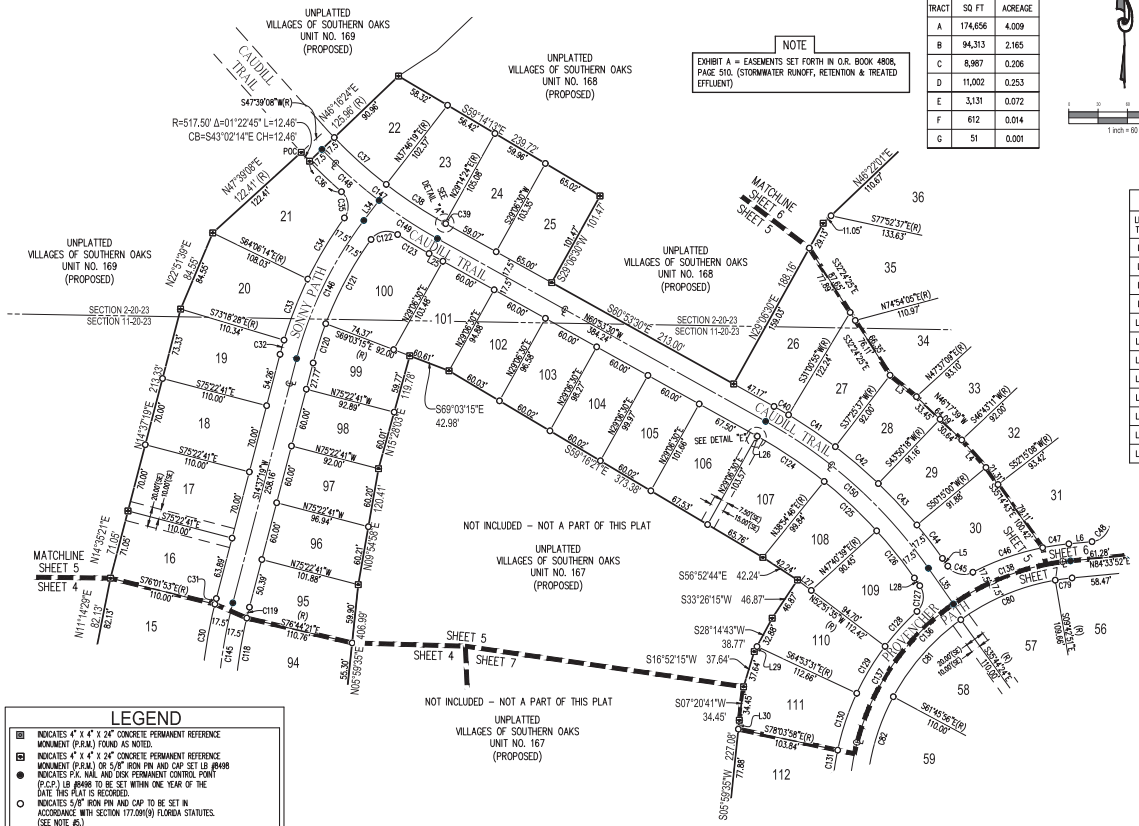
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VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 8

PLAT BOOK _____
PAGE _____



NOTE

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TRACT TABLE		
TRACT	SQ FT	ACREAGE
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B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

1 inch = 60 feet

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L3	N50°56'26"W	34.73'
L4	N41°20'09"W	37.55'
L5	N34°59'12"W	9.62'
L6	N84°33'52"E	23.78'
L25	N60°53'30"W	16.18'
L26	N60°53'30"W	0.57'
L27	S52°51'35"E	17.72'
L28	N34°59'12"W	9.62'
L29	N28°14'43"E	5.89'
L30	N05°59'35"E	9.20'
L34	S37°16'57"W	25.70'
L35	N34°59'12"W	44.66'

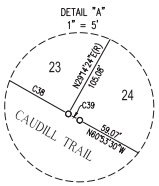
CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	517.50'	7°29'40"	67.69'	S10°13'17"W	67.64'
C31	517.50'	0°39'13"	5.90'	S14°17'43"W	5.90'
C32	417.50'	2°04'13"	15.08'	S15°39'26"W	15.08'
C33	417.50'	9°12'13"	67.07'	S21°17'39"W	66.99'
C34	417.50'	10°00'43"	72.95'	S30°54'07"W	72.86'
C35	20.00'	84°38'17"	29.54'	N06°24'40"W	26.93'
C36	517.50'	5°00'12"	45.19'	S46°13'43"E	45.18'
C37	482.50'	8°30'04"	71.59'	S47°58'39"E	71.52'
C38	482.50'	8°31'55"	71.85'	S56°29'38"E	71.78'
C39	482.50'	0°07'55"	1.11'	S60°49'33"E	1.11'
C40	517.50'	1°54'25"	17.22'	N59°56'18"W	17.22'
C41	517.50'	6°24'42"	57.91'	N55°46'44"W	57.88'
C42	517.50'	6°24'42"	57.91'	N49°22'02"W	57.88'
C43	517.50'	6°24'42"	57.91'	N42°57'21"W	57.88'
C44	517.50'	4°45'47"	43.02'	N37°22'06"W	43.01'
C45	20.00'	82°30'19"	28.80'	S76°14'22"E	26.38'
C46	267.50'	16°15'16"	75.89'	S70°38'07"W	75.63'
C47	267.50'	5°48'07"	27.09'	S81°39'48"W	27.08'
C48	20.00'	90°00'00"	31.42'	N39°33'52"E	28.28'
C79	232.50'	4°16'43"	17.36'	S82°25'30"W	17.36'
C80	232.50'	26°01'33"	105.61'	S67°16'23"W	104.70'
C81	232.50'	26°01'33"	105.61'	S41°14'50"W	104.70'
C82	232.50'	21°56'00"	89.00'	S17°16'03"W	88.46'
C118	482.50'	8°33'13"	72.03'	S08°59'03"W	71.97'
C119	482.50'	1°21'40"	11.46'	S13°56'29"W	11.46'
C120	382.50'	6°19'25"	42.22'	S17°47'02"W	42.19'
C121	382.50'	14°40'50"	98.01'	S28°17'10"W	97.74'
C122	20.00'	87°38'22"	30.59'	S79°26'46"W	27.70'
C123	517.50'	4°09'27"	37.55'	S58°48'47"E	37.54'
C124	482.50'	9°48'16"	82.57'	N55°59'22"W	82.47'
C125	482.50'	8°45'52"	73.81'	N46°42'18"W	73.74'
C126	482.50'	7°20'09"	61.78'	N38°39'17"W	61.73'
C127	20.00'	82°30'19"	28.80'	N06°15'57"E	26.38'
C128	267.50'	10°22'41"	48.45'	S42°19'46"W	48.39'
C129	267.50'	12°01'57"	56.18'	S31°07'27"W	56.07'
C130	267.50'	1°10'27"	61.51'	S18°31'15"W	61.37'
C131	267.50'	5°37'59"	26.30'	S09°07'03"W	26.29'
C136	250.00'	78°15'49"	341.49'	S45°25'57"W	315.55'
C137	250.00'	48°42'45"	212.55'	S30°39'25"W	206.20'
C138	250.00'	29°33'04"	128.94'	S69°47'20"W	127.52'
C145	500.00'	12°03'34"	105.24'	S08°35'32"W	105.05'
C146	400.00'	22°39'38"	158.20'	S25°57'08"W	157.17'
C147	500.00'	17°09'54"	149.79'	S52°18'33"E	149.23'
C148	500.00'	8°59'26"	78.46'	S48°13'20"E	78.38'
C149	500.00'	8°10'28"	71.33'	S56°48'16"E	71.27'
C150	500.00'	25°54'18"	226.06'	N47°56'21"W	224.14'

LEGEND

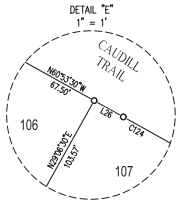
⊠	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET LB #8498
●	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 TO BE SET WITHIN ONE YEAR OF 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.

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

DETAIL "A"
1" = 5'



DETAIL "E"
1" = 1'



PREPARED BY:

CFB SURVEYING
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VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 6 OF 8

PLAT BOOK _____
PAGE _____

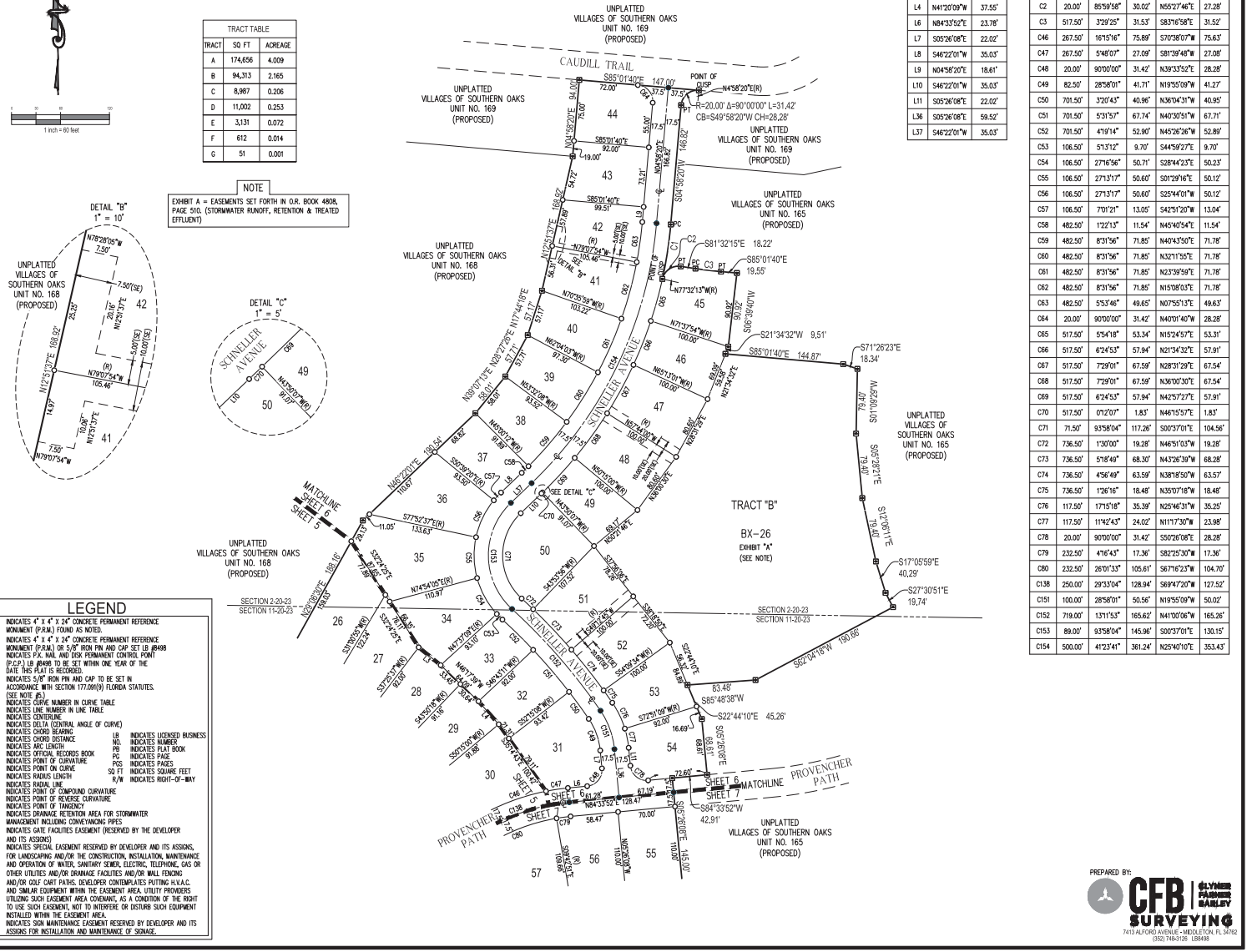
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	174,656	4.009
B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L3	N50°56'26"W	34.73'
L4	N41°20'09"W	37.55'
L6	N84°33'52"E	23.78'
L7	S05°26'08"E	22.02'
L8	S46°22'01"W	35.03'
L9	N04°58'20"E	18.61'
L10	S46°22'01"W	35.03'
L11	S05°26'08"E	22.02'
L36	S05°26'08"E	59.52'
L37	S46°22'01"W	35.03'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	517.50'	7°29'28"	67.66'	S08°43'04"W	67.61'
C2	20.00'	85°59'58"	30.02'	N55°27'46"E	27.28'
C3	517.50'	3°29'25"	31.53'	S83°16'58"E	31.52'
C46	267.50'	16°15'16"	75.89'	S70°38'07"W	75.63'
C47	267.50'	5°48'07"	27.09'	S81°39'48"W	27.08'
C48	20.00'	90°00'00"	31.42'	N39°33'52"E	28.28'
C49	82.50'	28°58'01"	41.71'	N19°55'09"W	41.27'
C50	701.50'	3°20'43"	40.96'	N36°04'31"W	40.95'
C51	701.50'	5°31'57"	67.74'	N40°30'51"W	67.71'
C52	701.50'	4°19'14"	52.90'	N45°26'26"W	52.89'
C53	106.50'	5°13'12"	9.70'	S44°59'27"E	9.70'
C54	106.50'	27°16'56"	50.71'	S28°44'23"E	50.23'
C55	106.50'	27°13'17"	50.60'	S01°29'16"E	50.12'
C56	106.50'	27°13'17"	50.60'	S25°44'01"W	50.12'
C57	106.50'	7°01'21"	13.05'	S42°51'20"W	13.04'
C58	482.50'	1°22'13"	11.54'	N45°40'54"E	11.54'
C59	482.50'	8°31'56"	71.85'	N40°43'50"E	71.78'
C60	482.50'	8°31'56"	71.85'	N32°11'55"E	71.78'
C61	482.50'	8°31'56"	71.85'	N23°39'59"E	71.78'
C62	482.50'	8°31'56"	71.85'	N15°08'03"E	71.78'
C63	482.50'	5°53'46"	49.65'	N07°55'13"E	49.63'
C64	20.00'	90°00'00"	31.42'	N40°01'40"W	28.28'
C65	517.50'	5°54'18"	53.34'	N15°24'57"E	53.31'
C66	517.50'	6°24'53"	57.94'	N21°34'32"E	57.91'
C67	517.50'	7°29'01"	67.59'	N28°31'29"E	67.54'
C68	517.50'	7°29'01"	67.59'	N36°00'30"E	67.54'
C69	517.50'	6°24'53"	57.94'	N42°57'27"E	57.91'
C70	517.50'	0°12'07"	1.83'	N46°15'57"E	1.83'
C71	71.50'	93°58'04"	117.26'	S00°37'01"E	104.56'
C72	736.50'	1°30'00"	19.28'	N46°51'03"W	19.28'
C73	736.50'	5°18'49"	68.30'	N43°26'39"W	68.28'
C74	736.50'	4°56'49"	63.59'	N38°18'50"W	63.57'
C75	736.50'	1°26'16"	18.48'	N35°07'18"W	18.48'
C76	117.50'	17°15'18"	35.39'	N25°46'31"W	35.25'
C77	117.50'	11°42'43"	24.02'	N11°17'30"W	23.98'
C78	20.00'	90°00'00"	31.42'	S50°26'08"E	28.28'
C79	232.50'	4°16'43"	17.36'	S82°25'30"W	17.36'
C80	232.50'	26°01'33"	105.61'	S67°16'23"W	104.70'
C138	250.00'	29°33'04"	128.94'	S69°47'20"W	127.52'
C151	100.00'	28°58'01"	50.56'	N19°55'09"W	50.02'
C152	719.00'	13°11'53"	165.62'	N41°00'06"W	165.26'
C153	89.00'	93°58'04"	145.96'	S00°37'01"E	130.15'
C154	500.00'	41°23'41"	361.24'	N25°40'10"E	353.43'



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	LB	INDICATES LICENSED BUSINESS
CH	INDICATES CHORD DISTANCE	NO.	INDICATES NUMBER
L	INDICATES ARC LENGTH	PB	INDICATES PLAT BOOK
ORB	INDICATES OFFICIAL RECORDS BOOK	PG	INDICATES PAGE
PC	INDICATES POINT OF CURVATURE	PGS	INDICATES PAGES
POC	INDICATES POINT ON CURVE	SQ FT	INDICATES SQUARE FEET
R	INDICATES RADIUS LENGTH	R/W	INDICATES RIGHT-OF-WAY
(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)		
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SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.		

PREPARED BY:

CFB | GLYMPH FARMER BARLEY SURVEYING

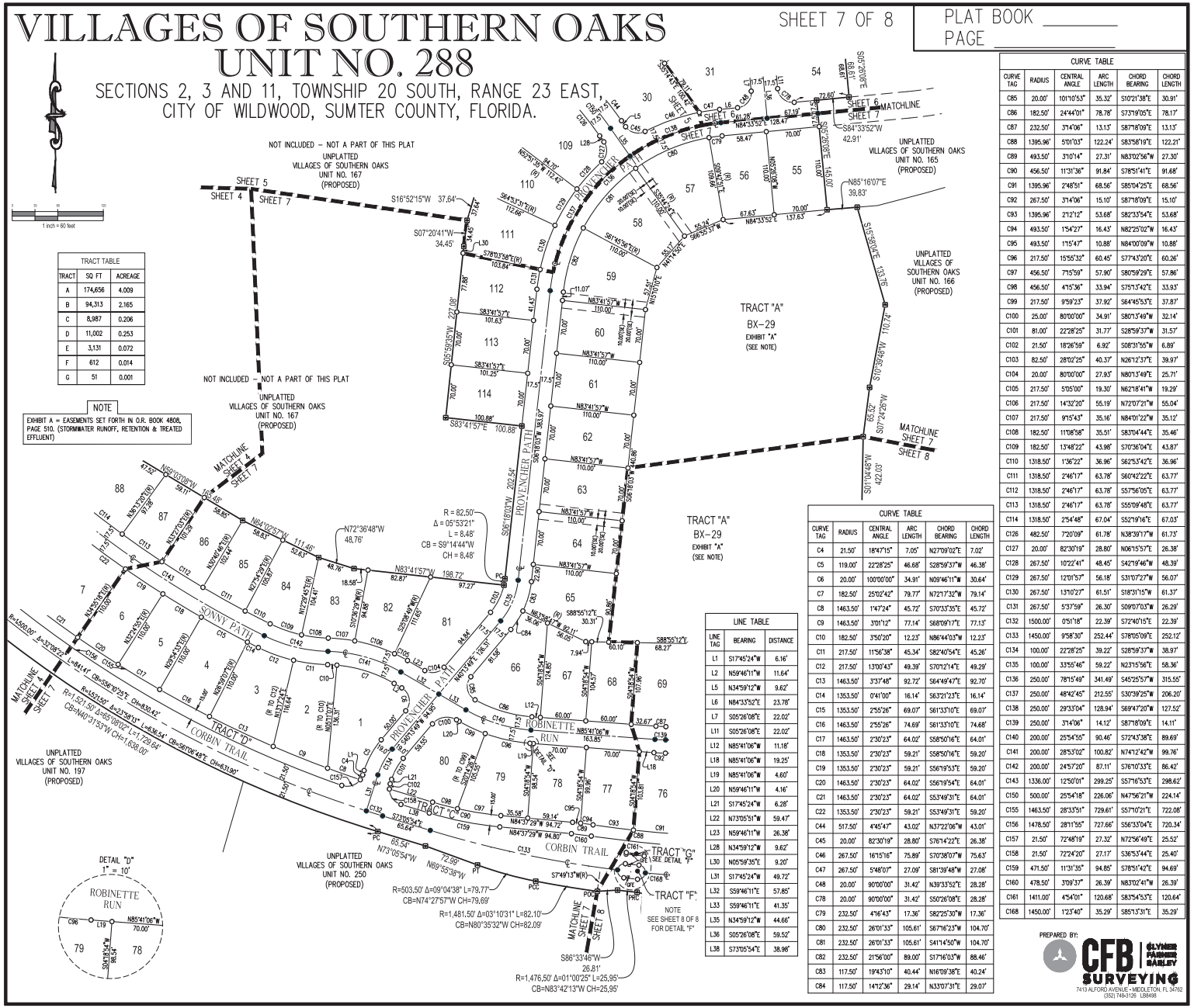
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 746-3126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 7 OF 8

PLAT BOOK _____
PAGE _____



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	174,656	4.009
B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S17°45'24"W	6.16'
L2	N59°46'11"W	11.64'
L5	N34°59'12"W	9.62'
L6	N84°33'52"E	23.78'
L7	S05°26'08"E	22.02'
L11	N85°41'06"W	11.18'
L18	N85°41'06"W	19.25'
L19	N85°41'06"W	4.60'
L20	N59°46'11"W	4.16'
L21	S17°45'24"W	6.28'
L22	N73°05'51"W	59.47'
L23	N59°46'11"W	26.38'
L28	N34°59'12"W	9.62'
L30	N05°59'35"E	9.20'
L31	S17°45'24"W	49.72'
L32	S59°46'11"E	57.85'
L33	S59°46'11"E	41.35'
L35	N34°59'12"W	44.66'
L36	S05°26'08"E	59.52'
L38	S73°05'54"E	38.98'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	21.50'	18°47'15"	7.05'	N27°09'02"E	7.02'
C5	119.00'	22°28'25"	46.68'	S28°59'37"W	46.38'
C6	20.00'	100°00'00"	34.91'	N09°46'11"W	30.64'
C7	182.50'	25°02'42"	79.77'	N72°17'32"W	79.14'
C8	1463.50'	1°47'24"	45.72'	S70°33'35"E	45.72'
C9	1463.50'	3°01'12"	77.14'	S68°09'17"E	77.13'
C10	182.50'	3°50'20"	12.23'	N86°44'03"W	12.23'
C11	217.50'	11°56'38"	45.34'	S82°40'54"E	45.26'
C12	217.50'	13°00'43"	49.39'	S70°12'14"E	49.29'
C13	1463.50'	3°37'48"	92.72'	S64°49'47"E	92.70'
C14	1353.50'	0°41'00"	16.14'	S63°21'23"E	16.14'
C15	1353.50'	2°55'26"	69.07'	S61°33'10"E	69.07'
C16	1463.50'	2°55'26"	74.69'	S61°33'10"E	74.68'
C17	1463.50'	2°30'23"	64.02'	S58°50'16"E	64.01'
C18	1353.50'	2°30'23"	59.21'	S58°50'16"E	59.20'
C19	1353.50'	2°30'23"	59.21'	S56°19'53"E	59.20'
C20	1463.50'	2°30'23"	64.02'	S56°19'54"E	64.01'
C21	1463.50'	2°30'23"	64.02'	S53°49'31"E	64.01'
C22	1353.50'	2°30'23"	59.21'	S53°49'31"E	59.20'
C44	517.50'	4°45'47"	43.02'	N37°22'06"W	43.01'
C45	20.00'	82°30'19"	28.80'	S76°14'22"E	26.38'
C46	267.50'	16°15'16"	75.89'	S70°38'07"W	75.63'
C47	267.50'	5°48'07"	27.09'	S81°39'48"W	27.08'
C48	20.00'	90°00'00"	31.42'	N39°33'52"E	28.28'
C78	20.00'	90°00'00"	31.42'	S50°26'08"E	28.28'
C79	232.50'	4°16'43"	17.36'	S82°25'30"W	17.36'
C80	232.50'	26°01'33"	105.61'	S67°16'23"W	104.70'
C81	232.50'	26°01'33"	105.61'	S41°14'50"W	104.70'
C82	232.50'	21°56'00"	89.00'	S17°16'03"W	88.46'
C83	117.50'	19°43'10"	40.44'	N16°09'38"E	40.24'
C84	117.50'	14°12'36"	29.14'	N33°07'31"E	29.07'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C85	20.00'	101°10'53"	35.32'	S10°21'38"E	30.91'
C86	182.50'	24°44'01"	78.78'	S73°19'05"E	78.17'
C87	232.50'	3°14'06"	13.13'	S87°16'09"E	13.13'
C88	1395.96'	5°01'03"	122.24'	S83°58'19"E	122.21'
C89	493.50'	3°10'14"	27.31'	N83°02'56"W	27.30'
C90	456.50'	11°31'36"	91.84'	S78°51'41"E	91.68'
C91	1395.96'	2°48'51"	68.56'	S85°04'25"E	68.56'
C92	267.50'	3°14'06"	15.10'	S87°16'09"E	15.10'
C93	1395.96'	2°12'12"	53.68'	S82°33'54"E	53.68'
C94	493.50'	1°54'27"	16.43'	N82°25'02"W	16.43'
C95	493.50'	1°15'47"	10.88'	N84°00'09"W	10.88'
C96	217.50'	15°55'32"	60.45'	S77°43'20"E	60.26'
C97	456.50'	7°15'59"	57.90'	S80°59'29"E	57.86'
C98	456.50'	4°15'36"	33.94'	S75°13'42"E	33.93'
C99	217.50'	9°59'23"	37.92'	S64°45'53"E	37.87'
C100	25.00'	80°00'00"	34.91'	S80°13'49"W	32.14'
C101	81.00'	22°28'25"	31.77'	S28°59'37"W	31.57'
C102	21.50'	18°26'59"	6.92'	S08°31'55"W	6.89'
C103	82.50'	28°02'25"	40.37'	N26°12'37"E	39.97'
C104	20.00'	80°00'00"	27.93'	N80°13'49"E	25.71'
C105	217.50'	5°05'00"	19.30'	N62°18'41"W	19.29'
C106	217.50'	14°32'20"	55.19'	N72°07'21"W	55.04'
C107	217.50'	9°15'43"	35.16'	N84°01'22"W	35.12'
C108	182.50'	11°08'58"	35.51'	S83°04'44"E	35.46'
C109	182.50'	13°48'22"	43.98'	S70°36'04"E	43.87'
C110	1318.50'	1°36'22"	36.96'	S62°53'42"E	36.96'
C111	1318.50'	2°46'17"	63.78'	S60°42'22"E	63.77'
C112	1318.50'	2°46'17"	63.78'	S57°56'05"E	63.77'
C113	1318.50'	2°46'17"	63.78'	S55°09'48"E	63.77'
C114	1318.50'	2°54'48"	67.04'	S52°19'16"E	67.03'
C126	482.50'	7°20'09"	61.78'	N38°39'17"W	61.73'
C127	20.00'	82°30'19"	28.80'	N06°15'57"E	26.38'
C128	267.50'	10°22'41"	48.45'	S42°19'46"W	48.39'
C129	267.50'	12°01'57"	56.18'	S31°07'27"W	56.07'
C130	267.50'	13°10'27"	61.51'	S18°31'15"W	61.37'
C131	267.50'	5°37'59"	26.30'	S09°07'03"W	26.29'
C132	1500.00'	0°51'18"	22.39'	S72°40'15"E	22.39'
C133	1450.00'	9°58'30"	252.44'	S78°05'09"E	252.12'
C134	100.00'	22°28'25"	39.22'	S28°59'37"W	38.97'
C135	100.00'	33°55'46"	59.22'	N23°15'56"E	58.36'
C136	250.00'	78°15'49"	341.49'	S45°25'57"W	315.55'
C137	250.00'	48°42'45"	212.55'	S30°39'25"W	206.20'
C138	250.00'	29°33'04"	128.94'	S69°47'20"W	127.52'
C139	250.00'	3°14'06"	14.12'	S87°16'09"E	14.11'
C140	200.00'	25°54'55"	90.46'	S72°43'38"E	89.69'
C141	200.00'	28°53'02"	100.82'	N74°12'42"W	99.76'
C142	200.00'	24°57'20"	87.11'	S76°10'33"E	86.42'
C143	1336.00'	12°50'01"	299.25'	S57°16'53"E	298.62'
C150	500.00'	25°54'18"	226.06'	N47°56'21"W	224.14'
C155	1463.50'	28°33'51"	729.61'	S57°10'21"E	722.08'
C156	1478.50'	28°11'55"	727.66'	S56°33'04"E	720.34'
C157	21.50'	72°48'19"	27.32'	N72°56'49"E	25.52'
C158	21.50'	72°24'20"	27.17'	S36°53'44"E	25.40'
C159	471.50'	11°31'35"	94.85'	S78°51'42"E	94.69'
C160	478.50'	3°09'37"	26.39'	N83°02'41"W	26.39'
C161	1411.00'	4°54'01"	120.68'	S83°54'53"E	120.64'
C168	1450.00'	1°23'40"	35.29'	S85°13'31"E	35.29'

PREPARED BY:

CFB SURVEYING
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(352) 746-3126 LB8498

VILLAGES OF SOUTHERN OAKS UNIT NO. 288

SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 8 OF 8

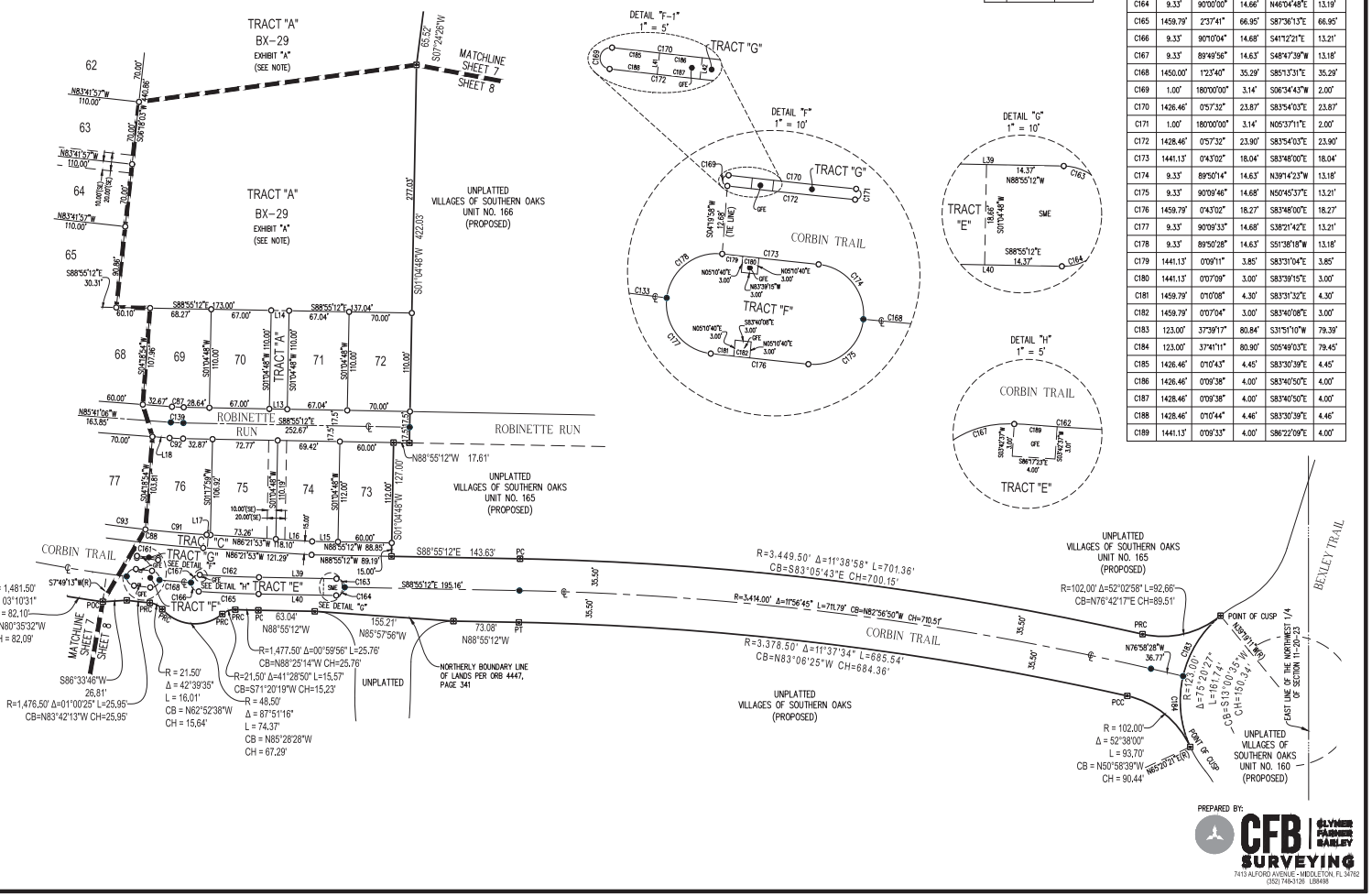
PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	174,656	4.009
B	94,313	2.165
C	8,987	0.206
D	11,002	0.253
E	3,131	0.072
F	612	0.014
G	51	0.001

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4808, PAGE 510. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L13	S88°55'12"E	20.00'
L14	S88°55'12"E	20.00'
L15	N88°55'12"W	28.85'
L16	N86°21'53"W	40.61'
L17	N86°21'53"W	4.23'
L18	N85°41'06"W	19.25'
L39	N88°55'12"W	86.62'
L40	S88°55'12"E	86.62'
L41	S06°20'15"W	2.00'
L42	S06°20'15"W	2.00'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C87	232.50'	3°14'06"	13.13'	S87°18'09"E	13.13'
C88	1395.96'	5°01'03"	122.24'	S83°58'19"E	122.21'
C91	1395.96'	2°48'51"	68.56'	S85°04'25"E	68.56'
C92	267.50'	3°14'06"	15.10'	S87°18'09"E	15.10'
C93	1395.96'	2°12'12"	53.68'	S82°33'54"E	53.68'
C133	1450.00'	9°58'30"	252.44'	S78°05'09"E	252.12'
C139	250.00'	3°14'06"	14.12'	S87°18'09"E	14.11'
C161	1411.00'	4°54'01"	120.68'	S83°54'53"E	120.64'
C162	1441.13'	2°37'41"	66.10'	S87°36'13"E	66.09'
C163	9.33'	90°00'00"	14.66'	N43°55'12"W	13.19'
C164	9.33'	90°00'00"	14.66'	N46°04'48"E	13.19'
C165	1459.79'	2°37'41"	66.95'	S87°36'13"E	66.95'
C166	9.33'	90°10'04"	14.68'	S41°12'21"E	13.21'
C167	9.33'	89°49'56"	14.63'	S48°47'39"W	13.18'
C168	1450.00'	1°23'40"	35.29'	S85°13'31"E	35.29'
C169	1.00'	180°00'00"	3.14'	S06°34'43"W	2.00'
C170	1426.46'	0°57'32"	23.87'	S83°54'03"E	23.87'
C171	1.00'	180°00'00"	3.14'	N05°37'11"E	2.00'
C172	1428.46'	0°57'32"	23.90'	S83°54'03"E	23.90'
C173	1441.13'	0°43'02"	18.04'	S83°48'00"E	18.04'
C174	9.33'	89°50'14"	14.63'	N39°14'23"W	13.18'
C175	9.33'	90°09'46"	14.68'	N50°45'37"E	13.21'
C176	1459.79'	0°43'02"	18.27'	S83°48'00"E	18.27'
C177	9.33'	90°09'33"	14.68'	S38°21'42"E	13.21'
C178	9.33'	89°50'28"	14.63'	S51°38'18"W	13.18'
C179	1441.13'	0°09'11"	3.85'	S83°31'04"E	3.85'
C180	1441.13'	0°07'09"	3.00'	S83°39'15"E	3.00'
C181	1459.79'	0°10'08"	4.30'	S83°31'32"E	4.30'
C182	1459.79'	0°07'04"	3.00'	S83°40'08"E	3.00'
C183	123.00'	37°39'17"	80.84'	S31°51'10"W	79.39'
C184	123.00'	37°41'11"	80.90'	S05°49'03"E	79.45'
C185	1426.46'	0°10'43"	4.45'	S83°30'39"E	4.45'
C186	1426.46'	0°09'38"	4.00'	S83°40'50"E	4.00'
C187	1428.46'	0°09'38"	4.00'	S83°40'50"E	4.00'
C188	1428.46'	0°10'44"	4.46'	S83°30'39"E	4.46'
C189	1441.13'	0°09'33"	4.00'	S86°22'09"E	4.00'



PREPARED BY:
CFB SURVEYING
GLYMPH FARMER BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 746-3126 LB8498

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 157, 158, 171, 173, and 179**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

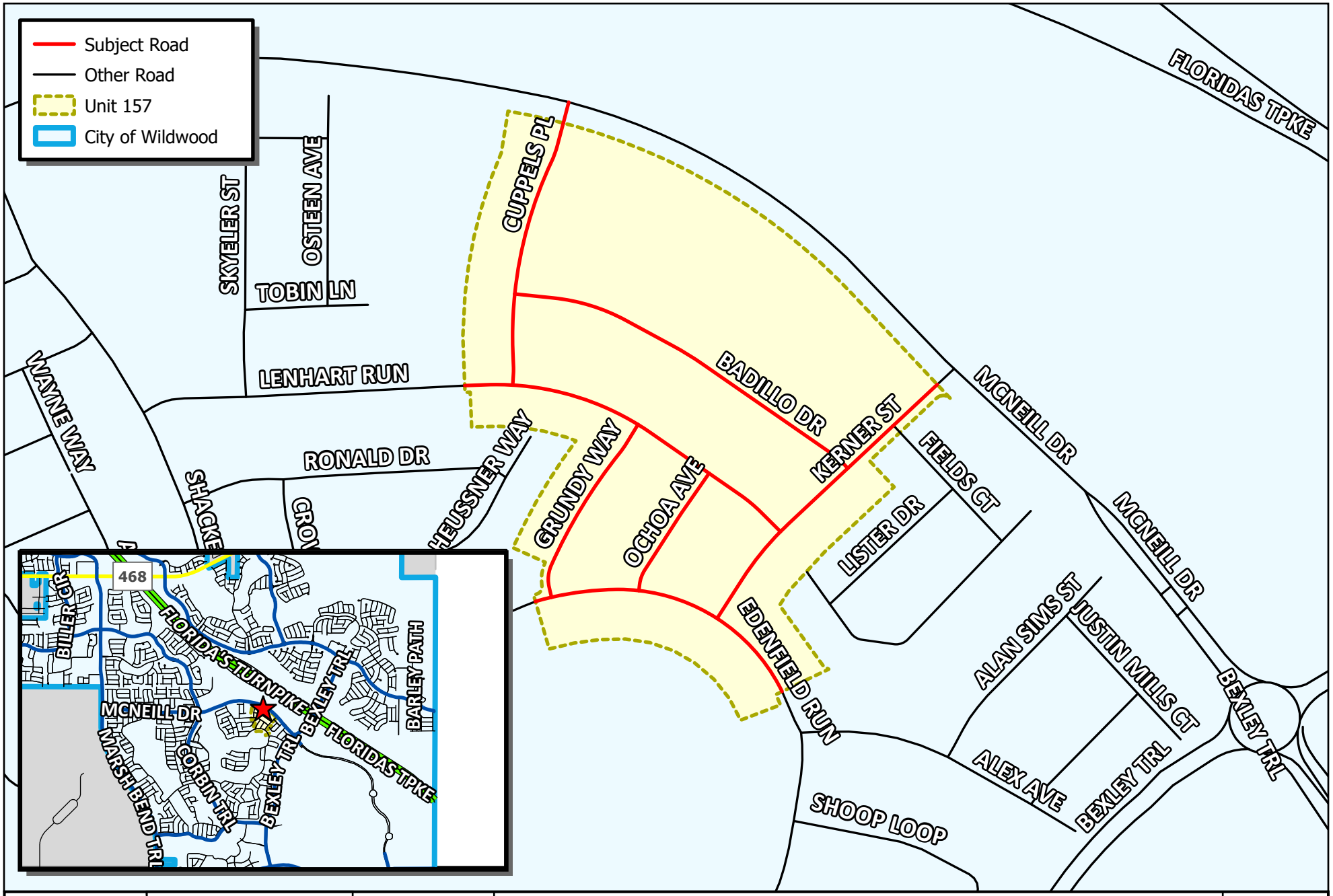
The city has been granted the following right-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance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

- Villages of Southern Oaks Unit No. 157
- Villages of Southern Oaks Unit No. 158
- Villages of Southern Oaks Unit No. 171
- Villages of Southern Oaks Unit No. 173
- Villages of Southern Oaks Unit No. 179

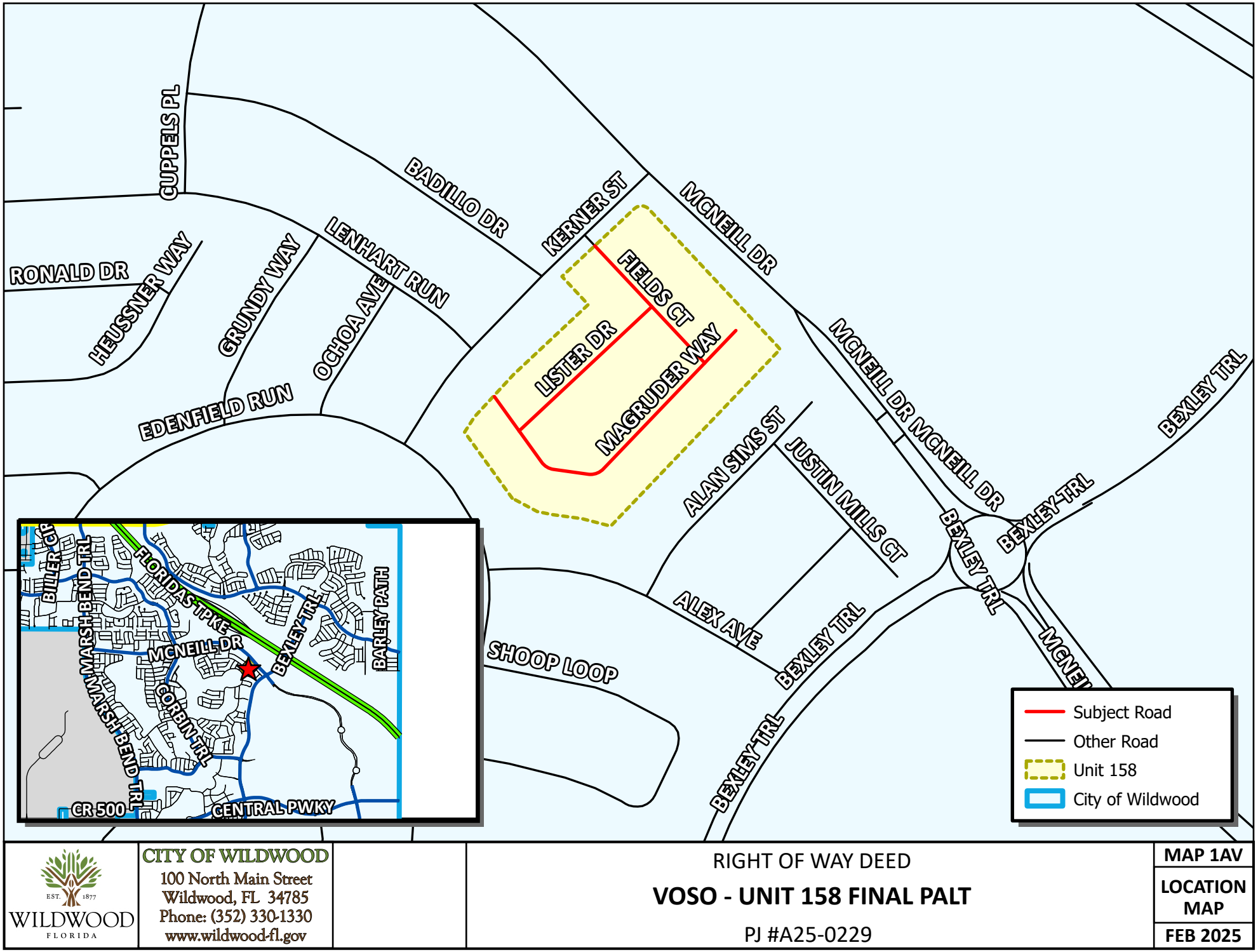
DATED: 6/2/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **VOSO - UNIT 157 FINAL PLAT** PJ #A25-0274	**MAP 1AV** **LOCATION MAP** **FEB 2025**



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

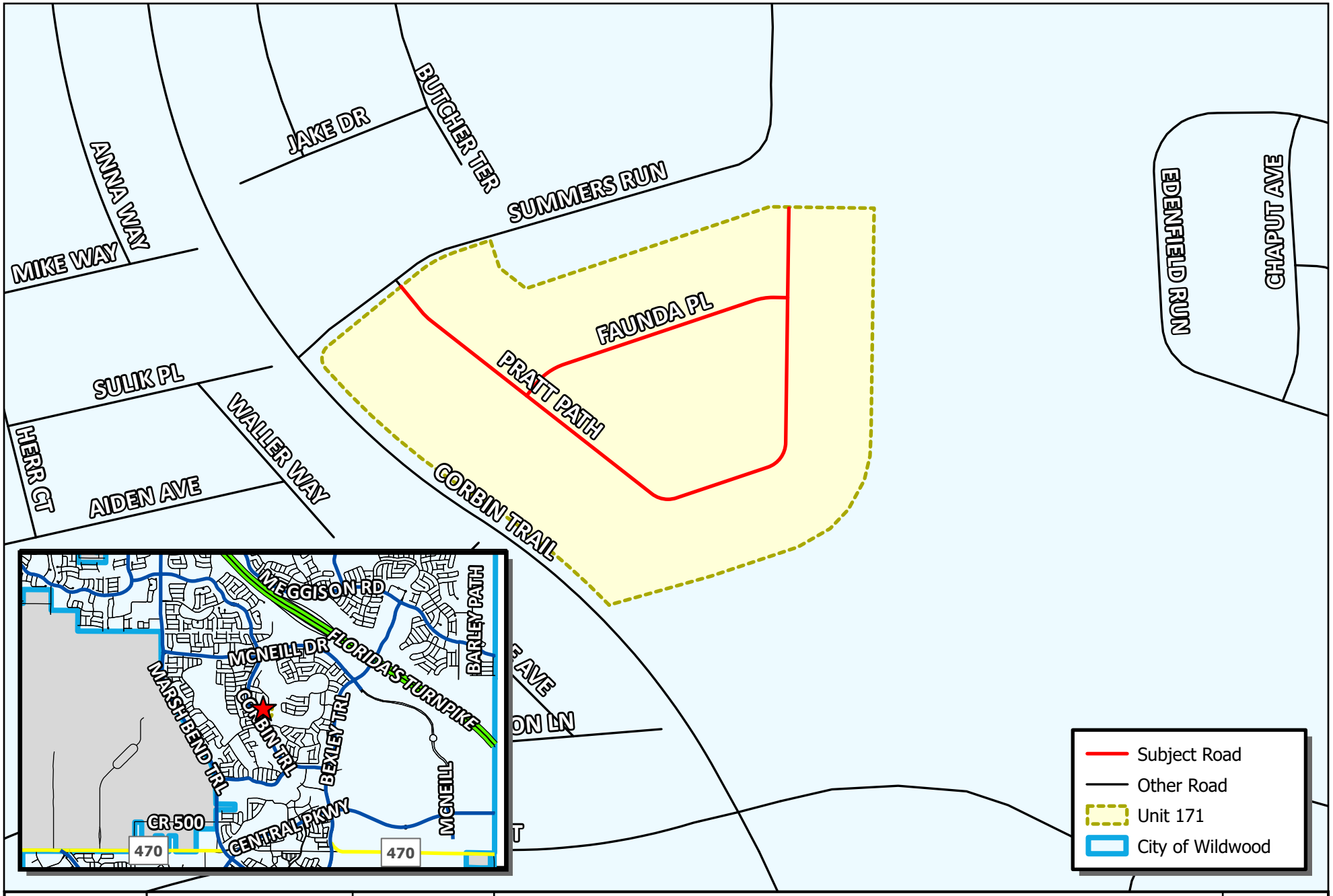
VOSO - UNIT 158 FINAL PALT

PJ #A25-0229

MAP 1AV

LOCATION MAP

FEB 2025



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

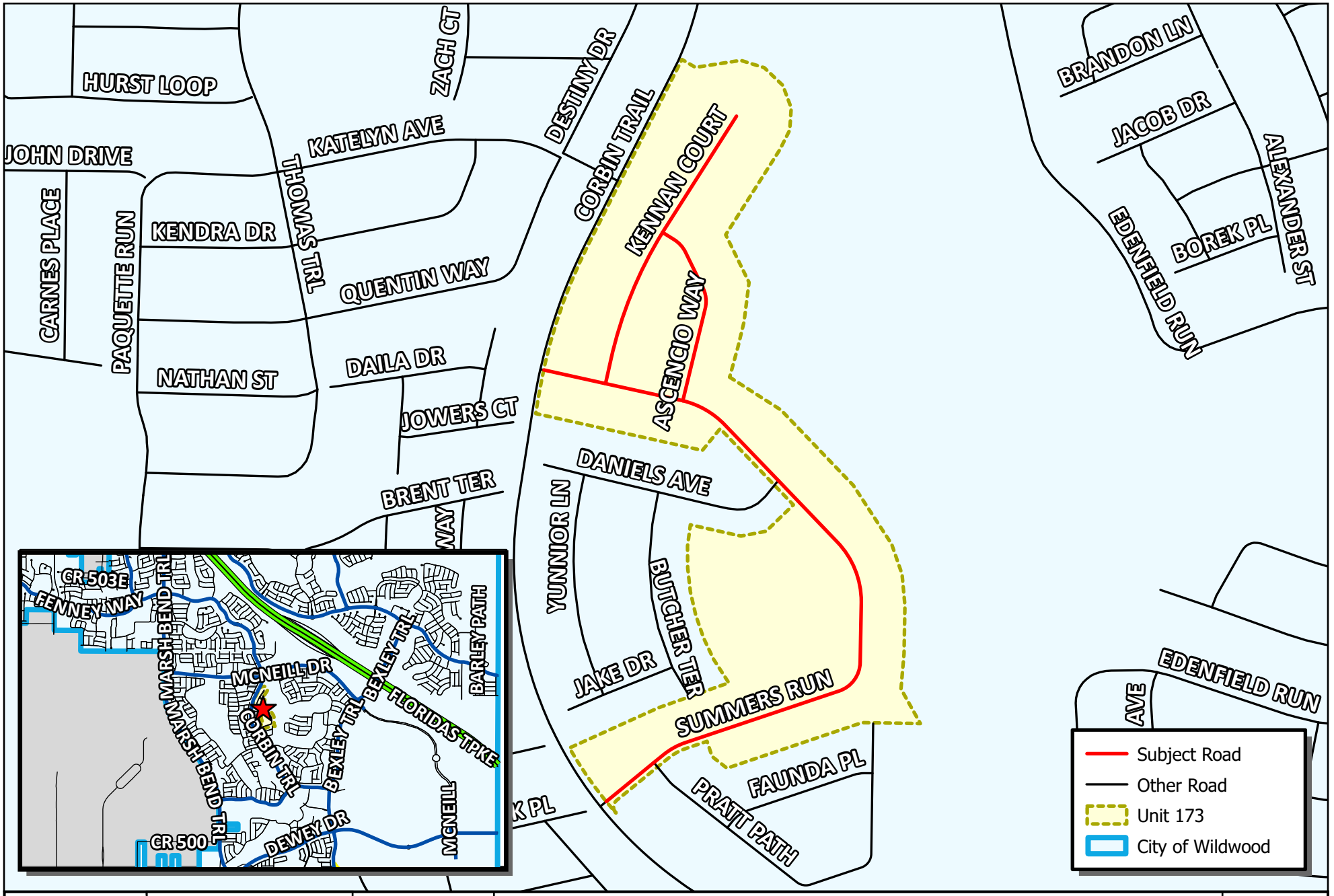
VOSO - UNIT 171 FINAL PLAT

POJ #A25-0079

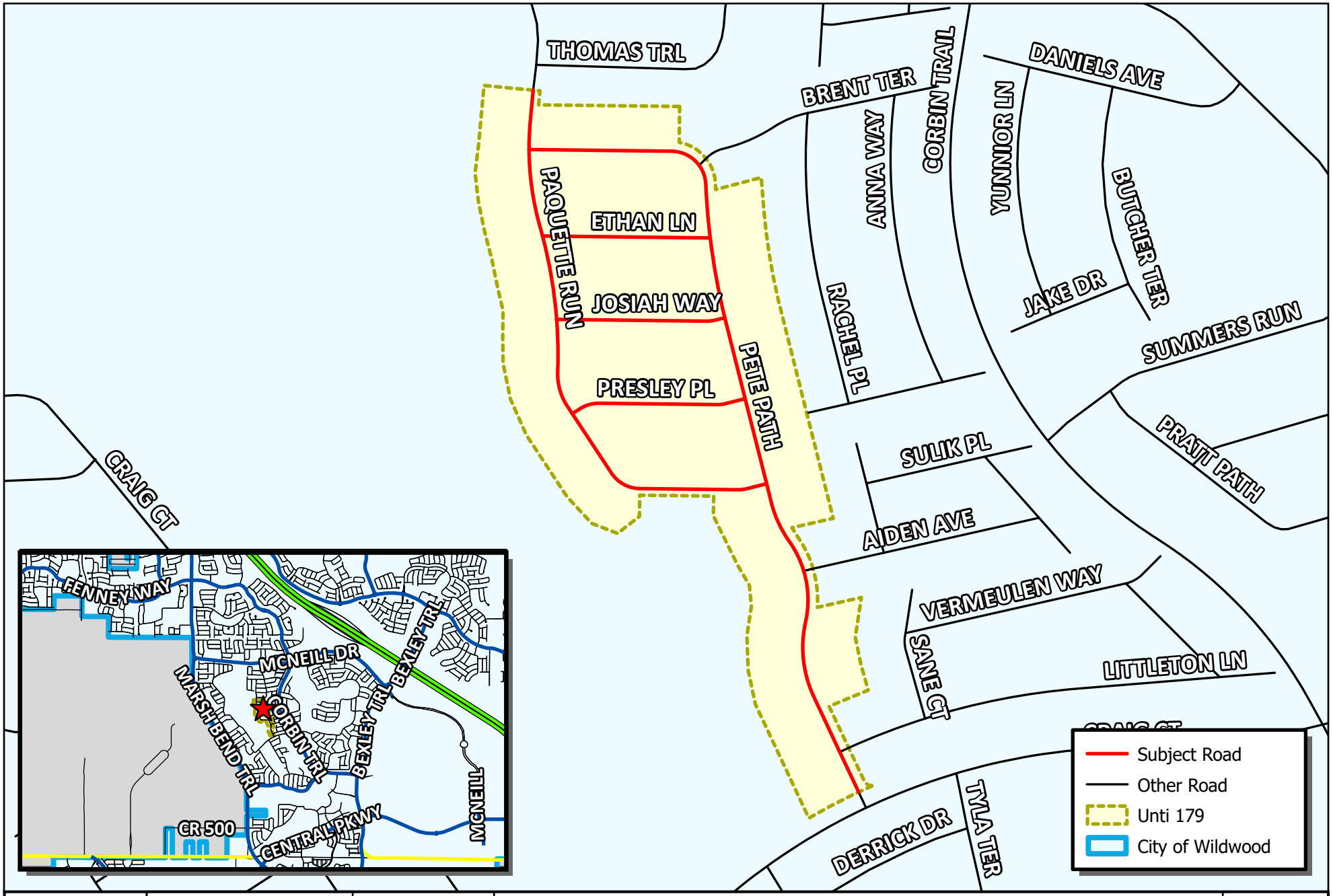
MAP 1AV

LOCATION MAP

JAN 2025



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **VOSO - UNIT 173 FINAL PLAT** PJ #A25-0093	**MAP 1AV** **LOCATION MAP** **FEB 2025**



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

VOSO - UNIT 179 FINAL PLAT

PJ #A25-0078

MAP 1AV

LOCATION MAP

JAN 2025

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

May 14, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 157, 158, 171, 173, and 179

Dear Ms. Strickland:

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

All roadways located within **Villages of Southern Oaks Unit No. 157**, per the Plat recorded in Plat Book 22, Pages 48, 48A through 48D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 158**, per the Plat recorded in Plat Book 22, Pages 49 and 49A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 171**, per the Plat recorded in Plat Book 22, Pages 47 and 47A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 173**, per the Plat recorded in Plat Book 22, Pages 46, 46A through 46D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 179**, per the Plat recorded in Plat Book 22, Pages 45, 45A through 45D, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,

Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel (w/enclosures)
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM (w/enclosures)
(via email: wthen@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 8th day of May, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 157**, per the Plat recorded in Plat Book 22, Pages 48, 48A through 48D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 158**, per the Plat recorded in Plat Book 22, Pages 49 and 49A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 171**, per the Plat recorded in Plat Book 22, Pages 47 and 47A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 173**, per the Plat recorded in Plat Book 22, Pages 46, 46A through 46D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 179**, per the Plat recorded in Plat Book 22, Pages 45, 45A through 45D, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

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

ATTEST:

Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Elizabeth Rodriguez, 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 8 day of May, 2025, by Elizabeth Rodriguez, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Margaret Evans
Commission Number: HH 651655
Commission Expires: May 6, 2029

MARGARET EVANS
Notary Public - State of Florida
Commission # HH 651655
My Comm. Expires May 6, 2029
Bonded through National Notary Assn.

Rec. 18.50
Doc. 0.70
copy 2.00
21.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560019475 Date: 04/24/2025 Time: 8:51AM
Page 1 of 2 B: 4848 P: 184 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21st day of April, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

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

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

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 157**, per the Plat recorded in Plat Book 22, Pages 48, 48A through 48D, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 158**, per the Plat recorded in Plat Book 22, Pages 49 and 49A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, and C of **Villages of Southern Oaks Unit No. 171**, per the Plat recorded in Plat Book 22, Pages 47 and 47A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 173**, per the Plat recorded in Plat Book 22, Pages 46, 46A through 46D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 179**, per the Plat recorded in Plat Book 22, Pages 45, 45A through 45D, inclusive, Public Records of Sumter County, Florida.

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

Erin C Munz, Sumter County Clerk of Court
Inst: 202560019475 Date: 04/24/2025 Time: 8:51AM
Page 2 of 2 B: 4848 P: 185 By: BO
Doc Stamp-Deed: 0.70

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

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

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Jennifer L. Mutz
Address: 7580 Middleton Drive
Middleton, Florida 34762

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 21st day of April, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

NOTARY PUBLIC STATE OF FLORIDA
ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 178, 181, 182, 188, and 289**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

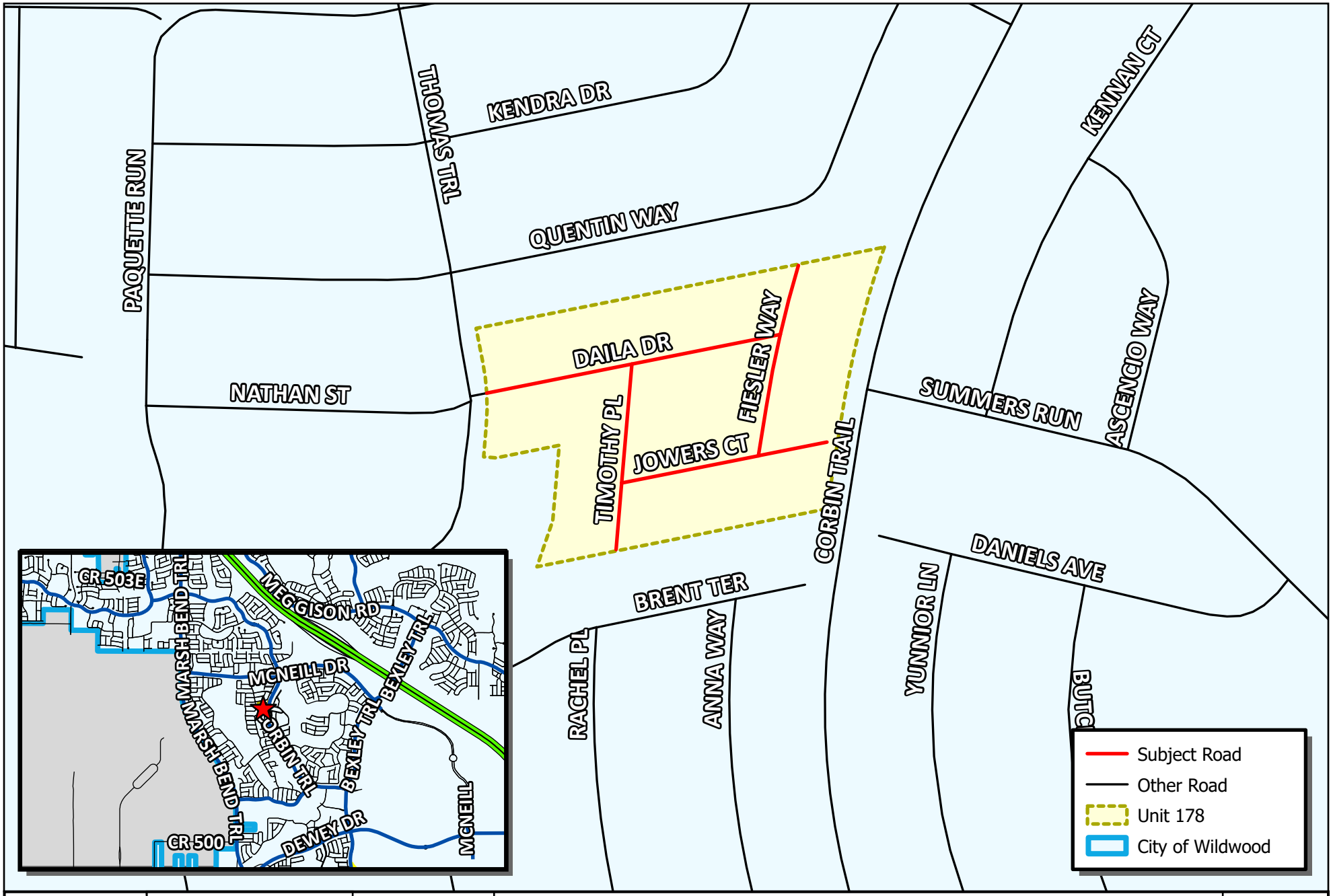
The city has been granted the following right-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance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

- Villages of Southern Oaks Unit No. 178
- Villages of Southern Oaks Unit No. 181
- Villages of Southern Oaks Unit No. 182
- Villages of Southern Oaks Unit No. 188
- Villages of Southern Oaks Unit No. 289

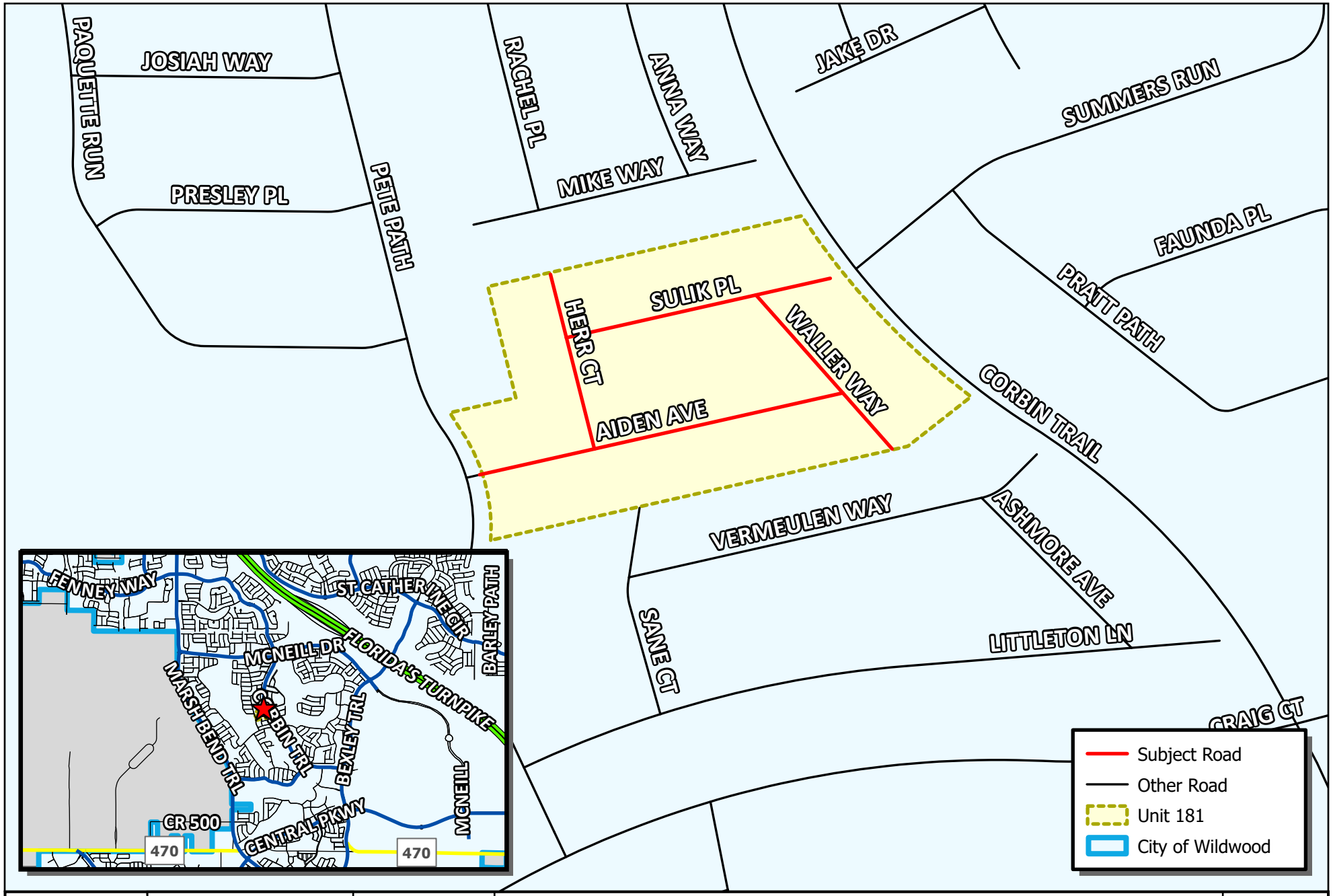
DATED: 6/2/2025



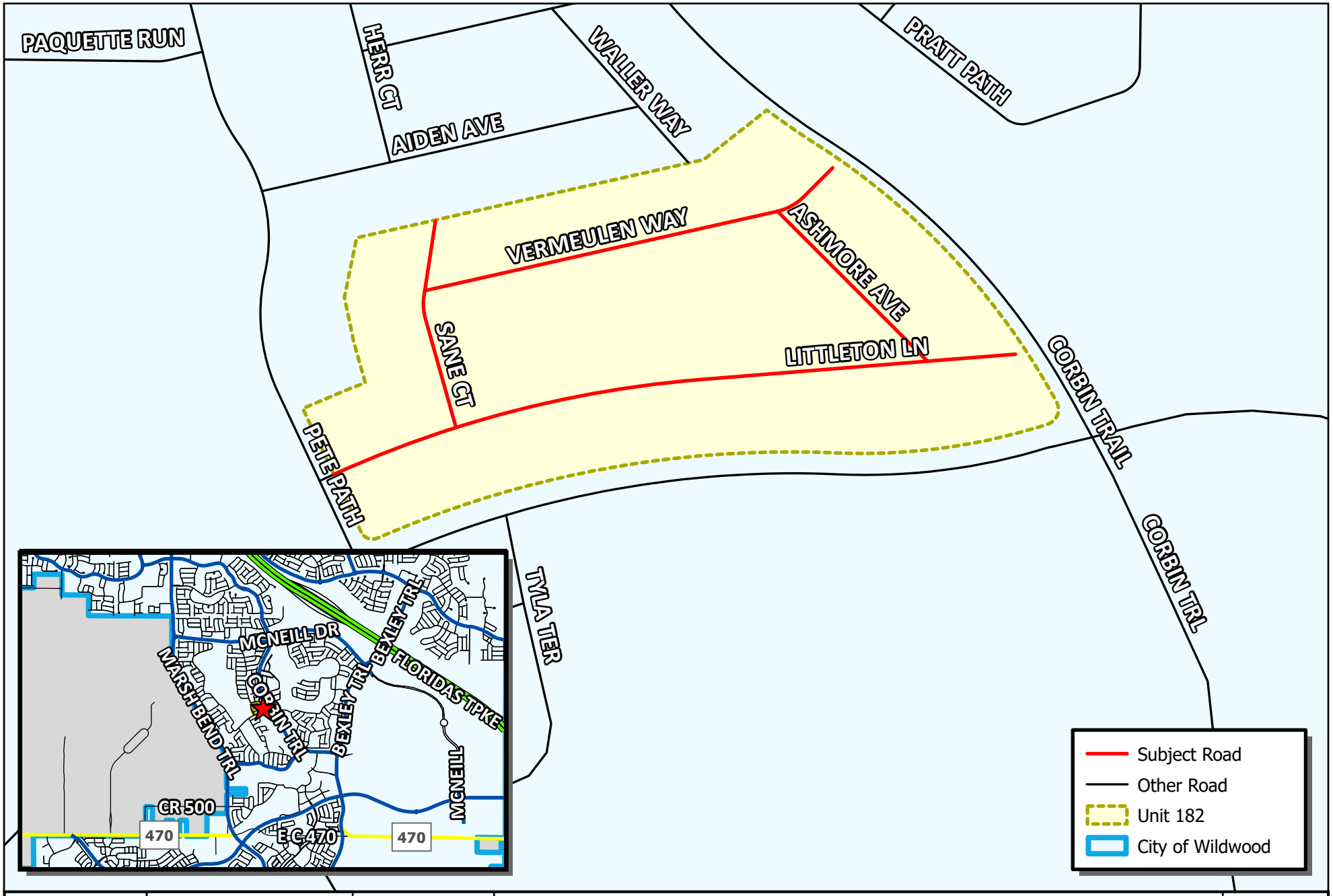
Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	RIGHT OF WAY DEED **VOSO - UNIT 178 FINAL PLAT** PJ 25-0008	**MAP 1AV** **LOCATION MAP** **JAN 2025**



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **VOSO - UNIT 181 FINAL PLAT** PJ #A25-0065	**MAP 1AV** **LOCATION MAP** **JAN 2025**



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

RIGHT OF WAY DEED

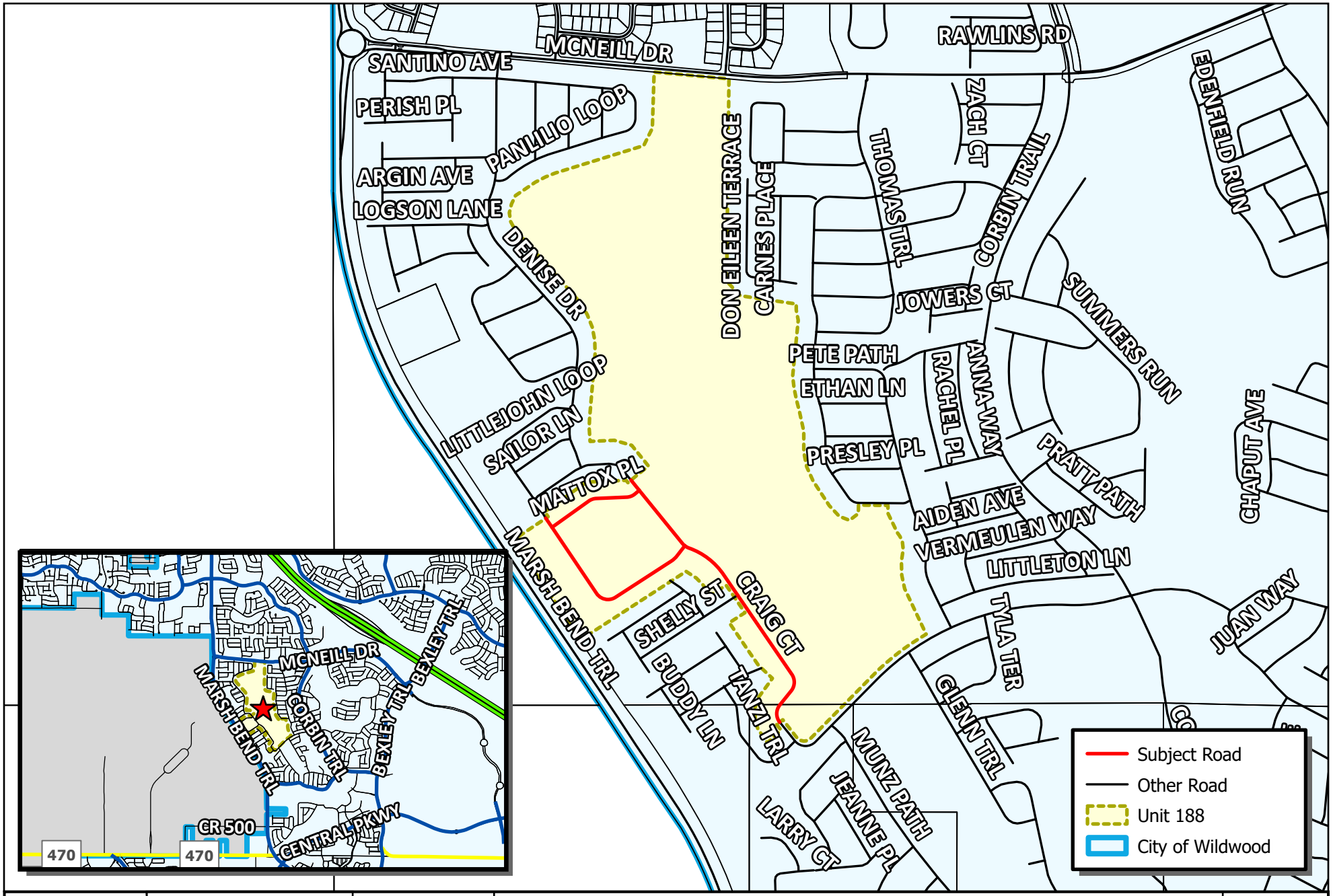
VOSO - UNIT 182 FINAL PLAT

PJ #A25-0066

MAP 1AV

LOCATION MAP

JAN 2025



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

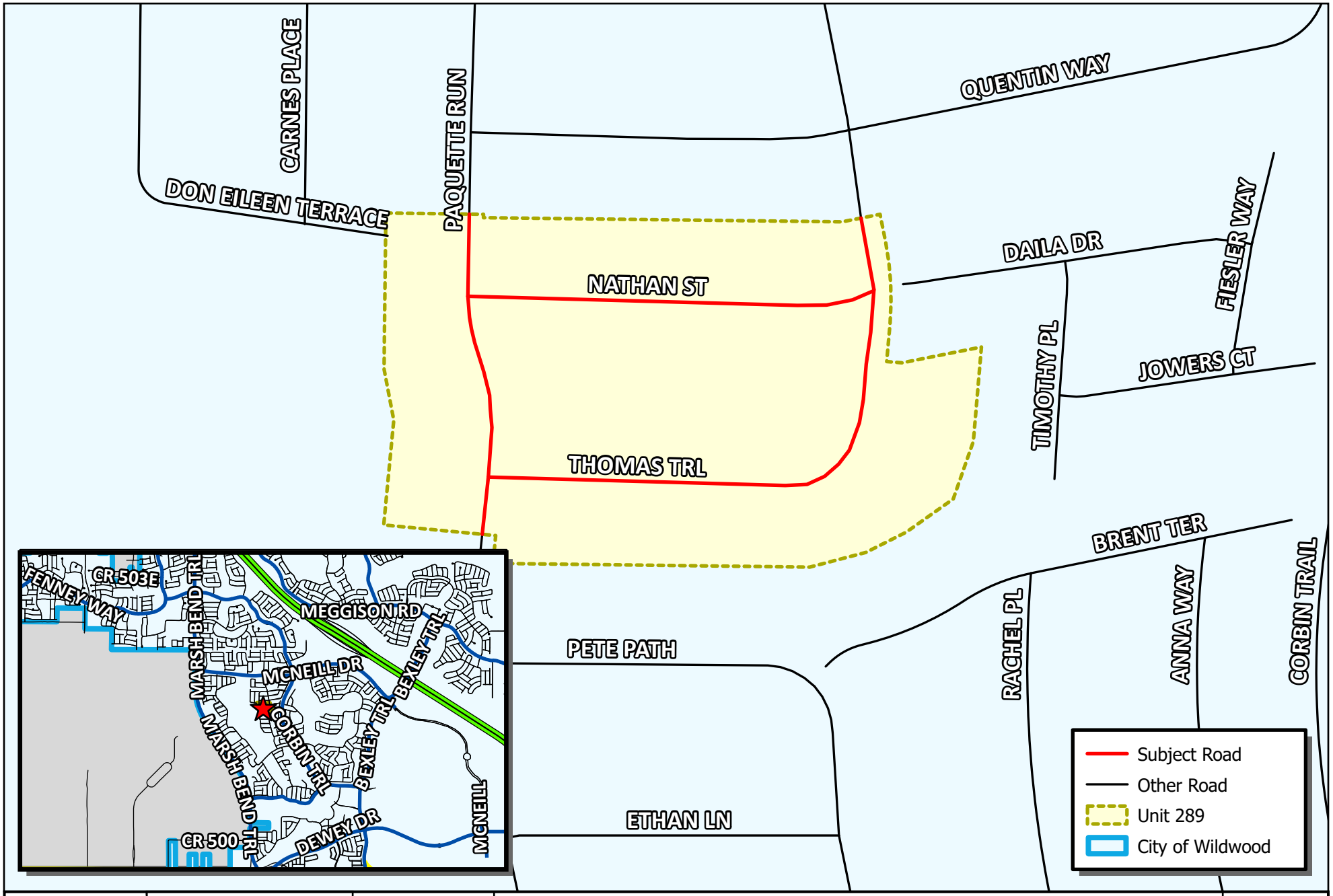
VOSO - UNIT 188 FINAL PLAT

PLAT 2412-007

MAP 1AV

LOCATION MAP

DEC 2024



WILDWOOD FLORIDA EST. 1877

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

RIGHT OF WAY DEED

VOSO - UNIT 289 FINAL PLAT

PLAT 2412-002

MAP 1AV

LOCATION MAP

DEC 2024

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

May 14, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 178, 181, 182, 188, and 289

Dear Ms. Strickland:

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

All roadways located within **Villages of Southern Oaks Unit No. 178**, per the Plat recorded in Plat Book 22, Pages 41, 41A through 41C, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 181**, per the Plat recorded in Plat Book 22, Pages 42 and 42A, inclusive, Public Records of Sumter County, Florida.

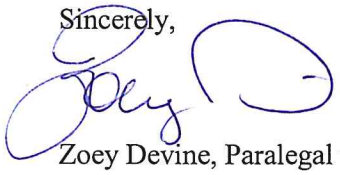
All roadways located within **Villages of Southern Oaks Unit No. 182**, per the Plat recorded in Plat Book 22, Pages 43, 43A through 43B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 188**, per the Plat recorded in Plat Book 22, Pages 39, 39A through 39M, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 289**, per the Plat recorded in Plat Book 22, Pages 40 and 40A, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,



Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel (w/enclosures)
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM (w/enclosures)
(via email: wthen@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 8th day of May, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 178**, per the Plat recorded in Plat Book 22, Pages 41, 41A through 41C, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 181**, per the Plat recorded in Plat Book 22, Pages 42 and 42A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 182**, per the Plat recorded in Plat Book 22, Pages 43, 43A through 43B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 188**, per the Plat recorded in Plat Book 22, Pages 39, 39A through 39M, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 289**, per the Plat recorded in Plat Book 22, Pages 40 and 40A, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

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

ATTEST:

Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Elizabeth Rodriguez, 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 8 day of May, 2025, by Elizabeth Rodriguez, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Margaret Evans
Commission Number: HH 651655
Commission Expires: May 6 2029

MARGARET EVANS
Notary Public - State of Florida
Commission # HH 651655
My Comm. Expires May 6, 2029
Bonded through National Notary Assn.

Rec. 18.50
Doc. 0.70
Copy 2.00
21.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560015759 Date: 04/03/2025 Time: 8:45AM
Page 1 of 2 B: 4834 P: 370 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 1st day of April, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

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

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

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 178**, per the Plat recorded in Plat Book 22, Pages 41, 41A through 41C, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 181**, per the Plat recorded in Plat Book 22, Pages 42 and 42A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 182**, per the Plat recorded in Plat Book 22, Pages 43, 43A through 43B, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, E, and G of **Villages of Southern Oaks Unit No. 188**, per the Plat recorded in Plat Book 22, Pages 39, 39A through 39M, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 289**, per the Plat recorded in Plat Book 22, Pages 40 and 40A, inclusive, Public Records of Sumter County, Florida.

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

Erin C Munz, Sumter County Clerk of Court
Inst: 202560015759 Date: 04/03/2025 Time: 8:45AM
Page 2 of 2 B: 4834 P: 371 By: BO
Doc Stamp-Deed: 0.70

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

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

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

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 1st day of April, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

NOTARY PUBLIC STATE OF FLORIDA

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Middleton Unit No. 7**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

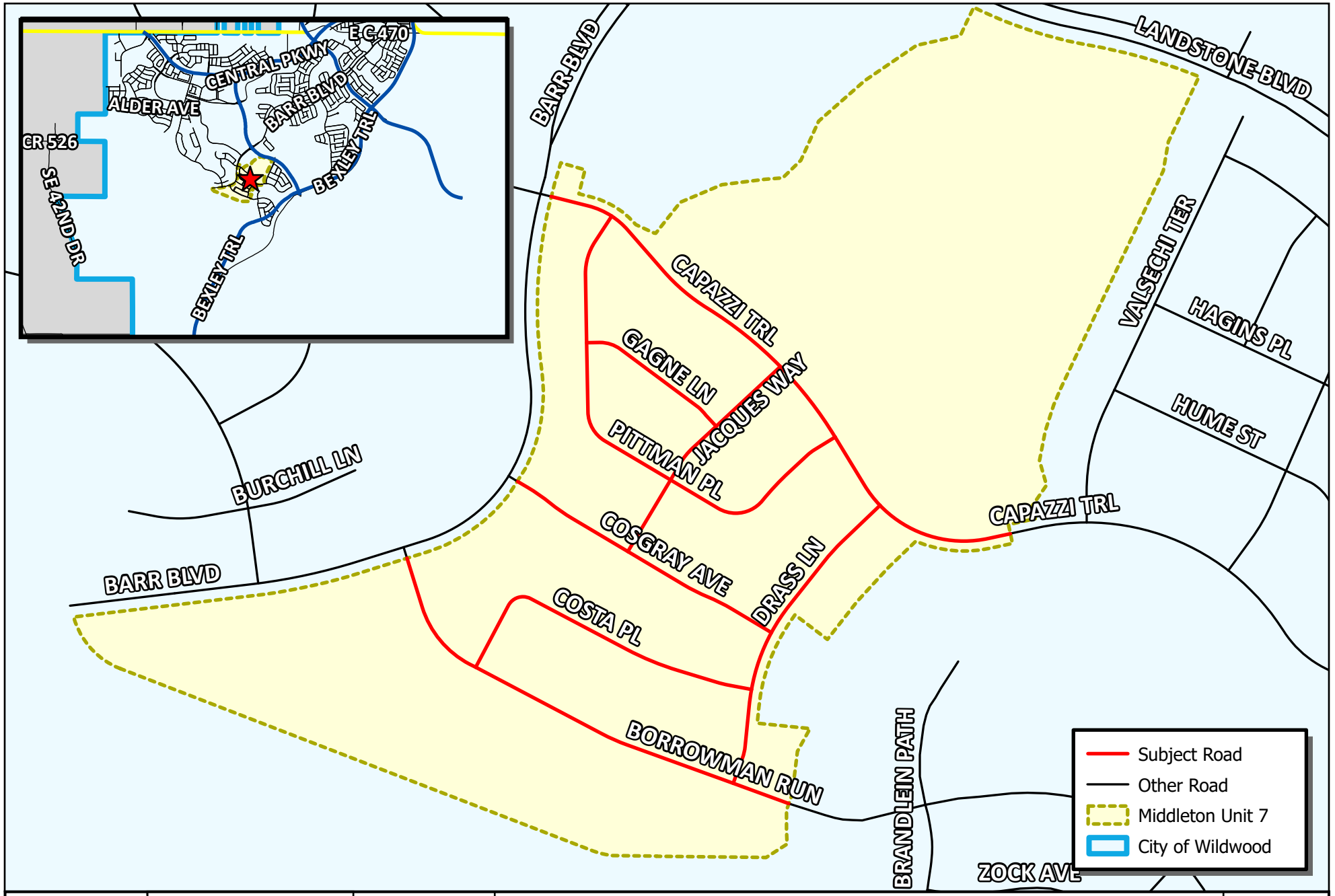
The city has been granted the following right-of-way for ownership. Middleton Community Development District A will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the city for all the road right-of-way within the following subdivision:

- Middleton Unit No. 7

DATED: 6/2/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **MIDDLETON UNIT 7** #A25-0013	**MAP 1AV** **LOCATION MAP** **MAY 2025**

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

May 28, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Middleton Unit No. 7

Dear Ms. Strickland:

Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Middleton Community Development District A ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

> All roadways located within **Middleton Unit No. 7**, per the Plat recorded in Plat Book 22, Pages 44, 44A through 44H, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,

Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Wendy Then, AICP, CFM
(via email: wthen@wildwood-fl.gov)

Jessica Barnes, City Clerk
(via email: jbarnes@wildwood-fl.gov)

Silas Daniel
(via email: sdaniel@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 16th day of May, 2025, by **MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Middleton Unit No. 7**, per the Plat recorded in Plat Book 22, Pages 44, 44A through 44H, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

[Signatures on following page]

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

ATTEST:

Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

~~Joseph Ricciardi, Jr.~~, Chair, Board of Supervisors
Brandon Matulka, Vice Chair

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16th day of May, 2025, by ~~Joseph Ricciardi, Jr.~~ Brandon Matulka, Vice Chair, Board of Supervisors, of and on behalf of Middleton Community Development District A, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Jennifer Farlow
Commission Number:
Commission Expires:

JENNIFER FARLOW
MY COMMISSION # HH 186555
EXPIRES: November 1, 2025
Bonded Thru Notary Public Underwriters

Rec. 18.50
Doc. 0.70
copy 2.00
21.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560015764 Date: 04/03/2025 Time: 8:51AM
Page 1 of 2 B: 4834 P: 378 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 1st day of April, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

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

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

All roadways and Tracts A, B, C, D, E, F, G, J, K, L, M, N, and O of **Middleton Unit No. 7**, per the Plat recorded in Plat Book 22, Pages 44, 44A through 44H, inclusive, Public Records of Sumter County, Florida.

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

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

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

[Signatures on following page]

Erin C Munz, Sumter County Clerk of Court
Inst: 202560015764 Date: 04/03/2025 Time: 8:51AM
Page 2 of 2 B: 4834 P: 379 By: BO
Doc Stamp-Deed: 0.70

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

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 18 day of April, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Deed for Middleton Unit No. 8**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

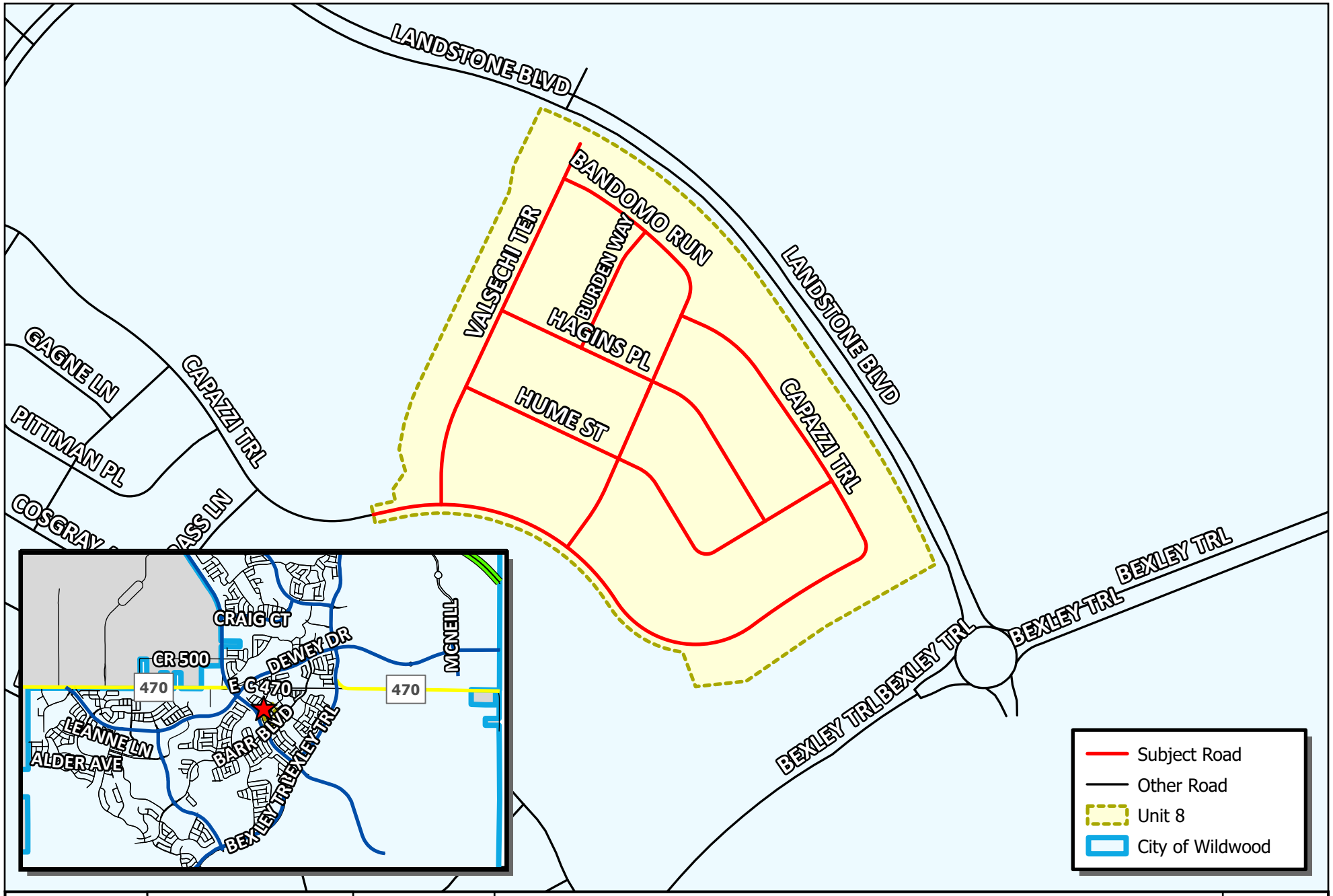
The city has been granted the following right-of-way for ownership. Middleton Community Development District A will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the city for all the road right-of-way within the following subdivision:

- Middleton Unit No. 8

DATED: 6/2/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED **MIDDLETON UNIT 8 FINAL PLAT** PJ #A25-0163	**MAP 1AV** **LOCATION MAP** **FEB 2025**

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

May 21, 2025

VIA FEDEX OVERNIGHT DELIVERY

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

RE: Right-of-Way Deed for Middleton Unit No. 8

Dear Ms. Strickland:

Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Middleton Community Development District A ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

> All roadways located within **Middleton Unit No. 8**, per the Plat recorded in Plat Book 22, Pages 50, 50A through 50E, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,

Zoey Devine, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Wendy Then, AICP, CFM
(via email: wthen@wildwood-fl.gov)

Jessica Barnes, City Clerk
(via email: jbarnes@wildwood-fl.gov)

Silas Daniel
(via email: sdaniel@wildwood-fl.gov)

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 16th day of May, 2025, by **MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Middleton Unit No. 8**, per the Plat recorded in Plat Book 22, Pages 50, 50A through 50E, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways, including and not limited to islands and cul-de-sacs located within the roadways, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

[Signatures on following page]

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

ATTEST:

Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

Joseph Ricciardi, Jr., Chair, Board of Supervisors
Brandon Mattuka, Vice Chair

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of May, 2025, by Joseph Ricciardi, Jr., as Chair, Board of Supervisors, of and on behalf of Middleton Community Development District A, for the purposes expressed herein, who is personally known to me.

Notary Public – State of Florida
Print Name: Jennifer Farlow
Commission Number:
Commission Expires:

JENNIFER FARLOW
MY COMMISSION # HH 186555
EXPIRES: November 1, 2025
Bonded Thru Notary Public Underwriters

Rec. 18.50
Doc. 0.70
copy 2.00
21.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560019479 Date: 04/24/2025 Time: 8:55AM
Page 1 of 2 B: 4848 P: 191 By: BO
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21st day of April, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

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

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

All roadways and Tracts A and B of **Middleton Unit No. 8**, per the Plat recorded in Plat Book 22, Pages 50, 50A through 50E, inclusive, Public Records of Sumter County, Florida.

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

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

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

[Signatures on following page]

Erin C Munz, Sumter County Clerk of Court
Inst: 202560019479 Date: 04/24/2025 Time: 8:55AM
Page 2 of 2 B: 4848 P: 192 By: BO
Doc Stamp-Deed: 0.70

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

WITNESSES:

Print Name: Zoey Devine
Address: 7580 Middleton Drive
Middleton, Florida 34762

Print Name: Jennifer L. Mutz
Address: 7580 Middleton Drive
Middleton, Florida 34762

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 21st day of April, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.

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

NOTARY PUBLIC STATE OF FLORIDA

ZOEY DEVINE
Commission # HH 390980
Expires June 25, 2027

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Recognizing Commissioner Pamala Harrison-Bivins for 25 Years of Service**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Directors of the Florida League of Cities adopted a resolution recognizing Mayor Pro Tem/Commissioner Pamala Harrison-Bivins for 25 years of elected service, which will be presented by City Manager Jason McHugh.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Team Impact Award January–March / Sgt. James Bowen**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Chief Parmer will present Sgt. Bowen with the Team Impact Award.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Swear in City Staff and Public Speakers**

REQUESTED ACTION:

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1233 Monarch Ranch North Phase 1**

REQUESTED ACTION: Staff recommends approval of Ordinance Number O2025-20.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Applicant, Martin L. Dzuro with 75 Turnpike VDC, LLC, has submitted a voluntary annexation application on behalf of property owners 75 Turnpike BDC, LLC and 75 Turnpike VDC, LLC, for portions of parcels F12-033 and F13-005. The property to be annexed totals 49.41 acres MOL and is located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301. Annexation into the City is appropriate because the property is contiguous to the City limits.

City water and wastewater services are available to the subject property. The property will be serviced by City water and wastewater, to be addressed in a Developer's Agreement. The subject Developer's Agreement is anticipated to be submitted at the time of the small-scale comprehensive plan amendment and rezoning applications for this property. The applicant intends to construct industrial buildings at this location and eventually incorporate the parcel into a larger industrial/business park development. The applicant will work with the City Utilities department to connect to water and wastewater services.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-20

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49.406 ACRES LOCATED NORTH OF THE TURNPIKE, SOUTH OF E SR 44, AND 0.5 MILES WEST OF US 301, IN SECTIONS 12 AND 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES; 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 approximately located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by 75 Turnpike BDC LLC & 75 Turnpike VDC LLC (TIC), is more particularly described as follows:

Portions of F12-033 and F13-005
75 TURNPIKE BDC LLC & 75 TURNPIKE VDC LLC (TIC)
49.406 +/-

LEGAL DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13;

THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET;

THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET;

THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET;

THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET;

THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 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 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.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

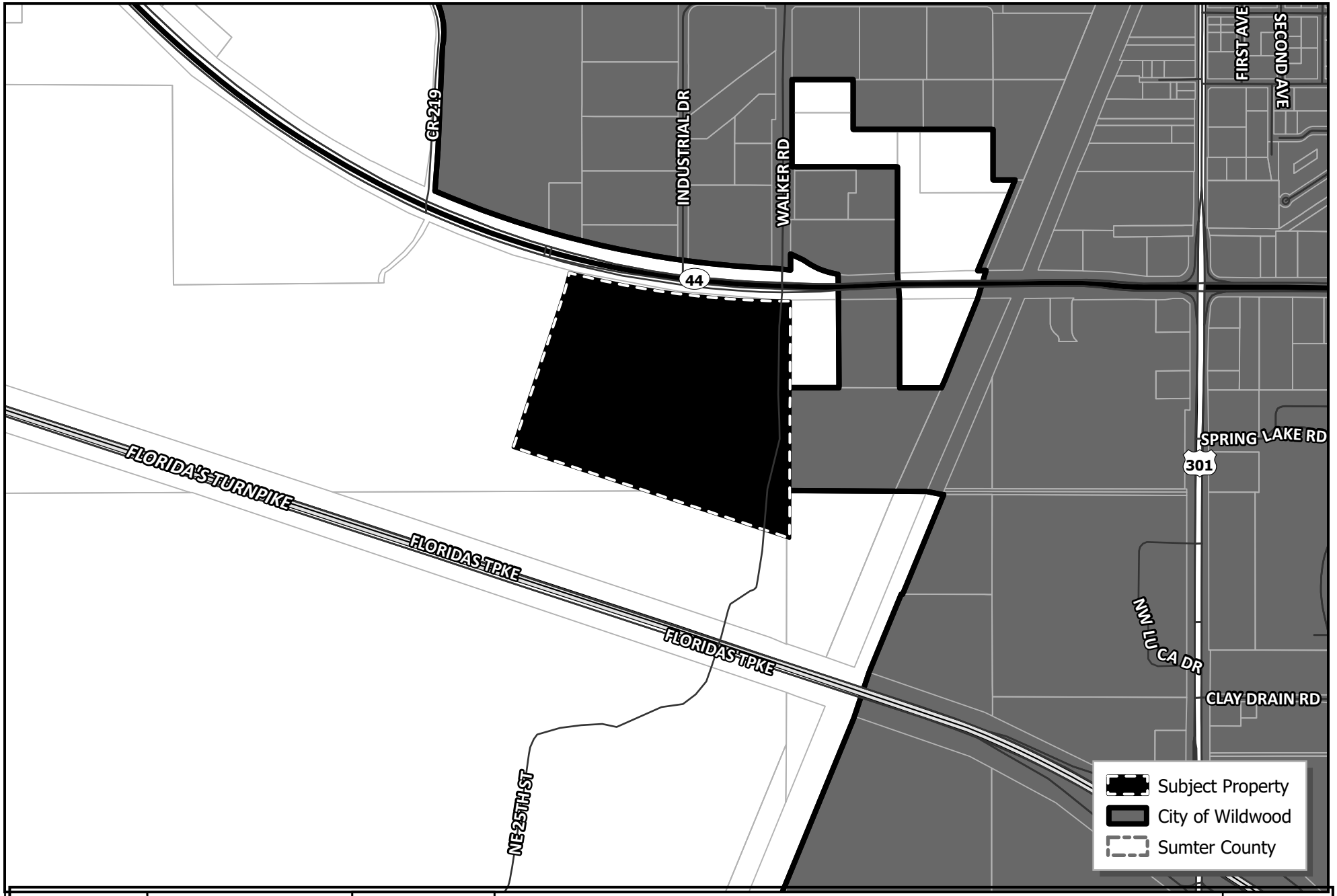
First Reading: _____

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

PJ #A25-1233

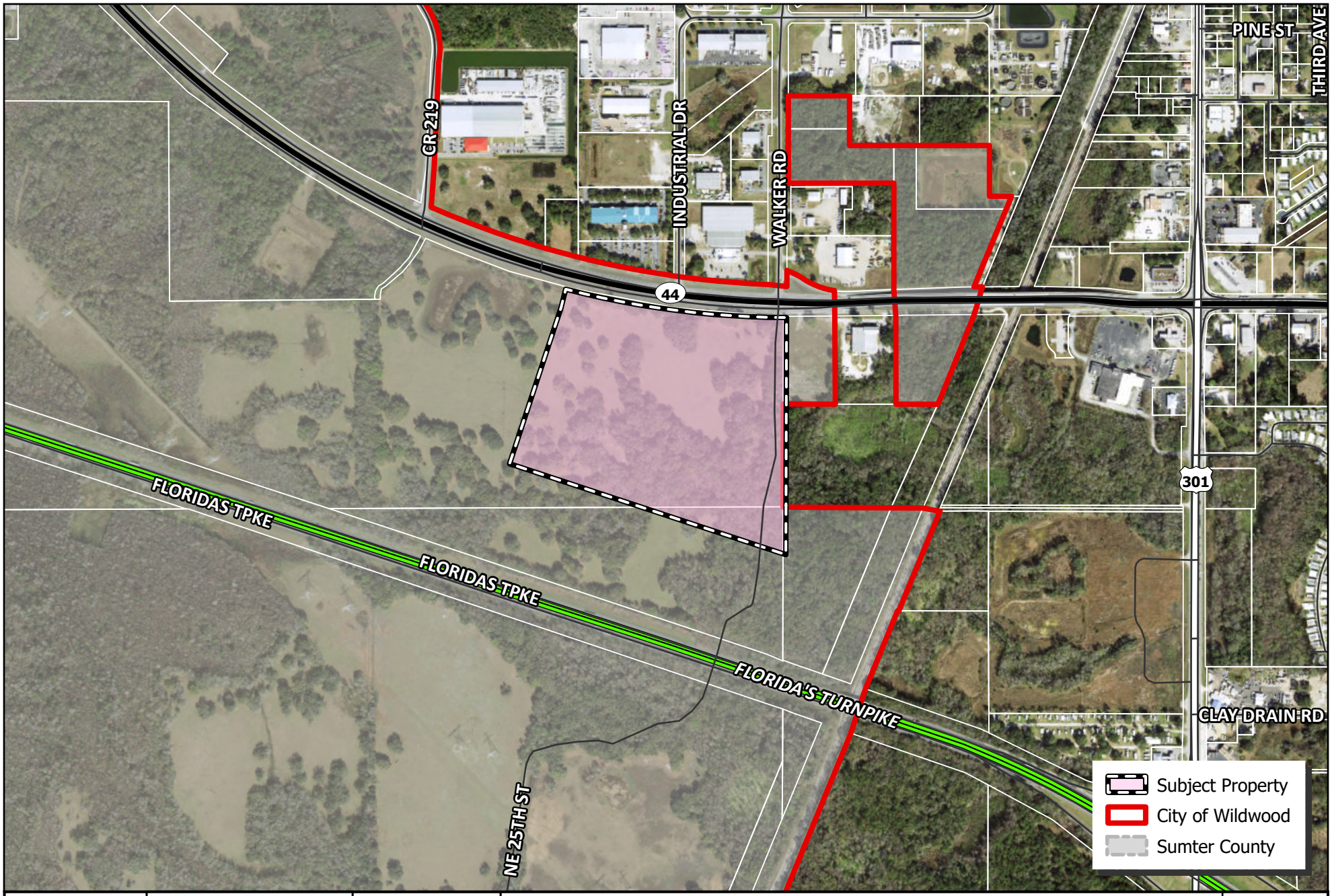
MONARCH RANCH NORTH PHASE 1

PORTION OF F12-033 & PORTION OF F13-005

MAP 1A

LOCATION MAP

APR 2025



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
0 195 390 780

PJ #A25-1233

MONARCH RANCH NORTH PHASE 1

PORTION OF F12-033 & PORTION OF F13-005

MAP 1B

LOCATION MAP

APR 2025

SKETCH: MONARCH RANCH PH 1 ANNEX

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

LEGAL DESCRIPTION

EXHIBIT "B.1"
SHEET 01 OF 02

A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4582, PAGE 289, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 00°05'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 316.34 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 71°47'25" WEST, A DISTANCE OF 1876.29 FEET; THENCE RUN NORTH 18°12'35" EAST, A DISTANCE OF 1060.50 FEET; THENCE RUN NORTH 14°24'56" EAST, A DISTANCE OF 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18070-2517), SAID POINT BEING ON A 5804.57 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°41'38" EAST AND A CHORD LENGTH OF 1436.81 FEET; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'08", AN ARC DISTANCE OF 1440.50 FEET TO A POINT OF NON-TANGENCY AND THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°11'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1213.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 49.406 ACRES, MORE OR LESS.

J. H. BLAIR
License Number 6917
STATE OF FLORIDA
Professional Surveyor and Mapper

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SKETCH ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE) AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST HAS A BEARING OF SOUTH 00°05'22" WEST.

JOB SP2025.00156

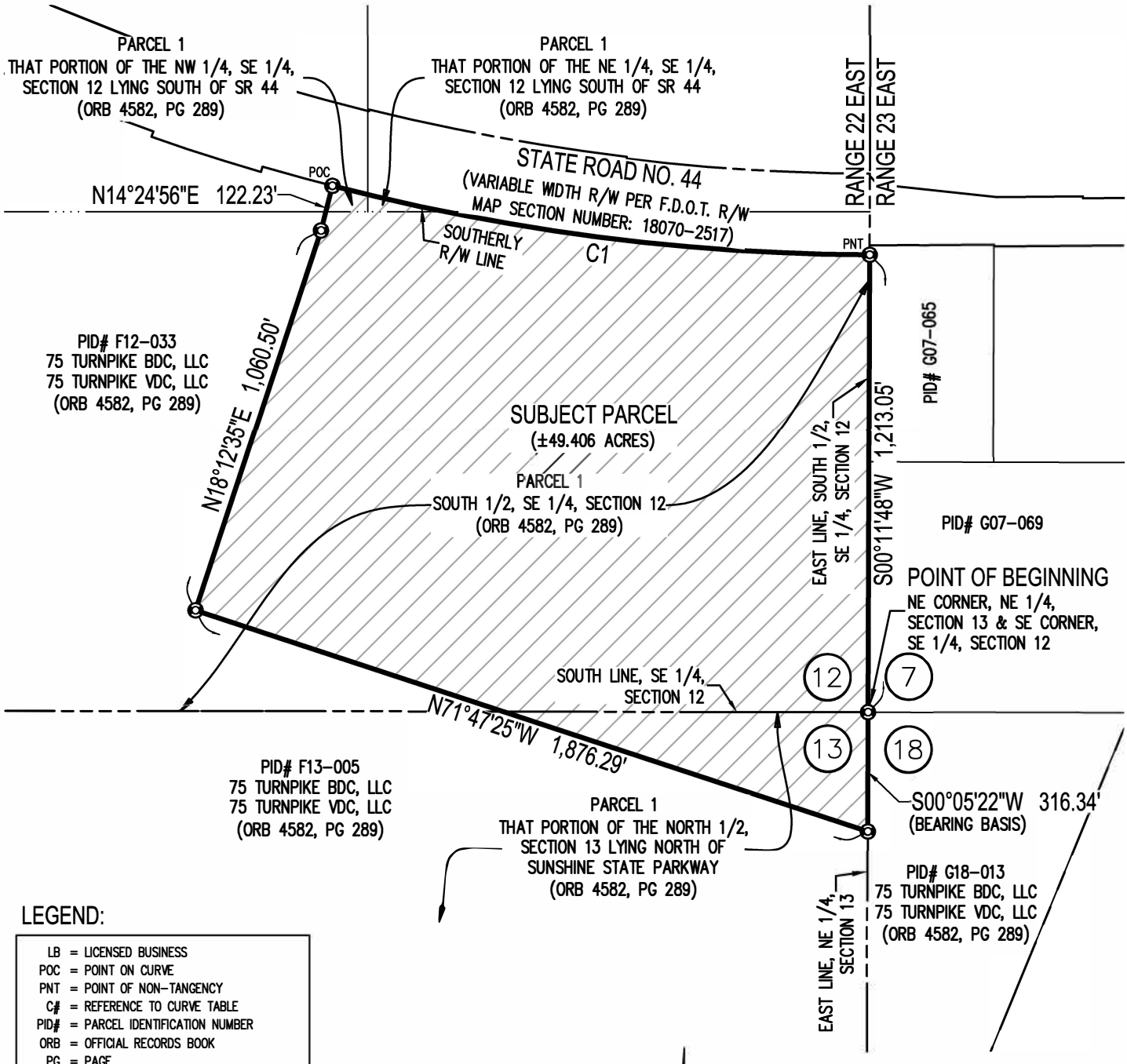
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\MONARCH RANCH\ZONING\ANNEXATION\MONARCH RANCH PHASE 1_ANNEXATION.DWG :01 SKETCH 4/5/2025 11:17 AM BY: HBLAIR
---- : CFB_Survey_Standard.ctb

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "B.1"
SHEET 02 OF 02



LEGEND:

LB	= LICENSED BUSINESS
POC	= POINT ON CURVE
PNT	= POINT OF NON-TANGENCY
C#	= REFERENCE TO CURVE TABLE
PID#	= PARCEL IDENTIFICATION NUMBER
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
ⓒ	= CHANGE IN DIRECTION
(12)	= SECTION NUMBER

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5804.57'	14°13'08"	1,440.50'	S82°41'38"E	1,436.81'

0 200 400
1 inch = 400 feet

JOB SP2025.00156
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\MONARCH RANCH\ZONING\ANNEXATION\MONARCH RANCH PHASE 1_ANNEXATION.DWG :01 SKETCH 4/5/2025 11:17 AM BY: HBLAIR
---- : CFB_Survey_Standard.ctb

SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT FROM CLIENT:

1-4. STANDARD EXCEPTIONS

5. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 49, PAGE 96, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED. (AS TO PARCEL 2, PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

6. DECLARATION OF INTEREST IN SUB-SURFACE, AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 126, PAGE 17, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2, PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

7. NOTICE OF SUB-SURFACE INTEREST AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 126, PAGE 21, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

8. NOTICE OF SUB-SURFACE INTEREST AS TO OIL, GAS AND MINERAL INTERESTS RECORDED IN DEED BOOK 128, PAGE 43, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

9. RESERVATION OF MINERALS IN FAVOR OF THE UNITED STATES OF AMERICA, AS RESERVED IN CERTIFICATE RECORDED IN O.R. BOOK 950, PAGE 291, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

10. RESERVATIONS (EASEMENT) IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 114, PAGE 448, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

11. RESERVATIONS (EASEMENT, AND OIL, GAS AND MINERAL INTERESTS) IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 118, PAGE 316, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

12. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 74, PAGE 555, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY – PLOTTED).

13. THE INTERESTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (SUCCESSOR AGENCY TO THE STATE ROAD DEPARTMENT OF FLORIDA), AS TO A BORROW PIT, AND HAUL ROAD, AS VESTED BY FINAL JUDGMENT IN LAW NO. 1910, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, RECORDED IN O.R. BOOK 82, PAGE 135, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND ANY LOSS OR DAMAGE ARISING FROM THE AMBIGUITY OF THE INTEREST TAKEN. (AS TO PARCEL 3, AND PARCEL 4) (AFFECTS SUBJECT PROPERTY – PLOTTED).

14. TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BY AND BETWEEN J. G. SOLA AND VALERIE J. SOLA, AND A.W. LEE, JR., AND NELLIE T. LEE, HIS WIFE RECORDED IN O.R. BOOK 103, PAGE 708, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, TOGETHER WITH FINAL DECREE IN CASE NO. 3286, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, AS RECORDED IN O.R. BOOK 507, PAGE 177, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (PORTIONS AFFECTING SUBJECT PROPERTY PLOTTED) (AFFECTS SUBJECT PROPERTY – PLOTTED).

15. INTENTIONALLY DELETED A3

16. PERPETUAL DRAINAGE EASEMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION CONTAINED IN STIPULATED FINAL JUDGMENT, CASE NO. 94-646CA, CIRCUIT COURT OF SUMTER COUNTY, FLORIDA, RECORDED IN O.R. BOOK 577, PAGE 869, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1) (AFFECT SUBJECT PROPERTY – PLOTTED).

17. DEDICATIONS, LOT LINES, BOUNDARIES, ROADS AND RIGHTS OF WAY CONTAINED ON THE PLAT OF PARKLAND ADDITION TO COLEMAN FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 22, AS AFFECTED BY RESOLUTION NO. 89-2 OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, RECORDED IN O.R. BOOK 382, PAGE 225, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – PLOTTED).

18. EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY, RECORDED IN O.R. BOOK 389, PAGE 150, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED DECEMBER 6, 2013 IN O.R. BOOK 2700, PAGE 561, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE – BLANKET DESCRIPTION).

19. INTENTIONALLY DELETED A3

20. PERPETUAL EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN O.R. BOOK 2708, PAGE 540, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – PLOTTED).

21. PERPETUAL EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN O.R. BOOK 2708, PAGE 549, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY – PLOTTED).

22. GRANT OF EASEMENT TO SABAL TRAIL TRANSMISSION, LLC, RECORDED IN O.R. BOOK 3305, PAGE 744, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (AFFECTS SUBJECT PROPERTY – PLOTTED) (EASEMENT AREAS SHOWN, AS OFFSET BY PROPOSED PIPELINE CENTERLINE, HAVE BEEN APPROXIMATED AND CONVERTED FROM UNIVERSAL TRANSVERSE MERCANTER "UTM" ZONE 17 COORDINATES TO STATE PLANE COORDINATE SYSTEM FLORIDA WEST COORDINATES USING CORPSCON 6.0.1 – U.S. ARMY CORPS OF ENGINEERS CONVERSION TOOL).

23. ACCESS BY MEANS OF THE FLORIDA TURNPIKE, LIMITED ACCESS RIGHT OF WAY EVIDENCED OF RECORD BY LIS PENDENS RECORDED IN O.R. BOOK 46, PAGE 659, AND MAINTENANCE MAP-STATE ROAD NO. 91-FLORIDA'S TURNPIKE, AS REFERENCED IN INSTRUMENT RECORDED IN O.R. BOOK 3814, PAGE 164, IDENTIFYING MAINTENANCE MAP BOOK 1, PAGE 115, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 1, AND PARCEL 2) (LIES ADJACENT TO SUBJECT PROPERTY – LIMITED ACCESS FOR FLORIDA TURNPIKE).

24. ACCESS BY MEANS OF THE PORTION OF STATE ROAD 93, A/K/A I-75, DESCRIBED AS A LIMITED ACCESS RIGHT OF WAY, EVIDENCED BY FINAL JUDGMENT RECORDED IN O.R. BOOK 82, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (AS TO PARCEL 2, AND PARCEL 4) (LIES ADJACENT TO SUBJECT PROPERTY – LIMITED ACCESS FOR I-75).

25. NOT A SURVEY MATTER

LEGEND OF SYMBOLS AND ABBREVIATIONS:

CMF	CONCRETE MONUMENT FOUND
N/D	NAIL AND DISK
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT OF WAY
I.D.	IDENTIFICATION
PID	PROPERTY IDENTIFICATION
IRC	IRON ROD AND CAP
L.S.	LICENSED SURVEYOR
D.O.T.	DEPARTMENT OF TRANSPORTATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
PKWY	PARKWAY
SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISSTRICT
F.P.I.D.	FINANCIAL PROJECT IDENTIFICATION
ORB.	OFFICIAL RECORDS BOOK
PG.	PAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LICENSED SURVEYOR
R	RADIUS
L	ARC LENGTH
Δ	DELTA
CD	CHORD DISTANCE
CB	CHORD BEARING
HWF	HOG WIRE FENCE
BWF	BARB WIRE FENCE
CLF	CHAIN LINK FENCE
WRF	WOOD RAIL FENCE
——x——	FENCE LINE AS NOTED
——OHW——	OVERHEAD WIRE

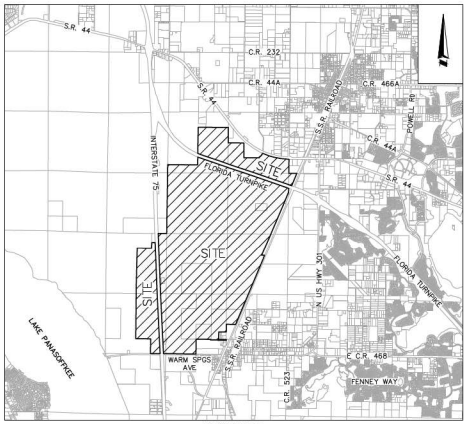
	WOODEN POWER POLE
◎	FOUND NAIL AND DISC AS NOTED
⊡	FOUND CONCRETE MONUMENT AS NOTED
○	FOUND IRON ROD OR PIPE AS NOTED
▲	SET TRAVERSE POINT OR BENCHMARK
●	SET 1/2" IRON ROD OR NAIL & DISK LB#6723
Ⓦ	WELL
⊤	SINGLE STAND SIGN
CCR	CERTIFIED CORNER RECORD
PC	POINT OF COMMENCEMENT
NT	NOT TANGENT
PT	POINT OF TANGENCY
P.B.	PLAT BOOK
C.R.	COUNTY ROAD
NR	NOT RADIAL
(M)	MEASURED DISTANCE
(D)	RECORDED DISTANCE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 75 AS BEING NORTH 02°55'02" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1444163 A3, EFFECTIVE DATE OF OCTOBER 30, 2023.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SUMTER COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. MINIMAL INTERIOR IMPROVEMENTS WERE LOCATED PER THE CLIENTS REQUEST. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
12. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE "X" AREAS OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN, ZONE "A" AREAS WITH NO BASE FLOOD ELEVATION DETERMINED AND ZONE "AE" BASE FLOOD ELEVATION DETERMINED 44.3' (NAVD88), ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBERS 12119C0127D, EFFECTIVE DATE 09/27/2013, 12119C0131D, EFFECTIVE DATE 09/27/2013, 12119C0133D, EFFECTIVE DATE 09/27/2013, 12119C0129D, EFFECTIVE DATE 09/27/2013, 12119C0128D, EFFECTIVE DATE 09/27/2013, 12119C0136D, EFFECTIVE DATE 09/27/2013, AND 12119C0137D, EFFECTIVE DATE 09/27/2013. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAPS.
13. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 FOOT IN 5,000 FEET.
14. LAST DATE IN FIELD: MAY 17TH, 2024.
15. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.

SHEET INDEX:

SHEET 1: SURVEY NOTES, VICINITY MAP, B-II V EXCEPTIONS, LEGEND,
SHEET 2: LEGAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT



VICINITY MAP:
NOT TO SCALE

CERTIFIED TO:

75 TURNPIKE BDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 75 TURNPIKE VDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BENDERSON DEVELOPMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 75 TURNPIKE BDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 75 TURNPIKE VDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ARNOLD, MATHENY & EAGAN, P.A.

ALLEN & COMPANY
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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BOUNDARY SURVEY
OF
MONARCH RANCH
SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR: AVISION YOUNG

THE LICENSED BUSINESS #6723 BY:

LS6533
STATE OF FLORIDA

This item has been electronically signed and sealed by James L. Rickman, P.S.M. 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.

Digitally signed by: James L Rickman
Date: 2024.07.01 10:10:08 -04'00'

JAMES L. RICKMAN, P.S.M. #6533

DATE	REVISIONS
5/17/24	UPDATED SURVEY
7/17/23	UPDATED TITLE

JOB #: 20230227
DATE: 12/15/2023
SCALE: N/A
CALC BY: MCD/EJ
FIELD BY: NW
DRAWN BY: MCD
CHECKED BY: HF

SHEET 1 OF 13

Drawing name: L:\Jobs\2023\2023227\DWG\20230227_Monarch Ranch_-_FINAL_S1

LEGAL DESCRIPTION:

(AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY – COMMITMENT NUMBER 1444163 A3)

PARCEL NO. 1:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 LYING NORTH OF THE SUNSHINE STATE PARKWAY, A/K/A THE FLORIDA TURNPIKE, IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 22, EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4; THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF THE SUNSHINE STATE PARKWAY A/K/A THE FLORIDA TURNPIKE; THE SOUTH 1/2 OF THE SOUTHEAST 1/4; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH AND EAST OF OLD MONARCH ROAD AND SOUTH OF STATE ROAD 44; AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF STATE ROAD 44; IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL 114 DESCRIBED IN STIPULATED FINAL JUDGMENT RECORDED IN O.R. BOOK 577, PAGE 689, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THAT PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF THE SUNSHINE STATE PARKWAY, A/K/A THE FLORIDA TURNPIKE.

AND

THAT PART OF THE NORTHWEST, 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF THE SUNSHINE STATE PARKWAY A/K/A THE FLORIDA TURNPIKE. AND WEST OF THE SEABOARD AIR LINE RAILROAD RIGHT OF WAY.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 93, PAGE 530, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL NO. 2:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SUNSHINE STATE PARKWAY A/K/A THE FLORIDA TURNPIKE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA LYING SOUTH OF THE SUNSHINE STATE PARKWAY A/K/A THE FLORIDA TURNPIKE.

AND

THAT PART OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY A/K/A THE FLORIDA TURNPIKE, AND WEST OF THE SEABOARD AIR LINE RAILROAD RIGHT OF WAY, LESS AND EXCEPT THE EAST 200 FEET OF THE NORTH 600 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND LESS THE WEST 800 FEET OF THE NORTH 600 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGIN AT A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 200.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; RUNNING THENCE SOUTH 394.7 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SEABOARD AIRLINE RAILWAY RIGHT OF WAY, WHICH IS 100 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE SOUTH 22°20' WEST, PARALLEL WITH SAID MAIN TRACT, A DISTANCE OF 734.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST 159.5 FEET, MORE OR LESS, TO A POINT 250 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S MAIN TRACK; THENCE NORTH 22° 20' EAST PARALLEL WITH SAID MAIN TRACK, A DISTANCE OF 1161.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 86, PAGE 342, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

ALL OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

AND

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF RIGHT OF WAY OF I–75; LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2703, PAGES 6, 14, 22 AND 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE NORTH 1/2; THE WEST 1/2 OF THE SOUTHWEST 1/4; AND THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

THAT PART OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF THE SEABOARD AIRLINE RAILWAY RIGHT OF WAY.

LESS AND EXCEPT LANDS DESCRIBED IN DEED BOOK 86, PAGE 342, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF THE SEABOARD AIR LINE RAILWAY RIGHT OF WAY.

AND

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THE WEST 1/2 OF THE WEST 1/2; THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE EAST 1/2 OF THE NORTHEAST 1/4; THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; SECTION 26, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

LESS THAT PORTION GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN O.R. BOOK 2703, PAGES 48, 55, 63, AND 65, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THAT PORTION GRANTED TO SUMTER COUNTY DESCRIBED IN O.R. BOOK 10, PAGE 39, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THAT PORTION DESCRIBED IN FINAL JUDGMENT RECORDED IN O.R. BOOK 82, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT OF WAY OF I–75; LESS AND EXCEPT THAT PORTION GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2703, PAGES 6, 14, 22 AND 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THAT PORTION GRANTED TO SUMTER COUNTY DESCRIBED IN O.R. BOOK 10, PAGE 39, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THAT PORTION DESCRIBED IN FINAL JUDGMENT RECORDED IN O.R. BOOK 82, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL NO. 3:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL NO. 4:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF I–75; LESS AND EXCEPT LANDS DESCRIBED IS OFFICIAL RECORDS BOOK 2703, PAGES 30, 38, & 46, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF I–75.

LESS AND EXCEPT LANDS DESCRIBED IN O.R. BOOK 10, PAGE 39, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THAT PORTION DESCRIBED IN FINAL JUDGMENT RECORDED IN O.R. BOOK 82, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL NO. 5:

THE EAST 200 FEET OF THE NORTH 600 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 600 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA

ALSO BEING DESCRIBED AS (PREPARED BY THIS FIRM):

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 11, 12, AND 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, AND A PORTION OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 89°55'55" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 1341.58 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 00°04'44" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1325.06 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 89°53'15" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1341.60 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°59'55" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 31.26 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 38°01'45" EAST FOR A DISTANCE OF 445.30 FEET; THENCE RUN NORTH 04°54'34" EAST FOR A DISTANCE OF 40.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 18070–2517, SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5804.58 FEET, A CHORD BEARING OF SOUTH 68°17'33" EAST AND A CHORD DISTANCE OF 482.91 FEET; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°46'05" FOR A DISTANCE OF 483.05 FEET; THENCE RUN SOUTH 19°19'26" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5819.58 FEET, A CHORD BEARING OF SOUTH 72°10'35" EAST AND A CHORD DISTANCE OF 304.68 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'00" FOR A DISTANCE OF 304.71 FEET; THENCE RUN NORTH 16°19'25" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5804.58 FEET, A CHORD BEARING OF SOUTH 81°44'07" EAST AND A CHORD DISTANCE OF 1627.51 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°07'04" FOR A DISTANCE OF 1632.89 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE RUN SOUTH 00°11'48" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1213.10 FEET TO THE NORTHWEST CORNER SAID SECTION 18; THENCE RUN SOUTH 89°47'38" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 698.59 FEET TO A POINT LYING 200.00 FEET WESTERLY OF (PERPENDICULAR MEASUREMENT) THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 22°27'56" WEST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1128.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION TURNPIKE AUTHORITY RIGHT OF WAY MAP FINANCIAL PROJECT IDENTIFICATION NUMBER 408110–1–52–01; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY LINE: NORTH 71°47'25" WEST FOR A DISTANCE OF 2390.87 FEET; THENCE RUN SOUTH 18°12'35" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 71°47'25" WEST FOR A DISTANCE OF 1900.00 FEET; THENCE RUN SOUTH 18°12'35" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 71°47'25" WEST FOR A DISTANCE OF 3882.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5579.58 FEET, A CHORD BEARING OF NORTH 69°23'23" WEST, AND A CHORD DISTANCE OF 467.39 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'04" FOR A DISTANCE OF 467.53 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 11; THENCE RUN NORTH 00°21'49" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 2311.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 89°36'36" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 2624.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 00°05'33" WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1326.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,246,700 SQUARE FEET OR 395.93 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING ALL OF SECTION 14, AND A PORTION OF SECTIONS 11, 12, 13, 22, 23, 24, 25, 26, AND 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE RUN NORTH 01°21'31" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 2643.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 01°21'34" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 2643.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE RUN NORTH 00°49'00" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 665.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH 665.94 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 89°34'25" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 2599.17 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE RUN NORTH 00°21'49" WEST ALONG THE EAST LINE OF SOUTHWEST 1/4 OF SECTION 11 FOR A DISTANCE OF 1980.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5879.58 FEET, A CHORD BEARING OF SOUTH 70°01'07" EAST AND A CHORD DISTANCE OF 363.55 FEET; THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°32'36" FOR A DISTANCE OF 363.61 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 71°47'25" EAST FOR A DISTANCE OF 4881.78 FEET; THENCE RUN SOUTH 18°12'35" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 71°47'25" EAST FOR A DISTANCE OF 500.00 FEET; THENCE RUN SOUTH 18°12'35" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 71°47'25" EAST FOR A DISTANCE OF 2825.75 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 00°05'22" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 363.02 FEET TO A POINT LYING 200.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) OF THE WESTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD; THENCE RUN SOUTH 22°27'56" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 5960.42 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 67°32'04" EAST FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD ACCORDING TO SEABOARD SYSTEMS RAILROAD COMPANY RIGHT OF WAY AND TRACK MAP VALUATIONS NUMBERS V00854, V00857, AND V00858; THENCE RUN SOUTH 22°27'56" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 6459.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 25; THENCE RUN NORTH 89°53'14" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 801.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 26; THENCE RUN SOUTH 00°08'08" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 681.53 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE RUN NORTH 89°39'52" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 662.60 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE RUN SOUTH 00°05'20" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 661.23 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE RUN NORTH 89°57'52" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 662.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE RUN NORTH 00°04'50" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 1321.85 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE RUN NORTH 00°07'04" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 2646.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 23; THENCE RUN NORTH 00°07'28" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 2633.01 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 89°58'04" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 FOR A DISTANCE OF 1324.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE RUN SOUTH 89°56'59" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 1326.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE RUN SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 2635.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 26; THENCE RUN NORTH 89°54'39" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1321.83 FEET THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE RUN SOUTH 00°01'20" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1322.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE RUN SOUTH 89°56'26" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1322.72 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE RUN SOUTH 00°03'39" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 1324.46 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE RUN SOUTH 00°03'00" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1310.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89°59'57" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1323.63 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE RUN SOUTH 00°02'56" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1270.64 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHEAST WARM SPRINGS AVENUE (COUNTY ROAD 514) ACCORDING TO SUMTER COUNTY RIGHT OF WAY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 10, PAGE 39 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°58'08" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1323.66 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF SAID WEST WARM SPRINGS AVENUE (COUNTY ROAD 514) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 18130, FEDERAL PROJECT IDENTIFICATION NUMBER 242626–3; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE: RUN SOUTH 89°25'13" WEST FOR A DISTANCE OF 347.28 FEET; THENCE RUN NORTH 00°05'32" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'28" WEST FOR A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 85°19'43" WEST FOR A DISTANCE OF 602.08 FEET; THENCE RUN SOUTH 89°54'28" WEST FOR A DISTANCE OF 355.99 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NUMBER 93) ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 18130; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EAST RIGHT OF WAY LINE:RUN NORTH 02°55'02" WEST FOR A DISTANCE OF 9383.14 FEET; THENCE RUN NORTH 02°55'35" WEST FOR A DISTANCE OF 1070.72 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE RUN NORTH 89°55'35" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 725.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 114,932,455 SQUARE FEET OR 2,638.49 ACRES MORE OR LESS.

LESS AND EXCEPT

PARCEL 2A

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 13; THENCE RUN SOUTH 89°57'34" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 12 FOR A DISTANCE OF 1865.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN THE FOLLOWING COURSES AND DISTANCES: SOUTH 00°18'38" WEST FOR A DISTANCE OF 600.01 FEET; THENCE RUN SOUTH 89°57'34" WEST FOR A DISTANCE OF 1000.02 FEET; THENCE RUN NORTH 00°18'38" EAST FOR A DISTANCE OF 600.01 FEET RETURNING TO A POINT ON SAID NORTH LINE OF THE SOUTH 1/2 OF SECTION 13; THENCE RUN NORTH 89°57'34" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 600,011 SQUARE FEET OR 13.77 ACRES MORE OR LESS.

ALSO LESS AND EXCEPT

PARCEL 2B

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN SOUTH 00°03'30" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1241.50 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 87°04'58" WEST FOR A DISTANCE OF 211.60 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 02°55'02" EAST FOR A DISTANCE OF 530.00 FEET; THENCE RUN SOUTH 87°04'58" WEST FOR A DISTANCE OF 270.00 FEET; THENCE RUN NORTH 02°55'02" WEST FOR A DISTANCE OF 530.00 FEET; THENCE RUN NORTH 87°04'58" EAST FOR A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 143,100 SQUARE FEET OR 3.29 ACRES MORE OR LESS.

ALSO LESS AND EXCEPT

PARCEL 2C

A PARCEL OF LAND BEING A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE RUN NORTH 00°03'04" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27 FOR A DISTANCE OF 948.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES AND DISTANCES: RUN SOUTH 29°58'03" WEST FOR A DISTANCE OF 100.39 FEET; THENCE RUN NORTH 81°01'43" WEST FOR A DISTANCE OF 135.92 FEET; THENCE RUN NORTH 02°55'02" WEST FOR A DISTANCE OF 443.00 FEET; THENCE RUN NORTH 87°04'58" EAST FOR A DISTANCE OF 283.00 FEET; THENCE RUN SOUTH 02°55'02" EAST FOR A DISTANCE OF 239.00 FEET; THENCE RUN SOUTH 29°58'03" WEST FOR A DISTANCE OF 175.87 FEET TO THE POINT OF BEGINNING.

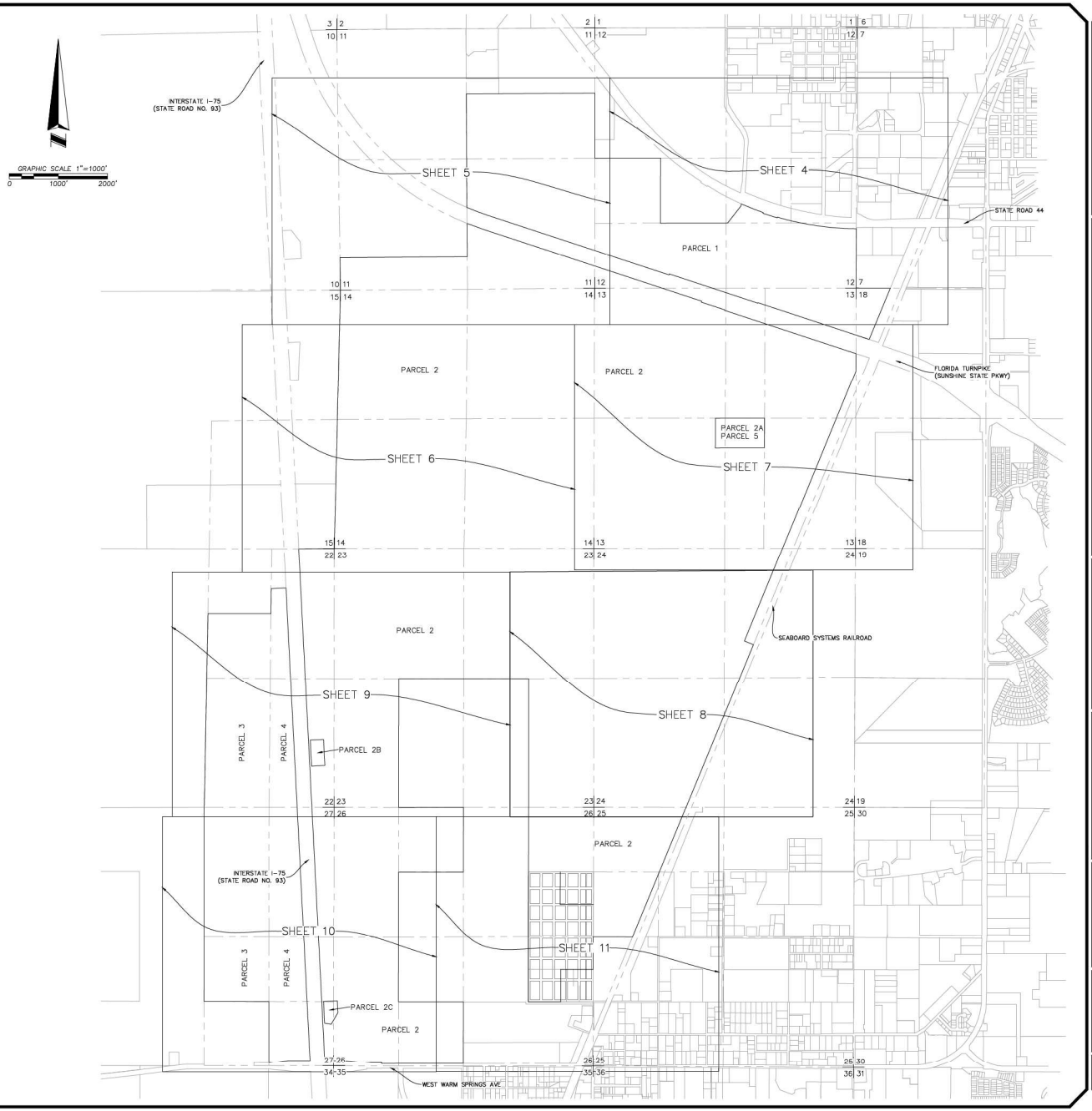
CONTAINING: 114,031 SQUARE FEET OR 2.62 ACRES MORE OR LESS.

TOTAL LANDS CONTAINING: 114,075,313 SQUARE FEET OR 2,618.81 ACRES MORE OR LESS.

PARCEL 3

PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 22 TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN NORTH 01°05'19" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 FOR A DISTANCE OF 2635.72 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN NORTH 01°04'01" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1317.59 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SEC



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SHEET 3: KEY MAP
SHEET 4-11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT

Drawing name: L:\Jobs\2023\20230227\DWG\20230227_Monarch Ranch_FINAL.dwg

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OF
MONARCH RANCH

SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27,
TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR: AVISION YOUNG

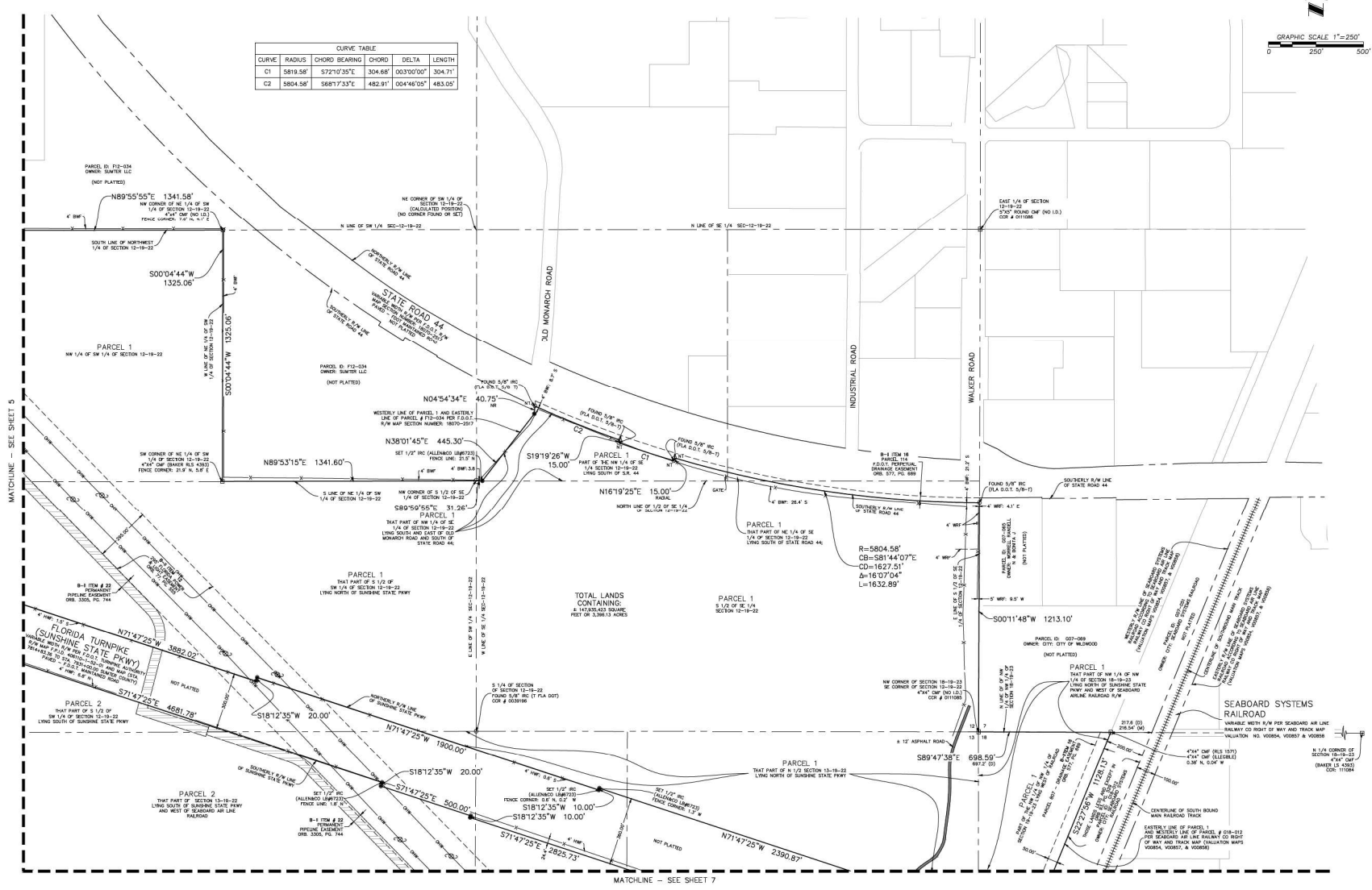
DATE	REVISIONS
5/7/24	UPDATED SURVEY
1/17/23	UPDATE TITLE

JOB #:	20230227
DATE:	12/15/2023
SCALE:	1" = 1000'
CALC BY:	MCD/EJ
FIELD BY:	NW
DRAWN BY:	MCD
CHECKED BY:	HF

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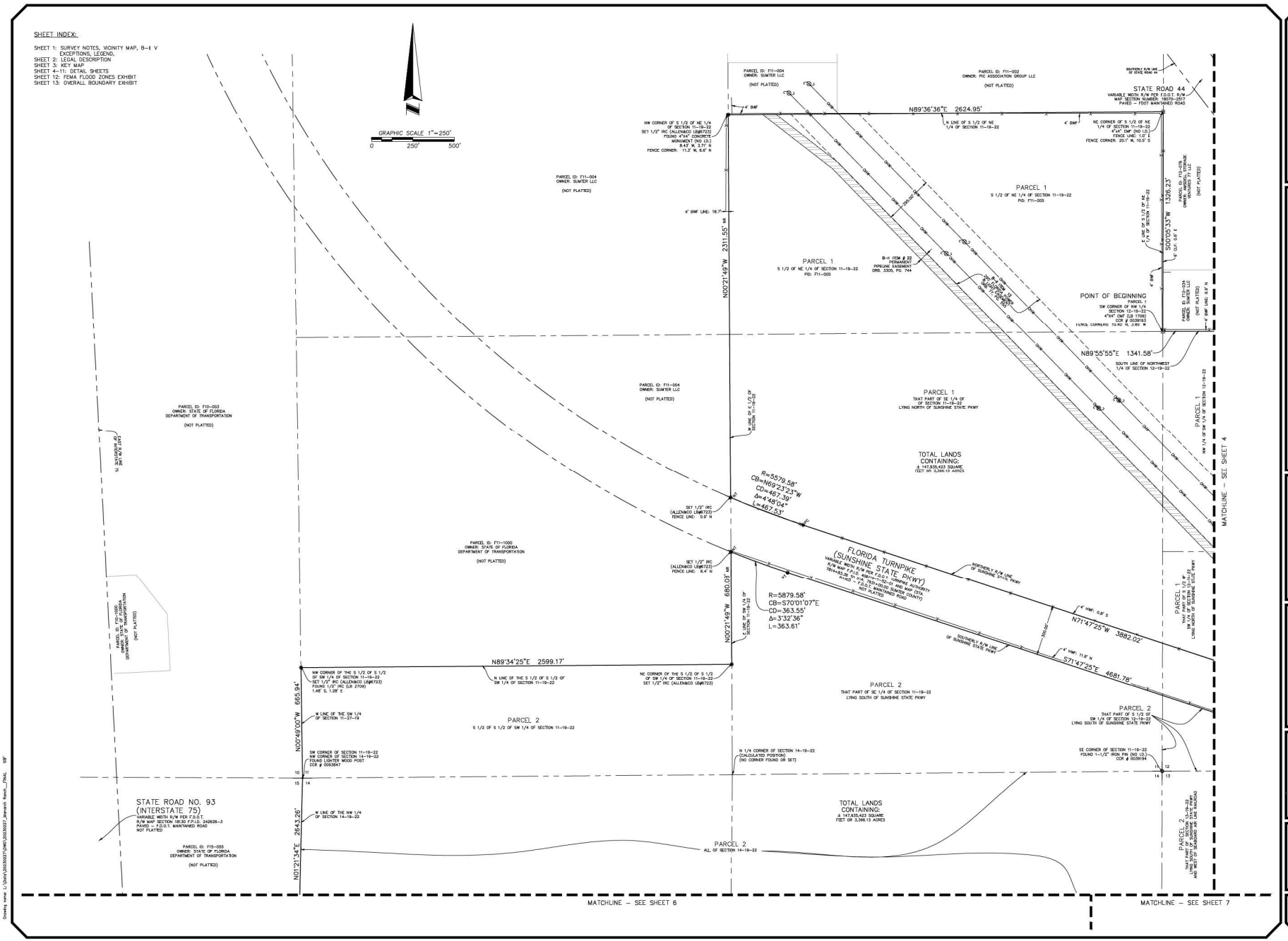
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DATE	REVISIONS
5/7/24	UPDATED SURVEY
1/17/23	UPDATED TITLE

JOB #: 20230227
DATE: 12/15/2023
SCALE: 1" = 250'
CALC BY: MCD/EJ
FIELD BY: NW
DRAWN BY: MCD
CHECKED BY: HF

SHEET 4 OF 13

Drawing name: L:\Jobs\2023\20230227\DWG\20230227_Monarch Ranch_.dwg, FINAL, 9/6/2024 9:47:11 AM, Nicholas Wilson



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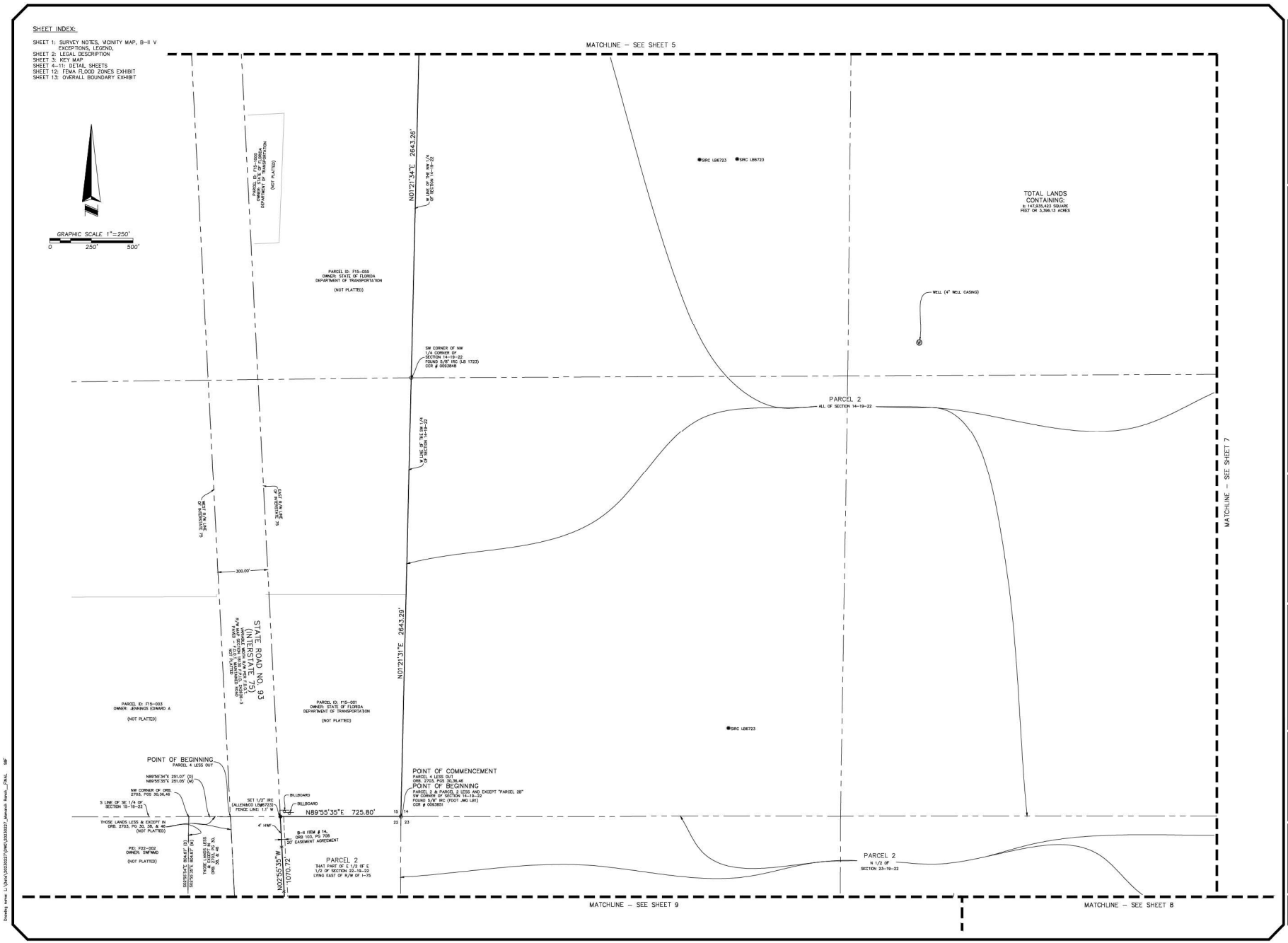
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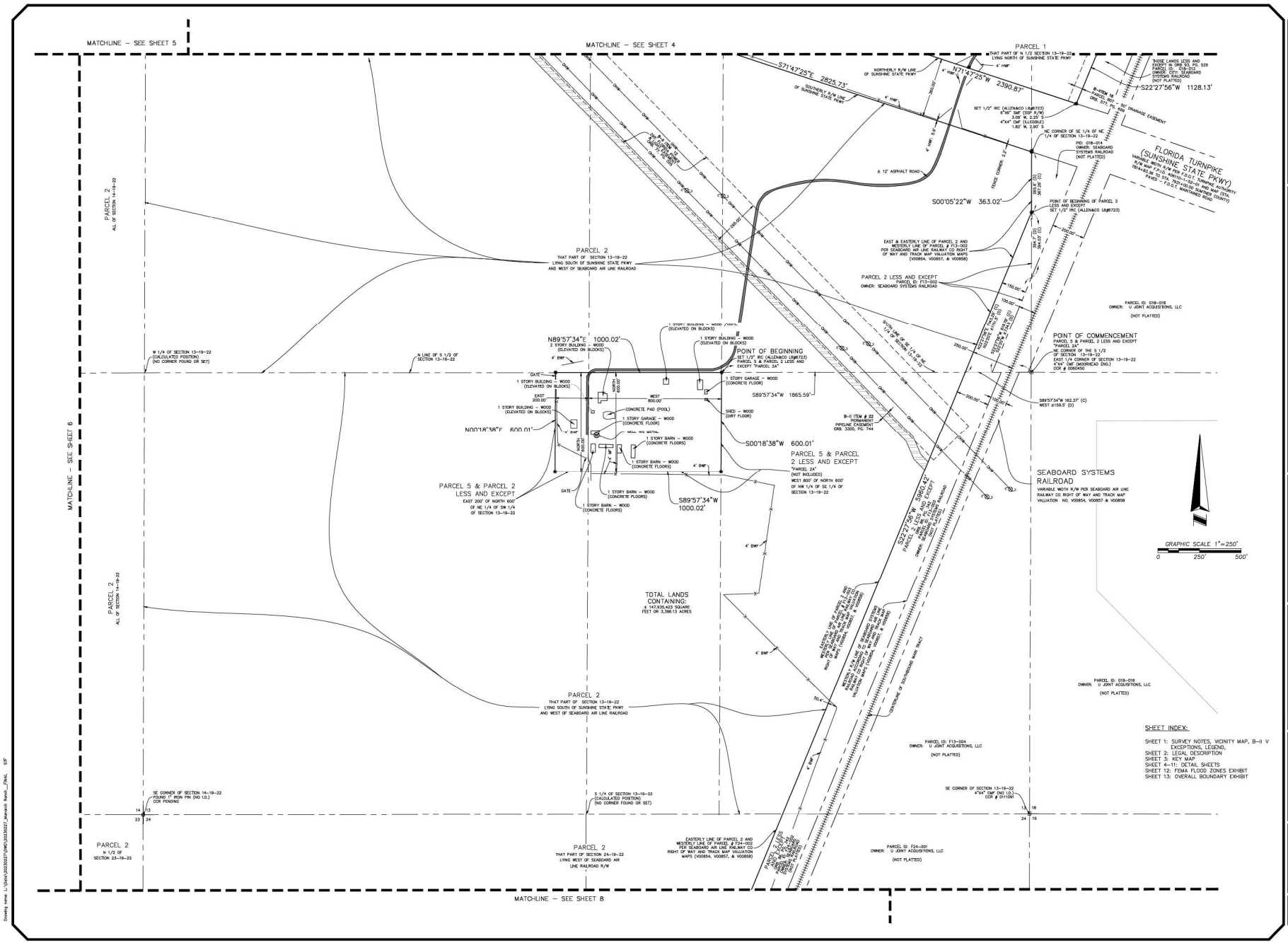
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1/17/23	UPDATED TITLE

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DATE: 12/15/2023
SCALE: 1" = 250'
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SHEET 6 OF 13

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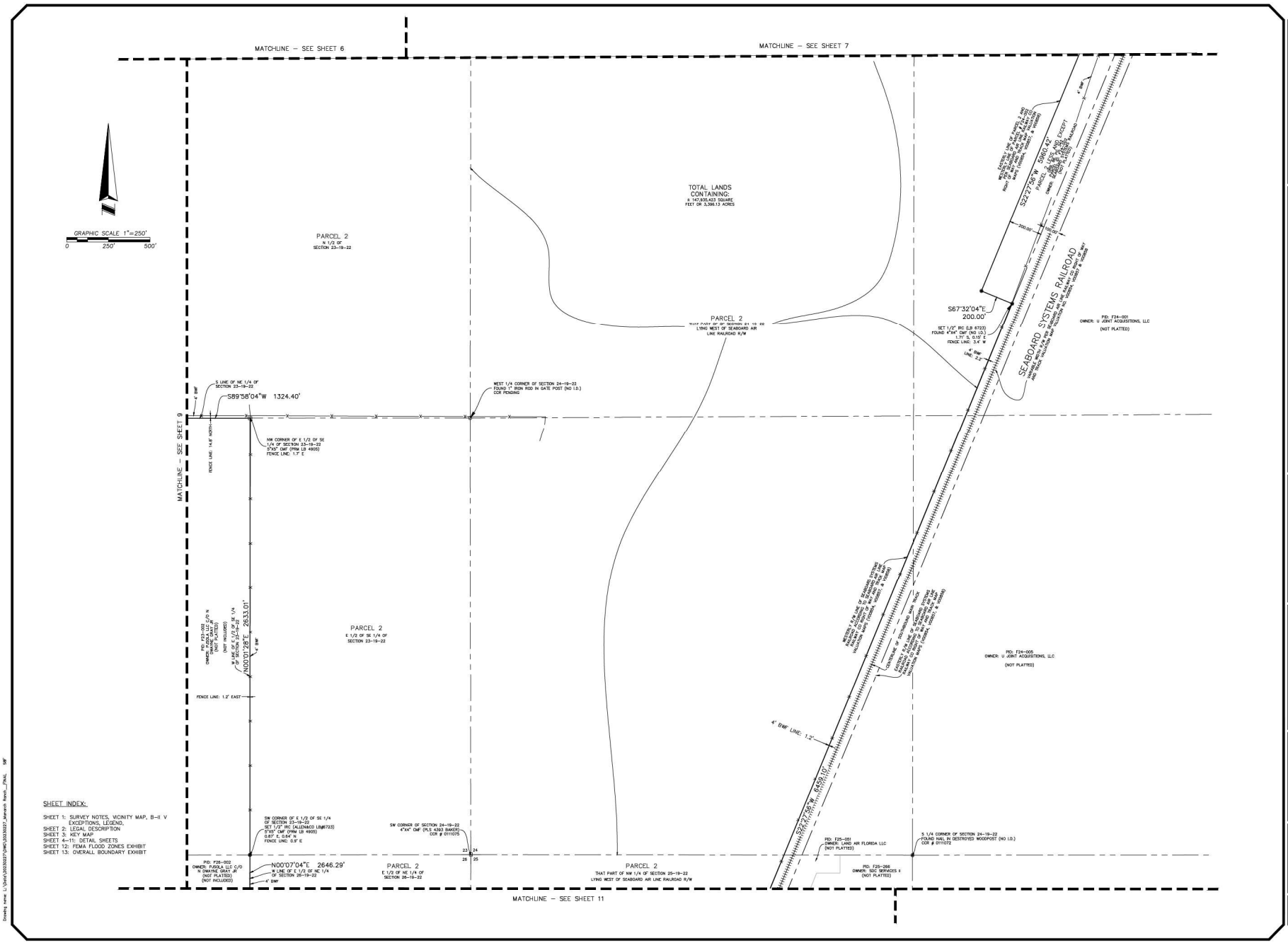
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1/17/23	UPDATED TITLE

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CALC BY: MCD/EJ
FIELD BY: NW
DRAWN BY: MCD
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Drawing name: L:\Jobs\2023\20230227\DWG\20230227_Monarch Ranch_ _FINAL SIF



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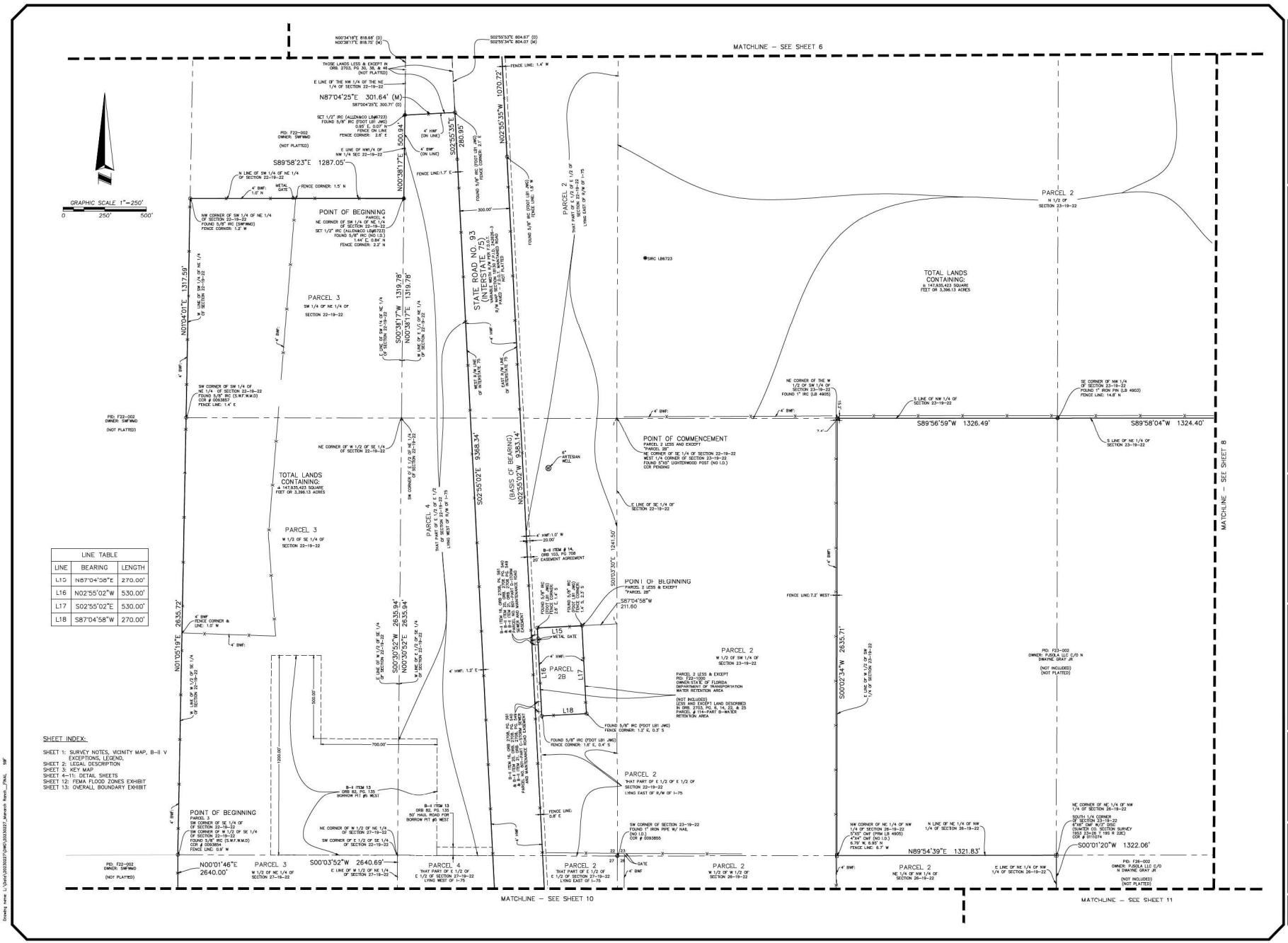
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FIELD BY: NW
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LINE TABLE		
LINE	BEARING	LENGTH
L15	N87°04'58"E	270.00'
L16	N02°55'02"W	530.00'
L17	S02°55'02"E	530.00'
L18	S87°04'58"W	270.00'

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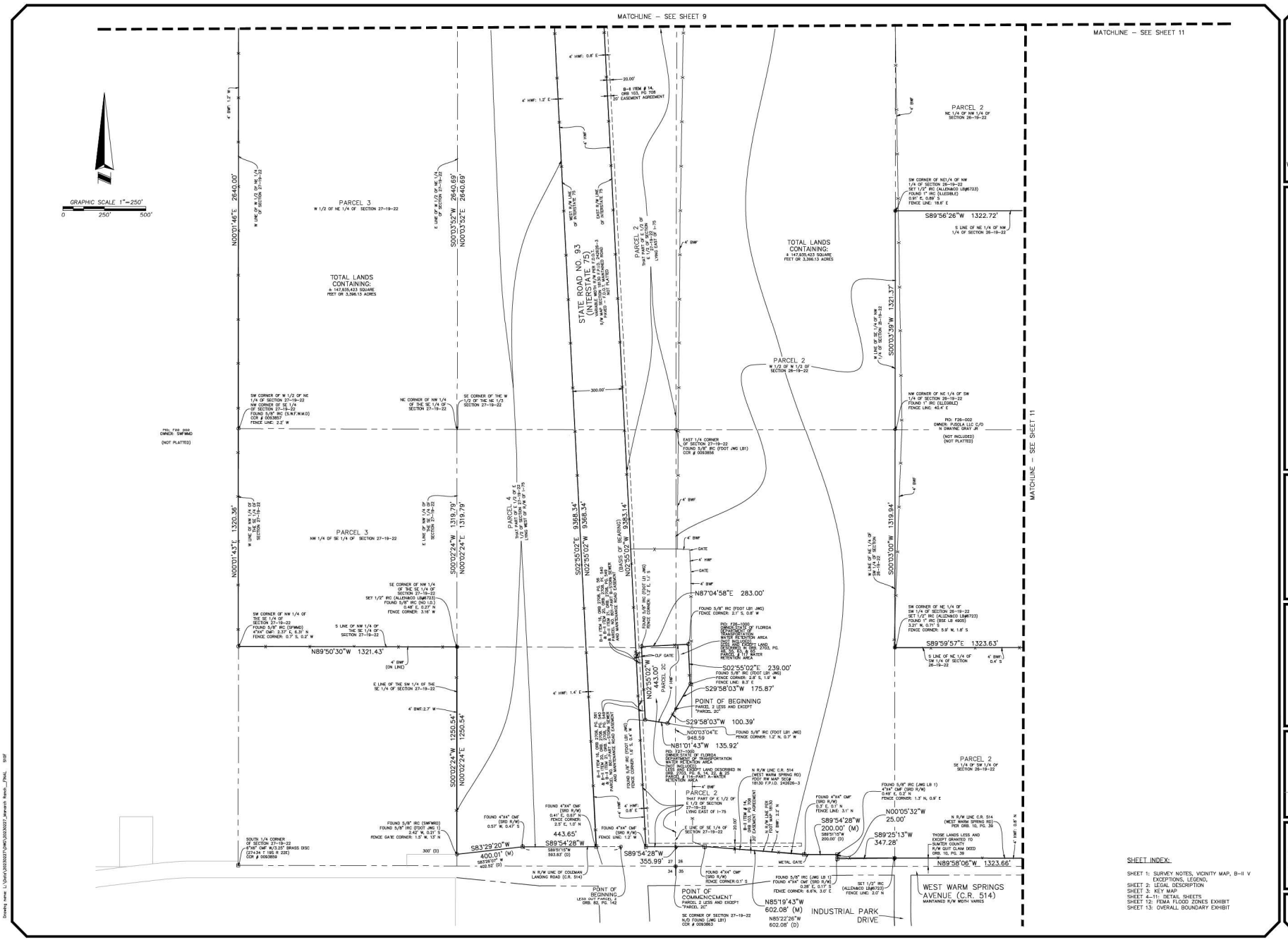
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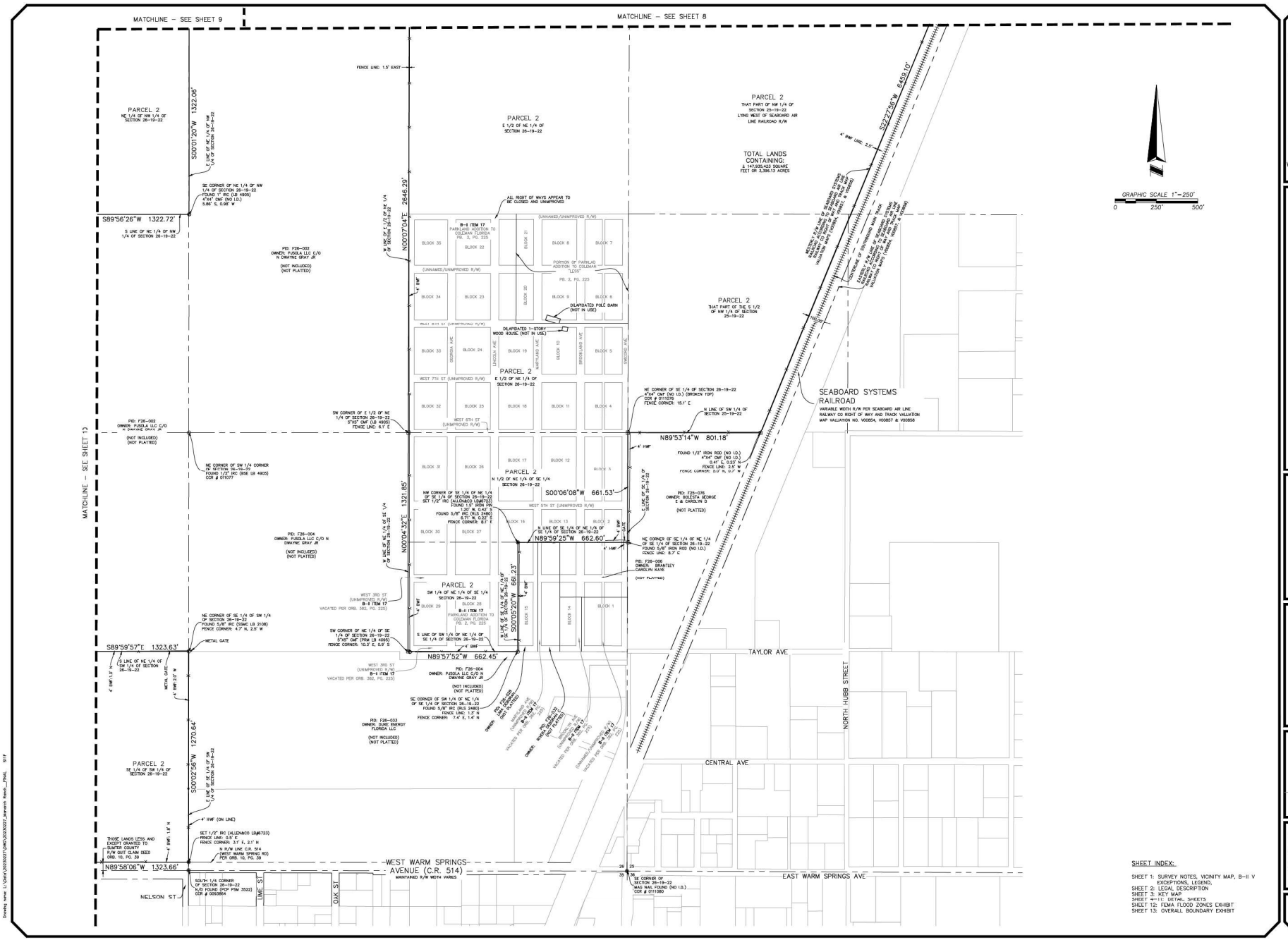
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SHEET 10 OF 13



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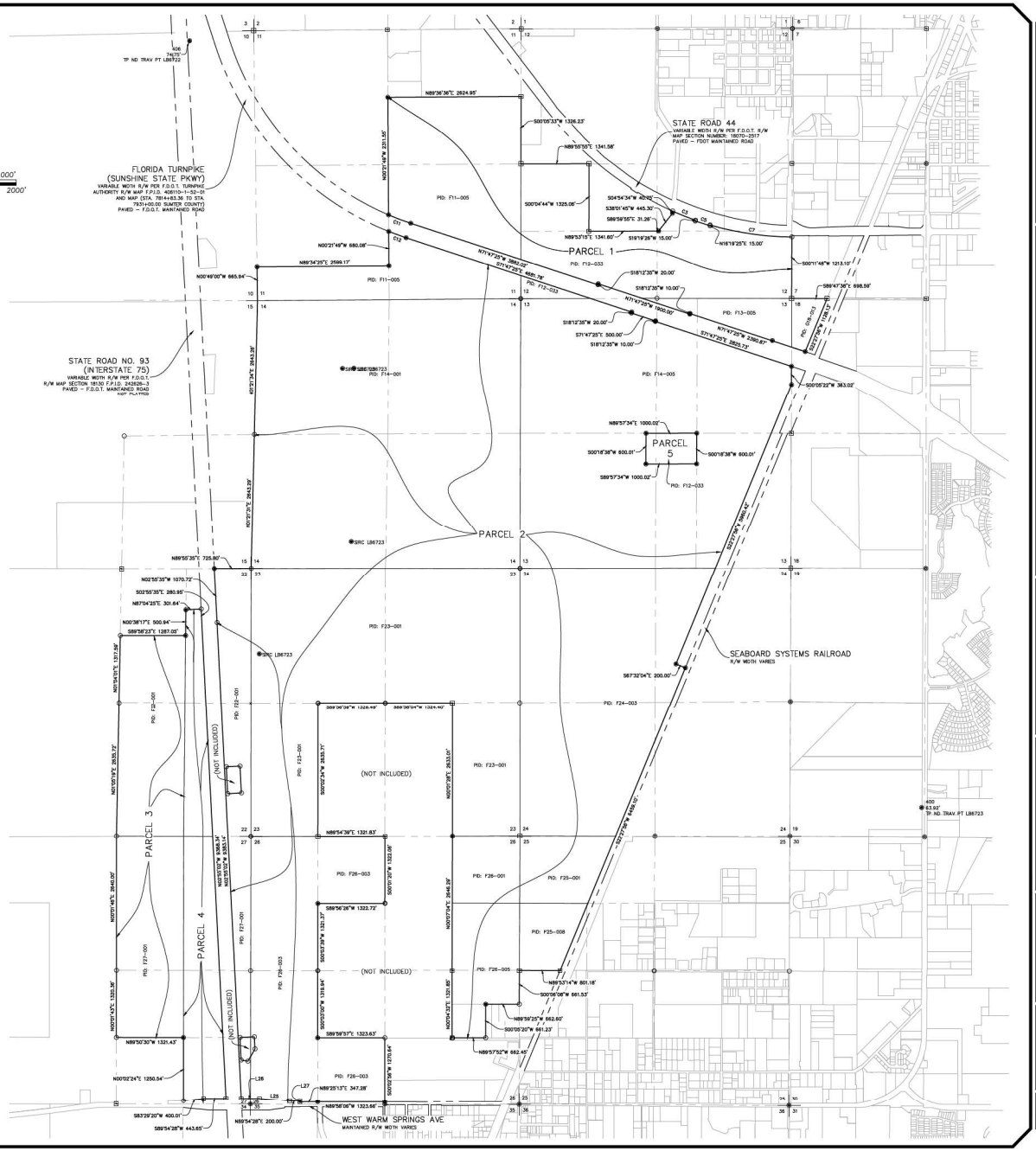
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Drawing name: L:\Jobs\2023\20230227\DWG\20230227_Monarch Ranch_FINAL 91sf



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	5804.58'	S68°17'33"E	482.91'	004°46'05"	483.05'
C5	5819.58'	S72°10'35"E	304.68'	003°00'00"	304.71'
C7	5804.58'	S81°44'07"E	1627.51'	016°07'04"	1632.89'
C11	5579.58'	N69°23'23"W	467.39'	004°48'04"	467.53'
C12	5879.58'	N70°01'07"W	363.55'	003°32'36"	363.61'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N85°19'43"W	602.08'
L26	S89°54'28"E	443.65'
L27	N00°05'32"W	25.00'

SHEET INDEX:

SHEET 1: SURVEY NOTES, VICINITY MAP, B-II & EXCEPTIONS, LEGEND,
SHEET 2: LEGAL DESCRIPTION
SHEET 3: KEY MAP
SHEET 4–11: DETAIL SHEETS
SHEET 12: FEMA FLOOD ZONES EXHIBIT
SHEET 13: OVERALL BOUNDARY EXHIBIT

Drawing name: L:\Jobs\2023\20230227\DWG\20230227_Monarch Ranch_FINAL.dwg

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WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BOUNDARY SURVEY
OF
MONARCH RANCH

SECTIONS 11, 12, 13, 14, 22, 23, 24, 25, 26 & 27, TOWNSHIP 19 SOUTH, RANGE 22 EAST
& SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FOR: AVISION YOUNG

DATE	REVISIONS
5/7/24	UPDATED SURVEY
1/17/23	UPDATED TITLE

JOB #:	20230227
DATE:	12/15/2023
SCALE:	1" = 1000'
CALC BY:	MCD/EJ
FIELD BY:	NW
DRAWN BY:	MCD
CHECKED BY:	HF

SHEET 13 OF 13

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: O2025-20

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 COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1153 CP Mills Property**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1153 SSCP Mills Property
Ordinance Number	O2025-18
Owner(s)/Applicant(s)	Richard and Janice Mills
Property Location	The subject property is generally located approximately 0.5 miles south of the intersection of E SR 44 and Continental Boulevard, addressed as 93 N. Bobwhite Road, Wildwood, FL 34785
Parcel(s)	G22A1825
Date	April 27, 2025

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.479 acres MOL. This request is accompanied by a rezoning request A25-1154 (O2025-19).

ANALYSIS:

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 Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. The proposed land use amendment would allow for the construction of one new mobile home for personal residency, on 0.479 acres MOL. The existing mobile home will be replaced due to damage from hurricane Milton. Policy 1.1.1.a is intended to accommodate the development of mobile home parks.

(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 Rural Residential (Sumter County) to Mobile Home Park (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 of the proposed zoning district is ten (10) units per acre. Because this parcel is 0.479 acres, up to five (5) units per acre would be allowed on the property. However, the applicant’s intent is to replace the existing mobile home that was impacted by hurricane Milton with one mobile home on the subject lot.

(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.” City Utilities are available to the subject site, and the site is already serviced by City Utilities. 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 because this site has been developed previously. The applicant is proposing a replacement mobile 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 Bobwhite Road. The applicant has applied for an exemption from 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, and is currently serviced by City Utilities. The proposed replacement mobile home will also be serviced by City Utilities.
Schools: The subject parcel is located within the Continental Country Club Development, which is a 55+, adult-lifestyle residential community. While it's not expected that the mobile home replacement will generate school-age children, a typical mobile home structure could generate 0.286 school-age children, with the maximum school-aged children being up to one (1) student.

The applicant seeks approval from the City Commission of Ordinance Number O2025-18.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-18

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:

G22A1825
MILLS RICHARD S & JANICE
0.479 +/-

LEGAL DESCRIPTION:

Lot 25 in Block 18 of Continental Camper Resorts, Incorporated Subdivision, Replat of Unit One, recorded in Plat Book 3, page 52,, Public Records of Sumter County, Florida.

ALSO, begin at the most Northerly corner of Lot 25, Block 18 and run North 40°09’10” East along an extension of the most Northerly line of said Lot 25, a distance of 10 feet, thence run Southeasterly parallel to the Northeasterly line of Lot 25 a distance of 127.92 feet to a point that is an extension of the Southeasterly line of said Lot 25, thence run South 70°09’10” West along the extension of Lot 25 a distance of 10 feet to the most Northeasterly corner of said Lot 25, run thence along the Northeasterly Lot line of Lot 25 a distance of 122.68 feet to the point of beginning.

ALSO, For a Point of Reference, begin at the Southeast corner of Lot 25, Block 18, Continental Camper Resorts, Inc., Subdivision, as recorded in Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida; proceed thence along an extension of the South line of Lot 25, North 70°09’10” East, 10.00 feet to the Point of Beginning. From the Point of Beginning thus described, proceed Northerly along the arc of a curve concave Southwesterly, having a central angle of 30°00’00”, a radius of 244.31 feet and a tangent of 65.46 feet; 127.92 feet to a point, said point being located North 40°09’10” East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09’10” East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09’10” East, 75.00 feet to a point on a curve concave Southwesterly and having a radius of 319.31 feet; proceed thence southerly along the arc of said curve 150 feet more or less to the intersection of said curve with the Northerly right of way of Robin Road as recorded in

Continental Camper Resorts, Inc., Subdivision, Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida, said point being on a curve concave Southerly having a radius of 73.00 feet; proceed thence Southwesterly along the arc of said curve 53 feet more or less to the intersection of the extension of the South line of Lot 25, and the Northerly right of way of said Robin Road; proceed thence along said extension South 70°09'10" West, 29 feet more or less to the Point of Beginning.

This property is to be reclassified from Rural Residential (County) to Mobile Home Park (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

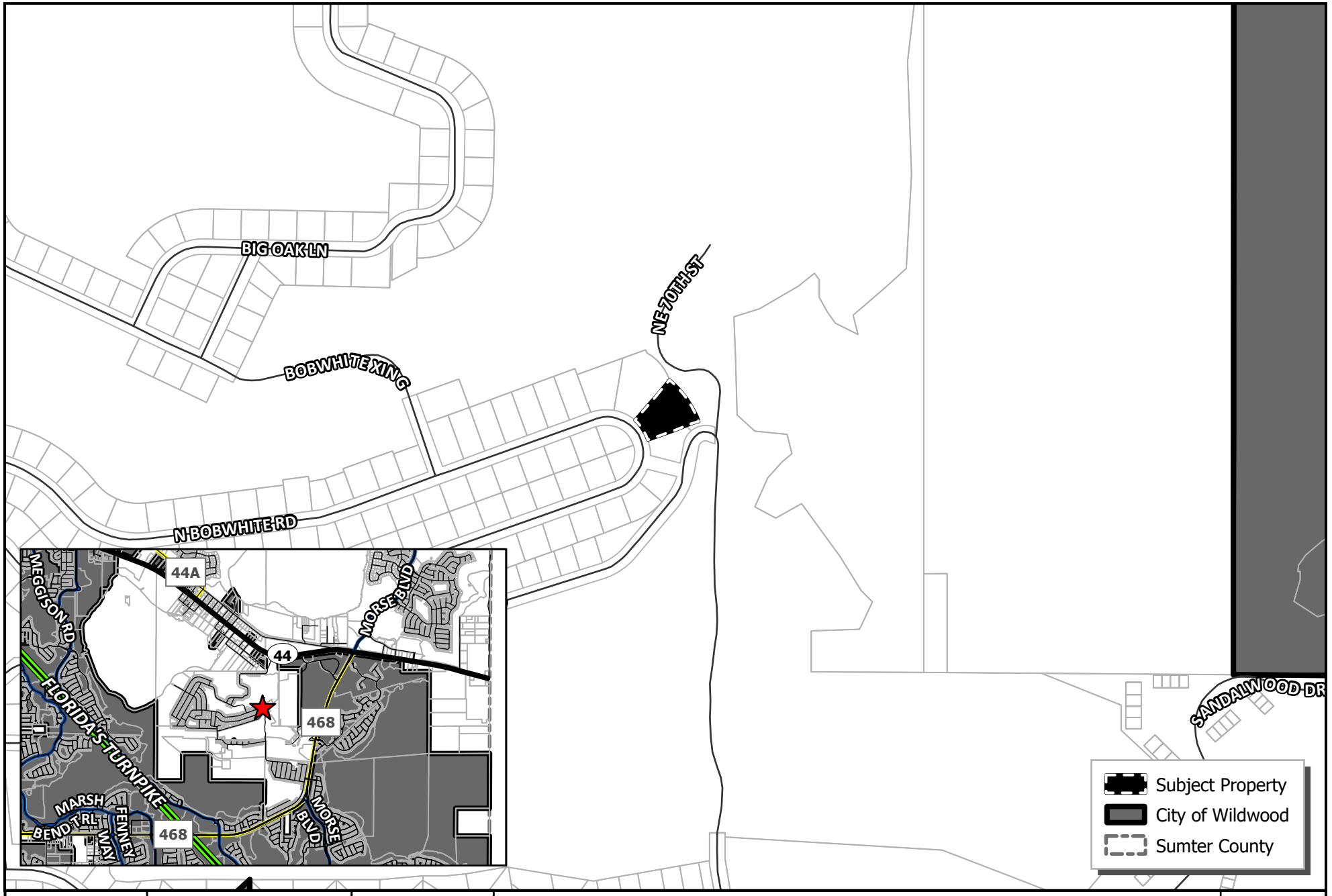
First Reading: _____

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

PJ #A25-1153

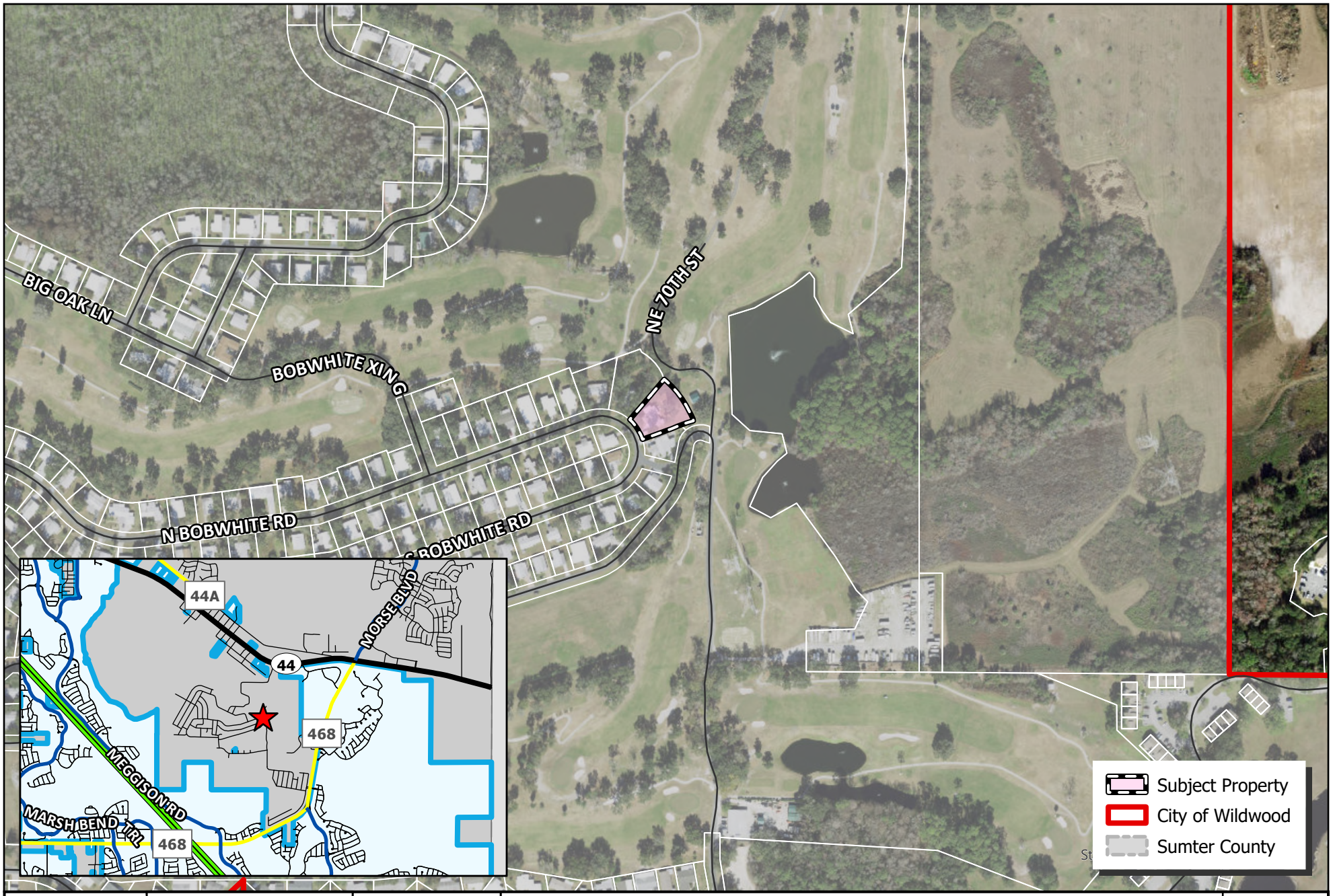
MILLS PROPERTY

PARCEL G22A1825

MAP 1A

LOCATION MAP

APR 2025



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

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Miles

PJ #A25-1153

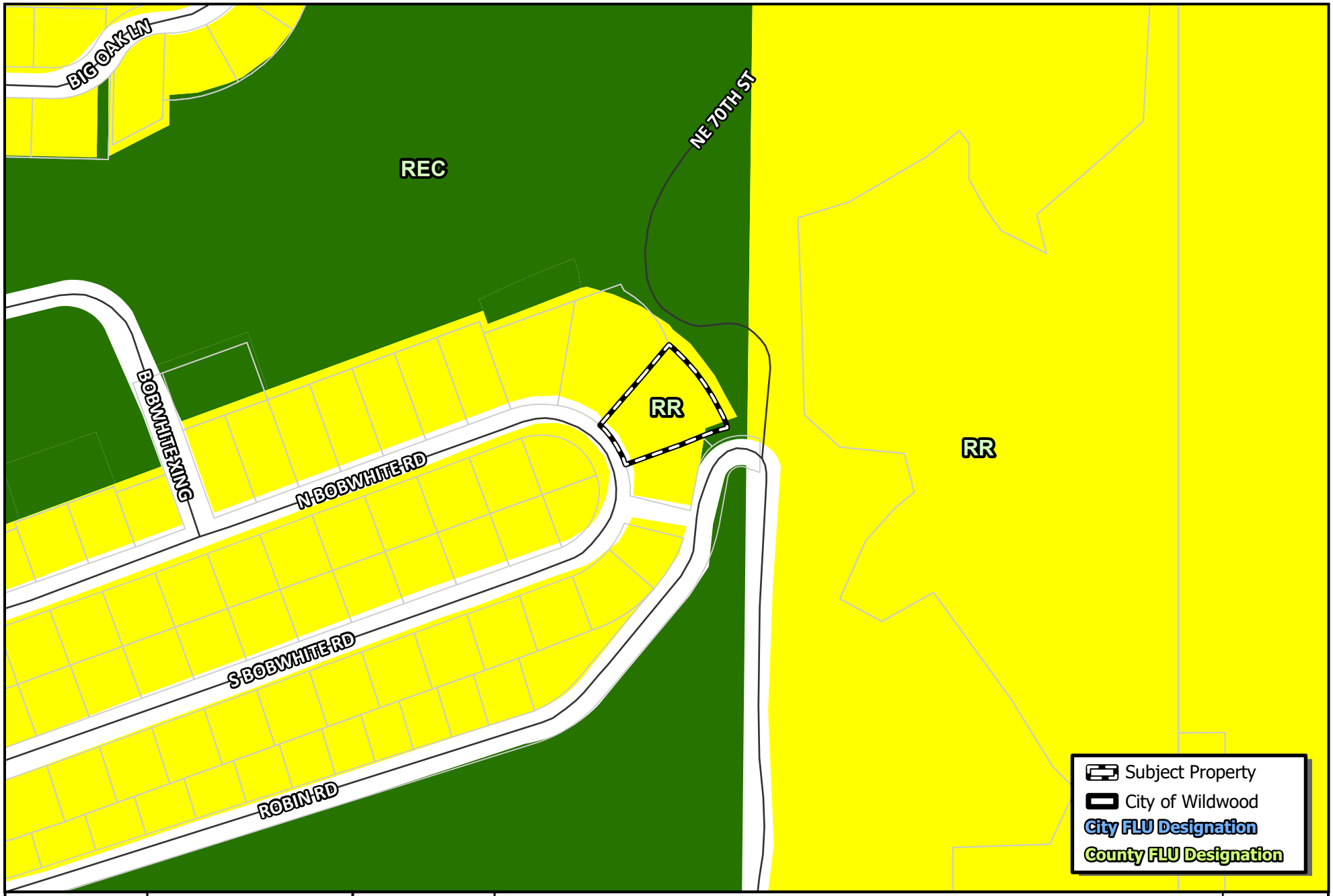
MILLS PROPERTY

PARCEL G22A1825

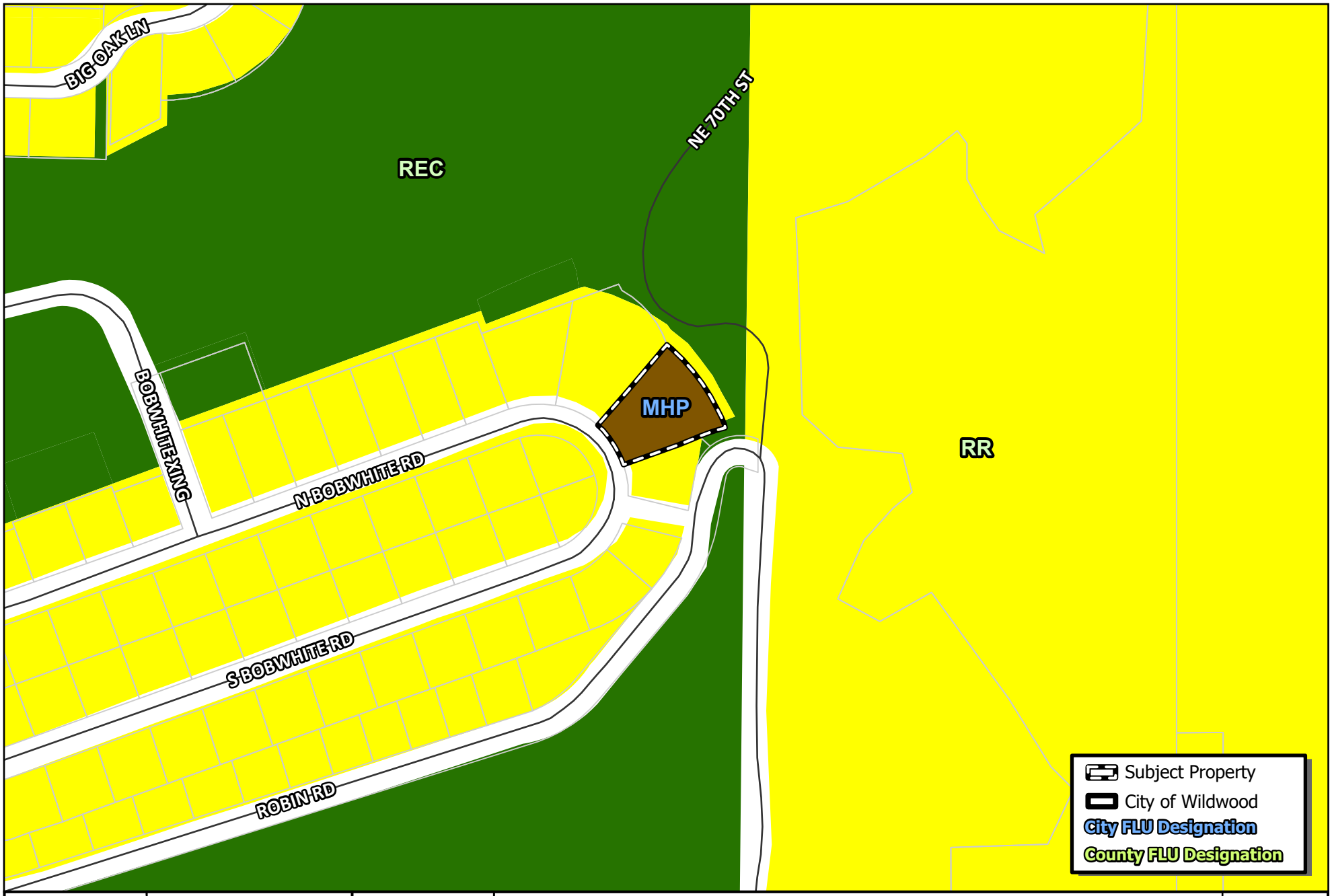
MAP 1B

LOCATION MAP

APR 2025



WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 45 90 180	PJ #A25-1153 **MILLS PROPERTY** PARCEL G22A1825	**MAP 2A** **EXISTING LAND USE** **APR 2025**



WILDWOOD FLORIDA EST. 1877

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Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
US Feet
0 45 90 180

PJ #A25-1153

MILLS PROPERTY

PARCEL G22A1825

MAP 2B

PROPOSED LAND USE

APR 2025

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: O2025-18

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
as Local Planning Agency

The case below was heard on Tuesday, May 6, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City) on 0.479 acres MOL. The subject property is generally located approximately 0.5 miles south of the intersection of E SR 44 and continental Boulevard.

Case Number: A25-1153 Mills Property

Applicant(s): Richard Mills

Owner(s): Richard and Janice Mills

Parcel(s): G22A1825

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.

☐ recommends other:_____

Dated: May 6, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1154 RZ Mills Property**

REQUESTED ACTION: The Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1154 RZ Mills Property
Ordinance Number	O2025-19
Owner(s)/Applicant(s)	Richard and Janice Mills
Property Location	The subject property is generally located approximately 0.5 miles south of the intersection of E SR 44 and Continental Boulevard, addressed as 93 N. Bobwhite Road, Wildwood, FL 34785
Parcel(s)	G22A1825
Date	April 27, 2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.479 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-1153 (O2025-18).

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 MHP should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park 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. The proposed MHP zoning designation will serve as a transition in this area and provide city residents and provide different housing types.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The subject parcel is located within the Continental Country Club Development, which is a 55+, adult-lifestyle residential community. While it's not expected that the mobile home replacement will generate school-age children, a typical mobile home structure could generate 0.286 school-age children, with the maximum school-aged children being up to one (1) student.
Potable Water & Sewer: The subject property is located within 1,000 feet of utilities, and is already serviced by City Utilities.
Streets: The property has access off of N Bobwhite Road. The applicant has applied for an exemption from 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 construct a replacement mobile 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;
The proposed replacement mobile home will not increase traffic congestion or otherwise be a detriment to public safety. The replacement mobile home will generate the same amount of traffic as the existing structure.

(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	R6M (County)
SOUTH	R6M (County)
EAST	RR1C(County)
WEST	N. Bobwhite Road/R6M (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 O2025-19, subject to the approval of O2025-18, which establishes a future land use appropriate for the proposed zoning.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-19

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 Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

G22A1825
MILLS RICHARD S & JANICE
0.479 +/-

LEGAL DESCRIPTION:

Lot 25 in Block 18 of Continental Camper Resorts, Incorporated Subdivision, Replat of Unit One, recorded in Plat Book 3, page 52,, Public Records of Sumter County, Florida.

ALSO, begin at the most Northerly corner of Lot 25, Block 18 and run North 40°09’10” East along an extension of the most Northerly line of said Lot 25, a distance of 10 feet, thence run Southeasterly parallel to the Northeasterly line of Lot 25 a distance of 127.92 feet to a point that is an extension of the Southeasterly line of said Lot 25, thence run South 70°09’10” West along the extension of Lot 25 a distance of 10 feet to the most Northeasterly corner of said Lot 25, run thence along the Northeasterly Lot line of Lot 25 a distance of 122.68 feet to the point of beginning.

ALSO, For a Point of Reference, begin at the Southeast corner of Lot 25, Block 18, Continental Camper Resorts, Inc., Subdivision, as recorded in Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida; proceed thence along an extension of the South line of Lot 25, North 70°09’10” East, 10.00 feet to the Point of Beginning. From the Point of Beginning thus described, proceed Northerly along the arc of a curve concave Southwesterly, having a central angle of 30°00’00”, a radius of 244.31 feet and a tangent of 65.46 feet; 127.92 feet to a point, said point being located North 40°09’10” East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09’10” East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09’10” East, 75.00 feet to a point on a curve concave Southwesterly and having a radius of 319.31 feet; proceed thence southerly along the arc of said curve 150 feet more or less to the intersection of said curve with the Northerly right of way of Robin Road as recorded in

Continental Camper Resorts, Inc., Subdivision, Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida, said point being on a curve concave Southerly having a radius of 73.00 feet; proceed thence Southwesterly along the arc of said curve 53 feet more or less to the intersection of the extension of the South line of Lot 25, and the Northerly right of way of said Robin Road; proceed thence along said extension South 70°09'10" West, 29 feet more or less to the Point of Beginning.

This property is to be reclassified from R6M (County) to MHP (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

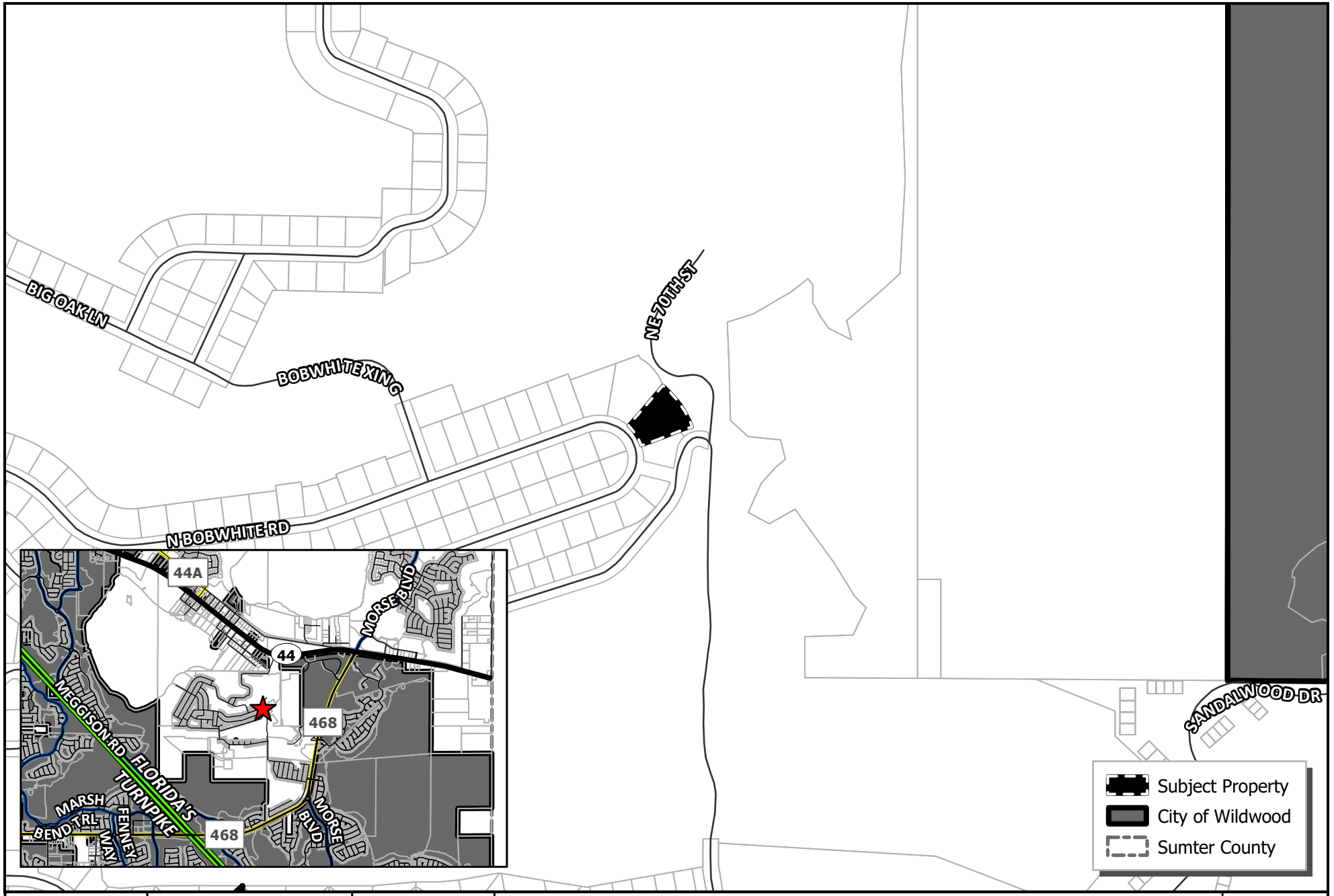
First Reading: _____

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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US Feet
0 90 180 360

#A25-1154

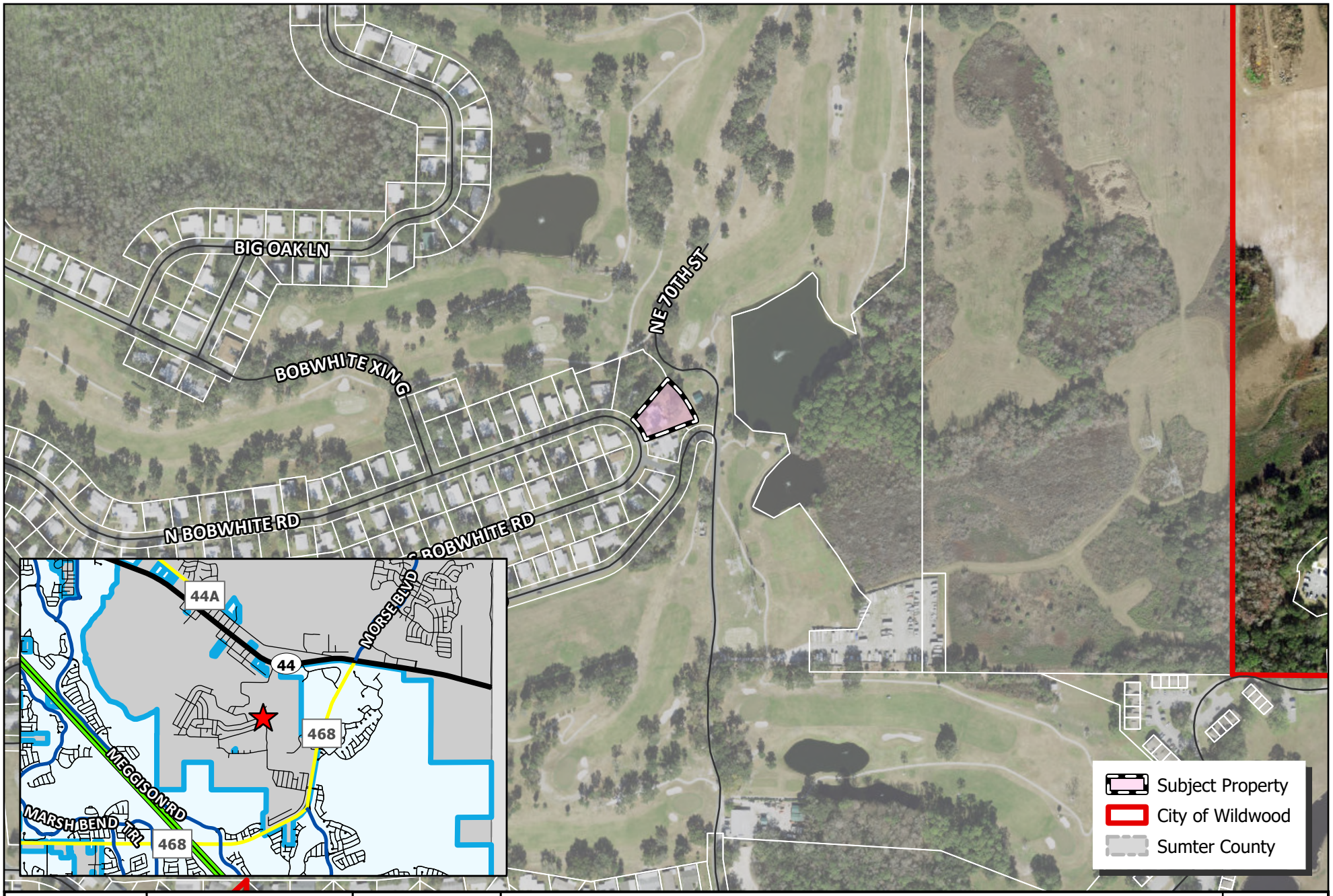
MILLS PROPERTY

PARCEL G22A1825

MAP 1A

LOCATION MAP

APR 2025



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 95 190 380

#A25-1154

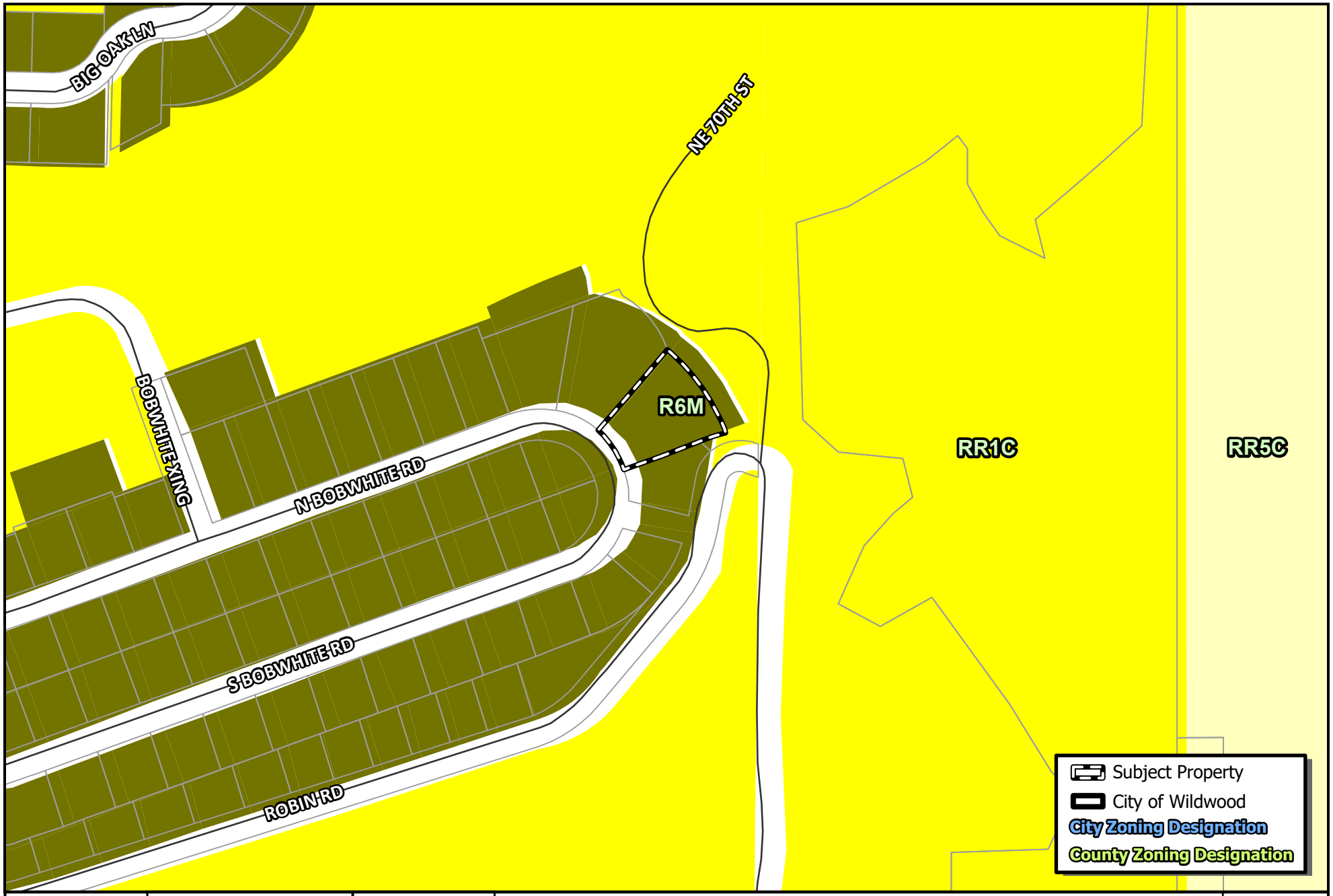
MILLS PROPERTY

PARCEL G22A1825

MAP 1B

LOCATION MAP

APR 2025



WILDWOOD FLORIDA EST. 1877

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

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US Feet
0 45 90 180

#A25-1154

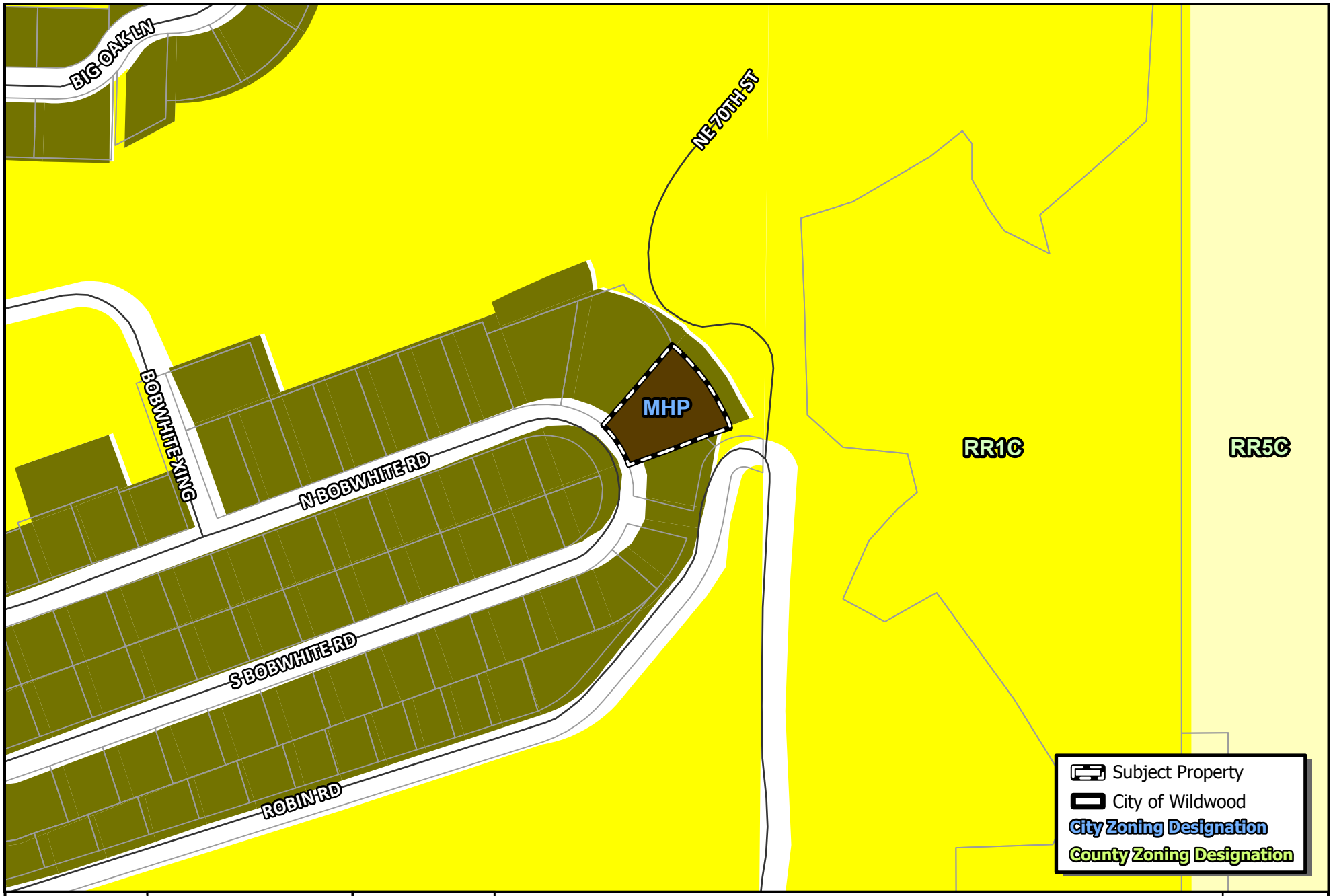
MILLS PROPERTY

PARCEL G22A1825

MAP 3A

EXISTING ZONING

APR 2025



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 45 90 180

#A25-1154

MILLS PROPERTY

PARCEL G22A1528

MAP 3B

PROPOSED ZONING

APR 2025

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: O2025-19

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, May 6, 2025, 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 R6M (Sumter County) to MHP (City) on 0.479 acres MOL. The subject property is generally located approximately 0.5 miles south of the intersection of E SR 44 and continental Boulevard.

Case Number: A25-1154

Applicant(s): Richard Mills

Owner(s): Richard and Janice Mills

Parcel(s): G22A1825

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.

☐ recommends other:_____

Dated: May 6, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Resolution to Rename the Portion of C-470 East of the Central Parkway Roundabout to Marsh Bend Trail**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached resolution formally renames the section of C-470 east of the Central Parkway roundabout to Marsh Bend Trail to "Old C-470". The roadway segment is no longer considered a regionally significant roadway due to the rerouting of C-470 through The Villages development. Accordingly, this segment has been transferred from Sumter County to the City pursuant to the Roads Sub Agreement of the Interlocal Services Boundary Agreement between the City and County.

Affected property owners have been notified by mail of the proposed name change and the Commission's formal consideration of the same.

RESOLUTION NO. R2025-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD FLORIDA, TO EXECUTE THE RENAMING OF THE SECTION OF C-470 EAST OF THE CENTRAL PARKWAY ROUNDABOUT TO MARSH BEND TRAIL TO OLD C-470; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS RESOLUTION; AUTHORIZING THE CITY MANAGER, CITY CLERK, OR DEVELOPMENT SERVICES DIRECTOR TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 14, 2009, the Sumter County Board of County Commissioners and the City of Wildwood entered the Interlocal Service Boundary and Joint Planning Agreement; and,

WHEREAS, as outlined in the Roads Service Delivery Sub-Agreement of the Interlocal Service Boundary and Joint Planning Agreement, non-regionally significant roads are transferred to the City's jurisdiction once they have met certain criteria; and,

WHEREAS, the section of C-470 east of the Central Parkway roundabout to Marsh Bend Trail met the criteria as outlined in section "f." of the Roads Service Delivery Sub-Agreement; and,

WHEREAS, on November 5, 2024, Sumter County formally transferred ownership and maintenance of the section of C-470 east of the Central Parkway roundabout to Marsh Bend Trail, now referred to as Old C-470, to the City of Wildwood; and,

WHEREAS, pursuant to the Interlocal Service Boundary and Joint Planning Agreement, the County shall be responsible for all 911 addressing within the City (Chapter 24, Article XII, section 3, Sumter County Code of Ordinances); and,

WHEREAS, the City is requesting to rename C-470 to Old C-470 to be consistent with Sumter County's designations; and,

WHEREAS, the roadway will be owned and maintained by the City of Wildwood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

SECTION 1. The roadway described in the attached Exhibit "A" shall be known as Old C-470.

SECTION 2. The City Commission hereby requests that the Sumter County 911 Coordinator take all necessary steps to effect this change.

SECTION 3. The City Commission directs and authorizes the City Manager, City Clerk, or Development Services Director to execute any necessary documentation to effect this change.

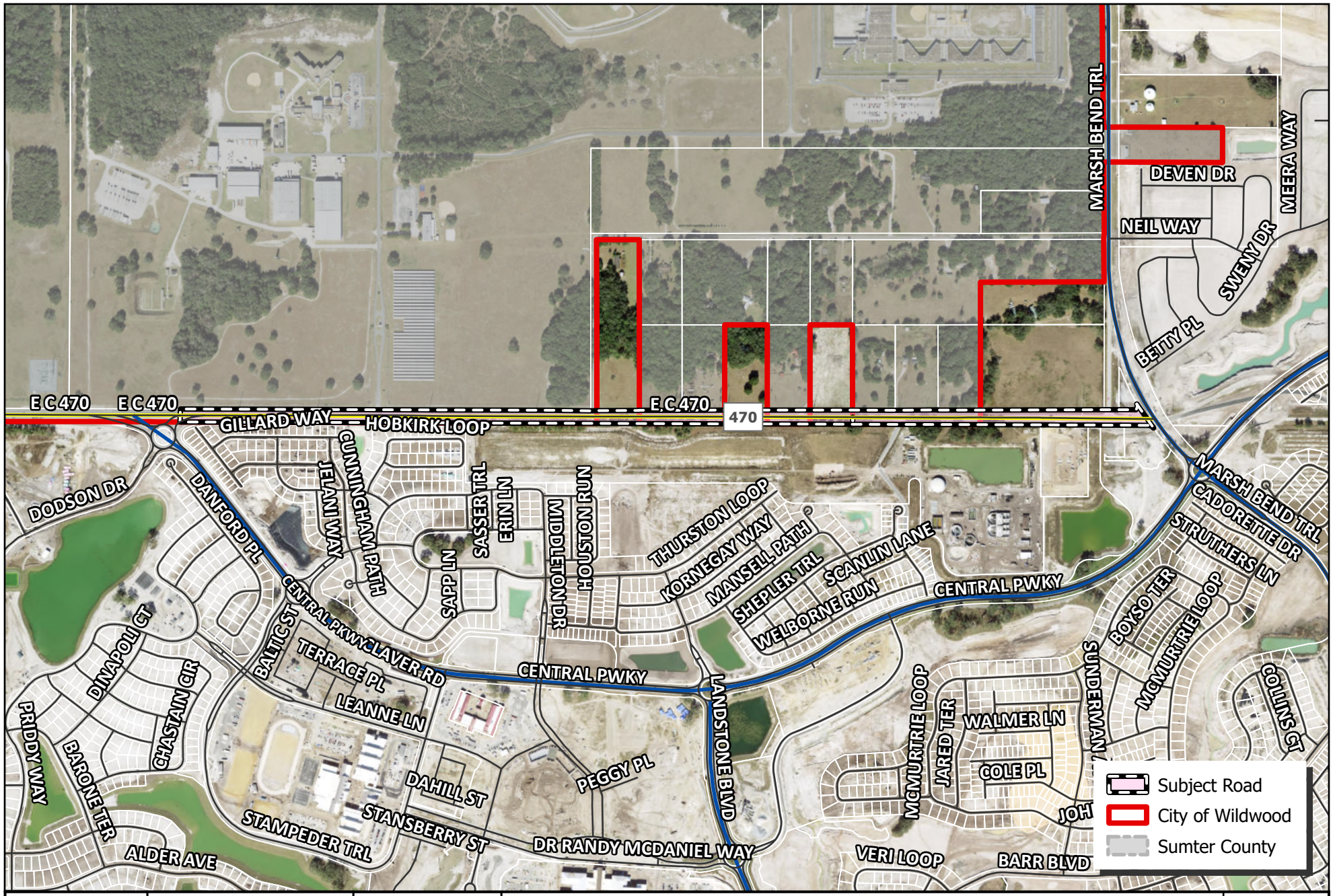
SECTION 4. This Resolution shall take effect ninety (90) days following adoption.

DONE AND RESOLVED this ____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk



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
0 237.5 475 950

C-470 RENAMING

EXHIBIT A

LOCATION MAP

JUN 2025

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Surplus Vehicles & Equipment June 2025**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

This resolution declares certain vehicles and equipment as surplus for June 2025 and determines the means for disposal, which will be an auction through Public Surplus.

RESOLUTION NO. R2025-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood is the owner of certain equipment identified by attached Exhibit; and,

WHEREAS, the City Commission of the City of Wildwood has determined that the equipment is surplus because the equipment is no longer of use by or a benefit to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The property identified in attached Exhibit A is hereby declared surplus.
2. The property may be donated to another nonprofit agency that has a need, or auctioned through an online auction company, and items considered junk may be disposed of as trash.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

Surplus Equipment City of Wildwood June 2025

YEAR	EQUIPMENT	VIN#	DEPT
2015	FORD SEDAN	1FAHP2MK0FG125950	POLICE DEPT
2015	FORD SEDAN	1FAHP2MK4FG124171	POLICE DEPT
2015	FORD SEDAN	1FAHP2MK5FG125944	POLICE DEPT
2015	FORD SEDAN	1FAHP2MK4FG125949	POLICE DEPT
2000	MITSUBISHI/KOHLER GENERATOR SET	16273	WASTE WATER

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Owner Direct Purchase of Electrical Gear Package for the Water Reclamation Facility (WRF) Project for the Total Amount of $1,323,300.00**

REQUESTED ACTION: Staff Recommend Approval

CONTRACT: Vendor/Entity: Graybar Electric

Effective Date: 05/28/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this purchase are available in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

As part of the Water Reclamation Facility project, the City will direct-purchase all major equipment through the contractor. This process will save the City $92,631.00 in sales tax. The equipment includes the electrical gear package for phase 1 of the project.

The CMAR (Construction Manager at Risk), Garney, and City staff have reviewed the attached Bid Analysis and recommend approval to purchase the electrical gear from the lowest bidder, Graybar Electric, for the total amount of $1,323,300.00.

5/21/2025
10:00AM

Record of Bid Opening

Wildwood City Hall
100 N Main St, Wildwood, FL 34785

PROJECT: WILDWOOD WRF BNR IMPROVEMENTS - PHASE 1

Package Number	Package Scope	Bidder	Bid	Notes
BP-02	Electrical Gear Package	Graybar (Schneider / SquareD)	$ 1,323,300.00	
		CED Besco (Eaton)	$ 1,583,000.00	

PRINTED 5/22/2025 @ 12:04 PM

WILDWOOD WRF BNR IMPROVEMENTS

City of Wildwood

Phase 1 - ODP ELECTRICAL GEAR

BID ANALYSIS



Phase 1 - WILDWOOD ODP ELECTRICAL GEAR BID ANALYSIS

For Phase 1, the following ODP Electrical Gear Packages were solicited to multiple vendors for the Wildwood WRF BNR Improvements Project. This sheet and the attached documents summarize the electrical gear bids received and Garney's recommended vendor selections. All proposals are included in the attached files. Garney is requesting the City of Wildwood to review and provide the final decision for the Electrical Gear Package.

1. **Electrical Gear**
    a. Requested Bidders: Graybar (Schneider / SquareD), and CED Besco (Eaton)
    b. The apparent Low bidder is Graybar (Schneider / SquareD) for the Electrical Gear, and they were approximately 16% lower than CED Besco (Eaton).
    c. The Graybar (Schneider / SquareD) lead-times are as follows:
        i. Switch Boards = 35 weeks
        ii. Main Breakers = 20 weeks
        iii. Variable Frequency Drives = 20 weeks
        iv. Panels = 15 weeks

Should you have any concerns or require additional information, please contact Tom Manning by phone at 407-706-4809 or email at ryan.winslow@garney.com

Wildwood WRF BNR CMAR - Owner Direct Purchase Spreadsheet

Bid Package	Specification Number	Description	Manufacturer/Supplier	Bid Amount w/o Tax	Tax Savings
BP-03-16000	16000	Electrical Gear Package	Graybar / Schneider SqauerD	$ 1,323,300.00	$ 92,631.00
		Total		$ 1,323,300.00	$ 92,631.00

BP-03 16000 Electrical Gear & VFDs

Analyzed by: Dan Pelton

PROJECT: **WILDWOOD WRF BNR IMPROVEMENTS**

				GARNEY IN BID	Eaton	Square D		
					Besco	Graybar Electric		
					Jonathan Kimbril	Matt West		
					352-461-8227	407-468-9036		
SEC	DESCRIPTION	QTY	UM					
	Bid Documentation							
	Bid Form	1	ls		No	Yes		
	COI	1	ls		No	No		
	Licenses	1	ls		N/A	N/A		
	Non-Collusion Affidavit	1	ls		No	Yes		
	Trench Safety Act	1	ls		N/A	N/A		
	Drug Free Workplace Certificate	1	ls		No	Yes		
	New Vendor Registration Form	1	ls		No	Yes		
	Acknowledged Addendums	1	ls		No	Yes		
	AIS Compliant	1	ls		No	Yes		
	Material Bond Amount Provided	1	ls			No		
	Equipment Scope							
	Electrical Gear - Lot	1	LS		**1,583,000**	**1,323,300**		
	Phase 1							
E5	**400 Amp Fused Disconnect/ with fuses**	1	EA		**Not Included**	**Not Included**		
E6	**400 Amp Fused Disconnect/ with fuses**	1	EA		**Not Included**	**Not Included**		
E8	**P3 Panelboard**	1	EA		**Not Included**	**Not Included**		
E8	**P4 Panelboard**	1	EA		**Not Included**	**Not Included**		
E9	**P2C Panelboard**	1	EA		**Not Included**	**Not Included**		
E9	**P2D Panelboard**	1	EA		**Not Included**	**Not Included**		
E9	VFD MLS-1	1	EA		**Included**	**Included**		
E9	VFD MLS-2	1	EA		Included	Included		
E9	VFD MLS-4	1	EA		Included	Included		
E9	VFD MLS-5	1	EA		Included	Included		
E9	Safety Switches - 200A (MLS1,2,4,&5)	4			Not Included	Not Included		
E9	Safety Switches - 60A (ACCU 3-4)	2			Not Included	Not Included		
E9	MTS2	1	EA		Included	Included		
E9	T-L2	1	EA		Included	Included		
E9	Panel L2	1	EA		Included	Included		
E9	Panel PC2	1	EA		Included	Included		
E9	PC2 Lighting Contactor	1	EA		Included	Included		
	Phase 2							
E10	Main Breaker MB1A	1	EA		Included	Included		
E10	Main Breaker MB1B	1	EA		Included	Included		
E10	Switchboard 1A	1	EA		Included	Included		
E10	Switchboard 1B	1	EA		Included	Included		
E10	VFD ETP-1	1	EA		Included	Included		
E10	VFD ETP-2	1	EA		Included	Included		
E10	VFD ETP-3	1	EA		Included	Included		
E10	**4 Hole Stacked Shunt Trip Enclosure With Buttons**	1	EA		Not Included	Not Included		
E10	Safety Switches-400A (ETP 1-3)	3			Not Included	Not Included		
E11	VFD-RCLM-1	1	EA		Included	Included		
E11	VFD-RCM-2	1	EA		Included	Included		
E11	VFD-RCM-3	1	EA		Included	Included		
E11	VFD-RCM-4	1	EA		Included	Included		
E11	Safety Switches - 400A (RCM 1-4)	4			Not Included	Not Included		
E11	Safety Switches - 60A (ACCU-1&2)	2			Not Included	Not Included		
E11	T-GLC	1	EA		Not Included	Not Included		
E11	Safety Switches - 100A 2 POLE	1			Not Included	Not Included		
E11	MTS1	1	EA		Included	Included		
E11	T-L1	1	EA		Included	Included		
E11	Panel L1	1	EA		Included	Included		
E11	Panel PC1	1	EA		Included	Included		
E11	PC1 Lighting Contactor	1	EA		Included	Included		
E12	Switchboard 2A	1	EA		Included	Included		
E15	Switchboard 2B	1	EA		Included	Included		
E12	Panel P2A	1	EA		Not Included	Not Included		
E13	VFD-PETP-1	1	EA		Included	Included		

E13	VFD-PETP-3	1	EA		Included	Included		
E16	VFD-PETP-2	1	EA		Included	Included		
E16	VFD-PETP-4	1	EA		Included	Included		
E13	Safety Switches-200A (PETP 1-4)	4			Not Included	Not Included		
E18	VFD IRP-1	1	EA		Included	Included		
E18	VFD IRP-2	1	EA		Included	Included		
E18	Safety Switches - 60A (IRP 1-2)	2			Not Included	Not Included		
E18	VFD WRAS-1	1	EA		Included	Included		
E18	VFD WRAS-2	1	EA		Included	Included		
E18	VFD WRAS-3	1	EA		Included	Included		
E18	VFD WWAS-1	1	EA		Included	Included		
E18	VFD WWAS-2	1	EA		Included	Included		
E18	VFD ERAS-4	1	EA		Included	Included		
E18	VFD ERAS-5	1	EA		Included	Included		
E18	VFD EWAS-3	1	EA		Included	Included		
E18	VFD EWAS-4	1	EA		Included	Included		
E18	Safety Switches - 60A (WRAS 1-3, ERAS 4-5)	5			Not Included	Not Included		
E18	Safety Switches - 30A (WWAS 1-2, EWAS 3-4)	4			Not Included	Not Included		
E18	Power Panel 3A	1	EA		Included	Included		
E18	Power Panel 3B	1	EA		Included	Included		
E20	VFD RAB-1	1	EA		Included	Included		
E20	VFD RAB-2	1	EA		Included	Included		
E20	Safety Switches - 60A (RAB 1-2)	2			Not Included	Not Included		
E20	Safety Switches-30A	2			Not Included	Not Included		
E20	Safety Switches - 60A (ACCU 5-6)	2			Not Included	Not Included		
E20	MTS3	1	EA		Included	Included		
E20	T-L3	1	EA		Included	Included		
E20	Panel L3	1	EA		Included	Included		
E20	Panel PC3	1	EA		Included	Included		
E20	PC3 Lighting Contactor	1	EA		Included	Included		
	Phase 3							
E12	MCC-2A	1	EA		Included	Included		
E15	MCC-2B	1	EA		Included	Included		
E12/15	Safety Switches - 30A (mixers)	32			Not Included	Not Included		
E13	VFD BNR-1	1	EA		Included	Included		
E13	VFD BNR-3	1	EA		Included	Included		
E13	VFD BNR-5	1	EA		Included	Included		
E16	VFD BNR-2	1	EA		Included	Included		
E16	VFD BNR-4	1	EA		Included	Included		
E13/16	Safety Switches-400A (BNR Blowers 1-5)	5			Not Included	Not Included		
E13/16	Safety Switches-30A (BNR Blowers 1-5)	5			Not Included	Not Included		
E13	VFD EQ-1	1	EA		Included	Included		
E13	VFD EQ-3	1	EA		Included	Included		
E13	VFD EQ-5	1	EA		Included	Included		
E15	VFD EQ-2	1	EA		Included	Included		
E15	VFD EQ-4	1	EA		Included	Included		
E15	VFD EQ-6	1	EA		Included	Included		
E13/15	Safety Switches-200A (EQ 1-6)	6			Not Included	Not Included		
E13	T-OPS-B		EA		Not Included	Not Included		
E13	OPS-B	1	LS		Not Included	Not Included		
E16	MTS-OPS	1	EA		Included	Included		
E16	T-OPS-A	1	EA		Included	Included		
E16	OPS-A Panelboard	1	EA		Not Included	Not Included		
E16	PC-OPS	4			Not Included	Not Included		
E16	PC-OPS Lighting Contactor	1	EA		Included	Included		
E19	VFD DIG-1	1	EA		Included	Included		
E19	VFD DIG-3	1	EA		Included	Included		
E19	VFD DIG-1 (should be 2)	1	EA		Included	Included		
E19	VFD STP-1	1	EA		Included	Included		
E19	VFD STP-2	1	EA		Included	Included		
E19	VFD STP-3	1	EA		Included	Included		
E19	VFD STP-4	1	EA		Included	Included		
E19	VFD STP-5	1	EA		Included	Included		
E19	VFD STP-6	1	EA		Included	Included		
E19	Safety Swotches-200A (DIG 1-3)	3			Not Included	Not Included		
E19	Safety Switches-30A (DIG 1-3)	3			Not Included	Not Included		
E19	Safety Switches-60A (STP 1-6)	6			Not Included	Not Included		
	Off/remote Enclosures and switches	25			Not Included	Not Included		
	System Study	1	ls			Included		
	System Harmonic Analysis	1	ls					

	Spart Parts	1	ls					
	Switchboard Startup	1	ls		Included	Included		
	VFD Startup	1	ls		Included	Included		
	Training	1	ls		Included	Included		
	Site Visits		days					
	3 year warranty	1	ls			Included		
	SUBTOTAL				**1,583,000**	**1,323,300**	**-**	**-**
			TOTAL	**-**	**1,583,000**	**1,323,300**	**-**	**-**

CITY OF WILDWOOD WRF IMPROVEMENTS – PHASE 1

Electrical Gear Supplier Bid Package

Prepared by Garney Construction (CMAR)
Issued: 11/5/24



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   II. Wildwood Vendor Registration Form
   III. Non-Collusion Affidavit
   IV. Drug Free Workplace Certification
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   I. List of Attachments

1. LIST OF BID DOCUMENTS

A. Bid Form
B. Non-Collusion Affidavit
C. Drug Free Workplace Certification
D. 2024 January CMAR Agreement – Available on Building Connected
E. Wildwood WRF Amendment No 1 (Construction Contract) - FE – Available on Building Connected
F. Garney Attachment P – Available on Building Connected
G. Garney Purchase Order Conditions – Available on Building Connected
H. Attachment A – Sample Waiver of Liens -– Available on Building Connected
I. Attachment B – Purchase Order Insurance – Available on Building Connected
J. Project Drawings – Available on Building Connected
K. Project Specifications – Available on Building Connected

2. INSTRUCTION TO BIDDERS

A. PURPOSE - Bids will be accepted for the purpose of selecting Bidders to provide complete scope packages as requested by Garney. Bidders are required to review and comply with the instructions, contained herein or issued at a later date via a Bid Addendum.

B. BIDDER - For the purpose of this Bid Package, the term "Bidder" is defined as the legal entity submitting a bid and/or identified on the bid submittal documents.

C. BACKGROUND – City of Wildwood ("City"), has chosen the Construction Manager at Risk (CMAR) delivery method for the City of Wildwood – WRF Improvements project. The City has contracted with CPH (Consultant) & Garney Companies (CMAR) to work collaboratively. The existing Wildwood WRF facility is located 1288 Industrial Drive| Wildwood, FL | 34785.

D. SPECIAL PROJECT REQUIREMENTS
   1. This project will use funds procured through SRF. Bids shall meet all requirements of AIS, BABA and Davis Bacon.

E. Owner Direct Purchase
   1. Wildwood intents to procure this equipment through an Owner Direct Purchase program to realize tax savings. By bidding, vendors agree to enter into a purchase order agreement with Wildwood.
   2. Wildwood's tax-exempt certificate is included with this document.

F. Bid Questions:
   1. **Submit via Building Connected.**
   2. **Bid Questions Due: 04/16/2025 by 5:00pm.**

G. BID SUBMITTAL:
   1. **Submit Two (2) sealed hard copies of bids by 2:00 PM on 04/23/2025.**
   2. **Bids shall be submitted at 370 E Crown Point Road, Winter Garden, FL 34787.**

3. SCOPE OF WORK

The scope shall be in strict accordance with City of Wildwood – WRF Improvements – Phase 1 plans and specifications (contract documents) to include the prime agreement (contract with Owner and any amendments), special conditions, general conditions, 95% Drawing Submittal and Specifications as prepared by Bailey Engineering Consultants dated March 10, 2025, addenda, other documents listed in this Agreement, and modifications issued in accordance with this Agreement, to include, but not limited to, the following scope of supply:

General Notes

1. Materials are to be furnished in the best manner of industry and trade practices and as specified and detailed to accomplish the project's requirements and meet all applicable codes whole and complete in every respect.
2. All pricing shall include delivery. Multiple deliveries shall be utilized to maintain the project schedule at no additional cost to Garney.
~~3. All deliveries are to be F.O.B Jobsite.~~
4. Manufacturer's authorized representative is to be present on site and as requested and required to inspect installation, conduct performance test, and train Owner's personnel in the proper operation and maintenance of items supplied under this purchase order.
5. Prior to startup and use by the Owner, the manufacturer/vendor shall certify in writing that the installation is proper ~~and that it has been tested~~ and is performing as specified. Standard factory test report
6. Supplier shall include 1 additional day of training to assist with training operators on alternate shifts.
7. Vendor shall coordinate equipment with SCADA to assure a complete and functional installation.
8. All O&M Manuals, Field Quality Control Services, Manufacturer's Services, and Training Services shall be provided as required by the contract documents and as requested by Garney. Coordination with Garney, Subcontractors, Engineering Design Firm, and Owner are included in this order.
9. At the time of shipment, provide two (2) copies of shipping lists with the truckload and send two (2) copies of shipping lists along with your invoice. The shipping list must match the invoice and both the shipping list and invoice must have appropriate mark numbers.
~~10. Payment Terms shall be 95% net 37 days, 05% upon Owner's acceptance.~~
~~11. Liquidated Damages shall be $500 per day.~~

4. Electrical Gear Package

Work Scope Description: Supply of all equipment and manufacturer's services specified in Division 16 including but not limited to the following: It is understood that the items below are an overview of the scope, and the supplier's pricing shall be based on thorough review and compliance with the project documents and all applicable codes.

- Switchboards, Main Breakers, Manual Transfer Switches, Power Panels, Transformers, and Variable Frequency Drives, MCCs as highlighted on E1 through E44.
- Submittals, O&Ms, Manufacturer's Certifications, Operating Instructions.
- Special Tools & Spare Parts
- Inspections, Testing, and Reports
- Manufacturer's services
- In addition to the manufacturer's specified site visits, provide pricing for 1 day trip to be utilized at Garney's option.
- Manufacturer shall provide a full two (2) year service and parts warranty that begins upon completion of performance testing and owner acceptance of beneficial use.

Exclusions:

- Generator and Automatic Transfer Switches.
- Unloading & Storing equipment.
- Field Wiring and Terminations.
- Disconnects, Off/Remote Stations, Shunt Trips

Schedule:

- It is anticipated that a Purchase Order will be issued before June 5, 2025.
- Submittals shall be provided no later than 12 weeks after issuance of Purchase Order.
- All equipment shall be delivered no later than February 1, 2026.

Bid Form Documents

BID FORM

Project: City of Wildwood – WRF Improvements

Bid Package: Electrical Gear Supplier Bid Package

Bidder Information:

Company: Graybar Electric Co

Contact Name: Matthew West Title: Sr Sales Representative

Address: 2400 South Division Ave

Orlando, Fla 32805

Phone Number: 407-841-4810 Fax: _____

Bid Proposal Documentation Checklist:

X	Bid Form	X	Drug Free Workplace Certification
X	Certificate of Insurance	X	New Vendor Registration Form
	Licenses (as applicable)		
X	Non-Collusion Affidavit		

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

   No. 95% Dated 3-10-25 No. _____ Dated _____

   No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.
5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include payment bond.

Electrical Gear Supplier Package BID FORM

Spec	Description	Manufacturer/Supplier (Circle)	QTY	Unit	Unit Price	Total Price
16108	Misc Equipment	Schneider Eaton Or Equal	1	LS	$ 310,000	$ 310,000
16370	Variable Frequency Drives	ABB Danfoss Yaskawa Schneider	1	LS	$ 443,380	$ 443,380
16440	Switchboards	Schneider Eaton	1	LS	$ 481,620	$ 481,620
				Total Price for Equipment Package		$ 1,235,000
						See other adders below

Total Bid (Written Out In Words) _____

System study	$ 16,300
Training	$ 5,000
Start up	$ 67,000

WILDWOOD
FLORIDA

VENDOR REGISTRATION FORM

New Vendor ☑ Information Change ☐

Please type or print neatly. Applicant must complete all spaces provided or application will not be processed.

City of Wildwood Vendor ID

(For office use only)

IRS Form W-9, a copy of your Professional Business License (if required by your State) to perform your business and a copy of your company business card must accompany this form upon submittal.

Type of Goods or Services Provided Electrical and Communication/Data material

Business Name Graybar Electric Company, Inc

Business Owner N/A

Address 2400 S Division Ave, Orlando, FL 32805

Remittance Address, if different from address above.

Graybar Electric Company, Inc.

PO Box 403062, Atlanta, GA 30384

Phone (407) 841-4810

E-Mail patrick.dreistadt@graybar.com

Fax N/A

Contact/Title Patrick Dreistadt - Financial Manager

Website Address www.graybar.com

To your knowledge:

Does a City of Wildwood officer, director, employee or family thereof have direct or indirect controlling interest in this business? Yes☐ No☑ Please explain:_____

Are you or the business listed on the Florida Department of Management Services Convicted Vendor List or Discriminatory Vendor List? Yes☐ No☑ Please explain:_____

Are you or the business currently in arbitration with the City of Wildwood?
Yes☐ No☑ Please explain:_____

Are you able to provide proof of Workers Compensation and General Liability Insurances?
Yes☑ (Submit proof of insurances or exemption certificate)
No ☐ Please explain:_____

1099 Information U.S. Taxpayer Identification Number (TIN)

The TIN provided must match the name on IRS record to avoid backup withholding. For individuals, this is your Social Security Number (SSN). For other entities, it is your Employer Identification Number (EIN).

EIN: 13-0794380 SSN: _____

Certification: Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. Citizen or other U.S. person.

Check appropriate Federal tax classification (required):

☐ Individual/Sole Proprietor ☑ C Corporation
☐ S Corporation ☐ Partnership
LLC - Enter the tax classification (C = C Corporation, S = S Corporation, P = Partnership)

By signing below I agree to comply with all laws of DOL, FLSA and OSHA. The information provided on this form dated 5/20/2025 is true and correct.

_____ 5/20/2025
Signature of Authorized Agent of the Business: Date:

Print Name: Patrick Dreistadt Title: FM

ATTACHMENTS

These documents are available on the Building Connected Site.

- Wildwood CMAR Agreement
  - 2024 January CMAR Agreement
  - Wildwood WRF Amendment No 1 (Construction Contract) - FE
- Purchase Order Documents
  - 24.09.30 Attachment P Garney Use
  - Garney Purchase Order Conditions
  - Attachment B – Purchase Order Insurance
  - Attachment A – Sample Waiver of Liens
- Drawings
  - 25.03.24 95% Electrical Gear Package Drawings
- Specifications
  - Wildwood WRF – BNR – 07-2024 Specs – Volume I – Reduced Size
  - Div 13 – I&C Specifications
  - Div 16 - Electrical Specifications

QUOTATION

GRAYBAR ELECTRIC COMPANY, INC.
2400 South Division Ave
Orlando, Fla 32805
Matthew West Sr Sales Representative
PH: 407-468-9036

Date : 04/22/25

WHEN ORDERING PLEASE MENTION : WX 0422
(GRAYBAR - REFERENCE)

To: **Garney Construction**
Attn: Dan Pelton
1700 Swift Street
North Kansas City, MO 64116

YOUR REFERENCE # Wildwood WRF

SALES REPRESENTATIVE Matthew West

CUSTOMER SERVICE REPRESENTATIVE

WE APPRECIATE YOUR INQUIRY AND TAKE PLEASURE IN QUOTING AS FOLLOWS

QUANTITY	DESCRIPTION OF MATERIAL AND/OR PART NUMBER	CASH DISCOUNT	F.O.B	UNIT PRICE	UM	TOTAL
1	Lot Gear			1,235,000.00	I	$1,235,000.00
1	Lot - System Study			16,300.00	I	$16,300.00
1	Lot - Training			5,000.00	I	$5,000.00
1	Lot - Start Up Services			67,000.00	I	$67,000.00
	Notes					
	1) Quoting per BOM and notes attached					
	Reference # Q-5827014					
	2) Quote based on a 3 year warranty					
	3) Quote is valid for 30 days and tariff increases are covere					
	during this time.					
	4) Lead times are shown on BOM attached					
					Total	$1,323,300.00

Shipment TO BE ADVISED UPON REQUEST

We hope that we shall be favored with your order, and assure you of prompt attention.

Quote expires 30 DAYS FROM DATE OF QUOTE.

See attached Graybar Electric Company's standard terms and conditions of sale.

Yours truly, _____

NO SPARES ARE INCLUDED UNLESS NOTED ABOVE.
THE BID IS QUOTED (AS SPECIFIED OR APPROVED EQUAL)
NO LAMPS, FUSES ETC, TAX, AND / OR ACCESSORIES ARE INCLUDED UNLESS OTHERWISE NOTED.
APPROXIMATE LEAD TIMES AND SHIPPING POINTS AVAILABLE UPON REQUEST.
THIS QUOTE MAY QUALIFY FOR GRAYBAR LEASING PROGRAM PLEASE CONTACT 800-241-7408.
QUOTE IS BASED STRICTLY ON INFORMATION SUPPLIED BY YOU AT BID TIME.
QUOTE IS LIMITED TO THE ABOVE AND/OR ATTACHED BILL OF MATERIAL.
SALES TAX IS NOT INCLUDED.
S.P. - Shipping Point
DEST - Destination
S.P.F.A. - Shipping Point Freight Allowed
S.P.P.P.D. - Shipping Point Prepaid and Bill the Freight
Graybar follows a thorough approval process for all suppliers in an effort to help our customers make the best purchasing decision. There are occasions where the approval process requires more time than the quotation process. Additionally, this process sometimes

produces issues which may cause our original quotation to be altered or even cancelled due to circumstances beyond our control. Consequently, we are making this quotation to you in the interest of time, but reserve the right to make changes to our quotation as a result of the approval process.

GRAYBAR ELECTRIC COMPANY, INC.
TERMS AND CONDITIONS OF SALE
(CSM 6.1)
3/19/2024

1. **ACCEPTANCE OF ORDER; TERMINATION** – Acceptance of any order is subject to credit approval and acceptance of order by Graybar Electric Company, Inc. ("Graybar") and, when applicable, Graybar's suppliers. If credit of the buyer of the goods or services ("Buyer") becomes unsatisfactory to Graybar, Graybar reserves the right to terminate upon notice to Buyer and without liability to Graybar.

2. **GENERAL PROVISIONS** – All typographical or clerical errors made by Graybar in any quotation, acknowledgment or publication are subject to correction. This agreement shall be governed by the laws of the State of Missouri applicable to contracts to be formed and fully performed within the State of Missouri, without giving effect to the choice or conflicts of law provisions thereof. All suits arising from or concerning this agreement shall be filed in the Circuit Court of St. Louis County, Missouri, or the United States District Court for the Eastern District of Missouri, and no other place unless otherwise determined in Graybar's sole discretion. Buyer hereby irrevocably consents to the jurisdiction of such court or courts and agrees to appear in any such action upon written notice thereof.

3. **MODIFICATION OF TERMS AND CONDITIONS** – These terms and conditions, and any associated statement of work, supersede all other communications, negotiations, and prior oral or written statements regarding the subject matter of these terms and conditions. No change, modification, rescission, discharge, abandonment, or waiver of these terms and conditions shall be binding upon Graybar unless made in writing and signed on its behalf by a duly authorized representative of Graybar. No conditions, usage of trade, course of dealing or performance, understanding or agreement, purporting to modify, vary, explain, or supplement these terms and conditions shall be binding unless hereafter made in writing and signed by the party to be bound. Any proposed modifications or additional terms are specifically rejected and deemed a material alteration hereof. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditional upon Buyer's assent to any additional or different terms set forth herein.

4. **PRICES AND SHIPMENTS** – Prices for goods shall be those in effect at time of shipment, which shall be made F.O.B. shipping point, prepaid and bill. Delivery dates are subject to change and prices may increase between the time that a quote is given or an order is placed and the time of shipment. Buyer acknowledges and accepts this risk and agrees to pay the price of goods that is in effect at time of shipment in order to account for any price increases between the date of quote or order and the date of shipment. Unless otherwise indicated in the applicable quotation or statement of work, prices for services shall be those in effect at the time of completion. The contract price for goods and or services shall be increased by the amount of any applicable tariff, excise, fee, assessment, levy, charge or duty of any kind whatsoever, imposed, assessed or collected by any governmental body, whether or not reflected in the costs charged to Graybar, and Graybar may increase its cost for goods and or services appropriately to take into account such increases in Graybar's costs.

5. **REELS** – When Graybar ships returnable reels, a reel deposit may be included in the invoice. The Buyer should contact the nearest Graybar service location to return reels.

6. **RETURN OF GOODS** – Credit may be allowed for goods returned with prior approval. A deduction may be made from credits issued to cover cost of handling and restocking fees charged by the manufacturers of the goods. Returns will not be accepted for services or any material which has been modified at the request of or by Buyer. In addition, no custom orders may be returned, and goods must be in original packaging.

7. **TAXES** – Prices shown do not include sales or other taxes imposed on the sale of goods or services. Taxes now or hereafter imposed upon sales, shipments or services will be added to the purchase price. Buyer agrees to reimburse Graybar for any such tax or provide Graybar with acceptable tax exemption certificate.

8. **PAYMENT TERMS** – Payment terms shall be as stated on Graybar's invoice or as otherwise mutually agreed. As a condition of the sales agreement, a monthly service charge of the lesser of one and one-half percent (1.5%) or the maximum permitted by law may be added to all accounts not paid by net due date. Visa, MasterCard, American Express, and Discover credit cards are accepted at point of purchase only.

9. **DELAY IN DELIVERY** – Graybar is not to be accountable for delays in delivery occasioned by acts of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond Graybar's reasonable control, including, but not limited to, sourcing, shipment or delivery issues caused by, related to, or resulting from COVID-19 or other similar national or global health situations. Factory shipment or delivery dates are the best estimates of our suppliers, and in no case shall Graybar be liable for any consequential or special damages arising from any delay in shipment or delivery.

10. **CANCELLATION; CHANGES FOR SERVICES** – Buyer may cancel or make changes to a statement of work up to five (5) business days prior to commencement of the work. All changes and cancellations after such date are subject to Graybar's prior written approval in Graybar's sole and absolute discretion. Buyer shall pay to Graybar amounts necessary to cover cancellation, restocking fees and other charges applicable to the cancelled goods or services including those incurred or committed to by Graybar.

11. **SOFTWARE AND FIRMWARE** – Graybar or the applicable third-party owner will retain all rights of ownership and title in its own intellectual property, including all copyrights relating to firmware and software and all copies of such firmware and software. Buyer acknowledges that all software is governed by terms expressly granted in the applicable agreement provided by such third-party owner or licensor and agrees to comply with any such terms and conditions in connection with the use or resale of such software. Graybar provides the software "AS IS" WITH ALL FAULTS, and the only warranties provided for software, if any, are provided by the third-party owner or licensor of such software. Although Graybar may collect fees relating to such software, the end user's agreement is with the third-party owner or licensor, and Buyer holds Graybar harmless from and against any claims arising out of or related to such firmware or software.

12. **LIMITED WARRANTIES** – Graybar warrants that all goods sold are free of any security interest and will make available to Buyer all transferable warranties (including without limitation warranties with respect to intellectual property infringement) made to Graybar by the manufacturer of the goods. Buyer acknowledges that the performance of any service which alters the manufacturer provided goods, as indicated in the statement of work, may void the manufacturer's warranty. Graybar shall use the same care and skill a similarly situated provider of like services would exercise following commonly accepted industry practices in the performance of its duties under this agreement. GRAYBAR MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES, AND SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE. UNLESS OTHERWISE AGREED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF GRAYBAR, PRODUCTS SOLD HEREUNDER ARE NOT INTENDED FOR USE IN OR IN CONNECTION WITH (1) ANY SAFETY APPLICATION OR THE CONTAINMENT AREA OF A NUCLEAR FACILITY, OR (2) IN A HEALTHCARE APPLICATION, WHERE THE GOODS HAVE POTENTIAL FOR DIRECT PATIENT CONTACT OR WHERE A SIX (6) FOOT CLEARANCE FROM A PATIENT CANNOT BE MAINTAINED AT ALL TIMES.

13. **LIMITATION OF LIABILITY** – Buyer's remedies under this agreement are subject to any limitations contained in manufacturer's terms and conditions to Graybar, a copy of which will be furnished upon written request. Furthermore, Graybar's liability shall be limited to either repair or replacement of the goods, re-performance of the services, or refund of the purchase price, all at Graybar's option, and IN NO CASE SHALL GRAYBAR BE LIABLE FOR INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES. In addition, claims for shortages, other than loss in transit, must be made in writing not more than five (5) days after receipt of shipment. Unless otherwise agreed in the applicable statement of work, acceptance of services will occur not more than five (5) days after completion of performance.

14. **WAIVER** – The failure of Graybar to insist upon the performance of any of the terms or conditions of this agreement or to exercise any right hereunder shall not be deemed to be a waiver of such terms, conditions, or rights in the future, nor shall it be deemed to be a waiver of any other term, condition, or right under this agreement.

15. **ASSIGNMENT** – Buyer shall not assign its rights or delegate its duties hereunder or any interest herein without the prior written consent of Graybar, and any such assignment, without such consent, shall be void.

16. **CERTIFICATION** – Graybar hereby certifies that these goods were produced in compliance with all applicable requirements of Sections 6, 7, and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof. This agreement is subject to Executive Order 11246, as amended, the Rehabilitation Act of 1973, as amended, the Vietnam Veterans' Readjustment Assistance Act of 1974, as amended, **E.O. 13496, 29 CFR Part 471, Appendix A to Subpart A**, and the corresponding regulations, to the extent required by law. 41 CFR 60-1.4, 60-741.5, and 60-250.5 are incorporated herein by reference, to the extent legally required.

17. **FOREIGN CORRUPT PRACTICES ACT** – Buyer shall comply with applicable laws and regulations relating to anti-corruption, including, without limitation, (i) the United States Foreign Corrupt Practices Act (FCPA) (15 U.S.C. §§78dd-1, et. seq.) irrespective of the place of performance, and (ii) laws and regulations implementing the Organization for Economic Cooperation and Development's Convention on Combating Bribery of Foreign Public Officials in International Business Transactions, the U.N. Convention Against Corruption, and the Inter-American Convention Against Corruption in Buyer's country or any country where performance of this agreement or delivery of goods will occur.

18. **EXPORTING** – Buyer acknowledges that this order and the performance thereof are subject to compliance with any and all applicable United States laws, regulations, or orders. Buyer agrees to comply with all such laws, regulations, and orders, including, if applicable, all requirements of the International Traffic in Arms Regulations and/or the Export Administration Act, as may be amended. Buyer further agrees that if the export laws are applicable, it will not disclose or re-export any technical data received under this order to any countries for which the United States government requires an export license or other supporting documentation at the time of export or transfer, unless Buyer has obtained prior written authorization from the United States Office of Export Control or other authority responsible for such matters.

Life Is On SQUARE D by Schneider Electric

Proposal Name: City of Wildwood WRF Improvement - Phase 2

Quote Name: 95% plans

Proposal Number: P-240620-4567465

Quote Number: Q-5827014

Conditions of Sale

This Quotation is subject to Coordinated Project Terms. See https://www.se.com/us/en/download/document/0100PL0043/

Quoted price in currencies other than U.S. Dollars is per the annual Schneider Electric exchange guidance.
Quote is valid for 30 days. Quoted lead times are approximate and subject to change.

Schneider Electric reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current Covid-19 epidemic or events subsequent to this epidemic / pandemic including changes in laws, regulations, by laws or direction from a competent authority.

Quoting items highlighted in yellow only including future equipment

3 year total warranty is being provided

Lead-times:

Drawings	:	6 weeks
MB1A/B	:	20 weeks
SWBD-1A,1B,2A,2B	:	35 weeks
VFD's	:	16 to 20 weeks
I-line Panels	:	15 weeks

Seq #	Qty	Product Description
1	1	**Designation :** MB1A **Product Details:** 1 - Square D Standard Swbd-QED-2 Switchboard --- Square D Standard Swbd Designed and Tested in accordance with: UL 891/NATIONAL ELECTRIC CODE/NEMA PB-2 System Voltage - 480V 3Ph 3W 60Hz System Ampacity - 2500A Source Description - Single Main Bussing - Silver Plated Copper Max Available Fault Current (RMS) - 65kA Enclosure - Type 1 Accessibility: Front Only Equipment Nameplate White Surface/Black Letters, Adhesive (Field Installed) No Horizontal Bus Exterior Paint Color - ANSI 49 Ground Lug provided for each device SIS Control Wire Copper Ground Bus Certified Test Report Required Dimensions --- 1 - 36" Wide Section(s) 1 - 36" Deep Enclosure(s) Dimensions: 36.00" W X 36" Max D X 91.5" H Approximate Weight: 1102.00 lbs / 499.87 kgs Incoming Requirements --- UL Dead Front Entry Point: Left of Lineup Through the Bottom Connection Type: Cable SPD with Surge Rating 240kA SPD Dry Contacts Includes Surge Counter Power Meter - PM5563RD 2 CTs PM5563 w/ Display- 3 phase 3 wire wye Mains --- 1 - 2500AS/2500AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip Circuit Breaker: Type RK Ammeter Trip Unit, Long Time, Short Time, Instantaneous, Ground Fault Shunt Trip without Communications - 120Vac Maintenance Mode Switch Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Seq #	Qty	Product Description
2	1	**Designation :** MB1B **Product Details:** 1 - Square D Standard Swbd-QED-2 Switchboard --- Square D Standard Swbd Designed and Tested in accordance with: UL 891/NATIONAL ELECTRIC CODE/NEMA PB-2 System Voltage - 480V 3Ph 3W 60Hz System Ampacity - 2500A Source Description - Single Main Bussing - Silver Plated Copper Max Available Fault Current (RMS) - 65kA Enclosure - Type 1

Accessibility: Front Only
Equipment Nameplate White Surface/Black
Letters, Adhesive (Field Installed)
No Horizontal Bus
Exterior Paint Color - ANSI 49
Ground Lug provided for each device
SIS Control Wire
Copper Ground Bus
Certified Test Report Required

Dimensions
---
1 - 36" Wide Section(s)
1 - 36" Deep Enclosure(s)
Dimensions: 36.00" W X 36" Max D X 91.5" H
Approximate Weight: 1102.00 lbs / 499.87 kgs

Incoming Requirements

UL Dead Front
Entry Point: Left of Lineup Through the Bottom
Connection Type: Cable
SPD with Surge Rating 240kA
SPD Dry Contacts
Includes Surge Counter
Power Meter - PM5563RD
2 CTs PM5563 w/ Display- 3 phase 3 wire wye

Mains
---
1 - 2500AS/2500AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip Circuit Breaker: Type RK
Ammeter Trip Unit, Long Time, Short Time, Instantaneous, Ground Fault
Shunt Trip without Communications - 120Vac
Maintenance Mode Switch
Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)

Seq #	Qty	Product Description
3	1	**Designation :** SWBD1A/1B **Product Details:** 1 - Square D Custom Swbd-QED-2 Switchboard --- Square D Custom Swbd Designed and Tested in accordance with: UL 891/NATIONAL ELECTRIC CODE/NEMA PB-2 System Voltage - 480V 3Ph 3W 60Hz Source Description - Main-Tie-Main Split Lineup System Ampacity - 2500A Bussing - Silver Plated Copper Max Available Fault Current (RMS) - 65kA Enclosure - Type 1 Accessibility: Front Only Control Power Transfer Equipment Nameplate White Surface/Black Letters, Adhesive (Field Installed) Exterior Paint Color - ANSI 61 Ground Lug provided for each device SIS Control Wire Copper Ground Bus Certified Test Report Required Seismic Qualified Dimensions --- 8 - 36" Wide Section(s)

8 - 24" Deep Enclosure(s)
Dimensions Lineup 1: 144.00" W X 24" D X 91.5" H
Dimensions Lineup 2: 144.00" W X 24" D X 91.5" H
Approximate Weight: 6450.00 lbs / 2925.72 kgs

Incoming Requirements

UL Dead Front
UL Dead Front Label - Incoming One
Entry Point: Section 1, Through the Bottom
Connection Type: Cable
SPD with Surge Rating 240kA
SPD Dry Contacts
Includes Surge Counter
Power Meter - PM8244
2 CTs PM8244 w/ Display- 3 phase 3 wire wye

UL Dead Front Label - Incoming Two
UL Dead Front
Entry Point: Section 8, Through the Bottom
Connection Type: Cable
SPD with Surge Rating 240kA
SPD Dry Contacts
Includes Surge Counter
Power Meter - PM8244
2 CTs PM8244 w/ Display- 3 phase 3 wire wye

Mains
---
1 - 2500AS/2500AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip
Circuit Breaker: Type RK
Device Associated to Incoming One
Device Designation: MAIN - 1A
1 - 2500AS/2500AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip
Circuit Breaker: Type RK
Device Associated to Incoming Two
Device Designation: MAIN 1B
Auxiliary Switch 3A/3B - Form C
Common Main Features:
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
Maintenance Mode Switch
Kirk Key Interlock
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Ties
---
1 - 2500AS/1600AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip
Circuit Breaker: Type RK
Device Designation: TIE TO SWBD-1B
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
Maintenance Mode Switch
Kirk Key Interlock
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Feeders

Devices Associated to Main 1:

1 - 1600AS/1600AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip

Circuit Breaker: Type RK
Device Designation: 1600A
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
Maintenance Mode Switch
1 - 60AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 60A
1 - 30AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 30A
1 - 125AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 125A
2 - 600AS/600AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type LL
Device Designation: 600A
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
5 - 250AS/250AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type JL
Device Designation: 250A
Standard Trip Unit, Long Time, Short Time, Instantaneous
2 - 100AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: BACKWASH PUMP FILTER NO.1
Common Feeder Features:
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Devices Associated to Main 2:

2 - 125AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 125A
2 - 30AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 30A
1 - 600AS/600AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type LL
Device Designation: 600A
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
1 - 60AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 60A
4 - 250AS/250AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type JL
Device Designation: 250A
Standard Trip Unit, Long Time, Short Time, Instantaneous
1 - 80AT 480V 80% Rated 65 kA 2 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 80A
1 - 100AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Device Designation: 100A

1 - 1600AS/1600AT 480V 100% Rated 65 kA 3
Pole UL, Fixed Mounted Electronic Trip
Circuit Breaker: Type RK
Device Designation: 1600A
Ammeter Trip Unit, Long Time, Short Time,
Instantaneous
Maintenance Mode Switch
Common Feeder Features:
Nameplate - White Surface / Black Letters,
Adhesive (Field Installed)

Seq #	Qty	Product Description
4	1	**Designation :** SWBD-2A **Product Details:** 1 - Square D Custom Swbd Series 2-QED-2 Switchboard --- Square D Custom Swb Series 2 Designed and Tested in accordance with: UL 891/NATIONAL ELECTRIC CODE/NEMA PB-2 System Voltage - 480V 3Ph 3W 60Hz System Ampacity - 1600A Source Description - Single Main Bussing - Silver Plated Copper Max Available Fault Current (RMS) - 65kA Enclosure - Type 1 Accessibility: Front Only Equipment Nameplate White Surface/Black Letters, Adhesive (Field Installed) Exterior Paint Color - ANSI 49 Ground Lug provided for each device SIS Control Wire Copper Ground Bus Copper Ground Bus Certified Test Report Required Dimensions --- 1 - 36" Wide Section(s) 1 - 48" Wide Section(s) 2 - 24" Deep Enclosure(s) Dimensions: 84.00" W X 24" Max D X 91.5" H Approximate Weight: 1875.00 lbs / 850.50 kgs Incoming Requirements --- UL Dead Front Entry Point: Left of Lineup, Through the Bottom Connection Type: Cable SPD with Surge Rating 240kA SPD Dry Contacts Includes Surge Counter Power Meter - PM5563RD 2 CTs PM5563 w/ Display- 3 phase 3 wire wye Mains --- 1 - 1600AS/1600AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip Circuit Breaker: Type RK Device Designation: MAIN 2A Ammeter Trip Unit, Long Time, Short Time, Instantaneous Shunt Trip without Communications - 120Vac Maintenance Mode Switch Kirk Key Interlock Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Feeders
---
2 - 400AS/400AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type LL
Standard Trip Unit, Long Time, Instantaneous
3 - 400AS/300AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type LL
Standard Trip Unit, Long Time, Instantaneous
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 1200AS/1200AT 480V 100% Rated 65 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type RK
Device Designation: TIE
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
Maintenance Mode Switch
Kirk Key Interlock
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 600AS/600AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip Circuit Breaker: Type LL
Standard Trip Unit, Long Time, Instantaneous
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
3 - 20AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 60AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
5 - 125AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 150AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type HL
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 100AT 480V 80% Rated 65 kA 3 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 70AT 480V 80% Rated 65 kA 2 Pole UL, Group Mounted Thermal Magnetic Circuit Breaker: Type BJ

Seq #	Qty	Product Description
5	1	**Designation :** SWBD-2B **Product Details:** 1 - Square D Custom Swbd Series 2-QED-2 Switchboard --- Square D Custom Swb Series 2 Designed and Tested in accordance with: UL 891/NATIONAL ELECTRIC CODE/NEMA PB-2 System Voltage - 480V 3Ph 3W 60Hz System Ampacity - 1600A Source Description - Single Main

Bussing - Silver Plated Copper
Max Available Fault Current (RMS) - 65kA
Enclosure - Type 1
Accessibility: Front Only
Equipment Nameplate White Surface/Black Letters, Adhesive (Field Installed)
Exterior Paint Color - ANSI 49
Ground Lug provided for each device
SIS Control Wire
Copper Ground Bus
Copper Ground Bus
Certified Test Report Required

Dimensions
---
1 - 36" Wide Section(s)
1 - 48" Wide Section(s)
2 - 24" Deep Enclosure(s)
Dimensions: 84.00" W X 24" Max D X 91.5" H
Approximate Weight: 1825.00 lbs / 827.82 kgs

Incoming Requirements

UL Dead Front
Entry Point: Left of Lineup, Through the Bottom
Connection Type: Cable
SPD with Surge Rating 240kA
SPD Dry Contacts
Includes Surge Counter
Power Meter - PM5563RD
2 CTs PM5563 w/ Display- 3 phase 3 wire wye

Mains
---
1 - 1600AS/1600AT 480V 100% Rated 65 kA 3 Pole UL, Fixed Mounted Electronic Trip
Circuit Breaker: Type RK
Device Designation: MAIN 2A
Ammeter Trip Unit, Long Time, Short Time, Instantaneous
Maintenance Mode Switch
Kirk Key Interlock
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)

Feeders
---
2 - 400AS/400AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip
Circuit Breaker: Type LL
Standard Trip Unit, Long Time, Instantaneous
2 - 400AS/300AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip
Circuit Breaker: Type LL
Standard Trip Unit, Long Time, Instantaneous
Nameplate - White Surface / Black Letters, Adhesive (Field Installed)
1 - 1200AF/1200AT 480V 100% Rated 65 kA 3 Pole UL, Group Mounted Electronic Trip
Prepared Space: Type RK
Device Designation: TIE LUGS
1 - 600AS/600AT 480V 80% Rated 100 kA 3 Pole UL, Group Mounted Electronic Trip
Circuit Breaker: Type LL
Device Designation: MCC-2B
Standard Trip Unit, Long Time, Instantaneous

Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)
2 - 20AT 480V 80% Rated 65 kA 3 Pole UL,
Group Mounted Thermal Magnetic Circuit
Breaker: Type BJ
Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)
2 - 100AT 480V 80% Rated 65 kA 3 Pole UL,
Group Mounted Thermal Magnetic Circuit
Breaker: Type BJ
Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)
5 - 125AT 480V 80% Rated 65 kA 3 Pole UL,
Group Mounted Thermal Magnetic Circuit
Breaker: Type BJ
Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)
1 - 150AT 480V 80% Rated 100 kA 3 Pole UL,
Group Mounted Thermal Magnetic Circuit
Breaker: Type HL
Nameplate - White Surface / Black
Letters, Adhesive (Field Installed)

Seq #	Qty	Product Description
6	1	**Designation :** MCC-2A **Product Details:** 1 - Model 6 LVMCC Comms-Model 6 MCC - Industrial Package --- Engineered To Order (ETO) --- POWER SYSTEM DATA: System Voltage: 480V 3PH 3W 60Hz System Source Type: 3 Phase Wye System Source Ground Point: Common Point Grounded Max Available Fault Current (RMS): 65kA Source Description: Single Main BUS SYSTEM DATA: Power Bus: 600A Tin Plated Copper Vertical Bus: 300A Tin Plated Copper Bus Bracing: 65kA Horizontal Ground Bus: 300A Tin Plated Copper Vertical Ground Bus: Tin Plated Copper ENCLOSURE DATA: Enclosure Type: 20" Deep General Purpose Type 1 Exterior Color: ANSI 49 STRUCTURE FEATURES: Equipment Mounting Height: 72" Communication Barriers 6 Additional ground bus lugs per section Rodent Barriers Equipment Nameplate Engraved with White Surface/Black Letters COMMON DEVICE FEATURES: Control Power: 120Vac Interior Color: White Unit Interiors Wiring Type: iMCC-Network Network Protocol: EtherNet/IP Manual Vertical Bus Shutters Custom Drawing Options: NEMA ICS 18 Class IS Drawing Format: PDF - Single Multi Page File Unit Nameplate White Surface / Black Letters PRODUCT ACCESSORIES:

See Common Device Features

SPECIAL PRICING AND SECTION COUNT DATA:
5 - Total Section(s) in Lineup
1 - Section(s) with 600A Tin Plated Copper Vertical Bus
4 - Section(s) with 300A Tin Plated Copper Vertical Bus

DIMENSIONS AND WEIGHT

Dimensions: 100.00"W X 20"D X 94.5"H
Approximate Weight: 3750.00 lbs / 1701.00 kgs

INCOMING

Incoming Connection Type: Cable
Entry Direction: Through the Bottom

MAIN

Main Lugs Bottom Entry 600A
Aluminum Mechanical Lugs: (2) 3/0 - 500 kcmil Wires/Phase
Device Height - 18 in
Power Meter PM5563 w/ Display, 3 Wire, 3 CTs
Wired Ethernet Communication
#14 AWG MTW Control Wire
Factory Assigned Plastic Sleeve Wire Markers for Metering
Device Height - 6 in

FULL VOLTAGE NON-REVERSING STARTERS
---
16 - 5 HP NEMA Size 1 FVNR Starter w/Circuit Breaker

COMMON FULL VOLTAGE NON-REVERSING FEATURES

Motor Circuit Protector
65kA Interrupting Rating
Motor Logic Feature Based Overload
1 NO & 0 NC Auxiliary Electrical Interlocks
Transient Suppressor
50VA Control Power Transformer
#16 AWG MTW Control Wire
30mm Type K Pilot Devices
Hand-Off-Auto Selector Switch
Control and Timing Relay # 1, Type R Wired 4 Pole Relay
Control and Timing Relay # 2, Type R Wired 4 Pole Relay
Factory Assigned Plastic Sleeve Wire Markers
Fishtape Unit Plugs
3" Extra Mounting Height
Device Height - 18 in

AUTOMATION DEVICES

Managed Ethernet Switch with 10 Ports
Fishtape Unit Plugs
Device Height - 12 in
Managed Ethernet Switch with 10 Ports
Fishtape Unit Plugs
Device Height - 12 in

MISCELLANEOUS DEVICES
---
1 - Surge Protection Device
Solidly Grounded
240kA Surge Rating
Wye Connected Secondary Transformer -

With Circuit Breaker Disconnect
SPD Surge Counter
Device Height - 12 in
2 - Unit Mount 24Vdc 8A Power Supply 6"
#16 AWG MTW Control Wire
Device Height - 6 in

COMMON MISCELLANEOUS DEVICE FEATURES

Fishtape Unit Plugs

Seq #	Qty	Product Description
7	1	**Designation :** MCC-2B **Product Details:** 1 - Model 6 LVMCC Comms-Model 6 MCC - Industrial Package --- Engineered To Order (ETO) --- POWER SYSTEM DATA: System Voltage: 480V 3PH 3W 60Hz System Source Type: 3 Phase Wye System Source Ground Point: Common Point Grounded Max Available Fault Current (RMS): 65kA Source Description: Single Main BUS SYSTEM DATA: Power Bus: 600A Tin Plated Copper Vertical Bus: 300A Tin Plated Copper Bus Bracing: 65kA Horizontal Ground Bus: 300A Tin Plated Copper Vertical Ground Bus: Tin Plated Copper ENCLOSURE DATA: Enclosure Type: 20" Deep General Purpose Type 1 Exterior Color: ANSI 49 STRUCTURE FEATURES: Equipment Mounting Height: 72" Communication Barriers 6 Additional ground bus lugs per section Rodent Barriers Equipment Nameplate Engraved with White Surface/Black Letters COMMON DEVICE FEATURES: Control Power: 120Vac Interior Color: White Unit Interiors Wiring Type: iMCC-Network Network Protocol: EtherNet/IP Manual Vertical Bus Shutters Custom Drawing Options: NEMA ICS 18 Class IS Drawing Format: PDF - Single Multi Page File Unit Nameplate White Surface / Black Letters PRODUCT ACCESSORIES: See Common Device Features SPECIAL PRICING AND SECTION COUNT DATA: 5 - Total Section(s) in Lineup 1 - Section(s) with 600A Tin Plated Copper Vertical Bus 4 - Section(s) with 300A Tin Plated Copper Vertical Bus DIMENSIONS AND WEIGHT --- Dimensions: 100.00"W X 20"D X 94.5"H

Approximate Weight: 3750.00 lbs / 1701.00 kgs

INCOMING

Incoming Connection Type: Cable
Entry Direction: Through the Bottom

MAIN

Main Lugs Bottom Entry 600A
Aluminum Mechanical Lugs: (2) 3/0 - 500 kcmil
Wires/Phase
Device Height - 18 in
Power Meter PM5563 w/ Display, 3 Wire, 3 CTs
Wired Ethernet Communication
#14 AWG MTW Control Wire
Factory Assigned Plastic Sleeve Wire
Markers for Metering
Device Height - 6 in

FULL VOLTAGE NON-REVERSING STARTERS
---
16 - 5 HP NEMA Size 1 FVNR Starter w/Circuit
Breaker

COMMON FULL VOLTAGE NON-REVERSING FEATURES

Motor Circuit Protector
65kA Interrupting Rating
Motor Logic Feature Based Overload
1 NO & 0 NC Auxiliary Electrical Interlocks
Transient Suppressor
50VA Control Power Transformer
#16 AWG MTW Control Wire
30mm Type K Pilot Devices
Hand-Off-Auto Selector Switch
Control and Timing Relay # 1, Type R Wired
4 Pole Relay
Control and Timing Relay # 2, Type R Wired
4 Pole Relay
Factory Assigned Plastic Sleeve Wire Markers
Fishtape Unit Plugs
3" Extra Mounting Height
Device Height - 18 in

AUTOMATION DEVICES

Managed Ethernet Switch with 10 Ports
Fishtape Unit Plugs
Device Height - 12 in
Managed Ethernet Switch with 10 Ports
Fishtape Unit Plugs
Device Height - 12 in

MISCELLANEOUS DEVICES
---
1 - Surge Protection Device
Solidly Grounded
240kA Surge Rating
Wye Connected Secondary Transformer -
With Circuit Breaker Disconnect
SPD Surge Counter
Device Height - 12 in
2 - Unit Mount 24Vdc 8A Power Supply 6"
#16 AWG MTW Control Wire
Device Height - 6 in

COMMON MISCELLANEOUS DEVICE FEATURES

Fishtape Unit Plugs

Seq #	Qty	Product Description
8	3	**Designation :** Effluent Transfer Pumps **Product Details:** 3 - ATV660D90T4N2GAWABGFGXEP225EP250E+-Altivar 660 ATV660D90T4N2GAWABGFGXEP225EP250EP271EP279EP 280-SPL Designation: Effluent Transfer Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 125 Horsepower Sized for Normal duty. Drive controller rated for 173 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP271- Motor space heater (120V 200VA) EP279- Motor Over Temperature Logic input with Pilot Light EP280- Enclosure vent fan shutdown G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 5:54:49 PM Custom engineered features as identified by TAG number T100. Flow Switch Relay Circuit RSA 07/30/2024 Custom engineered features as identified by TAG number T100. Lockout Relay Circuit With Red Pilot light RSA 07/30/2024 Custom engineered features as identified by TAG number T100. OFF/Remote SS RSA 07/30/2024 Custom engineered features as identified by TAG number T100. CTL DWG Compliance DQG Q-5476693 sheet E21 RSA 11/19/2024 Custom engineered features as identified by TAG number T100. CPT 500 VA minimum Custom engineered features as identified by TAG number t100.

120V circuit for Remote
LCP
11/19/2024
Custom engineered features as identified by
TAG number T100.
Seal fail circuit
11/19/2024
Custom engineered features as identified by
TAG number t100.
(1) Copy Certified Test
Report (English)

Seq #	Qty	Product Description
9	4	**Designation :** Reclaim Pumps **Product Details:** 4 - ATV660D90T4N2GAWABGFGXEP225EP250E+-Altivar 660 ATV660D90T4N2GAWABGFGXEP225EP250EP271EP279EP 280-SPL Designation: Reclaim Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 125 Horsepower Sized for Normal duty. Drive controller rated for 173 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP271- Motor space heater (120V 200VA) EP279- Motor Over Temperature Logic input with Pilot Light EP280- Enclosure vent fan shutdown G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 5:57:06 PM Custom engineered features as identified by TAG number T100. Flow Switch Relay Circuit RSA 07/30/2024 Custom engineered features as identified by TAG number T100. Lockout Relay Circuit With Red Pilot light RSA 07/30/2024 Custom engineered features as identified by

TAG number T100.
OFF/Remote SS
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
CTL DWG Compliance DQG
Q-5476693 sheet E21
RSA 11/19/2024
Custom engineered features as identified by
TAG number T100.
CPT 500 VA minimum
Custom engineered features as identified by
TAG number t100.
120V circuit for Remote
LCP
11/19/2024
Custom engineered features as identified by
TAG number T100.
Seal fail circuit
11/19/2024
Custom engineered features as identified by
TAG number t100.
(1) Copy Certified Test
Report (English)

Seq #	Qty	Product Description
10	6	**Designation :** Equalization Pump **Product Details:** 6 - ATV660D45T4N2GAWABGFGXEP250EP265E+-Altivar 660 ATV660D45T4N2GAWABGFGXEP250EP265EP271EP278EP 280-SPL Designation: Equalization Pump Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 60 Horsepower Sized for Normal duty. Drive controller rated for 88 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP265- Low Suction alarm EP271- Motor space heater (120V 200VA) EP278- Motor over temperature logic input EP280- Enclosure vent fan shutdown G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 - (20240707.000/20250316.000)

4/21/2025 6:17:05 PM
Custom engineered features as identified by TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
Flow switch fused 120 V
Power supply circuit
Custom engineered features as identified by TAG number T100.
Pump Flow monitor Time delay circuit
Custom engineered features as identified by TAG number T100.
CTL DWG Compliance DQG Q-5476693 sheet E24
Custom engineered features as identified by TAG number t100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
11	4	**Designation :** Primary Effluent **Product Details:** 4 - ATV660D45T4N2GAWABGFGXEP225EP250E+-Altivar 660 ATV660D45T4N2GAWABGFGXEP225EP250EP271EP279EP 280-SPL Designation: Primary Effluent Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 60 Horsepower Sized for Normal duty. Drive controller rated for 88 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP271- Motor space heater (120V 200VA) EP279- Motor Over Temperature Logic input with Pilot Light EP280- Enclosure vent fan shutdown G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 6:03:23 PM

Custom engineered features as identified by
TAG number T100.
Flow Switch Relay Circuit
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
Lockout Relay Circuit
With Red Pilot light
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
OFF/Remote SS
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
CTL DWG Compliance DQG
Q-5476693 sheet E21
RSA 11/19/2024
Custom engineered features as identified by
TAG number T100.
CPT 500 VA minimum
Custom engineered features as identified by
TAG number t100.
120V circuit for Remote
LCP
11/19/2024
Custom engineered features as identified by
TAG number T100.
Seal fail circuit
11/19/2024
Custom engineered features as identified by
TAG number t100.
(1) Copy Certified Test
Report (English)

Seq #	Qty	Product Description
12	5	**Designation :** BNR Blowers **Product Details:** 5 - ATV660C11T4N2GMWABGGXEP250EP272EP+-Altivar 660 ATV660C11T4N2GMWABGGXEP250EP272EP279EP280-SP L Designation: BNR Blowers Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 150 Horsepower Sized for Normal duty. Drive controller rated for 211 Max. Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact Ethernet IP Communications Card Harmonic Filter - M09 EP250- Power up ON delay timer Output Filter EP272- Motor space heater (120V 500VA) EP279- Motor Over Temperature Logic input

with Pilot Light
EP280- Enclosure vent fan shutdown
G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000)
4/21/2025 6:03:18 PM
Custom engineered features as identified by TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
Blower High Temp relay circuit
Custom engineered features as identified by TAG number T100.
CTL DWG Compliance DQG Q-5476693 sheet E25
Custom engineered features as identified by TAG number T100.
1000 VA Minimum CPT
Custom engineered features as identified by TAG number T100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
13	4	**Designation :** MLS Pumps **Product Details:** 4 - ATV660D55T4N2GAWABGFGXEP250EP269E+-Altivar 660 ATV660D55T4N2GAWABGFGXEP250EP269EP270EP279EP 280-SPL Designation: MLS Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 75 Horsepower Sized for Normal duty. Drive controller rated for 106 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP269- Seal water solenoid w/ pressure feedback EP270- Check valve sequence EP279- Motor Over Temperature Logic input with Pilot Light EP280- Enclosure vent fan shutdown

G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 6:18:13 PM
Custom engineered features as identified by TAG number T100.
Lockout Relay Circuit
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
No CTL DWGs Provided
With Quote request
RSA 07/30/2024
Custom engineered features as identified by TAG number t100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
14	2	**Designation :** In-Plant Recycle Pump **Product Details:** 2 - ATV660D15T4N2GAWABGFGKXEP225EP250+-Altivar 660 ATV660D15T4N2GAWABGFGKXEP225EP250EP278EP280-SPL Designation: In-Plant Recycle Pump Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 20 Horsepower Sized for Normal duty. Drive controller rated for 31.7 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP278- Motor over temperature logic input EP280- Enclosure vent fan shutdown K14 - Additional 150VA control power G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 -

(20240707.000/20250316.000)
4/21/2025 6:21:07 PM
Custom engineered features as identified by
TAG number T100.
CTL DWG Compliance DQG
Q-5476693 sheet E21
Custom engineered features as identified by
TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
Lockout Relay circuit
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
120 volts wired to TB for
Customer connect to local
control panel with MPR
Custom engineered features as identified by
TAG number T100.
Seal fail circuit
Custom engineered features as identified by
TAG number T100.
500 VA Minimum CPT
RSA 11/19/2024
Custom engineered features as identified by
TAG number T100.
(1) Copy Certified Test
Report (English)

Seq #	Qty	Product Description
15	5	**Designation :** RAS Pumps **Product Details:** 5 - ATV660D15T4N2GAWABGFGKXEP225EP250+-Altivar 660 ATV660D15T4N2GAWABGFGKXEP225EP250EP271EP278E P280-SPL Designation: RAS Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 20 Horsepower Sized for Normal duty. Drive controller rated for 31.7 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxillary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP271- Motor space heater (120V 200VA) EP278- Motor over temperature logic input EP280- Enclosure vent fan shutdown K14 - Additional 150VA control power

G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 6:19:36 PM
Custom engineered features as identified by TAG number T100.
CTL DWG Compliance DQG Q-5476693 sheet E21
Custom engineered features as identified by TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
Lockout Relay circuit
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
120 volts wired to TB for Customer connect to local control panel with MPR
Custom engineered features as identified by TAG number T100.
Seal fail circuit
Custom engineered features as identified by TAG number T100.
500 VA Minimum CPT
RSA 11/19/2024
Custom engineered features as identified by TAG number T100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
16	4	**Designation :** WAS Pumps **Product Details:** 4 - ATV660U22T4N2GAWABGFGKXEP225EP250+-Altivar 660 ATV660U22T4N2GAWABGFGKXEP225EP250EP271EP278E P280-SPL Designation: WAS Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 3 Horsepower Sized for Normal duty. Drive controller rated for 5.6 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact 1 Form C Contact For Hand Mode Selected EP225 Ethernet IP Communications Card

A09 - 5% Line Impedance
EP250- Power up ON delay timer
Output Filter
EP271- Motor space heater (120V 200VA)
EP278- Motor over temperature logic input
EP280- Enclosure vent fan shutdown
K14 - Additional 150VA control power
G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000)
4/21/2025 6:21:54 PM
Custom engineered features as identified by TAG number T100.
CTL DWG Compliance DQG
Q-5476693 sheet E21
Custom engineered features as identified by TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
Lockout Relay circuit
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
120 volts wired to TB for Customer connect to local control panel with MPR
Custom engineered features as identified by TAG number T100.
Seal fail circuit
Custom engineered features as identified by TAG number T100.
500 VA Minimum CPT
RSA 11/19/2024
Custom engineered features as identified by TAG number T100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
17	3	**Designation :** Digester Blower **Product Details:** 3 - ATV660D75T4N2GAWABGGXEP250EP279EP+-Altivar 660 ATV660D75T4N2GAWABGGXEP250EP279EP280-SPL Designation: Digester Blower Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 100 Horsepower Sized for Normal duty. Drive controller rated for 145 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts:

1 NO/NC run contact
1 NO/NC trip contact
Ethernet IP Communications Card
A09 - 5% Line Impedance
EP250- Power up ON delay timer
Output Filter
EP279- Motor Over Temperature Logic input with Pilot Light
EP280- Enclosure vent fan shutdown
G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 6:20:22 PM
Custom engineered features as identified by TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
Blower High Temp relay circuit
Custom engineered features as identified by TAG number T100.
CTL DWG Compliance DQG Q-5476693 sheet E25
Custom engineered features as identified by TAG number T100.
1000 VA Minimum CPT
Custom engineered features as identified by TAG number T100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
18	6	**Designation :** Sludge Transfer Pumps **Product Details:** 6 - ATV660D15T4N2GAWABGFGXEP250EP271E+-Altivar 660 ATV660D15T4N2GAWABGFGXEP250EP271EP279-SPL Designation: Sludge Transfer Pumps Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 20 Horsepower Sized for Normal duty. Drive controller rated for 31.7 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact 1 NO auto mode contact Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer

Output Filter
EP271- Motor space heater (120V 200VA)
EP279- Motor Over Temperature Logic input with Pilot Light
G14 - Transient voltage suppressor TYPE 1 SPD 40K
This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change.
Revision - 4/21/2025 - (20240707.000/20250316.000) 4/21/2025 6:20:43 PM
Custom engineered features as identified by TAG number T100.
OFF/Remote SS
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
No CTL DWGs Provided
With Quote request
RSA 07/30/2024
Custom engineered features as identified by TAG number T100.
(1) Copy Certified Test Report (English)

Seq #	Qty	Product Description
19	2	**Designation :** REAERATION BLOWER **Product Details:** 2 - ATV660D22T4N2GAWABGGXEP250EP279EP+-Altivar 660 ATV660D22T4N2GAWABGGXEP250EP279EP280-SPL Designation: REAERATION BLOWER Main circuit breaker disconnect 100k AIC rated Selected for 460 Vac 3 phase motor 30 Horsepower Sized for Normal duty. Drive controller rated for 46.3 Max Output Amps Type 1 Enclosure UL508A Label RAL7035 (Gray) Power Circuit W: Drive combination package Dv/Dt Motor Filter Control options: Hand-Off-Auto selector switch Speed Potentiometer Pilot light options: Power on pilot light (red) Run pilot light (green) Trip pilot light (yellow) Auxiliary contacts: 1 NO/NC run contact 1 NO/NC trip contact Ethernet IP Communications Card A09 - 5% Line Impedance EP250- Power up ON delay timer Output Filter EP279- Motor Over Temperature Logic input with Pilot Light EP280- Enclosure vent fan shutdown G14 - Transient voltage suppressor TYPE 1 SPD 40K This device contains selected features that require factory engineered configurations. Standard published lead times no longer apply. Enclosure dimensions are subject to change. Revision - 4/21/2025 -

(20240707.000/20250316.000)
4/21/2025 6:21:14 PM
Custom engineered features as identified by
TAG number T100.
Off/Remote SS
RSA 07/30/2024
Custom engineered features as identified by
TAG number T100.
Blower High Temp relay
circuit
Custom engineered features as identified by
TAG number T100.
CTL DWG Compliance DQG
Q-5476693 sheet E25
Custom engineered features as identified by
TAG number T100.
1000 VA Minimum CPT
Custom engineered features as identified by
TAG number T100.
(1) Copy Certified Test
Report (English)

Seq #	Qty	Product Description
20	1	**Designation :** PP3A **Product Details:** 1 - ILINE MB PNLB (INT BOX TRIM) - A-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated SPD 240kA per Phase/120kA per Mode SPD line to grd protect w/SPD Surge Counter w/SPD Dry Contacts Single Main: 600AS/600AT/3P LJ Circuit Breaker 80% Rated Main Trip Function: LI Main Trip Unit: Standard Trip Unit Main Metering: PM5563 I-Line Smart Cell Main Acc: Key Interlock Incoming Conductors: 1 - (2) 3/0 - 500 kcmil Bus: 1200A Rated Copper: Tin Plated CU Ground Bar 108" of Mounting Inches Type 1,Box: 86H x 44W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC4486DB Front Cat No: HCR86TSD Ref. Drawing: PBA414 Type: HCR-U Feeders: 4 - 20A/3P BJ 4 - 40A/3P BJ 1 - 400AS/400AT/3P LJ KI,Std. LI 80% 1 - SL800M5 Feeds Next Panel 3 - 50A/3P BJ 2 - 200A/3P JJ Optional Features: Ship Completely Assembled,Temporary Fully Assembled Lead Time Extension,Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained Branch User Placement Standard Nameplate: Engraved as Follows Line 1: PP3A Size: 3.50" Wide x 1.00" High (Std) Color: White Surface / Black Letters Plastic/Adhesive - Screw-on 1 - ILINE ML PNLB (INT BOX TRIM) - B-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated Main Lug Only: 600A

Bus: 1200A Rated Copper: Tin Plated
CU Ground Bar
45" of Mounting Inches
Type 1,Box: 73H x 32W x 9.5D
Incoming: Top Trim: Surface with Door
Box Cat No: HC3273DB9 Front Cat No: HCM73TSD
Ref. Drawing: PBA470 Type: HCJ
Feeders:
4 - 20A/3P BJ
1 - 100A/3P BJ
3 - 60A/3P BJ
1 - 70A/3P BJ
1 - 30A/3P BJ
Optional Features:
Ship Completely Assembled,Temporary Fully Assembled Lead Time Extension,Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained
Branch User Placement
Standard Nameplate:
Engraved as Follows
Line 1: PP3A
Size: 3.50" Wide x 1.00" High (Std)
Color: White Surface / Black Letters
Plastic/Adhesive - Screw-on

Seq #	Qty	Product Description
21	1	**Designation :** PP3B **Product Details:** 1 - ILINE MB PNLB (INT BOX TRIM) - A-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated SPD 240kA per Phase/120kA per Mode SPD line to grd protect w/SPD Surge Counter w/SPD Dry Contacts Single Main: 600AS/600AT/3P LJ Circuit Breaker 80% Rated Main Trip Function: LI Main Trip Unit: Standard Trip Unit Main Metering: PM5563 I-Line Smart Cell Main Acc: Key Interlock Incoming Conductors: 1 - (2) 3/0 - 500 kcmil Bus: 600A Rated Copper: Tin Plated CU Ground Bar 99" of Mounting Inches Type 1,Box: 86H x 42W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC4286DB Front Cat No: HCW86TSD Ref. Drawing: PBA418 Type: HCP Feeders: 4 - 40A/3P BJ 3 - 50A/3P BJ 1 - SL800M5 Feeds Next Panel 3 - 60A/3P BJ 1 - 100A/3P BJ 1 - 125A/3P BJ 1 - 200A/3P JJ Optional Features: Ship Completely Assembled,Temporary Fully Assembled Lead Time Extension,Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained Branch User Placement Standard Nameplate: Engraved as Follows Line 1: PP3B Size: 3.50" Wide x 1.00" High (Std) Color: White Surface / Black Letters Plastic/Adhesive - Screw-on

1 - ILINE ML PNLB (INT BOX TRIM) - B-I-Line Panelboard
Consisting of
480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA
Fully Rated
Main Lug Only: 600A
Bus: 600A Rated Copper: Tin Plated
CU Ground Bar
63" of Mounting Inches
Type 1,Box: 73H x 32W x 9.5D
Incoming: Top Trim: Surface with Door
Box Cat No: HC3273DB9 Front Cat No: HCM73TSD
Ref. Drawing: PBA470 Type: HCJ
Feeders:
1 - 30A/3P BJ
8 - 20A/3P BJ
1 - 800A/3P SL
Optional Features:
Ship Completely Assembled,Temporary Fully Assembled Lead Time Extension,Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained
Branch User Placement
Standard Nameplate:
Engraved as Follows
Line 1: PP3B
Size: 3.50" Wide x 1.00" High (Std)
Color: White Surface / Black Letters
Plastic/Adhesive - Screw-on

Seq #	Qty	Product Description
22	1	**Designation :** MTS-1 **Product Details:** 1 - I-Line ML Panel (INTERIOR)-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated Main Lug Only: 125A Incoming Conductors: 1 - (2) #4 - 600 kcmil Bus: 400A Rated Copper: Tin Plated CU Ground Bar 27" of Mounting Inches Type 1,Box: 48H x 32W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC3248DB9 Front Cat No: HCM48TSD Ref. Drawing: PBA470 Type: HCJ Feeders: 2 - 125A/3P HJ KI Optional Features: Standard Panel (Box Ahead),Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained 1 - HC3248DB9-PNLBD ENCLOSURE I-LINE T-1 48H 32W 9D 1 - HCM48TSD-PNLBD COVER/TRIM ILINE 4-PC W/DOOR S 48H

Seq #	Qty	Product Description
23	1	**Designation :** MTS-2 **Product Details:** 1 - I-Line ML Panel (INTERIOR)-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated Main Lug Only: 125A Incoming Conductors: 1 - (2) #4 - 600 kcmil Bus: 400A Rated Copper: Tin Plated CU Ground Bar 27" of Mounting Inches Type 1,Box: 48H x 32W x 9.5D Incoming: Bottom Trim: Surface with Door

Box Cat No: HC3248DB9 Front Cat No: HCM48TSD
Ref. Drawing: PBA470 Type: HCJ
Feeders:
2 - 125A/3P HJ KI
Optional Features:
Standard Panel (Box Ahead),Copper Ground Bar,Standard Mains and Feeders
Mechanically Restrained
Branch User Placement
1 - HC3248DB9-PNLBD ENCLOSURE I-LINE T-1 48H 32W 9D

1 - HCM48TSD-PNLBD COVER/TRIM ILINE 4-PC W/DOOR S 48H

Seq #	Qty	Product Description
24	1	**Designation :** MTS-3 **Product Details:** 1 - I-Line ML Panel (INTERIOR)-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated Main Lug Only: 125A Incoming Conductors: 1 - (2) #4 - 600 kcmil Bus: 400A Rated Copper: Tin Plated CU Ground Bar 27" of Mounting Inches Type 1,Box: 48H x 32W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC3248DB9 Front Cat No: HCM48TSD Ref. Drawing: PBA470 Type: HCJ Feeders: 2 - 125A/3P HJ KI Optional Features: Standard Panel (Box Ahead),Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained Branch User Placement 1 - HC3248DB9-PNLBD ENCLOSURE I-LINE T-1 48H 32W 9D 1 - HCM48TSD-PNLBD COVER/TRIM ILINE 4-PC W/DOOR S 48H

Seq #	Qty	Product Description
25	1	**Designation :** MTS-OPS **Product Details:** 1 - I-Line ML Panel (INTERIOR)-I-Line Panelboard Consisting of 480V 3Ph 3W 60Hz Wye Grounded SCCR: 65kA Fully Rated Main Lug Only: 150A Incoming Conductors: 1 - (2) #4 - 600 kcmil Bus: 400A Rated Copper: Tin Plated CU Ground Bar 27" of Mounting Inches Type 1,Box: 48H x 32W x 9.5D Incoming: Bottom Trim: Surface with Door Box Cat No: HC3248DB9 Front Cat No: HCM48TSD Ref. Drawing: PBA470 Type: HCJ Feeders: 2 - 150A/3P HJ KI Optional Features: Standard Panel (Box Ahead),Copper Ground Bar,Standard Mains and Feeders Mechanically Restrained Branch User Placement 1 - HC3248DB9-PNLBD ENCLOSURE I-LINE T-1 48H 32W 9D 1 - HCM48TSD-PNLBD COVER/TRIM ILINE 4-PC W/DOOR S 48H

Seq #	Qty	Product Description
26	3	**Designation :** L1,L2,L3 **Product Details:** 3 - NQ SPD Panel (INTERIOR)-NQ Panelboard Consisting of 208Y/120V 3Ph 4W 60Hz SCCR: 10kA Fully Rated SPD 100kA per Phase/50kA per Mode SPD line to grd protect w/SPD Surge Counter w/SPD Dry Contacts Single Main: 150A/3P QB Circuit Breaker Incoming Conductors: 1 - #4 - 300 kcmil Bus: 225A Rated Copper: Silver/Tin Plated CU Ground Bar 96 Circuit Interior Type 1,Box: 68H x 20W x 5.75D Incoming: Bottom Trim: Surface with Door Box Cat No: MH68BE Front Cat No: NC68S Ref. Drawing: PBA707A Feeders: 1 - 60A/3P QOB 76 - 20A/1P QOB 1 - 30A/3P QOB SPD DISC 1 - 20A/2P QOB Optional Features: Standard Panel (Box Ahead),Blank Endwalls,Copper Solid Neutral,SPD Model SBA,Copper Ground Bar 3 - MH68BE-PANELBOARD ENCLOSURE/BOX TYPE 1 68H 20W 3 - NC68S-PANELBOARD COVER/TRIM NF TYPE 1 S 68H

Seq #	Qty	Product Description
27	3	**Designation :** PC-1,2,3 **Product Details:** 3 - NQ MB Panel (INTERIOR)-NQ Panelboard Consisting of 208Y/120V 3Ph 4W 60Hz SCCR: 10kA Fully Rated Single Main: 50A/3P HD Circuit Breaker Incoming Conductors: 1 - #14 - 3/0 AWG Bus: 100A Rated Copper: Silver/Tin Plated CU Ground Bar Split Bus: Main 30, Split 18 Type 1,Box: 56H x 20W x 5.75D Incoming: Bottom Trim: Surface with Door Box Cat No: MH56BE Front Cat No: NC56S Main Split 30 Circuit: 1 - 50A/3P QOB Main to Split 18 24 - 20A/1P QOB 1 - 30A/3P QOB Split 18 Circuit: 1 - 30A/3P QOB 12 - 20A/1P QOB 1 - 50A/3P QOB Split Bus Main Optional Features: Standard Panel (Box Ahead),Blank Endwalls,Copper Solid Neutral,Copper Ground Bar main breaker provides power to device providing power to splitbus 3 - MH56BE-PANELBOARD ENCLOSURE/BOX TYPE 1 56H 20W

Seq #	Qty	Product Description
28	3	**Designation :** T-L1,L2,L3

Product Details:
3 - EXN45T3HF-Transformer Dry Type 45kVA 480D208Y
Transformer Type: DOE 2016 EX or EXN
Transformer Rating: 45kVA
Transformer Phase: Three Phase
Primary Voltage: 480V Delta
Secondary Voltage: 208Y/120V
Transformer Taps: 6 - 2.5% 2+4- Taps
Frequency: 60Hz
Transformer Winding Material: Aluminum
Sound Level: 39DB
Insulation & Temperature: Class 220 (H), 115 Deg C
Enclosure Material: Standard Painted ANSI 49 Grey
UL Labeled
Primary Lug Kits: DASKP100
Secondary Lug Kits: DASKGS250
3 - DASKP100-DASKP100 LUG KIT

3 - DASKGS250-MECHANICAL LUG KITS

Seq #	Qty	Product Description
29	1	**Designation :** T-OPS-A **Product Details:** 1 - EXN75T3HF-Transformer Dry Type 75kVA 480D208Y Transformer Type: DOE 2016 EX or EXN Transformer Rating: 75kVA Transformer Phase: Three Phase Primary Voltage: 480V Delta Secondary Voltage: 208Y/120V Transformer Taps: 6 - 2.5% 2+4- Taps Frequency: 60Hz Transformer Winding Material: Aluminum Sound Level: 44DB Insulation & Temperature: Class 220 (H), 115 Deg C Enclosure Material: Standard Painted ANSI 49 Grey UL Labeled Primary Lug Kits: DASKP250 Secondary Lug Kits: DASKGS250 1 - DASKP250-DASKP250 LUG KIT 1 - DASKGS250-MECHANICAL LUG KITS

Seq #	Qty	Product Description
30	4	**Designation :** PC-1,2,3,OPS **Product Details:** 4 - 8903SPG2V02C-Class 8903 Multi-pole lighting contactor Class 8903 Multi-pole lighting contactor 8903SPG2V02C Contactor rating - 60 amps Contactor rating - 60 amps Tung/Res/Ballast Non-combination lighting contactor 3 pole device Type 1 Enclosure Separate control source selected with 120V 60Hz coil Auxiliary contacts - None Control units supplied C - HAND-OFF-AUTO selector switch Pilot lights supplied None Revision - 4/21/2025 - (S202400906/S202400906) 4/21/2025 6:39:38 PM

Ryan Winslow

Subject: FW: [EXTERNAL] RE: 25.04.04 Wildwood Gear Pricing
Attachments: OR971114X4K3_0008_Customer_Bill_Of_Material_234_Wildwood_WRF_1.DOCX; OR971114X4K3_0005_Customer_Bill_Of_Material_166_Wildwood_WRF_1.DOCX

From: Rivera, Johnny A <JohnnyARivera@eaton.com>
Sent: Wednesday, April 23, 2025 3:00 PM
To: Bobby Archer <rarcher@garney.com>
Cc: Ryan Winslow <ryan.winslow@garney.com>; Tom Manning <tmanning@garney.com>; Daniel Pelton <daniel.pelton@garney.com>; Rosaly Diaz, Jerry <JerryRosalyDiaz@eaton.com>; Clelland, Gavin Q <GavinQClelland@Eaton.com>; Faylo, Samuel E <SamuelEFaylo@Eaton.com>
Subject: RE: [EXTERNAL] RE: 25.04.04 Wildwood Gear Pricing

EXTERNAL EMAIL - Please be cautious when opening links or attachments

Good afternoon Bobby,

See attached BOMs for the revised Base package Alt #008 and added MCCs with new VFD Alt # 005. Please note extended Equipment warranty is 3 years from date of shipment.

C.N. $ 1,225,000 base Alt # 008
$ 358,000 added MCCs & VFDs MCCs quoted per specs but without wiring diagrams since none provided. Once wiring diagrams are provided, we will review and revise accordingly.

Regards,

Juan A Rivera
Eaton
Sr. Sales Engineer
8529 South Park Circle / Ste 180
Orlando, FL 32819
office: (407)-969-6775
JuanARivera@eaton.com

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0005

Item No.	Qty	Product	Description
	1	Motor Control Centers	60 Hz, Class 2B wiring, 480V 3-Phase Service, 65,000 Bracing, 65 Short Circuit Rating, Top Incoming, NEMA 1 Gasketed 21" Front Mt Only enclosure, 600A Copper Main Horizontal Bus, No Neutral, Main Lugs. Used X-Space: 47, Blank X-Space: 1, Future X-Space: 0, MCC Lead Time Code: B.

Designation MCC-2A

Item No.	Qty	Product	Description
	1	Motor Control Centers	60 Hz, Class 2B wiring, 480V 3-Phase Service, 65,000 Bracing, 65 Short Circuit Rating, Top Incoming, NEMA 1 Gasketed 21" Front Mt Only enclosure, 600A Copper Main Horizontal Bus, No Neutral, Main Lugs. Used X-Space: 45, Blank X-Space: 3, Future X-Space: 0, MCC Lead Time Code: B.

Designation MCC-2B

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 60 HP (45 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF0774C150DA10000*
Designation VFD-PEPT-3

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 60 HP (45 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF0774C150DA10000*
Designation VFD-PETP- 2

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 60 HP (45 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF0774C150DA10000*
Designation VFD-PETP-1

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 60 HP (45 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF0774C150DA10000*
Designation VFD-PETP-4

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0005

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 125 HP (93 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1564C150DA10000*
		Designation	VFD-RCLM-1

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 125 HP (93 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1564C150DA10000*
		Designation	VFD-RCLM-2

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 125 HP (93 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1564C150DA10000*
		Designation	VFD-RCLM-3

Item No.	Qty	Product	Description
	1	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 125 HP (93 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1564C150DA10000*
		Designation	VFD-RCLM-4

Item No.	Qty	Product	Description
	1	MCC Aftermarket	Spare parts
		Designation	MCC Spare parts

Item No.	Qty	Product	Description
	1	Engineering Services	Startup and Testing Eaton gear
		Designation	Startup & Testing MCCs

Item No.	Qty	Product	Description
	1	Adjustable Frequency Drive	Vfd freight
		Designation	vfd freight

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0005

Item No.	Qty	Product	Description
	1	Adjustable Frequency Drive	Startup and Testing Eaton gear

Designation vfd start-up

Eaton Selling Policy 25-000 applies.

All orders must be released for manufacture within 90 days of date of order entry. If approval drawings are required, drawings must be returned approved for release within 60 days of mailing. If drawings are not returned accordingly, and/or if shipment is delayed for any reason, the price of the order will increase by 1.0% per month or fraction thereof for the time the shipment is delayed.

Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.

Juan Rivera

05/20/2025 3:58 PM

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0008

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 1600 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 30 In
		Catalog No	XSCAGENNNCS20NNN6F1D2A3FX
		Designation	SWBD2A

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 1600 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 30 In
		Catalog No	XSCAGENNNCS10NNN6F1D2A3EX
		Designation	SWBD2B

Item No.	Qty	Product	Description
	1	Engineering Services	Startup Testing andTraining Eaton gear
		Designation	Start-up, Testing & Training - Eaton Gear

Item No.	Qty	Product	Description
	1	Adjustable Frequency Drive	FREIGHT

Eaton Selling Policy 25-000 applies.

All orders must be released for manufacture within 90 days of date of order entry. If approval drawings are required, drawings must be returned approved for release within 60 days of mailing. If drawings are not returned accordingly, and/or if shipment is delayed for any reason, the price of the order will increase by 1.0% per month or fraction thereof for the time the shipment is delayed.

Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.

Juan Rivera

05/20/2025 3:57 PM

Item No.	Qty	Product	Description
	2	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 2500 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 30 In

Catalog No XSCAGGNNNCC10NNNLN0D0A2XX
Designation MB1A, MB1B

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 600 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 18 In

Catalog No XSCAGBNNNCC00NNN3F0D0A2XX
Designation PP3A

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 600 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 18 In

Catalog No XSCAGBNNNCC00NNN3F0D0A2XX
Designation PP3B

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 2500 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 30 In

Catalog No XSCAGGNNNCC20NNNSF1D0A3XX
Designation SWBD1A

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 1, 480Y/277V 3-Phase 4-Wire, 2500 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 30 In

Catalog No XSCAGGNNNCC30NNNSF1D0A4XX
Designation SWBD1B

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0008

Item No.	Qty	Product	Description
	3	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 125 HP (93 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF1564C150DA10000*
Designation VFD-ETP 1, 2, 3

Item No.	Qty	Product	Description
	4	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 75 HP (56 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure

Catalog No EGF0964C150DA10000*
Designation VFD-MLS 1, 2, 4, 5

Item No.	Qty	Product	Description
	2	Drives - Enclosed	EGS 6-Pulse Enclosed Drive w/ 5% Dual DC Link Choke, 3 HP (2.2 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit

Catalog No EGS4D84D190BA10000+
Designation VFD-WWAS 1, 2

Item No.	Qty	Product	Description
	3	Panelboards	PRL1X, 84 Circuits, 225A, Fully Rated, 208Y/120V 3Ph 4W, Copper Bus, 10kAIC, 150A, 3P PDD23F0150 Main Breaker[Top Fed], Surface Mounted

Catalog No PASAEDBTB84A
Designation L1, L2, L3

Item No.	Qty	Product	Description
	3	Panelboards	PRL1X, 30 Circuits, 100A, Fully Rated, 208Y/120V 3Ph 4W, Copper Bus, 10kAIC, 60A, 3P PDD23F0060 Main Breaker[Top Fed], Surface Mounted

Catalog No PASAEABTB30A
Designation PC1-sc1, PC2-SC1, PC2-SC1

Item No.	Qty	Product	Description
	3	Panelboards	PRL3X, 15 Circuits, 100A, Fully Rated, 208Y/120V 3Ph 4W, Copper Bus, 10kAIC, [Top Fed], Surface Mounted

Catalog No PUNCEATB18A
Designation PC1-sc2, PC2-SC2, PC3-SC2

Item No.	Qty	Product	Description
	2	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 30 HP (22 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit
		Catalog No	EGF0404D150DA10000+
		Designation	VFD-RAB 1, 2

Item No.	Qty	Product	Description
	6	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 20 HP (14.9 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit
		Catalog No	EGF0274D150DA10000+
		Designation	VFD-STP 1, 2, 3, 4, 5, 6

Item No.	Qty	Product	Description
	3	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 20 HP (14.9 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit
		Catalog No	EGF0274D150DA10000+
		Designation	VFD-WRAS 1, 2, 3

Item No.	Qty	Product	Description
	5	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 150 HP (112 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1804C150DA10000+
		Designation	VFD-BNR 1, 2, 3, 4, 5

Item No.	Qty	Product	Description
	3	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 100 HP (75 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF1244C150DA10000+
		Designation	VFD-DIG BLOWER 1, 2, 3

Item No.	Qty	Product	Description
	6	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 60 HP (45 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure
		Catalog No	EGF0774C150DA10000+
		Designation	VFD-EQ 1, 2, 3, 4, 5, 6

Item No.	Qty	Product	Description
	3	Dry Type Transformers	Transformer Type: General Purpose Vented 3 Phase, 45 KVA, 1 K-Factor 480 Primary Volts 208Y/120 Secondary Volts Temperature Rise 115C with 220C Insulation System Aluminum Winding Material Sound Reduction : 0 NEMA ST-20 Audible Sound Level: 45 Efficiency : DOE 10 CFR Part 431 (2016) UL Listed : Y Enclosure Type: NEMA 2 (for N3R, select Weather Shield in Mods tab) Operating Frequency: 60 HZ **Catalog No** V48M28F4516 **Designation** TL-1, TL-2, TL-3

Item No.	Qty	Product	Description
	9	SPD	SPD **Catalog No** SPD100480Y3K **Designation** panel SPDs

Item No.	Qty	Product	Description
	2	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 20 HP (14.9 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit **Catalog No** EGF0274D150DA10000+ **Designation** VFD-ERAS 4, 5

Item No.	Qty	Product	Description
	2	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 15 HP (11.2 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit **Catalog No** EGF0214D150DA10000+ **Designation** VFD-EWAS 3, 4

Item No.	Qty	Product	Description
	2	Drives - Enclosed	EGF Passive Filtered Enclosed Drive w/ 5% Dual DC Link Choke, 20 HP (14.9 KW) High Overload (IH) Rated, 480VAC Three Phase Input, NEMA 1 Enclosure w/ Brake Chopper Circuit **Catalog No** EGF0274D150DA10000* **Designation** VFD-IRP 1, 2

Project Name: Wildwood WRF BNR
General Order No:
Negotiation No: OR971114X4K3
Alternate No: 0008

Item No.	Qty	Product	Description
	1	Transfer Switches	Molded Case Breaker/Switch: 150 Amps, NEMA Type-1, Fixed Mounted

System Information: 480/277 Vac, 60hz, 3 Phase, 4 Wire, 3 poles
Transition Mode: Open Transition, Manual Control
Withstand and Close-On Rating: 65kA

Standard Features: 15x, 15y, 22, 42,
Optional Features: No Optional Features

Source 1 Terminals: (1) #6-300 CU/AL
Source 2 Terminals: (1) #6-300 CU/AL
Load Side Terminals: (1) #6-300 CU/AL
Neutral Terminals: (3) #4-300 CU/AL

Catalog No MTMXP2A30150XSA
Designation MTS-1

Item No.	Qty	Product	Description
	1	Transfer Switches	Molded Case Breaker/Switch: 150 Amps, NEMA Type-1, Fixed Mounted

System Information: 480/277 Vac, 60hz, 3 Phase, 4 Wire, 3 poles
Transition Mode: Open Transition, Manual Control
Withstand and Close-On Rating: 65kA

Standard Features: 15x, 15y, 22, 42,
Optional Features: No Optional Features

Source 1 Terminals: (1) #6-300 CU/AL
Source 2 Terminals: (1) #6-300 CU/AL
Load Side Terminals: (1) #6-300 CU/AL
Neutral Terminals: (3) #4-300 CU/AL

Catalog No MTMXP2A30150XSA
Designation MTS-2

Item No.	Qty	Product	Description
	1	Transfer Switches	Molded Case Breaker/Switch: 150 Amps, NEMA Type-1, Fixed Mounted

System Information: 480/277 Vac, 60hz, 3 Phase, 4 Wire, 3 poles
Transition Mode: Open Transition, Manual Control
Withstand and Close-On Rating: 65kA

Standard Features: 15x, 15y, 22, 42,
Optional Features: No Optional Features

Source 1 Terminals: (1) #6-300 CU/AL
Source 2 Terminals: (1) #6-300 CU/AL
Load Side Terminals: (1) #6-300 CU/AL
Neutral Terminals: (3) #4-300 CU/AL

Catalog No MTMXP2A30150XSA
Designation MTS-3

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Owner Direct Purchase of Additional Diffusers for the Water Reclamation Facility (WRF) Project for the Total Amount of $77,700.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: SSI Aeration Inc / Heyward

Effective Date: 05/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this purchase are available in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

As part of the Water Reclamation Facility project, the City will direct-purchase all major equipment through the contractor. This purchase will save the City $5,439.00 in sales tax. The equipment being purchased is additional aeration diffusers for the DAVCO plant being constructed in phase 1. These diffusers are the required material per the manufacturer of the DAVCO plant.

The CMAR (Construction Manager at Risk), Garney, and City staff have reviewed the attached Bid Analysis and recommend approval to purchase the diffusers from SSI Aeration / Heyward for the total amount of $77,700.00.

WILDWOOD WRF BNR IMPROVEMENTS

City of Wildwood

Phase 1 - DIFFUSERS FOR ODP DAVCO TREATMENT PLANT

BID REVIEW



Phase 1 – WILDWOOD DIFFUSERS FOR ODP DAVCO TREATMENT PLANT BID REVIEW

For the Phase 1 Wildwood WRF BNR Improvement Project, additional diffusers will be needed for the ODP Davco Treatment Plant. The following SSI Aeration Diffusers will be required per Evoqua and Heyward. Garney is requesting the City of Wildwood to review and provide the final decision for the additional diffusers.

1. **Additional Diffusers for ODP Davco Treatment Plant**
    a. Bidder: SSI Aeration Inc.
    b. Bid: $77,700 (potential tax savings $5,439)
    c. Lead-times
        i. Submittals = 2-3 weeks
        ii. Diffusers = 12-14 weeks

Should you have any concerns or require additional information, please contact Ryan Winslow by phone at 407-706-4809 or email at ryan.winslow@garney.com

Wildwood WRF BNR CMAR - Owner Direct Purchase Spreadsheet

Bid Package	Specification Number	Description	Manufacturer/Supplier	Bid Amount w/o Tax	Tax Savings
N/A	N/A	Additional Diffusers for ODP Davco Treatment Plant	SSI Aeration / Heywad	$ 77,700.00	$ 5,439.00
					$ -
					$ -
					$ -
					$ -
					$ -
		Total		$ 77,700.00	$ 5,439.00

SSI Aeration Inc.





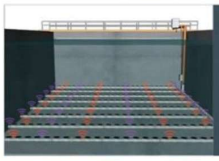
Fine Bubble Diffusers
Disc Type



Fine Bubble Diffusers
Tube Type



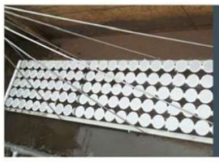
Coarse Bubble Diffusers
Reliability Built In



Telemetry Systems
Real Time Camera Monitoring



Advanced Membrane Materials
PTFE



Retrievable Systems
Easy to Maintain



Complete Aeration Systems
Designed for You



OEM Replacement Membranes
Retrofit Existing Systems

SSI Aeration Inc.
4 Tucker Drive
Poughkeepsie, N.Y. 12603 U.S.A.
Tel. 845-454-8171 Fax: 845-454-8094
Email: info@ssiaeration.com
www.ssiaeration.com

February 4th, 2025. File: City of Wildwood WWTP, FL (Heyward)_P-010325 [A]

HEYWARD

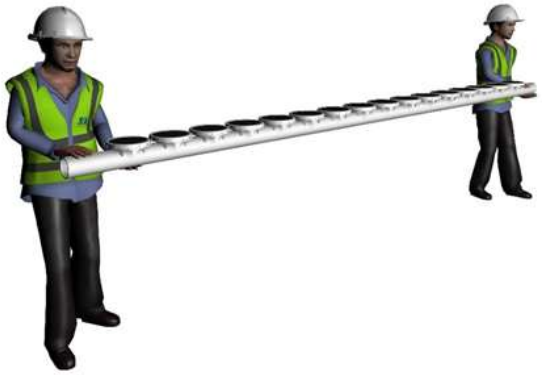
Attention: Lance Clark
E-Mail: lclark@heywardfl.com
Phone: 229-224-7453

Ref: City of Wildwood WWTP, FL – **Proposal**
Revision "A" with latest tank dimensions & Airflow

Sir/ Madam,

In response to your email and based on the document provided, SSI as an ISO-9001 certified corporation is pleased to submit this proposal for the design, manufacture & supply of Aeration Equipment for **One (1) Aeration Basin** with POD270-E Fine Bubble Disc Diffusers with EPDM membranes.

SSI PODS diffusers are pre-assembled in factory on headers, no diffusers parts, and pieces to assemble at site, just lifts the headers straight from the truck to the basin.



Unless otherwise noted equipment supplied will meet or exceed any engineer's specified performance requirements and/or called in the RFP/Email.

Design calculations & Preliminary Drawings showing the general arrangement of diffuser/Piping layouts are included (Refer item I & II).

A. Scope of supply is complete with all components from the downstream of air supply line connection (±6" above water level) starting with SS Vanstone and loose follower flange followed by SS drop pipe *(Isolation valve and associated accessories are not included in SSI supply limit)*

Aeration Basin is 15' (Max SWD) and consists of **Four (4) Grids**. Aeration Equipment Supply per ***grid*** is listed below:

Grids	Ø4" 304SS Drop pipe ±15'		Ø4" PVC Sch.40 Manifold			Ø4" PVC Sch.40 Header±420'		POD270-E Diffusers
	304SS Supports	SS Coupling	Length	304SS Supports	PVC Coupling	304SS Supports	PVC Unions	
#1	3	1	±40'	6	1	70	26	252
#2,#3 & #4	3	1	±50'	8	2	70	26	3*252 = 756
Total number of POD270-E diffusers for One (1) Aeration Basin								**1,008**

B. Spare Parts:

- Diffuser Membranes - **7**
- Ø4" 304SS Supports - **4**
- Repair Couplings – **3**

C. Site Services: One (1) Day / One (1) Trip

(For installation inspection, Startup assistance and O&M training)

D. Carriage FOB: Wildwood, FL 34785, United States (Subjected to change at actuals)

E. TOTAL LUMP SUM PRICE: *(For all listed above)* ..... **$ 77,700.00.**

(Ex-Works USA)

F. GENERAL:

- SS pipe work is cleaned, degreased and acid washed for following the fabrication.
- Piping sections are supplied in 20' maximum lengths and connected at site with suitable connections.
- All SS welding/PVC gluing is done in the factory and NO site welding/gluing involved in the installation of equipment.
- All Supports are supplied with anchors and accessories.
- Each tank/grid is supplied with One (1) Moisture Purge System c/w accessories.
- **Spares:** Included as above.
- **Site Services:** Included as above.
- SSI diffusers are manufactured under ISO9001.
- **Warranty:** Unless otherwise noted SSI's standard warranty/guarantee on the equipment supplied is for 18 months from the date of shipment or 12 months after the start up whichever occurs first. The warranty covers the workmanship and material of the listed items only. Any costs direct or indirect for transportation, site work, site repair/adjustments etc., are not covered under warranty. Further warranty is valid only when SSI or Its Representative/Associates approve/certify the installation. However, as the inspection is done randomly certification on installation does not make SSI liable or responsible for any direct or indirect installation failure(s).

G. PRICE IS:

1. Valid for **15 Days**.
2. Prices are in USD.
3. Above price does not consider buy America products and if it is needed, price might change accordingly.
4. Approval Submittals: electronic/digital files with general & installation drawings, applicable calculations, and product cut sheets & data sheets, production procedure & Quality control etc., **2-3 Weeks** after receipt of P.O and all information that is needed for preparation of installation/shop drawings.
5. O & M Manuals: included in the submittal.
6. FOB: Wildwood, FL 34785, United States
7. Completion and ready to ship**: 12-14 Weeks** after receipt of approved submittal.
8. Unless noted otherwise all the components/items are shipped loose for field assembly and installation by others.
9. Exclusions:

- Offloading upon delivery to site.
- Any items and services are not itemized within the above scope of supply.
- Mixers, wall sleeves, Butterfly valves, Air main piping.
- Applicable taxes, custom duties, brokerage etc.
- Freight cost to jobsite.

10. Payment Terms:
    - For Municipal and Government Projects in USA: Equipment - 30% down with PO, 30% with submittal approval and 40% prior to shipment.
    - Private projects in the US and all overseas jobs: 30% down with PO, 30% with submittal approval and 40% prior to shipment.
11. Cost Escalation Clause: SSI Aeration Inc. has priced the job according to existing market conditions and costs at the time of quote. Due to wide fluctuations and increases in the price of stainless steel, carbon steel, PVC components we are experiencing in very short time frames, the sales price of the equipment might be subject to escalation in price in the event there are delays approving submittal, delays in delivery schedule and/or release to manufacture beyond what was quoted and beyond Seller's control. In the event that there is a significant increase in material or freight occurring during the performance of the contract, the contract sum and/or time of completion shall be equitably adjusted by Change order. A change in price will be considered significant when the overall cost of the system increases by 10% or higher.
12. Escalation shall be based upon the increase in the Producer Price Index, U.S Department of Labor, Bureau of Labor Statistics-Group: Machinery and Equipment: Special Industry Machinery and Equipment, Series Id-WPU116 9the "Index"). The escalation shall be calculated based upon the percentage increase of the monthly index between the date of quotation and the date of receipt of order and submittal approval/release to manufacture (i.e.: the index for the month of quotation divided by the index for the month of quotation, multiplied by the quoted price). Note there is approximately 2–4-month delay in the publishing and finalizing of these indexes by the U.S Federal Government. Therefore, the escalation will be calculated at the time the index for both months has been published and finalized.
13. **Limitation of Liability**: The information contained in this proposal is provided as a service exclusively to SSI clients and is intended to be used with SSI products for Proposal/Quotation purpose only to be stamped or embossed with the SSI corporate seal for validation/approval. We accept no liability for the accuracy of self-generated proposals.

If you have any questions, need clarification and /or additional information kindly contact us we would be glad to assist further.

Yours truly,

SSI Aeration Inc.

Kiran Kumar Banala (APICS CSCP),
Director of Application Engineering,
Tel: +1 845-454-8171 (Ext 308)
Email**:** kiran@ssiaeration.com

I. Design calculations:

SSI Aeration Inc.
4 Tucker Drive
Poughkeepsie, N.Y. 12603
United States America.
Tel. +1 845-454-8171
Fax: +1 845-454-8094
Email: info@ssiaeration.com
www.ssiaeration.com

DIFFUSED AERATION SYSTEM

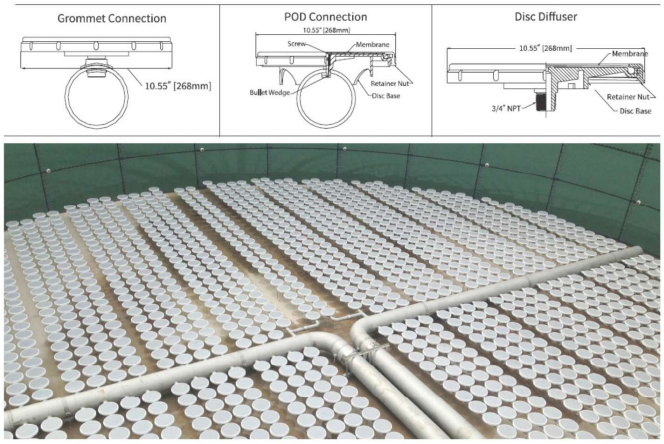
Doc #	**SD00021356**	Revision #	**2**
Project	**City of Wildwood WWTP, FL(Heyward)**	Date	**3-4-2025**
Process Type	**AST**	Units	**Imperial**

Aeration Basin			
Tank Type	**Aeration**	Tank Shape	**Other**
Type of Input	**Total Airflow**	Diffuser Type	**AFD270-1mm**

	Units	**Design**
Design Scenario		**Standard**
Total Airflow	(SCFM)	1,522
Diffuser Water Depth	(ft)	14
Aeration Basin Area	(ft^2)	5,974.219
SOR	**(lbs O_2/day)**	**11,826.88**
SOR	**(lbs O_2/hr)**	**492.79**
Airflow Per Diffuser	**(SCFM)**	**1.51**
Diffuser Quantity	**(pcs)**	**1,008**
Diffuser Density	**(%)**	**6.92**
SOTE	**(%/ft)**	**2.22**
Total SOTE	**(%)**	**31.01**
Blower Pressure	(PSIG)	7.36
Pressure @ Top Of Dropleg	(PSIG)	6.74

Aeration Basin		
	Units	**Design**
Total Airflow	(SCFM)	1,522
Aeration Time	(hrs)	24
Minimum Diffuser Density	(%)	5
Dissolved Oxygen	(mg/l)	2
Side Water Depth	(ft)	15
Diffuser Water Depth	(ft)	14
Aeration Basin Area	(ft^2)	5,974.219
Tank Volume	(ft^3)	89,613.29
Tank Volume	(Million Gallons)	0.67
Required Mixing Energy	($SCFM/ft^2$)	0.12
Airflow For Minimum Mixing	(SCFM)	716
Minimum Diffuser Quantity	(pcs)	729
SP O_2Transfer Rate	gr O_2/Nm^3-m	12.83
SAE	(lbs O_2/hp-h)	8.23
Blower Efficiency	(%)	70
Blower Power	(hp)	59.85
Estimated cost per kWh	(kWh)	0.11
Annual Operating Cost	(USD)	43,006.31

SSI 9” Disc Diffuser Systems



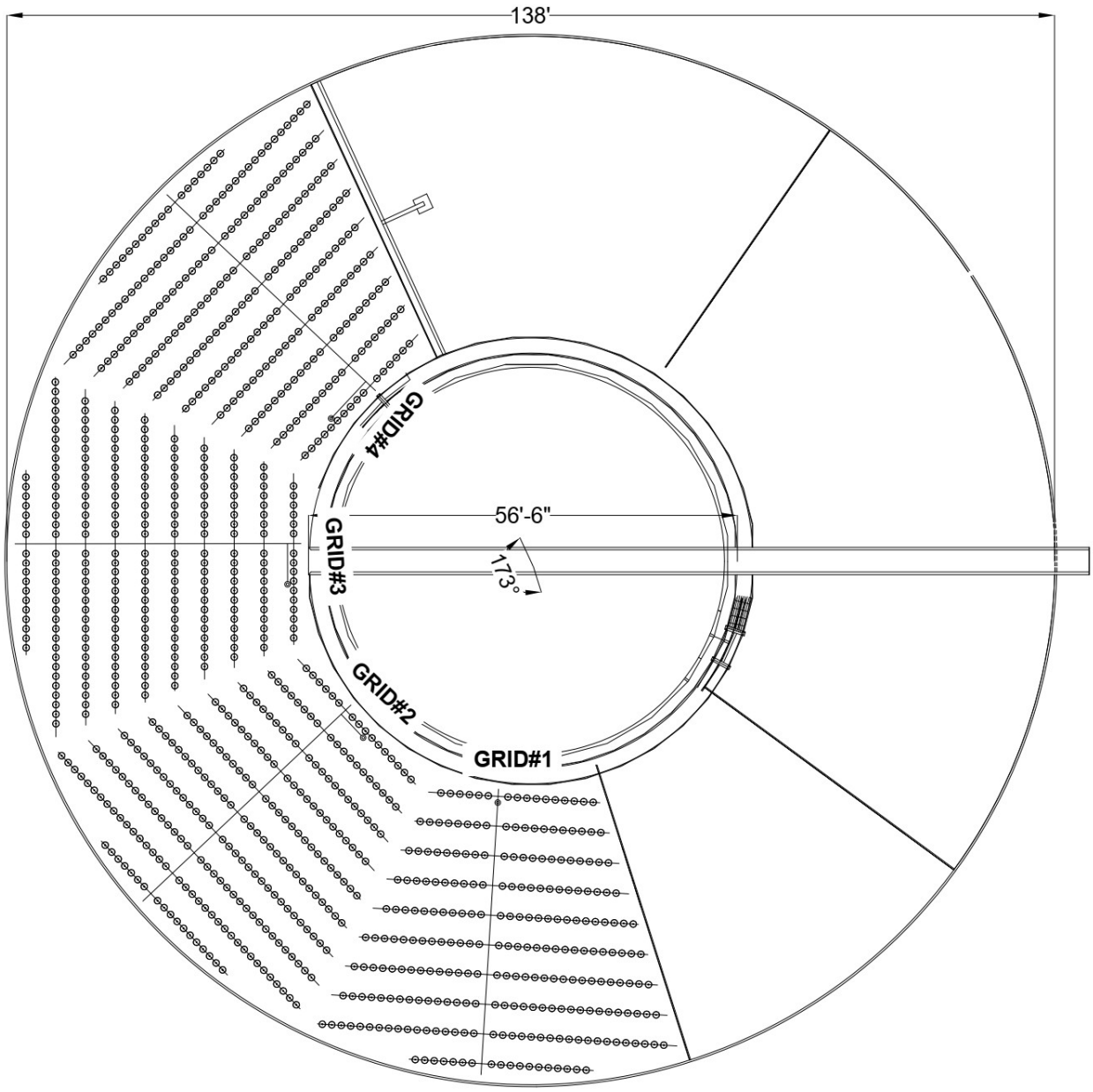
Limitation of Liability: The information contained in this Design is provided as a service exclusively to SSI clients and is intended to use with SSI products for Proposal/Quotation purpose only to be stamped or embossed with the SSI corporate seal for validation/approval. We accept no liability for the accuracy of self-generated designs.

Notes:

-

Thank you very much for your enquiry. This is a computer generated design.

II. Preliminary Drawings:



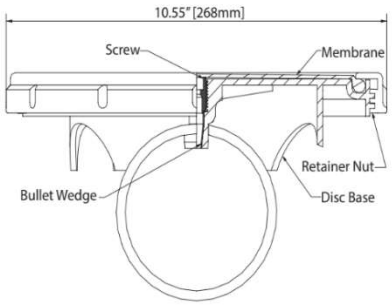
AERATION BASIN LAYOUT

Note: This schematic layout is for conceptual purpose not for construction.

POD270 9" Disc Diffuser

SSI Aeration
SMART IDEAS FOR WATER

What Makes the SSI POD 9" Disc Diffuser Accessory an Expert Choice?



The POD™ is an excellent option for municipal and industrial wastewater treatment plants interested in saving time and expense in labor involving installations, routine operational maintenance and the need to investigate the source of recurring problematic leaks.

Factory assembled diffusers mounted on laterals save contractors up to 30% on assembly time. PODS are a viable solution if you want to tank down for a minimum period, if your labor costs are high, or if you have a field labor shortage. For engineers unsure about the skill set of a contractor's field labor, SSI PODS are worry free with fewer field connections, and most connections created in controlled factory settings by trained personnel and automatic machines.



SSI Aeration

4 Tucker Drive
Poughkeepsie, New York 12603 USA
www.sssiaeration.com tel: +1 (845) 454-8171
email: info@ssiaeration.com fax: +1 (845) 454-8094

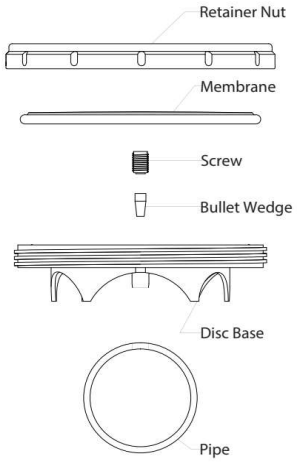
POD270 9" Disc Diffuser

Unique System Strengths

Complete product line – creating the system that fits your needs
SSI manufactures disc diffusers and coarse bubble diffusers, and we mount these products on a wide range of piping materials including PVC, CPVC, PP and Stainless Steel. We have the ability to attach diffusers to pipe using saddles, grommets, or pre-assembled PODS. We can provide retrievable systems or fixed grids, and systems in kit form or mostly factory assembled. We try to understand and anticipate your needs, and fit our recommendations to your situation.

Piping system integrity – thicker wall pipe and double anchors for fewer breakages
Our piping is 38% thicker and has double rod support stands as standard – two anchors for each support location means twice the resistance to hydraulic and thermal loads. Most often supports fail due to temperature and water velocity. SSI locates two anchors where support is needed most, helping to increase product longevity.

Comprehensive design service and after sales support
SSI provides full design services, including biological and mixing calculations, process simulations and hydraulic studies. We maintain a full drafting department with 3D and animation capabilities and we can assist with specifications and CAD drawings. Our service and installation crew can hold your hand during the early stages of the project and our worldwide multilingual staff is dedicated to your complete satisfaction.



EXPLODED DRAWING

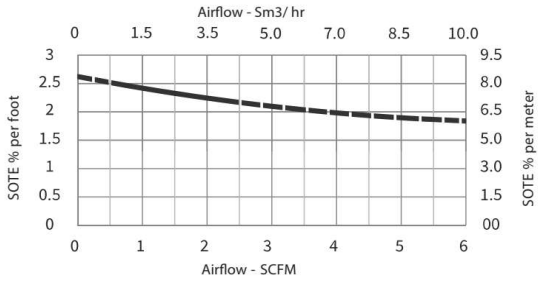
Intelligent Upgrade Options

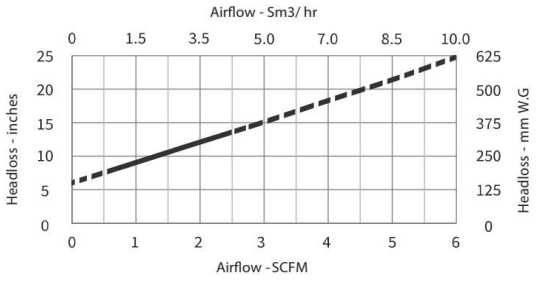
Patented PTFE membranes prolong efficiency and reduce whole-life costs
SSI's patented PTFE membrane barrier properties not only reduce plasticizer extraction, shrinking, and membrane hardening but also limit dynamic changes that can result from swell, such as creep. Compared with uncoated products that are more susceptible to increases in DWP due to more aggressive fouling and changes in physical properties and weight, the PTFE coated membrane improves consistency of DWP (Headloss) values over the product life. This directly impacts long-term power costs and the ability of the system to distribute air uniformly across the tank floor.

SSI Telemetry – the inside story solves maintenance problems
At the click of a mouse, you will know the DWP of your diffuser membranes, airflow rate to those monitored diffusers, and air temperature in the submerged piping system. You can sense vibration, pipe roll over, and water in the grid. Automatic moisture purging and automatic acid dosing systems are available. Through multiple cameras, you can see both inside the grids, and surface bubble patterns. Wet probes are also available for DO and WW temperature. Tracking all this data on a user-friendly online dashboard facilitates communication between consultant and client, manufacturer and rep. This smart technology lets you locate problem areas and allocate resources more efficiently. SSI Telemetry is your preventive maintenance hub in the heart of the plant.

Pods Installation Procedure

Insert POD diffuser into the pipe hole (17mm). Then insert wedge bullet in to the base. Insert wedge screw and rotate set screw after that place membrane over the base plate. Then hand tighten retainer nut on to the base until unable to be turned further.Then use Spanner Wrench tighten the retaining nut further 1/4 turn to complete installation.





SSI
www.ssiaeration.com

ANAB ACCREDITED Certified to ISO 9001:2015 TÜVRheinland Precisely Right.

TECHNICAL DATA SHEET

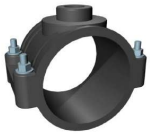
SSI™ ACCESSORIES

NPT & CLAMP SADDLES

Quick Connect NPT Saddles mount on nominal US 3" or metric 88.9mm, 90mm OD, US 4" or 114.3mm and 110mm OD pipe. They allow retrofit of 12" to 9"discs without changing the piping system. Quick Connect NPT Saddles are made of polypropylene, and install into a 5/8" (16mm) hole.

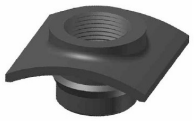


NPT Saddle



Clamp Saddle

GROMMETS



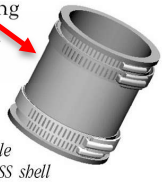
Grommets are available for round plastic or square stainless steel pipes in US or Metric dimensions. Installation is simple. Multiple sizes are available based on pipe wall thickness. Grommets install into a 1-1/4" (32mm) chamfered hole.

EXPANSION JOINT OPTIONS



Rigid Bolted SS

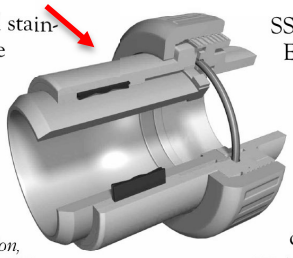
Expansion Joints are available in three types: Flexible PVC with SS Shell, Rigid Bolted SS, and Anti-rotation, Telescoping PVC. The flexible expansion joints are recommended for disc installations and the positive locking type for tube diffuser projects.



Flexible PVC w/SS shell

Slotted band joints with stainless steel shear rings are suitable for disc-type fine bubble and cap-type coarse bubble lateral plastic piping systems, in conjunction with SSI's fixed and guide support stand system to manage thermal expansion and contraction.

Positive locking bolted stainless steel couplings are suitable for drop pipes, stainless joints, and for all tube diffuser piping systems to restrict header pipe rotation.



Anti-rotation, Telescoping PVC

SSI's Sliding Expansion Joint is an anti-rotational telescopic union which absorbs pipe expansion and contraction to up to 1.5" (38mm).

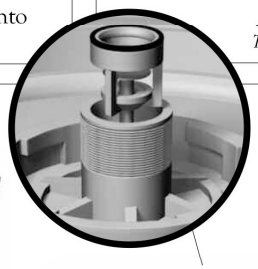
CHECK VALVES

SSI fine and coarse bubble diffusers are available with optional check valves. These are not required for proper operation since most diffusers are self-checking, but they may give peace of mind to the designer or operator.



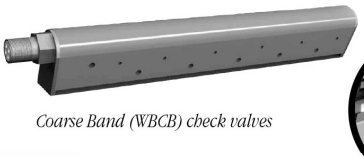


Tube Diffuser check valves





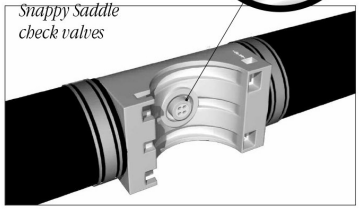
Disc showing check valve installation



Coarse Band (WBCB) check valves



Snappy Saddle check valves



Please see reverse for additional technical data

SSI Aeration
SMART IDEAS FOR WATER

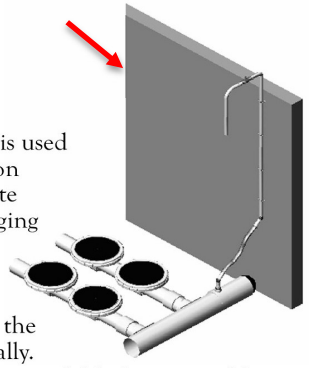
SSI AERATION, INC.

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POUGHKEEPSIE, NEW YORK 12603 USA
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EMAIL: info@ssiaeration.com

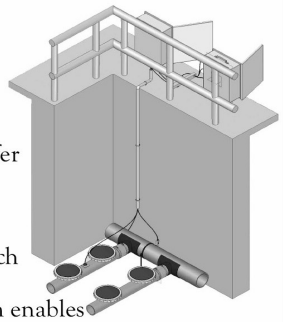
SSI™ ACCESSORIES *continued*

MOISTURE PURGE SYSTEM



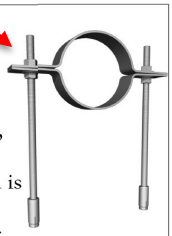
An airlift type purge system is used in all SSI fine bubble aeration systems to remove condensate from the piping system. Purging entrained water helps ensure even air distribution to all diffusers in a grid. A ball valve is supplied with the system and is opened manually. Continuous purge systems are available for retrievable-type aeration systems, or where it is not possible to fasten a purge line to a tank wall.

PRESSURE MONITORING SYSTEM

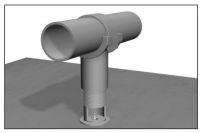


Throughout the life of an aeration system, oxygen transfer efficiency may decline somewhat when diffusers become fouled, but headloss can increase dramatically which in turn increases energy costs. A pressure monitoring system enables the operator to better determine the optimal cleaning frequency of the membranes. The fouling rate can vary by aeration zone, hence it is recommended to install at least one system in each zone.

SUPPORT STANDS



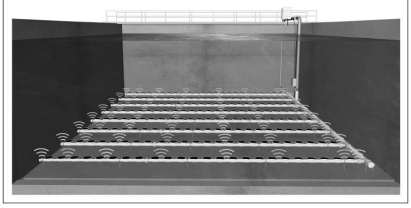
Support Stands are available in 304SS, 316SS or in ABS plastic. SSI's standard is 304SS with drop-in anchor bolts. In our aeration piping systems, support stands fulfill the dual role of anchoring pipes to the floor and controlling thermal expansion and contraction. Special support stands for uneven tank floors, for installing into concrete ballast forms, and for tanks with significant channel velocity (with lateral supports) are also available. ABS support stands are primarily used with disc diffusers and plastic pipe, where a low capital cost is the primary objective.



ABS plastic support stand

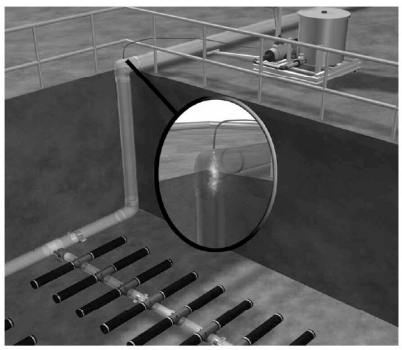
TELEMETRY SYSTEM

Adding a Telemetry System to your aeration system will allow you to remotely monitor factors inside your tank from any PC, tablet or mobile device. Telemetry can be installed in new systems or retrofitted through an end cap into existing systems. Telemetry sensors are available to monitor variables in your system such as temperature, vibration, humidity, water detection, DO, and other environmental factors.



ACID DOSING SYSTEM

In-situ Acid Dosing Systems are available to control calcareous deposits in the perforations which will reduce membrane backpressure.



SSI Aeration
SMART IDEAS FOR WATER

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www.ssiaeration.com
EMAIL: info@ssiaeration.com

SSI – SSI Aeration, Inc.
Standard Terms and Conditions of Sale

1. **General:** All products and services offered for sale by Stamford Scientific International, Inc. (hereinafter "Seller") or its subsidiaries or through its distributors or sales representatives are sold subject to the terms and conditions stated herein. This offer expressly limits acceptance to the terms hereof and any additional, different or inconsistent terms proposed by Buyer, whether in writing or otherwise, are hereby objected to and rejected and Seller shall not be bound thereby unless expressly agreed in a writing signed by an officer of the Seller that such terms and conditions shall supersede those contained herein.

2. **Estimates and Quotations**: All prices are subject to adjustment on account of specifications, quantities, shipment arrangements or other terms and conditions, which are not part of the original price quotation. Written estimates issued by the Seller will be valid for 30 days only. Products are sold at prices in effect at the time the order is taken. The company reserves the right to change prices without notice when necessary.

3. **Terms and Method of Payment**: For Buyers with established credit, payment of accounts due must be made within 30 days of shipment FOB Seller facility or 30 days after the goods are ready to ship and Buyer is notified of same. Seller may make partial billings of the contract price or invoice as various components of the equipment are shipped. Partial payments are expected to be made according to partial goods shipped. Custom built and special large orders shall require deposits in advance of production together with progress payments. For Buyers without credit, payment will be by company check, bank draft, Visa or Mastercard, telegraphic transfer or irrevocable letter of credit at time of order or progress payments according to quote offer. The Buyer shall not be entitled to withhold payment of any sums due to the Seller by reason of any disputed claim by the customer relating to any goods or deliveries. If Buyer fails to make payment by the due dates then without prejudice to any other rights of the Seller: The Seller shall be entitled to suspend all or any other deliveries to be made under that or any other contract with the Buyer and in such event the Buyer shall not in any respect be released from its obligations to the Seller under that or any such other contract. The Seller shall also be entitled to treat the relevant contract or any other contract with the Buyer as having been terminated by the Buyer and to claim damages for breach of contract accordingly.

4. **Taxes**: Product prices do not include taxes. The amount of any present or future sales, use, excise, value-added or similar tax if applicable to the sale shall be paid by the Buyer unless a tax exemption certificate acceptable to the tax authorities is approved. If Seller is required to pay any such tax, fee or charge, Buyer shall reimburse Seller therefore.

5. **Delays in Delivery and Force Majeure**: All quoted delivery dates are approximate. The Seller will make commercially reasonable efforts to meet any delivery date(s) quoted in the agreement. However, under no circumstances shall the Seller be liable to Buyer for any delay in shipment or failure to meet any quoted delivery date(s) due to unforeseen circumstances or due to a cause beyond its control. Examples of such causes are acts of God, wars, riots, embargoes, acts of civil or military authorities, fires, floods, accidents, strikes, transportation delays, inability to obtain materials or supplies, interruption for any reason in the manufacture of products by Seller's supplies or other causes not within Seller's control.

6. **Warranty/Repairs**: Products manufactured by Seller are warranted to be free from defects in materials or workmanship for 18 months from date of shipment or 12 months from the date of start up, whichever comes first. Parts found to be defective in materials or workmanship will be repaired or replaced without charge, F.O.B. original point of shipment. The forgoing warranty is in lieu of and excludes all other warranties expressed or implied (including any warranty of merchantability or fitness or purpose). The responsibility of the Seller is limited to the cost of the defective part. Wear caused by faulty maintenance or operation shall not constitute defects. Elastomeric components damaged as a result of maintenance activities, excessive airflow, foreign debris in the process solution, or excessive exposure to direct ultraviolet and thermal radiation shall be excluded. Decomposition by chemical action and chemical precipitate shall not constitute defects. Claims for defective, damaged or improper material or for shortages will not be allowed unless written notice specifying the nature and extent of the defect, damage or shortage is received in the Seller's office within fourteen (14) days from delivery. Seller assumes no responsibility of expense for repairs made on equipment sold by it to Buyer when such repairs are done outside Seller's factory facilities without its written consent. In all cases, a Start-Up certificate issued by SSI is for general conformance to the Manufacturer's installation instructions only after audit for work performed. However, in no cases, SSI can audit 100% of all work performed by others and cannot guarantee their work to fully meet our installation instructions. Warranty for installation labor and services provided by others shall be covered by the warranty of the entity performing those services. Failure by the Installer to fully meet our installation instructions and requirements may result in installation errors which may lead to equipment failure, for which Seller shall not be liable.

7. **Cancellation and Returns Policy**: (A) Cancellations: Any request for order cancellation, rescheduling or modification by Buyer must be made in writing and such action must be approved in writing by an officer of Seller. Such request should be made to Seller at least four (4) weeks from scheduled shipment date in order to be considered. Such cancellation, rescheduling or modification shall be subject to the payment of reasonable cancellation charges, which shall include but not be limited to expenses already incurred for labor and material costs, commitments made by Seller and a reasonable profit. (B) Returns: Any request for product return by Buyer must be made in writing. Returns of products will not be accepted for any reason without prior written consent of Seller and issuance of a Return Material Authorization (RMA) number. Return of products must be shipped freight prepaid by Buyer. Seller will not accept freight charges. Returns may be subject to a 15% restocking fee and any other reasonable charges. Returns made without obtaining prior authorization shall be returned to sender at Buyer's expense. Custom made goods may not be returned under any circumstance.

8. **Limitation of Liability:** **Notwithstanding anything else to the contrary, Seller shall have no liability for consequential, incidental, punitive, indirect and/or special damages regarding the sale or use of a product even if the potential for such damages has been disclosed to Seller. Seller's total liability for product defect claims shall not exceed the purchase price paid for the product.**

9. **Complete Agreement**: These Terms and Conditions of Sale when combined with Seller's invoice represent the entire agreement between the parties with respect to the subject matter hereof. Language contained in any digital or written instrument from Buyer to Seller serving to modify the terms of any of the foregoing shall be of no effect.

10. **Severability**: If any provision of these Terms and Conditions of Sale shall be deemed illegal or unenforceable, such illegality or unenforceability shall not affect the validity and enforceability of any other provisions hereof, which together shall be construed as if such illegal and unenforceable provision or provisions had not been included herein.

11. **No Waiver**: The failure by Seller to enforce at any time any of the provisions of this agreement, or to exercise any election or option provided herein, shall not be a waiver and shall in no way be construed as a waiver of such provisions or options, nor in any way be construed to affect the validity of this agreement or any part thereof, or the right of Seller thereafter to enforce each and every such provision.

12. **No Indemnification**: Unless otherwise expressly provided in writing by both parties, Seller does not indemnify, nor does it hold Buyer harmless, against any liability, losses, damages and expenses (including attorney's fees) relating to any claim whatsoever, including without limitation, claims for personal injuries, death or property damage related to the products sold hereunder.

13. **Governing Law**; Limitations: The relationship between Buyer and Seller in relation to the products shall be governed by and construed in accordance with the laws of the State of New York, U.S.A. Any legal action with respect to any transaction must be commenced within one year after the cause of action has arisen.

14. **Dispute Resolution**: Actions by Seller for nonpayment by Buyer of the purchase price of products sold by Seller, or for redress of other breaches by Buyer of these Terms and Conditions of Sale, may be brought by Seller, at its option, before any court of competent jurisdiction in the State of New York. At Seller's option, disputes between Buyer and Seller, including all claims for non-performance by Seller, shall be finally settled by arbitration in Poughkeepsie, New York USA.

15. **Foreign Corrupt Practices Act**: Buyer represents and warrants to Seller that it shall comply with all laws in relation to its sale and/or use of the Products and will not pay anything of value to any government employee in connection with the sale of the Products.

16. **Precedence**: In the event of any inconsistency among the referenced documents, attachments, drawings, specifications or other provisions hereof, the following order of precedence shall apply: (1) special terms and conditions agreed to in writing by an Officer of the Seller, (2) these standard terms and conditions of sale, (3) specifications, (4) all other attachments or documents incorporated herein by reference.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CR 501 WTP Iron Filter Project Pay Application No. 4 to SGS Contracting Services, Inc for the Amount of $99,961.49**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: SGS Contracting Services, Inc.

Effective Date: 06/02/2025 Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted capital project with funds available in account 408-533-70-7351 (501 WTP Iron Filtration).

HISTORY/FACTS/ISSUES:

In August 2024, the City awarded the 501 Water Treatment Plant Iron Filter project to SGS Contracting. This is Pay Application No. 4 for the amount of $99,961.49. The City's reviewing engineer, Kimley Horn, and staff have reviewed the pay application and recommend approval to pay SGS Contracting Services, Inc. the requested amount of $99,961.49.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 4

	Application Period: 5/1/25-5/31/25	Application Date: 5/31/25
To (Owner): City of Wildwood	From (Contractor): SGS Contracting Services, Inc.	Via (Engineer): Kimley-Horn
Project: CR 501 WTP Iron Filter Improvements	Contract:	
Owner's PO No.:	Contractor's Project No.: 2024-010	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1		$1,006,872.42
TOTALS	$0.00	$1,006,872.42
NET CHANGE BY CHANGE ORDERS	**-$1,006,872.42**	

1.	**ORIGINAL CONTRACT PRICE**	**$2,715,700.00**
2.	**Net change by Change Orders**	**-$1,006,872.42**
3.	**Current Contract Price (Line 1 ± 2)**	**$1,708,827.58**
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)**	**$336,766.52**
5.	**RETAINAGE:**	
	a. 5% X $222,161.00 Work Completed	**$11,108.05**
	b. 5% X $114,605.52 Stored Material	**$5,730.28**
	c. Total Retainage (Line 5a + Line 5b)	**$16,838.33**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**	**$319,928.19**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	**$219,966.70**
8.	**AMOUNT DUE THIS APPLICATION**	**$99,961.49**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)**	**$1,388,899.39**

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: Lindsey Magura Date: 5/31/25

Payment of: $ $99,961.49
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____

Payment of: $ _____

is approved by: _____

Approved by: _____

Kimley»Horn

- [x] NO EXCEPTIONS TAKEN
- [ ] CORRECTIONS NOTED
- [ ] REJECTED
- [ ] VERIFY & MAKE CORRECTIONS
- [ ] RESUBMIT
- [ ] FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: HEATH.SMITH Date: 6/2/25

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Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	CR 501 WTP Iron Filter Improvements	Application Number:	3	
Application Period:	5/1/25-5/31/25	Application Date:	5/31/25	

			Work Completed		E	F		G	
	A	B	C	D					
	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)	
1.01	**MOBILIZATION**								
1.01.01	Mobilization	$40,000.00	$40,000.00			$40,000.00	100%	$0.00	
1.01.02	Demobilization	$10,000.00				$0.00		$10,000.00	
1.01.03	Prepaid Bonds & Insurance	$20,000.00	$20,000.00			$20,000.00	100%	$0.00	
1.02	**SURVEY, LAYOUT, PERMITTING, RECORD DRAWINGS**								
1.02.01	Permitting	$3,000.00				$0.00		$3,000.00	
1.02.02	Survey & Layout (General)	$4,000.00		$2,000.00		$2,000.00	50%	$2,000.00	
1.02.03	Record Drawings	$3,000.00				$0.00		$3,000.00	
1.03	**RESTORATION**								
1.03.01	Cleanup, Final Grade, Misc. Sod/Grassing	$10,000.00				$0.00		$10,000.00	
2.01	**INSTALL NEW GREENSAND FILTER (INCL ALL PIPE) FOR FUNCTIONAL SYSTEM**								
2.01.01	Site Prep	$10,000.00	$10,000.00			$10,000.00	100%	$0.00	
2.01.02	Gravel Around Tanks	$15,000.00				$0.00		$15,000.00	
2.01.03	Concrete Pedestals	$50,000.00		$50,000.00		$50,000.00	100%	$0.00	
2.01.04	Misc. Protective Coatings	$10,000.00				$0.00		$10,000.00	
2.01.05	Furnish Filter System (Materials/Equipment only)	$1,006,872.42				$0.00		$1,006,872.42	
2.01.06	Installation of Filter System	$498,127.58				$0.00		$498,127.58	
2.01.07	Filter System Testing & Startup	$15,000.00				$0.00		$15,000.00	
2.01.08	Furnish & Install Pipe, Valves, Fittings, Appurtenances	$150,000.00			$31,901.36	$31,901.36	21%	$118,098.64	
2.01.09	Install Control & Power Euipment (related to Filter System only)	$35,000.00				$0.00		$35,000.00	
2.01.10	Approval of Filter System (including documentation)	$10,000.00				$0.00		$10,000.00	
2.02	**SITE YARD PIPING**								
2.02.01	Yard Piping for Water Main Connection	$24,575.00				$0.00		$24,575.00	
2.02.02	Drain Piping to Pond	$12,000.00				$0.00		$12,000.00	
2.02.03	Buried Chlorine Injection Piping	$10,000.00				$0.00		$10,000.00	
2.02.04	Buried Corrosion Inhibitor Piping	$10,000.00				$0.00		$10,000.00	
2.02.05	Buried Service Water Piping	$12,000.00				$0.00		$12,000.00	
2.03	**INSTALL NEW MOTORIZED ACUATOR**								
2.03.01	Furnish & Install New Motorized Actuator	$28,000.00				$0.00		$28,000.00	
2.03.02	Startup of Actuator	$2,000.00				$0.00		$2,000.00	
2.04	**SITEWORK**								
2.04.01	Misc. Sitework	$5,000.00				$0.00		$5,000.00	
2.05	**SODIUM HYPOCHLORITE SYSTEM**								
2.05.01	Furnish & Install Sodium Hypo System	$49,000.00			$48,120.00	$48,120.00	98%	$880.00	
2.05.02	Startup & Testing	$1,000.00				$0.00		$1,000.00	
2.06	**SODIUM HYPOCHLORITE SYSTEM INJECTION VAULT**								
2.06.01	Demolish/Remove Existing Vault & Appurtenances	$10,000.00				$0.00		$10,000.00	
2.06.02	Furnish & Install New Vault	$37,000.00			$2,710.70	$2,710.70	7%	$34,289.30	
2.06.03	Furnish & Install New Injection Point	$3,000.00				$0.00		$3,000.00	
2.07	**SODIUM HYPOCHLORITE STORAGE STRUCTURE**								
2.07.01	Site Prep & Concrete Pad	$15,000.00	$6,500.00	$8,500.00		$15,000.00	100%	$0.00	
2.07.02	Furnish & Install Canopy Structure	$35,000.00				$0.00		$35,000.00	
2.08	**CORROSION INHIBITOR SYSTEM**								
2.08.01	Furnish & Install Corrosion Inhibitor System	$32,000.00			$9,805.00	$9,805.00	31%	$22,195.00	
2.08.02	Startup & Testing	$3,000.00				$0.00		$3,000.00	
2.09	**CORROSION INHIBITOR VAULT**								
2.09.01	Furnish & Install New Vault	$17,000.00			$6,137.17	$6,137.17	36%	$10,862.83	
2.09.02	Furnish & Install New Injection Point	$3,000.00				$0.00		$3,000.00	
2.10	**CORROSION INHIBITOR SYSTEM STORAGE STRUCTURE**								
2.10.01	Site Prep & Concrete Pad	$12,000.00	$5,200.00	$6,800.00		$12,000.00	100%	$0.00	
2.10.02	Furnish & Install Canopy Structure	$28,000.00				$0.00		$28,000.00	
2.11	**POND EARTHWORK**								
2.11.01	Survey & Layout	$4,000.00	$4,000.00			$4,000.00	100%	$0.00	
2.11.02	Rough Excavation (including export)	$36,000.00	$36,000.00			$36,000.00	100%	$0.00	
2.11.03	Final Grading	$10,000.00	$6,000.00			$6,000.00	60%	$4,000.00	
2.12	**FDOT MITERED END SECTION & RIP RAP**								
2.12.01	MES & Rip-Rap	$10,000.00				$0.00		$10,000.00	
2.13	**SOD (POND & MAINTENANCE PATH)**								
2.13.01	Sod (1,900 SY @ $3.75 per SY)	$7,125.00		$7,125.00		$7,125.00	100%	$0.00	
3.01	**ELECTRICAL & INSTRUMENTATION**								
3.01.01	Instrumentation & Controls - Submittal Package	$5,000.00	$3,536.00			$3,536.00	71%	$1,464.00	
3.01.02	PLC Programming & Support	$40,000.00				$0.00		$40,000.00	
3.01.03	VTScada Development & Support	$25,000.00				$0.00		$25,000.00	
3.01.04	Sci-Text Modifications	$2,000.00				$0.00		$2,000.00	
3.01.05	HMI Development & Updating	$6,000.00				$0.00		$6,000.00	
3.01.06	Furnish & Install Network Communication Panel	$10,000.00			$6,680.64	$6,680.64	67%	$3,319.36	
3.01.07	Furnish & Install Fiber Patch Panel	$7,000.00			$4,691.46	$4,691.46	67%	$2,308.54	
3.01.08	Furnish & Install Eyewash Panel	$7,000.00			$4,559.19	$4,559.19	65%	$2,440.81	
3.01.09	Final Approval of Controls & Integration (includes documentation)	$5,000.00				$0.00		$5,000.00	
3.01.10	Electrical Components - Submittal Package	$5,000.00				$0.00		$5,000.00	
3.01.11	Conduit & Fittings	$150,000.00		$16,500.00		$16,500.00	11%	$133,500.00	
3.01.12	Wire & Cable (including terminations)	$65,000.00				$0.00		$65,000.00	
3.01.13	Lighting Fixtures	$18,000.00				$0.00		$18,000.00	
3.01.14	Power Supply Equipment	$55,000.00				$0.00		$55,000.00	
3.01.15	Final Electrical Review and Completion, Startup & Testing	$10,000.00				$0.00		$10,000.00	
	CHANGE ORDERS								
	Change Order #01 - ODP of Filter Equipment	($1,006,872.42)				$0.00		($1,006,872.42)	
	Totals	**$1,708,827.58**	**$131,236.00**	**$90,925.00**	**$114,605.52**	**$336,766.52**		**$1,372,061.06**	

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): 0							Application Number: 4		
Application Period: 5/1/25-5/31/25							Application Date:		
A				B	C	D	E	F	
Item		Bid Item Quantity	Unit Price	Bid Item Value ($)	Estimated Quantity Installed	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)
Bid Item No.	Description									
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
				$0.00		$0.00		$0.00		$0.00
	Totals			**$0.00**		**$0.00**	**$0.00**	**$0.00**		**$0.00**

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Stored Material Summary

Contractor's Application

For (Contract):	CR 501 WTP Iron Filter Improvements	Application Number:	3
Application Period:	4/1/25-4/30/25	Application Date:	4/30/25

A		B	C		D		E		F		G
					Stored Previously				Incorporated in Work		
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equpment Stored	Date Placed into Storage (Month/Year)	Amount ($)	Amount Stored this Month ($)	Subtotal Amount Completed and Stored to Date (D + E)	Date (Month/ Year)	Amount ($)	Materials Remaining in Storage ($) (D + E - F)
5	20089	11550	Onsite	2500gal Houston Chemical Storage Tank	12/2024	$29,360.00		$29,360.00			$29,360.00
5	20089	11552	Onsite	Simplex Chemical Skid	12/2024	$18,760.00		$18,760.00			$18,760.00
3.01.07	10973	271343	SGS Office	Network Communication Panel	2/2025	$6,680.64		$6,680.64			$6,680.64
3.01.08	10973	271343	SGS Office	Fiber Patch Panel	2/2025	$4,691.46		$4,691.46			$4,691.46
3.01.09	10973	271343	SGS Office	Eye Wash Alarm Panel	2/2025	$4,559.19		$4,559.19			$4,559.19
2.09.01	20265	Per Plan	Onsite	Ultra-twin IBC Spill Pallet	3/2025	$9,805.00		$9,805.00			$9,805.00
2.01.08	124080	Subm.10 &11	Onsite	Pipes, valves, fittings	2/2025	$17,603.73	$14,297.63	$31,901.36			$31,901.36
2.06.02	150893	01150 I.	Onsite	Sodium Chloride Injection Vault	1/2025	$2,710.70		$2,710.70			$2,710.70
2.09.01	150893	01150 L.	Onsite	Corrosion Inhibitor Vault	1/2025	$6,137.17		$6,137.17			$6,137.17
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
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								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
				Totals		**$100,307.89**	**$14,297.63**	**$114,605.52**		**$0.00**	**$114,605.52**

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McDade Waterworks, Inc.

MCDADE WATERWORKS INC
PO BOX 16039
TAMPA, FL 33687-6039

Voice: (813) 740-1144
Fax: (813) 627-9387

INVOICE

Invoice Number: 125061

Invoice Date: May 7, 2025
Page: 1
Sales Order #: 65420

Bill To:	Ship to:
SGS CONTRACTING SERVICES INC PO BOX 908 HIGH SPRINGS, FL 32655	SGS CONTRACTING SERVICES INC @ WILDWOOD WTP CR501 7023 MARSH BEND TRL WILDWOOD, FL 34785

Customer ID	Customer PO	Payment Terms	
SGS CONTRACTING	2004-010-03	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
ALEXANDER	MCDADE-HOTSHOT-FFA	5/7/25	6/6/25

Quantity	Item	Description	Backorder Qty	Unit Price	Amount
		MUST GIVE A 48 HOUR NOTICE PRIOR TO DELIVERING			
		NO FRIDAY DELIVERIES			
		CONTACT: LINDSEY (239) 699-0560			
		LUMP SUM - O&M'S	1.00	500.00	
1.00		12" X 08'-00" FLG X PE DIP, C/L, PC		1,838.96	1,838.96
1.00		10" X 08'-00" FLG X PE DIP, C/L, PC W/ 3/4" THRD TAP		1,634.79	1,634.79
	5.3BRE1512	12" SERIES 151200 BELL RESTRAINT FOR C900 PVC PIPE	1.00	208.29	
	6.1KMJGVDI12	12" KENNEDY MJ R/W GATE VALVE, EPDM ENCAPSULATED WEDGE, O/L, L/ACCYS,304SS STEM #7571, C515 #10112007571SSZ	1.00	2,696.55	
		AUMA ACTUATOR FOR THE ABOVE VALVE TO BE MOUNTED ON VALVE,	1.00	11,361.40	

Thank you for your business!

Note: Please be aware a late fee of 1.5% per month will be applied to past due invoices.

Subtotal	Continued
Sales Tax	Continued
Freight	
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	**Continued**

McDade Waterworks, Inc.

INVOICE

Invoice Number: 125061

Invoice Date: May 7, 2025
Page: 2
Sales Order #: 65420

MCDADE WATERWORKS INC
PO BOX 16039
TAMPA, FL 33687-6039

Voice: (813) 740-1144
Fax: (813) 627-9387

Bill To:	Ship to:
SGS CONTRACTING SERVICES INC PO BOX 908 HIGH SPRINGS, FL 32655	SGS CONTRACTING SERVICES INC @ WILDWOOD WTP CR501 7023 MARSH BEND TRL WILDWOOD, FL 34785

Customer ID	Customer PO	Payment Terms	
SGS CONTRACTING	2004-010-03	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
ALEXANDER	MCDADE-HOTSHOT-FFA	5/7/25	6/6/25

Quantity	Item	Description	Backorder Qty	Unit Price	Amount
		#SA14.2/AC01.2			
		MANUFACTURER SUPPLIER SERVICES, START-UP SERVICES & TRAINING	1.00	1,500.00	
160.00	PIPEC90012B	12" C900 DR18 PVC PIPE, BLUE		48.82	7,811.20
60.00	PIPEC90010B	10" C900 DR18 PVC PIPE, BLUE		34.67	2,080.20
1.00		3/4" BRASS THRD COUPLING		4.93	4.93
1.00		2" X 1-1/4" BRASS THRD BUSHING		16.49	16.49
1.00		1-1/4" X 6" BRASS THRD NIPPLE SCH40		20.09	20.09
		2" BRASS CORP STOP MXPJ	1.00	406.09	
1.00	FORD INSERT-55	02" 304SS 50 SERIES INSERT FOR POLYETHYLENE TUBING (FORD#INSERT-55)-NC			
	FORD C44-77-NL	02" BRASS PACK JOINT X PACK JOINT FOR COPPER OR PLASTIC TUBING (CTS) (FORD# C44-77-NL)	2.00	180.13	
4.00	FORD INSERT-55	02" 304SS 50 SERIES INSERT FOR POLYETHYLENE TUBING (FORD#INSERT-55)-NC			
		02" X 3/4" BRASS PJ X FIPT TEE #T441-773-NL	1.00	224.07	

Subtotal	Continued
Sales Tax	Continued
Freight	
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	**Continued**

Thank you for your business!

Note: Please be aware a late fee of 1.5% per month will be applied to past due invoices.

INVOICE

Invoice Number: 125061

Invoice Date: May 7, 2025
Page: 3
Sales Order #: 65420

MCDADE WATERWORKS INC
PO BOX 16039
TAMPA, FL 33687-6039

Voice: (813) 740-1144
Fax: (813) 627-9387

Bill To:	Ship to:
SGS CONTRACTING SERVICES INC PO BOX 908 HIGH SPRINGS, FL 32655	SGS CONTRACTING SERVICES INC @ WILDWOOD WTP CR501 7023 MARSH BEND TRL WILDWOOD, FL 34785

Customer ID	Customer PO	Payment Terms	
SGS CONTRACTING	2004-010-03	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
ALEXANDER	MCDADE-HOTSHOT-FFA	5/7/25	6/6/25

Quantity	Item	Description	Backorder Qty	Unit Price	Amount
2.00	FORD INSERT-55	02" 304SS 50 SERIES INSERT FOR POLYETHYLENE TUBING (FORD#INSERT-55)-NC			
1.00		3/4" BRASS 90 THRD		6.67	6.67
	FORD C14-77-NL	02" BRASS FEMALE IRON PIPE THREAD TO PACK JOINT ADAPTER FOR COPPER OR PLASTIC TUBING (CTS) (FORD#C14-77-NL)	1.00	139.27	
1.00	FORD INSERT-55	02" 304SS 50 SERIES INSERT FOR POLYETHYLENE TUBING (FORD#INSERT-55)-NC			
3.00	VT03B	3" ENGRAVED BRONZE VALVE TAG WITH POST		25.00	75.00

Subtotal	13,488.33
Sales Tax	809.30
Freight	
Total Invoice Amount	14,297.63
Payment/Credit Applied	
TOTAL	**14,297.63**

Thank you for your business!

Note: Please be aware a late fee of 1.5% per month will be applied to past due invoices.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Millennium Park Phase 1 & 2 Project - Payment Application 4 in the Amount of $582,531.96**

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 301-572-60-6302.

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the Commission and awarded to Kingdom Construction on February 13, 2025. Kingdom Construction is requesting Payment Application 4 in the amount of $582,531.96 for work performed from April 26 through May 25, 2025. The project is approximately 19% completed. CPH reviewed Payment Application 4 and recommended approval.

APPLICATION FOR PAYMENT AND AFFIDAVIT

NAME:	KINGDOM CONSTRUCTION	PROJECT NAME:	WILDWOOD MILLENIUM PARK
ADDRESS:	1102 N MAIN STREET, SUITE E	PROJECT NO:	252
CITY, ST, ZIP:	WILDWOOD, FL 34785	DRAW NO:	4REV1
		PERIOD TO:	05/25/25

STATEMENT OF CONTRACT AMOUNT:

1.	Original Contract Amount	$ 10,645,645.08	(1)
2.	Approved Changes	$ 4748.45	(2)
3.	Revised Contract Amount (1 + or - 2)	$ 10,650,393.53	(3)
4.	Contract Completed to Date:	$ 2,019,914.07	(4)
5.	Retainage	$ 100,995.70	(5)
6.	Contract Completed Less Retainage (4 - 5)	$ 1,918,918.37	(6)
7.	Less Previous Request (line 6 from previous draw)	$ 1,336,386.41	(7)
8.	Current Request for Payment (6 - 7)	$ 582,531.96	(8)
9.	Remaining Contract to Bill (3 - 6)	$ 8,731,475.17	(9)

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	4748.45	
Total approved this month	4748.45	
Total	4748.45	
NET CHANGES by Change Order	4748.45	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief in the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

KINGDOM CONSTRUCTION SERVICES, INC.
Company Name

Signature — Karrie Fitzgerald/Senior PM
Print Name/Title

State of FL County of Sumter

The foregoing instrument was acknowledged before me this 30th day of May 2025 by Karrie Fitzgerald

as Senior PM for Kingdom Construction

☒ Personally Known
☐ Produced Identification _____

Notary _____

Notary Seal:

ALEXIS M. YOUNT
Notary Public-State of Florida
Commission # HH 198600
My Commission Expires
November 15, 2025

My Commission Expires: 11/15/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified ..... $ 582,531.96

Architect:

By: John Skrandel 2025.05.30 16:28:10-04'00' Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Application #	4REV1
Application Date	5/25/2025
Period to:	5/25/2025
Project Name	WILDWOOD MILLENIUM PARK

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Desc. Of Work	Scheduled Value	From Previous Application	This Period	Materials stored (not in D or E)	Total Completed and Stored	% billed	Balance to Finish	Retainage-5%
A-1	Bonds and Insurance	$ 401,886.10	$ 401,886.10	$ -		$ 401,886.10	100%	$ -	$ 20,094.31
A-2	Mobilization	$ 1,435,793.80	$ 717,896.90	$ 358,948.45		$ 1,076,845.35	75%	$ 358,948.45	$ 53,842.27
A-3	Preconstruction Topographic Surveying	$ 52,500.00	$ 52,500.00	$ -		$ 52,500.00	100%	$ -	$ 2,625.00
A-4	Record Drawings	$ 52,500.00				$ -	0%	$ 52,500.00	$ -
A-5	Demobilization, Cleanup, Project Closeout (Incl.Material and Workmanship Bond)	$ 25,000.00				$ -	0%	$ 25,000.00	$ -
A-6	Preconstruction Video	$ 1,404.14	$ 1,404.14	$ -		$ 1,404.14	100%	$ 0.00	$ 70.21
A-7	Temporary Traffic Control - Millennium Park	$ 21,000.00				$ -	0%	$ 21,000.00	$ -
A-8	Temporary Traffic Control - Powell Rd.	$ 21,000.00				$ -	0%	$ 21,000.00	$ -
A-9	Erosion and Sediment Control	$ 61,687.50	$ 12,831.00	$ 2,590.75		$ 15,421.75	25%	$ 46,265.75	$ 771.09
A-10	Silt Fence	$ 27,431.25	$ 27,431.25	$ -		$ 27,431.25	100%	$ -	$ 1,371.56
A-11	Clearing and Grubbing	$ 121,376.33	$ 30,085.02	$ -		$ 30,085.02	25%	$ 91,291.31	$ 1,504.25
A-12	Demolition - Existing Driveway Aprons, Crushed Asphalt Parking Area, Concrete Pad at New Racquetball Court, Misc.Portions of Dirt Trail	$ 192,353.18	$ 32,202.82	$ -		$ 32,202.82	17%	$ 160,150.36	$ 1,610.14
B-1	Regular Excavation (ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 320,036.59	$ 95,921.31	$ 30,085.01		$ 126,006.32	39%	$ 194,030.27	$ 6,300.32
B-2	Embankment (Fill Placement) ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 151,415.84				$ -	0%	$ 151,415.84	$ -
B-3	Borrow Material (Allowance)	$ 175,000.00				$ -	0%	$ 175,000.00	$ -
B-4	Allowance - Additional Earthwork (If Needed)	$ 250,000.00	$ 22,500.00	$ 157,300.00		$ 179,800.00	72%	$ 70,200.00	$ 8,990.00
B-5	8" Stabilized Subgrade or 4" Crushed ConcreteSubgrade (Furnish and Install) (Trail, Cart Path)	$ 71,659.20		$ 22,139.43		$ 22,139.43	31%	$ 49,519.77	$ 1,106.97
B-6	12" Stabilized Subgrade or 6" Crushed Concrete Subgrade (Furnish and Install) (Road, Turn Lane, Parking Lots, TurnaroundArea)	$ 239,234.69				$ -	0%	$ 239,234.69	$ -
B-7	6" Limerock Base or 6" Crushed Concrete Base (Furnish and Install) (Road,Parking Lots, Trail, Cart Path)	$ 358,260.90		$ 22,139.44		$ 22,139.44	6%	$ 336,121.46	$ 1,106.97
B-8	10" Limerock Base or 10" Crushed Concrete Base (Furnish and Install) (TurnLane)	$ 18,692.16				$ -	0%	$ 18,692.16	$ -
B-9	Asphalt Surface Course, Type SP 9.5 (1") (Furnish and Install) (Trail, CartPath)	$ 149,612.90				$ -	0%	$ 149,612.90	$ -
B-10	Asphalt Surface Course, Type SP 12.5 (1.5")(Furnish and Install) (Road, Turn Lane, Parking Lots)	$ 352,210.13				$ -	0%	$ 352,210.13	$ -
B-11	Asphalt Friction Course, Type SP 12.5 (1.5") (TrafficC) (PG 76-22) (Furnish and Install) (Turn Lane)	$ 20,697.52				$ -	0%	$ 20,697.52	$ -
B-12	Ditch Bottom Inlet Type C (P-Bottom) (<10') (Furnish and Install)	$ 55,663.02				$ -	0%	$ 55,663.02	$ -
B-13	Ditch Bottom Inlet Type C (P-Bottom With Sump)(<10') (Furnish and Install)	$ 3,975.93				$ -	0%	$ 3,975.93	$ -
B-14	Ditch Bottom Inlet Type C (J-Bottom) (<10') (Furnish and Install)	$ 8,604.54				$ -	0%	$ 8,604.54	$ -
B-15	Ditch Bottom Inlet Type D (P-Bottom) (<10') (Furnishand Install)	$ 5,717.04				$ -	0%	$ 5,717.04	$ -
B-16	Ditch Bottom Inlet Type D (J-Bottom) (<10') (Furnish and Install)	$ 26,443.62				$ -	0%	$ 26,443.62	$ -
B-17	Ditch Bottom Inlet Type D (J-Bottom With Sump)(<10') (Furnish and Install)	$ 11,433.45				$ -	0%	$ 11,433.45	$ -
B-18	Type P-8 Manhole (<10') (Furnish and Install)	$ 20,317.50				$ -	0%	$ 20,317.50	$ -
B-19	Type J-8 Manhole (<10') (Furnish and Install)	$ 22,817.97				$ -	0%	$ 22,817.97	$ -
B-20	Nyoplast or Equal Drain Basin (8") (<10') (Furnish and Install)	$ 5,718.35				$ -	0%	$ 5,718.35	$ -
B-21	Nyoplast or Equal Drain Basin (10") (<10') (Furnishand Install)	$ 11,436.71				$ -	0%	$ 11,436.71	$ -
B-22	Nyoplast or Equal Drain Basin (12") (<10') (Furnish and Install)	$ 3,812.24				$ -	0%	$ 3,812.24	$ -
B-23	Nyoplast or Equal Drain Basin (15") (<10') (Furnishand Install)	$ 3,812.24				$ -	0%	$ 3,812.24	$ -
B-24	Nyoplast or Equal DrainBasin (24") (<10') (Furnish and Install)	$ 1,906.12				$ -	0%	$ 1,906.12	$ -
B-25	Concrete Mitered End Section (12") (Furnish andInstall)	$ 2,100.00				$ -	0%	$ 2,100.00	$ -
B-26	Concrete Mitered End Section (18") (Furnish andInstall)	$ 15,614.55				$ -	0%	$ 15,614.55	$ -
B-27	Concrete Mitered EndSection (24") (Furnish and Install)	$ 20,750.10				$ -	0%	$ 20,750.10	$ -
B-28	Concrete Mitered End Section (30") (Furnish and Install)	$ 8,022.00				$ -	0%	$ 8,022.00	$ -
B-29	Concrete Mitered EndSection (36") (Furnish and Install)	$ 9,730.35				$ -	0%	$ 9,730.35	$ -
B-30	Concrete Mitered End Section (12"x18") (Furnish and Install)	$ 8,494.50				$ -	0%	$ 8,494.50	$ -
B-31	Concrete Mitered EndSection (19"x30") (Furnish and Install)	$ 16,989.00				$ -	0%	$ 16,989.00	$ -
B-32	8" Storm Sewer (Corrugated HDPE) (Furnish and Install)	$ 5,859.82				$ -	0%	$ 5,859.82	$ -
B-33	10" Storm Sewer (Corrugated HDPE)(Furnish and Install)	$ 23,228.54				$ -	0%	$ 23,228.54	$ -
B-34	12" Storm Sewer (Corrugated HDPE) (Furnish and Install)	$ 15,360.28				$ -	0%	$ 15,360.28	$ -
B-35	15" Storm Sewer (Corrugated HDPE)(Furnish and Install)	$ 50,113.83				$ -	0%	$ 50,113.83	$ -
B-36	18" Storm Sewer (RCP) (Furnish and Install)	$ 147,917.54				$ -	0%	$ 147,917.54	$ -
B-37	24" Storm Sewer (RCP) (Furnish and Install)	$ 70,259.41				$ -	0%	$ 70,259.41	$ -
B-38	30" Storm Sewer (RCP) (Furnish and Install)	$ 23,079.58				$ -	0%	$ 23,079.58	$ -
B-39	36" Storm Sewer (RCP) (Furnish and Install)	$ 97,754.16				$ -	0%	$ 97,754.16	$ -
B-40	12"x18" Storm Sewer (ERCP) (Furnish andInstall)	$ 4,752.24				$ -	0%	$ 4,752.24	$ -
B-41	19"x30" Storm Sewer(ERCP) (Furnish and Install)	$ 27,049.18				$ -	0%	$ 27,049.18	$ -
B-42	Underdrain Type II (12" PVC, Aggregate, FilterFabric) (Furnish and Install)	$ 32,848.58				$ -	0%	$ 32,848.58	$ -
B-43	Underdrain Header Pipe(12" PVC) (Furnish and Install)	$ 11,292.47				$ -	0%	$ 11,292.47	$ -
B-44	Underdrain Cleanouts (Furnish and Install)	$ 35,167.04				$ -	0%	$ 35,167.04	$ -
B-45	Concrete Curb and Gutter, Type 'F' (Furnish andInstall)	$ 12,140.94				$ -	0%	$ 12,140.94	$ -
B-46	Concrete Valley Gutter (Furnish and Install)	$ 17,743.97				$ -	0%	$ 17,743.97	$ -
B-47	Standard Concrete Sidewalk (Including Ramps and Warning Mats), Bench, and Trash ReceptacleConcrete Pads (4") (Furnish and Install)	$ 6,890.52				$ -	0%	$ 6,890.52	$ -
B-48	Standard Concrete Trail (10' Wide; 4" Thick)	$ 110,436.59				$ -	0%	$ 110,436.59	$ -
B-49	Concrete Sidewalk (4" With Thickened Edge) (Furnishand Install)	$ 58,200.00				$ -	0%	$ 58,200.00	$ -
B-50	Misc. Concrete Pads (6") (Furnish and Install)	$ 54,061.51				$ -	0%	$ 54,061.51	$ -

B-51	Standard Concrete (6") (Furnish and Install) (Trail Crossing at Access Rd)	$ 12,400.13				$ -	0%	$ 12,400.13	$ -
B-52	Heavy Duty Concrete (7") (Furnish and Install) (Food Truck Parking Area and Driveway and Concession Building and RestroomConcrete)	$ 220,371.47				$ -	0%	$ 220,371.47	$ -
B-53	Concrete Rip Rap (At Pond Bottom At MES)	$ 26,381.25				$ -	0%	$ 26,381.25	$ -
B-54	Wheel Stops	$ 28,231.88				$ -	0%	$ 28,231.88	$ -
B-55	Three Rail Wood Fence (4ft) (Furnish and Install) (Along Powell Rd.)	$ 17,401.80				$ -	0%	$ 17,401.80	$ -
B-56	Tennis Court Construction (Sub-base, Base, Concrete,Painting, Striping)	$ 228,800.00				$ -	0%	$ 228,800.00	$ -
B-57	Street Signs and Posts (Furnish and Install)	$ 11,871.56				$ -	0%	$ 11,871.56	$ -
B-58	Wayfinding Signage	$ 11,169.38				$ -	0%	$ 11,169.38	$ -
B-59	Painted Pavement Markings(4" White at Parking Stalls) (Furnish and Install)	$ 4,554.90				$ -	0%	$ 4,554.90	$ -
B-60	Painted Pavement Markings (6" Blue at ADA ParkingStalls) (Furnish and Install)	$ 430.92				$ -	0%	$ 430.92	$ -
B-61	Painted Pavement Markings(6" White at ADA Parking Stalls) (Furnish and Install)	$ 526.68				$ -	0%	$ 526.68	$ -
B-62	ADA Parking Aisle Striping and Handicap Symbol (Painted) (Furnish andInstall)	$ 275.63				$ -	0%	$ 275.63	$ -
B-63	Thermoplastic, Std, White, Solid 12"	$ 318.15				$ -	0%	$ 318.15	$ -
B-64	Thermoplastic, Std, White, Solid, 24"	$ 4,328.16				$ -	0%	$ 4,328.16	$ -
B-65	Thermoplastic, Standard, White, Arrow	$ 2,526.56				$ -	0%	$ 2,526.56	$ -
B-66	Thermoplastic, Std-Op, Yellow, Solid, 12"	$ 1,237.95				$ -	0%	$ 1,237.95	$ -
B-67	Thermoplastic, Std-Op, Yellow, Solid, 6"	$ 2,898.26				$ -	0%	$ 2,898.26	$ -
B-68	Gravity Retaining Wall	$ 43,344.00				$ -	0%	$ 43,344.00	$ -
B-69	Pipe Guiderail	$ 17,653.36				$ -	0%	$ 17,653.36	$ -
C-1	Remove Existing Inactive 6" Force Main	$ 3,181.50				$ -	0%	$ 3,181.50	$ -
C-2	Remove Existing 12" Water Main	$ 12,738.60				$ -	0%	$ 12,738.60	$ -
C-3	Remove Existing 8" Sanitary Sewer	$ 27,518.40				$ -	0%	$ 27,518.40	$ -
C-4	Remove Existing Sanitary Sewer Manhole	$ 3,780.00				$ -	0%	$ 3,780.00	$ -
C-5	1" Water Service Line(Open Cut or Dir. Drill) (PE) (Furnish and Install)	$ 1,831.20				$ -	0%	$ 1,831.20	$ -
C-6	4" Water Main (Open Cut) (DI) (Restrained) (Furnish and Install)	$ 2,218.86				$ -	0%	$ 2,218.86	$ -
C-7	8" Water Main (Open Cut) (PVC) (Unrestrained)(Furnish and Install)	$ 5,874.28				$ -	0%	$ 5,874.28	$ -
C-8	8" Water Main (Open Cut) (PVC) (Restrained) (Furnishand Install)	$ 8,402.94				$ -	0%	$ 8,402.94	$ -
C-9	12" Water Main (Open Cut)(PVC) (Unrestrained) (Furnish and Install)	$ 63,779.35				$ -	0%	$ 63,779.35	$ -
C-10	12" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	$ 47,157.61				$ -	0%	$ 47,157.61	$ -
C-11	4" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 13,772.18				$ -	0%	$ 13,772.18	$ -
C-12	8" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 11,476.82				$ -	0%	$ 11,476.82	$ -
C-13	12" D.I. Bends (11.25, 22.5,45, 90) (Water Main) (Furnish and Install)	$ 16,067.54				$ -	0%	$ 16,067.54	$ -
C-14	12" D.I. Tee (12"x4",12"x6") (Water Main) (Furnish and Install)	$ 6,886.09				$ -	0%	$ 6,886.09	$ -
C-15	12" D.I. Wye / Tee (12"x12")(Water Main) (Furnish and Install)	$ 4,590.73				$ -	0%	$ 4,590.73	$ -
C-16	8" D.I. Plug / Cap (Water Main) (Furnish and Install)	$ 2,295.36				$ -	0%	$ 2,295.36	$ -
C-17	12" D.I. Plug / Cap (Water Main) (Furnish and Install)	$ 6,886.09				$ -	0%	$ 6,886.09	$ -
C-18	Temporary Jumper Connection (Furnish and Install, Remove)	$ 3,164.49				$ -	0%	$ 3,164.49	$ -
C-19	12" x 1" Service Saddle andCorp. Stop (Furnish and Install)	$ 1,978.16				$ -	0%	$ 1,978.16	$ -
C-20	8" x 8" Tapping Sleeve and Valve (Furnish and Install)	$ 6,211.28				$ -	0%	$ 6,211.28	$ -
C-21	12" x 12" Tapping Sleeve and Valve (Furnish and Install)	$ 18,108.83				$ -	0%	$ 18,108.83	$ -
C-22	Close Valves, Connect to Existing 12" Water Main	$ 1,874.57				$ -	0%	$ 1,874.57	$ -
C-23	1" Gate Valve	$ 525.00				$ -	0%	$ 525.00	$ -
C-24	Fire Hydrant Assembly (Furnish and Install)	$ 18,747.54				$ -	0%	$ 18,747.54	$ -
C-25	Blowoff Assembly (Furnishand Install)	$ 2,826.08				$ -	0%	$ 2,826.08	$ -
C-26	Fire Department Connection (4") (Furnishand Install)	$ 2,682.96				$ -	0%	$ 2,682.96	$ -
C-27	Line Stop Assembly, 12"(Furnish and Install) (If Needed)	$ 27,090.00				$ -	0%	$ 27,090.00	$ -
C-28	Install Thrust Collar, Cut and Cap Existing 12" WaterMain	$ -				$ -	NA	$ -	$ -
C-29	Bypass Pumping (Sanitary Sewer)	$ 21,000.00				$ -	0%	$ 21,000.00	$ -
C-30	8" Sanitary Sewer Line(Open Cut) (PVC) (Furnish and Install)	$ 82,505.24				$ -	0%	$ 82,505.24	$ -
C-31	Sanitary Sewer Manhole (Furnish and Install)	$ 63,257.92				$ -	0%	$ 63,257.92	$ -
C-32	Connect to Existing Sanitary Sewer Manhole	$ 7,350.00				$ -	0%	$ 7,350.00	$ -
C-33	4" Backflow Preventer Assembly	$ 9,624.41				$ -	0%	$ 9,624.41	$ -
D-1	Sports Fields Amenities (Base Set, Home Plate, Pitchers Rubber, Dugout Bench, Foul Poles, Batting Cage, Fence Cap, Pickleball Net Posts and Net, Goal Posts, Net Backstop System) (Furnish and Install)	$ 151,294.00				$ -	0%	$ 151,294.00	$ -
D-2	Chain Link Fence - Softball Fields (Vinyl Coated Black) (With Fence Cap) (6-ft)(Furnish and Install)	$ 101,157.00				$ -	0%	$ 101,157.00	$ -
D-3	Chain Link Fence With Windscreen (Vinyl CoatedBlack) (10-ft) (Furnish and Install)	$ 53,346.00				$ -	0%	$ 53,346.00	$ -
D-4	Black Netting Backstop (25' Ht) (Furnish and Install)	$ 144,069.00				$ -	0%	$ 144,069.00	$ -
D-5	Pedestrian Chain Link Fence Gate (Vinyl CoatedBlack) (3-ft Opening, 6-Ft) (Furnish and Install)	$ 3,157.44				$ -	0%	$ 3,157.44	$ -
D-6	Double Swing Chain Link Fence Gate (Vinyl Coated Black) (12-ft Opening, 6-Ft)(Furnish and Install)	$ 2,786.68				$ -	0%	$ 2,786.68	$ -
D-7	Bahia Sod for Disturbed Areas	$ 264,314.36				$ -	0%	$ 264,314.36	$ -
D-8	Tennis Court Chain Link Fence Gate With Windscreen (Vinyl Coated Black) (4-ft Opening, 10-Ft)(Furnish and Install)	$ 1,500.00				$ -	0%	$ 1,500.00	$ -
D-9	Litter Receptacle With Dome Lid	$ 37,582.95				$ -	0%	$ 37,582.95	$ -
D-10	Bench	$ 79,620.84				$ -	0%	$ 79,620.84	$ -
D-11	Bridge Foundation and Abutments	$ 46,800.00				$ -	0%	$ 46,800.00	$ -
D-12	Pre-Fabricated Steel Bridge Installation	$ -				$ -	NA	$ -	$ -
D-13	Pond Cypress 3" Cal., 12' Min. Ht., 6' Min. Sprd.	$ 6,505.20				$ -	0%	$ 6,505.20	$ -
D-14	Southern Slash Pine 3" Cal., 12' Min. Ht., 6' Min.Sprd.	$ 8,673.60				$ -	0%	$ 8,673.60	$ -
D-15	Maki Podocarpus 15 Gal., Full, 60" O.C.	$ 4,056.00				$ -	0%	$ 4,056.00	$ -
D-16	Drake' Chinese Elm 2.5"Cal., 10' Min. Ht., 4' Min. Sprd.	$ 30,357.60				$ -	0%	$ 30,357.60	$ -
D-17	Dahoon Holly 2" Cal., 8' Min. Ht., 4' Min., Sprd	$ 22,406.80				$ -	0%	$ 22,406.80	$ -
D-18	Red Maple 3" Cal.,10' Min. Ht., 5' Min. Sprd	$ 24,804.00				$ -	0%	$ 24,804.00	$ -
D-19	Muskogee Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	$ 22,896.00				$ -	0%	$ 22,896.00	$ -
D-20	Cathedral Oak 6" Cal., 20' Min. Ht., 10' Min. Sprd.	$ 40,424.80				$ -	0%	$ 40,424.80	$ -

D-21	Live Oak 3" Cal., 12' Min. Ht., 6' Min. Sprd.	$ 54,568.80				$ -	0%	$ 54,568.80	$ -
D-22	Twilight Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	$ 25,370.80				$ -	0%	$ 25,370.80	$ -
D-23	Dynamite Crape Myrtle, 8' Min. Ht., 4' Min. Sprd.	$ 13,613.60				$ -	0%	$ 13,613.60	$ -
D-24	Black Diamond Crape 8' Min. Ht., 4' Min. Sprd.	$ 1,856.40				$ -	0%	$ 1,856.40	$ -
D-25	Natchez Crape Myrtle 8'Min. Ht., 4' Min. Sprd.	$ 14,851.20				$ -	0%	$ 14,851.20	$ -
D-26	Cabbage Palm 16' - 26' Ct., Vary Heights, 32 SlickTrunks, 15' O.C. Where Clustered	$ 16,473.60				$ -	0%	$ 16,473.60	$ -
D-27	Silver Palmetto, 1 Gal., Full, 24" O.C.	$ 29,452.80				$ -	0%	$ 29,452.80	$ -
D-28	Cord Grass, 1 Gal., Full, 24" O.C.	$ 4,278.97				$ -	0%	$ 4,278.97	$ -
D-29	Swamp Sunflower, 1 Gal., Full, 24" O.C.	$ 470.29				$ -	0%	$ 470.29	$ -
D-30	Soft Rush, 1 Gal., Full, 24" O.C.	$ 1,342.80				$ -	0%	$ 1,342.80	$ -
D-31	Pickerelweed, 1 Gal., Full, 24" O.C.	$ 2,400.94				$ -	0%	$ 2,400.94	$ -
D-32	Bermuda 419 Grass (Baseball Fields and SoccerField)	$ 268,734.18				$ -	0%	$ 268,734.18	$ -
D-33	Baseball Infield Clay	$ 45,963.57				$ -	0%	$ 45,963.57	$ -
D-34	Irrigation	$ 387,753.60		$ 3,640.00		$ 3,640.00	1%	$ 384,113.60	$ 182.00
D-35	Seed and Mulch	$ 3,812.14				$ -	0%	$ 3,812.14	$ -
E-1	Basketball Court Pre- Engineered Roof and Columns (Furnish andInstall)	$ 702,000.00				$ -	0%	$ 702,000.00	$ -
E-2	Basketball Hoop Structures and Hoops (Furnish andInstall)	$ 37,747.50				$ -	0%	$ 37,747.50	$ -
E-3	Basketball Court Furnishings (Bleachers, Benches, Tables, WaterFountains) (Furnish and Install)	$ 70,000.00				$ -	0%	$ 70,000.00	$ -
E-4	Basketball Court Floor and Foundation IncludingColumn Footers (Furnish and Install)	$ 283,920.00				$ -	0%	$ 283,920.00	$ -
E-5	Riser Room Outside Basketball Courts (Furnish and Install)	$ 46,000.00				$ -	0%	$ 46,000.00	$ -
E-6	Basketball Courts Fire Protection System (Furnishand Install)	$ 59,800.00				$ -	0%	$ 59,800.00	$ -
E-7	Basketball Courts Plumbing(Water and Sewer) (Furnish and Install)	$ 31,720.00				$ -	0%	$ 31,720.00	$ -
E-8	Racquetball Court Block Walls, Door, Beams, Roof, and Foundation (Furnishand Install)	$ 182,000.00				$ -	0%	$ 182,000.00	$ -
E-9	Racquetball Court Floor (Furnish and Install)	$ 83,200.00				$ -	0%	$ 83,200.00	$ -
F-1	Electrical Panels and Field Lighting Cabinet, ServiceRack, Power Rack (Furnish and Install)	$ 35,360.00		$ 11,600.00		$ 11,600.00	33%	$ 23,760.00	$ 580.00
F-2	Misc. Electrical Including Conduit, Wire, and Appurtenances (Furnishand Install)	$ 150,111.20	$ 12,064.00	$ -		$ 12,064.00	8%	$ 138,047.20	$ 603.20
F-3	Transformer - Coordinate With Duke Energy (Duke Energy to Install Transformer, Pad,Conduits, Pedestal and Appurtenances)	$ 2,000.00				$ -	0%	$ 2,000.00	$ -
F-4	Parking Lot Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking lot lights including poles, fixtures, foundation, connecting conduits, wires etc.)	$ 2,000.00				$ -	0%	$ 2,000.00	$ -
F-5	Street Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking poles, fixtures, foundation, connecting conduits, wires Etc.)	$ 2,000.00				$ -	0%	$ 2,000.00	$ -
F-6	Community Center Area Lights - Coordinate with Duke Energy - Duke Energy to furnish and install new fixtures (the new fixtures are to match those proposed with the internal roadway network).	$ 2,000.00				$ -	0%	$ 2,000.00	$ -
F-7	Single point connection for concession stand, fed from panel lpc-2,4. Verify exact location with owner for power source to enter the Concession stand. Provide 120/208v, 3 ph, 125a load center and coordinate load Locations with the City.	$ 9,286.16				$ -	0%	$ 9,286.16	$ -
F-8	Furnish and install 20a, weather proof gfci receptacle in each Dugout. Coordinate with the City on the exact location. Receptacles to be Fed out of panel lpc, (ckt-1).	$ 5,087.68				$ -	0%	$ 5,087.68	$ -
F-9	Basketball Court Electrical and Lighting, ControlBoxes, Etc. (Furnish and Install)	$ 71,148.48				$ -	0%	$ 71,148.48	$ -
F-10	Tennis Court Electrical andLighting Control Boxes, Etc. (Furnish and Install)	$ 67,868.32				$ -	0%	$ 67,868.32	$ -
ALT- 1	Concrete Ribbon Curb	$ 110,279.40				$ -	0%	$ 110,279.40	$ -
ALT- 2	Three Rail Wood Fence (4 ft) (Furnish and Install) (Onsite Between the GrassParking area and the new Trail)	$ 20,236.32				$ -	0%	$ 20,236.32	$ -
ALT- 3	Compost/Organic Mix for Topsoil	$ 26,790.40				$ -	0%	$ 26,790.40	$ -
D-36	CO#1 Removal of Existing Irrigation Lines	$ 4,748.45		$ 4,748.45		$ 4,748.45	100%	$ -	$ 237.42
	Grand Totals	$ 10,650,393.53	$ 1,406,722.54	$ 613,191.53	$ -	$ 2,019,914.07	19%	$ 8,630,479.46	$ 100,995.70

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Approval to Award RFP #2025-08 Bicycle & Pedestrian Pathway Master Plan**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Kimley-Horn and Associates, Inc.

Effective Date: Termination Date:

Managing Division/Department: Parks and Recreation

BUDGET IMPACT: TBD

HISTORY/FACTS/ISSUES:

The Parks and Recreation Department initiated a Request for Proposals (RFP) for the preparation of a bicycle and pedestrian master plan with an interest in developing walking, bicycling, and micro-mobility transportation paths that would help expand access to parks, facilities, and other recreational opportunities. The project includes establishing a detailed work plan and strategy, community outreach strategies, recommendations for pathway network enhancements, as well as implementation and funding strategies.

On January 30, 2025, RFP #2025-08 for a Bicycle and Pedestrian Pathway Master Plan was posted, inviting qualified providers to submit proposals. On March 11, 2025, the City received and publicly opened two (2) proposals. Proposals from the Foresite Group, LLC and Kimley-Horn and Associates, Inc. were evaluated by the selection committee consisting of Courtney Kellem, Parks and Recreation Director; Jason Wheeler, Parks Superintendent; Melanie Strickland, Development Services Director; Wendy Then, Assistant Development Services Director; and Jeremy Hockenbury, Public Works Director.

Presentations were held on April 21, 2025, providing an opportunity for both firms to share more information and introduce their teams to the committee. The evaluation procedures concluded on May 23, 2025, with the committee's consensus recommendation. The committee recommends that the Commission approve the award to Kimley-Horn and Associates, Inc. at a not-to-exceed amount of $131,600.00.

Analysis RFP 2025-08 Bicycle and Pedestrian Pathway Master Plan

Phase 1: Proposal Ranking

Offerors	Evaluation Criteria Capability, Qualification, Experience (40)	Method of Approach (30)	Price Estimates Proposed (20)	Relevant References (10)	Criterial Per Offeror Subtotal (100)	Points out of 100 Scores
Foresite Group	31.8	23.60	17.80	6.40	79.60	79.60%
Evaluator 1	30.0	24.0	20.0	8.0		
Evaluator 2	35.0	24.0	18.0	6.0		
Evaluator 3	33.0	26.0	19.0	4.0		
Evaluator 4	25.0	20.0	14.0	6.0		
Evaluator 5	36.0	24.0	18.0	8.0		
Kimely-Horn	37.8	27.4	9.60	10.40	85.20	85.20%
Evaluator 1	40.0	30.0	8.0	10.0		
Evaluator 2	40.0	25.0	15.0	9.0		
Evaluator 3	38.0	28.0	10.0	10.0		
Evaluator 4	33.0	26.0	5.0	8.0		
Evaluator 5	38.0	28.0	10.0	15.0		

Phase 2: Presentations Ranking and Combined Scores

Offerors	Evaluation Criteria Capability, Qualifications and Experience (4)	Method of Approach (3)	Best and Final Pricing (2)	Relevant References (1)	Presentation Score Subtotal (100)	Proposal Scores Scores	Combined Totals Scores	Ranking	
Foresite Group	2.4	1.6	1.4	0.8	6.20	79.60	**85.80**	Foresite Group	**2**
Evaluator 1	3.0	2.00	1.00	0.00					
Evaluator 2	2.0	1.00	1.00	1.00					
Evaluator 3	2.0	2.00	1.00	1.00					
Evaluator 4	2.0	2.00	2.00	1.00					
Evaluator 5	3.0	1.00	2.00	1.00					
Kimley-Horn	4.0	3.0	1.4	0.8	9.20	85.20	**94.40**	Kimely-Horn	**1**
Evaluator 1	4.0	3.00	1.00	0.00					
Evaluator 2	4.0	3.00	2.00	1.00					
Evaluator 3	4.0	3.00	2.00	1.00					
Evaluator 4	4.0	3.00	1.00	1.00					
Evaluator 5	4.0	3.00	1.00	1.00					

May 9th, 2025

Mr. Robert Schoepe
Procurement Program Manager
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Re: ***RFP 2025-08; Bicycle and Pedestrian Pathway Master Plan – Letter of Clarification***
Wildwood, Florida

Dear Mr. Schoepe:

Kimley-Horn is pleased to provide additional information as requested from the letter of clarification dated May 2, 2025 for RFP 2025-08. The City has requested a more detailed breakdown of costs per the written RFP response and presentation provided to the City on April 21, 2025. Below is a more detailed task description and refined fee estimate based on our prior submittals, and considering time/cost savings as outlined in the letter of clarification.

Scope of Services

Task A – Detailed Project Schedule and Project Administration

1. Kimley-Horn will develop a project schedule, to be presented at the kickoff meeting with the City. Kimley-Horn will update the project schedule during the course of work and provide updated schedules to the City during progress meetings.

2. Kimley-Horn will attend a project kickoff meeting with the City of Wildwood to discuss project tasks and scope, identify stakeholder groups for the project, communication and outreach protocols, and project schedule. Meeting agendas and minutes will be prepared.

3. Kimley-Horn will attend progress meetings with the City throughout the Project. This task assumes up to 6 progress meetings. Meeting agendas and minutes will be prepared.

4. Kimley-Horn will perform project administration activities for the duration of the Project.

Task B – Existing Conditions Analysis

This task includes review of existing infrastructure, route networks, and programs/policies. Kimley-Horn will perform the following as part of this task:

1. Review existing data and plans, policies, and programs provided by the City related to the bicycle, pedestrian, and roadway network within the study area. Such information can include the Comprehensive Plan, area studies and master plans, development plans that include bicycle and pedestrian facilities, parks master plans, land development regulations, pavement and roadway condition data, and GIS data.

2. Kimley-Horn will review existing City GIS maps related to bicycle and pedestrian facilities within the study area, and update the GIS shapefiles to reflect current conditions.

Task C – Needs and Demands Analysis

This task includes preparation of a needs and demands analysis. Kimley-Horn will perform the following as part of this task:

1. Identify existing / planned attractions and destinations within the study area and existing sidewalk and bicycle networks based on field review. This includes one site visit to document the existing sidewalk and bicycle networks within the study area. This task does not include a condition review of existing facilities, or a review of ADA compliance.

2. Prepare a map(s) illustrating the attractions, productions, existing bicycle and pedestrian facilities within the study area, and gaps.

3. Review historic crash data within the study area to identify any crash trends that would affect the implementation of bicycle and pedestrian facilities within the study area. This task assumes the ability to utilize information being prepared by Sumter County for the Safe Streets and Roads for All Safety Action Plan.

4. Prepare a summary memorandum of the attractions / destinations, existing bicycle and pedestrian network and gaps, crash trends, and identification of additional opportunities to enhance the safety and accessibility of the network.

Task D – Community Outreach Strategy

This task includes preparation for and attendance at community outreach events. Kimley-Horn will perform the following as part of this task:

1. Attend up to 4 stakeholder meetings for the Project. These meetings will be held virtually. Meeting agendas and minutes will be prepared.

2. Prepare and host an online survey to be utilized throughout the Project duration. Prepare a summary of information received.

3. Attend one City Commission meeting to present information related to the Project and receive input.

4. Prepare for and conduct an in-person community outreach meeting and prepare a meeting summary of input received. The community outreach meeting will be conducted as an open-house format. A formal presentation is not included within this scope. Public notification and advertisement for the meeting and costs for meeting site rental (if any) will be provided by the City.

5. Prepare materials for pop-up events that can be utilized by City staff to conduct. Provide one team member to attend up to two pop-up meetings with the City. Input from the meetings will be provided by the City and summarized in the public involvement summary.

6. Prepare a public involvement summary documenting the input from the community outreach.

Task E – Technical Memorandum of Project, Policy and Program Recommendations

This task includes preparation of a draft technical memorandum describing recommendations. Kimley-Horn will perform the following as part of this task:

1. Identify recommended bicycle and pedestrian projects, policies, and programs within the study area.

2. Develop estimated costs for bicycle and pedestrian infrastructure projects. Cost estimates will be based on industry standard planning level costs.

3. Develop a framework of criteria to be utilized in prioritizing projects.

4. Prepare up to 5 individual project fact sheets identifying specific project information and planning level costs.

5. Prepare a written summary of the project, policy, and program recommendations and prioritization criteria.

Task F – Draft of Implementation Plan and Funding Strategies

This task includes a draft technical memorandum describing implementation plan and funding strategies, including short (less than 5 years) and long term (5-15 years) planned projects, high and low priority projects, and opportunities for high impact low-cost projects. Kimley-Horn will perform the following as part of this task:

1. Identify the prioritization of projects based on the prioritization criteria developed in Task E. Develop a schedule of implementation plan for projects and project phases, classified as short-term and long-term. Summarize prioritization and implementation in a table and exhibit.

2. Identify funding sources and strategies that can be pursued for the identified projects.

Task G – Draft Bicycle and Pedestrian Master Plan

This task includes Bicycle and Pedestrian Master Plan documents and support documents and presentation to City Commission. Kimley-Horn will perform the following as part of this task:

1. Preparation of a draft Bicycle and Pedestrian Master Plan document.

2. Preparation of a presentation summarizing the needs and demands analysis, public outreach activities, recommendations, prioritization, and funding and implementation strategies to be presented to the City Commission. Presentation to the City Commission and preparation of a summary of input.

Task H – Final Bicycle and Pedestrian Master Plan

This task includes preparation of the final Bicycle and Pedestrian Master Plan documents and support at a final City Commission adoption meeting. Kimley-Horn will perform the following as part of this task:

1. Preparation of a final Bicycle and Pedestrian Master Plan document based on feedback from the City.

2. Attendance at a City Commission adoption meeting.

Fee and Expenses

Below is a more detailed summary of project costs based on the above Scope of Services, information provided in our prior submittals, and considering time/cost savings as outlined in the letter of clarification.

Task Description	*Fees*
Task A – Detailed Project Schedule and Project Administration	**$9,700.00**
Task A1 -A2 – Project Schedule and Kickoff Meeting	*$4,200.00*
Task A3 – A4 – Progress Meetings and Project Administration	*$5,500.00*
Task B – Existing Conditions Analysis	**$9,500.00**
Task B1 – Review Existing Data Provided by the City	*$5,000.00*
Task B2 – GIS Mapping	*$4,500.00*
Task C – Needs and Demands Analysis	**$17,000.00**
Task C1 – Destination and Network Review	*$4,500*
Task C2 – Needs, Demands, and Gap Mapping	*$3,500*
Task C3 – Crash Data Review	*$5,000*
Task C4 – Needs and Demands Memorandum	*$4,000*
Task D – Community Outreach Strategy	**$38,900.00**
Task D1 – Stakeholder Meetings	*$4,400*
Task D2 – Online Survey	*$8,000*
Task D3 – City Commission Meeting	*$4,000*
Task D4 – Community Meeting	*$11,800*
Task D5 – Pop-up Events	*$6,000*
Task D6 – Public Outreach and Input Summary	*$4,700*
Task E – Project, Policy and Program Recommendations Technical Memo	**$21,500.00**
Task E1 - Recommendations	*$3,500*
Task E2 – Planning Level Cost Estimates	*$3,500*
Task E3 – Prioritization Framework	*$2,000*
Task E4 – Project Fact Sheets	*$10,000*
Task E5 – Written Summary	*$2,500*
Task F – Draft of Implementation Plan and Funding Strategies	**$11,000.00**
Task F1 – Project Prioritization	*$5,500*

Task Description	Fees
Task F2 – Funding Alternative Summary	*$5,500*
Task G – Draft Bicycle and Pedestrian Master Plan	**$16,000.00**
Task G1 – Draft Master Plan Document	*$12,000*
Task G2 – City Commission Presentation	*$4,000*
Task H – Final Bicycle and Pedestrian Master Plan	**$8,000.00**
Task H1 – Final Master Plan Document	*$6,500*
Task H2 – City Commission Adoption	*$1,500*
Total	**$131,600.00**

We trust this document provides the additional information as requested. We appreciate the opportunity to partner with the City of Wildwood on this important project for the community. Please feel free to contact me if you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

By: Amber L. Gartner, PE
Vice President

cc: File

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CITY OF

WILDWOOD

RFP 2025-08

Bicycle and Pedestrian Pathway Master Plan

Kimley»Horn

Expect More. Experience Better.

Presenters



AMBER GARTNER, PE
PROJECT MANAGER



MOHAMMED MURAD, PE
DEPUTY PROJECT MANAGER



MIKE WOODWARD, PE
SENIOR ADVISOR



LINDSAY SLAUTTERBACK, AICP
PROJECT PLANNER

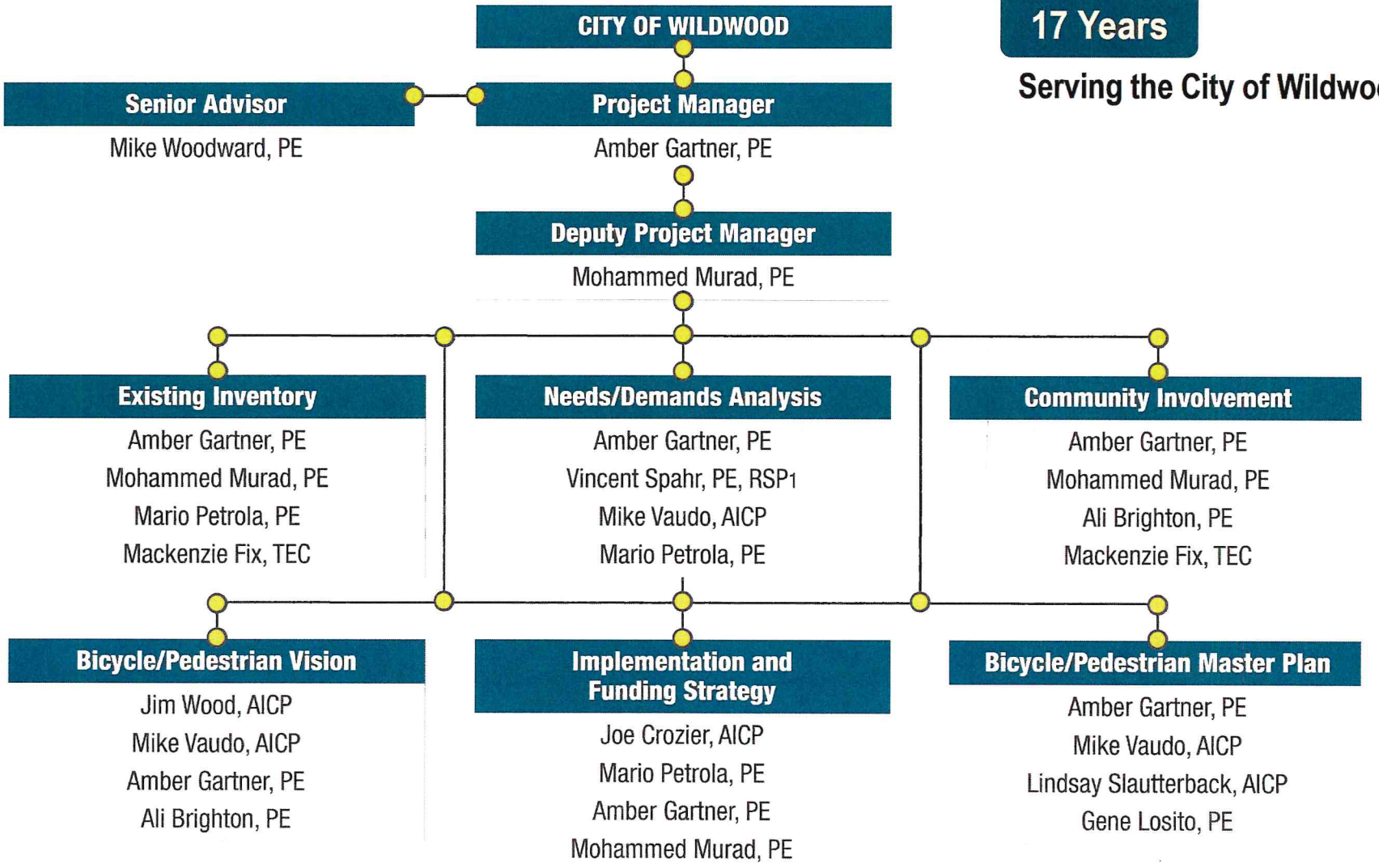








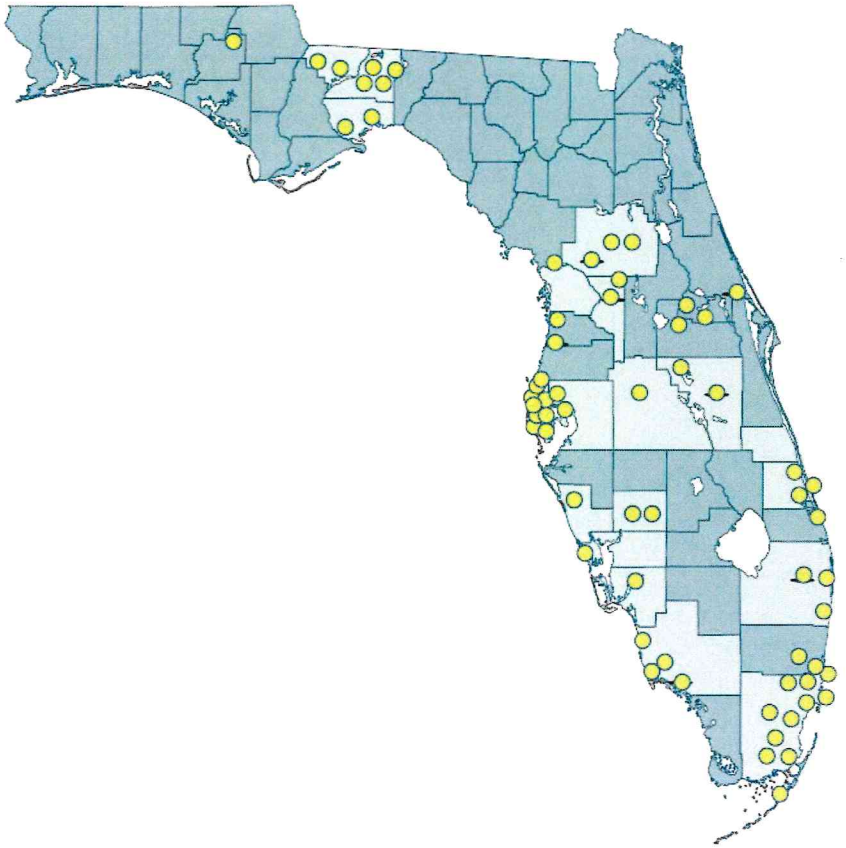
Your Team



17 Years

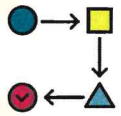
Serving the City of Wildwood

Bicycle and Pedestrian Pathway Planning Experience

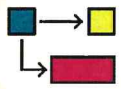


- **Leon and Wakulla Counties** | Capital City to the Sea Trails Master Plan and PD&E Study
- **Miami Lakes** | Greenways and Trails Master Plan
- **Statewide** | SUN Trail Program Establishment
- **DeSoto County** | Countywide Greenway, Bicycle and Sidewalk Master Plan
- **Sumter County/The Villages** | Village Center Community Development District
- **Gadsden County** | Bicycle and Pedestrian Master (Blueways) Plan
- **Wakulla County** | Bicycle, Pedestrian & Blueways Master Plan
- **Dunnellon** | Bicycle, Pedestrian & Blueway Facilities Master Plan
- **Ocala-Marion County/Ocala** | 2035 Bicycle and Pedestrian Master Plan
- **Miami Gardens** | Bicycle and Pedestrian Mobility Plan
- **Miami-Dade County/Miami** | Bicycle/Pedestrian Mobility Plan for the MDDA
- **Palm Beach County/Boca Raton** | Bicycle Suitability Map
- **Longwood** | Bicycle and Pedestrian Master Plan
- **DeSoto County** | LAP Bicycle/Pedestrian Master Plan Design Services
- **Indian River County/Vero Beach** | Bicycle/Pedestrian Plan
- **Osceola County/Kissimmee** | Bicycle and Pedestrian Master Plan
- **Palm Beach County/Lake Worth** | Bicycle Master Plan
- **Miami-Dade County/Miami** | 2040 Bicycle/Pedestrian Plan Collier County/Naples | Bicycle and Pedestrian Master Plan
- **Marion County/Ocala** | Bicycle and Pedestrian Master Plan 2015
- **Miami-Dade County** | SR A1A Bicycle Master Plan
- **Pinellas County/St. Petersburg** | Bicycle/Pedestrian Master Plan
- **Leon County/Tallahassee** | Bicycle and Pedestrian Master Plan
- **Windermere** | Multi-modal Transportation Study
- **Altamonte Springs** | Bike-Ped Master Plan
- **FDOT District Five** | Space Coast Trail PD&E Study
- **Inverness** | Bicycle Master Plan
- **Kissimmee** | Trail Feasibility Analysis
- **The Villages** | Mulberry Trail Reconstruction
- **Fort Pierce** | Indian Hills Recreational Trails
- **Marion County** | Santos Trail Design-Build
- **Davie** | Town-wide Trail System Master Plan
- **Marco Island** | North Collier Trails Shared Use Pathway
- **Collier County** | Paradise Coast Trail Vision
- **Sarasota County** | Legacy Trail Extension Design
- **FDOT District Six** | Krome Avenue Shared Use Path
- **Statewide** | Florida Greenways and Trails System Plan
- **Hillsborough County** | Fowler Avenue Vision Plan
- **Clearwater** | Drew Street Complete Streets Corridor Plan
- **Tampa** | FDOT District Seven University Area Multimodal Feasibility Study
- **Tallahassee** | Thomasville Road Multi-Use Path Feasibility Study
- **Oldsmar** | Citywide Mobility Plan
- **Dunedin** | Citywide Multimodal Transportation Master Plan
- **Polk County** | Polk TPO Complete Streets Feasibility Study
- **Hollywood** | Citywide Bicycle Mobility Plan
- **Miami-Dade County** | TPO General Planning Consultant (GPC I-V, VII)
- **Pinellas County** | Lealman Mobility Plan
- **FDOT District Three** | Growth Management/System Planning General Planning Consultant
- **Largo** | Alternate US 19 Investment Corridor Transition Plan
- **Tarpon Springs** | Disston Avenue Complete Streets Concept Plan
- **Pinellas County** | Pinellas Gateway/Mid-County Area Master Plan

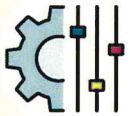
Selection Committee Topics of Interest



Demonstrate **local knowledge**



Expand on the **Illustrative Work** provided with an emphasis on results



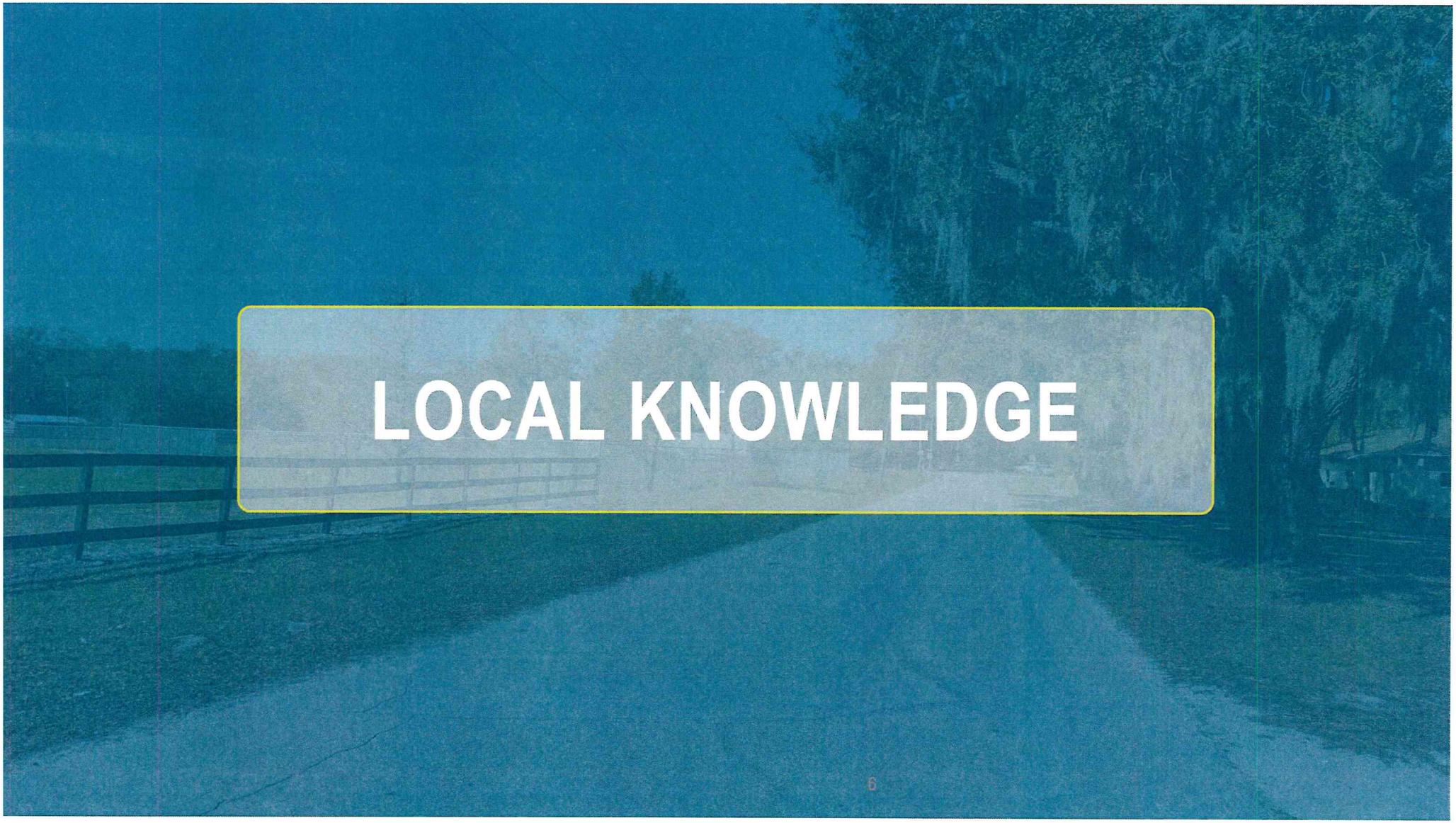
Discuss elements of the estimated **timeline**



Provide a descriptive breakdown of the **pricing proposal**

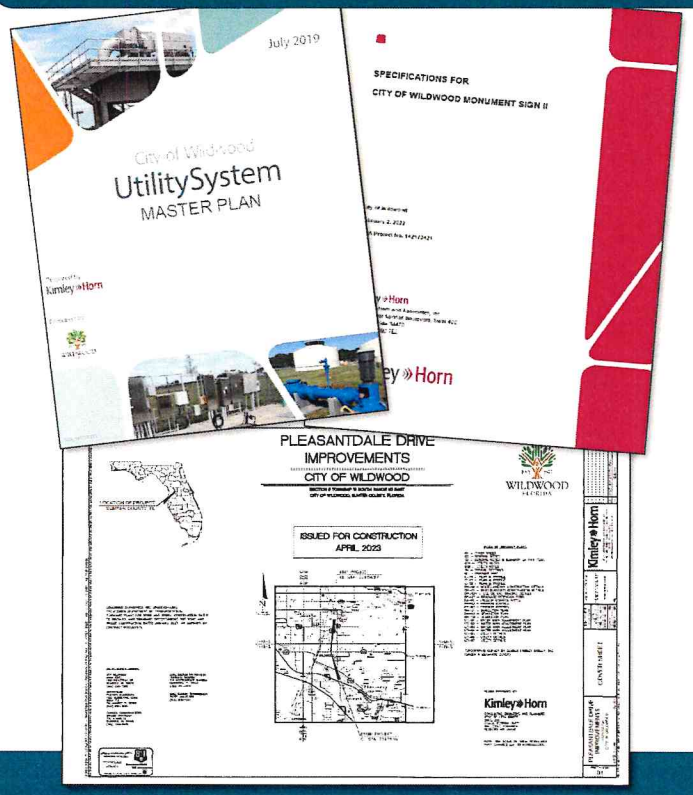


Discuss your **flexibility** to adapt to a revised scope of services


LOCAL KNOWLEDGE
6

Local Knowledge

To date, we've completed 1,000+ separate assignments for the City of Wildwood



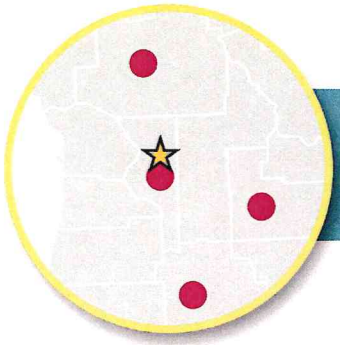
Your Local Points of Contact

Amber Gartner, PE



Mohammed Murad, PE

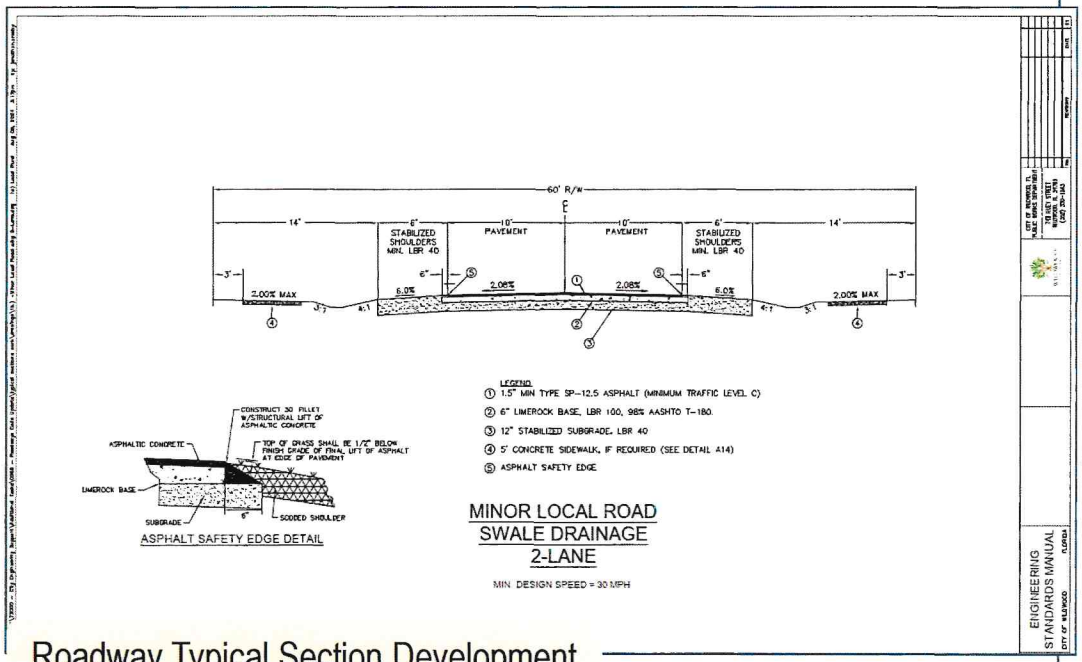




Kimley-Horn has offices less than one hour away from the City of Wildwood

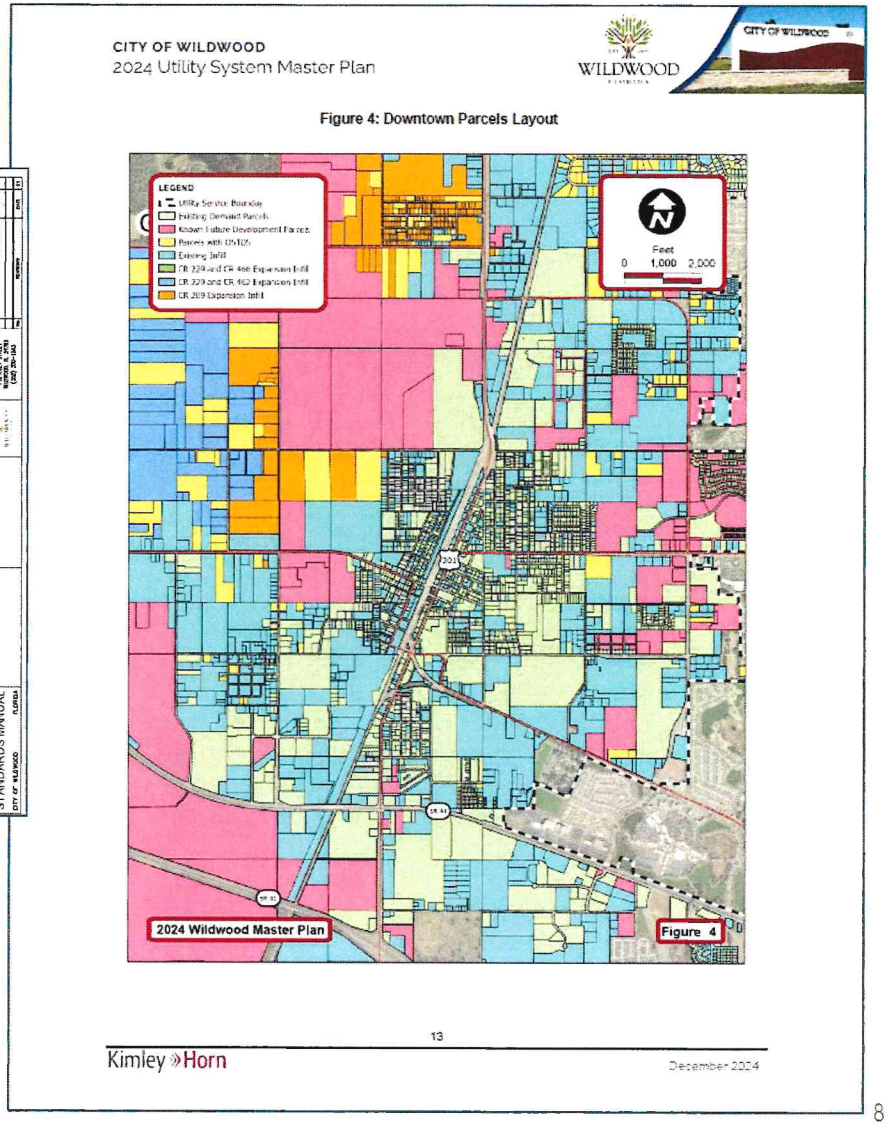
17 YEARS SERVING THE CITY OF WILDWOOD

Wildwood Experience



Roadway Typical Section Development





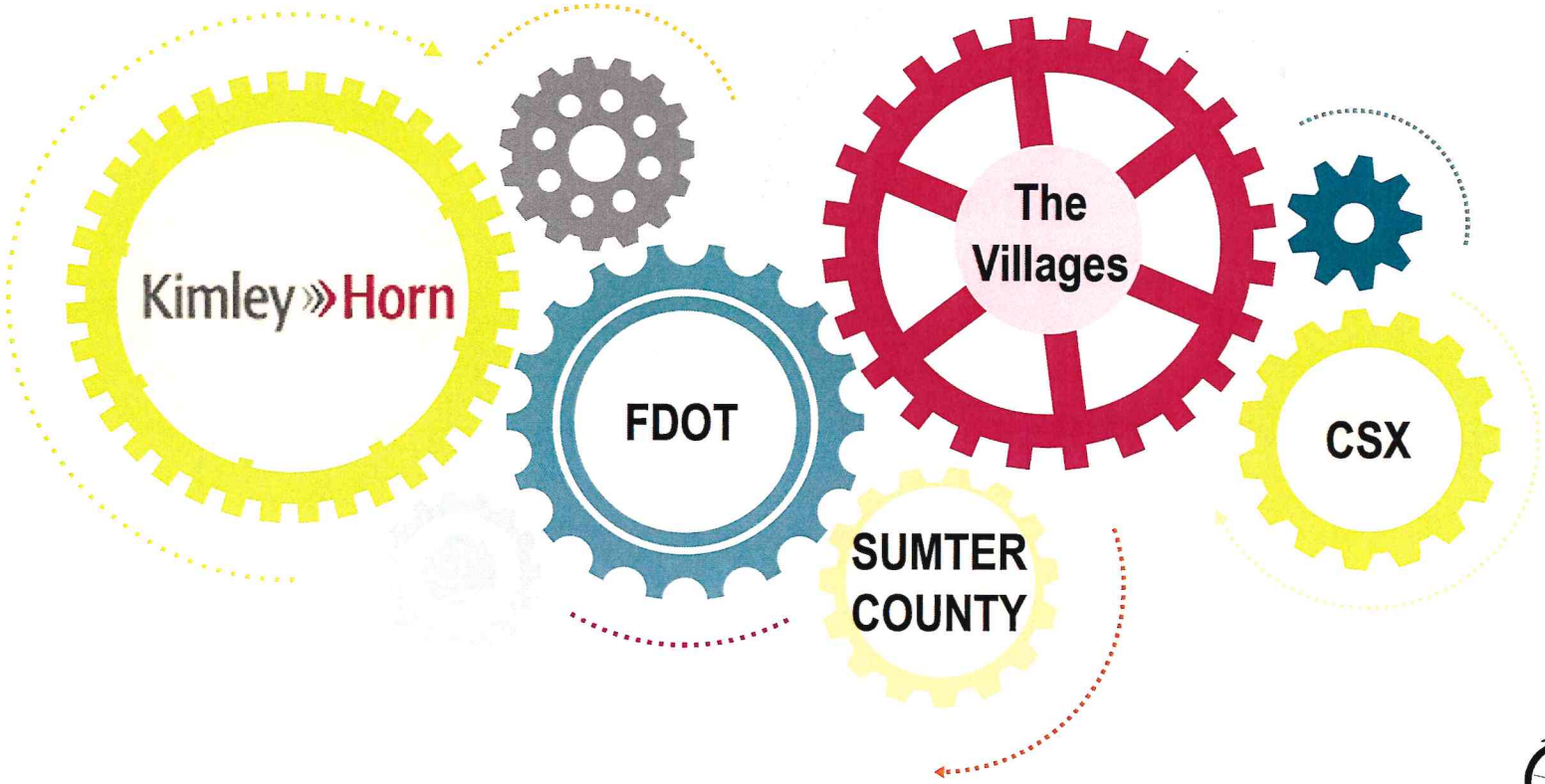
Known by the Public and Elected Officials





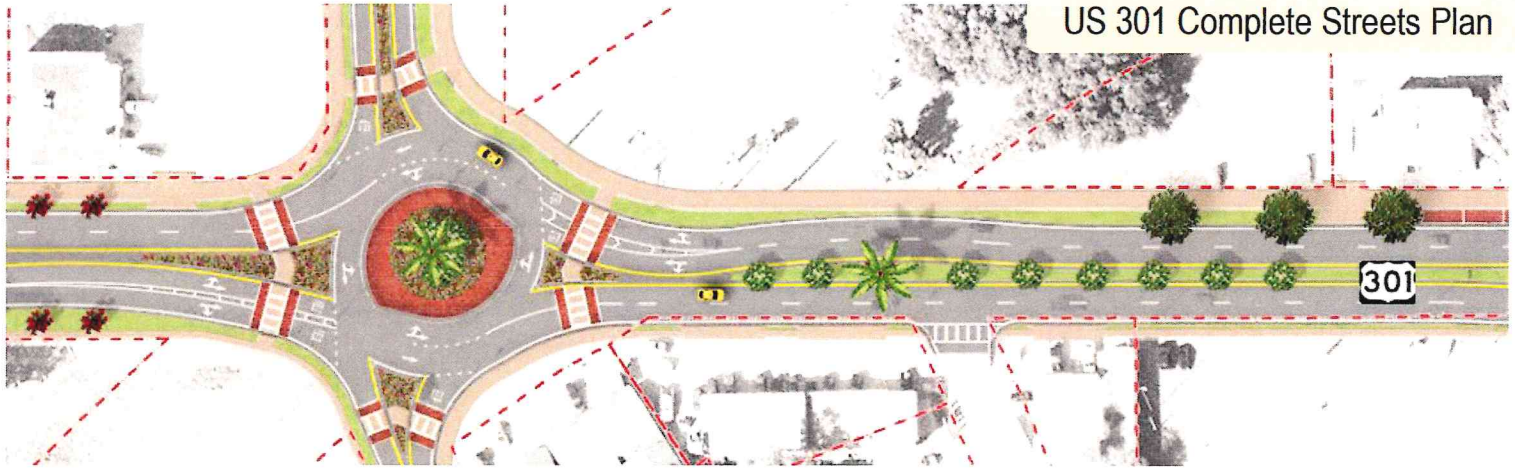


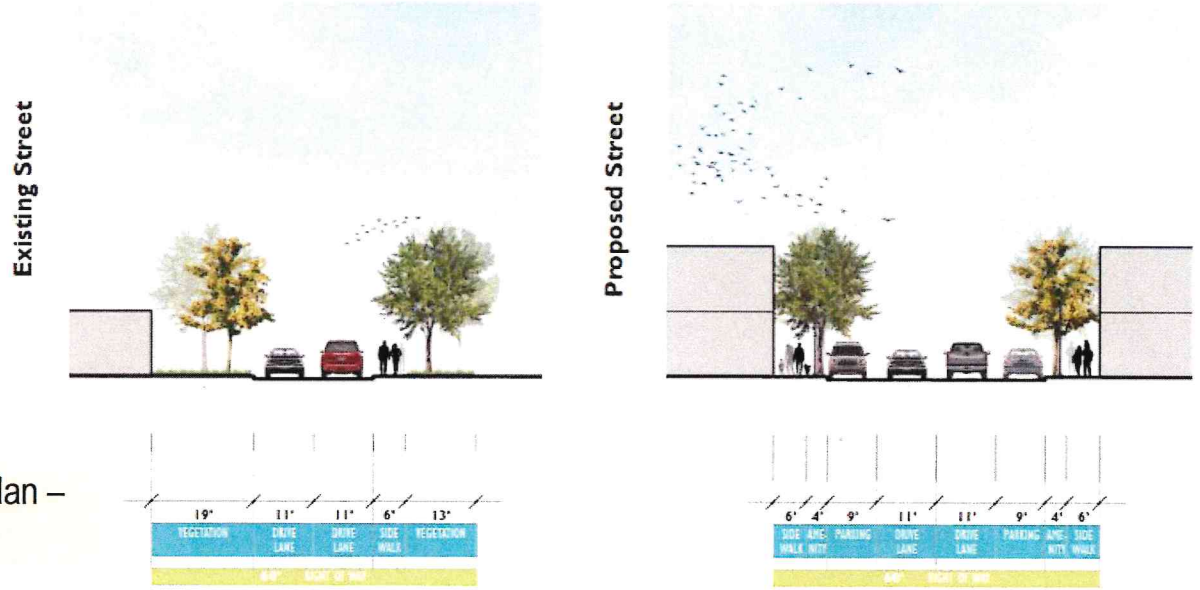
Relationships with Stakeholders and Other Agencies



Kimley»Horn

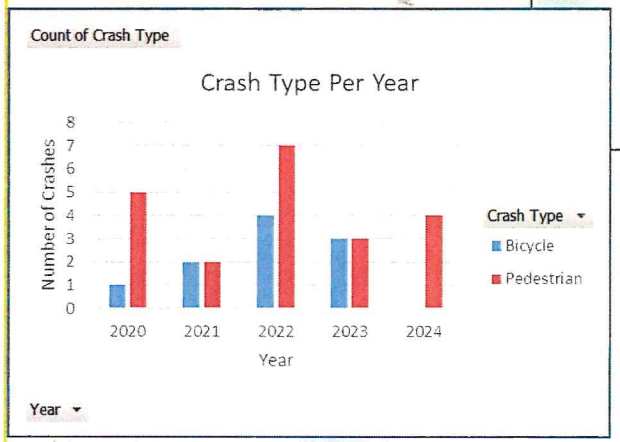
Previous Studies

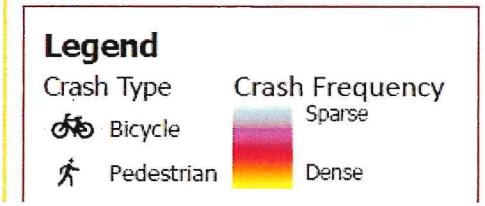




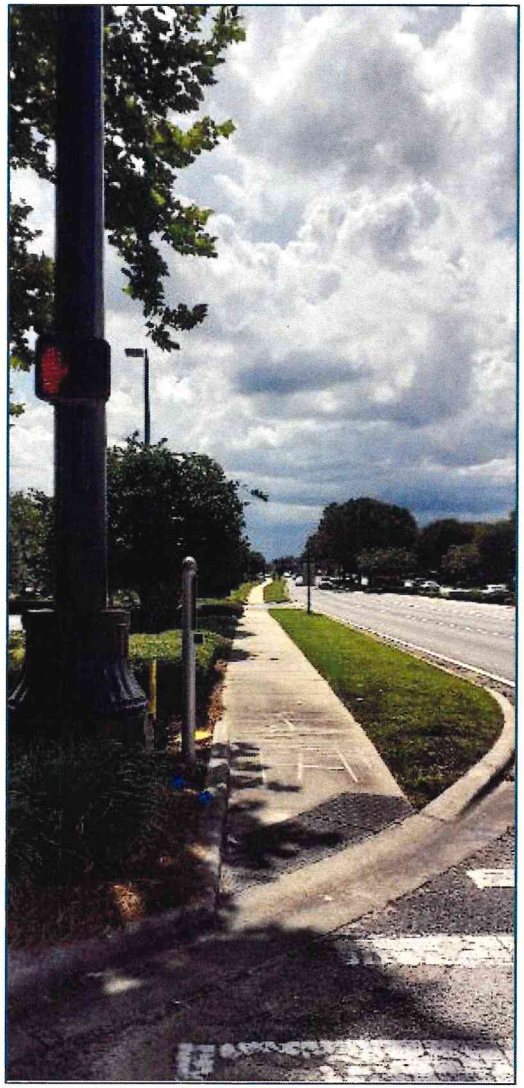
Downtown Master Plan – Gamble Street

Historic Crash Data

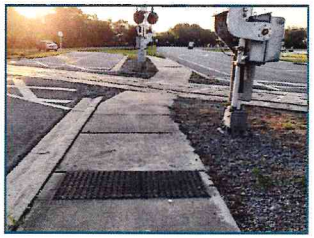




Sumter County Sidewalk Master Plan

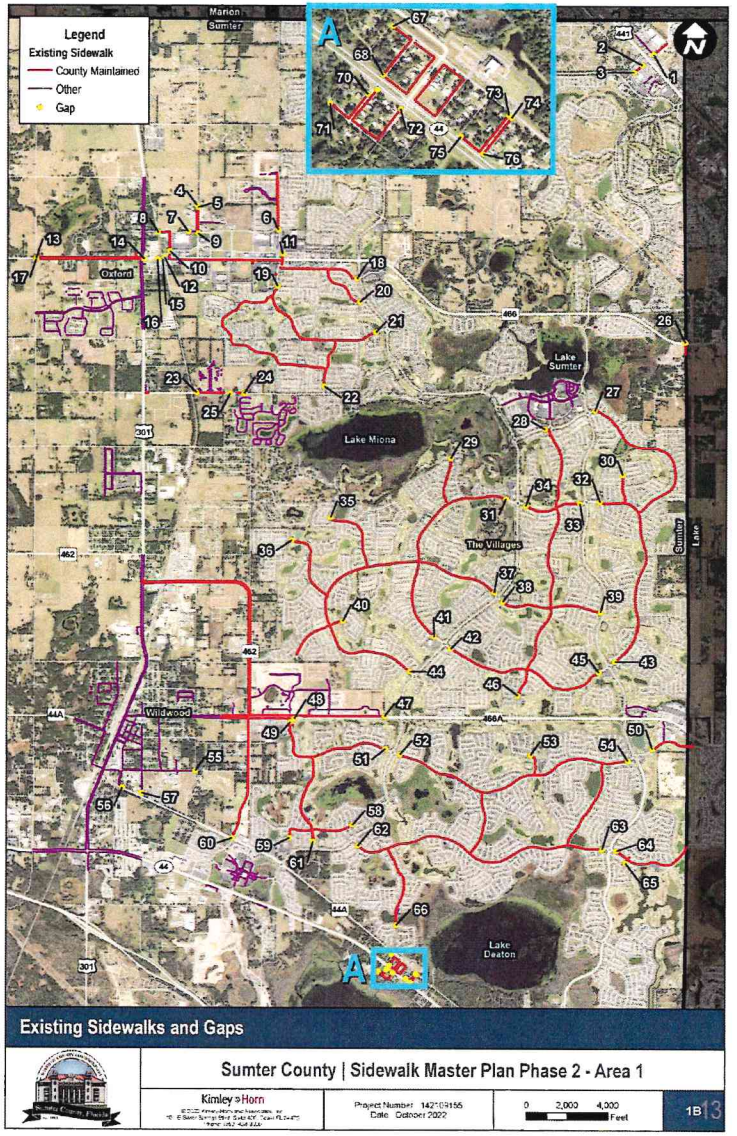








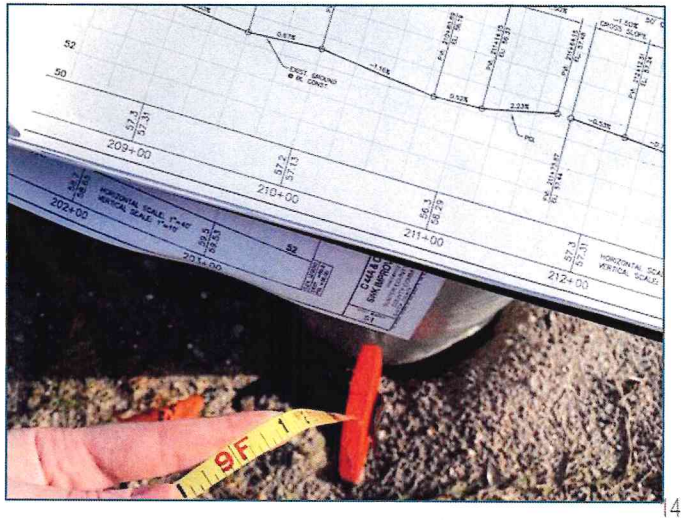




CR44A CR213 Sidewalk Improve-ments







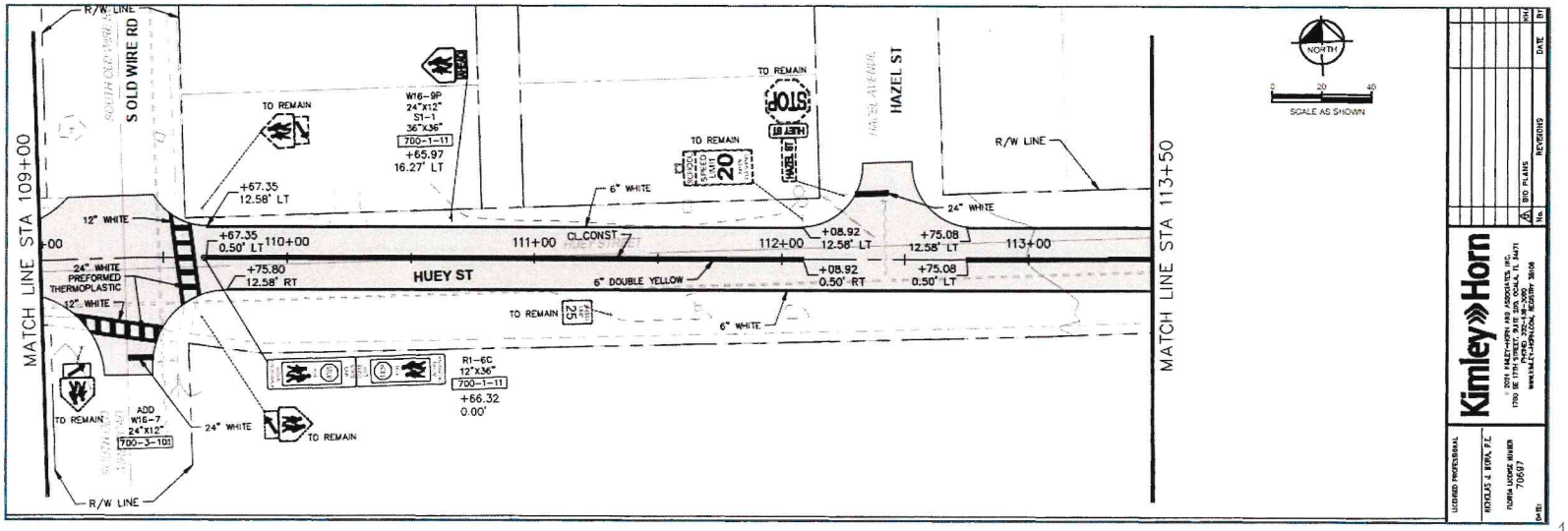
Kimley»Horn

Huey Street Improve-ments

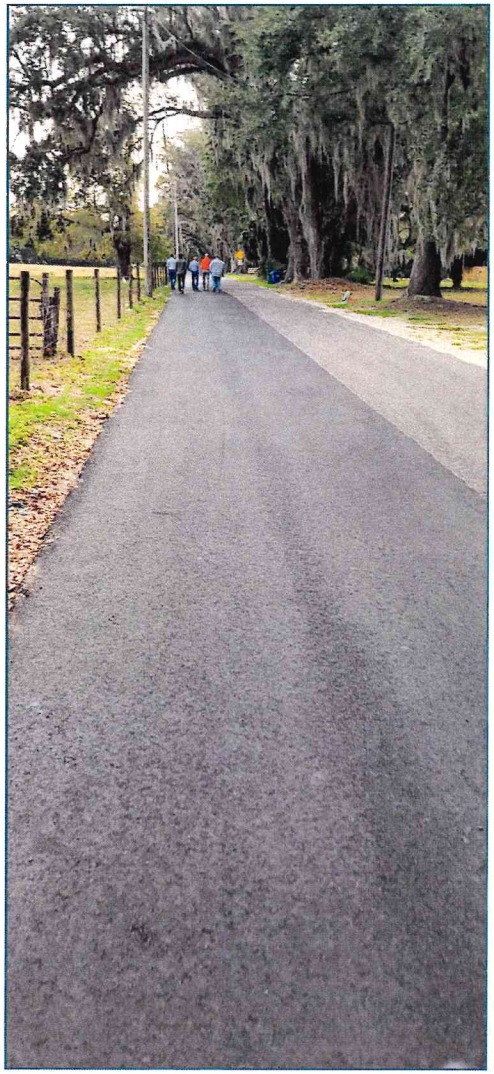








Broken Oak





Comment Form
Neighborhood Meeting
City of Wildwood
City Hall
100 N Main Street
Wildwood, Florida
Thursday, April 6, 2023
5:30 p.m. - 7:30 p.m.

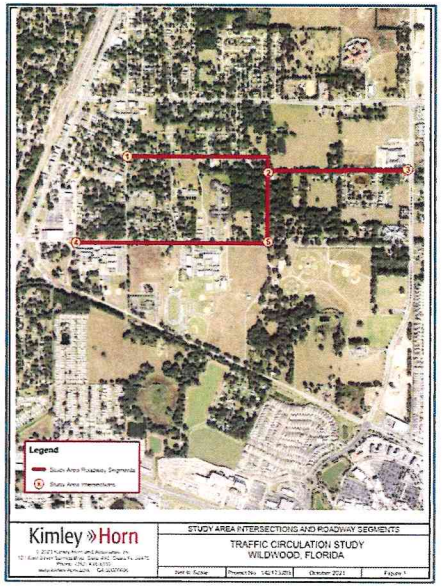
BROKEN OAK DRIVE IMPROVEMENTS

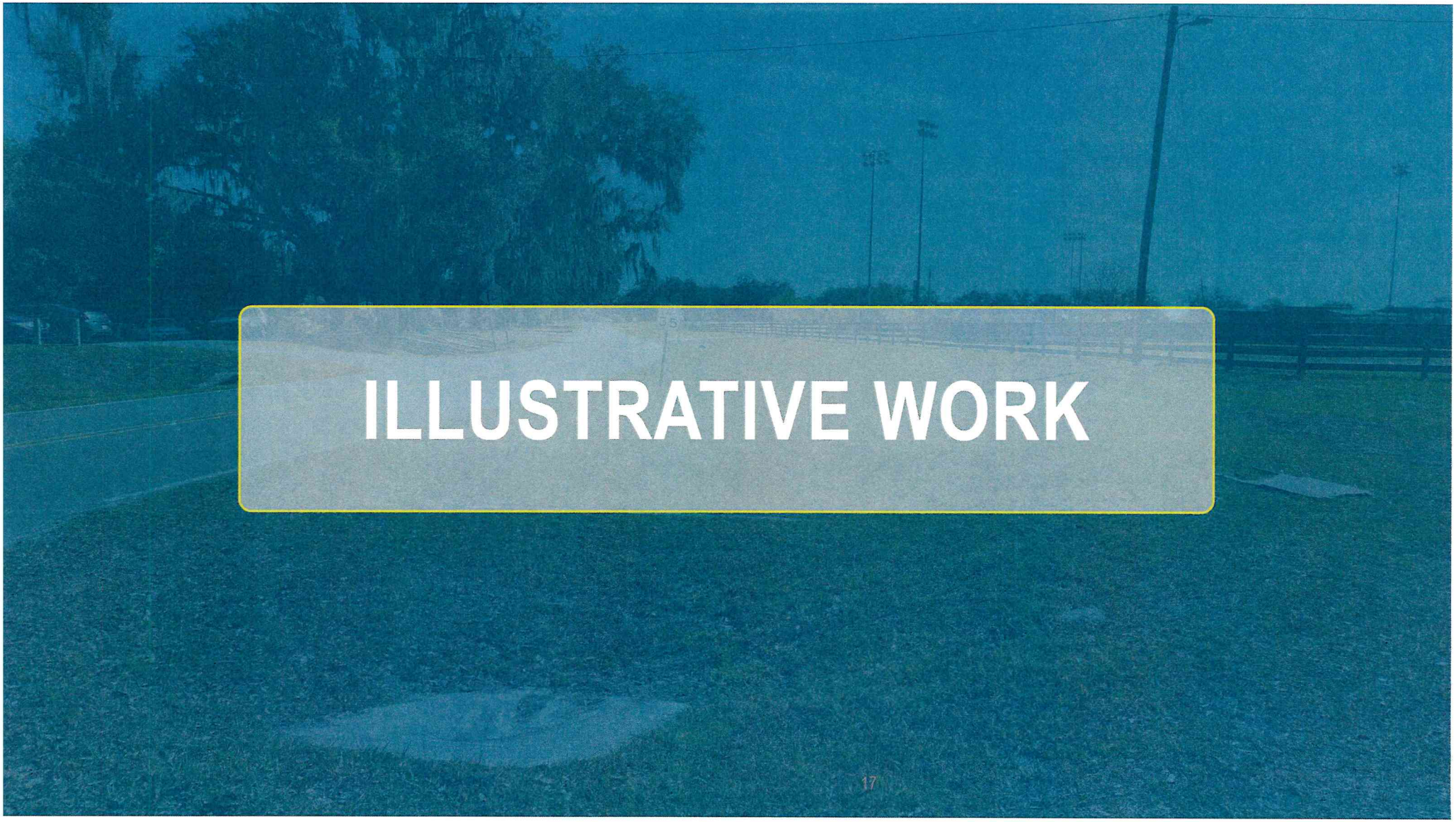
PUBLIC COMMENTS
(PLEASE PRINT CLEARLY)

Please provide your comments below regarding the Broken Oak Drive improvements project. If more space is needed, please use an additional sheet of paper. Please place your comments in the "Comment Box" provided at the meeting

Pedestrian traffic needs walkway for bike
walking and golf cart. Can a multi-mode
path 6ft ? of stripes on road. Need to go
walk against traffic and bike with traffic

I am a City of Wildwood:
RESIDENT ☐ BUSINESS OWNER ☐ BOTH ☐

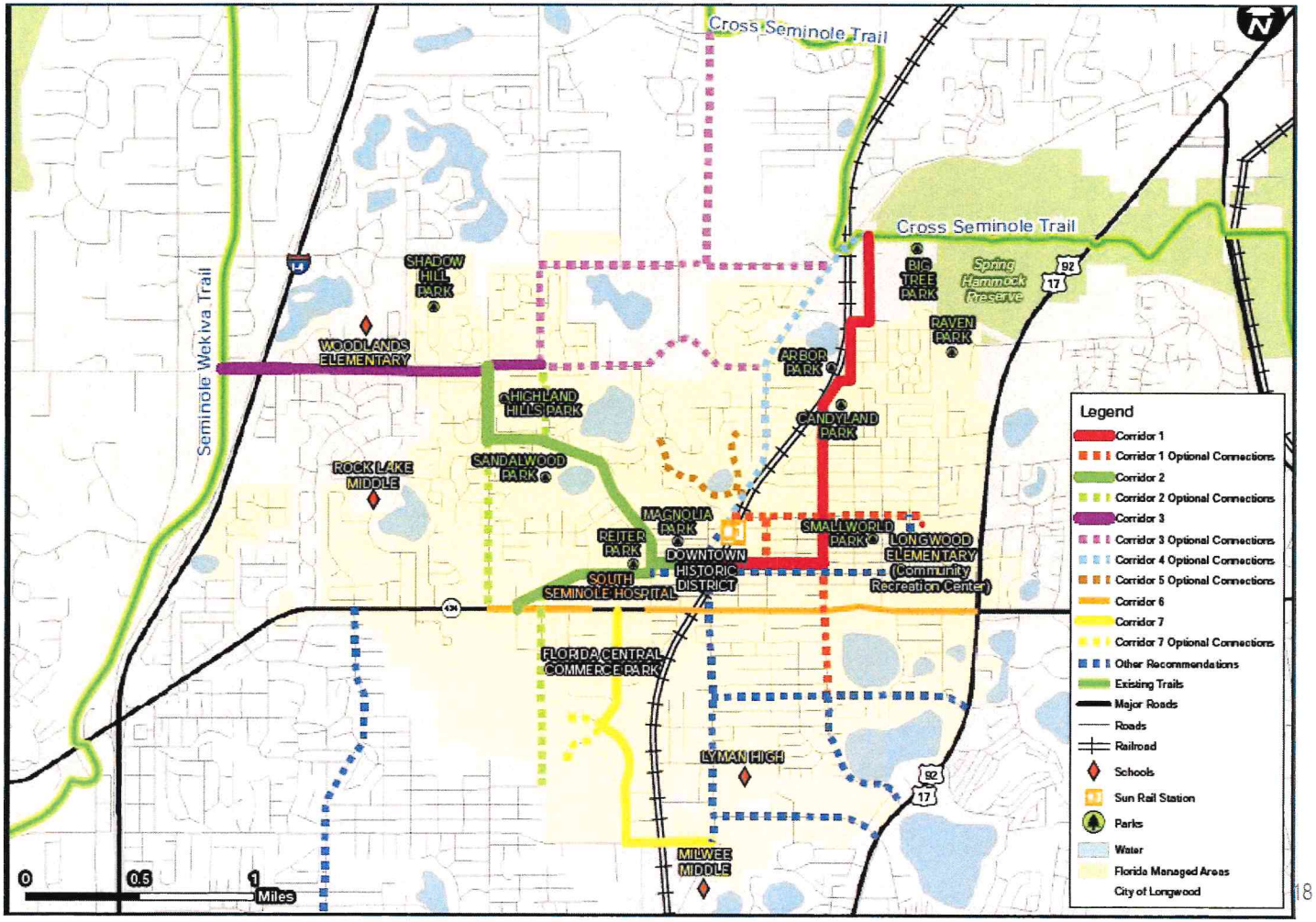



ILLUSTRATIVE WORK

Bicycle and Pedestrian Master Plan

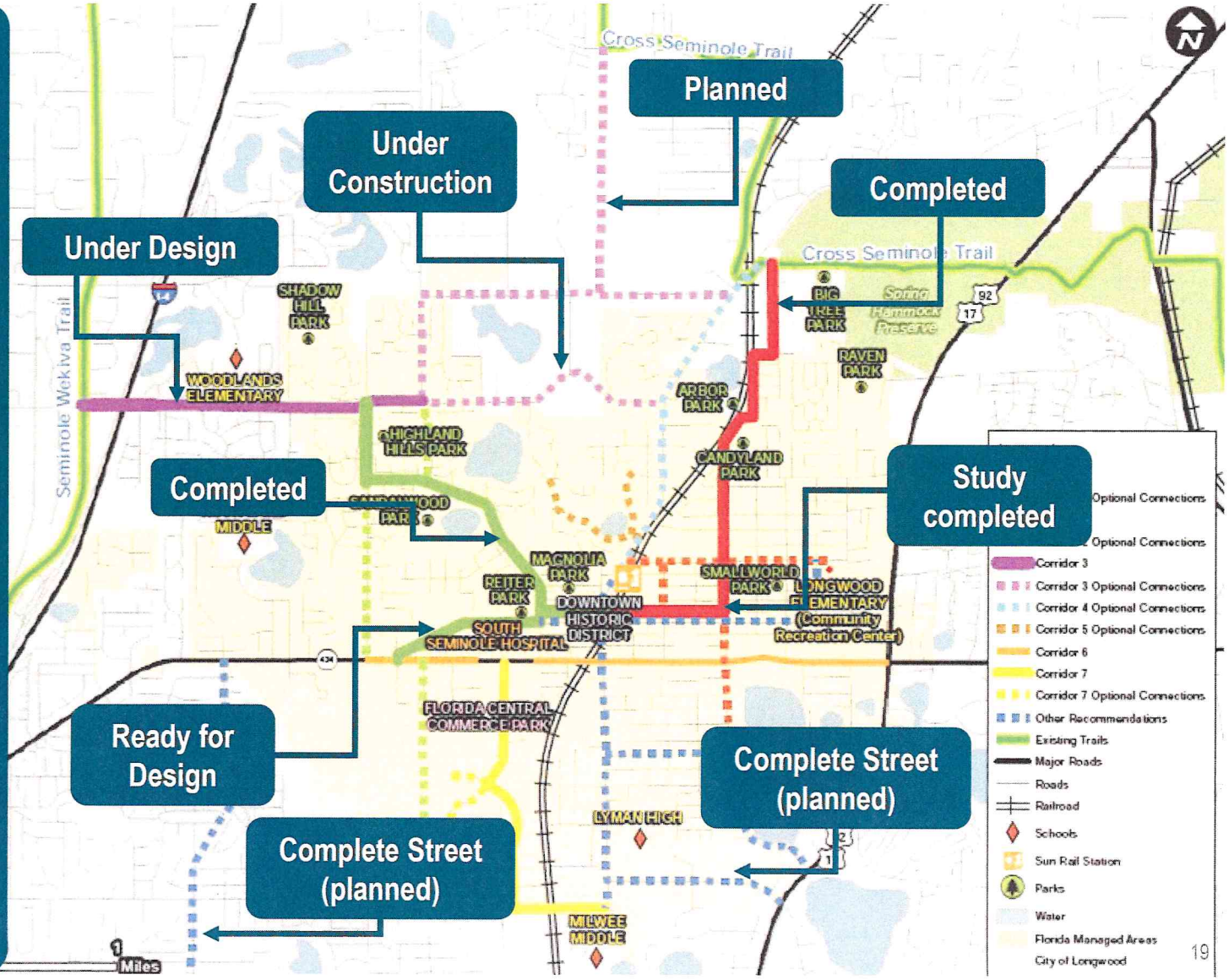
City of Longwood

Kimley»Horn = Conceptualization → Realization



History of BPMP of 2012

- Extensive Public Involvement
- 7 Main Corridors
- Connect to Major Trails
  - Cross Seminole Trail
  - Seminole Wekiva Trail
- Sidewalk Gaps



Improvements Since 2012

- Reiter Park / W Warren Street
- Grant Street
- Trail from Candyland Park to Cross Seminole Trail
- Florida Central Parkway
- Bennett Drive
- Longwood Hills Road

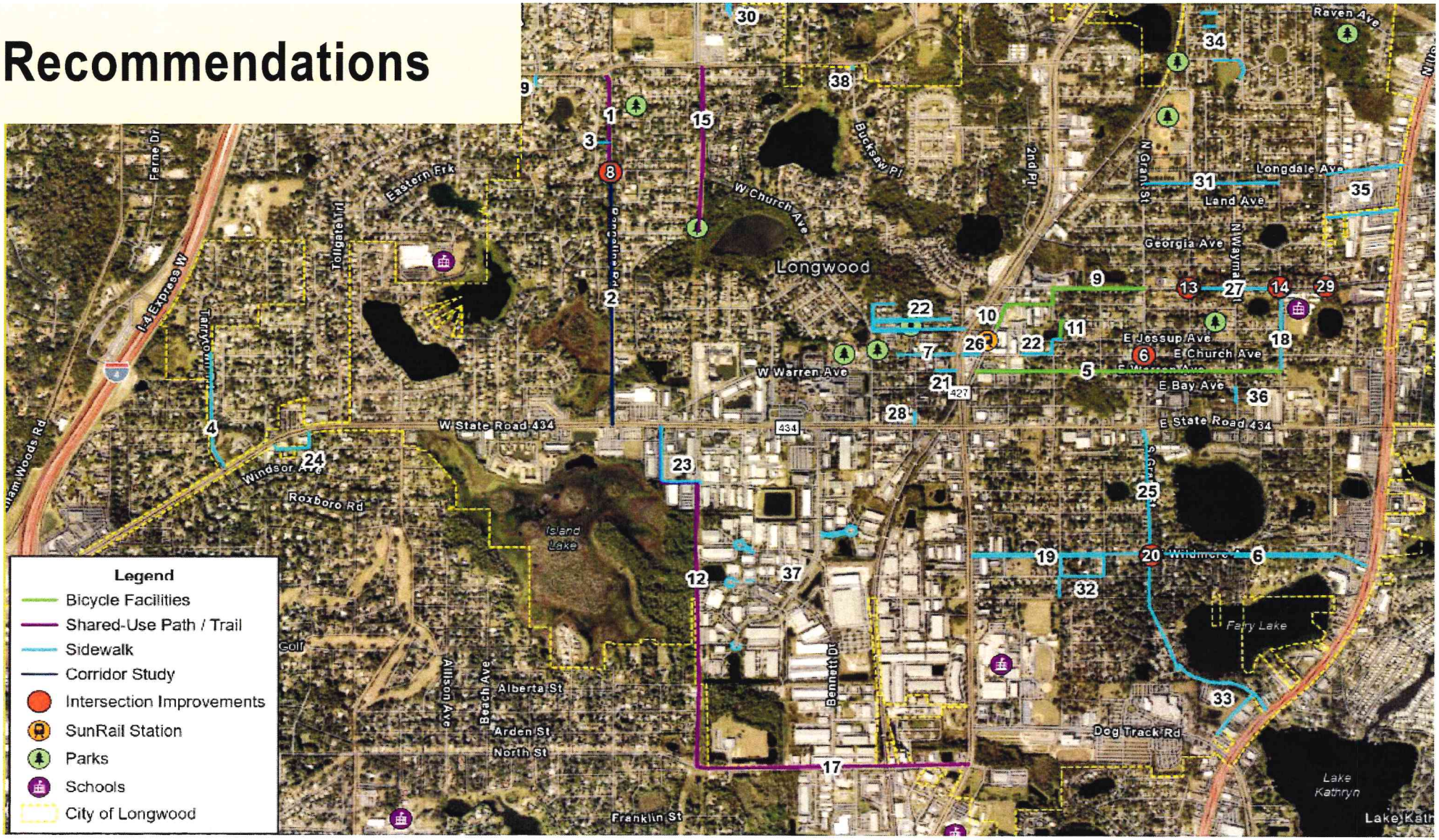


Images of Improvements

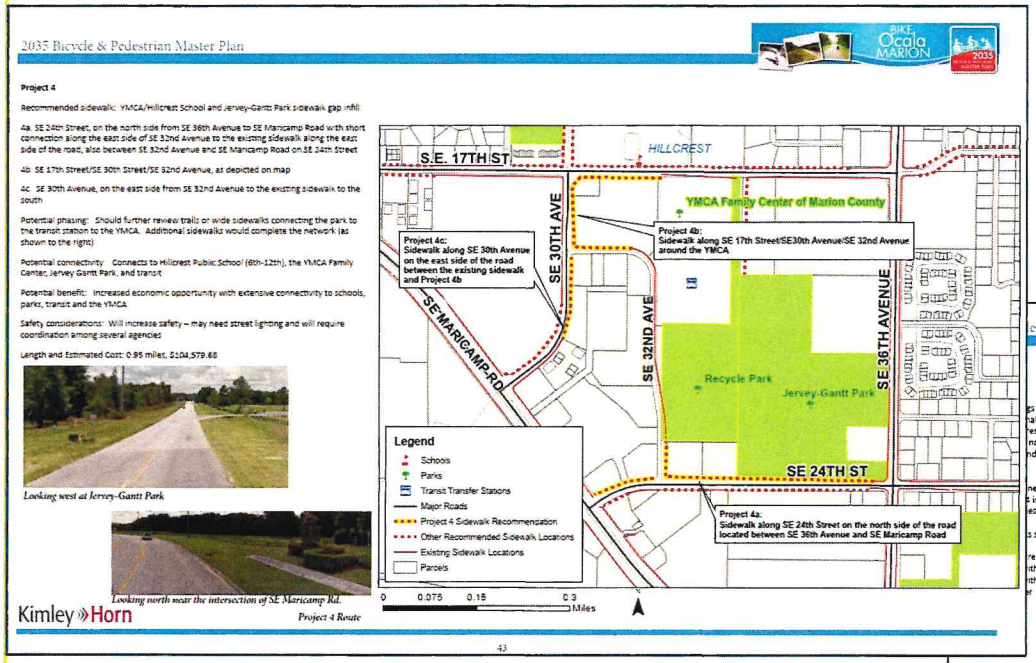


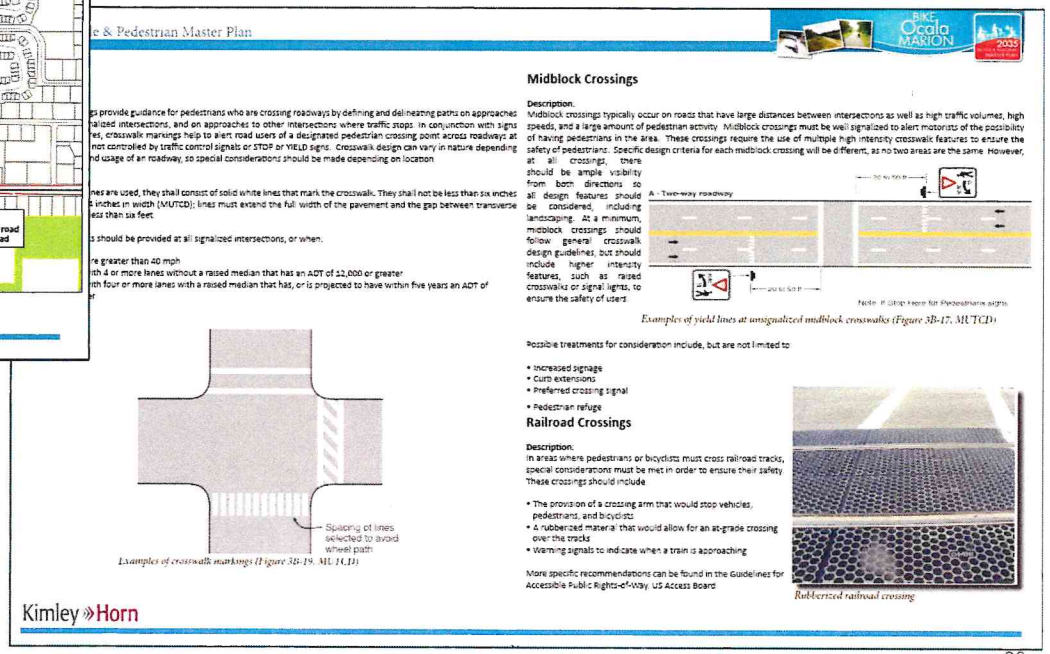


Recommendations



2035 Ocala Marion County Bicycle Pedestrian Master Plan

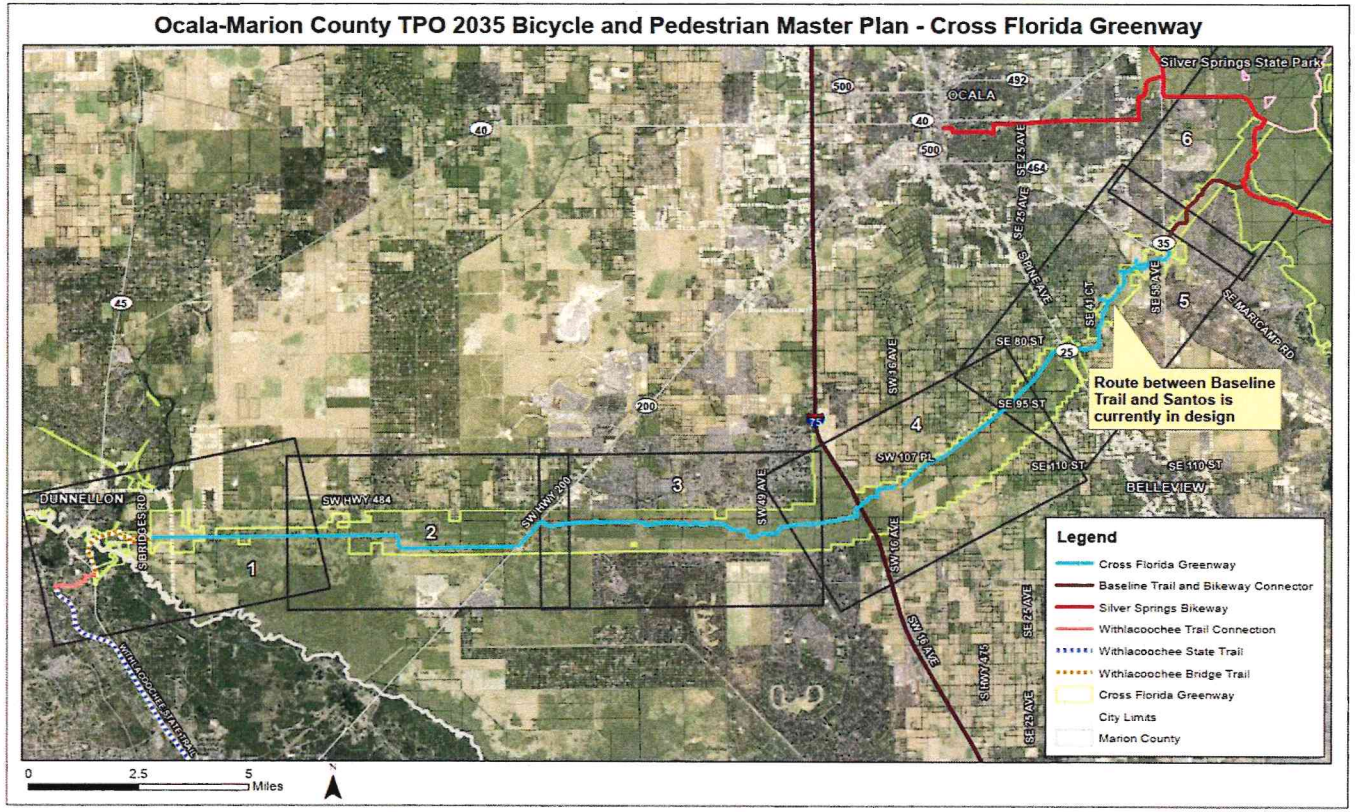






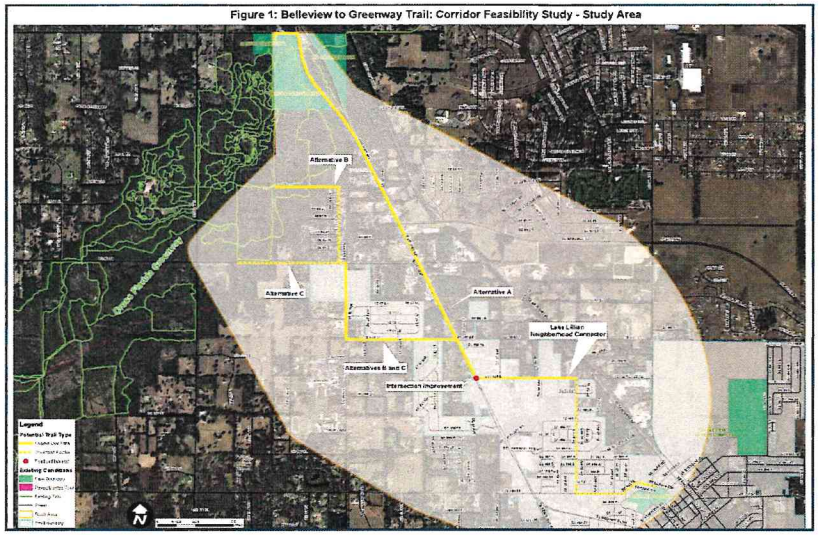
2035 Ocala Marion County Bicycle Pedestrian Master Plan

- **Greenway to Santos Trail (Santos to SR 200)**
  Constructed
- **Dunnellon Trail Connector**
  Design complete / Construction funded
- **Downtown Trail Connector**
  Design / Construction funded
- **Baseline to Santos Trail**
  In Design / Construction Funded
- **Pruitt Trail**
  Construction Funded
- **SR 40 Trail**
  Programmed / Partially Funded

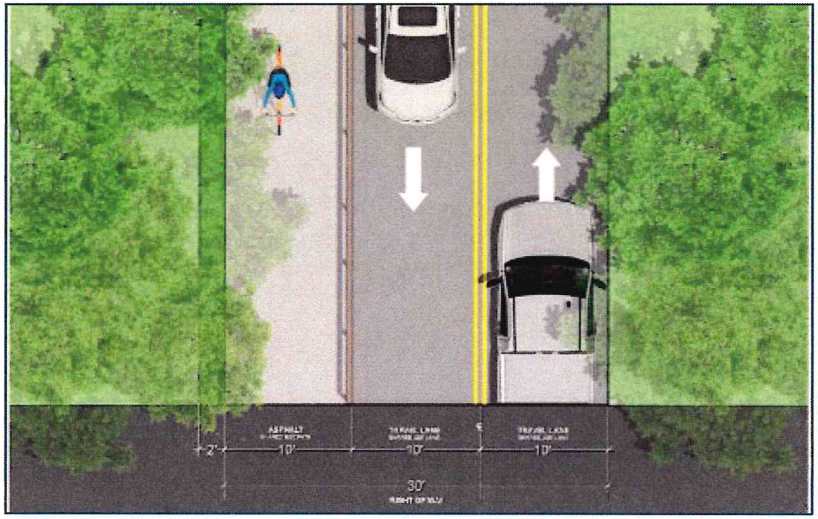


Belleview to Greenway Trail Connector

Ocala-Marion TPO/ City of Belleview





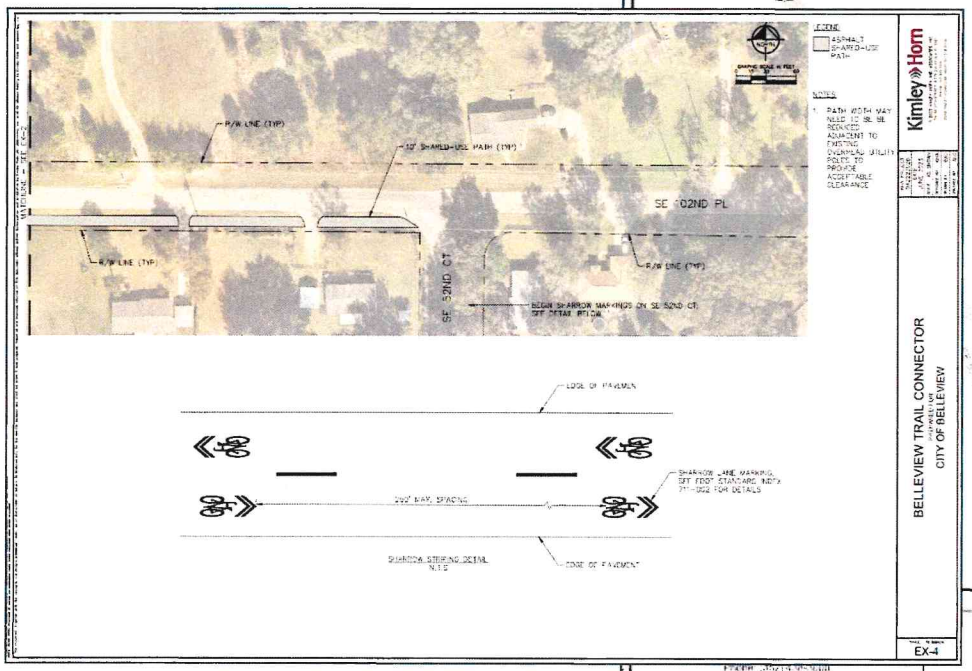




Belleview to Greenway Trail Connector

Ocala-Marion TPO/City of Belleview

- **FDOT Bicycle/Pedestrian Funding**
- **Design Funding 2026 $265,000**
- **Construction Funding 2028 $868,700**



State Road 471 Complete Streets

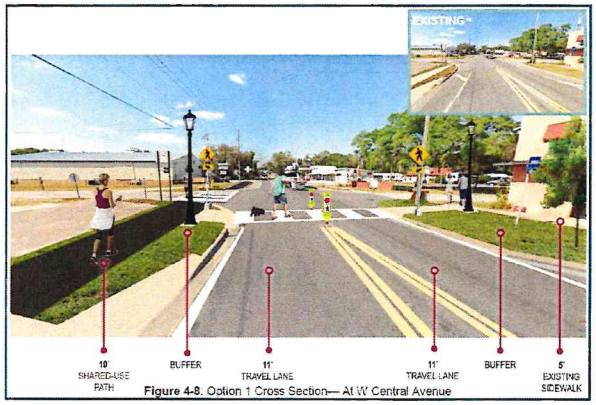
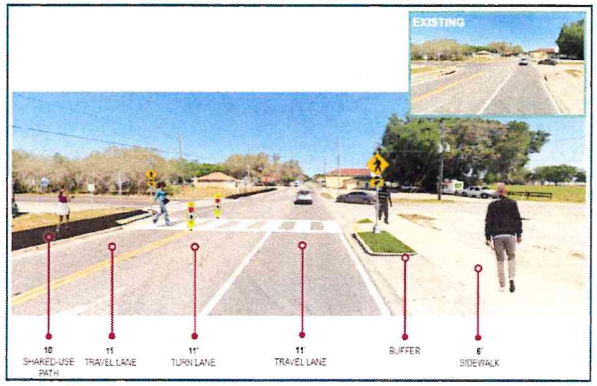
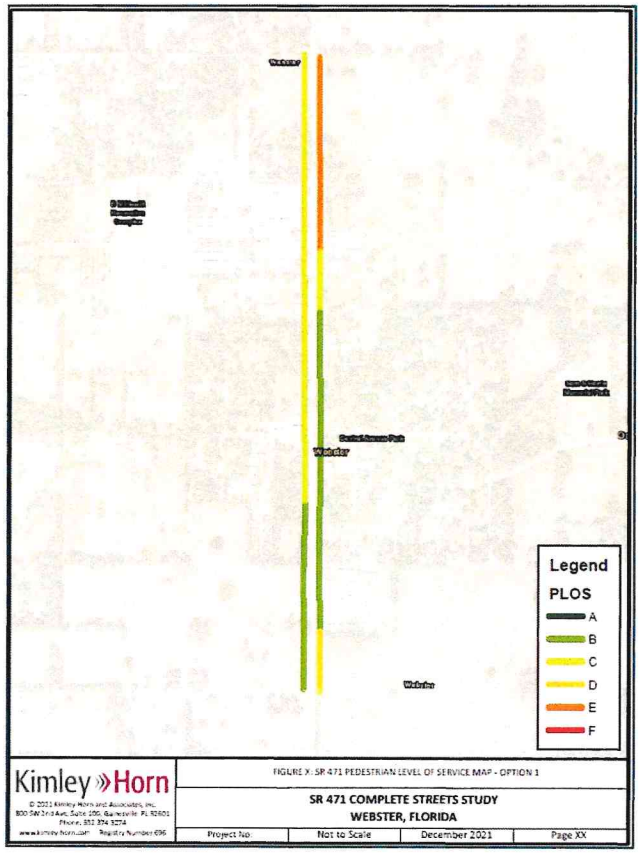
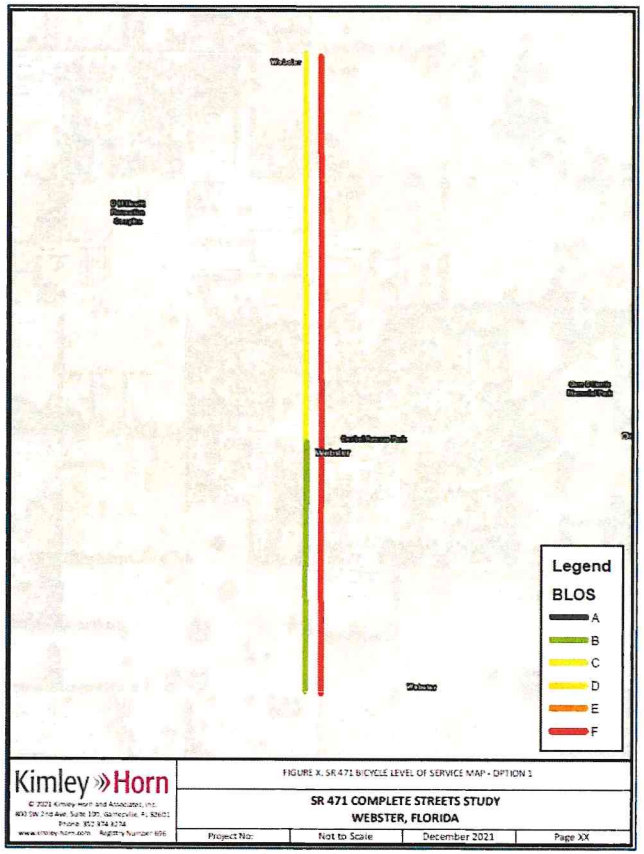


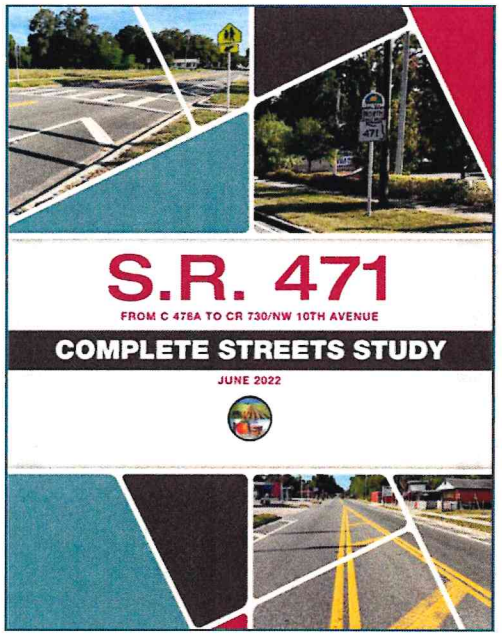
Figure 4-8. Option 1 Cross Section— At W Central Avenue



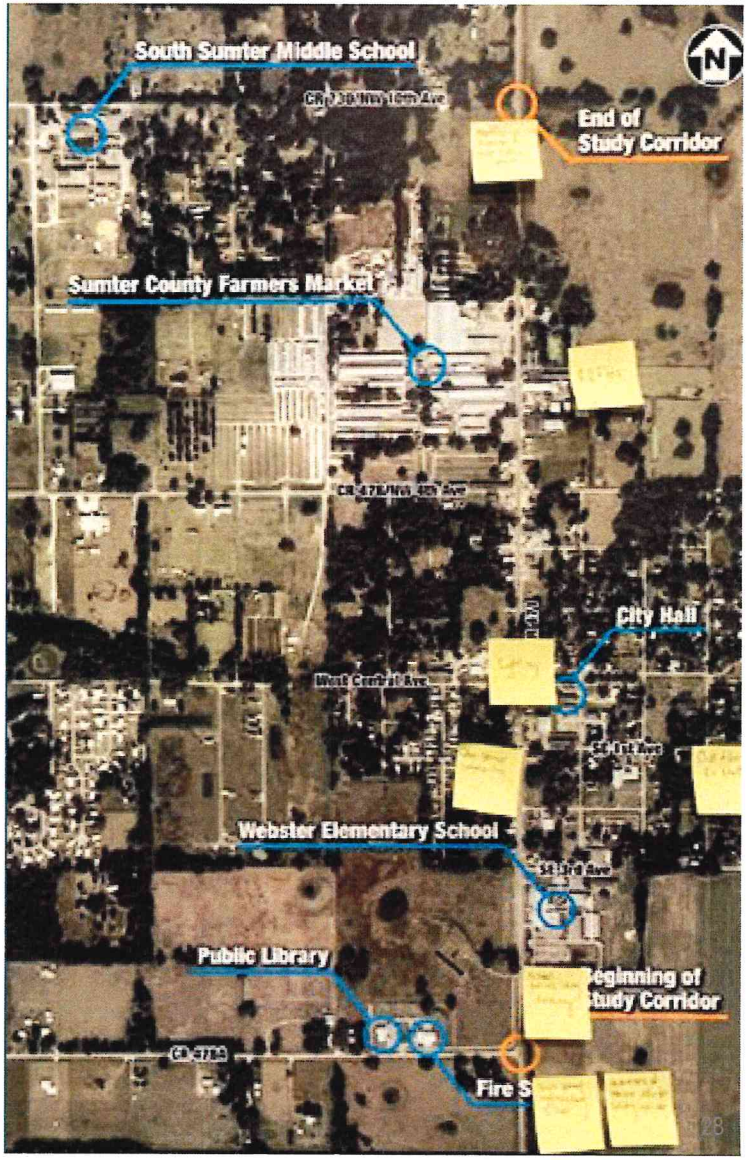


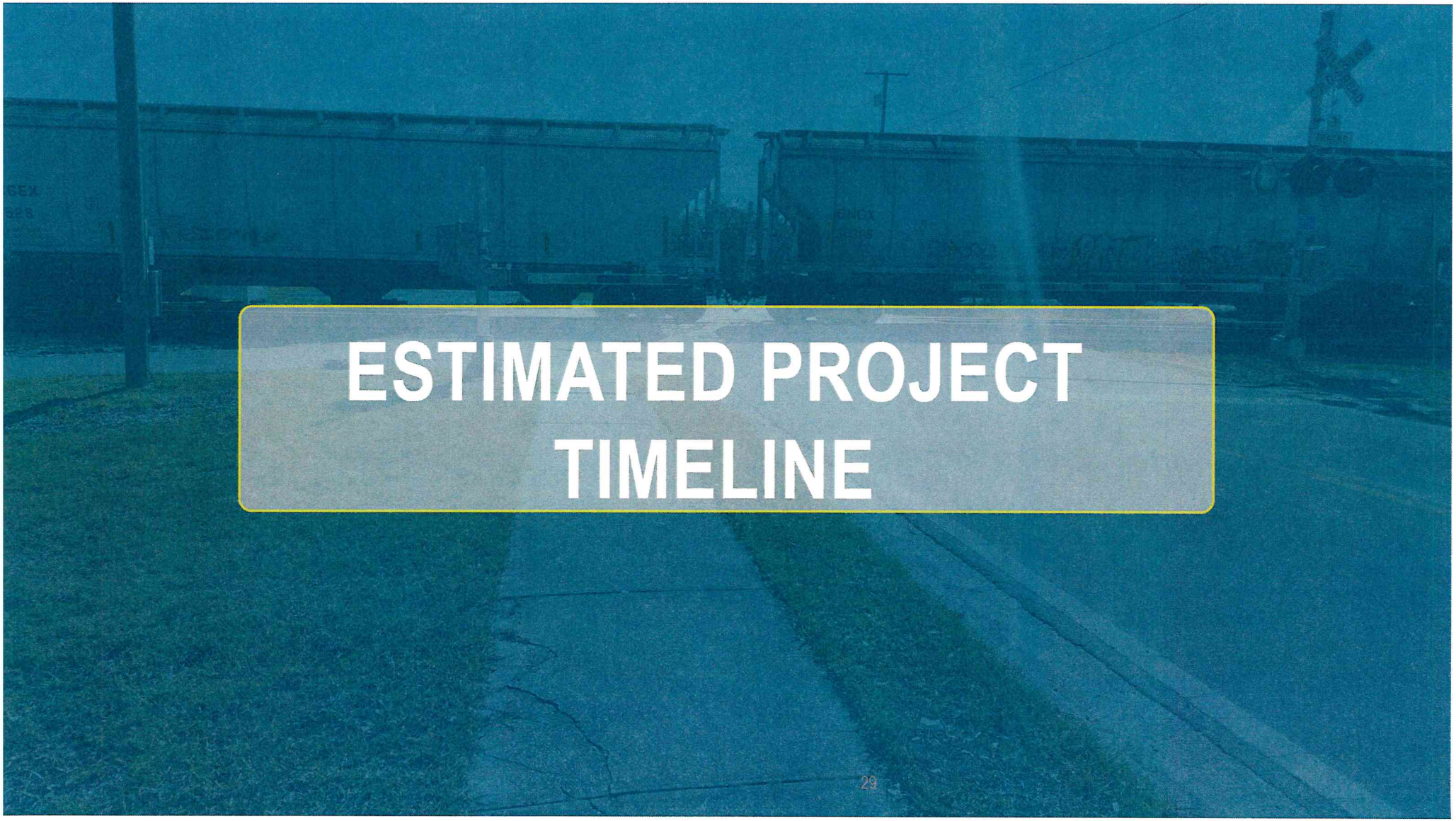


State Road 471 Complete Streets

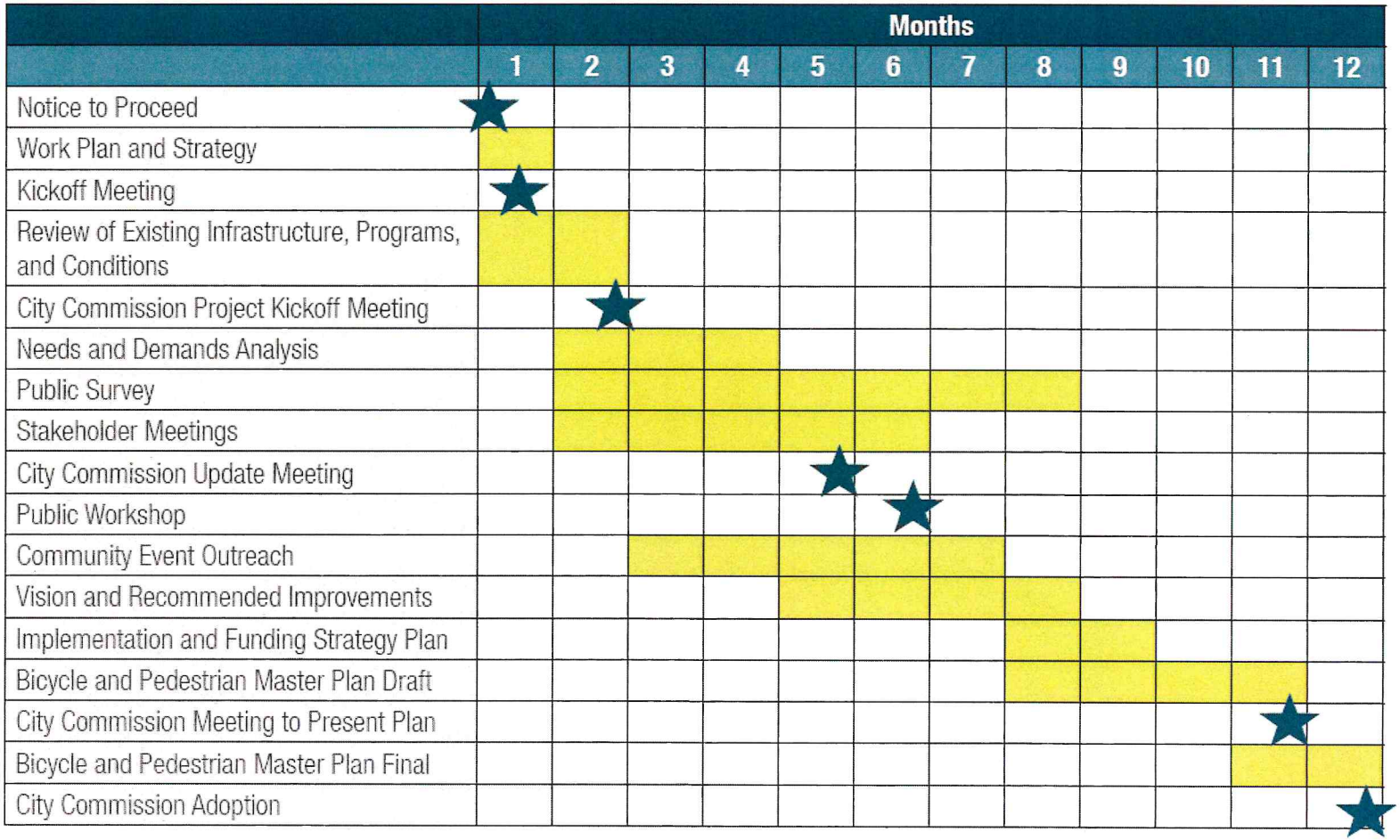







ESTIMATED PROJECT
TIMELINE

Timeline


Months
1
2
3
4
5
6
7
8
9
10
11
12
Notice to Proceed
Work Plan and Strategy
Kickoff Meeting
Review of Existing Infrastructure, Programs, and Conditions
City Commission Project Kickoff Meeting
Needs and Demands Analysis
Public Survey
Stakeholder Meetings
City Commission Update Meeting
Public Workshop
Community Event Outreach
Vision and Recommended Improvements
Implementation and Funding Strategy Plan
Bicycle and Pedestrian Master Plan Draft
City Commission Meeting to Present Plan
Bicycle and Pedestrian Master Plan Final
City Commission Adoption

Steps to Success

Task 1. Research and Outreach Services

- DETAILED WORK PLAN AND STRATEGY
- RESEARCH SERVICES
- NEEDS AND DEMAND ANALYSIS
- COMMUNITY OUTREACH STRATEGY

Task 2. Recommendations and Consulting Services

- BICYCLE AND PEDESTRIAN NETWORK ENHANCEMENTS
- IMPLEMENTATION AND FUNDING STRATEGIES
- BICYCLE AND PEDESTRIAN PATHWAY MASTER PLAN DOCUMENT

- Be Flexible
- Think and Act as an Extension of the City's Staff
- Think Big Picture
- Be Creative
- Always Deliver
- Provide Community Support

Community Engagement

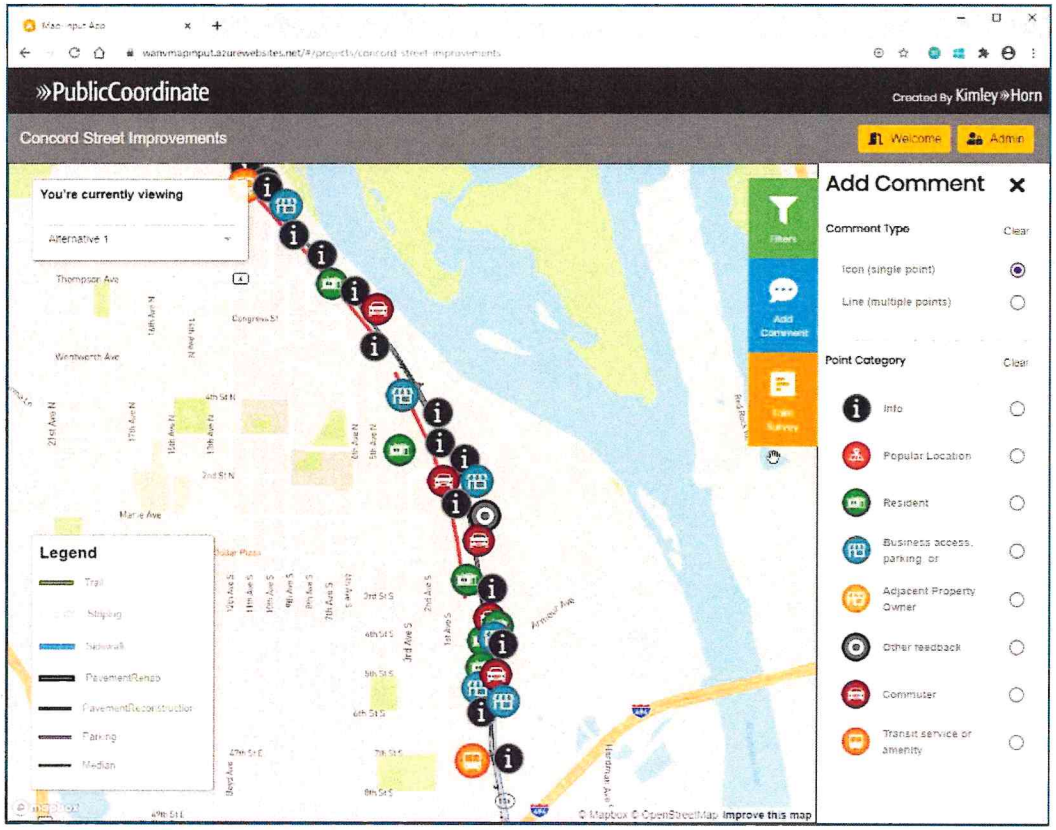




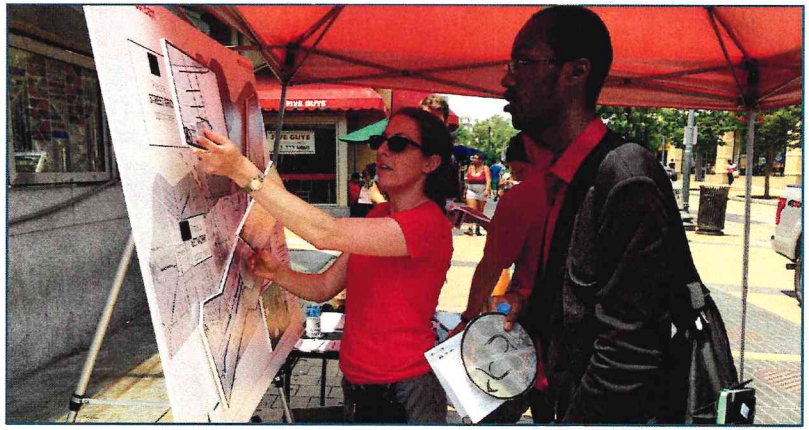




Community Engagement



»PublicCoordinate
A Kimley-Horn Software Solution





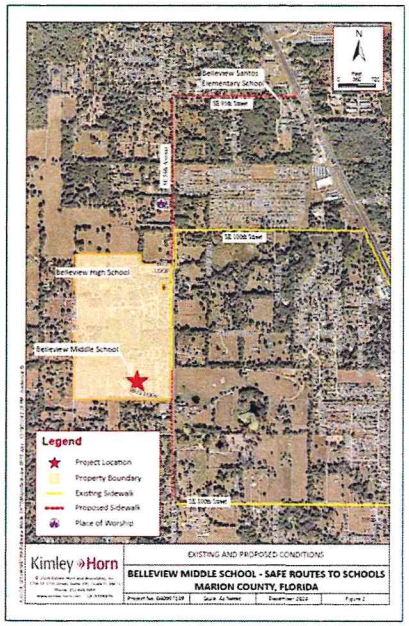

PRICING PROPOSAL

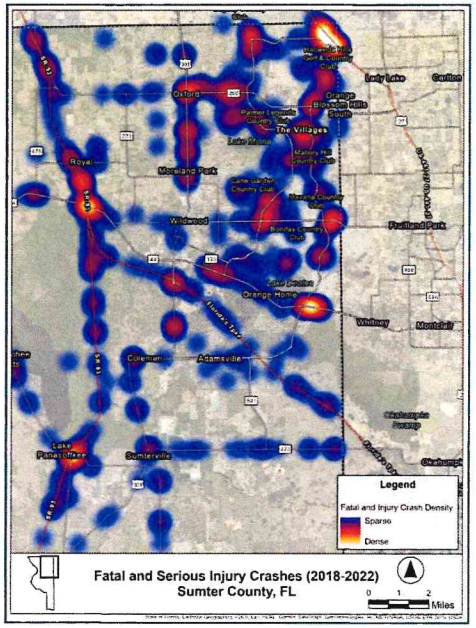
Pricing

Line	Service Description	Unit	Estimate
A	A detailed project schedule, including the public outreach activities and stakeholder meetings	Lump Sum NTE (not to exceed)	$10,000.00
B	A written analysis identifying existing infrastructure, route networks, and programs/policies	Lump Sum NTE	$15,000.00
C	A summary memorandum including the data collection results and needs and demands analysis	Lump Sum NTE	$30,000.00
D	Outreach plan and summary	Lump Sum NTE	$50,000.00
E	Technical memorandum of short-term and long-term project, policy and program recommendations	Lump Sum NTE	$23,000.00
F	Draft of Implementation Plan, including funding strategies	Lump Sum NTE	$22,000.00
G	Master Plan including presentation to City Commission and other public meetings	Lump Sum NTE	$30,000.00
H	Finalized Master Plan documents	Lump Sum NTE	$15,000.00
TOTAL OF SCOPE OF SERVICES		**Total NTE Amount**	**$195,000.00**

Grant Applications







$1 Billion+
Won in 2024

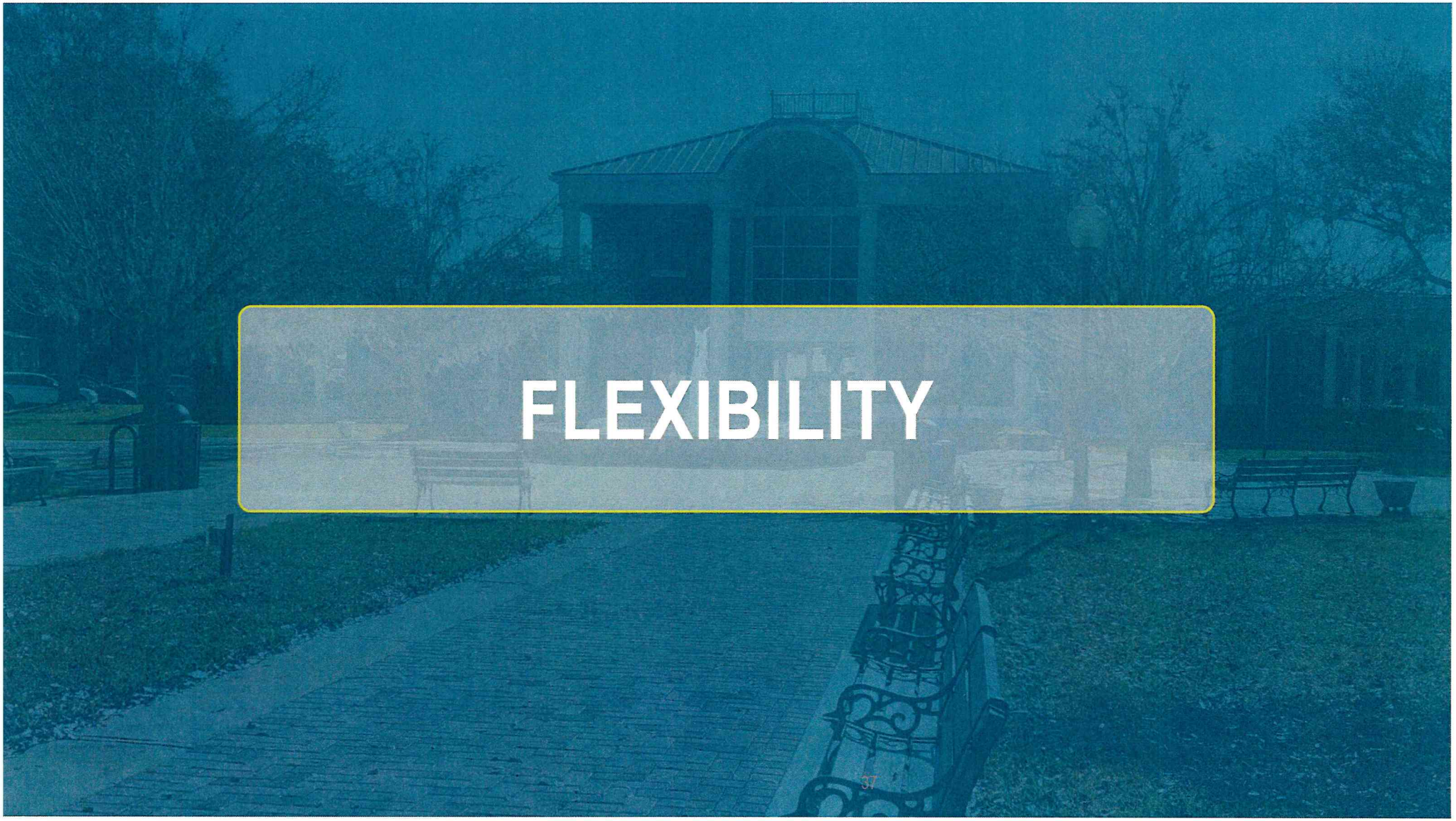
Before – Initial Site Visit



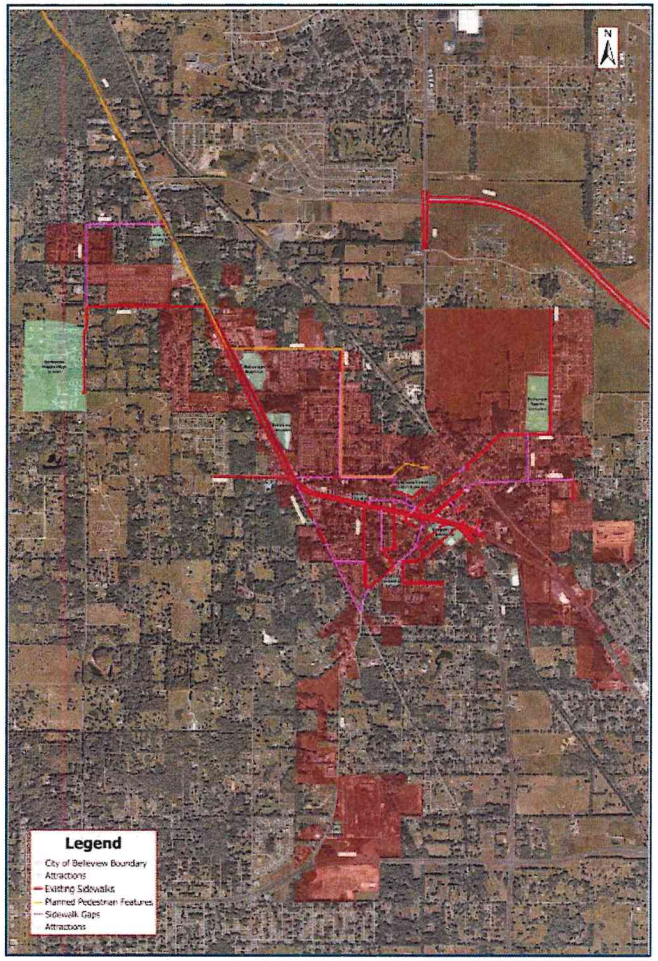
After – Post Construction



City of Wildwood CDBG, Design and Construction Phase Services


FLEXIBILITY

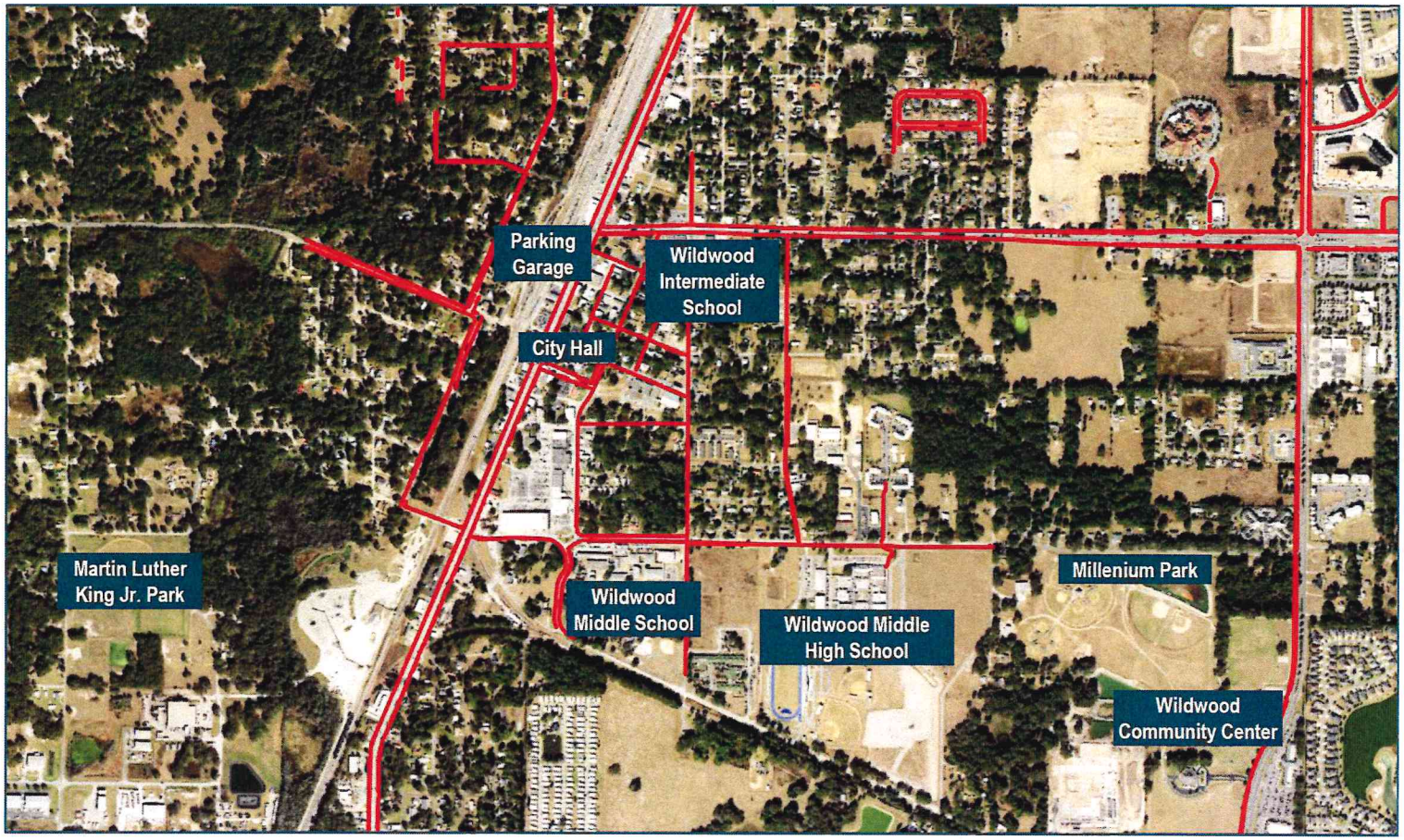
Scalable Approach



Basic Services → **Expanded Services**



Expanded Scope



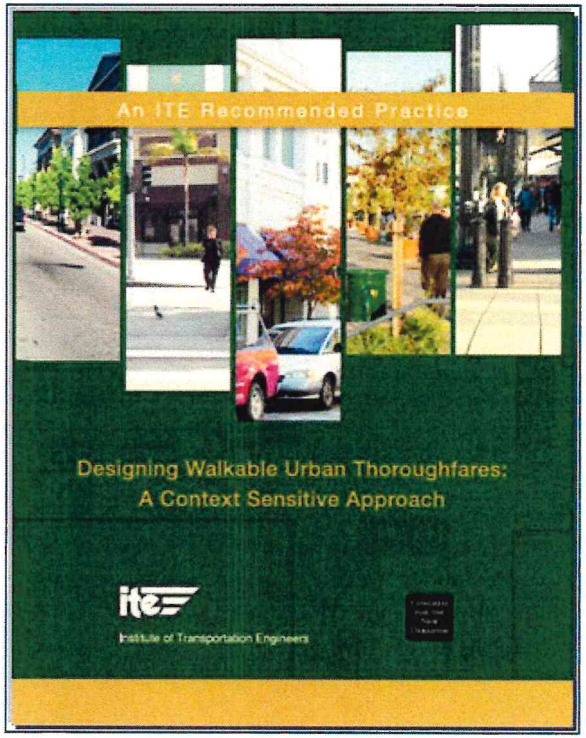
Coordination with Other Standards and Agencies

- FDOT Design Manual & Complete Streets Implementation
- FDOT PPM
- AASHTO Green Book
- USDOT MUTCD
- USDOT Achieving Multimodal Networks: Applying Design Flexibility & Reducing Conflicts
- ADA Standards
- ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
- ITE Implementing Context Sensitive Design Handbook
- NACTO Urban Street Design Guide
- NACTO Urban Street Stormwater Guide
- NACTO Urban Bikeway Design Guide
- NACTO Transit Design Guide

NACTO

FDOT FLORIDA'S COMPLETE STREETS A 360° APPROACH

ite A Community of Transportation Professionals



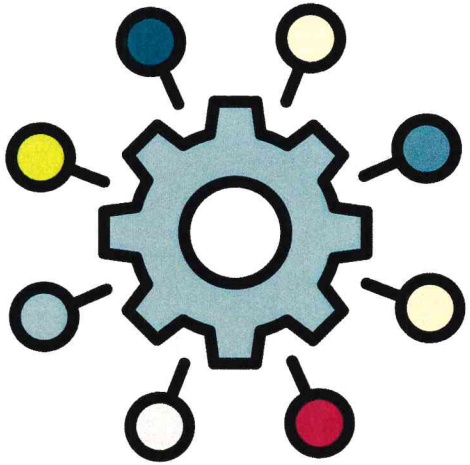
Why Kimley-Horn is the Best Team for this Project

Flexible and Actionable Approach

Local Team with Regional Support

Relevant Experience

Understanding Community Challenges and Needs







Thank you!

ORIG

CITY OF

WILDWOOD

RFP 2025-08
Bicycle and Pedestri
Pathway Master Pla

DUE: MARCH 11, 2025





Submitted by:

Kimley»

Expect More. Exper

[Submittal Attachment A1]

RFP COVER PAGE

Name of Vendor, Entity or Organization:
Kimley-Horn and Associates, Inc.

Federal Employer Identification Number (FEIN): 56-085615

State of Florida License Number (If Applicable): 82139

Name of Contact Person: Amber Gartner, PE, Project Manager

Title: Vice President

E-Mail Address: amber.gartner@kimley-horn.com

Mailing Address: 1700 SE 17th Street, Suite 200

Street Address (if different):

City, State, Zip: Ocala, FL 34471

Telephone: 352.438.3000 **Fax:** N/A

Organizational Structure – Please Check One:

Corporation ☒ **Partnership** ☐ **Proprietorship** ☐ **Joint Venture** ☐ **Other** ☐

If Corporation:
Date of Incorporation: February 10, 1967 **State of Incorporation:** North Carolina

States Registered in as Foreign Corporation: None

Authorized Signature:

Print Name: Amber Gartner, PE, Project Manager

Signature:

Title: Vice President

Phone: 352.438.3026

This document must be completed and returned with your Submittal.



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ITB-LOCA-2024/06/2025

Tab A:
Statement of Interest

Tab A: STATEMENT OF INTEREST

March 6, 2025

100 N Main Street
Wildwood, FL 34785

RE: RFP 2025-08 for Bicycle and Pedestrian Pathway Master Plan

Dear Evaluation Committee:

Kimley-Horn has been serving the City of Wildwood as the on-call engineering consultant for over 15 years. During that time, our team has developed extensive knowledge about the City's infrastructure and understanding of the needs and priorities as the City continues to grow. We know this has been a project that the City has been planning on for a long time to improve connectivity between residential areas and key attractions including schools and parks, and to enhance connectivity between the west and east sides of US 301. Our team, based heavily out of our local Ocala office understands the need for a comprehensive multimodal approach to guide planning and engineering efforts that promote safe and attractive opportunities for alternative transportation for the local residents and the greater community.



UNDERSTANDING OF SERVICES. Kimley-Horn understands that the City of Wildwood desires to develop strong connectivity through roads, sidewalks, and other transportation facilities to provide a foundation for development and improve mobility choices for Wildwood residents. This Bicycle and Pedestrian Pathway Master Plan is identified as Goal #1 of the Parks and Recreation department 2025 budget. The scope of work includes a thorough review of existing bicycle and pedestrian route networks and related programs/policies, a needs and demand analysis including review of barriers to ADA accessibility, a robust Community Outreach Strategy to engage those who already walk and bike in the City and those who are deterred from walking and biking, developing a short and long-term vision for the bicycle and pedestrian network within the City, development of recommendations and prioritization criteria, identifying an implementation and funding strategy, and preparing an encompassing Bicycle and Pedestrian Master Plan that will be presented to the City Commission for adoption. As a team of diverse transportation professionals experienced with multimodal transportation planning and the engineering design of bicycle and pedestrian facilities, and significant experience working in and with the City of Wildwood, we are fully committed to delivering a master plan that incorporates implementable solutions for the City of Wildwood and its residents.

We strongly believe that our team at Kimley-Horn is the most qualified firm to serve you on for this upcoming effort for the following reasons:



LOCAL TEAM WITH REGIONAL SUPPORT. We are trusted community partners and operate as an extension of City staff, with over 500 planning and engineering projects completed for the City over the last 15 years. We have a rapport with the City's elected officials and residents based on our significant involvement with many City projects and tasks. This allows for effective communication and efficient consensus-building with less time spent acclimating to project-specific items. Our local team is supported by experts who have collaborated on multimodal plans throughout the state. Our project manager, **Amber Gartner, PE,** has 18 years of transportation planning and traffic study experience and brings a nuanced, local understanding of the challenges this plan seeks to address.



RELEVANT EXPERIENCE. We have extensive regional and statewide experience on similar projects. Our inter-disciplinary team has completed multimodal-focused plans in areas across Florida including the Cities of Ocala, Belleview, Tallahassee, Pensacola, Clearwater, and St. Petersburg, the Ocala Marion Transportation Planning Organization (TPO), the Broward Metropolitan Planning Organization (MPO), as well as award-winning plans for the Polk County TPO and Miami-Dade County. Our team has the recent and successful completion of bicycle and sidewalk connectivity plans and preparation of grant funding applications within the City of Belleview. Our recent work on the Sumter County Sidewalk Master Plan Phase 2 is directly translatable to this project, as it included identifying sidewalk gaps and barriers to ADA accessibility within adjacent areas of the County. Our recent relevant experience means that the City will get a quality plan consistent with current standards and guidelines, with implementable solutions. We are confident in our skills, knowledge, and fresh ideas to develop a plan the City will be proud of.

UNDERSTANDING THE COMMUNITIES CHALLENGES AND NEEDS. Kimley-Horn understands the mobility challenges within this area of the City. The City has been proactively working on redevelopment plans along US 301 to revitalize and re-engage both sides of the street network. The US 301 Complete Streets Study sets the framework for a balance of transportation mobility, accessibility for all users, and the development space abutting the roadway system. The City has been intentionally investing funds into improving the parks and recreation facilities. There have been recent changes in the Wildwood Intermediate, Wildwood Middle, and Wildwood Middle High Schools. The City has been investing in roadway improvements in and around the study area including the Barwick Street, Jackson Street, St. Clair Street, and Huey Street improvements that Kimley-Horn has managed. Bicycle and pedestrian connectivity from residential areas to schools, parks, City Hall, and other attractions is vital to providing mobility options for Wildwood residents. Kimley-Horn has been working together with City staff on these and other initiatives throughout the City, bringing a unique understanding of the existing challenges and needs. This will allow our team to put together a plan that is appropriate for the City and that will be supported by the public and elected officials.

ACTIONABLE APPROACH. We focus on actionable plans and our team recognizes that plans are not meant to sit on a shelf. We understand the importance of adequate and thorough planning to ensure projects move seamlessly through design and environmental phases to construction. Our interdisciplinary team of engineers and planners bring experience in the City of Wildwood and adjacent areas of Sumter County, allowing us to identify projects that are implementable and set them up for success as they move forward through subsequent project phases. Our actionable approach is evidenced from the Bicycle Pedestrian Master Plan prepared for the Ocala Marion TPO. Following adoption of that plan, several trail project priorities have been constructed or are currently in the design phase. We also provide an in-house grants team to help identify potential funding sources for implementation. Our team supported Sumter County in pursuing a Safe Streets and Roads for All grant, which they were successful in receiving funding for completion of a Safety Action Plan, which Kimley-Horn has been selected to work on.

From our long-standing service and partnership with the City, we are aware of the challenges and needs associated with the current network. Kimley-Horn is committed to be part of the solution for improved connectivity and mobility choices for Wildwood residents. We are excited for the opportunity to complete this long-awaited project for the City and develop a strategy to move projects into implementation.

Sincerely,
Kimley-Horn and Associates, Inc.

Amber Gartner, PE
Project Manager/Authorized Signer

Mohammed Murad, PE
Deputy Project Manager

Amber Gartner, PE is an authorized signatory for Kimley-Horn and Associates, Inc.



Kimley»Horn

Certificate of Secretary

To Whom It May Concern:

I am the duly qualified and acting Secretary of Kimley-Horn and Associates, Inc., a North Carolina Corporation.

The following is a true copy of a resolution duly adopted by the Board of Directors of the corporation at the Board meeting held on December 17, 2024 and entered in the minutes of such meeting in the minute book of the corporation.

"The Board unanimously approved the contract signing authority of employees as presented." (Copies of the employee lists as presented are enclosed.)

The resolution is in conformity with the articles of incorporation and bylaws of the corporation, has never been modified or repealed, and is now in full force and effect.

Dated: December 18, 2024

Richard N. Cook, Secretary

KIMLEY-HORN AND ASSOCIATES, INC. CORPORATE SEAL NC

(corporate seal)

Kimley-Horn and Associates, Inc.
FULL CONTRACT SIGNING AUTHORITY
December 17, 2024

McWilliams, John J.
Robertson, Stewart E.
Viola, Stefano F.

FORT MYERS
Bryant, M. Lewis
Clark, Kellie R.

GAINESVILLE
Brighton, Ali H.
Towne, Christopher D.

JACKSONVILLE
Brenny, Martin T.
Deitsch, Brian S.
Mecca, Joseph P.
Mullis, Raiford M.
Roland, George E.
Shelton, Mark W.

LAKELAND
Lewis, Jason A.
Wilson, Mark E.
White, Wayne E.
Wynn, Jared M.

LAKE NONA
Ashby, Brian S.
Stickler, Brooks A.

MELBOURNE
Husainy, Kinan F.

MIAMI
Almonte, Leonte I.
Baldo, Burt L.
Buchler, Aaron E.
Collier, Julio A.
Fernandez, Jorge L.
Fye, Barton J.

OCALA
Busche, Richard V.
Gartner, Amber L.
Losito, Gene B.

ORLANDO
Chau, Hao T.
Lenzen, Brent A.
Littrell, Lance R.
Martin, Jonathan A.
Mingonet, Milton S.
Roberts, Heather A.
Thigpen, Jonathan D.
Wetherell, Ryan S.

PALM BEACH GARDENS
Long, Jamea M.
Meyer, Alexis E.

SARASOTA
Cianfaglione, Christopher D.

Klepper, B. Kelley
Leep, Jordan E.
Pankonin, James R.
Schmid, Seth E.

ST. PETERSBURG
Arriaga, Brooke R.
Bishop, Mark C.
Dodge, Dawn M.
Walker, Jordan W.

TALLAHASSEE
DeVeau, Zachariah A.
Kalbli, Shawn C.
Lewis, Kelsey V.

TAMPA
Bulloch, Kelly B.
Collins III, Carroll E.
Gilner, Scott W.
Lee, Nathan Q.
Nadeau, Gary J.

VERO BEACH
Good, Brian A.
Hollen, Christopher J.
Lawson, Jacob B.
Roberson, Kevin M.
Thomas, Melibe S.
Van Rens, Peter J.

WEST PALM BEACH
Lee, Jason R.
Rapp, Bryan T.
Regueiro, Eric
Schanen, Kevin M.
Schwartz, Michael F.
Tercilla, Lindsey A.
Walthall, David W.

WPB DOWNTOWN
Heggen, Christopher W.
Spruce, Michael D.

MIDWEST

CHICAGO DOWNTOWN
Lemmon, Peter C.
Marnell, Colleen L.
Mayer, Joseph P.
Morton, Jr., Arthur J.
Panter, Jake H.
Whitson, Bryan D.

CHICAGO NORTH SUBURBS
Cooper, Jason C.
Tracy, Eric J.
West, Craig L

CHICAGO WEST SUBURBS
Fancler-Splitt, Rory K.
Garner, Chad S.

Heinen, Andrew N.
Kaufman, Phil R.
Walker, Michaela E.
Walker, William A.

COLUMBUS
Muller, Justin M.
Reeves, Michael C.
Schall, Andrew J.
Schnug, Regan A.

INDIANAPOLIS
Butz, Jr., William A.
Timko, Michael J.
Sheward, Bryan A.
Wolfred, Maurice A.

KANSAS CITY
Kist, Matthew D.
McKerrow, Jeff D.
Myers, Zachary

NORTHEAST OHIO
Clements, Kevin J.

TWIN CITIES
Bourdon, Brandon J.
Coyle, Daniel J.
Elegert, Brandon R.
Hume, Robert M.
Jensen, Matthew D.
Matzek, William D.
Phipps, Ryan A.
Schmitz, William J.
Wall, Lisa M.
Zimmerman, David

TWIN CITIES – SOUTH
Fosmo, Eric J.

TWIN CITIES- WEST
Kuhnau, JoNette L.
Manning, Jon T.
Wurdeman, Brian M.

MOUNTAIN PACIFIC

ASPEN
Christensen, Bryce E.

BOISE
McDougald, Brandon D.
Nicholson, Tim P.

BROOMFIELD
Pratt, Anthony J.

COLORADO SPRINGS
Gunderson, Eric J.
Hess, Mitchell O.

DENVER
Andryscik, Kory J.
Colvin, Scott W.

Garinger, Amy M.
Heiberger, John R.
Krell, Gabriel M.
Phelps, Randall J.
Rowe, Curtis D.
Salvagio, Robin
Skeehan, Daniel L.
Sobieski, Dennis M.
McGee, Meaghan M.
Valentine, Brian W.
Wilhelm, William R.

EVERETT
Lincoln, Bradley J.

FORT COLLINS
Felton, Emily P.

PORTLAND
Belsick, Jody W.
Meyerhofer, Peter N.

SALT LAKE CITY
Crowther, Brent C.
Gresham, Teresa R.
Johnson, Zachary A.
O'Brien, Molly M.

SEATTLE
Chen, Nicholas R.
Kamerath, Marcy
Reeverts, Canaan H.
Williams, David S.

SOUTHWEST

LAS VEGAS
Ahartz, Shannon R.
Jones, Christopher R.
Moles, Richard A.
Moore, Devin V.
Mosley, Michael S.
Wolf, Treasea

MESA
Burm, Jason M.
Grandy, Michael L.
Margetts, Sterling T.
Mutti, Brent H.
Walnum, Nathan C.

PHOENIX
Christian, Rajesh S.
Connelly, Alissa J.
Delmarter, Michael L.
Ehrick, Taylor R.
Henderson, Benjamin J.
Thoma, Jayme R.
Kimm, Kevin J.
Kissinger, John C.
Leistiko, David J.
Marella, Damon J.
Perillo, Adam C.
Sjogren, Timothy P.

Smalkoski, Brian R.

RENO
Hildebrandt, Timothy H.
Nasset, Brent J.

SCOTTSDALE
Jupp, Andrew M.
Rutkowski, David R.

TUCSON
Payne, Kevin W.
Rhine, Timothy J.

SOUTH

ALPHARETTA
Dufour, Zachary J.
Fanney, Angela L.
Fanney, Lawson H.
Hamilton, James R.
James, Alvin B.
Shearouse, Sarah
Stricklin, David L.
Walker, John D.
Zittrauer, Derek M.

PEACHTREE CORNERS
Ergle, Kevin B.
Fink, Kenneth L.
Smith, Patrick N.

ATLANTA MIDTOWN
Bosman, Eric S.
Coleman, Sean H.
Elsey, Jeffrey B.
Pastore, Cristina C.
Ross, Robert A.
Triplett, Katherine R.

BIRMINGHAM
Bailey, Clark B.
Johnson, Elizabeth H.

CHATTANOOGA
Skidmore, Benjamin W.

FRANKLIN
Espelet, Leonardo E.

MEMPHIS
Danley, Drake E.
Minor, Henry W.
Peregoy, Samuel J.
Peregoy, Jennifer M.

MOBILE
Starling, Charles H.

NASHVILLE
Boyd, Mark R.
Creasman, Brett R.
McMaster, Ryan L.
Neal, Philip H.

Tab B:
Company Information

Tab B: COMPANY INFORMATION

Kimley-Horn is a full-service, multidisciplinary consulting firm providing a wide range of engineering, planning, and environmental services to both public and private sector clients. Founded in 1967 in Raleigh, North Carolina and opening our first office in Florida in 1968, we first gained recognition for our expertise in transportation planning and traffic engineering. By the early 1970s, we had built a strong reputation in regional and urban transportation planning, traffic impact analysis, parking planning and design, traffic control system design, and statewide and local traffic operations and safety studies. During this time, we also expanded into structural, highway, and bridge design, as well as airport planning and design.

The firm's commitment to growth, driven by our practice builders and strategic focus on niche markets, has positioned us as one of the nation's premier consulting firms. This steady expansion is reflected in our consistent rise on Engineering News-Record's (ENR) Top 500 list, where we ranked #10 overall in 2024—a significant climb from our debut at #421 in 1981. In the same year, we also secured the #7 spot in transportation and ranked #5 among the top 100 "pure design firms." Our success is rooted in an unwavering dedication to responsive client service and continuous quality improvement. Additionally, Kimley-Horn's commitment to its people has earned us a place on FORTUNE Magazine's "100 Best Companies to Work For" list in 2024—marking the 17th time since 2005 that we have received this recognition.

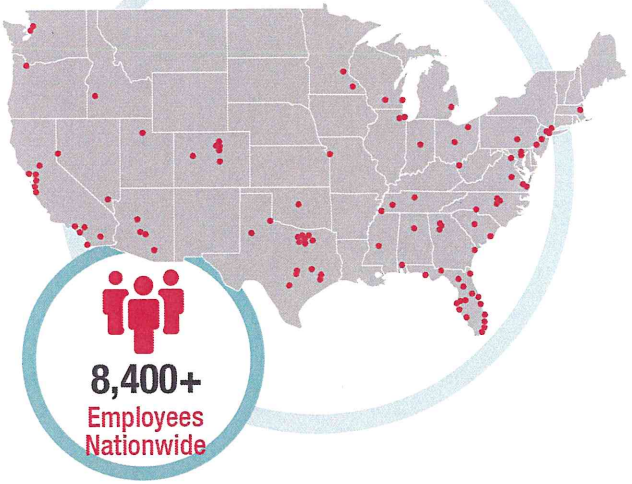
Today, Kimley-Horn has over 8,400 employees across 140 offices nationwide, including Puerto Rico, providing a full range of consulting services to local, regional, national, and international clients. In Florida alone, we have more than 1,450 employees across 20 offices.

Kimley»Horn
Expect More. Experience Better.

REQUIRED INFORMATION

Type of Business: Corporation
Incorporation Date: February 10, 1967
Florida Incorporation Date: April 24, 1968
Incorporation State: North Carolina
FEIN: 56-0885615

140 Offices Nationwide



20 Florida Region Offices



SERVICES TO GOVERNMENT CLIENTS

Since 1968 Kimley-Horn has been providing similar services to government clients. Our long-standing experience with various municipal agencies on continuing services contracts means you will receive unmatched service, responsiveness, and essential local knowledge. We have the depth of staff to focus on providing our clients with the right professionals and expertise, at the right time. We are a multidisciplined, fully integrated consulting firm offering a variety of in-house services; water/wastewater, utilities, site/civil, traffic and transportation, roadway/ drainage design, structures, landscape architecture, environmental permitting, remediation, ADA, mechanical/electrical engineering, disaster/ hurricane response, public outreach, graphics and grants services.

Our planners and engineers have worked with municipalities across the state completing bicycle pedestrian studies, plans, and design projects. Municipalities for which we have successfully completed similar bicycle and pedestrian master plans include:

- Leon County
- Wakulla County
- DeSoto County
- Gadsden County
- City of Dunnellon
- Ocala Marion TPO
- City of Miami Gardens
- Miami-Dade County MPO
- Seminole County and City of Longwood
- Indian River County and Vero Beach
- Osceola County and City of Kissimmee
- Palm Beach County
- Collier County
- Pinellas County
- City of Altamonte Springs
- City of Inverness
- Sumter County

Florida Governments Served by Kimley-Horn

COUNTY AND CITY

Alachua
Alachua
Archer
Gainesville
High Springs
Newberry

Bay
Callaway
Lynn Haven
Panama City

Brevard
Cape Canaveral
Cocoa
Malabar
Melbourne
Palm Bay
Titusville
West Melbourne

Broward
Coconut Creek
Cooper City
Coral Springs
Davie
Deerfield Beach
Fort Lauderdale
Hollywood
Lauderhill
Lauderdale Lakes
Lighthouse Point
Margate
Miramar
Plantation
Pembroke Pines
Pompano Beach
Sunrise
Weston

Charlotte
Port Charlotte
Punta Gorda

Citrus
Crystal River
Inverness

Clay
Fleming Island

Collier
Everglades City
Marco Island
Naples

Columbia
Lake City

DeSoto
Arcadia

Duval
Jacksonville

Escambia
Pensacola

Flagler
Beverly Beach
Bunnell
Flagler Beach
Palm Coast

Gadsen
Quincy

Hardee
Wauchula

Hendry
Clewiston
LaBelle

Hillsborough
Plant City
Tampa

Hernando
Brooksville

Indian River
Orchid
Sebastian
Vero Beach

Lake
Clermont
Lady Lake
Leesburg
Montverde
Tavares

Lee
Cape Coral
Estero
Fort Myers
Sanibel

Leon
Tallahassee
Woodville

Levy
Williston

Manatee
Bradenton
Palmetto

Marion
Belleview
Dunnellon
McIntosh
Ocala

Martin
Jupiter Island
Stuart

Miami-Dade
Aventura
Bay Harbor Islands
Biscayne Park
Cutler Bay
Doral
Florida City
Key Biscayne
Hialeah
Homestead
Miami
Miami Beach
Miami Gardens
Miami Lakes
North Bay Village
North Miami
Opa-locka
Palmetto Bay
Pinecrest
South Miami
Sunny Isles Beach

Monroe
Key West
Islamorada

Okaloosa
Destin

Orange
Apopka
Maitland
Ocoee
Orlando
Windermere
Winter Garden
Winter Park

Osceola
Kissimmee
St. Cloud

Okeechobee
Okeechobee

Palm Beach
Belle Glade
Boca Raton
Boynton Beach
Briny Breezes
Delray Beach
Greenacres
Haverhill
Hypoluxo
Jupiter
Juno Beach
Lake Park
Lake Worth
Lantana
Manalapan
Palm Beach
Pahokee
Riviera Beach
Royal Palm Beach
Wellington
West Palm Beach

Pasco
Dade City
New Port Richey
Zephyrhills

Pinellas
Belleair Beach
Clearwater
Dunedin
Largo
Oldsmar
Pinellas Park
Safety Harbor
St. Pete Beach
St. Petersburg
Tarpon Springs
Treasure Island

Polk
Davenport
Haines City
Lake Wales
Lakeland
Mulberry
Winter Haven

Putnam
Palatka
Crescent City

Sarasota
North Port
Sarasota
Venice

Seminole
Altamonte Springs
Casselberry
Longwood
Oviedo
Sanford
Wekiwa Springs

St. Johns
Ponte Vedra
Nocatee

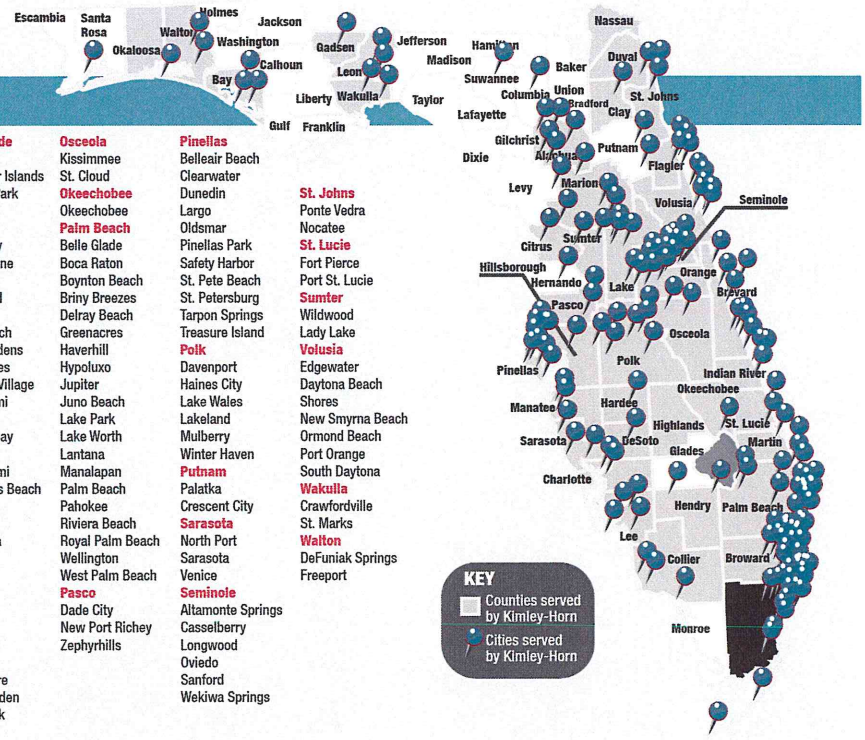
St. Lucie
Fort Pierce
Port St. Lucie

Sumter
Wildwood
Lady Lake

Volusia
Edgewater
Daytona Beach
Shores
New Smyrna Beach
Ormond Beach
Port Orange
South Daytona

Wakulla
Crawfordville
St. Marks

Walton
DeFuniak Springs
Freeport

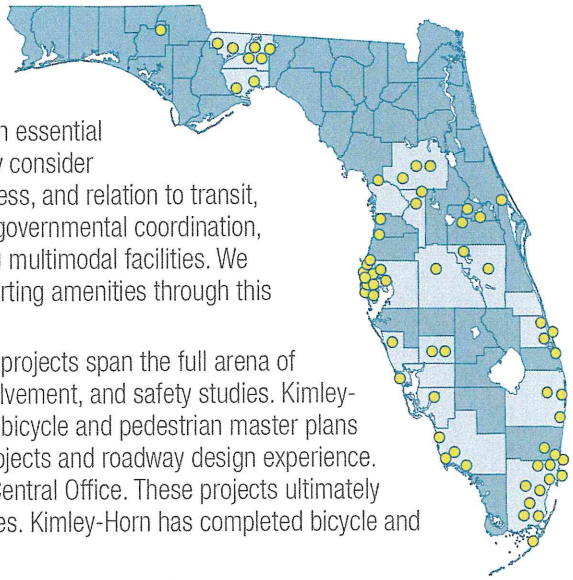


OUR EXPERIENCE WITH TRANSPORTATION PLANNING

We know how to get the job done and we have completed award-winning plans for similar-sized communities, as well as larger cities around the state and the country. Over the last several years, Kimley-Horn has prepared mobility plans for areas such as the City of Tallahassee, Clearwater, Dunedin, St. Petersburg, and the Broward Metropolitan Planning Organization (MPO). Our team's recent experience also includes award winning plans for the Polk County Transportation Planning Organization (TPO) and Miami-Dade County. Outside of Florida, we have completed similar plans with complex challenges such as Asheville, Austin, Charlotte, Seattle, and Washington D.C. in the last few years. Combined with our extensive experience serving Florida Department of Transportation (FDOT) throughout Florida along with our extensive experience with MPOs/TPOs around the state, we are able to effectively partner with participating agencies to create an implementable plan. Our local, statewide, and national expertise and lessons learned on similar award-winning projects will allow us to hit the ground running on the development of the plan. We are familiar with local data and can save the City time. Our transportation planning and traffic engineering staff includes experts in the areas of:

- Transportation impact fee studies
- Transportation impact fee challenges
- Transportation planning and traffic engineering
- PD&E/corridor studies
- Transit planning
- Signal system timing and phasing design
- Public Involvement
- Intersection and roadway design
- DRI studies
- Proportionate share calculations
- Signing and pavement marking studies and plans
- Travel time and speed studies
- Safety and operations studies and plans
- Accident analysis and testimony
- Pedestrian safety programs
- Access management
- Parking studies and layout
- Circulation studies

STATEWIDE SIDEWALKS, MULTI-USE PATHS, AND PEDESTRIAN/BICYCLE MASTERPLANS



Kimley-Horn strongly believes in both the interconnectivity of open spaces and the recreational value of a well-developed and safe multimodal system as an essential amenity. In planning and designing a bicycle and pedestrian project, we carefully consider sidewalk widths, ideal crossings, streetscaping, crosswalk design elements, access, and relation to transit, lighting, cross-sections, and drainage. Our experience with policy analysis, intergovernmental coordination, and facility network planning has provided a pragmatic perspective on designing multimodal facilities. We have designed hundreds of miles of pedestrian and bicycle pathways and supporting amenities through this multidisciplinary approach to project development.

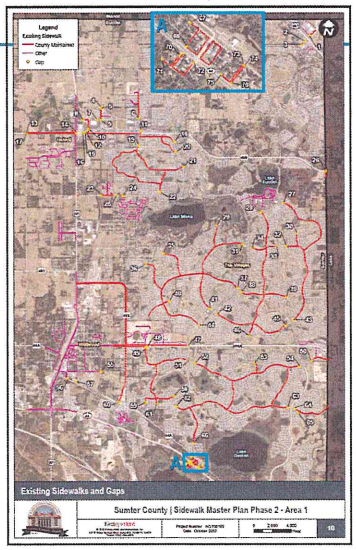
Kimley-Horn is a proud leader of bicycle and pedestrian planning in Florida. Our projects span the full arena of master planning, trail planning, design, PD&E/NEPA, public and stakeholder involvement, and safety studies. Kimley-Horn has developed a wide-ranging resume including completing more than 12 bicycle and pedestrian master plans across the state, as well as Complete Streets plans based on our multimodal projects and roadway design experience. Our firm also led the only statewide bicycle and pedestrian plans for the FDOT Central Office. These projects ultimately led to changes in the project delivery process for the Department's Design Offices. Kimley-Horn has completed bicycle and pedestrian master plans for both big cities and rural communities.

Our trails and shared-use path experience is demonstrated in the map to the right and in the list below.

- **Leon and Wakulla Counties |** Capital City to the Sea Trails Master Plan and PD&E Study
- **Miami Lakes |** Greenways and Trails Master Plan
- **Statewide |** SUN Trail Program Establishment
- **DeSoto County |** Countywide Greenway, Bicycle and Sidewalk Master Plan
- **Sumter County/The Villages |** Village Center Community Development District
- **Gadsden County |** Bicycle and Pedestrian Master (Blueways) Plan
- **Wakulla County |** Bicycle, Pedestrian & Blueways Master Plan
- **Dunnellon |** Bicycle, Pedestrian & Blueway Facilities Master Plan
- **Ocala-Marion County/Ocala |** 2035 Bicycle and Pedestrian Master Plan
- **Miami Gardens |** Bicycle and Pedestrian Mobility Plan
- **Miami-Dade County/Miami |** Bicycle/Pedestrian Mobility Plan for the MDDA
- **Palm Beach County/Boca Raton |** Bicycle Suitability Map
- **Longwood |** Bicycle and Pedestrian Master Plan
- **DeSoto County |** LAP Bicycle/Pedestrian Master Plan Design Services
- **Indian River County/Vero Beach |** Bicycle/Pedestrian Plan
- **Osceola County/Kissimmee |** Bicycle and Pedestrian Master Plan
- **Palm Beach County/Lake Worth |** Bicycle Master Plan
- **Miami-Dade County/Miami |** 2040 Bicycle/Pedestrian Plan Collier County/Naples | Bicycle and Pedestrian Master Plan
- **Marion County/Ocala |** Bicycle and Pedestrian Master Plan 2015
- **Miami-Dade County |** SR A1A Bicycle Master Plan
- **Pinellas County/St. Petersburg |** Bicycle/Pedestrian Master Plan
- **Leon County/Tallahassee |** Bicycle and Pedestrian Master Plan
- **Windermere |** Multi-modal Transportation Study
- **Altamonte Springs |** Bike-Ped Master Plan
- **FDOT District Five |** Space Coast Trail PD&E Study
- **Inverness |** Bicycle Master Plan
- **Kissimmee |** Trail Feasibility Analysis
- **The Villages |** Mulberry Trail Reconstruction
- **Fort Pierce |** Indian Hills Recreational Trails
- **Marion County |** Santos Trail Design-Build
- **Davie |** Town-wide Trail System Master Plan
- **Marco Island |** North Collier Trails Shared Use Pathway
- **Collier County |** Paradise Coast Trail Vision
- **Sarasota County |** Legacy Trail Extension Design
- **FDOT District Six |** Krome Avenue Shared Use Path
- **Statewide |** Florida Greenways and Trails System Plan
- **Hillsborough County |** Fowler Avenue Vision Plan
- **Clearwater |** Drew Street Complete Streets Corridor Plan
- **Tampa |** FDOT District Seven University Area Multimodal Feasibility Study
- **Tallahassee |** Thomasville Road Multi-Use Path Feasibility Study
- **Oldsmar |** Citywide Mobility Plan
- **Dunedin |** Citywide Multimodal Transportation Master Plan
- **Polk County |** Polk TPO Complete Streets Feasibility Study
- **Hollywood |** Citywide Bicycle Mobility Plan
- **Miami-Dade County |** TPO General Planning Consultant (GPC I-V, VII)
- **Pinellas County |** Lealman Mobility Plan
- **FDOT District Three |** Growth Management/System Planning General Planning Consultant
- **Largo |** Alternate US 19 Investment Corridor Transition Plan
- **Tarpon Springs |** Disston Avenue Complete Streets Concept Plan
- **Pinellas County |** Pinellas Gateway/Mid-County Area Master Plan

Recent and Relevant Experience

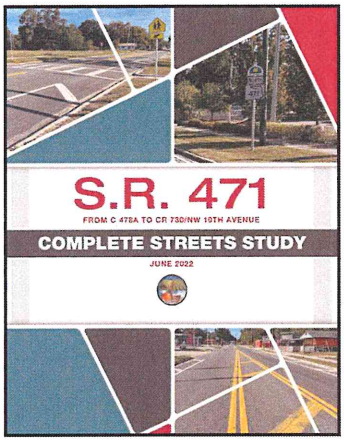
Sidewalk Master Plan, Phase 2, Sumter County, FL



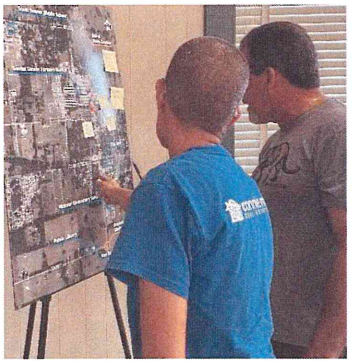
Kimley-Horn prepared the phase 2 of the Sumter County Sidewalk Master Plan. Kimley-Horn evaluated all sidewalks, crosswalks, and curb ramps within Sumter County and prepared a summary of recommendations for completing sidewalk gaps, fixing deficiencies, and meeting current design standards. Planning level construction costs were developed, with a prioritization for implementation.

Team Members: Amber Gartner, Marion Petrola, Mohammed Murad, Gene Losito

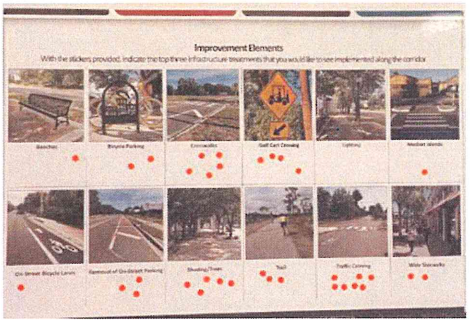
SR 471 Complete Streets Study, Webster, FL



Kimley-Horn was selected to prepare a Complete Streets planning study for SR 471 from CR 478A to CR 730 in the City of Webster, Sumter County, Florida. A Complete Streets Study was conducted for the 1.25-mile State Road (S.R.) 471 corridor from C 478A to CR 730/NW 10th Avenue in the City of Webster, Sumter County, Florida. The study aimed to assess the feasibility of and develop concepts for improved multimodal safety and mobility along the corridor. Funded by the Florida Department of Transportation (FDOT) through the Lake-Sumter MPO and managed by the Sumter County Public Works Department, the study involved public involvement, data collection, analysis of existing and future conditions, development of improvement options, and recommendations.



The study identified several needs for the corridor, including improvements to bicycle and pedestrian facilities, removal of on-street parking, traffic calming, crosswalks, golf cart crossings, landscaping, and lighting. Two improvement options were developed based on these needs. Option 1 includes extending a 10-foot shared use path, adding crosswalks, improving existing crosswalks, designating golf cart crossings, and enhancing landscaping and lighting. Option 2 includes all improvements from Option 1, plus the removal of all on-street parking, narrowing travel lanes, widening the eastern sidewalk, and increasing separation between the roadway and sidewalk. Option 2, estimated at $4.6 million, is recommended as it best meets the study's goals.



Team Members: Ali Brighton, Amber Gartner, Jim Wood, Mike Vaudo

NE 8th Avenue Complete Streets Concept, Ocala, FL



Kimley-Horn developed planning concepts for complete streets improvements for NE 8th Avenue to slow travel speeds and encourage bicycle and pedestrian connectivity and interaction between adjacent residential neighborhoods and the Tuscawilla Park recreation area. Revitalization of the NE 8th Avenue corridor was a priority of the City's Mid-Town Master Plan. The City completed the first phase of improvements which included striping to reduce the travel lanes from four to two and add buffered bicycle lanes. Kimley-Horn prepared typical sections and concepts for the second phase of the traffic calming and complete streets improvements which will include landscaped medians, removal of two traffic signals and construction of three roundabouts, construction of wider sidewalks, and inclusion of bicycle lanes along the corridor. Kimley-Horn held a public meeting to present the conceptual drawings and receive feedback from the residents and interested individuals. The City Council approved the proposed concepts and Kimley-Horn is currently preparing design plans and permits for the improvements.

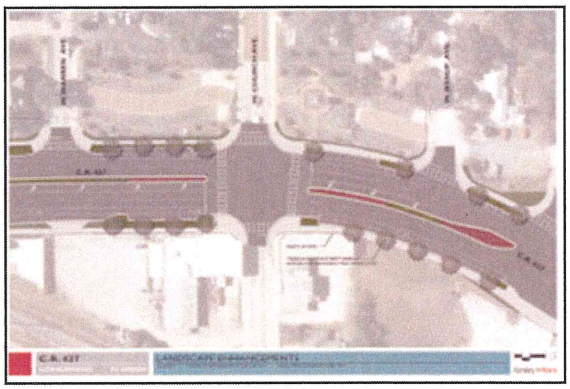
Team Members: Vincent Spahr, Ali Brighton, Amber Gartner, Mario Petrola

Belleview Sidewalk Master Plan and Connectivity Plan, City of Belleview, FL

Kimley-Horn evaluated the existing roadway network within the City of Belleview to identify existing sidewalks and sidewalk gaps. The project included in-field and desktop review. GIS shapefiles were created to map existing sidewalks, and proposed sidewalks to close gaps and connect residential areas to attractions such as parks, schools, City Hall, and essential services.

Team Members: Amber Gartner, Mackenzie Fix

Longwood Bicycle and Pedestrian Master Plan Update



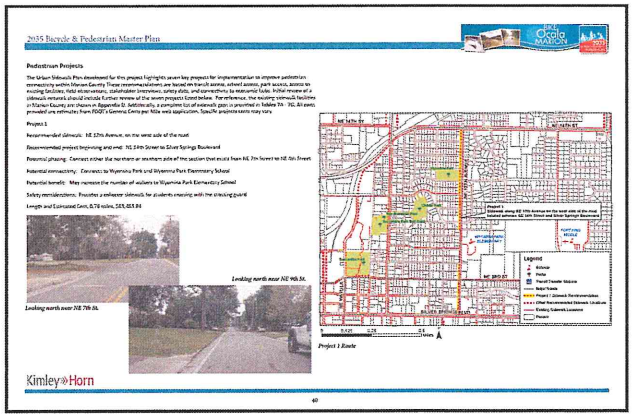
Our team is currently updating the City of Longwood's current Bicycle and Pedestrian Master Plan, originally performed by Kimley-Horn in 2012. The revision will show completed projects and potential projects that support multimodal travel in the City. The team is developing a list of prioritized projects based on the guiding principles of accessibility, connectivity, safety, and sustainability, consistent with the current plan, while reflecting the City's Complete Street Policy.

Kimley-Horn was selected to perform professional engineering services (transportation) to include design, planning, permitting and review in accordance with the City of Longwood's 5-Year Transportation Capital Improvement Plan. This project included multimodal improvements, the original bicycle and pedestrian master plan, public involvement (meetings, workshops, newsletters), sidewalk, reconstruction of curb ramps and installing crosswalks to meet ADA standards, safe routes to schools, connections to the regional Sun Rail station, on-street parking plans, bicycle lanes and all related signing, signaling, path, milling and widening associated with each project.

Following the Master Plan Kimley-horn implemented several projects including the design, permitting and post design services for multimodal improvements for the **City of Longwood at Cross Seminole Trail (part of the SUN Trail Coast-to-Coast Network), Florida Central Parkway, and Church Avenue.** The purpose of this project was to provide a continuous network of pedestrian sidewalks and bicycle facilities that provide connectivity between local residential areas, commercial areas and the SunRail Station. The improvements consisted of constructing a shared used path, implementing shared lane markings, adding sidewalk, reconstructing curb ramps and installing crosswalks to meet ADA standards. Additionally, **CR 427 (Ronald Reagan Blvd.) Design & Reconstruction** included the design, permitting and post design services for this 0.5 mile long Complete Streets project from SR 434 to Palmetto Avenue. The scope of the project included milling, resurfacing and widening to accommodate buffered bicycle lanes and on-street parking. Kimley-Horn developed conceptual landscape, and hardscape plans in coordination with the City of Longwood, Seminole County and FDOT for the corridor.

Team Members: Mike Woodward, Mike Vaudo

Ocala Marion County Bicycle / Pedestrian Master Plan, Ocala Marion TPO



Kimley-Horn prepared the 2035 Bicycle and Pedestrian Master Plan which is the master plan for the extensive bicycle and trail system currently being implemented across Marion County. The plan included all of Marion County and the five municipalities within the TPO oversight. The project scope included data collection, public involvement meetings and design charrettes, workshops and meetings with numerous regulatory agencies, councils and elected boards. Kimley-Horn prepared complete recommendations for all aspects of the master plan, including design plans, cost estimates, and recommended programming. The team developed a series of bike path recommendations that connect to the statewide and regional trail systems. Kimley-Horn worked closely with the TPO staff, agencies including Marion County, Parks and Recreation, and the City of Ocala. The recommendations were presented to the Ocala Marion County TPO Board for consideration and implementation. At completion, a formal master plan was created and approved by the TPO board in 2015. During the course of developing the master plan, Kimley-Horn partnered with the TPO and the Office of Greenways and Trails to secure funding for 28 miles of the plan, which were

constructed in 2018. As an Ocala Marion County TPO General Planning Consultant since 2011 Kimley-Horn has provide additional task order assignments for similar and relevant services including;

- **Bicycle/Pedestrian Safety Reviews** with the creation of project maps and safety recommendations for areas with high pedestrian and bicycle crash rates throughout Marion County. This project identified and recommended pedestrian and bicycle safety improvements that may be implemented along the roadways within specific areas of the county.
- **Urban Bike Network** identified the existing conditions and presence of bicycle safety infrastructure of select functionally classified roadways within Marion County. Select roadways were mapped and selected for the creation of a bicycle corridor network within Marion County.
- **NE 58th Avenue and SR 35 Trail Crossing Study** for two future trail crossings in Marion County, Florida. The project included field reviews, evaluation of speed data, existing conditions, traffic volumes, and design considerations to develop recommendations for the appropriate trail crossing type and location.

Kimley-Horn is currently working with Marion County on design plans for the Santos to Baseline Trail, which is one of the recommendations within the Bicycle-Pedestrian Master Plan.

Team Members: Amber Gartner, Lindsay Slautterback, Gene Losito, Ali Brighton, Mike Vaudo, Jim Wood

Belleview to Greenway Trail Connector, Ocala Marion TPO

Kimley-Horn performed a feasibility study to assess multiple routes for connecting the existing Greenway Trail to the City of Belleview Lake Lilian Park. The project included significant public involvement including stakeholder meetings with local bicycle shops and bicycle groups and pop-up meetings at local events. Multiple route alignments were developed and assessed for right-of-way, environmental impacts, and costs. Portions of the adopted alignment will be included in an FDOT project to construct a trail along US 441. The FDOT improvements originally included sidewalk construction, which was changed to a multi-use trail following adoption of the feasibility study. Kimley-Horn also assisted the City of Belleview with a grant application for funding through the Transportation Alternatives program for the extension from US 441 along City streets to Lake Lilian Park. The grant application included development of preliminary concept plans and cost estimates.

Team Members: Amber Gartner, Lindsey Slautterback

Belleview Middle School Safe Routes to School Grant Application, City of Belleview, FL

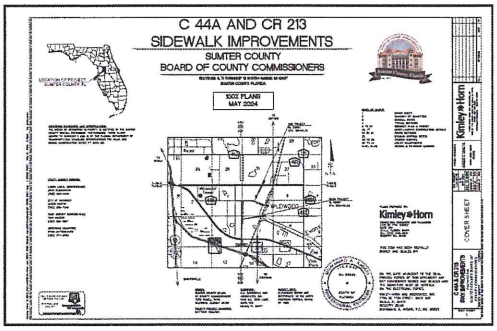


Kimley-Horn assisted Marion County in the preparation of a Safe Routes to School Grant Application for Belleview Middle School in Belleview, Florida. The County desired improvements to the existing sidewalks, extending those located on the east and west sides of SE 36th Avenue (north to SE 95th Street), and construction of a new sidewalk on the south side of SE 95th Street from SE 36th Avenue to US 441. To support the grant application efforts for these improvements, Kimley-Horn conducted two field visits to observe and document the existing site conditions and review the proposed sidewalk alignment. In addition, Kimley-Horn developed conceptual design plans for the sidewalk alignments agreed to by the County, as well as a planning level opinion of probable cost. Kimley-Horn also collected 48 hours of traffic volume and speed data in the project area and provided graphics to the County to support the grant application and fulfill its requirements. Kimley-Horn also participated in several coordination meetings with Marion County, Marion County Public Schools, and Ocala Marion Transportation Planning Organization, as well as held a public meeting to discuss the project with the committee and interested citizens in the area.

Team Members: Amber Gartner, Mackenzie Fix

CR 213 Sidewalk Improvement Project, Sumter County, Wildwood, FL

C44A and CR213 CDBG Grant

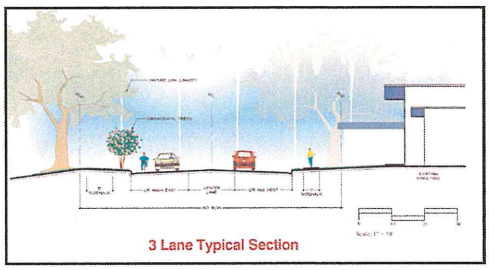


Kimley-Horn prepared State of Florida Community Development Block Grant (CDBG) application for sidewalk extensions along CR 213 and CR 44A for Sumter County. Kimley-Horn also developed design plans for this 1.2-mile sidewalk extension on CR 213 and CR 44A. The project will extend existing sidewalk to connect residential areas to the Martin Luther King Park. Upon completion of construction, CR 213 ownership and maintenance responsibilities will be transferred to the City of Wildwood.

Team Members: Amber Gartner, Gene Losito

C466A Improvements, Sumter County, City of Wildwood, FL





Kimley-Horn completed an update to Sumter County's Preliminary Engineering Study (PES) for the C-466A roadway corridor from US 301 to Powell Road, a total distance of 1.0 miles. Kimley-Horn's study reduced the previous recommendation from widening to a four-lane divided section to a three-lane urban section with streetscape and sidewalk improvements, saving Sumter County millions of dollars in right-of-way acquisition costs and eliminating the need for relocations of residential properties. Following the PES, Kimley-Horn prepared full roadway construction plans and permits, including the reconfiguration of the FDOT signal at US 301 and assisted with right of way acquisition coordination, including preparation of all 'before and after' impact drawings, assistance with the appraisal process, and expert witness support for the County's legal team. Kimley-Horn provided full construction phase administration services to Sumter County, including preparation of bid documents, daily inspections and oversight of the roadway contractor, and project closeout coordination.

The project fully reconstructed a 1.0-mile segment of this roadway right through the heart of the office and residential district in the City of Wildwood. It required extensive public involvement and very detailed construction practices as most of the road construction fronted residential properties. The project included a landscaping and lighting design that significantly enhanced the streetscape and transformed the area into one of the most attractive corridors in Sumter County and the City of Wildwood.

Recently, an additional C 466A Corridor Study from US 301 to C 462 / Powell Rd was completed which included the evaluation of traffic operations and access management to identify improvements near an existing school zone and associated pedestrian school markings. The study included analysis of capacity to provide acceptable level of service for C 466A within the project limits of existing and planned developments. Implementation of that study is slated to begin in early 2025, with Kimley-Horn preparing the design plans.

Team Members: Amber Gartner, Gene Losito, Vincent Spahr, Mackenzie Fix, Mohammed Murad

Huey Street Improvements, City of Wildwood, FL



Kimley-Horn was contracted by the City of Wildwood to provide professional civil engineering services for the design of improvements along Huey Street from Gamble Street to St. Clair Street (3,700 LF) via full depth reclamation in Wildwood, Florida. Improvements included rehabilitation such as improving the pavement structure, and constructing drainage improvements to accommodate runoff from the roadway segment. In addition, stormwater improvements were required, including installation of new pipe and storm structures along Huey Street and Old Wire Road, grading of swales along Huey Street, and construction of a new pond on the south side of Huey Street. Kimley-Horn conducted route surveys, geotechnical engineering services, environmental evaluations, roadway and stormwater design and construction plans, permitting assistance, bid document preparation, and construction phase services (including: pre-construction meeting, site visits and construction observations, progress meetings, recommendations, clarifications and interpretations, change orders, shop drawing and sample reviews, inspections and tests, payment applications, substantial and final completion site visits and certifications.

Team Members: Amber Gartner, Mohammed Murad, Mario Petrola

Withlacoochee-Dunnellon Trail Connector



Kimley-Horn prepared a feasibility study for the Withlacoochee-Dunnellon Trail Connector for Citrus County, which the County received grant funding to construct. During the design-build project with Commercial Industrial Corp. (CIC) and FDOT District VII included a Cost Saving Initiative to replace a previously designed pedestrian bridge crossing US 41 with an underpass. The design was revised from a bridge to an underpass to save costs related to relocation of Duke Transmission facilities. Kimley-Horn provided design for the trail, drainage, roadway, signing and pavement marking, tunnel lighting, utility coordination, public noticing, permitting and construction phase services. The project also included design of Temporary Traffic Control for maintaining traffic along US 41 and CR 39 during construction of the underpass.

This project was on an accelerated schedule since construction on other parts of the trail were already underway when design began on the underpass. The trail and underpass were open to users in March 2022.

Team Members: Amber Gartner

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on April 3, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-fourth day of April, 2024

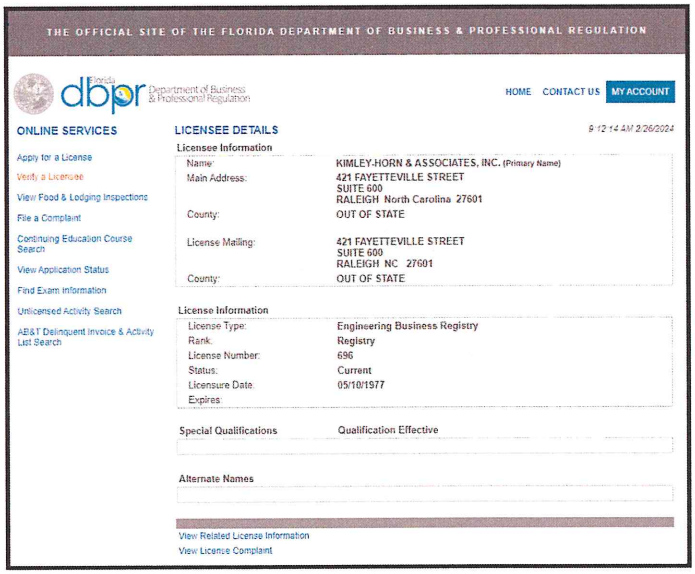
Secretary of State

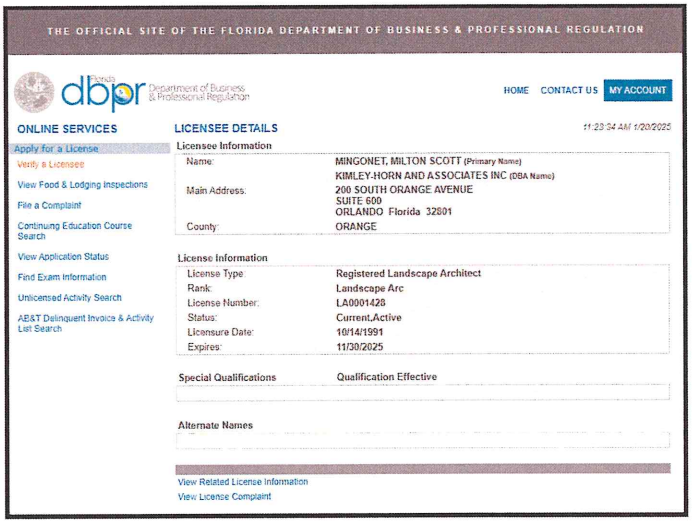
Tracking Number: 2703192226CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

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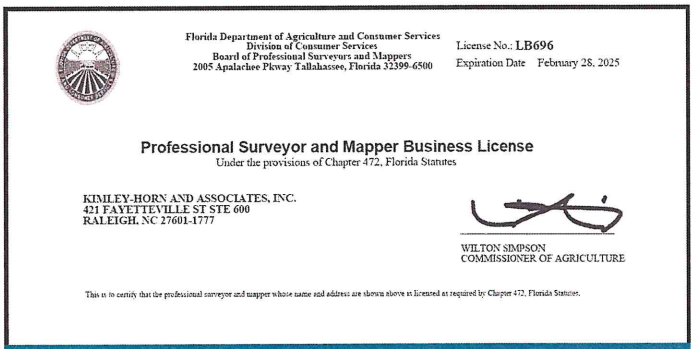




COMMITMENT TO DISADVANTAGED BUSINESSES

Kimley-Horn is not a minority business enterprise. However, our firm is committed to providing opportunities for Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE) and Woman-Owned Business (WBE) firms. Kimley-Horn has a recognized track record of meeting or exceeding our clients' DBE participation goals. Qualified minority and woman-owned firms, Small Business Enterprises (SBE), and Service-Disabled Veteran Owned (SDV) receive priority consideration when Kimley-Horn looks for suppliers to support its business operations. These businesses receive primary consideration in any proposal we submit for government contracts, as well as special consideration for proposals we submit for private sector projects.

In 2024 total payments made to disadvantaged firms was 18.72% of all project fees. In 2023 Kimley-Horn received a DBE utilization grade of A+ with a 19.48% DBE utilization on 46 projects.



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LB696
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST STE 600
RALEIGH, NC 27601-1777

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Kimley-Horn has renewed this document and is waiting to receive the new certificate

Tab C:
Team Composition and Resumes

Tab C: TEAM COMPOSITION and RESUMES

Kimley-Horn provides an integrated spectrum of services designed to meet our client's immediate needs and long-term goals. Our experience is unsurpassed as one of the largest and most diverse transportation planning and design firms in the country. Of particular significance is our teams extensive experience in planning and designing Complete Streets – roadways designed to safely accommodate all users, including pedestrians, cyclists, motorists, and public transportation. This includes local road safety plans, multimodal plans, road safety audits, safe routes to school projects, project and grant development, Vision Zero strategies, and other site-specific projects. These projects are all intended to assess or design improvements to provide safer walking, bicycling, and micro-mobility transportation to expand access to parks, recreation, and facilities for the benefit of growing communities.



Kimley-Horn understands that when you select a consultant, you are really choosing people who offer you technical expertise, extensive hands-on experience with similar projects, and a demonstrated record of quality and responsiveness that will make your project a success. As indicated by the organizational chart shown below, our team is structured to offer the highest level of technical expertise, responsiveness, and personal service to the city. Kimley-Horn is aware of the city's dedication to improving safety outcomes on its roadway network and our goal is to effectively serve as an extension of your staff to provide the resources you need to work toward bringing a Comprehensive Bicycle and Pedestrian Master Plan document that serves your goals.



Your project manager, **Amber Gartner, PE,** will be your daily point of contact. She will have full authority to act on behalf of Kimley-Horn and will be personally responsible and accountable for the success of your project. Technical leads for each discipline have also been identified. We do not anticipate subconsultants for this effort; however, we have long standing relationships with subconsultants we have worked with in the past and have proven their ability to perform up to the standards we expect should we need to call on them. **Detailed resumes illustrating the qualifications and relevant experience for all key Kimley-Horn team members are provided at the end of Tab C.**

Amber has more than 18 years of transportation engineering experience that includes design traffic forecasting; traffic impact analysis; transportation planning; transportation modeling; signal design; driveway design and permitting; pavement management; and roadway design. She has specialized experience in transportation corridor planning and design of Complete Streets studies, traffic calming studies, grant applications and multimodal planning. Amber is experienced with bidding and construction phase administration assistance working directly with implementation plans to serve client goals for successful completion of projects. She drives client expectations to produce positive, actionable results for efficiency and deliverable solutions. In addition, Amber provides the organization, leadership, and coordination necessary for hosting public meetings and building consensus with the public and local officials.



Mohammed Murad, PE | Deputy Project Manager

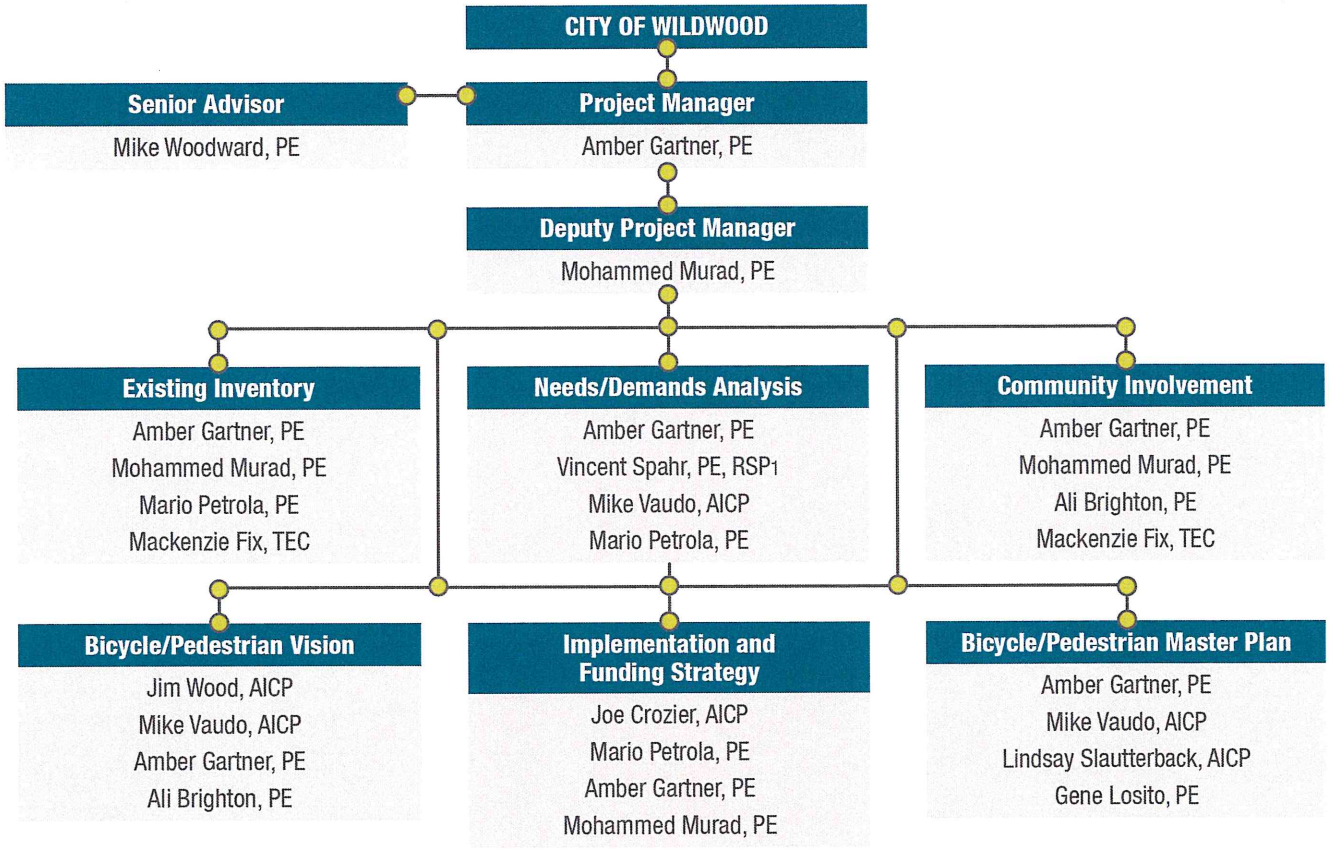
Existing Inventory, Community Involvement, Needs/Demand Analysis, Implementation and Funding Strategy

Mohammed has ten years of experience involving a variety in civil engineering services in the Central Florida area. He is an experienced task and project manager specializing in civil infrastructure improvement projects located within the local area. He has managed tasks and leads projects from concepts through design, permitting, and construction. Mohammed has also provided quality control, costs estimates, project bidding, and field inspections. Mohammed has been serving the City of Wildwood for the past 10 years on engineering plan reviews and various assignments for planning and public works.



Mike Woodward, PE | Senior Advisor

Mike is a transportation engineer with 19 years of experience, specifically with corridor studies, bicycle and pedestrian planning, areawide mobility analyses, review and preparation of traffic impact studies, signal system retiming, complete streets policies, as well as transit facility analyses. He has a solid knowledge of HCS, Synchro, and SIDRA software, and experience with MicroStation, AutoCAD, and GIS. In addition, he serves as project manager for many of Kimley-Horn's transportation planning and traffic engineering consultant services contracts in Central Florida including Osceola County, Longwood, Windermere, Titusville, and Winter Park. Mike has been responsible for elements of transportation element updates, citywide analyses, and sub-area analyses, as well as prioritization of county and city roadway, transit, and multimodal projects. Mike routinely presents the results of these projects to boards, councils, targeted stakeholders, and the public.





Vincent Spahr, PE, RSP1 | Project Engineer

Needs/Demand Analysis

Vincent has more than 11 years of experience working on and managing traffic safety and operational studies in both urban and rural municipalities. He has analyzed extensive crash data and developed improvements to implement FHWA proven countermeasures that address areawide crash patterns as well as developed focused improvements for vulnerable road users. Vincent has experience utilizing Highway Safety Manual procedures to forecast future safety conditions, including developing and comparing various project alternatives based on predicted safety outcomes.



Mike Vaudo, AICP | Project Planner

Needs/Demand Analysis, Bicycle and Pedestrian Vision, Bicycle and Pedestrian Master Plan

Mike is an urban and transportation planner with 11 years of diverse experience serving municipalities, MPO/TPOs, FDOT, and other agencies throughout Florida on a variety of planning projects and initiatives. His project experience includes the development of Comprehensive Plans, Long Range Transportation Plans, and trail studies. Mike also has a unique background in marketing, branding, and communications which has complemented his extensive community engagement experience.



Ali Brighton, PE | Project Engineer

Community Involvement, Bicycle and Pedestrian Vision

Ali has 14 years of varied transportation engineering experience and has managed a wide range of transportation planning and design projects including traffic operations studies, bicycle/pedestrian mobility planning and analyses, traffic signal design, access management, traffic calming studies, signal warrant analyses, safety studies, corridor studies, speed studies, transit planning, and signing and pavement marking plans. Ali is known for her attention to detail and her translation of years of hands-on, in-the-field traffic engineering experience to real-world solutions for her clients.



Jim Wood, AICP | Transportation Planner
Bicycle and Pedestrian Vision

Jim has more than 26 years of planning experience consisting of long-range transportation plans, corridor planning studies, project programming & implementation, policy analysis, strategic planning, and public engagement. His practice builds upon more than two decades of state government planning experience to effectively serve FDOT, Florida's MPOs, and other public sector clients. His recent projects include District Five's Strategic Intermodal System (SIS) Strategic Plan, Lake Sumter MPO's List of Priority Projects, River to Sea TPO's Connect 2045 LRTP, and the multi-agency Paradise Coast Trail Feasibility Study. Through previous roles such as FDOT Chief Planner and FDEP's Chief of the Office of Greenways and Trails, Jim also led major planning efforts such as the Florida Coast to Coast Trail, East Central Florida Task Force, I-75 Relief Task Force, Florida Transportation Plan, and Florida Greenways and Trails System Plan.



Joe Crozier, AICP | Grants/Funding Analysis
Implementation and Funding Strategy

Joe has over eleven years of professional planning experience working for, or on behalf of, governmental agencies in Florida. He has expertise in grant writing, grant administration, community development, and transportation planning. Joe currently oversees the FDOT statewide federal grant program for all 7 districts and is leading the grand administration diversification focus area on Florida. Joe's efforts have resulted in the request of more than $400 million in grant funding for the Department. His experience includes Infrastructure for Rebuilding America (INFRA) and Multimodal Project Discretionary Grant Opportunity (MPDG) applications, Rebuilding American Infrastructure with Sustainability and Equity (RAISE) applications, Consolidated Rail Infrastructure and Safety Improvements (CRISI) applications, Transportation and Congestion Management Technologies Deployment Initiative (ATCMTD) Application, among others. Additional services he has provided in this role includes statewide workshops to educate both the staff and the public on grant opportunities.



Lindsay Slautterback, AICP | Project Planner
Bicycle and Pedestrian Master Plan

Lindsay is a planner with over nine years of experience in a variety of areas, most notably environmental and transportation services. She has significant experience in deliverables and materials development and coordination of public engagement events. She provides technical support for projects that involve multimodal improvements to existing and planned transportation networks. Notable projects that Lindsay has assisted with include the Tallahassee-Leon County Bicycle and Pedestrian Master Plan, the Southwest Area Transportation Plan, Connections 2045 Regional Mobility Plan, and the Midtown Area Transportation Plan. Lindsay has worked on a number of projects related to safety and multimodal transportation that look at recommendations through an equity lens, looking at factors such as age, race, poverty levels, and vehicle access.



Gene Losito, PE | Project Engineer
Bicycle and Pedestrian Master Plan

Gene Losito has more than 19 years of specialized civil engineering experience for water and wastewater distribution and transmission, stormwater modeling and drainage design, and geographic information systems. He is proficient with AutoCAD Civil 3D, ICPR, Ponds, StormCAD, and WaterCAD software. Gene has provided general civil engineering consulting services to the cities of Dunnellon, Ocala, Wildwood, and additionally provides development services on a number of private-sector projects.



Mario Petrola, PE | Civil Engineer
Existing Inventory, Needs/Demand Analysis, Implementation and Funding Strategy

Mario is a civil engineer with 12 years of experience with a focus on roadway and transportation engineering. He has gained a broad perspective roadway engineering and analysis gained on projects involving roadway design, intersection design, mass grading and resurfacing, restoration and rehabilitation. Mario is skilled in AutoCAD, Civil 3D, and StormCAD.



Mackenzie Fix, TEC | Civil Analyst
Existing Inventory, Community Involvement

Mackenzie has two years of experience as a project analyst in the area of transportation engineering. Her project experience includes transportation planning and design for private- and public-sector clients across Marion, Citrus, Lake and Sumter Counties. As an analyst, her experience includes traffic impact analysis, transportation modeling, GIS mapping with ArcGIS Pro, and involvement with public workshops and meetings.



Amber Gartner, PE

Project Manager

Professional Credentials

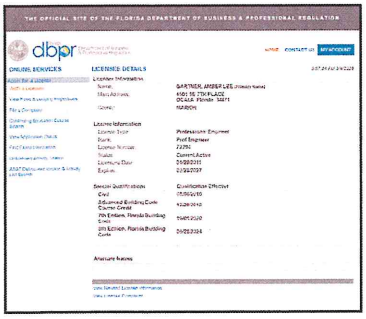
- Masters, Structural Engineering, University of Florida
- Bachelors, Materials Engineering, University of Florida
- Professional Engineer in Florida, #72294

Professional Affiliations

- Florida Engineering Society

Special Qualifications

- Has 18 years of experience in transportation engineering and planning, working as team leader and Project manager for traffic operational analysis, design traffic and corridor planning studies, public infrastructure projects, bicycle and pedestrian studies and plans, signal design, traffic impact studies, and public meeting oversight.
- Proficient with Microsoft Project, Synchro, Highway Capacity Software (HCS), ARTPLAN, FSUTMS, and ArcGIS



Ocala/Marion County TPO 2035 Bicycle/Pedestrian Master Plan, Ocala, FL — Project engineer for the preparation of the 2035 Bicycle & Pedestrian Master Plan for the Ocala-Marion TPO. The plan included all of Marion County and the five municipalities within the TPO oversight. The project scope included data collection, public involvement meetings and design charrettes, workshops and meetings with numerous regulatory agencies, councils and elected boards. Kimley-Horn prepared complete recommendations for all aspects of the master plan, including design plans, cost estimates, recommended programming. At completion, a formal master plan was created and approved by the TPO board in 2015 and several of the key projects have been constructed or funded for future phases.

Sidewalk Master Plan Phase 2, Sumter County, FL — Project engineer for the Kimley-Horn team completing Phase 2 of the Sumter County Sidewalk Master Plan. The project included in-field assessment of pedestrian facilities within the public rights-of-way including sidewalks, curb ramps, crosswalks, unsignalized intersections, signalized intersections, and rail crossings. Barriers to ADA accessibility were documented and improvements needed to remove the barriers were identified. Each improvement was assigned a priority ranking and preliminary cost estimates were developed. Existing sidewalks were mapped in GIS and gaps were identified. The Master Plan is being utilized by Sumter County to prioritize improvements to the existing sidewalk network and completing sidewalk gaps.

Clay Drain Road and Signature Drive Preliminary Environmental Study (PES), Design, and Permitting, Wildwood, FL — Project manager. Kimley-Horn prepared a preliminary engineering report (PER) to identify necessary transportation improvements for the corridor. The PER evaluated natural, physical, and social impacts of no-build and two-build alternatives. Once the preferred alternative was selected, Kimley-Horn was retained to prepare design plans and permit applications. The project included conducting a community meeting, stakeholder coordination, and presentation to the City Commission.

Ocala ADA Transition Plan, Ocala, FL — Project engineer. The City of Ocala contracted with Kimley-Horn to summarize activities completed to-date related to ADA compliance and to create a roadmap for the City of Ocala to update their ADA Transition Plan. Kimley-Horn developed the City's Title II grievance policy and procedure, the City's public notice under the ADA, and inventory of programs, services, and activities as well as and inventory of facilities that will need to be evaluated for ADA compliance. The facility inventory included identification of City-owned/maintained buildings, parks, signalized intersections, sidewalks, pedestrian street crossings, pedestrian driveway crossings, and transit stops.

Belleview Middle School Safe Routes to School Grant Application, Marion County, FL — Project manager for the preparation of a safe routes to school grant application for a sidewalk extension on CR 467 / SE 36th Avenue fronting the Belleview Middle and Belleview High Schools. The project included a field review, engineering evaluation, development of concept plans, development of cost estimates, presentation at a Safe Routes to School public meeting, coordination with Marion County and School Board staff, and preparation of the project application for submittal to FDOT.

Three Sisters to CR486 Trail Connector Routing Study, Citrus County, FL — Project Manager. Kimley-Horn completed an engineering report analyzing three possible alignments for a portion of the Heart of Florida trail system to evaluate a recommended alternative for the segment connecting Three Sisters Park to CR486. The alignments are within a developed portion of the City of Crystal River. Each alignment was evaluated with respect to suitability for the trail segment, property acquisition costs and environmental impacts. At the completion of the study the preferred alternative was selected by the Citrus County BOCC for funding and programming of improvements.



Mohammed Murad, PE

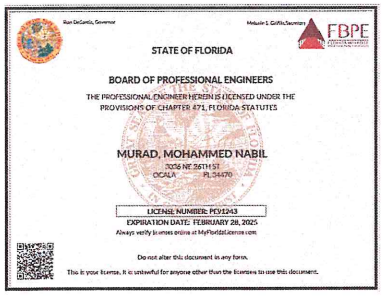
Deputy Project Manager; Existing Inventory; Community Involvement; Implementation and Funding Strategy

Professional Credentials

- Bachelors, Civil Engineering, American University of Sharjah
- Florida Professional Engineer #91243
- FirstAid CPR AED, NSC
- American Society of Civil Engineers (ASCE), Member

Special Qualifications

- Emerging project manager with nine years of experience involving a variety in civil engineering services
- Experienced task and project manager specializing in residential, commercial, and industrial developments
- Has managed tasks and led projects from concepts through design, permitting, and construction and has provided quality control, costs estimates, project bidding, and field inspections
- Software experience includes CADD, Synchro, and Highway Capacity Software (HCS)


STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MURAD, MOHAMMED NABIL

LICENSE NUMBER: PE91243

EXPIRATION DATE: FEBRUARY 28, 2025

City of Wildwood General Engineering Services, City of Wildwood, FL — Project engineer. Kimley-Horn has been serving as the City of Wildwood on-call engineering consultant since 2009. Mohammed has been serving as the Project Manager for this assignment for the past 10 years. Assignments include development application review, review of miscellaneous engineering concerns such as intersection studies, signing and marking, roadway, and drainage; utility planning and engineering; drainage studies and design; site plans for municipal buildings; and roadway projects. Kimley-Horn has performed nearly 500 individual projects for the City of Wildwood.

Huey Street Improvements, City of Wildwood, FL— Project manager for this City of Wildwood parking lot and stormwater retention area adjacent to Huey Street as an assigned task order on the on-call services contract with the City. The team provided easements and agreements in accordance with Sumter County School Board property in order to provide conceptual plans design, design and permitting and construction phase services including bidding. The plan included a modification to the plans to include sidewalk limits and new sidewalk connections as part of the parking area.

Sidewalk Master Plan, Phase 2, Sumter County, FL— Project engineer for the preparation of the phase 2 of the Sumter County Sidewalk Master Plan. The project included in-field assessment of pedestrian facilities within the public rights-of-way including sidewalks, curb ramps, crosswalks, unsignalized intersections, signalized intersections, and rail crossings. Barriers to ADA accessibility were documented and improvements needed to remove the barriers were identified. Each improvement was assigned a priority ranking and preliminary cost estimates were developed. Existing sidewalks were mapped in GIS and gaps were identified. The Master Plan is being utilized by Sumter County to prioritize improvements to the existing sidewalk network and completing sidewalk gaps.

C-466 Phase II Intersection Improvements, Wildwood, FL — Project engineer for the preparation of design plans for modifications at a high-traffic intersection within The Villages – Sumter County Florida. The project included traffic evaluation and safety review to identify recommended improvements. The plans include construction of a new westbound right turn lane, westbound left turn lane, median modifications, signal phasing and timing, and design of a new decorative mast arm. Significant coordination with underground utilities was required. Due to the project's location, an emphasis was placed on landscaping and irrigation modifications.

Sumter County, Buena Vista Boulevard from Meggison Road to SR 44, Wildwood, FL — Project engineer for preparation of the design plans for an alignment extension of Buena Vista Boulevard from south of SR 44 to Meggison Road. Three alternative roadway alignments were evaluated based on environmental and engineering impacts, right-of-way and property impacts, public support, and costs. The Board of County Commissioners approved the recommended alternative in September 2018. The project included public involvement activities such as stakeholder coordination, a community alternatives meeting, and a presentation to the Board of County Commissioners. Following PES approval, Kimley-Horn was selected to prepare design plans for the recommended alternative. The design scope included a bridge crossing over sovereign submerged lands, geotechnical evaluations and design for subsoil stabilization, signal design, roundabout design, stormwater design, wetland mitigation, and permitting with SWFWMD, FDEP, and FDOT. The project was awarded the APWA FL Chapter West Coast Branch Project of the Year Award in the category of Transportation in February 2023.



Mike Woodward, PE

Senior Advisor

Professional Credentials

» Bachelor of Science, Civil Engineering, Michigan State University

» Professional Engineer in Florida #70009

Professional Affiliations

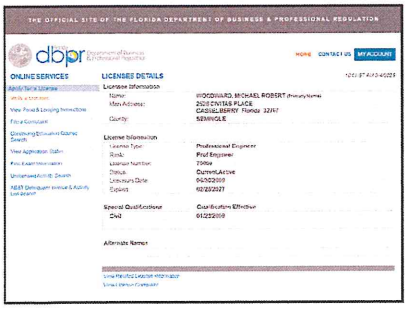
» Institute of Transportation Engineers (ITE), Member

Special Qualifications

» Experienced in corridor and arterial investment studies, bicycle and pedestrian planning, signal system retiming, as well as transit facility analyses

» Serves as project engineer for several of Kimley-Horn's General Planning and/or Traffic Engineering Consultant Services contracts for clients including Osceola County, City of Kissimmee, City of Longwood, FDOT, the Town of Windermere, and Port Canaveral

» Has been responsible for corridor studies, alternatives analyses, arterial analyses, operational studies, multimodal plans, and concept development



Altamonte Springs Bicycle and Pedestrian Master Plan, Altamonte Springs, FL — Project Manager and Project Engineer. Kimley-Horn developed a bicycle and pedestrian master plan for the City of Altamonte Springs. The master plan defined bicycle routes that connected activity centers and transportation hubs such as SunRail and Uptown Altamonte. Sidewalk gaps were identified and evaluated to determine the appropriate improvements concept and next step. Corridors were evaluated to determine appropriate bicycle facility enhancements. Planning level cost estimates were developed to help the City plan for multimodal improvements. The final deliverable included documentation of improvement recommendations that are prioritized for implementation.

Multimodal Master Plan, Titusville, FL — Project Manager and Project Engineer. Kimley-Horn developed a multimodal master plan with a focus on bicycle and pedestrian mobility for the City of Titusville. A thorough public involvement plan and stakeholder interviews helped to identify critical connections. The master plan defined bicycle routes that connected activity centers and community parks such as Titus Landing and the Chain of Lakes Park. Sidewalk gaps were identified and evaluated to determine the appropriate improvements concept and next step. Corridors were evaluated to determine appropriate bicycle facility enhancements. Planning level cost estimates were developed to help the City plan for multimodal improvements. The final deliverable included documentation of improvement recommendations that are prioritized for implementation.

Bicycle and Pedestrian Master Plan, Longwood, FL — Project Engineer. Kimley-Horn was involved with the development of a bicycle and pedestrian master plan for the City of Longwood. The master plan includes elements to promote an efficient, safe, and interconnected system of bicycling and walking opportunities within the City. The master plan expands upon the existing network of sidewalks, bike routes, and trails and promotes the use of alternative transportation modes and opportunities within the City. It provides recommendations for policies changes and physical projects including three sidewalk/bicycle facility feasibility studies. The plan also addresses safe routes to schools, provides recommendations for wayfinding signage, and connections to the regional SunRail station. Additional services included public involvement (meetings, workshops, newsletters), safety analysis, and preparation of preliminary and final reports and maps.

Multimodal Master Plan, Windermere, FL — Project Manager and Project Engineer. Kimley-Horn developed a multimodal master plan for the Town of Windermere, with a focus on bicycle, pedestrian, and golf cart mobility. A thorough public involvement plan and stakeholder outreach program helped to identify a prioritized list of recommended improvements, with cost estimates, potential funding sources, and next steps. Improvement recommendations include new and replacement sidewalks, a trail system with a pedestrian bridge over the canal, expansion of the golf cart network, connections to the Grove, and a connection to the golf course northwest of town.

Park Avenue Improvements, Windermere, FL — Project Manager. As part of our continuing professional services contract, Kimley-Horn was selected to lead various improvements along Park Avenue, including 1.2 miles of pavement rehabilitation, widening for turn lanes, sidewalk improvements, and a conceptual shared-use path design. Kimley-Horn performed all the public involvement, professional engineering design, permitting, bidding services and construction phase services for this project. Kimley-Horn developed conceptual plans for the shared use path on the north side of Park Avenue.



Vincent Spahr, PE, RSP1

Needs/Demands Analysis

Professional Credentials

- Bachelor of Science, Civil Engineering, University of Dayton
- Professional Engineer in Florida #88747
- Road Safety Professional I #960



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
SPAHR, VINCENT E.
3200 HYDRANGEA AVE.
PANAMA CITY FL 32405
LICENSE NUMBER: PE88747
EXPIRATION DATE: FEBRUARY 28, 2027
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CRTPA Safe Streets For All (SS4A) Action Plan, Tallahassee, Fl — Project Engineer. Kimley-Horn assisted the Capital Region Transportation Planning Agency (CRTPA) with preparing a Comprehensive Safety Action Plan (CSAP) that will qualify the four counties within the CRTPA region for a SS4A Implementation Grant funding during subsequent grant cycles. Kimley-Horn was involved with the public engagement, data collection, safety analysis, equity analysis, project identification and prioritization, policy review, municipality collaboration, and documentation of the CSAP.

University and 13th PD&E, Gainesville, FL — Project Engineer. Kimley-Horn is currently providing professional services for Project Development and Environment (PD&E) Study for the reconstruction of University Avenue between NW 34th Street to NE 31st Street, and W 13th Street between SW 16th Avenue to NW 8th Avenue as Complete Streets, emphasizing the safety, movement, and accessibility of cyclists and pedestrians.

NE 8th Avenue Complete Streets, Ocala, FL — Project Manager. Kimley-Horn developed planning concepts for complete streets improvements for NE 8th Avenue to reduce travel speeds and encourage bicycle and pedestrian connectivity and interaction between adjacent residential neighborhoods and nearby Tuscawilla Park. Revitalization of the NE 8th Avenue corridor was a priority of the City's Mid- Town Master Plan. Kimley-Horn prepared typical sections and conceptual plans for the second phase of the traffic calming and complete streets improvements which will include landscaped medians, removal of two traffic signals and construction of three roundabouts, construction of wider sidewalks, and the inclusion of bicycle lanes along the corridor.

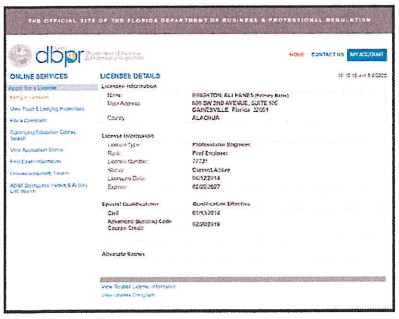


Ali Brighton, PE

Community Involvement; Bicycle/Pedestrian Vision; Bicycle/Pedestrian Master Plan

Professional Credentials

- Master of Engineering, Civil Engineering, University of Florida
- Bachelor of Science, Civil Engineering, University of Florida
- Professional Engineer in Florida #77731



SR 471 Complete Streets Study, Webster, FL— Project Manager. Kimley-Horn prepared a Complete Streets planning study for SR 471 from CR 478A to CR 730 in the City of Webster, Sumter County, Florida. The purpose of the study is to assess the feasibility of and develop concepts for improved multimodal safety and mobility along the corridor. The study includes a review of existing and future conditions along the study corridor to identify needs and opportunities. Kimley-Horn tasks consist of public involvement, data collection, existing and future conditions analysis, development of improvement options, and recommendations.

Miami-Dade TPO 2040 Bicycle/Pedestrian Plan, Miami-Dade County, FL — Project Engineer. Kimley-Horn prepared the Miami-Dade TPO (formerly MPO) 2040 Bicycle and Pedestrian Plan, which served as the bicycle and pedestrian element for the 2040 Long Range Transportation Plan and a standalone bicycle and pedestrian plan for Miami-Dade County. Our work included conducting public engagement events, preparing an existing context data analysis, and developing a 2040 needs plan and cost feasible plan (minimum revenue plan). One innovative strategy that we utilized on this project to engage the public and collect valuable information is an online survey that allows respondents to rate potential facility types, projects, and provide attitudinal information about bicycling and walking in Miami-Dade County.



Mike Vaudo, AICP

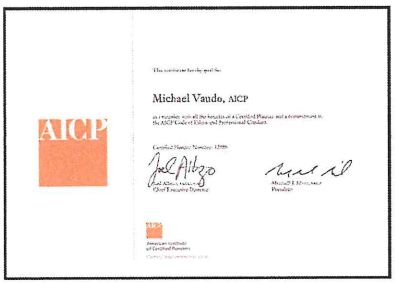
Needs/Demands Analysis; Bicycle/Pedestrian Vision; Bicycle/Pedestrian Master Plan

Paradise Coast Trail Feasibility Study, Collier County, FL — Project Planner. The feasibility study is framed to include a high-level systemwide existing conditions inventory, evaluation of opportunities and constraints, identification of preliminary alternatives, and prioritization and categorization of trail segments by readiness. The study will define the sequential path forward to begin programming the trail and systematically close gaps. To date, extensive stakeholder outreach has been coordinated with agencies, environmental organizations, business and tourism representatives, community and health foundations, developers, and the Seminole and Miccosukee Tribes.

Traffic Calming and Speed Management Toolbox, Winter Springs, FL — Deputy Project Manager. The City of Winter Springs requested Kimley-Horn to develop a traffic calming toolbox that it could utilize as a reference as the City works to make its streets safer. The Toolbox includes profiles of common traffic calming measures; a matrix depicting the appropriateness of various measures based on roadway type and other factors; and analysis of three select streets with potential improvements. The result included a user-friendly document based on established best practices and the specific needs of the City.

Professional Credentials

- Master of Science, Urban and Regional Planning, University of Central Florida
- Bachelor, Advertising, University of Central Florida
- American Institute of Certified Planners #32988


AICP

Michael Vaudo, AICP



Lindsay Slautterback, AICP

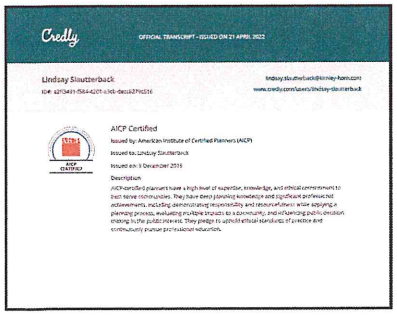
Bicycle/Pedestrian Master Plan

Pensacola "In Motion" Active Transportation Plan, Pensacola, FL — Project Planner. Kimley-Horn recently developed an active transportation plan for the City of Pensacola. Our team led stakeholder engagement efforts and developed a well-rounded outreach campaign utilizing public meetings, workshops, and digital assets. The Plan will be the playbook for the development of a connected network for people to safely, walk, bike, and wheel to major destinations and transit. It will serve as a holistic plan that brings together past streetscape, corridor management plans, and Complete Street efforts and provide additional recommendations for multimodal and connections around the City.

Tallahassee-Leon County Bicycle and Pedestrian Master Plan, Tallahassee, FL — Project Analyst. Assisted with data collection, GIS analysis, public engagement coordination and implementation, and plan and recommendation development. Kimley-Horn completed the update to the Tallahassee-Leon County Bicycle and Pedestrian Master Plan which included a strong focus on existing conditions and what those conditions mean for encouraging cycling and walking. Public input focused in key areas of the community and prioritizing projects that will be help make better east/west and north/south connections within Leon County. A robust GIS analysis was completed to determine the Bicycle Comfort Level on every road within the County which allowed the project team to identify routes with viable facilities and where roadway improvements will have a positive impact on the study area's bike network.

Professional Credentials

- Master of Science, Planning, Florida State University
- Bachelor of Science, International Affairs & Environmental Studies, Florida State University
- American Institute of Certified Planners #31951


Credly

Lindsay Slautterback

AICP Certified



Jim Wood, AICP

Bicycle/Pedestrian Vision

Professional Credentials

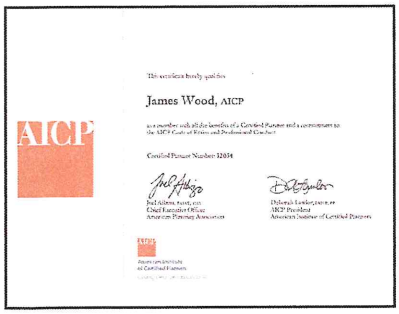
- Master of Science, Geography, Florida State University
- Bachelor of Science, Telecommunication, University of Florida

Professional Affiliations

- American Institute of Certified Planners, 32054
- American Trails, Advisory Board Member
- American Planning Association (APA), Member

Special Qualifications

- Has more than 29 years of experience consisting of long range planning, program administration, project implementation, policy analysis and development, financial programming, performance management, intergovernmental coordination, collaboration, public involvement, and community engagement
- Extensive knowledge of multimodal transportation planning, programming and project development; land use and transportation interface; multi-use trail planning, development and management; and urban and regional planning



Lake-Sumter MPO List of Priority Projects (LOPP), Lake and Sumter Counties, FL — Project Manager. Jim directed the revision of Lake-Sumter MPO's LOPP process which defines the MPO's highest priority unfunded projects. He oversaw implementation of LSMPO's Top 20 list with formalization of project tier categories. This effort led to improvements in overall LOPP coordination, elevating the quality of project information provided to FDOT. The effectiveness of the LOPP process led to 14 of LSMPO's Top 20 projects being programmed for funding in 2020. For the 2021 LOPP, Jim led development of new LOPP partner guidance and a project screening approach to aid sponsors through the process. LSMPO highlighted these efforts as Noteworthy Practices and Achievements in its annual 2020 FDOT Joint Certification.

Strategic Intermodal System (SIS) Strategic Plan (Phase 1), FDOT District Five Project Manager. Jim led this effort to develop a more strategic, data-driven approach to support District Five with implementation of the SIS Program. Phase 1 work included: District and MPO coordination meetings to obtain guidance and input; preliminary Needs Assessment incorporating safety and travel demand analysis; development of a Strategic Prioritization Approach; and pilot prioritization of preliminary Cost Feasible Plan Candidate Needs. Prioritization integrates existing Strategic Investment Tool criteria with Supplemental Evaluation criteria, tailored to address priority issues defined during coordination and input. Phase 2 will build upon this work to develop a full Strategic Plan.

River to Sea TPO 2045 Long Range Transportation Plan (LRTP), Daytona Beach, FL — Deputy Project Manager. Deputy project manager. Jim's responsibilities included coordination of policy, planning and public involvement tasks; presentation of work and milestones to TPO Board and committees; oversight of deliverables and ongoing client coordination. He helped shape the plan's prioritization criteria and oversaw development of technology, resilience and funding scenarios that informed development of the final Cost Feasible Plan and provide direction for future implementation actions. Jim coordinated and facilitated Focus Group Workshops to receive meaningful input from business, tourism, agency and citizen representatives. He was also instrumental in guiding transition of the public involvement components from in-person to virtual formats in the wake of COVID-19.

Concept, Feasibility & Mobility Study for the Osceola-Brevard County Connectors, Orlando, FL — Project Planner. Project Planner. Kimley-Horn conducted a Concept, Feasibility and Mobility Study for this project which consisted of two potential expressway corridors recommended for further study by the East Central Florida Corridor Task Force (ECFCTF) to connect Orlando International Airport/Lake Nona area to Northern Brevard County (Corridor D) and Central/Southern Brevard County (Corridor F). The study included development and evaluation of alternatives within selected corridors, and documentation of physical, natural, social and cultural environments and potential impacts of proposed improvements. The analysis addressed economic and engineering feasibility; mobility capacity and LOS; conceptual roadway and structure geometry; potential interchanges; and intersection improvements. Stakeholder outreach was extensive, consisting of 30 meetings with a range of agencies and stakeholders.

Paradise Coast Trail Vision and Feasibility Study, Naples, FL — Project Manager. Project manager. Jim led development of the Vision and Feasibility Study for the 70 miles of Paradise Coast Trail in support of the Naples Pathway Coalition (NPC), FDOT District One, Collier County, the City of Naples, and the Collier MPO. The Vision encompassed development of a Conceptual Corridor, Action Plan, and Promotional Toolkit.



Joe Crozier, AICP

Implementation and Funding Strategy

Professional Credentials

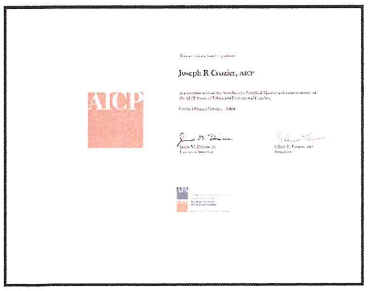
- Master of Science, Urban and Regional Planning, Florida State University
- Bachelor of Science, Environmental Studies and Geography, Florida State University
- American Institute of Certified Planners #30894

Professional Affiliations

- American Planning Association (APA), Member

Special Qualifications

- National grant writing and administration expert, supporting clients to win over $1.5B.
- Known leader in public policy focused on the future trends of state and federal funding.
- Proven trainer who has conducted comprehensive, hands-on training for public sector staff on applying for state and federal grants.
- Close partner with the Florida Department of Transportation, leading grant writing, project prioritization, benefit-cost analysis, and other key funding needs.



FDOT Federal Grant Support On-Call, FL — Project Manager. Kimley-Horn directs the FDOT statewide federal discretionary grant process through oversight of project identification and screening, staff and partner training, grant writing, benefit-cost analyses, political support coordination, grant submission, and adherence to state/federal regulations. Includes the development and submission of over $400 million in federal grants in two years. Specific transportation grant experience includes:

- American Rescue Plan Act of 2021 (ARPA)
- Advanced Transportation and Congestion Management Technologies Deployment Program (ATCMTD)
- Advanced Transportation Technology and Innovation (ATTAIN)
- Bridge Investment Program (BIP)
- Capital Investment Grants – 5309 (CIG)
- Commuter Authority Rail Safety Improvement (CARSI)
- Consolidated Rail Infrastructure and Safety Improvements (CRISI)
- Federal-State Partnership for State of Good Repair
- Grants for Buses and Bus Facilities Program
- Infrastructure for Rebuilding America (INFRA)
- Low or No Emission Vehicle Program -5339(c)
- Passenger Ferry Grant Program – Section 5307
- Rebuilding American Infrastructure with Sustainability and Equity Program (RAISE)

FDOT Office of Policy Planning Consultant Contract, Tallahassee, FL — Project Planner and Task Manager for the Kimley-Horn team providing support to the FDOT Metropolitan Planning and Intergovernmental Program Administrators. Services that have or will be provided include metropolitan planning organization support, federal discretionary grant writing, community planning, resilience studies, transportation and transit planning, fiscal analysis, technical analysis, public outreach, conference organization, and staff training.

FDOT Statewide Community Planning, Tallahassee, FL — Project Manager. Kimley-Horn supported the development of the Resource Guide for Local Interchange Planning to support local governments with planning around interchanges along new or existing limited access or controlled access corridors. This resource can help local governments and other stakeholders to proactively ensure that growth within the vicinity of an interchange is consistent with community values as well as access management and design best practices.



Gene Losito, PE

Bicycle/Pedestrian Master Plan

Professional Credentials

- Bachelors, Civil and Environmental Engineering, University of Florida
- Associates, Civil Engineering, Central Florida Community College
- Florida Professional Engineer #75547



City of Wildwood General Engineering Services, City of Wildwood, FL — Project engineer. Kimley-Horn has been serving as the City of Wildwood on-call engineering consultant since 2009. Assignments include development application review, review of miscellaneous engineering concerns such as intersection studies, signing and marking, roadway, and drainage; utility planning and engineering; drainage studies and design; site plans for municipal buildings; and roadway projects. Kimley-Horn has performed nearly 500 individual projects for the City of Wildwood.

C-466 Phase II Intersection Improvements, Wildwood, FL — Project engineer for the preparation of design plans for modifi cations at a high-traffi c intersection within The Villages – Sumter County Florida. The project included traffi c evaluation and safety review to identify recommended improvements. The plans include construction of a new westbound right turn lane, westbound left turn lane, median modifi cations, signal phasing and timing, and design of a new decorative mast arm. Significant coordination with underground utilities was required. Due to the project's location, an emphasis was placed on landscaping and irrigation modifications.

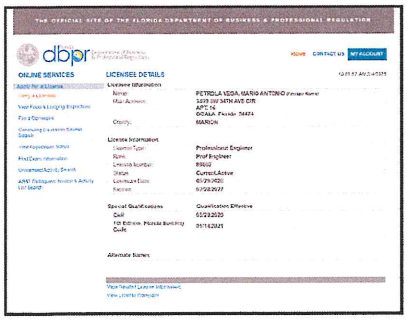


Mario Petrola, PE

Existing Inventory; Needs/Demands Analysis; Implementation and Funding Strategy

Professional Credentials

- Bachelors, Civil Engineering, Central University of Venezuela
- FDOT Temporary Traffic Control #631988
- Florida Professional Engineer #89603
- Professional Engineer (non-US) # 215549



Clay Drain Road and Signature Drive Preliminary Environmental Study (PES), Design, and Permitting, Wildwood, FL — Project analyst. Kimley-Horn prepared a preliminary engineering report (PER) to identify necessary transportation improvements for the corridor. The PER evaluated natural, physical, and social impacts of no-build and two-build alternatives. Once the preferred alternative was selected, Kimley-Horn was retained to prepare design plans and permit applications. The project included conducting a community meeting, stakeholder coordination, and presentation to the City Commission.

Huey Street Improvements, City of Wildwood, FL— Civil analyst for this City of Wildwood parking lot and stormwater retention area adjacent to Huey Street as an assigned task order on the on-call services contract with the City. The team provided easements and agreements in accordance with Sumter County School Board property in order to provide conceptual plans design, design and permitting and construction phase services including bidding. The plan included a modifi cation to the plans to include sidewalk limits and new sidewalk connections as part of the parking area.

City of Wildwood General Engineering Services, City of Wildwood, FL — Project engineer. Kimley-Horn has been serving as the City of Wildwood on-call engineering consultant since 2009. Assignments include development application review, review of miscellaneous engineering concerns such as intersection studies, signing and marking, roadway, and drainage; utility planning and engineering; drainage studies and design; site plans for municipal buildings; and roadway projects. Kimley-Horn has performed nearly 500 individual projects for the City of Wildwood.

Tab D:
Proposal Pricing

Tab D: PRICING

Kimley-Horn has prepared a preliminary pricing proposal to address the scope of work provided in the RFP advertisement. A specific approach to the project, including suggested elements of the project scope, are provided in Tab E. Kimley-Horn has successfully completed hundreds of assignments for the City of Wildwood and is experienced with the City's procurement practices.

[Submittal Attachment A2]

PROPOSAL PRICING PAGE

Pricing Table			
Line	**Service Description** (from Scope of Services #3 Deliverables and Schedules)	**Unit**	**Estimate**
A	Detailed project schedule / project administration)	Lump Sum NTE (not to exceed)	$ 10,000.00
B	Written analysis of existing state	Lump Sum NTE	$ 15,000.00
C	Summary memorandum of needs	Lump Sum NTE	$ 30,000.00
D	Outreach plan	Lump Sum NTE	$ 50,000.00
E	Technical memorandum of short-term and long-term project, policy and program recommendations	Lump Sum NTE	$ 23,000.00
F	Draft of Implementation Plan including funding strategies	Lump Sum NTE	$ 22,000.00
G	Master Plan including presentation to City Commission and other public meetings	Lump Sum NTE	$ 30,000.00
H	Finalized Master Plan documents	Lump Sum NTE	$ 15,000.00
	Total of Scope of Services	Total Not To Exceed Amount	$ 195,000.00

Place this Attachment in Tab D along with any additional pricing structures or categories.

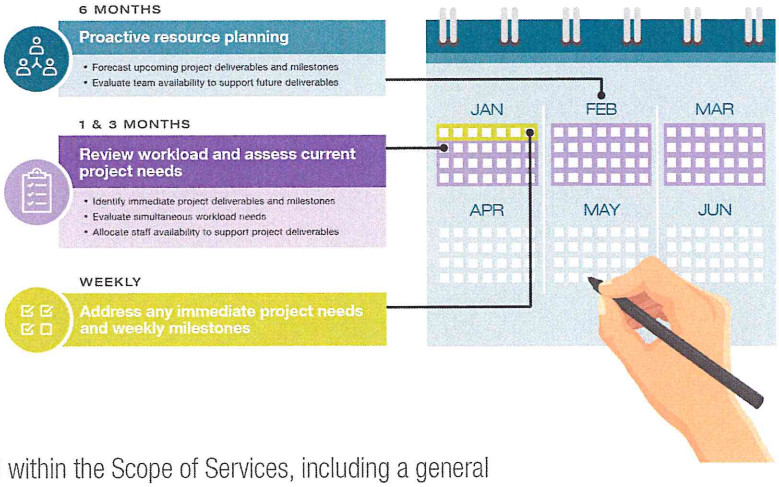
THIS LOCAL DOCUMENT 2025

Tab E:
Method of Approach

Tab E: METHOD OF APPROACH

Kimley-Horn's approach to executing this project will be consistent with other successful projects completed for the City. The day-to-day project management will be led by Amber, with support for individual project tasks to be handled by team members with significant project experience and qualifications for that specific task. Mohammed Murad will serve as Deputy Project Manager for the overall project. Mohammed currently serves the City through the on-call engineering contract performing reviews for Planning and Public Works. Our team has regular progress meetings with the City, and can seamlessly incorporate coordination meetings for this project.

We are confident we can meet the expertise and manpower needs anticipated to complete this assignment on a mutually agreeable schedule. It is part of our firm's philosophy to not operate individual offices as profit centers. Rather, we make it a practice to share our depth of resources firmwide. Using inhouse technology, we can forecast staff needs by office, division, region, and on a firmwide basis. This allows us to serve our clients with a range of expertise while also providing management and support from a local office.



Kimley-Horn has a pro-active management system, known as "castaheads", used to detail every project's personnel needs and to determine each staff member's availability. This allows us to continuously match project needs with staff ability, and make sure the most appropriate staff are assigned to each task.

Below is a general approach to each of the tasks outlined within the Scope of Services, including a general schedule for project completion.

TASK 1.RESEARCH AND OUTREACH SERVICES

A. Detailed Work Plan and Strategy

Our core project management team, including **Amber Gartner, PE,** and **Mohammed Murad, PE,** will prepare for and attend a kick-off meeting with the project team, and will continue to be your main points of contacts for any needs through the life of the project.

Key Deliverables

- Kick-off meeting materials including agenda, detailed schedule, and detailed minutes
- Project management platform for file repository
- Stakeholder list, meeting, and communication schedule

As consultants, it is important to us to manage any administrative and management needs with high-level direction from our client project manager to limit distractions to the overall project. To streamline communication and content sharing, our team will manage an online file repository using the platform of the City's choice, and ensure that all documents related to project administration, management, and deliverables are available for viewing as soon as possible. Our team is technologically proficient and has extensive IT staff and support to ensure adequate file sharing and communication.

A detailed work plan and schedule will be developed prior to the kickoff meeting and refined based on input from the City. Amber and Mohammed will ensure that the project schedule is maintained and provide proactive updates to the City of progress and modifications to the schedule.



In addition to these expected project administration needs, a foundational piece of the bicycle and pedestrian master plan includes collaboration and input from various stakeholder groups. During the kickoff meeting, a group of stakeholders will be identified. We recognize that interdisciplinary

coordination is essential but planning and engineering agencies have different views on how to approach transportation issues. Our goal is to assist the City of Wildwood in facilitating effective communication between these different groups to identify next steps that are supported by everyone involved. An initial list of stakeholders includes:

1. **Sumter County Public Schools.** There are two public schools located within the project area, and one just outside of the project area. Kimley-Horn coordinated with the Sumter County Public Schools during the recent C 466A Corridor Study conducted for Sumter County.
2. **FDOT.** The project will include new and / or improved crossings of US 301 to provide connection between the two sides of the roadway. All recommendations will be vetted with the US 301 Complete Streets study jointly performed with the City of Wildwood, FDOT, and Lake-Sumter MPO.
3. **CSX.** The project will review crossings of the existing CSX rail line. Kimley-Horn has experience working with CSX for sidewalk and trail crossings, including the current Cross Florida Greenway Trail for Marion County.



Existing pedestrian crossing of CSX rail line on MLK Ave

4. **Bicycle and Pedestrian Committees / Groups.** Kimley-Horn will work with the City of Wildwood and the Lake-Sumter MPO to identify a stakeholder group made up of the bicycle / pedestrian community within the local area.
5. **Lake-Sumter MPO.** The Lake-Sumter MPO will need to be involved for any projects to seek state or federal funding. Identified projects will be coordinated with the MPO to be added to the List of Priority Projects for bicycle / pedestrian needs. Kimley-Horn is one of the on-call planning consultants for the MPO and assists with putting together the annual List of Priority Projects.

Key Deliverables

- Written analysis identifying existing infrastructure, route networks, and programs / policies
- GIS shapefiles of existing bicycle and pedestrian infrastructure within the project area

B. Research Services

This task will include review of relevant master plans, including the Sumter County Sidewalk Master Plan (prepared by Kimley-Horn), the US 301 Complete Streets Study, the CRA Redevelopment Plan, and Downtown Master Plans. An inventory of existing infrastructure, programs, and conditions will be performed. This task will also include development of a GIS layer documenting existing bicycle and pedestrian infrastructure within the project area. Kimley-Horn has developed GIS shapefiles for the City of Wildwood and Sumter County within this area already, so have a framework to begin this task.

C. Needs and Demand Analysis

This task includes preparation of a Needs and Demand Analysis. The approach to this task will be to initially document pedestrian productions and attractions and discuss with the City of Wildwood and stakeholder groups. A sidewalk gap analysis will be performed, similar to recent work for Sumter County with their update to the Sidewalk Master Plan and the Belleview Sidewalk Connectivity Plan. This effort will be a combination of desktop review and in-person field review. Existing pedestrian walkways within the study area, including sidewalks, crosswalks, and intersections, will be evaluated for conformance with Americans with Disabilities Act (ADA) requirements. Kimley-Horn has a specialized ADA team that prepares ADA Transition Plans across the County, and recently supported the Sumter County Sidewalk Master Plan.

Key Deliverables

- Map of attractions, productions, and sidewalk gaps within the project area
- Data collection and documentation of existing barriers to ADA connectivity within the project area
- Summary of crash data review and opportunities to enhance pedestrian and bicycle safety within the project area

This task includes a crash data review and analysis related to bicycle and pedestrian activity. The data will be used to identify opportunities for improved safety and accessibility of the pedestrian and bicycle network. Kimley-Horn is currently working with Sumter County on a Safety Action Plan and will bring recent relevant work reviewing crash data within the project area.

RFP-COA-004776-2025

D. Community Outreach Strategy

Online Survey: Before public workshops and other engagement with the public, we will develop an online survey for use at all outreach events that will be made available on the Project Webpage through the entirety of the engagement phase. Our team has experience using SurveyMonkey, Google Forms, and Kimley-Horn's own programs including PublicCoordinate, which incorporates mapping software and SurveyMonkey to provide an interactive engagement tool.

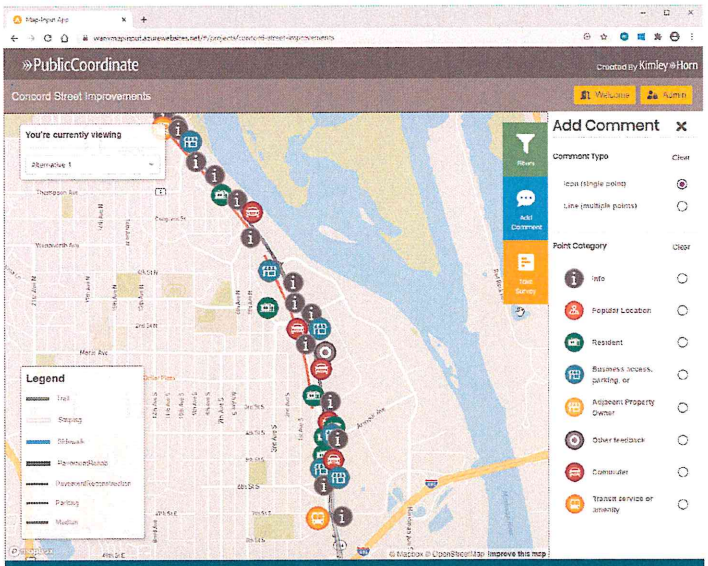
Stakeholder Meetings: Targeted stakeholder meetings are proposed to engage and receive input from specific groups and individuals. These meetings would be proposed to occur during the data collection period, in advance of the community workshop. Additional coordination may also occur once recommendations are developed. A preliminary list of stakeholders includes Sumter County Public Schools, CSX, FDOT, Lake-Sumter MPO, and bicycle/pedestrian interest groups. Kimley-Horn has established relationships with the public agencies through existing and recent work assignments.

Public Workshops: A community public workshop will be held to receive input from interested individuals on the recommended plan. The timeline for the public workshop will be identified in conjunction with City staff, but our recommendation is to have this meeting following the data collection and needs analysis to have some data to share with the public when receiving input on project needs and priorities. We recommend hosting the meeting at the Wildwood Community Center or the City of Wildwood City Hall, both being within the project study area, familiar to the community, and provide ADA accessibility. Our team has hosted many public meetings in both venues for the City of Wildwood and Sumter County. The most recent public involvement activities include the C466A Corridor Study for Sumter County, Clay Drain Road Preliminary Engineering Study for the City of Wildwood, CR 229 Preliminary Engineering Study for Sumter County, and Buena Vista Boulevard Preliminary Engineering Study for Sumter County.

Ongoing Community Events: Kimley-Horn has seen great success in conducting "pop-up events" at regularly scheduled community events such as farmer's markets, downtown festivals, or other events to promote our projects, share information, and gain input from the public. Attendance at two community events identified in conjunction with the City are anticipated. Additional events can be attended by City staff, which our team will gladly assist with materials development. Many of our similar projects have included pop-up events as a cost-effective option to gain feedback by piggybacking on existing and planned events. Our team is also conveniently located near Ocala and is frequently in the City of Wildwood participating in meetings for ongoing projects with the City, making it easy for us to support the City on additional pop-up events.

Key Deliverables

- Draft and Final Outreach Framework
- Project webpage, online map, flyer and comments summary
- Public workshop materials
- Community Events summary
- Draft and Final Community Outreach technical memorandum



PublicCoordinate



Clay Drain Road Community Meeting

City Commission Presentations: Kimley-Horn will provide project updates to the City Commission during the project development. It is anticipated that the following meetings will be held with the City Commission:

1. Kickoff meeting providing an outline of the project, goals, objectives, schedule, and solicit input
2. Update meeting prior to the Community Meeting to review the items to be presented to the public and preliminary findings of the needs analysis and recommendations
3. Final presentation to provide an overview of the Master Plan for adoption

The actual timeframe and content for the presentations will be developed in conjunction with City staff. The City Commission is familiar with Kimley-Horn and trusts our expertise based on our extensive history working with the City on a variety of infrastructure and planning projects.

We believe we are the best-suited team to provide you with locally sensitive public involvement, as proven on other successful public involvement programs we have completed for and within the City of Wildwood.

2. RECOMMENDATIONS AND CONSULTING SERVICES

A. Bicycle and Pedestrian Network Enhancements.

Kimley-Horn will develop a short-and-long-range vision for bicycle and pedestrian network infrastructure within the project area. This task will include review of the goals, objectives, policies, and standards within the Transportation Element of the Comprehensive Plan, the Land Development Regulations of the City, and the multi-modal recommendations within the Lake-Sumter MPO Long Range Transportation Plan. This effort will build upon these existing plans, with a specific focus on the needs within the project area, and appropriate implementation strategies. Below are some relevant policies within the newly adopted 2050 Comprehensive Plan pertinent to this Bicycle Pedestrian Master Plan.

Policy 2.1.12. The City shall encourage active participation of citizens, neighborhood groups, and economic interest groups in determining the transportation needs of the City.

Policy 2.2.2. Streets shall accommodate people of all ages and abilities, including children, teenagers, adults, senior citizens, and persons with disabilities.

Policy 2.2.4. Intersections shall be made pedestrian friendly by limiting the pedestrian crossing width; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for persons with disabilities.

Policy 2.4.1. The City shall prepare and adopt a comprehensive bicycle and pedestrian master plan.

Policy 2.4.2. The master plan shall inventory existing crosswalks at signalized intersections and shall identify recommended locations for additional crossings.

Policy 2.4.3. The master plan shall prioritize the construction/improvement of those corridors which link residential developments to nearby schools, recreational and activity centers.

Policy 2.4.4. The City shall seek funds and grant opportunities and private/public partnerships to further the construction of trails and sidewalks.

Policy 2.4.6. The City shall design a trail and bicycle system that connects residential areas, employment centers, public schools, activity centers, parks, and recreational areas.

Policy 2.4.11. The City shall prioritize the construction of sidewalks where gaps exist. The following criteria shall be used in prioritizing those improvements: a. Proximity to public schools. b. Proximity to major public parks or cultural facilities. c. Proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking. d. Arterial and collector streets. e. Proximity to transit routes. f. Proximity to identified redevelopment areas and areas designated in the City's Downtown Master Plan.



Huey Street fronting Millennium Park

Policy 2.4.12. The City shall work with the CSX to improve the connectivity between downtown and the neighborhoods west of the railroad.

The roadway network within the project area will be reviewed for linkages between productions and attractions, and barriers to accessibility will be documented. Specific projects and phases will be identified with a priority ranking based on ADA accessibility, safety, linkages to schools and recreation facilities, availability of right-of-way, and ability to combine with other projects. This approach has been used by the Kimley-Horn team on other similar scopes of work, including the Ocala Marion TPO Bicycle Pedestrian Master Plan, which led to implementation of several new trail and sidewalk projects following adoption. The deliverable will include a project fact sheet for each individual project, with a map highlighting a project description, anticipated costs, and priority ranking. These fact sheets can be used for public information purposes, grant funding applications, and ease of programming future funds.

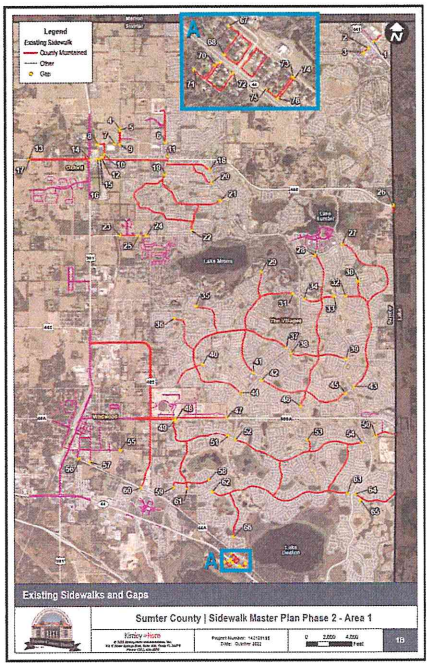
B. Implementation and Funding Strategies.

This task includes the development of an implementation plan for each improvement that is identified. The recommendations will be divided into multiple individual projects, with logical termini and project scope to be appropriate for funding implementation. Planning level cost estimates will be prepared for each project based on historical cost information published by FDOT and recent projects completed by the City of Wildwood and Sumter County. Kimley-Horn has recently worked with the City on adjacent roadway projects (Pleasantdale Drive, Huey Street, Barwick Street and St. Clair Street) to provide recent pricing. Kimley-Horn is also working with Sumter County on the CR 213 sidewalk project, with bids received in February 2025.



Pedestrian features fronting the Wildwood Middle High School on Huey Street

Project priority will be ranked on ADA accessibility, safety, linkages to schools and recreation facilities, availability of right-of-way, ability to combine with other projects, and with review of the overall implementation schedule in mind for appropriate phasing of improvements. Kimley-Horn will work with the City to identify ongoing monitoring and maintenance schedules, and potential funding for future phases and maintenance. Project priorities will be identified for short-term (1-2 years), mid-term (2-5 years), and long-term (5-15 years). The projects will be identified as high, medium, or low priority with specific emphasis on opportunities for high impact low-cost projects.



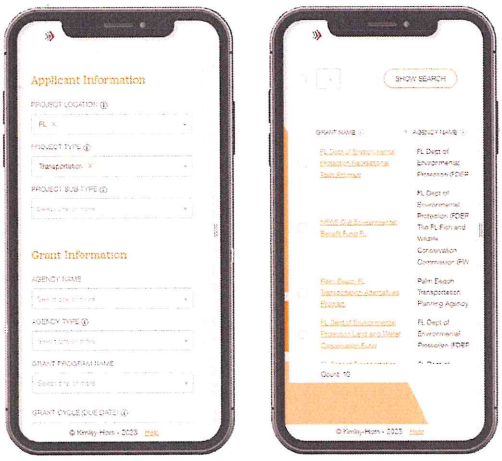
Potential funding sources will be identified for the projects. There are several grant opportunities that may be applied for, including the Safe Routes to School program. Kimley-Horn recently supported Marion County and the City of Belleview on a Safe Routes to School grant application for sidewalk extensions on SE 95th Street for the Belleview Middle School. Portions of the project area are located within the City of Wildwood Community Redevelopment Area. Improvements to Right-of-Way, including making streets pedestrian friendly is Priority 3 of the CRA, and providing sidewalks / paths for residents without vehicular access is Priority 7 of the CRA. The Bicycle and Pedestrian Master Plan will evaluate projects for funding through CRA funds.

Kimely-Horn also has a dedicated grants team who specializes in identifying potential grant funding sources, preparing grant applications, and administering grant requirements when funding is received.

GRANTS: IMPLEMENTATION AND PROACTIVE FUNDING

Kimley-Horn offers a dedicated team for a variety of grant writing services including federal, state, and local grant applications, data analysis, benefit cost analysis, environmental justice, traffic modeling, graphics and editing support, and miscellaneous support. Our staff has assisted a number of clients with the grant application process all the way through to project completion within the grant guidelines. Our grant writing expertise has helped our clients secure more than $1 billion over the past five years. To best serve the City, we've added **Joe Crozier** with a diverse team to address the potential tasks and services as identified in the RFP. We recognize that as a Master Planning effort there may be a range of potential projects, and one size does not fit all. We take pride in our flexibility, consistently seeking ways to be responsive to staff according to their preferences. Our team is well versed in developing a tailored approach to align with the requirements of each assignment and has the backing of a nationwide team of experts should a request fall out of our assigned team's scope.

As a result of our funding experience and success for our clients, we have developed a resource library of information on state and federal funding sources to assist you in making the most of available resources. Grantsource is an internal analysis tool containing more than 300+ grant programs to assist our clients in identifying potential funding sources based on specific project parameters. This tool, combined with our team's hands-on funding expertise, positions our clients for complete success. Available on desktop and mobile devices, Kimley-Horn staff can search for grants by project location, project type, or sub-type, or filter sources by grant agency, agency type, program name, or approximate deadline. Once an applicable grant program is identified, the application provides detailed program-specific information—a summary of the program, sample applications, and successful and/or unsuccessful submittals. We will use this tool to keep the City informed of upcoming grant opportunities.



»GrantSource
A Kimley-Horn Software Solution

Recently Kimley-Horn has successfully assisted Sumter County secure awards for the following projects:

Community Planning Technical Assistance Grant – Implementation Plan for the Master Sidewalk and ADA Transportation Transition Update - $75,000

Community Planning Technical Assistance Grant – Repetitive Flooding Drainage Studies and Implementation Plan - $75,000

Safe Streets and Roads for All – Planning and Demonstration Grant - $318,400

In addition, we prepared the application for the Pending Bridge Investment Program – C-470 Outlet River Bridge Replacement Project - $6,241,682, with announcement expected in the fall of 2024.

C. Bicycle and Pedestrian Pathway Master Plan Document.

This task includes development of the Bicycle and Pedestrian Pathway Master Plan Document. A draft document will be prepared including the data collection, public involvement, recommendations, project prioritization and funding strategy, and project information sheets for implementation of the Plan. The draft report will be reviewed with the City of Wildwood and relevant stakeholders. A final report will be prepared based on feedback from the City and stakeholders and presented to the City Commission for adoption. Kimley-Horn has recent success completing Bicycle and Pedestrian Master Plans for multiple agencies across the state, including Leon County, Wakulla County, DeSoto County, Gadsden County, City of Dunnellon, Ocala Marion TPO, City of Miami Gardens, Miami-Dade County MPO, Seminole County and City of Longwood, Indian River County and Vero Beach, Osceola County and City of Kissimmee, Palm Beach County, Collier County, Pinellas County, City of Altamonte Springs, City of Inverness, and Sumter County.

3. Deliverables and Schedules

This task will include the following:

- **A.** A detailed project schedule, including the public outreach activities and stakeholder meetings
- **B.** A written analysis identifying existing infrastructure, route networks, and programs/policies
- **C.** A summary memorandum including the data collection results and needs and demands analysis
- **D.** Outreach plan and summary
- **E.** Draft technical memorandum describing policies, goals, and objectives
- **F.** Draft technical memorandum describing implementation plan and funding strategies
- **G.** Draft Bicycle and Pedestrian Master Plan document
- **H.** Final Master Plan and attendance at City Commission meeting for consideration of adoption

Kimley-Horn has prepared a draft schedule of activities, to be refined with the City during the kickoff meeting.

ITEM-01 Attach 04/08/2025

	Months											
	1	2	3	4	5	6	7	8	9	10	11	12
Notice to Proceed	★											
Work Plan and Strategy												
Kickoff Meeting	★											
Review of Existing Infrastructure, Programs, and Conditions												
City Commission Project Kickoff Meeting		★										
Needs and Demands Analysis												
Public Survey												
Stakeholder Meetings												
City Commission Update Meeting					★							
Public Workshop						★						
Community Event Outreach												
Vision and Recommended Improvements												
Implementation and Funding Strategy Plan												
Bicycle and Pedestrian Master Plan Draft												
City Commission Meeting to Present Plan											★	
Bicycle and Pedestrian Master Plan Final												
City Commission Adoption												★

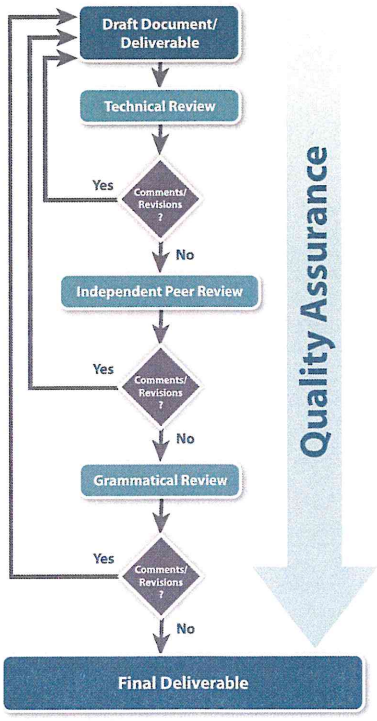
QUALITY ASSURANCE/QUALITY CONTROL

Kimley-Horn's commitment or project excellence is reflected in the fact that more than 90 percent of our services are for repeat clients—a testament to our commitment to quality for every task, deliverable, and service provided by the firm. Quality is a keystone principle of Kimley-Horn and is one of the key attributes that has enabled us to become one of the leading consulting firms in the country and it is essential to our continuing success.

Quality control begins with the team assigned to the project. Recognizing the critical importance of careful quality control, Kimley-Horn has developed an extensive internal quality control program with a 200-page manual to guide this process. Our approach to frequent communication and QA/QC will relieve City staff of any significant project review efforts. The goal of each project is to provide a safe and satisfactory product to your citizens. Our formal QA/QC program is based upon assigning experienced senior professionals, who are otherwise qualified to manage a project, to serve in an independent quality control role.

Our staffing depth allows us to provide such personnel, and their involvement provides the project with a fresh perspective and a critical focus. Our internal QA/QC program will include:

1. Kick-off meeting with key team members assigned to the job to clearly define the scope, outline responsibilities, establish schedules, and identify milestones and goals.
2. At the end of each phase, a QA/QC review will be conducted as one of several final checks to ensure the project deliverable is technically correct and consistent with your objectives. Any modifications required to address comments from the quality control team will be incorporated prior to submitting deliverables.



Tab F:
Additional Information

TAB F: ADDITIONAL INFORMATION

Kimley-Horn is proud to serve the City of Wildwood, maintaining a continuous presence in Wildwood and the surrounding communities for the past 24 years. Over that time, we have witnessed major transformations that have kept Wildwood's community thriving. We are fiercely proud of what makes Wildwood unique and the part we play assisting with engineering and infrastructure needs that allow the City to realize its visions for growth and prosperity. Over the past two decades, you have trusted us to deliver critically important work, time and time again, and we have always delivered our best. To date, we have served the City on over 475 contracts and task work orders—many of which were completed under our standing on-call contract with the City of Wildwood.

Why Kimley-Horn?

We have been known as Kimley-Horn and Associates, Inc. since we were founded in 1967 by three transportation/traffic engineers in North Carolina. Beginning in the early 1970s, the firm built an impressive track record in regional and urban area transportation planning, traffic impact analysis, parking planning and design, traffic control system design, and statewide and local traffic operations and safety studies. During this period, the firm also added practices in structural, highway, and bridge design, as well as airport planning and design. As we have grown into a leading national engineering firm, we have also become a leading consultant services firm providing aviation, environmental sciences, ITS, land development, landscape architecture, transit, urban planning, and water resources services. However, since the beginning, transportation has remained Kimley-Horn's traditional area of strength.

Kimley-Horn is a privately held, employee-owned corporation with ownership shared among employees. Our employee owners are the sole stockholders of the company and are the professionals who directly serve our clients. The operations of the firm are not influenced by non-employee owners whose interests may conflict with client service. Since ownership is spread throughout key professionals, and no single individual or small group owns controlling interest of the firm, the company is positioned for long-term stability.



Has or is your firm currently involved in any formal court proceedings regarding any of your contracts?

Kimley-Horn and its subsidiaries have provided services in all fifty states and numerous countries. Because of the many and varied project, we have completed, we are subject to various legal proceedings from time to time and in the ordinary course of business. It is not practical to provide a complete list as part of this proposal. None of the pending matters, if decided against Kimley-Horn, would have a material impact on our financial statements or impair in any way our ability to serve our clients. Generally, these matters are covered by insurance, and we consider them to be without merit. If you would like to discuss our legal matters in more detail, please contact Kimley-Horn's General Counsel, Richard Cook, at 919.677.2058.

CAPABILITY TO PERFORM SCOPE OF SERVICES. The Kimley-Horn team is immediately available and committed to meet or exceed the City of Wildwoods requirements for quality, efficiency, and on-time performance. Our commitment to performance is demonstrated by our continued partnership with the City since 2009. We have a long history as a successful municipal consultant with relevant experience in bike and pedestrian planning, permitting, civil engineering, traffic and transportation planning services providing the technical understanding to effectively achieve the City of Wildwood's objectives.

Selecting a quality professional consultant is undoubtedly important to the City of Wildwood. Your consultant should have all the technical expertise to complete this project and provide strong project management, quality control, and communication. It is also important that your consultant be a strong and successful partner with an understanding of municipalities, a willingness to minimize challenges and produce actionable results. Key tenets of our team's management style and characteristics of our approach to client satisfaction include Kimley-Horn's ability to:

Be Flexible. We understand that schedules and project scopes change. We will be prepared to manage changes of any magnitude throughout the life of this contract.

Think and Act as an Extension of the City's Staff. Our team will approach projects as a part of your staff. When we work on your projects, we will always have your goals in mind as we make design decisions.

Think Big Picture. We will look beyond the project scope to understand the City's goal(s). We will help the City identify and procure outside funding whenever possible.

Be Creative. We will look for creative solutions and present them to the City throughout the contract—solutions that minimize costs, maximize ease of maintenance, and streamline regulatory permitting.

Always Deliver. When we say we will deliver a concept, deliverable, or schedule, we keep that promise.

Provide Community Support. Outreach to the community can be as important as the design of a project. We can provide complete community services by preparing all media and presenting to the community, or simply

Finally, our efforts are supported by the technical and financial resources of the overall firm, our 57 years of professional engineering practice that is marked by our steady growth, financial stability and a strong emphasis on client satisfaction. **We are proud of our working relationship with our clients and much of our success is directly related to our efforts to perform high-quality, timely services for all of our clients.** A good demonstration of this success is that approximately 91% percent of the firm's services in 2024 were for repeat clients.

Tab G: References

[Submittal Attachment A3]

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 Sidewalk Master Plan Phase 2 IPO#24 Project Manager: Amber Gartner, PE		Client's Name & Address Sumter County - BOCC Public Works 319 E. Anderson Ave. Bushnell, FL 33513
Completion Date (Actual or Estimated): 5/2022-9/2023		
Contractor Fees (In Thousands)		Client Contact Name, Title, Email Address and Telephone Number: Matthew Tadlock, PE, Assistant Public Works Director 352.689.4400 Matthew.Tadlock@sumtercountyfl.gov
Entire Project: $ 212,490.00	Work for which "VENDOR" was/is responsible: $ 212,490.00	

Scope of Entire Project (Please give quantitative indications wherever possible)

Assess the existing sidewalk network connectivity along County owned and maintained roadways, evaluate existing County maintained sidewalk for compliance with 2011. Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), and update the Sumter County Sidewalk Master Plan to document findings and recommendations. Existing sidewalks, curb ramps, and pedestrian crossings were surveyed and barriers to ADA accessibility were documented. Preliminary cost estimates were developed and projects were prioritized for implementation by the County. A sidewalk gap analysis was also performed and documented recommendations for addressing gaps in the existing sidewalk network. A final report was prepared and Sumter County is implementing the recommendations.

Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)

Assessed existing sidewalks with field teams and PROWAG Guidelines; 65 linear miles of sidewalk corridors, including sidewalk and associated pedestrian street and driveway crossings evaluated; evaluation of up to 520 intersections/driveways, up to 1,612 curb ramps, and two (2) existing pedestrian railroad crossings; ADA compliance/requirements; listing of improvements; GIS photo of all locations. Kimley-Horn was responsible for the full scope of work under this contract.

VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project

Amber Gartner, PE (PM), Mario Petrola, PE, Mohammed Murad,PE, Gene Losito, PE

[Submittal Attachment A3]

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	Client's Name & Address
Belleview Trail Connector and Sidewalk Connectivity Study Project Manager: Amber Gartner, PE	City of Belleview 5525 SE 119th St., Belleview, FL 34420
Completion Date (Actual or Estimated): 06/2023-08/2024	
Contractor Fees (In Thousands)	Client Contact Name, Title, Email Address and Telephone Number:
Entire Project: $ 7,600 / $16,860	Work for which "VENDOR" was/is responsible: $7,600 / $16,860
	Bob Titterington, PE, Public Works Dir./City Engineer 352.245.7021 ext. 2110 btitterington@belleviewfl.org

Scope of Entire Project (Please give quantitative indications wherever possible)

Kimley-Horn serves as an on-call engineering consultant to the City of Belleview, performing a variety of tasks including transportation planning.

Under this on-call contract, Kimley-Horn assisted the City of Belleview with a grant application for funding through the Transportation Alternatives program for the Belleview Trail Connector project. This is a project that was identified through a feasibility study conducted by Kimley-Horn to identify alternative trail alignments to connect the City of Belleview and Lake Lilian Park to the Santos Trailhead. The grant application for the City of Belleview included the extension from US 441 along City streets to Lake Lilian Park. The grant application included development of preliminary concept plans and cost estimates.

Also under the on-call contract, Kimley-Horn evaluated the existing roadway network within the City of Belleview to identify existing sidewalks and sidewalk gaps. The project included in-field and desktop review. GIS shapefiles were created to map existing sidewalks, and proposed sidewalks to close
gaps and connect residential areas to attractions such as parks, schools, City Hall, and essential services.

Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)

Feasibility study to assess multiple routes for connecting the existing Greenway Trail to the City of Belleview Lake Lilian Park.Preparation of a grant application for a trail extension and sharrows on City streets to connect the Greenway Trail to the City of Belleview and Lake Lilian Park.

Evaluated the existing roadway network within the City of Belleview to identify existing sidewalks and sidewalk gaps with GIS mapping.

VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project

Amber Gartner, PE, Mackenzie Fix

[Submittal Attachment A3]

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	Client's Name & Address
Belleview Safe Routes to School Grant Application Project Manager: Amber Gartner, PE	Office of the County Engineer/Marion County BOCC 412 SE 25th Avenue Ocala, FL 34471
Completion Date (Actual or Estimated): 11/2024-01/2025	
Contractor Fees (In Thousands)	Client Contact Name, Title, Email Address and Telephone Number:
Entire Project: $ 29,850	Work for which "VENDOR" was/is responsible: $28,700
	Steven Cohoon, PE, County Engineer 352.671.8686 Steven.Cohoon@marionfl.org

Scope of Entire Project (Please give quantitative indications wherever possible)
Kimley-Horn assisted Marion County in the preparation of a Safe Routes to School Grant Application for Belleview Middle School in Belleview, Florida. The County desired improvements to the existing sidewalks, extending those located on the east and west sides of SE 36th Avenue (north to SE 95th Street), and construction of a new sidewalk on the south side of SE 95th Street from SE 36th Avenue to US 441. To support the grant application efforts for these improvements, Kimley-Horn conducted two field visits to observe and document the existing site conditions and review the proposed sidewalk alignment. In addition, Kimley-Horn developed conceptual design plans for the sidewalk alignments agreed to by the County, as well as a planning level opinion of probable cost. Kimley-Horn also participated in several coordination meetings with Marion County, Marion County Public Schools, and Ocala Marion Transportation Planning Organization, as well as held a public meeting to discuss the project with the committee and interested citizens in the area. A full grant application was prepared for submittal by Marion County.

Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)
Kimley-Horn performed all tasks required for a complete grant application submittal including field visits to observe and document the existing site conditions; conceptual design plans for the sidewalk alignments; planning level opinion of probable cost; 48 hour traffic volume/speed data; graphics related to grant application; coordination with Marion County, Marion County Public Schools, and Ocala Marion Transportation Planning Organization

VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project
Amber Gartner, PE (PM), Mackenzie Fix

[Submittal Attachment A3]

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 SR 471 Complete Streets Study Project Manager: Ali Brighton, PE		Client's Name & Address Lake-Sumter Metropolitan Planning Organization (MPO) 1300 Citizens Blvd., Suite 175 Leesburg, FL 34748
Completion Date (Actual or Estimated): 4/2021 -8/2022		
Contractor Fees (In Thousands)		Client Contact Name, Title, Email Address and Telephone Number: Michael Woods, Executive Director 352.315.0170 mwoods@LakeSumterMPO.com
Entire Project: $ 124,982	Work for which "VENDOR" was/is responsible: $ 124,982	

Scope of Entire Project (Please give quantitative indications wherever possible)

A Complete Streets Study was conducted for the 1.25-mile State Road (S.R.) 471 corridor from C 478A to CR 730/ NW 10th Avenue in the City of Webster, Sumter County, Florida. The study aimed to assess the feasibility of and develop concepts for improved multimodal safety and mobility along the corridor. Funded by the Florida Department of Transportation (FDOT) through the Lake-Sumter MPO and managed by the Sumter County Public Works Department, the study involved public involvement, data collection, analysis of existing and future conditions, development of improvement options, and recommendations.The study identified several needs for the corridor, including improvements to bicycle and pedestrian facilities, removal of on-street parking, traffic calming, crosswalks, golf cart crossings, landscaping, and lighting.

Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)

Kimley-Horn performed all tasks of the project to prepare a complete streets report and recommendations for the corridor. The study involved field reviews, data collection, analysis of existing and future conditions, development of improvement options and recommendations. Public engagement activities were conducted through the project to present recommendations and receive input.

VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project

Ali Brighton, PE, Amber Gartner, PE, Jim Wood, AICP, Mike Vaudo, AICP

[Submittal Attachment A3]

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 Bicycle and Pedestrian Master Plan/Update Project Manager: Mike Woodward PE		Client's Name & Address City of Longwood 907 E. SR 434 Longwood, FL 32750
Completion Date (Actual or Estimated): est. 2025		
Contractor Fees (In Thousands)		Client Contact Name, Title, Email Address and Telephone Number:
Entire Project: $ 39,606	Work for which "VENDOR" was/is responsible: $ 39,606	Shad M. Smith, PE, Director of Public Works 407.20.3447 SSmith@longwoodfl.org

Scope of Entire Project (Please give quantitative indications wherever possible)

Kimley-Horn provided an update to the City of Longwood's current Bicycle and Pedestrian Master Plan originally provided by Kimley-Horn in the year 2012. The list of completed projects and potential projects support multimodal travel. Kimley-Horn developed a list of projects prioritized based on the guiding principle of accessibility, connectivity, safety, and sustainability, consistent with the current plan, while reflecting the City's Complete Street Policy.

Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)

For this effort, Kimley-Horn reviewed the previous Bike / Ped Master Plan vision, goals, objectives, and policies; draft a memorandum comparing the policies and providing recommended changes, reviewed current multimodal network, revised the geographic information system (GIS) data. The tasks included the development and evaluation of alternatives to create or enhance the network of bicycle routes, walking paths, pedestrian connections, and multiuse trails. Kimley-Horn will prepare the implementation plan which will present a phased approach that the City can use to guide the implementation of bicycle and pedestrian projects.

VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project

Mike Wooward, PE, Joe Crozier

Tab H:
Additional Required Documents

Tab H: ADDITIONAL REQUIRED DOCUMENTS

The following, as specified in Part 1 of this RFP 2025-08 are the completed forms as listed in the proposal documents Checklist of Items Required.

Attachment H1: Proposer's Certification / Addenda Acknowledgement Form

Attachment H2: Proposals Form

Attachment H3: Statement of Terms and Conditions Form

Attachment H4: Hold Harmless Agreement

Attachment H5: Drug Free Workplace Certificate

Attachment H6: Sworn Statement to Section 287.133(3)(a), Florida Statutes, Public Entity Crimes Form

Attachment H7: Conflict of Interest Disclosure Form

Attachment H8: Immigration Affidavit Certification

Attachment H9: Exceptions and Deviations

Attachment H10: Certificate of Insurance

ITEM LOCAL 0004736 2025

[Submittal Attachment H1]

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: March 11, 2025	**DUE TIME:** 2:00 PM	**RFP # 2025 - 08**

TITLE: Bicycle and Pedestrian Pathway Master Plan

VENDOR NAME: Kimley-Horn and Associates, Inc.	**PHONE NUMBER:** 352.438.3000
VENDOR MAILING ADDRESS: 1700 SE 17th Street, Suite 200	**FAX NUMBER:** N/A
CITY/STATE/ZIP: Ocala, FL 34471	**E-MAIL ADDRESS:** amber.gartner@kimley-horn.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."

1 3/4/2025				
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."

Amber Gartner, PE, Vice President		3/5/2025
Authorized Agent Name, Title (Print)	Authorized Signature	Date

This form must be completed and returned with your Submittal

[Submittal Attachment H2]

PROPOSALS FORM FOR CITY OF WILDWOOD

Name of Vendor Submitting Proposals Kimley-Horn and Associates, Inc.

Name of Person Submitting Proposals Amber Gartner, PE, Project Manager

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

March 5, 2025
Date

RFP# 2025-08
RFP Number

[X] 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 H3]

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:

March 5, 2025

(Signature and Date)

[Submittal Attachment H4]

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.

Kimley-Horn and Associates, Inc.

Contractor/ Vendor-Print Name



Signature

Bicycle and Pedestrian Pathway Master Plan

Project Name

March 5, 2025

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 H5]

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Kimley-Horn and Associates, Inc.
(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

March 5, 2025
Date Signed

State of: Florida

County of: Marion

Sworn to and subscribed before me this 5th day of March, 2025

Personally known X or Produced Identification _____
(Specify Type of Identification)

Signature of Notary

My Commission Expires 2/23/27

(seal)

SHERRI L. BISHOP
MY COMMISSION # HH 365915
EXPIRES: February 23, 2027

This document must be completed and returned with your Submittal

[Submittal Attachment H6]

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 Amber Gartner, PE, Vice President
   {print individual's name and title}

   for Kimley-Horn and Associates, Inc.
   {print name of entity submitting sworn statement}

   whose business address is 1700 SE 17th Street, Suite 200, Ocala, FL 3447

   and (if applicable) its Federal Employer Identification Number (FEIN) is 56-0885615 (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}

March 5, 2025
{date}

State of Florida

County of Marion

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Amber Gartner, who after first being sworn by me, affixed his/her signature in the space provided above on this 5th day of March, 2025.

Attest: Sherri Bishop
Notary Public
My commission expires: 2/23/27

(Notary Seal)



This document must be completed and returned with your Submittal.

[Submittal Attachment H7]

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that.

2. I *(printed name)* Amber L Gartner am the *(title)* Vice President and the duly authorized representative of the vendor of *(Vendor Name)* Kimley-Horn and Associates, Inc. whose address is 1700 SE 17th Street, Ocala, FL 34471, 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) N/A

Signature: _____

Printed Name: Amber L Gartner, PE

Vendor Name: Kimley-Horn and Associates, Inc.

Date: March 5, 2025

State of Florida

County of Marion

Sworn to and subscribed before me this 5th day of March 2025

Personally Known X
OR Produced Identification _____, Type of Identification _____

My Commission Expires 2/23/27

Sherri Bishop
(Printed, typed, or stamped commissioned name of notary)

SHERRI L. BISHOP
MY COMMISSION # HH 365915
EXPIRES: February 23, 2027

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

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: Kimley-Horn and Associate, Inc.

Print Name: Amber Gartner, PE, Project Manager Title: Vice President

Signature [signature] Date: March 5, 2025

State of Florida County of Marion

The foregoing instrument was signed and acknowledged before me this 5th day of March, 2025, by Amber Gartner who ~~has produced~~ [signature] ~~as identification.~~ (Print or Type Name) (Type of Identification and Number) is personally known to me

[signature]
Notary Public Signature

Sheri Bishop
Printed Name of Notary Public

HH 365915 / 2-23-27
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.

Kimley-Horn and Associates, Inc. Profile ACTIVE

Company Information

Company Name
Kimley-Horn and Associates, Inc.

Doing Business As (DBA) Name

Company ID
2023677

Enrollment Date
Nov 16, 2022

Employer Identification Number (EIN)
560885615

Unique Entity Identifier (UEI)
DS7JWCWDLQU7

DUNS Number
061099131

Total Number of Employees
5,000 to 9,999

NAICS Code
541

Sector
Professional, Scientific, and Technical Services

Subsector
Professional, Scientific, and Technical Services

[Submittal Attachment H9]

DETAILED EXCEPTION(S) OR DEVIATION(S) FROM THE SCOPE OF SERVICES OR TERMS AND CONDITIONS

Kimley-Horn requests the following changes:

1. The indemnification in RFQ # 2025-08 as written on page 26, [Submittal Attachment H3] Statement of Terms and Conditions complies with the Florida Statue 725.08. We ask that you replace the language on page 16 (the Indemnification section) and the language on page 34 (item 10) with the indemnification language you included on page 26 (second paragraph).
2. The Professional Services Agreement contains on page 33, third statement down, "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 #2025-08, for asphalt surface treatment." And we ask that you replace "asphalt surface treatment" with "Bicycle and Pedestrian Pathway Master Plan."

TTFFLOCAL004736.2025

[Submittal Attachment H10]

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Ins. Center/Greyling 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	**CONTACT NAME:** Jerry Noyola **PHONE (A/C, No, Ext):** 7702207699 **FAX (A/C, No):** **E-MAIL ADDRESS:** greylingcerts@greyling.com
INSURED KIMLASS Kimley-Horn and Associates, Inc. 421 Fayetteville Street, Suite 600 Raleigh, NC 27601	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Union Fire Ins Co of Pittsburg 19445 **INSURER B :** Allied World Assurance Co (U.S.) Inc. 19489 **INSURER C :** New Hampshire Insurance Company 23841 **INSURER D :** Lloyd's of London 85202 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2080884375 **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			GL5268169	4/1/2024	4/1/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 25,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	POLICY X PRO-JECT X LOC						GENERAL AGGREGATE	$ 4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
A A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			CA4489663 (AOS) CA2970071 (MA)	4/1/2024 4/1/2024	4/1/2025 4/1/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	X **UMBRELLA LIAB** X OCCUR			03127930	4/1/2024	4/1/2025	EACH OCCURRENCE	$ 5,000,000
	X **EXCESS LIAB** CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000							$
C C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)**	N/A		WC015893685 (AOS) WC015893686 (CA)	4/1/2024 4/1/2024	4/1/2025 4/1/2025	X PER STATUTE / OTH-ER	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$ 2,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000
D	Professional Liability			B0146LDUSA2404949	4/1/2024	4/1/2025	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage

CERTIFICATE HOLDER

Sample Certificate

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

Gregg Bachtel

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REQUEST FOR PROPOSAL
for
Bicycle and Pedestrian Pathway Master Plan

RFP 2025-08

City of Wildwood
100 N Main Street
Wildwood, FL 34785

352-932-3053 (Phone)

RFP # 2025-08

Bicycle and Pedestrian Pathway Master Plan

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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	January 30, 2025 (Thursday)
Last Day for Questions	February 27, 2025 (Thursday)
Addendums Posted (If Necessary)	March 3, 2025 (Monday)
Response Submission Deadline	March 6, 2025 (Thursday) at 2:00 PM
Selection Committee Meeting	March 17, 2025 thru April 14, 2025
Contract Award	Estimated April 28, 2025

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 A1)
	Tab A	Statement of Interest
	Tab B	Company Information
	Tab C	Team Composition and Resumes
	Tab D	Proposal Pricing Page (Attachment A2)
	Tab E	Method of Approach
	Tab F	Additional Information
	Tab G	References (Attachment A3)
	Tab H	Additional Required Documents
	H1	Proposer's Certification / Addenda Acknowledgement form
	H2	Proposal form
	H3	Statement of Terms and Conditions form
	H4	Hold Harmless Agreement
	H5	Drug Free Workplace Certificate
	H6	Sworn Statement to Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes form
	H7	Conflict of Interest Disclosure form
	H8	Immigration Affidavit Certification
	H9	A page that clearly identifies and numbers any Exceptions or Deviations from the Scope of Services or the terms and conditions
	H10	A Certificate of Insurability (COI)

The checklist is provided for your convenience and is not required to be submitted with the Proposal Package (response).

PART 2 - INTRODUCTION

PURPOSE

The purpose of this Request for Proposal (RFP) is to select a qualified Contractor ("Vendor") to prepare a Bicycle and Pedestrian Master Plan. The City of Wildwood is interested in developing a new plan to provide safer walking, bicycling, and micro-mobility transportation for Wildwood residents that would help expand access to parks, facilities and other recreational opportunities.

The City of Wildwood ("CITY") invites proposals for a comprehensive Bicycle and Pedestrian Master Plan that includes but is not limited to a detailed work plan and strategy, an inventory of existing infrastructure, a needs and demand analysis, a community outreach strategy, bicycle and pedestrian network enhancements, an implementation and funding strategy, and a final Bicycle and Pedestrian Pathway Master Plan Document. A map of the study area is provided as [Exhibit B]. It is necessary for respondents to read the information contained in this Request for Proposal (RFP), understand how to submit the proposal, what documents must accompany the proposal and what legal obligations the respondent is submitting for by providing a complete proposal. The CITY may select, or not select, at their sole discretion, any Contractor that the CITY feels will best address their needs.

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 ("CITY") is interested in selecting a contractor to provide a complete master plan document for developing a bicycle and pedestrian path system. The purpose of this RFP is to select a qualified contractor to furnish all materials, labor, supervision, transportation, inspections, permits, licenses, equipment, and any incidentals necessary complete the scope of services.

GENERAL SERVICE REQUIREMENTS

1. Research and Outreach Services
   A. The contractor shall prepare a Detailed Work Plan and Strategy. This task involves developing a work plan and schedule which at a minimum will review objectives of the master plan, introduce a scope of work, establish a meeting and presentation schedule, and establish communication channels with other departments, local and regional bicycle/pedestrian committees, and the general public.

   B. Research services include but are not limited to an Inventory of Existing Infrastructure, Programs and Conditions. This task involves a detailed review of the current City conditions and data including the Comprehensive Plan and other related plans, policies, and programs. The provider will review and document existing bicycle and pedestrian route networks and related completed projects, and relevant programs/policies implemented. The provider will coordinate with staff to update the inventory of existing infrastructure and programs/policies.

   C. A Needs and Demand Analysis shall be completed and reported to the City. This task includes initiating a user needs and demands analysis of bicyclists and pedestrians in the City of Wildwood to ensure that the proposed system meets the needs of all ages and abilities. The work should include identification and mapping of key origins and destinations for cyclists and pedestrians, identification of gaps in the existing network hindering safe and convenient access to key destinations. The inventory should note geographical infrastructure barriers (i.e. rail crossings, narrow right-of-way, etc.) and, and should identify Americans with Disabilities Act (ADA) issues relative to bicycle and pedestrian access and infrastructure. This task should incorporate bicycle and pedestrian counts at key locations, review of school district data, and review of collision data to accomplish this scope of service.

   D. The contractor should propose a Community Outreach Strategy based on successful outcomes and experience with similar projects in other similar communities. The strategy may include: Engaging both those who already bike and walk in City and those who deterred from biking and walking to assess needs for all users.
      1. Community forums to gain input from community members
      2. Surveys or web-based platforms for obtaining input from a broader spectrum of the community and to engage participants in dynamic outreach opportunities.
      3. Engaging with stakeholders from Sumter County School District to address needs for younger bicyclists and pedestrians and safe school commutes.
      4. Using City Commission meetings as a forum for discussion and solicitation of community input.
      5. Outreach efforts may include facilitation of meetings, presenting at City Commission meetings, and preparation of staff reports or other materials.

   Please note: the proposal submitted should clearly describe the recommended approach that is appropriate for Wildwood's community, and proposed schedule and level of effort.

2. Recommendations and Consulting Services
   A. The contractor shall provide Bicycle and Pedestrian Network Enhancements. This task includes the development of a short- and long-range vision and direction for bicycle and pedestrian network and infrastructure considering the current needs, demands, and stresses on the City's existing network and public feedback. The contractor will identify new goals, objectives, policies and standards to be developed that will guide development of a fully connected, safe, and comfortable transportation network. A listing of recommended bicycle and pedestrian recommended project improvements should be provided with description sheets for each. The criterion will generally consist of needs, available right of way, connectivity and directness, barriers, multi-mode linkages, and safety.

   B. The contractor shall provide Implementation and Funding Strategies. This task requires the development of an implementation strategy that includes details on cost, responsible department, scheduling, and appropriate funding. The strategy should rank and phase the recommendations and include provisions for monitoring and maintenance.
   The selected provider shall coordinate with staff to identify potential funding sources. Projects should be clearly identified and cross-referenced with approved or future projects in the City's Capital Improvement Project Fund (CIP) budget. Based on the information available, a financial plan should be developed.

   C. The contractor shall provide a finalized Bicycle and Pedestrian Pathway Master Plan Document. This task will assemble memorandums and documents from the above tasks into a Draft Bicycle and Pedestrian Pathway Master Plan for review and comment by staff. Once in draft form, the consultant and staff may present the BPMP to community and City Commission for feedback and recommendations as dictated by the outreach plan. Following comments and feedback received, the contractor will prepare a final BPMP for adoption by City Commission.

3. Deliverables and Schedules
   A. A detailed project schedule encompassing the full scope of work, meeting and presentation schedule, engagement plan with City staff, the Lake Sumter Metropolitan Planning Organization, and local bicycle advocacy groups and residents.

   B. A written analysis identifying existing infrastructure, route networks, and programs/ policies.

   C. A summary memorandum including data collection results and analysis of needs and demands for the bicycle and pedestrian network. The analysis should also include identification of additional opportunities to enhance the safety and accessibility of the network.

   D. Preparation of outreach plan and materials based on proposed approach. Attendance, facilitation, and/or participation at community outreach events.

   E. A draft technical memorandum describing policies, goals, and objectives. A draft technical memorandum describing short term and long-term projects, policies and programs. A draft bicycle and pedestrian network, project sheets with cost estimates, and prioritization framework.

   F. A draft technical memorandum describing implementation plan and funding strategies, including short (less than 5 years) and long term (5-15 years) planned projects, high and

low priority projects, and opportunities for high impact low-cost projects.

G. Bicycle and Pedestrian Master Plan documents and support documents, presentation to City Commission and/or public meetings, and support at final City Council adoption meeting.

H. A finalized master plan in a format that is well organized, aesthetically pleasing and publishable in both electronic formats and in paper formats.

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.	40%
Method of Approach proposed to complete the services, to meet the deadlines and ensure availability to complete repairs and remedy problems.	30%
Price Estimates Proposed	20%
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 – City'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 **A1** 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, Veteran 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. **Pricing**: Include Attachment **A2**, Proposal Pricing Page and any relevant pricing structures, anticipated increases or proposed equipment.

Tab E. METHOD 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 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? If 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. Photographs are optional and may be provided in this section.

Tab G. **REFERENCES**: Include Attachment **A3**, Illustrative Work Form and any other information pertaining to the minimum of five (5) references for work performed that is 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. Ensure that Submittal Attachment 2 (Illustrative Work). has the company/city name, contract name, phone number and address are included.

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 A1]

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 A2]

PROPOSAL PRICING PAGE

Pricing Table			
Line	**Service Description** (from Scope of Services #3 Deliverables and Schedules)	**Unit**	**Estimate**
A	Detailed project schedule	Lump Sum NTE (not to exceed)	$_____
B	Written analysis of existing state	Lump Sum NTE	$_____
C	Summary memorandum of needs	Lump Sum NTE	$_____
D	Outreach plan	Lump Sum NTE	$_____
E	Technical memorandum of short-term and long-term project, policy and program recommendations	Lump Sum NTE	$_____
F	Draft of Implementation Plan including funding strategies	Lump Sum NTE	$_____
G	Master Plan including presentation to City Commission and other public meetings	Lump Sum NTE	$_____
H	Finalized Master Plan documents	Lump Sum NTE	$_____
	Total of Scope of Services	Total Not To Exceed Amount	$_____

Place this Attachment in Tab D along with any additional pricing structures or categories.

[Submittal Attachment A3]

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]

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 # 2025 - 08**
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 H2]

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 H3]

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 H4]

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 H5]

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 H6]

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 H7]

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 _____ _____, 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: _____

Vendor Name: _____

Date: _____

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____ 20___

Personally Known _____
OR Produced Identification _____, Type of Identification _____

My Commission Expires _____

_____
(Printed, typed, or stamped commissioned name of notary)

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

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
SAMPLE

THIS AGREEMENT is made this_____day of_____, 2025, 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 #2025-08, 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 #2025-08

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 # 2025-08, 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: _____

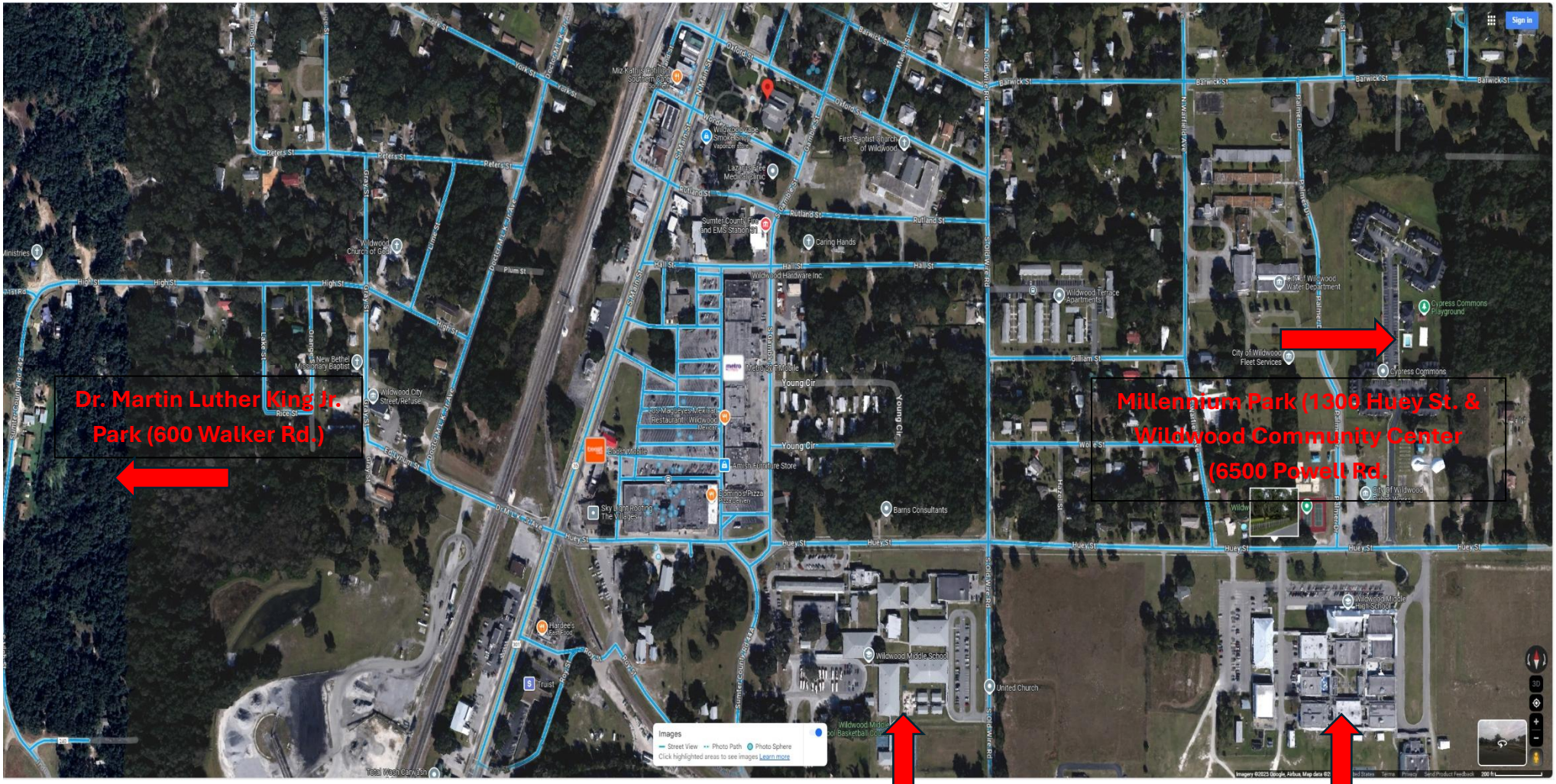
Contractor

_____

By: _____

Date Signed: _____

RFP 2025-08 EXHIBIT B: Study Area Map



Analysis RFP 2025-08 Bicycle and Pedestrian Pathway Master Plan

Phase 1: Proposal Ranking

Offerors	Evaluation Criteria Capability, Qualification, Experience (40)	Method of Approach (30)	Price Estimates Proposed (20)	Relevant References (10)	Criterial Per Offeror Subtotal (100)	Points out of 100 Scores
Foresite Group	31.8	23.60	17.80	6.40	79.60	79.60%
Evaluator 1	30.0	24.0	20.0	8.0		
Evaluator 2	35.0	24.0	18.0	6.0		
Evaluator 3	33.0	26.0	19.0	4.0		
Evaluator 4	25.0	20.0	14.0	6.0		
Evaluator 5	36.0	24.0	18.0	8.0		
Kimely-Horn	37.8	27.4	9.60	10.40	85.20	85.20%
Evaluator 1	40.0	30.0	8.0	10.0		
Evaluator 2	40.0	25.0	15.0	9.0		
Evaluator 3	38.0	28.0	10.0	10.0		
Evaluator 4	33.0	26.0	5.0	8.0		
Evaluator 5	38.0	28.0	10.0	15.0		

Phase 2: Presentations Ranking and Combined Scores

Offerors	Evaluation Criteria Capability, Qualifications and Experience (4)	Method of Approach (3)	Best and Final Pricing (2)	Relevant References (1)	Presentation Score Subtotal (100)	Proposal Scores Scores	Combined Totals Scores	Ranking	
Foresite Group	2.4	1.6	1.4	0.8	6.20	79.60	**85.80**	**Foresite Group**	**2**
Evaluator 1	3.0	2.00	1.00	0.00					
Evaluator 2	2.0	1.00	1.00	1.00					
Evaluator 3	2.0	2.00	1.00	1.00					
Evaluator 4	2.0	2.00	2.00	1.00					
Evaluator 5	3.0	1.00	2.00	1.00					
Kimley-Horn	4.0	3.0	1.4	0.8	9.20	85.20	**94.40**	**Kimely-Horn**	**1**
Evaluator 1	4.0	3.00	1.00	0.00					
Evaluator 2	4.0	3.00	2.00	1.00					
Evaluator 3	4.0	3.00	2.00	1.00					
Evaluator 4	4.0	3.00	1.00	1.00					
Evaluator 5	4.0	3.00	1.00	1.00					

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Approval to Award RFP #2025-07 Benefits Brokerage Services**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Human Resources Department initiated a Request for Proposals (RFP) for assistance with planning, designing, negotiating, and analyzing the best coverage and cost for selective employee benefit programs.

On February 4, 2025, RFP #2025-07 for Benefits Consulting and Broker Services was posted to request proposals from qualified providers. On March 25, 2025, the City publicly opened the seven (7) proposals received. The proposals were evaluated by the selection committee consisting of Melissa Tuck, Human Resources and Risk Director; Marc Correnti, Human Resources Generalist; Cassandra Smith, Assistant City Manager/CFO; Alice Borrack, Payroll Specialist; and Thomas Rigwood, Assistant Director of Public Works.

Presentations by the top three (3) ranking firms were held on May 19, 2025. The presentations addressed questions from the committee, provided scope of service clarifications, and introduced key personnel associated with the City's request. After the presentations, the Gehring Group (RSC Insurance Brokerage, Inc.) remained the highest-ranking firm. The committee recommends that the Commission approve the award to the Gehring Group.

Analysis RFP 2025-07 Benefits Consulting & Broker Services

Proposal Ranking: RFP2025-07

	Evaluation Criteria					Criterial Per Offeror	Points out of 100		Ranking
Offerors	**Capability, Qualification, Experience (40)**	**Method of Approach (30)**	**Proven Ability (20)**	**Subtotal**	**Cost Competitiveness (10)**	**Subtotal**	**Score**		
Acrisure Southeast Partners	31.8	24.20	16.80	72.8	9.00	81.80	81.80%	**Acrisure Southeast Partners**	3
Evaluator 1	30.0	22.0	18.0		10				
Evaluator 2	35.0	25.0	16.0		10				
Evaluator 3	38.0	30.0	16.0		10				
Evaluator 4	28.0	23.0	18.0		7				
Evaluator 5	28.0	21.0	16.0		8				
Gallagher Benefits	21.6	16.2	12.00	49.8	5.00	54.80	54.80%	**Gallagher Benefits**	6
Evaluator 1	10.0	12.0	12.0		2				
Evaluator 2	30.0	18.0	18.0		10				
Evaluator 3	20.0	15.0	10.0		4				
Evaluator 4	28.0	18.0	8.0		5				
Evaluator 5	20.0	18.0	12.0		4				
Gehring	36.0	24.00	18.80	78.8	8.80	87.60	87.60%	**Gehring**	1
Evaluator 1	35.0	20.0	18.0		10				
Evaluator 2	35.0	25.0	18.0		10				
Evaluator 3	40.0	24.0	20.0		8				
Evaluator 4	38.0	26.0	18.0		8				
Evaluator 5	32.0	25.0	20.0		8				
Gelin Benefits	29.6	23.0	14.40	67.0	9.40	76.40	76.40%	**Gelin Benefits**	4
Evaluator 1	35.0	24.0	11.0		10				
Evaluator 2	30.0	25.0	15.0		10				
Evaluator 3	25.0	18.0	18.0		9				
Evaluator 4	28.0	24.0	12.0		8				
Evaluator 5	30.0	24.0	16.0		10				
Higginbotham	24.6	21.00	10.00	55.6	6.00	61.60	61.60%	**Higginbotham**	5
Evaluator 1	10.0	10.0	5.0		4				
Evaluator 2	25.0	25.0	15.0		10				
Evaluator 3	30.0	24.0	10.0		4				
Evaluator 4	35.0	28.0	12.0		8				
Evaluator 5	23.0	18.0	8.0		4				
HUB Public Risk	34.6	21.4	17.20	73.2	8.80	82.00	82.00%	**HUB Public Risk**	2
Evaluator 1	38.0	22.0	16.0		10				
Evaluator 2	30.0	20.0	18.0		10				
Evaluator 3	35.0	28.0	18.0		8				
Evaluator 4	38.0	12.0	16.0		8				
Evaluator 5	32.0	25.0	18.0		8				
Southern Employer Benefits	14.2	13.40	10.20	37.8	4.40	42.20	42.20%	**Southern Employer Benefits**	7
Evaluator 1	15.0	10.0	8.0		2				
Evaluator 2	15.0	15.0	15.0		10				
Evaluator 3	15.0	12.0	12.0		2				
Evaluator 4	8.0	12.0	4.0		4				
Evaluator 5	18.0	18.0	12.0		4				

RFP2025-07 Benefits Consulting & Broker Services

Presentations Scores

	Evaluation Criteria				Presentation Score
Offerors	**Capability, Qualifications and Experience (20)**	**Method of Approach (15)**	**Proven Ability (10)**	**Cost Competitiveness (5)**	**Subtotal**
Acrisure Southeast Partners	**19.3**	**13.5**	**9.8**	**4.5**	42.50
Evaluator 1	20.0	15.00	10.00	5.00	
Evaluator 2	18.0	13.00	9.00	4.00	
Evaluator 3	19.0	13.00	10.00	5.00	
Evaluator 4	20.0	13.00	10.00	4.00	
Gehring Benefits	**17.5**	**13.5**	**9.0**	**5.0**	40.00
Evaluator 1	18.0	15.00	10.00	5.00	
Evaluator 2	13.0	12.00	8.00	5.00	
Evaluator 3	19.0	15.00	10.00	5.00	
Evaluator 4	20.0	12.00	8.00	5.00	
HUB Public Risk	**14.8**	**10.5**	**7.5**	**2.8**	32.75
Evaluator 1	10.0	5.00	5.00	1.00	
Evaluator 2	14.0	12.00	10.00	5.00	
Evaluator 3	15.0	11.00	7.00	3.00	
Evaluator 4	20.0	14.00	8.00	2.00	

RFP2025-07 Benefits Consulting & Broker Services Combined Scores

Summary Rankings

Offerors	Proposal Scores Subtotal	Presentation Scores Subtotal	Total Scores 150 points	Ranking
Acrisure Southeast Partners	81.80	42.50	124.30	**2**
Gehring Benefits	87.60	40.00	127.60	**1**
HUB Public Risk	82.00	32.75	114.75	**3**

RISK strategies

GEHRING GROUP
A RISK STRATEGIES COMPANY

CITY OF WILDWOOD

BENEFITS CONSULTING & BROKER SERVICES
RFP NO. 2025-07

Due Date: Tuesday, March 25, 2025 at 2:00 p.m.

Proposal Contact: Cindy Thompson, V.P. of Operations
Tel: (800) 244-3696 or (561) 626-6797
Email: cindy.thompson@gehringgroup.com

Supporting the Public Sector our communities rely on.












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- Illustrative Work (Attachment A2)

Tab H: ..... **Submittal Documents Required**

- Proposer's Certification (Attachment H1)
- Proposal Form (Attachment H2)
- Statement of Terms & Conditions (Attachment H3)
- Hold Harmless Agreement (Attachment H4)
- Drug Free Workplace Certificate (Attachment H5)
- Sworn Statement on Public Entity Crimes (Attachment H6)
- Conflict of Interest Disclosure Form (Attachment H7)
- Immigration Affidavit Certification (Attachment H8)
- State of Florida Sunbiz Annual Report
- Sample Certificates of Insurance
- Exceptions/Deviations to Sample Agreement

Tab I: ..... **Exhibits**

Exhibit 1 ..... Sample Employee Benefit Guide

Exhibit 2 ..... Sample Employee Communications

Exhibit 3 ..... Sample Reports & Work Product

Exhibit 4 ..... Sample Client Webinar

Exhibit 5 ..... Sample Employee Benefit Newsletters

Exhibit 6 ..... Client Letters of Recommendation

[Submittal Attachment A1]

RFP COVER PAGE

Name of Vendor, Entity or Organization:
RSC Insurance Brokerage, Inc.

Federal Employer Identification Number (FEIN): 16-1689464

State of Florida License Number (If Applicable): L044634

Name of Contact Person: Cindy Thompson

Title: Vice President-Operations

E-Mail Address: cindy.thompson@gehringgroup.com

Mailing Address: 3500 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410

Street Address (if different): same

City, State, Zip: same

Telephone: (561) 626-6797 | (800) 244-3696 **Fax:** (561) 626-6970

Organizational Structure – Please Check One:

Corporation ☑ **Partnership** ☐ **Proprietorship** ☐ **Joint Venture** ☐ **Other** ☐

If Corporation:
Date of Incorporation: March 18, 2003 **State of Incorporation:** Delaware

States Registered in as Foreign Corporation: Florida

Authorized Signature:

Print Name: Kurt N. Gehring

Signature: Kurt Gehring

Title: Managing Director

Phone: (561) 626-6797 | (800) 244-3696

This document must be completed and returned with your Submittal.

Tab A: Statement of Interest

Statement of Interest to be submitted on the Vendor's letterhead.

Please refer to Gehring Group/Risk Strategies statement of interest on the following pages.

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

Corporate Headquarters
3500 Kyoto Gardens Dr
Palm Beach Gardens, FL 33410

561.626.6797 office
800.244.3696 toll free
561.626.6970 fax

March 21, 2025

City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Re: RFP No. 2025-07 – Benefits Consulting & Broker Services

Dear Evaluation Committee Member:

Gehring Group/Risk Strategies is pleased to provide this proposal in response to the City of Wildwood's RFP for Benefits Consulting and Broker Services. Through our extensive experience working with governmental employers over the past three decades serving as Benefits and Risk Management Consultant/Broker, we are confident that our firm can offer innovative solutions, efficiencies, value-added services, in-depth industry and employee benefits program knowledge, a vast depth of support and experience, along with an unparalleled level of service to your Leadership, Staff and Members. We believe that effective insurance management goes beyond the mere placement and sale of products—it is about delivering comprehensive advisory services. By fostering a culture of collaboration and teamwork, we deliver added value through tailored resources, designing and executing innovative and forward-thinking solutions.

Our Public Sector Specialty division in Palm Beach Gardens, Florida location will service the City of Wildwood and employs local team members averaging 12+ years and leadership personnel averaging 18 years of industry experience. Upon becoming a division of RSC Insurance Brokerage, Inc. in 2022, Gehring Group/Risk Strategies has even more to offer within the product and services area of benefits. As one of the largest privately held insurance advisors, we serve over 160 public entity clients in the state including municipalities, counties, housing authorities, special taxing districts, utility companies and other public entities. Furthermore, our national presence represents over 5,000 valued team members, including in-house legal, actuarial, and experts in various coverage specialties, positioning us as industry leaders. We rank in the top three nationally across numerous specialties, providing a comprehensive suite of employee benefits and property and casualty services and have successfully introduced and implemented cutting-edge concepts, including Consumer Directed Health Plans, customized Stop Loss programs, Onsite Clinics, and progressive Wellness and Mental Health initiatives. By actively listening, we craft customized strategies that deliver optimal solutions and align the right partners to meet each client's objectives.

With our extensive experience serving large public sector clients, we have cultivated a sophisticated approach that drives innovation, broadens our national reach, and attracts top talent; and our partnerships and market presence have earned us top-tier recognition from all Florida insurance carriers. Risk Strategies has more than 1,000 municipal clients nationwide, including our significant presence in Florida. Our commitment to a "how can we help you" mindset ensures that we remain a valuable year-round resource for our clients' benefit needs. We prioritize transparency and independence, recognizing that each client has unique goals and challenges.

UNDERSTANDING OF THE SERVICES REQUESTED

Gehring Group/Risk Strategies has thoroughly reviewed and fully understands the requirements, scope of services, and specifications outlined in this RFP and are committed to delivering the requested services with excellence. We recognize the City's objective to maintain a competitive and cost-effective employee group benefit program and are prepared to leverage our industry experience and knowledge to achieve this goal. Our services will encompass, but are not limited to: servicing all lines of employee benefits insurance coverages, benefits analysis and research, procurement of insurance, vendor and renewal negotiations, open enrollment coordination and assistance, wellness program consulting, developing communication strategies, monitoring regulatory and compliance issues, providing real-time benchmark data, continuous examination and review of claims and benefit data, and overall benefits administration support. Gehring Group/Risk Strategies also assists our clients in complying with State and Federal legislation including but not limited to Sunshine Laws, Statute 112.0801, and provide guidance regarding ACA requirements specific to their size of group and funding arrangement.

Additional services include benefits communication and professional graphics services, open enrollment assistance, employee advocacy services, assistance with claims and billing issues, and legislative compliance regarding COBRA, HIPAA, ACA, GINA, and more. Our in-house professional graphics department is available to design and produce various employee communication pieces and educational flyers in addition to our annual Employee Benefits Guide and Wellness Program Brochures that can be customized according to your benefits options. In addition, your Gehring Group/Risk Strategies team is available on an ongoing basis for onsite meetings with Staff, health and wellness committees, union groups, decision makers, or the general employee population.

We provide innovative and sophisticated solutions to complex problems and utilize technology and administrative capabilities to assist our clients in gaining efficiencies and developing both short term and long-range strategies to conform to our clients' overall needs and goals while adhering to any commitments made within Union Agreements. We remain in contact with our clients continuously throughout the plan year, preparing renewal/budget projections and monitoring available claims experience as well as assisting employees with claims issues and enrollments. Our proactive and strategic approach as detailed in this proposal, coupled with our industry knowledge, familiarity with applicable legislation, awareness of new and innovative products and programs, market relationships and enthusiasm, make us the consultant of choice for public entities. We are a collaborating partner, helping each client accomplish their desired benefits program goals by developing long term strategies and working diligently to produce positive results through analytics, innovation, and technology. In addition, all service team members have achieved their Florida insurance license and can legally advise employees regarding their benefit options.

With authority to bind the agency, please allow me to express our confidence in our ability to provide the City with additional value and exceptional services relating to its Employee Benefits programs. We thank the members of the selection committee for their consideration of our comprehensive response and stand ready to provide any additional clarification upon review of this proposal.

Sincerely,

Kurt N. Gehring
Managing Director & National Practice Leader – Public Entities

Tab B: Company Information

Provide an overview of your company, including a brief description of your company's history, growth, ownership, philosophy/culture, approximate number of employees and financial growth.

After three decades of dedicated service to the Florida insurance market, Gehring Group has proudly joined RSC Insurance Brokerage, Inc. (Risk Strategies Company), a distinguished privately held corporation, as of January 1, 2022. Now operating under our new name, Gehring Group/Risk Strategies is excited to submit this proposal in response to Wildwood's RFP for Benefits Broker Services. Our deep-rooted understanding of your benefits requirements, cultivated through our three decades of serving as the Benefits Consultant/Broker for over 160 Florida public entities, assures that our firm is well-positioned to not only meet, but exceed expectations by delivering exceptional service standards, value-added services, and efficiencies. RSC Insurance Brokerage, Inc. d/b/a Risk Strategies Company is a Delaware corporation, incorporated in 2003, authorized to do business in the state of Florida as evidenced by the Florida Sunbiz.org documentation located in **Tab H: Submittal Documents Required**.

As outlined in **Tab A,** our public sector division includes 80 employees and our national presence represents over 5,000 valued team members, including in-house legal, actuarial, and experts in various coverage specialties, positioning us as industry leaders. In addition, our three decades of dedicated service and experience in the Florida public sector insurance market has uniquely positioned us as trusted risk and benefits consultants/brokers. We understand your organization's distinct needs and are confident in our ability to continue to provide the required services and meet time and budget requirements. As the ***Public Sector Specialty Division*** of Risk Strategies Company, we remain committed to delivering efficiencies, value-added services, and in-depth public sector knowledge that goes beyond mere satisfaction. Our goal is to exceed expectations. At Gehring Group/Risk Strategies, we don't just meet your needs; we anticipate them.

Gehring Group/Risk Strategies clients benefit from our:

- **98% Client Retention Rate:** We have the experience necessary to serve the needs of the public sector.
- **Comprehensive Scope of Services:** Gehring Group/Risk Strategies offers an all-inclusive and comprehensive range of services tailored to your specific requirements.
- **Cost Management:** Our proactive approach ensures cost management year over year, allowing you to focus on your core mission.
- **Educational Opportunities:** We empower our clients with educational resources, legislative update seminars/webinars, and newsletters to remain in compliance and make informed decisions.
- **Dedicated Team:** Our team boasts a team of over 80 full-time staff members, complemented by remote employees in Tampa, Sarasota, Bradenton, Orlando, Parrish, Jacksonville, Yulee, and Parkland, Florida.
- **Top-tier Carrier Recognition**: Our esteemed reputation and prominent standing within the Florida insurance market afford us top-tier recognition and significant leverage with all major

carriers. We are also one of the few brokers with the ability to solicit proposals directly from the Florida League of Cities on behalf of our clients.

At Gehring Group/Risk Strategies, we don't just serve our clients—we partner with them to deliver strategic solutions that make a difference. We are committed to being your trusted advisor, ensuring you receive the highest level of experience, service, and market leverage to meet your evolving needs.

As part of the RSC family, Gehring Group maintains its unwavering focus on the public sector. Our extensive experience serving clients similar in scope and size to the City of Wildwood has allowed us to successfully implement cutting-edge concepts including Consumer Directed Health Plans, Creative Stop Loss Programs, Direct Network Contracting, Onsite Clinics, and Innovative Wellness Programs, including mental health initiatives. Beyond our expert-level benefits consulting services, we also provide value-added offerings that set us apart including:

1. **Benefits Marketing Services & Renewal Negotiations:** Collaborate with Staff to market lines of coverage, review funding options and alternatives, negotiate renewals, and make recommendations.
2. **Legislative Updates & Planning:** We keep you informed and prepared for regulatory changes.
3. **Employee Advocacy Services:** We advocate for your employees regarding resolution of claims issues and overall well-being.
4. **Actuarial Services & Data Analytics:** Data-driven insights guide strategic decisions.
5. **Custom Graphics & Communications:** Engage and educate your workforce effectively.
6. **Wellness Program Consulting:** Foster a healthy, thriving workplace with effective wellness education and initiatives including mental health.
7. **Employee Health Center (Clinic) Consulting:** Optimize healthcare access and delivery at the local level.
8. **Human Resources & Compliance Resources:** Navigate compliance and legislation confidently.
9. **Educational & Networking Opportunities:** Continuous learning for lasting success via our annual summit, various workshops, trainings, and more. Some of these include:

- *Benefits Administration Workshop*
- *Human Resources Leadership Forum*
- *First Responder Mental Health Workshop*
- *Firefighter Cancer Bill Workshop*
- *Annual Two-Day Public Sector Summit*
- *The ABCDEs of Medicare*
- *True Colors Training & Development*
- *Mental Health Onsite First Aide Training*

Exceeding Expectations

At our core, we are dedicated to recruiting top-tier professionals and embracing cutting-edge industry practices. Our philosophy not only remaining involved with our clients on a year-round basis, but also centers around delivering a comprehensive suite of superior brokerage and employee benefits consulting services to each and every client. Here is how we stand out:

1. **Innovative Approach:** We do not settle for the status quo. Instead, we take an innovative, proactive stance to continually elevate our performance beyond industry norms.

2. **Strategic Partnership:** As your collaborative partner, we work closely with you to achieve your benefits program goals. Our focus is on long-term strategies that yield positive results.
3. **Data-Driven Insights:** Leveraging analytics, we provide actionable insights that drive informed decisions. Our commitment to innovation and technology ensures we stay ahead of the curve.
4. **Licensed Professionals:** All Gehring Group/Risk Strategies' service team members hold Florida insurance licenses, enabling them to legally guide employees through their benefit options.

We take an innovative, proactive approach to continuously enhance the quality of our level of performance beyond industry standards. We are a collaborating partner, helping each client accomplish their desired benefits program goals by developing long term strategies and working diligently to produce positive results.

Experience with Employee, Union/Labor Groups, and Departmental Committees

As your trusted insurance professionals, we recognize the critical importance of establishing credibility and fostering robust communication channels. Our commitment extends to key stakeholders, including the Risk Management, Human Resources, Finance, and Administrative Departments, as well as other overseeing committees and unions. Here is how we actively contribute:

1. **Engaged Participation:** Members of our team play integral roles in our clients' employee benefits and wellness committees. Whether as advisors or facilitators, we actively contribute to informed decision-making.
2. **Impartial Analysis:** Our goal is to ensure an impartial and thorough analysis of all proposed options. By collaborating closely with relevant parties, we create a holistic view that considers diverse perspectives.
3. **Smooth Transitions:** When changes are on the horizon, our collective participation serves to make any potential transition seamless. We navigate complexities with care and precision.
4. **Effective Communication:** Through these collaborative meetings, we ensure that changes and recommendations are communicated back to the employee base in a positive and effective manner. Transparency is our guiding principle.

Honors, Awards & Wellness Recognitions

Beyond our recognition as industry experts, our firm has achieved significant milestones over the past several years. These accomplishments reflect our unwavering commitment to excellence and the collective dedication of our exceptional team. Being selected as an honoree for these awards is a great tribute to each and every one of our employees, and reflection of our corporate culture; as well as a reflection of the support we receive from our clients.



Why Gehring Group/Risk Strategies?

Gehring Group/Risk Strategies is the best choice for the award for the City's Employee Healthcare and Benefits Consultant services due to our extensive experience and proven success in serving over 160 Florida public entities. With specialized knowledge of health and welfare plans, our team excels in navigating complex funding arrangements, implementing tailored programs, providing year-round service, and expertly guiding clients through the RFP, evaluation, and implementation process. Our deep understanding of public records laws, union negotiations and agreements, and the ever-evolving government regulations ensures seamless compliance and adherence to all benefit commitments.

Moreover, our proactive approach includes continuous evaluation of cost-saving opportunities and emerging industry trends, enabling us to provide innovative solutions that align with our clients' goals. We pride ourselves on delivering comprehensive services and timely, clear communication, fostering long-term relationships built on trust and mutual success. By leveraging our top-tier carrier recognition, vast market relationships and experience, we help clients manage benefits effectively while maintaining budget efficiency, making us a valuable partner in achieving strategic objectives.

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1. What is your experience in the municipality and government sectors?

Having served over 160 public sector entities in Florida, Gehring Group/Risk Strategies has significant experience in servicing all lines of employee benefits coverage for all types of public sector entities. Our team has a comprehensive level of experience in conducting all phases of the procurement process, analysis, and recommendation process for all lines of employee benefits coverage, whether fully insured or self-insured. Our involvement will be comprehensive as we compile the RFP data for submission to the insurance market and work with the procurement division to maintain integrity with the bid process, and we are confident that acquisition of various competitive options will be accomplished. We are also very experienced in giving recommendation presentations to employee committees, union groups, City/Town Councils and Commissions, and various boards.

Our staff has extensive experience with evaluating, implementing, and servicing all types of programs that include Health Savings Accounts (HSA), Health Reimbursement Accounts (HRA), Consumer Driven Health Plans (CDHP), Employee Health Centers and Cafeteria Plans. Through our knowledge and experience, Gehring Group/Risk Strategies aids its clients in determining which plans represent viable options in order to assist management in making informed decisions regarding new concepts and ascertaining benefit programs that are in the best interest of their organization and membership. We work with the City to ensure that all benefit obligations have been considered throughout the RFP, evaluation, and implementation process, and that the resulting contracts conform with the City's obligations under any union agreements.

Gehring Group/Risk Strategies is well respected as a forward-thinking consultant. Not only were we one of the first brokers to implement HRAs and HSAs at a public sector entity; we have substantial onsite clinic experience, independently advising on, and implementing various onsite/near-site health center models. We have also assisted numerous public sector clients in evaluating various benefits technology tools such as online open enrollment and benefits eligibility and administration systems.

We have supported our clients in our role as advisor in the face of health care reform and the ever-changing benefits related legislation issued in recent years. During this time of legislative change, Gehring Group/Risk Strategies has taken on the role of becoming an educational resource for our clients by consistently hosting informative seminars and webinars on relevant topics.

The following include a list of our Florida public entity clients as further evidence of our focus on and experience with servicing public entities:

PUBLIC ENTITY CLIENTS	
Atlantis, City of	Marco Island, City of
Boca Raton, City of	Margate, City of
Boca Raton Housing Authority	Martin County BOCC
Boynton Beach, City of	Martin County School District
Brooksville, City of	Martin County Sheriff's Office
Broward College	Monroe County BOCC
Cape Coral, City of	Naples, City of
Career Source Palm Beach County	Nathan Benderson Park Conservancy
Central Florida Expressway Authority (LYNX)	North Palm Beach, Village of
Charlotte County BOCC	North Port, City of
Children's Services Council of PB County	North River Fire District
Citrus County BOCC	Oakland Park, City of
Clearwater, City of	Ocean Ridge, Town of
Clerk & Comptroller, Palm Beach County	Okaloosa County BOCC
Clewiston, City of	Oldsmar, City of
Cocoa, City of	Orange County Tax Collector
Cocoa Beach, City of	Orange County Sheriff's Office
Coconut Creek, City of	Osceola County Sheriff's Office
Cooper City, City of	Osceola County Tax Collector
Coral Gables, City of	Oviedo, City of
Coral Springs, City of	Pahokee, City of
Dania Beach, City of	Pahokee Housing Authority
Davie, Town of	Palm Bay, City of
Deerfield Beach, City of	Palm Beach County Sheriff's Office
Delray Beach, City of	Palm Beach, Town of
Delray Beach Housing Authority	Palm Beach Shores, Town of
Dunedin, City of	Palm Harbor Fire Rescue District
Estero Fire & Rescue District	Palm Springs, Village of
Estero, Village of	Parkland, City of
Fellsmere, City of	Parrish Fire District
Flagler County Sheriff's Office	Pasco County Clerk & Controller
Florida Keys Aqueduct Authority	Pasco County Sheriff's Office
Florida PACE Funding Agency	Pinellas County Housing Authority
Florida Sheriff's Association	Pinellas County Sheriff's Office
Fort Lauderdale, City of	Pinellas Suncoast Fire and Rescue
Fort Myers, City of	Pinellas Suncoast Transit Authority
Fort Myers Beach Fire Control District	Pompano Beach, City of
Gainesville, City of	Port of Palm Beach
Greenacres, City of	Port St. Lucie, City of

PUBLIC ENTITY CLIENTS	
Gulfstream, Town of	Rockledge, City of
Hernando County BOCC	Royal Palm Beach, Village of
Hernando County School District	Sanibel, City of
Highlands County BOCC	Sarasota County Sheriff's Office
Hillsborough County Aviation Authority	Satellite Beach, City of
Hillsborough County Sheriff's Office	Seacoast Utility Authority
Hollywood, City of	Sebastian, City of
Indian Trail Improvement District	Sebring, City of
Iona McGregor Fire District	Solid Waste Authority of PB County
Islamorada, Village of Islands	South Florida Water Management District
Juno Beach, Town of	Southern Manatee Fire Rescue District
Jupiter Island, Town of	Southwest Ranches, Town of
Key West Housing Authority	Spring Creek Charter School
Key West, City of	St. Johns River Water Management District
Keys Energy Services	St. Lucie County Sheriff's Office
Lake County BOCC	St. Lucie County Fire District HIT
Lake Park, Town of	Stuart, City of
Lake Park Community Red. Agency	Tampa Bay Water Authority
Lake Worth Beach, City of	Tarpon Springs, City of
Lake Worth Drainage District	Tax Collector, Palm Beach County
Lakeland, City of	Tax Collector, St. Lucie County
LWB Community Redevelopment Authority	Tequesta, Village of
Lee County Sheriff's Office	Government of the US Virgin Islands
Lehigh Acres Fire & Rescue Control District	Venice, City of
Loxahatchee Groves, Town of	Virgin Islands Water and Power Authority
Loxahatchee River District	Walton County BOCC
LYNX – Central Florida Reg. Transportation Auth.	Walton County Sheriff's Office
Manalapan, Town of	Wellington, Village of
Mangonia Park, Town of	West Manatee Fire Rescue District
Manatee County BOCC	West Palm Beach, City of

We also invite you to review our Letters of Recommendation included in **Exhibit 6**.

2. **How long has the company been in business in Florida.**

Gehring Group was incorporated in Florida in 1992 and was recently acquired by Risk Strategies in 2022 as its public entity specialty division, retaining all team members. Risk Strategies is a Delaware corporation incorporated on September 16, 2003 and has been licensed to do business in Florida since 2008.

3. **How many years has the company been doing the type of work described in the Scope of Services?**

The location that will be serving the needs of the City has always had a public sector focus and has been performing Employee Benefits and Risk Management consulting and brokerage services for the public sector for over 32 years. This office employs 80 team members with various specialties and knowledge to meet your needs.

4. **What is the length of time your firm has provided services to governmental clients?**

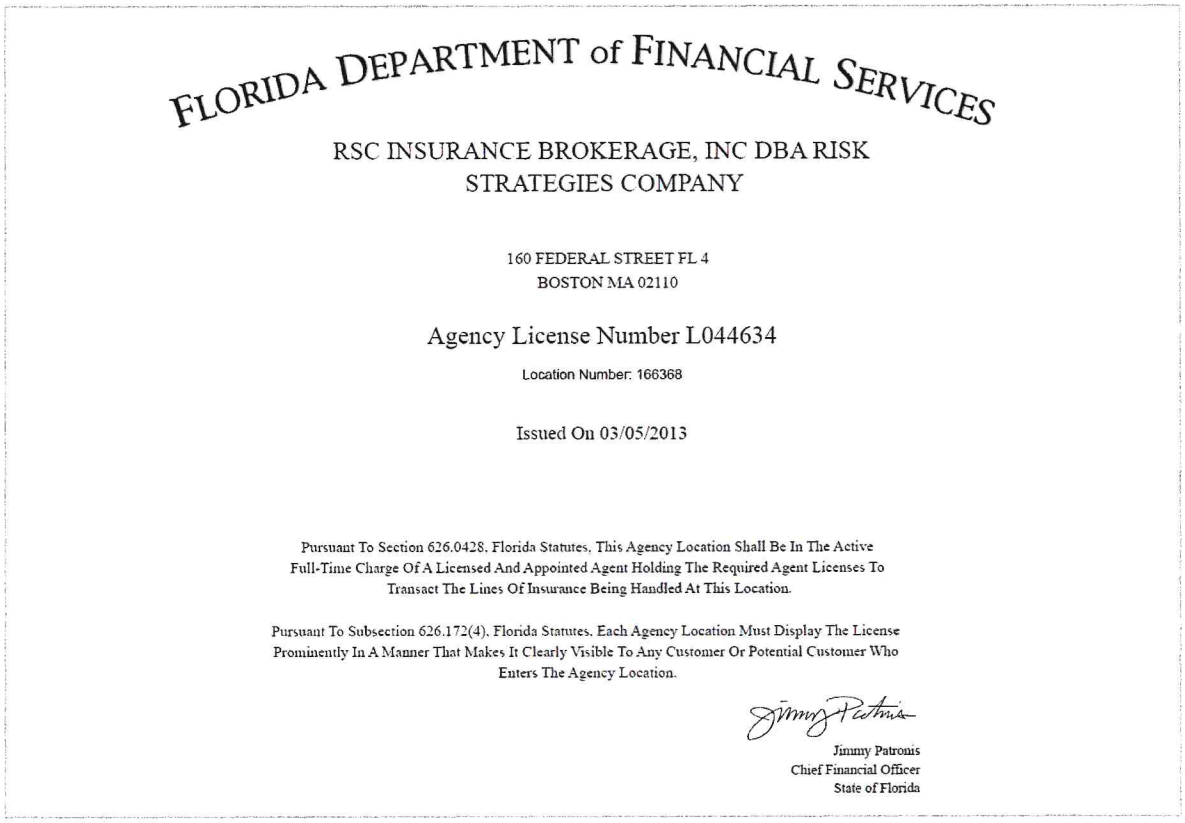
   Focused on serving Florida public sector entities for over **32 years**, our team has accumulated a vast amount of work experience relevant to what is necessary to serve the needs of the City.

5. **Does your company have a Small Business, Veteran Owned or MWBE status?**

   Risk Strategies does not qualify as any of the above.

6. **Include a copy of the company's current state of Florida, City, or Professional Regulation License to perform business.**

   The following includes our Florida agency license. Individual employee licenses are also included herein.



FLORIDA DEPARTMENT of FINANCIAL SERVICES

RSC INSURANCE BROKERAGE, INC DBA RISK STRATEGIES COMPANY

160 FEDERAL STREET FL 4
BOSTON MA 02110

Agency License Number L044634

Location Number: 166368

Issued On 03/05/2013

Pursuant To Section 626.0428, Florida Statutes, This Agency Location Shall Be In The Active Full-Time Charge Of A Licensed And Appointed Agent Holding The Required Agent Licenses To Transact The Lines Of Insurance Being Handled At This Location.

Pursuant To Subsection 626.172(4), Florida Statutes, Each Agency Location Must Display The License Prominently In A Manner That Makes It Clearly Visible To Any Customer Or Potential Customer Who Enters The Agency Location.

Jimmy Patronis
Chief Financial Officer
State of Florida

Tab C: Team Composition & Resumes

Provide an organizational chart showing any subcontractors and the relationship to the team.

1. **How is your team structured? Please include a brief biography of the service team members who would support the City of Wildwood.**

   Gehring Group/Risk Strategies is unwavering in its commitment to assembling a team of exceptionally skilled professionals while staying at the forefront of industry innovation. Such strategic hires include former risk management personnel with public sector experience as well as former insurance carrier personnel with significant client service and underwriting experience. Their insights enhance our ability to tailor solutions to the unique challenges faced by our clients in the municipal and related government sectors. We also have former insurance carrier underwriters, who draw from their extensive experience and advocate for our clients' best interests, ensuring optimal outcomes. In addition, the City will also benefit from our additional staff resources with varying specialties and industry specific certifications including:

   - Registered Employee Benefits Consultant Certification – REBC
   - Certified Employee Benefits Specialist – CEBS
   - Group Benefits Associate – GBA
   - Professional and Senior Professional, Human Resources – PHR and SPHR
   - Certified Self-Funding Specialist – CSFS
   - Certified Healthcare Reform Specialist – CHRS
   - Voluntary/Worksite Benefits Certification
   - NAHU Benefits Technology Certification
   - USA Mental health First Aid – National Certification
   - NAHU Medicare Certification

   Gehring Group/Risk Strategies' service teams consist of highly qualified personnel whose resumes include years of consulting for and servicing public sector clients. The service team proposed to serve the City of Wildwood all hold their Florida Insurance license and include:

Name	Role	Florida Insurance License #	Industry Experience
Athena Erchard	Lead Benefits Consultant	A078425	26 years
Barbara Houghtaling	Co-Benefits Consultant	A123702	31 years
Christine Turnquest	Employee Benefits Analyst	W578523	13 years
Jennifer Winter	Senior Account Manager	W093148	36 years
Jessica Smith	Account Relations Manager	W850299	3 years
Amber Aronson	Client Service Specialist	W862601	3 years

At Gehring Group/Risk Strategies, we rely on our clients to be our references, and insomuch we work toward not only being excellent technicians but also excellent communicators and a valued resource for all their benefits needs. The service roles of each team member are outlined below.

Employee Benefits Service Team Roles

***Senior Benefits Consultant*: Athena Erchard**
Your Lead Benefits Consultant is responsible for spearheading strategic and budget planning, making recommendations as necessary and providing guidance regarding plan design, new products, funding options, compliance, and legislation. Athena is available for meetings or presentations with decision makers, leadership, and employee committees as required. An expert in creative plan design, strategic planning, and all funding arrangements, Athena's experience serving public entities is unmatched.

***Co-Benefits Consultant:* Barbara Houghtaling, GBA, CEBS**
Athena will collaborate with Barbara Houghtaling in meeting the needs of the City regarding all aspects of its employee benefits program. Barbara will be available throughout the renewal and/or RFP process as well as serving as a resource to the team regarding all employee benefits strategies and plan designs within the public sector as well as administration and service.

***Employee Benefits Analyst:* Christine Turnquest**
The employee benefits analyst will work closely with your Benefits Consultants regarding all financial and analytical functions including compiling and issuing RFPs, evaluation of proposals and aggressive renewal negotiations. The employee benefits analyst is also responsible for monitoring claims utilization and large claims (if available), making recommendations relative to utilization patterns and providing budget and renewal projections.

***Senior Account Manager:* Jennifer Winter**
Jennifer will serve as the City's dedicated Account Manager, assisting HR staff and employees with day-to-day benefits-related issues. She will serve as a direct contact regarding all service aspects of the benefits program including compliance issues, program implementation, open enrollment coordination and attendance, employee communications, wellness planning, and various other service roles.

***Account Relations Manager:* Jessica Smith**
Jessica Smith supports your assigned Account Manager and serves as an in-house member of the service team responsible for coordinating implementations, enrollments, health fairs, etc. and ensuring that all day-to-day service issues are addressed. The account relations manager is also responsible for the review and editing of the annual employee benefits guide, completion of any implementation paperwork, and accuracy of employee communication materials.

Client Service Specialist: **Amber Aronson**
The Client Service Specialist supports your Account Management team and serves in the role as an employee advocate, directly accessible to your employees and retirees. In this role, Amber remains in-house and available to advocate and assist the City and its employees in the resolution of unresolved claim issues. The client service specialist will work with carrier claims departments and service representative as well as providers' offices to seek resolution of claims.

Employee Benefits Service Team Organizational Structure

Risk Strategies' team structure is illustrated as follows:



SERVICE TEAM MEMBER RESUMES

Lead Benefits Consultant: Athena Erchard

Professional Licenses: Life, Health & Variable Annuity
Education: Palm Beach Atlantic University
Degree: B.A., Marketing & Psychology
Industry Tenure: 26 years

Experience & Qualifications

Athena Erchard is a seasoned employee benefits professional with 26 years of industry experience, including roles at a public sector employer and an international brokerage and consulting firm. Throughout her career, she has held multiple positions, providing her with a comprehensive understanding of the client's perspective from various vantage points. Over the past decade, Athena has focused on the public sector large group space, where she has excelled in analyzing benefit plans, funding arrangements, and insurance carrier data. She has also developed employer tools for comparing programs and managing open enrollments, benefit fairs, and wellness programs. Athena's expertise extends to bidding for all lines of coverage, including medical, stop-loss, dental, vision, life, and disability insurance.

Her extensive work history includes collaborations with all major carriers and large group employers, guiding them through healthcare reform and the evolving benefits landscape. Athena has served as a Senior Marketing Analyst, Account Executive, and Employee Benefits Division Manager, roles that have honed her ability to organize and analyze data to meet the specific needs of employer groups. Her exceptional communication skills and deep industry knowledge foster dynamic relationships with both clients and carriers. Athena's collaborative spirit ensures strong interpersonal connections between brokers, clients, and employees.

Athena has been instrumental in developing strategies that incorporate various funding arrangements tailored to client objectives, considering the insurance marketplace, budget goals, benchmarking, and legislative compliance. Her strategic thinking and proactive approach make her an invaluable asset in navigating the complexities of employee benefits. Additionally, Athena's dedication to continuous learning and staying abreast of industry trends ensures that her clients receive the most current and effective solutions. Her ability to anticipate and respond to regulatory changes further solidifies her role as a trusted advisor in the benefits consulting field.

Public Sector Experience

Athena is a member of the National Association of Health Underwriters, Florida Association of Health Underwriters and Tampa Bay Underwriters organizations. Her current clients include the Highlands County Board of County Commissioners, Tampa Bay Water Authority, City of Venice, West Manatee Fire District and City of Marco Island.

Benefits Consultant: Barbara Houghtaling, GBA, CEBS

Professional Licenses: Life, Health & Variable Annuity
Certifications: Group Benefits Associate (GBA); Certified Employee Benefits Specialist (CEBS)
Education: Northwood University
Degree: B.A., Business Management
Industry Tenure: 31 years

Experience & Qualifications

Barbara Houghtaling holds a Bachelor of Science degree in Business Administration from Northwood University (now Kaiser University) and has earned her Certified Employee Benefit Specialist (CEBS) designation. With an impressive 31-year career in the insurance industry, 10 years specifically serving public sector entities, Barbara has gained extensive experience working with both a national insurance agency and a national consulting firm service both public and private entity employers.

In her role as Employee Benefits Consultant at Risk Strategies, Barbara leverages her vast expertise to manage and enhance employee benefit programs. Her responsibilities encompass a wide range of services, including day-to-day customer service, wellness program support, open enrollment coordination, and compliance assistance on various benefit and HR-related topics.

Barbara's deep knowledge of health and welfare plans, combined with her exceptional customer relations skills, make her an invaluable asset to both Risk Strategies and the clients she serves. She provides continuous support to clients, acting as a trusted consultant and assistant to their HR and benefits teams. Throughout the year, Barbara assists with claims and billing issues, enrollment support, health and wellness fairs, new hire orientations, and a multitude of other employee benefits program services.

Public Sector Experience

Her experience includes servicing various public sector groups such as the City of Margate, Seacoast Utility Authority, Tax Collector of Palm Beach County, Village of Wellington, and Town of Palm Beach, assisting with all aspects of employee benefits administration.

Employee Benefits Analyst: Christine Turnquest

Professional Licenses: Life, Health & Variable Annuity
Education: University of Phoenix
Degree: Business Accounting
Industry Tenure: 13 years

Experience & Qualifications

Christine joined Risk Strategies in early 2022, bringing over 13 years of employee benefits and insurance industry experience to her role as employee benefits analyst. Prior to joining the Risk Strategies, Christine's work experience includes being a Benefits underwriting manager for a PEO, where she utilized methodical thought processes to analyze and assess the risk of over 200 client benefit portfolios and the master house accounts.

Most recently, Christine worked as a Senior Client Associate at a national consulting firm where she serviced over 26 clients. In this role she engaged in daily contact with, and provided service to, clients and employees regarding eligibility, claims, billing, preparation of open enrollment materials, updating

employee benefit presentations, and editing benefit booklets. Prior to becoming a Senior client Associate, Christine worked as a Benefits Analyst and partnered with producers/consultants to analyze and collaborate on strategies that would financially benefit clients and their employees. Christine also worked closely with the account management team in setting up health fairs and coordinating special projects.

In Christine's role as Employee Benefits Analyst at Gehring Group, she focuses on carrier relations and negotiations; RFP submissions, proposal evaluation, claims reporting and analysis, as well as due diligence. During the bid and negotiation process, Christine is the key liaison between the client and the insurance carrier, coordinating the market solicitation process and resulting recommendations in conjunction with other analytical team members. Christine maintains strong relationships with carrier partners who value her collaborative efforts in reaching the common goal of meeting client needs.

Experience & Qualifications

As an Employee Benefits Analyst at Gehring Group, Christine works with numerous public entities' fully insured and self-insured programs including the Osceola County Sheriff's Office, City of West Palm Beach, and Government of the United States Virgin Islands.

Senior Account Manager: Jennifer Winter

Professional Licenses: Life, Health & Variable Annuity
Education: Hillsborough Community College
Industry Tenure: 36 years

Experience & Qualifications

Jennifer joined the Gehring Group team in 2022, bringing with her a great deal of experience in multiple areas of benefits and insurance. She began her career at HealthPlan Services where she gained experience working in tele-sales, followed by 11 years processing medical and dental claims. In her claims examiner role, she became proficient not just in processing, but also worked as a claims trainer and auditor. Jennifer also worked with United HealthCare, both in operations as well as a Service Account Manager. It was in that account management role where she had her first opportunity to work with a public sector client, providing direct assistance to the City of Tampa along with their employees and families to create a personalized service experience and develop relationships that allowed for education on how their benefits would work best on an individual basis. This role led Jennifer to be very interested in onsite health clinics and the cost savings it could provide for clients and for their employees. She accepted a position as a Client Manager at CareATC, a career path which allowed her to continue her work with numerous other municipalities throughout the state of Florida.

At Risk Strategies, Jennifer plays a pivotal role in building and maintaining strong relationships with clients, and vendors. Her experience in multiple areas enables her to work very effectively and independently with complex employee benefit programs consisting of group medical, dental, life, vision, pharmacy management, disability, and worksite benefits. In this professional position, Jennifer works with clients and insurance carriers to implement insurance programs, resolve benefit administration issues, and deliver ongoing superior customer service. She understands that navigating benefits can be a stressful, complicated process for many, and takes pride in delivering recommendations and a service experience that will both simplify things and reduce stress.

Jennifer will serve as the City's Account Manager assisting staff and its employees with day-to-day benefits-related issues. She will have direct responsibility for all service aspects of City's benefits programs including implementation, open enrollments, escalated claims, wellness fairs, and compliance. In addition, Jennifer has experience with billing, carrier issues, and serving as the service resource to her clients. She will be supported by several other Gehring Group/Risk Manager staff members on the City's team, including the Benefits Consultant, Account Relations Manager, Client Service Specialist and Analyst.

Public Sector Experience

Jennifer's public entity client experience includes the City of Brooksville, Hernando County BOCC, Citrus County BOCC, Pasco County Sheriff and other clients located in Central and West Florida.

ADDITIONAL TEAM RESOURCES

Kate Grangard, CPA, Managing Director – National Public Entities Practice

Professional Licenses: Certified Public Accountant, Certified Health Care Reform Specialist
Honors: Board Member – The Lord's Place; 2016 Class of "Leadership Florida"
Education: Fordham University
Degree: BS – Business Administration, Public Accounting
Industry Tenure: 25+ years

Experience & Qualifications

Kate Grangard is a licensed Certified Public Accountant in Florida and has also held licensure in New York. She is a member of several professional organizations, including the American Institute of Certified Public Accountants and the Florida Government Finance Officers Association. She began her career in public accounting with Price Waterhouse in Manhattan, working with clients in various industries. After moving to Florida, she continued her career with Price Waterhouse in West Palm Beach. Kate's experience also includes 11 years as Vice President of Finance for a Florida-based national restaurant chain, where she developed and managed multiple departments, implemented successful internal control and risk management programs, managed the employee benefits program, and achieved substantial savings for the company.

Kate brings extensive management, finance, audit, and analytical experience to her leadership role with Risk Strategies. In her 18 years with the firm, she has overseen the financial aspects, infrastructure, and team development. Kate is also a respected speaker and educator on health care reform, including Affordable Care Act reporting, providing Continuing Education credits for various professionals. She is actively involved in her community, serving on several committees and boards, including the Health Care Reform committee of the Council of Insurance Agents & Brokers and the Executive Board of The Lord's Place. Kate's commitment to her community and the public sector clientele that Risk Strategies serves is unwavering.

Anna Maria Studley – Director of Client Development

Professional Licenses: Life, Health & Variable Annuity
Education: Suffolk Community College
Degree: Associates – Accounting and Business Administration
Industry Tenure: 40+ years

Experience & Qualifications

A 17-year veteran of serving the public sector, Anna Maria Studley is a seasoned professional with over 40 years of experience in the insurance industry, having obtained vast experience undertaking many roles in the insurance sector. Her work history includes time as a General Agent and a Consultant, experience with two national insurance carriers, owning and operating a third-party administration company, and experience as Director of Account Management with a national brokerage firm. Her knowledge encompasses providing analysis of benefit plans and claims utilization, oversight of the RFP and evaluation process, management of various funding arrangements, coordination of open enrollments and health fairs, and the handling of escalated member issues and billing reconciliation. Licensed in 26 states, she has also serviced such large employers as IBM and FPL where she managed several multi-state employee benefit programs, performed health insurance claim audits, and assisted with the completion of required Form 5500s. Her expertise in compliance issues, state and federal regulations also makes her a valuable asset to the Risk Strategies team and the clients she serves.

In addition, Anna Maria brings invaluable insight and experience from her employment experience with two national health insurance carriers. Her years with these carriers enabled her to gain special expertise regarding the inner workings of an insurance carrier and provided the opportunity for the establishment of significant industry relationships. As Director of Client Development and resource to your local Risk Strategies service team, Anna Maria's knowledge extends to all aspects of client service and technical analysis to ensure delivery of the highest level of service with the ultimate goal of achieving both client and member satisfaction. Anna Maria has also obtained her certification as a *National Council Mental Health First Aid* instructor to proactively provide solutions when addressing increasing concerns around mental health and substance use disorders. She has also achieved the National Association of Health Care Underwriters' *Medicare Certification* which meets all CMS requirements and complements each plan sponsor's plan-specific training.

Kimberly Hall – Quality Assurance & Analytics Training Manager

Professional Licenses: Life, Health & Variable Annuity
Education: Immaculata College
Degree: B.S., Mathematics/Computer Science/Physics
Industry Tenure: 30+ years

Experience & Qualifications

In her role as the Quality Assurance & Analytics Training Manager, Kim Hall will be responsible for overseeing the team performing the financial and analytical aspects relating to the account. She will also be an additional contact regarding all financial aspects of its benefits program.

Kimberly is a tenured professional with extensive experience in the Underwriting and Actuarial Services arena. Prior to joining our team, Kimberly spent 28 years in the underwriting department of Blue Cross Blue Shield of Delaware where she served as an Underwriting Senior Consultant and then promoted to

Tactical Manager where she provided operational management to the entire underwriting department. In this role, she was responsible for developing, evaluating, and recommending underwriting strategies designed to increase market share by providing cost effective solutions for clients. She was also involved in conducting analysis of client data and financials, monitoring performance, rate setting strategy, coaching and account level guidance and collaborating between sales, account management and other key internals. As Tactical Manager for over 10 years, Kimberly served as a company-wide resource on matters pertaining to rating and was responsible for reviewing and approving the work output of the entire unit, as well as delivering top-notch consulting work on the most "premier accounts".

Kimberly Hall earned her Bachelor of Science Degree in Mathematics/Computer Science/Physics graduating Sigma Zeta Math/Science Honor Society from Immaculata College, Pennsylvania. Upon her move to Florida, Kim joined the Risk Strategies team in early 2015. Having worked with Local and National governmental accounts, her level of expertise has proven and invaluable resource to our team.

Wellness Resource: Joelle Kantor, Director of Wellness & Wellbeing Solutions

Professional Designations: MCHES, CCWS
Education: University of North Florida
Degree: B.S.H., Community Health, Minor Health Education
Industry Tenure: 10 years

Experience & Qualifications

A skilled professional with her focus in corporate wellness program implementation, Joelle has valuable experience in designing and implementing wellness, fitness, and health improvement programs and promotions. Joelle's experience involves working with both large and small employee populations, and she is focused on long-term participation and results.

As the Director of Wellness & Wellbeing Solutions, Joelle employs a combination of experience, knowledge, enthusiasm, coordination, and empathy to deliver cost saving, achievable, proven, and innovative programs to our clients. During her years working in this specialized field, Joelle has worked in both the private and public sectors and has achieved a reputable resume which includes the planning and coordination of aggressive wellness program initiatives, wellness fairs and biometric screenings for large employee populations.

In addition to these accomplishments, Joelle holds a bachelor's degree in Health Science from the University of North Florida, with a Minor in Health Education, and has also achieved the *Master's Certified Health Education Specialist* and *Certified Corporate Wellness Specialist* health and wellness related credentials. Most recently, Joelle was certified as a Counselor for www.crisistextline.org.

2. Who would be the primary company representative that will be working with City staff?

Athena Erchard and Barbara Houghtaling will serve as the City's lead employee benefits consultants and project managers. Their resumes are further detailed above.

3. **Who will be the day-to-day contacts for the account? If applicable, attach a copy of each person's current Professional Regulation License.**

Members of your Gehring Group/Risk Strategies team will be a day-to-day resource for City Staff, employees and retirees as needed. Copies of Florida Insurance Licenses are included below:

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
ATHENA MONIQUE ERCHARD
License Number : A078425

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	04/06/2009

Jimmy Patronis
Chief Financial Officer
State of Florida

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
BARBARA LYNN HOUGHTALING
License Number : A123702

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	05/31/2011

Jimmy Patronis
Chief Financial Officer
State of Florida

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
JENNIFER LYNN WINTER
License Number : W093148

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	12/19/202

Jimmy Patronis
Chief Financial Officer
State of Florida

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
CHRISTINE TURNQUEST
License Number : W578523

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	07/11/2019

Jimmy Patronis
Chief Financial Officer
State of Florida

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
JESSICA ROBBIN LAMARCA
License Number : W850299

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	04/20/2022

Jimmy Patronis
Chief Financial Officer
State of Florida

FLORIDA DEPARTMENT OF FINANCIAL SERVICES
AMBER ARONSON
License Number : W862601

Resident Insurance License	Issue Date
•0215 - LIFE INCL VAR ANNUITY & HEALTH	06/01/2022

Jimmy Patronis
Chief Financial Officer
State of Florida

4. How would the account team serve the City of Wildwood differently than your competitors?

Gehring Group/Risk Strategies is the ideal choice for the City's Employee Healthcare and Benefits Consultant services due to our exceptional service, extensive experience, and proven success with over 160 Florida public entities. Our team specializes in health and welfare plans, navigating complex funding arrangements, implementing tailored programs, and providing year-round service. We guide clients through the RFP, evaluation, and implementation process, ensuring compliance with public records laws, union negotiations, and government regulations. Our proactive approach includes continuous evaluation of cost-saving opportunities and emerging industry trends, providing innovative solutions that align with clients' goals. We deliver comprehensive services and clear communication, fostering long-term relationships built on trust and mutual success.

Competitive Advantages

In addition to our qualifications to perform the requested scope of work, a relationship with Gehring Group/Risk Strategies also provides the following key differentiators and competitive advantages:

- **98% Client Retention Rate:** We specialize in serving the unique needs of the public sector
- **Average Employee Tenure:** 6.7 years for all employees / 11.2 years for leadership team
- **Free Education, Training and Networking Opportunities –** Annual Client Summit, Seminars, Webinars, Newsletters, Workshops, Benefits Administration Training, etc.
- **100% Licensed Client Service Team –** all team members licensed to meet and advise employees
- **In-house Professional Graphics Team** – all communications developed in-house at no additional fee
- **No Commissioned Employees** – all decisions based the best interest of the client
- **Negotiation Leverage / Carrier Status** – Top tier producer recognition among all major carriers
- **Decades of experience with Employee Committees, Leadership, Staff and Unions** – we recognize the critical importance of establishing credibility and fostering robust communication channels
- **Human Capital Resources** – human resources experience, PHR, SPHR and/or SHRM-CP designations
- **Benefits Technology Experience** – experience in implementing and overseeing employee benefits administration technologies including Bentek® and Employee Navigator
- **Trade Magazine & Wellness Recognitions** – recognition for corporate culture and wellness achievement for our firm and our clients

We are confident in our ability to continue to provide the City of Wildwood with all required services, delivering additional value and best-in-class service. Our approach to business, combined with extensive experience in the public sector, knowledge of applicable regulations, strong market relationships, and genuine enthusiasm, positions us as the broker of choice.

Tab D: Cost Competitiveness

Include a description of relevant compensation structures, minimums and maximums, variation in product markets or other relevant information that demonstrates fair and competitive compensation approaches.

With Gehring Group/Risk Strategies' focus on working collaboratively with our clients and their members throughout the year, and encouraging our clients to use us as a resource when needed, we are proposing a comprehensive level of employee benefits consulting services for your employee benefits coverage under the commission structure outlined below:

Contract Year	Annual Fee
Medical	**6%**
Dental	**8%**
Group Life & AD&D	**10%**
Dependent Life	**10%**
Supplemental Life	**10%**
Vision	**10%**
Voluntary/Supplemental Offering	**Carrier Standard**

It is important to note that Risk Strategies does not participate in any provider relationships that would prevent us from acting independently and providing objective advice and guidance. In addition, we practice full disclosure relating to all compensation with all clients.

Under the above compensation proposal, there be will no additional charges to the City of Wildwood by Gehring Group/Risk Strategies for the following:

- Employee Navigator Online Enrollment & Administration System
- Travel costs associated with servicing the City
- Onsite attendance at annual Open Enrollment meetings
- Development of annual employee benefit guide
- Access to *Mineral* online H.R. research tool

Gehring Group/Risk Strategies remains open to discussion regarding the above compensation proposal as well as alternative compensation options under consideration.

Tab E: Method 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.

1. How will work be performed to enhance transitions when new providers are implemented?

After the marketing (RFP)/Renewal and evaluation or negotiation process, your Gehring Group/Risk Strategies team members remain involved and serve as an intermediary between each vendor and the City to assist with contract negotiations, program implementation, and enrollment. Planning for open enrollment begins well before renewal time. Our approach to open enrollment starts with the development of a renewal timeline detailing all aspects of the process, working backwards from the desired open enrollment period. Your Account Manager will be intricately involved throughout the planning, implementation, and enrollment process, helping to coordinate the various steps of the process to ensure a seamless transition. These services include but are not limited to:

- **Coordinating and Attending Meetings**: Assisting in the coordination and attendance of employee informational and enrollment meetings at all sites as determined by the client. This includes determining whether these meetings will be mandatory or optional.
- **Determining Meeting Formats:** Deciding on the format for open enrollment meetings, whether it be health fair style, group informational meetings, or one-on-one meetings.
- **Providing Support:** Supplying additional licensed team members to support enrollment meetings across multiple locations and various shifts if needed.
- **Logistics Coordination:** Organizing meeting locations, times, necessary collateral, and coordinating with carrier representatives if requested.
- **Developing Communication Materials:** Creating communication collateral such as open enrollment announcement posters, PowerPoint presentations, and annual employee benefits guides for employees, retirees, and special districts.
- **Facilitating Technology Integration:** Working with applicable technology partners (Bentek) to provide plan and cost updates for the enrollment site.
- **Managing Insurer Changes:** Facilitating the cancellation or renewal of the current insurer upon written acceptance.
- **Ensuring Vendor Compliance:** Making sure that applications and contracts for all new vendors are completed accurately and forwarded to the applicable vendors in a timely manner and reviewing all vendor contracts to ensure they align with what was proposed and presented.

We are committed to providing seamless and comprehensive support throughout the entire benefits process. From contract development and negotiation to open enrollment and ongoing vendor management, our dedicated team ensures that every aspect is meticulously handled. By partnering with us, the City can be confident in our ability to deliver effective, efficient, and innovative solutions that meet its unique needs and objectives.

2. **How does your company plan to meet schedules and deadlines?**

At the beginning of each plan year, Gehring Group prepares a timetable for activities including claims reporting, RFP schedules, anticipated meetings with City personnel, approvals needed for final decisions, etc. Gehring Group/Risk Strategies tracks the objectives, activities, tasks and communication with each client through our Veruna client management software. To streamline our service processes, we input tasks, communications, and activity dates into our client management software, ensuring that our entire team remains well-informed of all deadlines. This proactive measure enables us to effectively follow up with carriers well in advance and provide any necessary support to ensure the timely fulfillment of all client deadlines. By leveraging technology and meticulous planning, we uphold our commitment to delivering a smooth and efficient renewal and service experience for our clients.

3. **What training resources does your organization provide to assist your clients in educating their employees?**

Gehring Group/Risk Strategies places a high value on employee education and clear communication regarding the City's employee benefits offerings. With the aid of our professional in-house Graphics team, we will provide communication and education assistance through the on-going development of various employee communication materials. These options include:

☑ **Employee Benefits Guide**

One of the tools necessary in the enrollment and communication process is the annual employee benefits guide. At the beginning of each new plan year, we compile all the information regarding your insurance coverages and summarize it in a custom employee friendly benefit booklet. This booklet has proven to be a valuable resource and has allowed members to clearly understand plan options, related costs to make decisions in their best interest each year. We will provide an electronic version of the annual benefit guide for posting on your intranet or applicable location.



☑ **Professional Employee Communications**

In addition to the provision of the employee benefits guide, we can also draft and produce employee communication pieces such as department posters, mass employee mailings, Wellness Program brochures, etc. which will allow the City to better communicate its employee benefit offerings, enrollment deadlines, wellness initiatives, and keep your employees well educated regarding their employee benefit options and responsibilities. Gehring Group produces all brochures and other work products in-house at no additional charge.



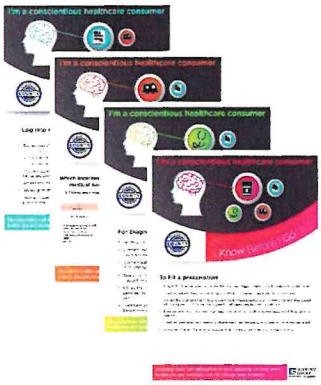
☑ **Electronic Communication**

Gehring Group provides electronic and PDF versions of all above-referenced communications which can be emailed as an attachment, posted on your intranet, or posted to the applicable benefits enrollment system. These communications can include the annual Employee Benefits

Handbook, Wellness Program Brochure, Open Enrollment notifications, posters and various other notices and employee communications.

☑ **Employee Educational/Wellness Campaigns**

We also have pre-designed wellness campaigns and challenges that are easy to implement, relevant and timely. Some of the campaigns recently implemented by clients include a focus on being a conscientious consumer and include:



- Using your Flexible Spending Account
- Let's Get Appy (Using your carrier app)
- Preventive Healthcare Services
- Know Before You Go (Emergency vs. Non-Emergency)
- Wellness in a Box (Includes various wellness campaigns)

Our team can aid the City in developing a communication strategy and determining a targeted message.

4. **How does your organization strive to streamline benefit administration for your clients? What is your methodology and involvement in claims and billing advocacy.**

Streamlining Benefits Administration

For over three decades, our clients have depended on Gehring Group/Risk Strategies to deliver comprehensive benefits administration, technology, and compliance services. For the City of Wildwood, we propose the continued utilization of the **Employee Navigator** solution to allow you to easily setup, manage, and enroll your employee benefits online via a fully integrated solution that empowers employees to self-enroll and manage their own benefits. With Employee Navigator, employees can review & manage benefit details 24 hours a day 7 days a week. In addition, employers can:

- Get new hires enrolled quickly
- Compare and select plans
- Review coverage status for all employees
- Monitor employee enrollment status and deadlines
- Store, review, and acknowledge important plan documents
- File ACA 1095/1094-C forms

With **Employee Navigator**, employers can eliminate the hassle of dual entry, improve data accuracy, have electronic data transfer of eligibility and ultimately attract and retain talent.

Additional ways Gehring Group/Risk Strategies helps to streamline benefits administration and provide support on a day-to-day basis includes but is not limited to:

Customer Service and Client Support

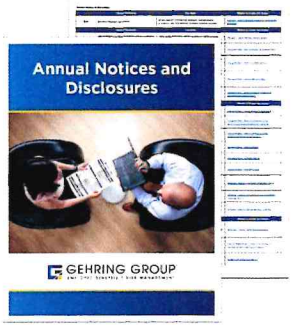
- Meeting with City staff on a regular basis (at least quarterly) to review plan performance and carrier service, and client satisfaction.

- Being an employee advocate and assisting employees with claim issues and benefit questions.
- Assisting HR with billing and administrative issues.
- Conducting employee surveys to determine employee satisfaction with benefit plans.
- Analyzing data to identify wellness and education targets.
- Continually monitoring claims experience to make projections in order to adequately prepare for renewal and budget planning.
- Providing onsite educational meetings to staff and employees.
- Attending employee benefits committee and other meetings as needed.

Benefit Plan Implementation and Open Enrollment Assistance

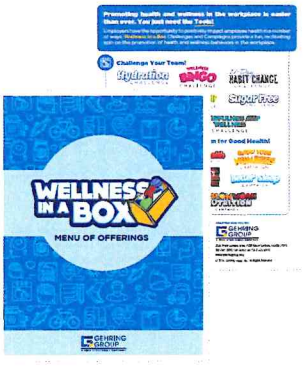
- Review of all contracts, Summary Plan Descriptions (SPD) and Plan Documents for accuracy and compliance.
- Coordinate and conduct open enrollment meetings and assist with the enrollment of all employee benefits.
- Providing additional staff to support multiple locations, shifts and times for employee and retiree meetings.
- Creating and producing annual benefits booklets and other employee communications.
- Coordinating all materials or carrier/vendor participation for open enrollment.
- Ensuring a smooth implementation with new vendors and ensure that all necessary paperwork is complete, and all policies are accurate according to what was sold.

Compliance and Legislation



- Affordable Care Act guidance and planning.
- Email Newsletters, Webinars, and Seminars regarding legislative updates that impact our clients.
- Easy-to-Read Legislative briefs summarizing developments in HR, Insurance and Employee Benefits.
- "*Annual Notices and Disclosures*" checklist booklet to ensure that all requirements have been addressed.
- Access to Mineral (formerly Think HR), an HR research tool
- Access to educational opportunities and legal resources.

Wellness



- Assisting with the planning, coordination of and attending health and wellness events and any ongoing wellness initiatives.
- Implementing, Managing, and Evaluating the success of a wellness program.
- Negotiating and managing carrier Wellness Funds.
- Ensuring the wellness program is HIPAA, GINA, and EEOC compliant and within guidelines.
- Providing pre-designed wellness campaigns and challenges that are easy to implement, relevant and timely.

Based on our team and back-up approach for servicing our clients, your Gehring Group/Risk Strategies service team is truly an extension of, and a valuable resource for, the City's benefits administration and human resources staff.

Claims & Billing Advocacy

Members of your service team are not only available to benefits administration staff and decision makers but are also directly accessible by employees and retirees. We are available to assist the City and its employees in the resolution of unresolved claim issues. In addition to your assigned account manager, we also provide three in-house Client Service Specialists specifically for this purpose. These staff members are available to help employees work through claims issues by analyzing the issue and working with the carrier claims department or service representative as well as the provider's office to seek resolution. The internal Client Service Specialists are also intricate in helping to resolve escalated claims issues by assisting with writing appeal letters in the event a claim has been denied.

Two examples of Gehring Group/Risk Strategies' intervention that resulted in significant savings to employees include:

1. Assisting an employee in resolving $19,000 of denied claims. The employee's dependent child had specific surgical procedure and was billed over $19,000. The claims were denied because the carrier claimed a lack of medical necessity. Our team worked closely with both the provider and the insurance carrier to provide the medical necessity information and documentation in order to have the claims reprocessed and paid, resulting in the employee only owing his $500 deductible and a $150 facility copay.

2. The dependent of an employee was in skiing accident and received emergency care out of state. After the surgery, he received a "boot" from an out-of-network durable equipment provider. The carrier denied this claim, stating that it was considered a non-covered service and the member was then billed $966. Our team worked with the employee to write an appeal letter on the member's behalf and provided all medical documentation for the carrier to reconsider covering the expense. The appeal was approved and this claim for $966 was processed and paid in-network at 100%.

Our Gehring Group/Risk Strategies' team will follow up with the applicable carrier claims department or service representative and assist in gathering all required information and documentation and continuously follow up throughout the appeal process. Our team will exhaust all avenues in their efforts to bring each employee issue to resolution.

5. What is your average response time to questions regarding claim and eligibility issues? How do you handle follow up to outstanding issues?

Gehring Group/Risk Strategies operates under a unified service approach, whereby all staff is responsible for the successful servicing of all clients. We utilize our resources to provide value added services and to hire highly qualified, professional, productive individuals who bring the skills and capabilities to meet our stringent expectations.

Our standard is to return a call promptly; in addition, our clients enjoy the ability to always get a message to their account managers who are out of the office either through their cell phones or

through our administrative assistant. All account managers have technology tools that accommodate their ability to be responsive including laptops, cell phones, and tablets. Additionally, all managers and executives employ a hands-on approach regarding their positions, offering another integral level of availability and expertise to our clients. When an urgent request is received, such as an employee who is unable to obtain a prescription or other matters that concern an employee's ability to receive care, Gehring Group/Risk Strategies' in-house account representatives who work alongside the account managers are available to see these types of issues to resolution quickly. Each issue is logged into our agency management system, so that our team can track through completion. For more complex claim issues, such as assisting employees in receiving reimbursement for a claim processed incorrectly, our management system enables us to set reminders to follow up with providers, carriers and as well as the employee to communicate the status of our efforts. Turnaround time may vary based on the complexity of the issue; however, our policy is to follow up at least weekly regarding claims issues.

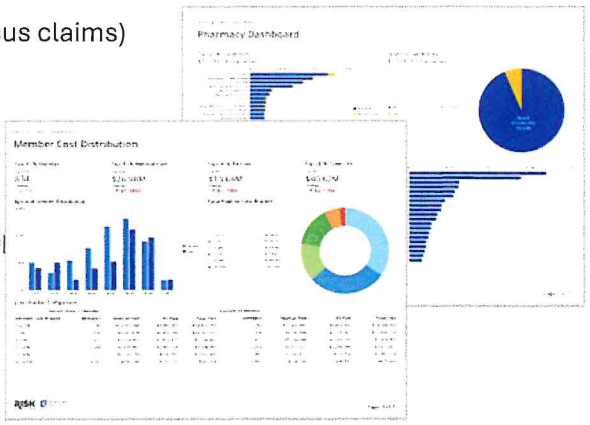
At Gehring Group/Risk Strategies, we rely on our clients to be our references, and insomuch we work toward not only being excellent technicians but also excellent communicators and a valued resource for all their benefits needs. Our staff understands the value of our reputation and the importance of meeting our clients' expectations. We are always communicating not only with our clients, but also internally to ensure that we are on track with meeting client expectations and delivering quality service and expertise to every client.

6. What tools are used in data analysis? Describe your utilization data analysis capabilities.

Gehring Group/Risk Strategies provides our clients with reporting that is relevant to their funding arrangement on a timely basis, typically monthly or quarterly. This includes monthly monitoring of each client's claims utilization, analyzing key indicators such as average claims cost per employee, average cost per member, large claims data, and top utilized drugs. This consistent review of data uncovers trends in utilization, the cost impact of chronic conditions, and overall claims expenditure, aiding in the development of accurate renewal projections.

We also monitor the group's "large claims" (i.e., claims approaching or exceeding the specific stop loss deductible or pooling level if fully insured) on a regular basis. These reports include but are not limited to:

- Claims experience (premium/funding versus claims)
- Cost per employee per month
- Renewal cost projections
- Executive cost summaries
- Large claimant lists
- Top utilized prescription drug utilization re
- Monthly Reinsurance claims report
- Provider displacement analysis
- Summary of benefits comparisons
- Real-time entity benefits surveys



We also provide other key indicator reports, typically annually, to assist in identifying additional risks and/or targets for wellness initiatives. Examples of our monthly claims dashboard are included in **Exhibit 3** for your review.

7. Who will complete this analysis and how will the results be shared with the City?

Your assigned Employee Benefits Analyst, in collaboration with your Benefits Consultants, will monitor the City's claims utilization on a monthly basis. We will review key indicators such as average claims cost per employee, average cost per member, large claims data, top 50 utilized drugs, and the percentage of prescription drugs to total plan costs. Our consistent review of this data will reveal trends in utilization, the cost impact of chronic conditions, and overall claims spend, assisting in the development of renewal projections. These results will be shared with the City on a monthly or quarterly basis, according to your preference.

Additionally, we will meet with City staff on a quarterly basis, either in person or virtually, to review and present our analysis. We will make recommendations regarding plan design, market solicitation, and new products and services as necessary.

8. What are your problem-solving methods (in detail) regarding dealing with any benefits-related issues that arise with City employees? Provide an outline of steps of how you may resolve a benefits-related issue.

At Gehring Group/Risk Strategies, we are dedicated to providing exceptional support and solutions for all benefits-related issues that may arise with City employees. Our comprehensive approach ensures that every claim is handled with the utmost care and precision, leveraging our knowledge and resources to achieve the best possible outcomes for our clients. This approach includes:

1. **Direct Accessibility and Support**: Members of our service team are not only available to benefits administration staff and decision-makers but are also directly accessible by employees and retirees. We are committed to assisting the City and its employees in resolving any unresolved claim issues.

2. **Dedicated Client Service Specialists**: In addition to your assigned account manager, we provide three in-house Client Service Specialists specifically for this purpose. These specialists are available to help employees work through claims issues by analyzing the problem and collaborating with the carrier claims department, service representative, and the provider's office to seek resolution.

3. **Detailed Issue Analysis**: Our team begins by thoroughly analyzing the issue at hand. This involves understanding the specifics of the claim, identifying the reasons for denial or delay, and gathering all necessary documentation and information.

4. **Collaboration with Carriers and Providers**: We work closely with the carrier claims department and the provider's office to address the issue. This includes providing any additional information or documentation required to support the claim and ensuring that all parties are aligned in seeking a resolution.

5. **Escalation and Appeal Process**: For escalated claims issues, our Client Service Specialists assist in writing appeal letters if a claim has been denied. We provide comprehensive support in gathering and presenting the necessary medical documentation and justification to the carrier for reconsideration.

6. **Continuous Follow-Up**: Our team continuously follows up with the applicable carrier claims department or service representative throughout the appeal process. We ensure that all required information and documentation are provided promptly and that the issue is monitored until resolution.

Our Gehring Group/Risk Strategies team is dedicated to resolving benefits-related issues efficiently and effectively. We leverage our experience, industry relationships, and proactive approach to ensure that each employee receives the support they need and that claims are handled accurately and fairly. Examples of our success in assisting employees are included in **#4** above.

9. How would you provide proactive, front-facing customer support with an example of how your acts of being proactive better served an organization you are currently providing services to and what benefit that organization received?

At Gehring Group/Risk Strategies, we prioritize proactive, front-facing customer support to ensure our clients receive exceptional service and timely solutions. Our commitment to anticipating and addressing needs before they arise allows us to deliver unparalleled benefits and support. By actively engaging with our clients and staying ahead of industry trends and legislative changes, we can provide innovative solutions that enhance employee benefits and overall satisfaction. Our proactive approach is demonstrated through various initiatives, including but not limited to:

- **Firefighter Cancer Bill Workshop** – Upon the passing of this new legislation, Gehring Group/Risk Strategies was the first to host a legislative workshop with a panel of legal experts from such firms as Ford Harrison; Abbey Adams Byelick & Mueller, LLP; Seyfarth Shaw; and Lewis, Longman & Walker, PA to review and discuss the benefits and administrative implications of the bills.

- **In-House Graphic Services** – Gehring Group develops and produces annual employee benefits highlights booklets and other communication materials to educate employees regarding their benefits.

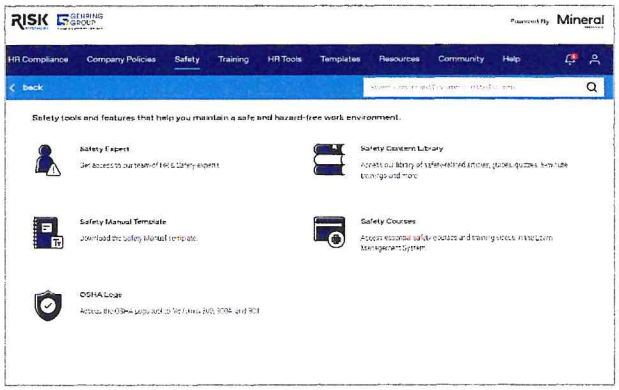
- **Imputed Income** – Gehring Group educates our clients on the requirement to report imputed income on the W-2 for the value of health coverage for non-dependent Domestic Partner and Overage Dependents.

- **First Responder Mental Health Workshop** – Recognizing the growing concern for employee mental health, we have made significant investments to expand our knowledge and service offerings in this area. This includes having two employees certified as National Council Mental Health First Aid instructors, enabling us to proactively address increasing concerns around mental health and substance use disorders. Another example of Gehring Group/Risk Strategies' market awareness is our hosting of a First Responder Mental Health Focus Group to address the specific concerns of our clients' Police and Fire employees.

- **Pharmacy Savings Alternatives** – Our team can provide educational sessions regarding lower cost options to purchase prescriptions through a number of cost-savings programs outside of their insurance plan. These resources are not insurance programs and the amount paid may not count towards deductibles or out of pocket costs, but may provide substantial savings to the employee, as a consumer. These programs include Amazon RX Pass, CostPlus Drug Company, Costco & Sams Club's Member Prescription Programs. The goal is to educate employees of other resources to achieve lower cost alternatives and how price shopping can help lower health care and insurance costs.



- **Mineral Online Human Resources Research Tool** – Gehring Group/Risk Strategies provides Mineral to all clients at no additional charge. Mineral offers a one-stop resource for quick answers to thousands of human resources and employee benefits questions covering such issues as record-keeping, employment law, wages and withholding, workers' compensation, harassment, ERISA, COBRA and FMLA. Mineral provides you with easy and immediate access to expert HR advisors who will provide information and answers in a timely manner to minimize the exposure and risk associated with legal and regulatory matters. These answers are provided via phone, web or email, followed up with a written response to summarize the issue and result. This services also includes over 200 safety training courses and the ability to assign and track completion of training.



Renowned for our innovative spirit in the employee benefits marketplace, we meticulously evaluate emerging cost-saving options to gauge their suitability for our clients. Maintaining a steadfast commitment to staying ahead of industry trends and market dynamics, we continuously explore novel concepts and new types of health insurance programs presented by insurers and third-party administrators. Leveraging our knowledge and experience across diverse plan designs and funding arrangements, our consultants empower clients to identify carriers and programs that align with their objectives enabling them to make well-informed decisions regarding the adoption of new concepts. Some of these concepts include:

- Innovative and holistic wellness programs,
- Onsite/near-site clinics,
- Telemedicine,
- Customized employee assistance programs and mental health services,
- Value-based plan designs,
- Specialty physician designation cost share differences,
- Plans with "narrow networks",

- Pharmacy oversight services,
- International prescription sourcing,
- Specialty care including programs such as Regenexx, Surgery Plus, Omada, etc.
- Captive funding arrangements, and more.

We are always looking to collaborate with our clients to seek out proactive options to add value to the employee benefits program.

CASE STUDIES

There are many examples in which Gehring Group/Risk Strategies has aggressively pursued a cost-effective benefits program for its clients. The following includes actual case samples of Risk Strategies' clients ranging in employee size, who have experienced notable savings due to our proactive benefits consulting, negotiating experience, value-added services and knowledge of product offerings:

Case Study #1: Municipality (1,050 employees)

Implementation of Regenexx Program

Regenexx procedures offer non-surgical treatment options for individuals suffering from orthopedic issues such as osteoarthritis, joint injuries, spine pain, overuse conditions, and common sports injuries. Their proprietary, research-based methods and patented protocol enable doctors to concentrate your cells and apply them precisely to the injured area. They report a success rate of 97.7% to 100%, depending on the service performed.

In the first year of implementation, the goal was to avoid various orthopedic surgeries, thereby enhancing the City's benefits offering and reducing surgical costs. Since Regenexx is not a covered benefit under the carrier's policy, claims were filed manually through an ASO override process. Additionally, our team negotiated with the City's stop-loss carrier to cover any potential complications, though they were unlikely.

During the program's first year, 29 inpatient hospital procedures were avoided, as employees utilized Regenexx for various orthopedic treatments. The total cost for these 29 members under the Regenexx program was $308,554, which was paid directly by the City. Treatments included services for the spine, elbow, knee, shoulder and ankle.

Return on Investment

To determine the return on investment of the program, our team utilized two calculation assumption methods: *Cost avoidance* and *health plan utilization trend*. The results of this analysis revealed a savings of over $200,000 to the medical plan, a 1.7 to 1 ROI in the first year.

In addition to the hard dollar savings associated with the cost avoidance, other savings potentials not captured in our analysis include: presenteeism associated with quicker recovery vs. an invasive surgery and the avoidance of long-term issues associated with surgery (scar tissue, complications, etc.).

Case Study #2: Sheriff's Office (900 employees)

Implementation of Mobile Employee Health Center

One of this agency's long-term employee benefit goals was to implement an onsite employee health center but struggled with various logistical challenges. Employees resided across multiple counties and finding suitable office space was difficult due to the agency's offices being spread across various cities. They further realized that access to healthcare was an issue among the employee population when the carrier's onsite representative made the keen observation that most of the employees she assisted did not have a designated primary care physician.

The solution? A mobile clinic. Risk Strategies assisted the sheriff's office in implementing a mobile health clinic through **WalkOnClinic**, a vendor specializing in Self-Funded employers' Hybrid Healthcare solutions. This mobile clinic addressed logistical issues and created a primary care home for employees without incurring build-out costs. The clinic launched on May 1, 2023, featuring three exam rooms and a rotation schedule covering Headquarters, Corrections, Courts, Training, and Fleet.



Before the launch, the clinic team projected a 40% utilization rate in the first year. However, at the end of the year, actual utilization reached 64%. The mobile clinic saw 678 employees visiting at least once, with 240 of them making it their primary care provider.

A recent patient survey indicated high satisfaction, with 94% rating the clinic as "Excellent" and 5% as "Good". The survey also revealed that without the clinic, 44% of respondents would have gone untreated or visited urgent care or emergency rooms. The clinic staff also identified a new cancer patient, facilitating referrals to oncologists and surgeons.

Return on Investment

The implementation of the mobile clinic resulted in significant savings, with an estimated total of over $1.1 million in hard and soft dollar savings in the first year. This program has successfully met the sheriff's office's healthcare needs, improving employee health outcomes and generating a strong return on investment.

Case Study #3: Municipality (150 employees)

Provider Network Analysis

During the evaluation process for a medical insurance proposal that resulted from a competitive RFP, our analytical team conducted a detailed network analysis to compare the provider accessibility in one carrier's HMO network against their "Narrow Network" plan. This analysis revealed that 82% of the City's utilized providers were already part of the "Narrow Network," which, along with a projected claims savings of 6.36%, made it an attractive option for reducing overall healthcare costs.

Further investigation into the remaining 18% of providers not included in the "Narrow Network" showed that most were either chiropractors or providers who were not frequently used by

employees, minimizing the potential disruption to care. Given these insights, and following a comprehensive cost-benefit assessment, the City opted to transition its health plan to the "Narrow Network" to capitalize on the projected savings without significantly impacting employee access to care.

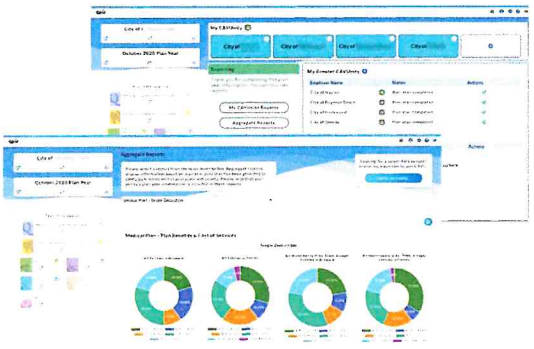
In addition to facilitating this transition, our team took proactive steps to enhance the value of the switch. We successfully recruited several of the City's most frequently utilized providers into the "Narrow Network," ensuring even greater continuity of care. To ensure a smooth transition, we also developed a comprehensive Open Enrollment presentation aimed at educating employees on the changes, providing them with a clear understanding of how the new network would operate and what benefits they would continue to receive.

Thanks to our meticulous planning, targeted communication efforts, and minimal disruption to provider access, the transition to the "Narrow Network" was executed seamlessly and received positive feedback from both the City and its employees.

10. What source for benefit plan design and cost benchmarks would you use to provide a market perspective on the City of Wildwood's benefit programs?

Gehring Group/Risk Strategies' concentration in the public sector enables us to have access to a significant amount of public sector employee benefits benchmark data in-house. This includes statistics on plan benefits, employer contributions, waiting periods, trend factors in carrier renewal calculations and other related data. In addition, we conduct local entity surveys on a regular basis throughout various regions of the state of Florida. We realize the value in maintaining a competitive benefits package as it relates to employee hiring and retention.

Recognizing the value of a public entity's benefit program offerings, Gehring Group/Risk Strategies has most recently developed a new public sector 'real time' benchmarking tool. CAVU® is an online employee benefits benchmarking software specifically for public sector employers and is scheduled to be live and online in 2020. With this tool, public sector employers will have the ability to complete a survey to enter their plan benefits and costs, compare their cost and benefits to other participating employers, and even invite other entities to participate. CAVU will provide valuable information on costs and benefit trends to aid public sector employers in making important decisions regarding plan options, schedules of benefits and employer/employee contributions.



Many national broker/consulting firms boast about their benchmarking reports, the results of which include employers from every industry, public and private sector, and locations across the country. However, we know that insurance is purchased on a local basis and comparing these results to data captured solely from the public sector is like comparing apples to oranges and can skew the output being considered. Depending upon the industry, there can be considerable employer contribution and schedule of benefit disparities especially when comparing private sector and public sector benefit plans as employee benefits are a key recruiting tool for public sector employers. With **CAVU**,

employers can pick the entities they would like to compare themselves too, and if an entity hasn't completed the survey yet, they can invite them to participate. Examples of reports and screen shots are included below for your reference.

11. How do you propose to build an understanding of the direction and priorities of the City of Wildwood's business and how you would use this information in order to anticipate our benefit needs? Include examples of key deliverables you provide as part of that process.

Our strategy and service philosophy center around maintaining a continuous, year-round engagement with our clients, rather than limiting our involvement to renewal periods. To build an understanding of the direction and priorities of the City of Wildwood's business, we propose the following approach:

1. **Comprehensive Review and Analysis**: We will conduct a thorough review of all lines of coverage and benefits included in the total employee benefits program package. This will involve understanding the specific needs and goals of the City of Wildwood and aligning our services accordingly.

2. **Regular Communication and Collaboration**: We will establish regular communication channels with City officials and key stakeholders to stay informed about the City's evolving priorities and business direction. This includes scheduled meetings, feedback sessions, and ongoing dialogue to ensure we are aligned with the City's objectives.

3. **Data-Driven Insights**: We will monitor monthly claims experience, analyze trends and patterns in claims utilization, employee needs, and market conditions. This will help us anticipate future benefit needs and provide proactive recommendations that align with the City's priorities.

4. **Tailored RFP Development and Evaluation**: We will develop and conduct RFP processes tailored to the City's specific requirements. By evaluating proposals and negotiating renewals with a focus on the City's strategic goals, we ensure that the benefits program remains competitive and cost-effective.

5. **Legislative Updates and Education**: We will provide regular legislative updates, guidance, and education to keep the City informed about relevant changes in laws and regulations. This proactive approach helps the City stay compliant and adapt to new requirements effectively.

6. **Continuous Improvement and Innovation**: Our team will continuously seek opportunities to enhance and improve the employee benefits program. By staying ahead of industry trends and leveraging innovative solutions, we ensure that the City's benefit needs are met efficiently and effectively.

By maintaining year-round involvement, leveraging data-driven insights, and fostering regular communication, we will build a deep understanding of the City of Wildwood's direction and priorities. This enables us to anticipate benefit needs and provide tailored solutions that support the City's strategic goals. This entails meticulous planning and clear communication of expectations. At Risk Strategies, we adhere to a structured approach by crafting a comprehensive timetable of activities at the onset of each plan year. This schedule encompasses critical milestones such as:

- ☑ Quarterly claims reporting,
- ☑ Request for Proposal (RFP) schedules,
- ☑ Deadlines for renewal offers,
- ☑ Anticipated meetings with City personnel,
- ☑ Wellness planning & strategy,
- ☑ Approval dates for final decisions, and
- ☑ Open enrollment timelines.

To streamline this process, we input these dates into our client management software, ensuring that our entire team remains well-informed of all deadlines. This proactive measure enables us to effectively follow up with carriers well in advance and provide any necessary support to ensure the timely fulfillment of all City deadlines. By leveraging technology and meticulous planning, we uphold our commitment to delivering a smooth and efficient renewal experience for our clients.

A sample timeline of activities is outlined below. This schedule can be customized to accommodate any specific needs or additional services requested by the City.

Proposed Schedule of Activities	
Date	**Action**
5-6 months prior to renewal	• Risk Strategies' review of current employee benefits program utilization including large claims (if available) • Pre-Renewal Meeting with employee benefits Staff to discuss vendor satisfaction and strategy • Lead Consultant requests coverage renewals from incumbent carriers • Preparation and release RFP to carriers for all applicable lines of coverage (if deemed necessary) or begin renewal negotiation
4 months prior to renewal	• Review Quarterly claims experience & meet with City Staff • If RFP is issued: o Risk Strategies receives proposal responses from Purchasing o Risk Strategies review and analysis of proposals o Draft of initial review presented to Staff o Interview finalists (if deemed necessary) o Best and Final offers due o Risk Strategies recommendation / Risk Strategies available to make presentations to committees and Board o City makes selection • If renewal negotiation (RFP not issued): o Our team will aggressively negotiate renewal premiums and/or fees and stop loss premiums o Review all available plan option alternatives (deductibles, etc.) o Analyze claims data to determine for cost reduction targets
3 months prior to renewal	• Make presentations/recommendations to Leadership as needed • Preparation of Open Enrollment Materials including Employee Benefit Guide and communication posters, payroll stuffers, etc.

Proposed Schedule of Activities	
Date	**Action**
	• Discuss and finalize employer contribution strategies • Plan Implementation
2 months prior to renewal	• Review Quarterly claims experience & meet with City • Refine Open Enrollment Materials including Employee Benefit Guide, communication posters, etc. • Plan open enrollment meeting schedules, locations, carrier invites, meeting format, etc. • Finalize employer contribution strategies • Completion of implementation paperwork with carriers • Implementation meetings with all applicable carriers in the event of a carrier change
1-2 months prior to renewal	• Open Enrollment Meetings • Carrier contract and plan document review for accuracy • Finalize all details regarding new plan year • Open Enrollment makeup meetings
October 1st	• Plan Year Begins
1st quarter	• Review Quarterly claims experience & meet with City Staff • Additional meetings with Staff and/or employees • Provide ongoing support to employee questions
Beginning of 2nd quarter	• Review Quarterly claims experience & meet with City Staff
2nd quarter	• Monitor claims experience • Additional meetings with City Staff and/or employees as needed • Request renewals

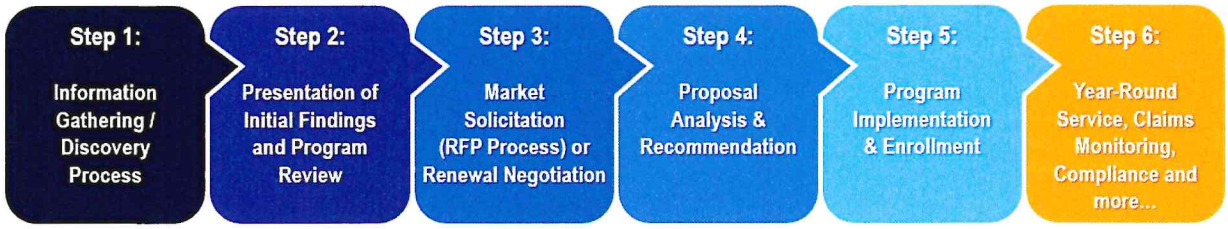
Having a clear timeline is crucial to a successful employee benefits renewal process as it ensures all tasks are completed in a timely manner, allows for thorough employee education, and helps maintain clear communication and coordination among all stakeholders.

Tab F: Additional Information

Provide additional information describing your company's capability to perform the work advertised in the Scope of Services of the RFP.

Gehring Group/Risk Strategies employs a holistic and strategic approach to delivering the scope of services outlined, ensuring comprehensive support for the City's health insurance and employee benefits program. Our comprehensive level of service includes all services requested within the RFP, assisting the City with all aspects of its health insurance and employee benefits program including Medical, Prescription, Dental, Vision, Life, Long and Short-Term Disability programs. We understand the City's desire to offer its employees a competitive benefits package to attract and retain valued employees. Inherent in this process is marketing and renewal analysis, renewal negotiations, the RFP and evaluation process, claims monitoring and data analysis, recommendations to staff, employee advocacy, assistance with compliance issues and open enrollment assistance to ensure comprehensive and cost-effective benefits options. Our approach to employee benefits advisory services is based upon sophisticated analysis of data, awareness of local and regional options, local benchmarks, and the strategic focus to help our clients chart a course for the long term and not just the renewal or the next open enrollment.

Our strategy and service philosophy center around remaining involved with our clients on a year-round basis. Our comprehensive level of service includes strategic planning, claims monitoring, employee advocacy, preparing insurance specifications (the RFP), evaluating proposals and renewal offers, and making recommendations based on our comparative analysis of costs and coverage. Our comprehensive service and benefits marketing process includes the following steps:



Market Solicitation (The RFP Process)

To provide you with enough time for the RFP process and subsequent decision-making process, we will prepare a timetable of activities including any approvals needed for final decisions. (See timeline outlined above.) This schedule can be customized to accommodate additional onsite meetings, and any specific needs or additional services requested.

Our team, in conjunction with the Human Resources/Benefits department, will prepare and release all requests for proposals as directed for all applicable lines of coverage. As part of our service, we conduct all phases of the procurement process for those lines of insurance as requested, from RFP development through the proposal analysis and recommendation process, coordinating with the City's HR and Procurement Departments as needed. This includes:

- Exploring all feasible plan designs, for employee benefit programs as needed
- Developing evaluation criteria.

- Addressing any questions from vendors in the RFP process.
- Be present and participate in oral interviews as needed.
- Preparing a report analyzing the proposals using the evaluation criteria.
- Preparing recommendations and defense of said recommendations if requested.

Our involvement in this process is very comprehensive. We feel it is our job to keep our clients up to date regarding any new products in the industry that may reduce administrative burden for the City or aid in the reduction of health care costs. We have extensive experience marketing all lines of coverage, evaluating alternative funding arrangements as well as bidding for any additional coverages requested.

Proposal Evaluation & Recommendation

Upon receipt of proposals submitted in response to the RFP process, our team will perform a detailed analysis of each program offered. We compare all proposals side by side to the in-force program and illustrate the program differences to identify the advantages and disadvantages of each. This will include a detailed cost comparison which outlines the total cost of the program in addition to breaking down the costs related to employer and employee contributions and detailing all applicable proposal caveats or opportunities for multi-line discounts.

At this time, we will also compare provider networks to determine which proposers may be considered viable options in addition to performing a network disruption analysis and network discount analysis. During this stage in the procurement process, we will meet with Staff to review our initial findings. Once our analysis has determined that particular vendors are viable based on cost, schedule of benefits, value-added services, A.M. Best rating, etc., we then attempt to clear up any details that must be clarified prior to making a recommendation. This process is a second level request for clarification and is conducted following the review of submitted proposals. As insurance is one of the few areas in public entity purchasing regulations where simultaneous negotiations can take place, it is always important for the RFP process to include a "best and final" interview process within the RFP timeline, negotiating performance guarantees where applicable. After such finalist negotiations and continuous communication with staff, we will provide our formal evaluation and recommendation, based on the City's needs and financial goals.

Plan Renewals & Effective Negotiations

In addition to conducting a formal RFP or market solicitation, our analysts will develop and assist with budget projections and request early renewal proposals to begin aggressively negotiating pricing and terms for your plan renewals. This is done early in the process to ensure the least amount of disruption as possible to your membership while balancing the client's needs, goals, and union commitments. Our specific focus on serving the public sector and client base in the region and state allows us to leverage the credibility we have established with insurance carriers and government trusts more efficiently. It is also important to note the ability of our experienced team to not only effectively negotiate the benefits and costs of your program(s), but also value-added services and benefits such as wellness services/funding, onsite carrier support, technology funding and aggressive pharmacy rebate returns. We get results both for the employer providing the benefit program and each and every member enrolled.

Developing a Long-Term Strategy

Gehring Group/Risk Strategies takes a comprehensive and innovative approach to employee benefit program strategy, focusing on cost containment and improving overall health and well-being. We have successfully implemented numerous programs that control costs while enhancing the health and satisfaction of employees. Our cost-saving recommendations cover plan design, alternative funding arrangements, and employee benefits education, all aimed at maintaining or increasing employee satisfaction.

Our team develops long-term strategic plans by considering a variety of factors. We conduct regular meetings with you to understand your organization's goals, budget, culture, and plan competitiveness compared to benchmarks and local entities. We analyze your organization's multi-year loss experience to forecast scenarios for your current plan design and provide annual budget projections based on actual claims utilization. Our review also takes into account agreements from collective bargaining and retiree offerings.

With extensive experience serving the public sector, we recognize that each client has unique needs. Factors such as geographic location, culture, employee demographics, union relations, and retiree coverage require a customized approach. Risk Strategies tailors its recommendations to each client's specific situation, focusing on sustainable, long-term cost savings rather than merely reducing benefits to generate premium savings. Our objective is to maintain lasting client relationships and assist our clients in developing long-term strategies that align with their overall financial goals. Maximizing the value of your benefits dollars is our primary goal in serving our clients.

SCOPE OF SERVICES

We would like to take this opportunity to address each item in the Scope of Work as outlined in the City's RFP No. 2025-07 for Benefits Consulting and Broker Services to further elaborate on the extent of our services:

1) **Review and Advise**

   A. **The selected service provider shall assist and advise in reviewing the City's insurance benefit plans on a continuing basis to ensure the plans are in compliance with all state and federal regulations.**

   Gehring Group/Risk Strategies maintains a strong commitment to ensure our clients remain in compliance with state and federal regulations and that all benefit plan offerings and related documents are up to date. We remain at the forefront of pending and new legislation to educate our clients in a clear and understandable, timely manner regarding federal and state legislation, including the Affordable Care Act, Firefighter Cancer Bill, FFCRA, CARES Act, ARPA, Inflation Reduction Act, HIPAA, COBRA, GINA and more. We employ a proactive approach to compliance, learning, interpreting, and educating our clients regarding all applicable regulations as released and keep you up to date on all regulatory changes through our newsletters, webinars, seminars, workshops, and other educational opportunities.

We remain vigilant in keeping our clients informed of any regulatory changes that may impact them, ensuring they stay abreast of evolving compliance requirements. Risk Strategies employs several methods of educating our clients about changes in federal, state, and/or local laws. These include:

✓ **Educational Newsletters**

Gehring Group/Risk Strategies provides you with updates regarding any changes in applicable laws and how they might affect your benefits program via our educational newsletters which are distributed via email. (Samples included in **Exhibit 5.**)

✓ **Client Seminars/Webinars**

Gehring Group/Risk Strategies hosts several client seminars/webinars each year on various topics in order to ensure that our clients have all the information needed to be adequately prepared for any new mandates and are comfortable in their understanding of all requirements. Employers can take advantage of the educational opportunities available at our annual Public Sector Summit, Mental Health First Aid Workshops, Benefits Administrator Workshops and more. Another example of our continued engagement with our clients on relevant topics includes our Police and Fire Mental Health Focus Group recently held onsite at our Palm Beach Gardens location.

The following includes a sample of webinars and trainings Risk Strategies has hosted and presented during the past two years:

Date	Client Educational Opportunity
February 21, 2023	**Webinar –** The End of the Public Health Emergency
March 16, 2023	**Webinar** – What SECURE Act 2.0 Means for your Pot of Gold
May 16, 2023	**Public Sector Client Summit -** Keys to Caregiving for the Sandwich Generation
June 7, 2023	**Webinar –** The Latest in Legislation: Retiree Updates
June 12, 2023	**Webinar –** The Long Goodbye: Preparing for the End of the Outbreak Period
June 14, 2023	**Webinar** – Florida's Latest Health Care-Related Bills
August 15, 2023	**Workshop - Building Blocks of HR: Fundamentals of FMLA**
October 24, 2023	**Webinar –** Gag Clause Prohibition – Guidance for Employers
November 7, 2023	**Webinar –** It's 1095 Time
February 27, 2024	**Workshop – Benefits Administrator Workshop 1.0**
April 24-25, 2024	**Public Sector Client Summit –** Leading Through Storytelling: How Stories Shape Us and Connect Us"
June 25, 2024	**Webinar** – Dueling Mandates – Section 1557 of the ACA
July 17, 2024	**Workshop – Benefits Administrator Workshop 2.0**
October 1, 2024	**Webinar** – Understanding Recent Changes Affecting Creditable Coverage
November 14, 2024	**Webinar** – Transparency in Action: Gag Clause Attestation & the Prescription Drug Reform Act

Date	Client Educational Opportunity
January 30, 2025	**Webinar** – Preparing for the Upcoming ACA Reporting Season: What's New & What to Know
February 12, 2025	**Workshop – Benefits Administrator Workshop 1.0**
March 5, 2025	**Workshop – Benefits Administrator Workshop 2.0**

Gehring Group/Risk Strategies hosts regular ***Benefits Administrator Workshops*** for our clients' benefits administration staff during which we review such topics as the basics of coverage types, plan year administration, the RFP and purchasing process, notional accounts, best practices, statutes surrounding Sunshine Laws, benefit program reporting, benefits program and ACA compliance, and many other topics based on feedback from our clients.

✓ **Face-to-Face Meetings**

Lastly, Gehring Group/Risk Strategies is committed to meeting with clients face-to-face to address their unique issues and opportunities. Our goal is to provide comprehensive training and support tailored to each client's needs. As members of the agent advisory councils for many major insurance carriers in the state, we are often among the first to learn about new health plan trends and product offerings resulting from legislative mandates. This allows us to keep our clients well-informed about new programs and potential cost-saving opportunities. Additionally, we ensure that each client is updated on any changes in state or federal regulations that may impact them.

Risk Strategies has taken a proactive stance and is consistently monitoring the current events taking place amidst the current fast-paced legislative environment. We will continue to provide you with updates regarding any changes applicable to client benefits programs and assist in planning and preparation to remain in compliance with all legislative requirements.

B. The service provider shall ensure the benefit plans are competitive in nature and cost. The City expects that recommendations will be made with respect to plan design alternatives and providers as dictated by trends, best practices, and availability of services.

Our goal at Gehring Group/Risk Strategies is to help your organization and members save money through effective and proactive planning, negotiations, innovative ideas, wellness initiatives, and efficient implementation and management of your benefits programs. This includes ensuring that the City's plans remain competitive in nature and cost. Our three main objectives are to control costs, streamline administration, and provide first class customer service for you and your employees. We are fully committed to anticipating and fulfilling your needs.

To accomplish this, our services include conducting a formal RFP or market solicitation process for the lines of insurance coverage included within your employee benefits program, developing mid-year budget projections, requesting renewals form benefit vendors, conducting renewal analysis, analyzing plan changes and alternatives, aggressively negotiate renewal proposals, and more. In addition, our specific focus on serving the public sector allows us to leverage our knowledge of other comparable public entity benefits programs in addition to leveraging the credibility we have established with insurance carriers and government trusts more efficiently. Our experienced team is skilled in not only effective negotiations related to benefits and costs,

but also value-added services and benefits such as wellness services and funding, onsite carrier support, technology funding and aggressive pharmacy rebate returns. We get results both for the employer providing the benefit program and each and every member enrolled.

C. A review and analysis of the goals and objectives of the benefit design shall be completed to ensure that they are sound and focused on meeting the needs of City employees.

One of our primary tasks with all clients is to conduct a review and analysis of the goals and objectives of the benefit design to ensure they are sound and focused on meeting the needs of City employees. We understand the fact that an employee health benefits program is a significant cost driver to any employer's budget, as well as the greatest tax favored benefit an employer can provide an employee. Through our year-round service philosophy and approach, we have achieved consistent and proven success in not only meeting the current short-term needs of our clients and their members, but also employing a number of strategies in developing a long-term strategic plan. Our approach includes meetings with you to understand your organization's goals, budget, organizational considerations, culture, pending/current legislation, and plan competitiveness compared to benchmark and local entities. Additionally, we review historical claims experience, forecasting scenarios for your current plan design and providing the City with independent annual budget projections based on actual claims utilization.

We understand that employee benefits are a very important aspect of an employee's compensation package to attract and retain strong talent. Accordingly, a long-term strategic benefit plan must be in place to allow both the employer and employee to anticipate and prepare for any anticipated modifications be it financial or regarding plan design and benefit options. Gehring Group/Risk Strategies has the tools and knowledge to guide the City down this path. Our goal is to maintain long-term client relationships and assist our clients in developing long range strategies to conform to the client's overall goals and commitments and get the most out of your benefit dollars.

D. Reviewing contracts, plan documents, insurance policies and related documents to ensure technical accuracy and consistency is a critical role of the selected service provider.

Your Gehring Group team will meticulously review all contracts, plan documents, insurance policies and related documents to verify technical accuracy and consistency as it relates to premium rates, benefits eligibility, and coverage. We will ensure that benefit plans, terms and costs negotiated are precisely reflected within the contract documents. Our thorough review process aims to eliminate any discrepancies and guarantee that the terms agreed upon are accurately documented, providing clarity and assurance to all parties involved.

2) <u>Provide Consulting</u>

A. The provider shall be required to regularly provide information related to pending or new legislation, benefit funding and market trends as well as making recommendations on how to respond to such information.

Gehring Group/Risk Strategies stands out as an industry leader, consistently pioneering new insurance and healthcare concepts while keeping our clients abreast of evolving legislation. We pride ourselves on our proactive approach, and we envision a benefits program where our clients can capitalize on every available cost-saving insurance concept and funding arrangement while providing comprehensive benefits coverage and remaining in compliance with all regulations. Our track record includes groundbreaking initiatives such as the introduction of consumer-driven health plans and innovative strategies like onsite clinics in the public sector. Maintaining a steadfast commitment to staying ahead of industry trends and market dynamics, we continuously explore novel concepts and new types of health insurance programs presented by insurers and third-party administrators.

B. The selected provider shall advise and assist the City in drafting any necessary plan amendments and assist with submissions of written reports and other documents required by state and federal law.

Gehring Group/Risk Strategies proactively assists our clients with ensuring all plan documentation is compliant and submitting required reports or other required documentation as required by state and federal law. Our approach includes education, assistance with documentation, on-site meetings with committees and management, compliance checklists, intermittent reminders, and proactive follow-up regarding compliance by our consulting staff.

C. The City requires, when requested, that the service provider participates in communications and meets with insurance and healthcare carriers. Travel and meeting time will not be compensated by the City.

Acknowledged. Your Gehring Group/Risk Strategies' team members are available as requested to attend any onsite meetings with carriers and vendors as wells as City Commission meetings or other meetings. We are also available by phone, email, or virtual/video call (Zoom, Teams, etc.). Due to the large number of public sector clients we service throughout the state of Florida and in the central Florida area, we are available to meet in person given reasonable notice. It is also important to note that Gehring Group/Risk Strategies does not limit the number of in-person meetings or pass through any associated travel costs.

D. The provider shall serve as liaison between the City and all benefit vendors, including customer service and assistance in resolving claims and billing issues.

Your Gehring Group/Risk Strategies team will play a crucial role in engaging with all employee benefits carriers and serving as the liaison between the City and its vendors. We represent your best interests in negotiating, coordinating, implementing, and monitoring all aspects of plan benefits and services. We consistently review carrier performance and collaborate with claims departments to ensure accurate claims processing. Additionally, we negotiate performance guarantees with vendors concerning implementation, ongoing member service criteria, and provider discounts. Consider your Gehring Group/Risk Strategies team as an extension of your HR and Benefits staff. Supporting our clients' needs is a core objective. We take advocacy to heart, representing your employees on claims issues and advocating for your organization during renewals and vendor communications.

E. The selected service provider shall be responsible for maintaining the confidentiality of the City's records and data, which cannot be sold, shared, or otherwise disclosed to other companies or individuals without written permission from the City manager.

Acknowledged. Our organization has established policies and procedures to ensure the confidentiality, integrity, and availability of information and systems. These cover hardware/software purchasing, anti-virus/anti-spam systems, data management, network security, and access controls. We are HIPAA compliant, maintain business associate agreements, and adhere to best practices for PHI and PII transmission. Security techniques include VPNs, secure FTP, PGP encryption, and encrypted email.

HIPAA compliance is central to our processes, starting with Business Associate Agreements and secure email for sensitive data. We conduct annual HIPAA risk assessments via a third-party authorized HITRUST CSF Assessor and provide regular employee training on data privacy, security, and ethics. Our comprehensive compliance program ensures stable and secure services for customers..

F. The service provider shall assist the City with developing benefit vendor performance guarantees to evaluate the services being provided on a continual basis.

Gehring Group/Risk Strategies works closely with our clients and their vendors to negotiate performance guarantees, placing criteria around customer service, response times, timely claim handling, network discounts along with key areas of importance to each client's needs. As these are typically centered around implementation and annual service, we are proficient in tracking assessment periods and independent evaluation and review of carriers' ability to meet the required metrics along with assisting our clients in recovery of any payments should one or more not be meet.

G. Evaluation of, processing of, reporting and compliance with HIPAA and with COBRA and retiree benefit administration is required of the selected service provider.

As stated above, HIPAA compliance is at the core of our processes and systems engineering. We prioritize the protection of sensitive health information and ensure that all our operations adhere to HIPAA regulations. In addition, we provide comprehensive support to our clients in navigating COBRA requirements and dealing with the applicable COBRA vendor. Lastly, our services also include providing guidance relating to compliance with Florida Statute 112.08 as it relates to retiree benefits and rules regarding those lines of coverage which retirees are allowed to continue beyond employment termination.

Our commitment to compliance is unwavering, and we continuously monitor regulatory changes to keep our clients informed and compliant. By leveraging our expertise and proactive approach, we help our clients manage their benefits programs effectively and ensure adherence to all relevant laws and regulations.

3) **Reporting and Documentation**

A. **The provider shall maintain records of the plans, financial and claims experience, and provide quarterly progress reports to continually evaluate the effectiveness of the plan.**

Your Gehring Group analytical team obtains all available claims utilization reports regarding the City's medical and pharmacy claims on a regular basis. We compare historical claims data to identify trends such as overutilization and other cost outliers to identify cost drivers and utilization issues to better drive decisions regarding plan design options and identify cost saving opportunities. Our concise and comprehensive plan performance reports that provide decision makers with the knowledge necessary to make informed program recommendations and decisions (samples included in **Exhibit 3: Sample Reports & Work Product**). Additional information regarding Gehring Group/Risk Strategies reporting and documentation capabilities are included in **Tab E, question 6**.

B. **The provider shall assist in drafting, editing, printing, and production of employee benefit materials.**

Confirmed. Please refer to **Tab E, question 3** for detailed information on Gehring Group/Risk Strategies' employee education and communication services.

C. **It is required by the City that compensation for all services provided under the resulting contract shall be in the form of commission from carriers/vendors. Compensation will be based on the negotiated commission paid by each carrier for the respective lines of coverage. NO additional costs or fees will be paid by the City. The selected service provider will supply the City with an annual statement, from each carrier, giving full disclosure of all compensation earned. Annual disclosure of all direct or indirect earnings will be required as well.**

Acknowledged.

- **Has or is your company currently involved in any formal court proceedings regarding any of your contracts? If so, provide an explanation and status.**

No.

- **Include any other information that demonstrates your company may be the most qualified and in the best interest of the City to select. Photographs/charts/graphs are optional and may be provided in this section.**

Exhibits are included in **Tab I** for your review.

Tab G: References

Include Attachment A2, Illustrative Work Form and any other information pertaining to the minimum of three (3) references for work performed that is similar to the scope of services for this RFP. Include references that are able to comment on your organization's relevant experience.

Please see completed forms Attachment A2, Illustrated Work Form on the following pages.

1. **From your references' perspective, what makes your organization unique from other organizations that may submit proposals for the City of Wildwood's consideration? References must be for current, or recent projects, and must be for the proposed project team members. Ensure that Submittal Attachment 2 (Illustrative work) has the company/city name, contract name, phone number and address are included.**

   Please refer to **Tab C, question 4** for details regarding Gehring Group/Risk Strategies' competitive advantages. We have also included additional Letters of Recommendation from current Gehring Group/Risk Strategies clients attached hereto as **Exhibit 6**. Serving Florida public sector entities for over 30 years, our team has accumulated a vast amount of work experience relevant to what is necessary to serve the needs of the City.

[Submittal Attachment A2]

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
Employee Benefits Brokerage Services / Brooksville, FL
Project Manager: Athena Erchard</td><td rowspan="2">Client's Name & Address
City of Brooksville
201 Howell Avenue
Brooksville, FL 34601</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): Client since: 10/1/2007
Contract ongoing</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:
Kyle Martin, HR & Risk Mgmt. Director
kmartin@cityofbrooksville.us
352-540-3810</td></tr>
<tr><td>Entire Project:
$ Commissions</td><td>Work for which "VENDOR" was/is responsible:
$ N/A</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies provides comprehensive employee benefits consulting services to the City (150 employees) including RFP & evaluation, open enrollment coordination and attendance, claims analysis and budget projections, provision of an Online Enrollment System, development of annual employee benefits highlights and other communications, wellness program consulting, actuarial services, employee advocacy and claims resolution, and additional services as needed.</td></tr>
<tr><td colspan="3">Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies is Broker of Record for all lines of employee benefits coverage.</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
Lead Consultant - Athena Erchard
Account Manager - Jennifer Winter
Account Relations Manager - Jessica Smith
Client Service Specialist - Amber Aronson</td></tr>
</table>

[Submittal Attachment A2]

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
Employee Benefits Consultant Services / Cape Coral, FL
Project Manager: Athena Erchard

Client Since: 10/3/2011
Completion Date (Actual or Estimated): Contract ongoing</td><td>Client's Name & Address
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:
Deana Watson, Benefits Coordinator
dwatson@capecoral.gov
239-574-0531</td></tr>
<tr><td>Entire Project:
$ Consulting Fee</td><td>Work for which "VENDOR" was/is responsible:
$ N/A</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies provides comprehensive employee benefits consulting services for the City and its Charter School (total 1,600 employees) including RFP & evaluation, open enrollment coordination and attendance, claims analysis and budget projections, employee health center (clinic) oversight, provision of an Online Enrollment System, development of annual employee benefits highlights and other communications, wellness program consulting, actuarial services, employee advocacy and claims resolution, and additional services as needed.</td></tr>
<tr><td colspan="3">Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies is Broker of Record for all lines of employee benefits coverage.</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
Lead Consultant - Athena Erchard
Account Manager - Jennifer Winter</td></tr>
</table>

[Submittal Attachment A2]

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 **Employee Benefits Broker Services / Kissimmee, FL** Project Manager: **Christian Bergstrom / Barbara Houghtaling**		Client's Name & Address **Osceola County Sheriff's Office** **2601 E Irlo Bronson Memorial Highway** **Kissimmee, Florida 34744**
Client Since: 5/17/2011 Completion Date (Actual or Estimated): **Contract ongoing**		
Contractor Fees (In Thousands)		Client Contact Name, Title, Email Address and Telephone Number: **Shannon Stevens, Human Resources Mgr.** **shannon.stevens@osceolasheriff.org** **407-348-1130**
Entire Project: $ **Annual Flat Fee**	Work for which "VENDOR" was/is responsible: $ **N/A**	
Scope of Entire Project (Please give quantitative indications wherever possible) **Gehring Group/Risk Strategies provides comprehensive employee benefits consulting services for the Sheriff's office (600 employees) including RFP & evaluation, open enrollment coordination and attendance, claims analysis and budget projections, provision of an Online Enrollment System, development of annual employee benefits highlights and other communications, wellness program consulting, actuarial services, employee advocacy and claims resolution, and additional services as needed.**		
Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible) **Gehring Group/Risk Strategies is Broker of Record for all lines of employee benefits coverage.**		
VENDOR's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the CITY's Project **Consultant & Account Manager - Barbara Houghtaling** **Employee Benefits Analyst - Christine Turnquest** **Account Relations Manager - Jessica Smith**		

[Submittal Attachment A2]

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
Employee Benefits Brokerage Services / Wellington, FL
Project Manager: Christian Bergstrom / Barbara Houghtaling</td><td rowspan="2">Client's Name & Address
Village of Wellington
12300 Forest Hill Blvd.
Wellington, Florida 33414</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): Client Since: 3/23/2000
Contract ongoing</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:
Kimberly Gibbons, HR Director
kgibbons@wellingtonfl.gov
561-791-4063</td></tr>
<tr><td>Entire Project:
$ Commissions</td><td>Work for which "VENDOR" was/is responsible:
$ N/A</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies provides comprehensive employee benefits consulting services for the Village (350 employees) including RFP & evaluation, open enrollment coordination and attendance, claims analysis and budget projections, provision of an Online Enrollment System, onsite clinic consulting, development of annual employee benefits highlights and other communications, wellness program consulting, employee advocacy and claims resolution, and additional services as needed.</td></tr>
<tr><td colspan="3">Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies is Broker of Record for all lines of employee benefits coverage.</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
Consulting / Account Manager - Barbara Houghtaling
Employee Benefits Analyst - Christine Turnquest</td></tr>
</table>

[Submittal Attachment A2]

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
Employee Benefits Brokerage Services / Greenacres, FL
Project Manager: Barbara Houghtaling</td><td rowspan="2">Client's Name & Address
City of Greenacres
5800 Melaleuca Lane
Greenacres, Florida 33463</td></tr>
<tr><td colspan="2">Completion Date (Actual or Estimated): Client Since: 5/9/2019
Contract ongoing</td></tr>
<tr><td colspan="2">Contractor Fees (In Thousands)</td><td rowspan="2">Client Contact Name, Title, Email Address and Telephone Number:
Suzanne Skidmore, Human Resource Dir.
sskidmore@greenacresfl.gov
561-642-2001</td></tr>
<tr><td>Entire Project:
$ Commissions</td><td>Work for which "VENDOR" was/is responsible:
$ N/A</td></tr>
<tr><td colspan="3">Scope of Entire Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies provides comprehensive employee benefits consulting services for the City (135 employees) including RFP & evaluation, open enrollment coordination and attendance, claims analysis and budget projections, provision of an Online Enrollment System, onsite clinic consulting, development of annual employee benefits highlights and other communications, wellness program consulting, employee advocacy and claims resolution, and additional services as needed.</td></tr>
<tr><td colspan="3">Nature of VENDOR's Responsibility in Project (Please give quantitative indications wherever possible)
Gehring Group/Risk Strategies is Broker of Record for all lines of employee benefits coverage.</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
Benefits Consultant/Account Manager - Barbara Houghtaling
Employee Benefits Analyst - Christine Turnquest</td></tr>
</table>

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.

- Proposer's Certification (Attachment H1)
- Proposal Form (Attachment H2)
- Statement of Terms & Conditions (Attachment H3)
- Hold Harmless Agreement (Attachment H4)
- Drug Free Workplace Certificate (Attachment H5)
- Sworn Statement on Public Entity Crimes (Attachment H6)
- Conflict of Interest Disclosure Form (Attachment H7)
- Immigration Affidavit Certification (Attachment H8)
- State of Florida Sunbiz Annual Report
- Sample Certificates of Insurance
- Requested Exceptions/Deviations to Sample Agreement

[Submittal Attachment H1]

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: March 25, 2025	**DUE TIME:** 2:00 p.m.	**RFP # 2025 - 07**

TITLE: ~~XXXX

[Submittal Attachment H2]

PROPOSALS FORM FOR CITY OF WILDWOOD

Name of Vendor Submitting Proposals RSC Insurance Brokerage, Inc.

Name of Person Submitting Proposals Kurt N. Gehring, Managing Director

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."

RSC Insurance Brokerage, Inc.

Signature

March 13, 2025
Date

2025-07 - Benefits Consulting & Broker Services
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.

EXCEPTIONS/DEVIATIONS TO SAMPLE PROFESSIONAL SERVICES AGREEMENT

The Proposer, RSC Insurance Brokerage, Inc. lists its deviations/exceptions to the City's Sample Professional Services Agreement as follows:

1. Proposer respectfully requests that any and all references in the sample agreement to "Holiday Lighting and Decorations" and "asphalt surface treatment" be updated with "Benefits Consulting & Broker Services".

2. Proposer respectfully requests that Section 9 (f.) "Services hourly rates as attached to this contract" be deleted because hourly rates are not relevant to this particular contract (the awarded proposer will be compensated by commissions per Addendum #1).

3. Proposer respectfully requests that Paragraph 7 (a.) be replaced with the following language:

   "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 **licensed to** 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, **except for information that is confidential or exempt or a trade secret.**"

[Submittal Attachment H3]

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: RSC Insurance Brokerage, Inc.

Kurt Gehring

(Signature and Date)

Kurt N. Gehring, Managing Director | March 13, 2025

[Submittal Attachment H4]

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.

RSC Insurance Brokerage, Inc.
Contractor/ Vendor-Print Name

Signature Kurt N. Gehring, Managing Director

RFP No. 2025-07 | Benefits Consulting & Broker Services
Project Name

March 13, 2025
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 H5]

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

RSC Insurance Brokerage, Inc.
(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 Kurt N. Gehring, Managing Director

March 13, 2025
Date Signed

State of: Florida

County of: Palm Beach

Sworn to and subscribed before me this 13th day of March, 2025

Personally known X or Produced Identification personally known
(Specify Type of Identification)

Signature of Notary
Valerie Jean Ensinger
My Commission Expires March 21, 2029

(seal)

VALERIE JEAN ENSINGER
MY COMMISSION # HH 629746
EXPIRES: March 21, 2029

This document must be completed and returned with your Submittal

[Submittal Attachment H6]

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 Kurt N. Gehring, Managing Director
   {print individual's name and title}

   for RSC Insurance Brokerage, Inc.
   {print name of entity submitting sworn statement}

   whose business address is 3500 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410

   and (if applicable) its Federal Employer Identification Number (FEIN) is 16-1689464 (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.

Kurt Gehring

{signature}

Kurt N. Gehring

March 13, 2025

{date}

State of Florida

County of Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Kurt N. Gehring, who after first being sworn by me, affixed his/her signature in the space provided above on this 13th day of March, 20 .

Attest: Valerie Jean Ensinger

Notary Public Valerie Jean Ensinger

My commission expires: March 21, 2029

(Notary Seal)

VALERIE JEAN ENSINGER
MY COMMISSION # HH 629746
EXPIRES: March 21, 2029

This document must be completed and returned with your Submittal.

[Submittal Attachment H7]

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that.

2. I *(printed name)* Kurt N. Gehring am the *(title)* Managing Director and the duly authorized representative of the vendor of *(Vendor Name)* RSC Insurance Brokerage, Inc. whose address is 3500 Kyoto Gardens Drive, Palm Beach Gardens, FL 33410, 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: Kurt Gehring

Printed Name: Kurt N. Gehring, Managing Director

Vendor Name: RSC Insurance Brokerage, Inc.

Date: March 13, 2025

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 13th day of March 20 25

Personally Known X
OR Produced Identification n/a, Type of Identification personally known

My Commission Expires March 21, 2028

Valerie Jean Ensinger
(Printed, typed, or stamped commissioned name of notary)
Valerie Jean Ensinger

NOTARY PUBLIC STATE OF FLORIDA
VALERIE JEAN ENSINGER
MY COMMISSION # HH 629746
EXPIRES: March 21, 2029

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

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: RSC Insurance Brokerage, Inc.

Print Name: Kurt N. Gehring Title: Managing Director

Signature Date:

State of Florida County of Palm Beach

The foregoing instrument was signed and acknowledged before me this 13th day of March, 2029, by Kurt N. Gehring who has produced personally known as identification. (Print or Type Name) (Type of Identification and Number)

Notary Public Signature

Valerie Jean Ensinger
Printed Name of Notary Public

HH 629746 | March 21, 2029
Notary Commission Number/Expiration

VALERIE JEAN ENSINGER
MY COMMISSION # HH 629746
EXPIRES: March 21, 2029

The signee of this affidavit guarantees, as evidenced by the affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

2025 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F08000001322

Entity Name: RSC INSURANCE BROKERAGE, INC

Current Principal Place of Business:

160 FEDERAL ST
BOSTON, MA 02110

Current Mailing Address:

160 FEDERAL ST
BOSTON, MA 02110 US

FEI Number: 16-1689464

FILED
Jan 22, 2025
Secretary of State
8213995849CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	DIRECTOR, SECRETARY, TREASURER
Name	EDWARDS, SHARON
Address	160 FEDERAL ST
City-State-Zip:	BOSTON MA 02110

Title	PRESIDENT, DIRECTOR
Name	MINA, JOHN
Address	160 FEDERAL ST 4TH FLOOR
City-State-Zip:	BOSTON MA 02110

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHARON EDWARDS SECRETARY 01/22/2025

Electronic Signature of Signing Officer/Director Detail — Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
RSC Insurance Brokerage, Inc.
160 Federal St.
4th Floor
Boston MA 02110

CONTACT NAME: Risk Strategies Company
PHONE (A/C, No, Ext): (617) 330-5700 **FAX (A/C, No):** (617) 439-3752
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	National Fire Insurance Company of Hartford	20478
INSURER B :	Continental Insurance Co	35289
INSURER C :	American Casualty Co of Reading PA	20427
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
RSC Insurance Brokerage, Inc., and its division Gehring Group
160 Federal Street, 4th Floor
Boston MA 02110

COVERAGES **CERTIFICATE NUMBER:** CL2452153197 **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: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			PMT7033916806	05/20/2024	05/20/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BUA7033916773	05/20/2024	05/20/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUE7033916756	05/20/2024	05/20/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC7033916787	05/20/2024	05/20/2025	[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

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured coverage may be available where required by contract or agreement. Primary and non-contributory coverage may be available where required by contract or agreement. Waiver of Rights of Recovery Against Others coverage may be available where required by contract or agreement. Notice of Cancellation may be available where required by contract or agreement.

All coverages are as per policy provisions, per contract or agreement, as interests may appear.

CERTIFICATE HOLDER

Evidence of Coverage

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

RSC Insurance Brokerage Inc.

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RFP SAMPLE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Bryan Lorenz	
RSC Insurance Brokerage, Inc. 160 Federal St. 4th Floor Boston MA 02110	PHONE (A/C, No, Ext): (617) 330-5700	FAX (A/C, No): (617) 439-3752
	E-MAIL ADDRESS: blorenz@risk-strategies.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL Specialty Insurance Co	37885
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: The Gehring Group, Inc., a division of RSC Insurance Brokerage, Inc., 160 Federal Street, 4th Floor, Boston MA 02110

COVERAGES **CERTIFICATE NUMBER:** CL2492792732 **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	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Errors & Omissions			ELU199846-24	09/30/2024	09/30/2025	Per Claim	$5,000,000
							Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Issued as evidence of insurance.

CERTIFICATE HOLDER

Evidence of Coverage

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

MB Austin

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REQUESTED EXCEPTIONS/DEVIATIONS TO SAMPLE PROFESSIONAL SERVICES AGREEMENT

The Proposer, RSC Insurance Brokerage, Inc. lists its deviations/exceptions to the City's Sample Professional Services Agreement as follows:

1. Proposer respectfully requests that any and all references in the sample agreement to "Holiday Lighting and Decorations" and "asphalt surface treatment" be updated with "Benefits Consulting & Broker Services".

2. Proposer respectfully requests that Section 9 (f.) "Services hourly rates as attached to this contract" be deleted because hourly rates are not relevant to this particular contract (the awarded proposer will be compensated by commissions per Addendum #1).

3. Proposer respectfully requests that Paragraph 7 (a.) be replaced with the following language:

   "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 **licensed to** 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, **except for information that is confidential or exempt or a trade secret."**

Tab I: Exhibits

Exhibit 1 ..... Sample Employee Benefit Guide

Exhibit 2 ..... Sample Employee Communications

Exhibit 3 ..... Sample Reports & Work Product

Exhibit 4 ..... Sample Client Webinar

Exhibit 5 ..... Sample Employee Benefit Newsletters

Exhibit 6 ..... Client Letters of Recommendation

Please note that all communications herein can be printed on various paper sizes.





City of Brooksville

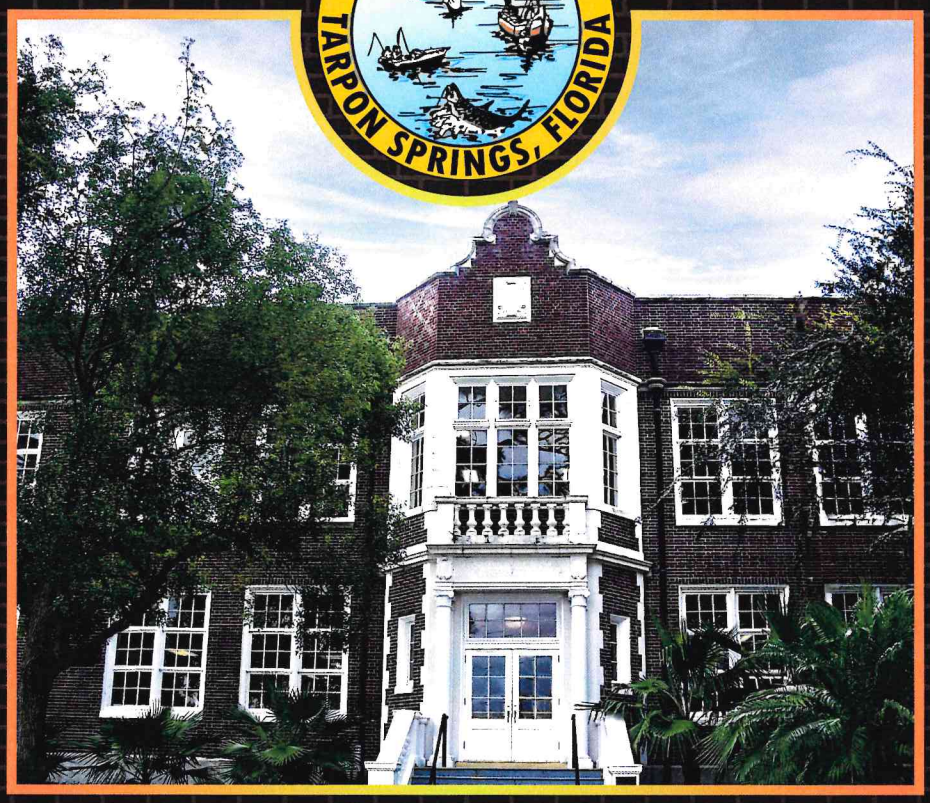
2024 WELLNESS FAIR

This is a great opportunity to meet with representatives from insurance carriers and a wide variety of local health, fitness, wellness, educational and financial vendors!

Date	February 28th
Time	11am to 2pm
Location	Jerome Brown Center 99 Jerome Brown Place Brooksville, FL 34601

GIVEAWAYS & RAFFLE PRIZES

2024 CITY OF TARPON SPRINGS, FLORIDA 2025



OPEN ENROLLMENT
September 4th - September 13th

Open Enrollment is the time of year that you can make changes to your benefits, add or drop dependents, change plans, enroll into coverage, or drop coverage.

Open Enrollment informational sessions will be held to review available benefit options and premium information. You will also be able to meet with benefits representatives and ask questions.

Date	Time	Location
Thursday, September 5th	7:00am - 12:00pm	Public Safety Facility 2nd Floor Conference Room
Monday, September 9th	1:00pm - 4:00pm	City Hall 2nd Floor Conference Room
Wednesday, September 11th	7:00am - 12:00pm	City Hall 2nd Floor Conference Room

ONLINE ENROLLMENT THROUGH BENTEK

***IMPORTANT* All Employees are encouraged to login to Bentek to confirm their benefits for the 2024-2025 plan year.**



EMPLOYEES MAY:
- ✓ View all benefit elections and payroll deductions
- ✓ View plan summaries
- ✓ Designate Life Insurance beneficiaries
- ✓ During open enrollment, employees may make new elections, change, add or remove dependents

To access the site, visit www.mybentek.com/ctsfl

All employees are encouraged to log on to Bentek during the Open Enrollment period (September 4th - September 13th) to verify coverage and update beneficiaries for the 2024-2025 Plan Year. Bentek Online Assistance will also be available during the dates and times listed.

To access Bentek using a mobile device, scan code.

Bentek support is available Monday through Friday, 8:30 am - 5:00pm.
Bentek Support Line: (888) 5-Bentek (523-6835)

Open Enrollment closes promptly at 5:00pm on September 13th, 2024
If you have questions, please contact the Human Resources Department.

CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH



Thursday, September 22nd - Friday, October 14th

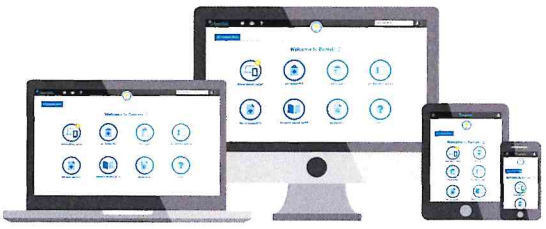
Open Enrollment is the time of year when benefit eligible employees can make new benefit elections, or changes to their current elections, for the upcoming 2023 plan year.

There are no carrier changes this year, but it is important that everyone logs into Bentek to review their benefits and make any plan changes. Reminder: If you are in the FSA plan, you must re-enroll each year.

ONLINE ENROLLMENT THROUGH BENTEK

Open Enrollment is online! Bentek is our internet-based benefits-enrollment system, allowing you to do the following 24 hours-a-day/7 days-a-week during the Open Enrollment period:

- View all benefit elections and payroll deductions
- Make new elections or changes online
- View plan summaries and link to provider websites
- Designate life insurance beneficiaries



To access the site go to: **www.mybentek.com/clearwater**

Bentek Site will be open from Thursday, September 22nd - Friday, October 14th at 5:00pm.

If you have trouble accessing Bentek, please contact the Bentek Support Line at: support@mybentek.com, or: (888) 5-Bentek (523-6835) Monday – Friday 8:30am – 5:00pm EST

Questions or concerns? Please contact Human Resources at (727) 562-4870

To access Bentek using a mobile device, scan code.

2024 OPEN ENROLLMENT!

November 9th through November 30th



Open Enrollment is the time of year that you can make changes to your benefits, add or drop dependents, change plans, enroll into coverage or drop coverage. All new elections and changes made during Open Enrollment will be effective on January 1, 2024. Please attend an Open Enrollment informational session to learn more about your benefits.

WHAT'S HAPPENING?

- CHANGES to Medical Insurance
  - » Adding Teladoc for PCP, Dermatology and Mental Health Visits
  - » NO Rate Changes
- NO CHANGES to dental, vision, life or disability
- **NEW!** EAP is changing from New Directions to ESI
  - » Six face-to-face & unlimited telephonic visits
  - » Dedicated public safety phone line
- **NEW!** Flexible Spending Accounts (FSA) are changing from Health Equity to P&A Group
  - » Medical FSA includes option to rollover annual IRS limit amount

ENROLLMENT IS EASY!

Open Enrollment is online. The City provides Bentek, an internet based online benefits enrollment system, available 24 hours a day, 7 days a week. Employees may:

- View all benefit elections and payroll deductions
- Make new elections, change, add or remove dependents
- View plan summaries and link to carrier websites
- Designate Life Insurance beneficiaries
- Enroll in Flexible Spending Accounts (FSA)

Scan Here!

All elections will be effective January 1, 2024

Enroll online November 9 - November 30

www.mybentek.com/cityofcapecoral

Cape Coral FLORIDA

THURSDAY NOVEMBER 9TH

In-Person at City Hall Council Chambers

8:00am - 9:30am

10:00am - 11:30am

1:00pm - 2:30pm

3:00pm - 4:30pm

THURSDAY NOVEMBER 16TH

Virtual Teams Meeting (Link available from HR Department)

10:00am - 11:30am



OPEN ENROLLMENT

SEPTEMBER 4TH - SEPTEMBER 15TH

The Pinellas Suncoast Fire & Rescue District Group Insurance Plan Year Begins October 1, 2023. Open Enrollment is the time when benefit eligible employees can make new benefit elections, or changes to their current elections, for the upcoming 2023-2024 plan year.

All new elections or changes made during Open Enrollment will be effective October 1, 2023.

Please be on the lookout for a virtual Open Enrollment presentation!

If you would like to make any changes or have any questions, please reach out to Kimberly Hampton at (727) 595-1117 ext. 100.

2023-2024

2023 2024

OPEN ENROLLMENT IS HERE!

Virtual Info Sessions Available!

Gehring Group, FL Blue and your other benefit providers will be presenting live on all your benefits for the 2023-2024 plan year. These sessions will be held through Microsoft Teams and are designed to help you prepare for Open Enrollment. Attendance is recommended for all full-time employees.

Please see schedule to the right for the educational sessions. Click on Join Teams Meeting from computer or mobile device to join; or join by phone.

To access Bentek using a mobile device, scan code.

DATE	TIME	MEETING PLATFORM
Tuesday August 8	10:00 a.m. - 11:30 a.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 569 813 571#
	7:00 p.m. - 8:30 p.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 466 251 00#
Thursday August 10	10:00 a.m. - 11:30 a.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 470 386 740#
	2:00 p.m. - 3:30 p.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 194 233 836#
Tuesday August 15	10:00 a.m. - 11:30 a.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 661 297 742#
	2:00 p.m. - 3:30 p.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 290 502 379
Thursday August 17	10:00 a.m. - 11:30 a.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 553 954 38#
	7:00 p.m. - 8:30 p.m.	Join Microsoft Teams meeting **Call in number:** +1 850-583-5114 **Conference ID:** 553 066 203#

HRA WELLNESS FUNDING



The City provides a Health Reimbursement Account (HRA) to employees who participate in the Cigna High Deductible Health Plan. HRA monies are not taxable and funded by the City and can be used for any qualified medical expenses such as copayments, deductibles and coinsurance for physician services, hospital services, prescription drugs, etc. The HRA monies provide tax-free funds to cover qualified out-of-pocket expenses incurred under the medical plan. Deadline to complete Health Assessments is September 30, 2023. A new hire's deadline is the 90th day following initial benefits eligibility.

HOW TO EARN YOUR ADDITIONAL FUNDS

To receive optional City HRA funding employee must complete the following steps:

STEP 1 Employee (and/or spouse if applicable) must complete lab testing (bloodwork) with the City's Health Center.

STEP 2 Upon Completion of the Lab testing the employee (and/or spouse if applicable) must meet with a Health Center provider. Once results are reviewed, please complete Cigna's online Health Assessment (HA) questionnaire.

STEP 3 The Health Assessment must be completed between March 1, 2023 and September 30, 2023. Sworn Police/Fire Fighters can use the bloodwork results completed during their annual physical between (October 1, 2021 through February 28, 2022) to complete their Health Assessment.



ARE YOU AN EMPLOYEE ONLY?

You need to complete the Health Assessment to earn your funds.

DO YOU HAVE A COVERED SPOUSE/SPOUSE AND CHILDREN ON YOUR PLAN?

Only your spouse needs to complete the Health Assessment to earn their additional portion of funds.

DO YOU ONLY HAVE CHILDREN ON THE PLAN (NO SPOUSE)?

Dependent children of any age do not need to complete their health assessment, you will automatically earn those funds.

Wellness HRA Incentive Values

Employee Only $400

Employee + 1 Dependent $600
($400 Employee, $200 (Spouse/DP)

Employee + Family $800
($400 Employee, $400 (Spouse/DP)

All employees will be defaulted into the Base HRA plan. All employees have the option of enrolling in the Buy-Up HRA plan.

Employee may rollover any unused funds year to year, up to a maximum of:

Employee Only $7,500

Employee + 1 Dependent $11,250

Employee + Family $15,000

CityFIT

WPB

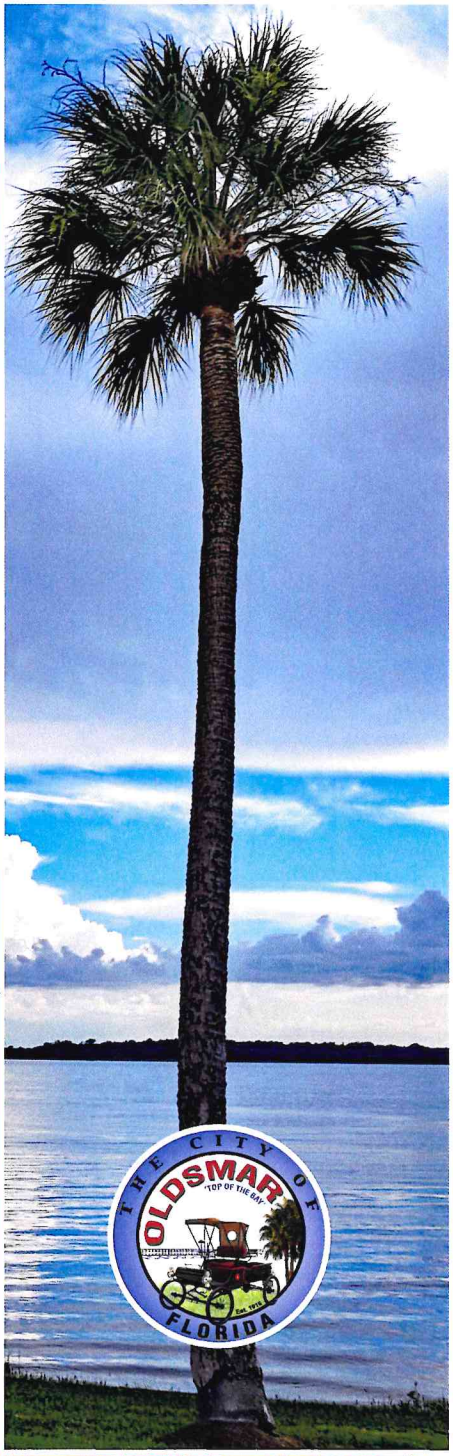
WEST PALM BEACH

Contact Human Resources for More Information

The Wellness Committee

INVITES YOU TO JOIN US FOR THE CITY OF OLDSMAR'S

2023 Employee Health and Wellness Fair!



There will be a variety of vendors at the event. Enjoy free giveaways, raffle prizes, complimentary health screenings, and so much more!

- Baycare will be offering screenings: Personal Health Assessments (fasting or non-fasting), skin cancer screening, hearing screening
- Chair Massage
- Body Composition Assessment
- Ergonomics
- Insurance Carriers: Cigna, FMPTF (401a/457b), Gehring Group, Unum LTD, Cigna EAP
- Farkas Chiropractic
- Florida Dept of Health - Tobacco Prevention Program
- Vein Institute of Pinellas
- Tampa General Hospital: Colorectal Cancer Screening Program and Sleep Apnea
- Moffitt Cancer Center



All employees and any dependents on the health plans are welcome to attend!

WHEN:	Wednesday, May 3rd, 2023
WHERE:	Cypress Forest Recreation Center 650 Pine Ave. North, Oldsmar, FL 34677
TIME:	9:00AM - 12:00PM



To sign up for your biometric screening, skin cancer screening or hearing test, using a mobile device, scan code or use the link below.

https://ha.healthawareservices.com/ra/survey/5097



We are here to **help you**

Do you have a question about your insurance benefits? Are you receiving bills from your provider and not understanding why?

Citrus County is working with the Gehring Group Team to provide you with a solution to your questions!

We are excited to announce that the Gehring Group has a team of claim specialists to assist you with your questions. We encourage you to email the Gehring Group at:

Email: citrus@gehringgroup.com
Toll Free: (800) 244-3696

Please include the following information with your email:

- First & Last Name
- Brief Description of your question
- Your contact information

For your privacy please **do not** include in your initial email:

- Social Security Number
- Date of Birth
- Member ID

A Gehring Group claim specialist will contact you via a secure email or telephone call to gather additional information that may be necessary to further assist you.

Our goal is to ensure that these items are resolved as quickly as possible.

Gehring Group
Analytics
Sample Work

Palm Beach Gardens, Florida 33410
(561) 626-6797
(800) 244-3696 / (561) 626-6970 – Fax
www.gehringgroup.com

RISK strategies | GEHRING GROUP
A RISK STRATEGIES COMPANY

City of Example
Medical RFP Evaluation
Effective Date: October 1, 20XX

Sample Plan Comparison

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

		Current						Option #1				
Schedule of Benefits		**Plan 1**		**Plan**		**Plan**		**Plan 1**		**Plan**		**Plan**
Deductible (DED)		*In Network*	*Out of Network*	*In Network*	*Out of Network*	*In Network*	*Out of Network*	*In Network*	*Out of Network*	*In Network*	*Out of Network*	*In Network Only*
Individual Deductible		$1,000	$1,000	$1,500	$3,000	$2,000	$6,000	$1,000	$1,000	$1,350	$2,500	$2,500
Family Deductible		$3,000	$3,000	$3,000	$6,000	N/A*	N/A*	$2,000	$2,000	$2,700	$5,000	$5,000
Out of Pocket Maximum												
Single		$3,000	$5,000	$1,500	$6,000	$6,350	$12,800	$4,000	$6,000	$3,750	$7,500	$6,000
Family		$6,000	$10,000	$3,000	$12,000	$12,700	$25,600	$8,000	$12,000	$7,500	$15,000	$12,000
Member Coinsurance		20%	40%	0%	20%	50%	50%	20%	30%	10%	30%	20%
Non-Hospital Services												
Physician Office Visit Copay		$20	40% after DED	DED	20% after DED	$35	50% after DED	$25	30% after DED	10% after DED	30% after DED	$20
Specialist Office Visit Copay		$35	40% after DED	DED	20% after DED	$75	50% after DED	$50	30% after DED	10% after DED	30% after DED	$40/$80
Preventive Services		No charge	40%	No Charge	20%	No Charge	50%	No Charge	Not Available	No Charge	Not Covered	No Charge
Independent Clinical Lab		No charge	40% after DED	DED	20% after DED	No Charge	50% after DED	No Charge	30% after DED	10% after DED	30% after DED	20% after Ded
Advanced Imaging (MRI, PET, CT)		$100	40% after DED	DED	20% after DED	$200	50% after DED	20% after DED	30% after DED	10% after DED	30% after DED	20% after DED
Urgent Care Center		$35	$35	DED	DED	$75	$75	$35	30% after DED	10% after DED	30% after DED	$80
Hospital Services												
Inpatient Hospital Services		$750	40% after DED	DED	20% after DED	$2,000	50% after DED	20% after DED	30% after DED	10% after DED	30% after DED	20% after DED
Outpatient Hospital Services		$200	40% after DED	DED	20% after DED	$300	50% after DED	20% after DED	30% after DED	10% after DED	30% after DED	20% after DED
Physician Services at Hospital		20% after DED	20% after DED	DED	INN DED	50% after DED	50% after INN DED	20% after DED	30% after DED	10% after DED	30% after DED	20% after DED
Emergency Room (Per Visit)		$100	$100	DED	DED	50% after DED	50% after INN DED	$200	$200	10% after DED	10% after INN DED	$250
Mental Health/Substance Abuse Hospital												
Inpatient Services		$750	40% after DED	DED	20% after DED	$2,000	50%	20% after DED	30% after DED	10% after DED	30% after DED	20% after DED
Outpatient Services		$35	40% after DED	DED	20% after DED	$300	50%	$25	30% after DED	10% after DED	30% after DED	$20
Prescription Drugs												Rx Drug DED: $100/$200
Generic Drugs		$10	50%	DED	INN DED + Difference b/w INN cost and OON cost	$10	50%	$10	INN Copays + Difference b/w INN cost and OON cost	$10	Difference b/w INN cost and OON cost	$10 after DED
Formulary Drugs		$25		DED		$60		$35		$35		$35 after DED
Non-Formulary Drugs		$60		DED		$100		$60		$60		$60 after DED
Mail Order - 90 day supply		2x		DED		3x		2.5x		2.5x		2.5x
Rates	**Enrollment****											
Employee Only	225 2 0	$616.67		$640.81		$518.10		$575.00		$571.00		$521.18
Employee + Spouse	20 0 0	$1,033.85		$1,074.33		$868.57		$913.77		$919.04		$833.71
Employee + Child(ren)	13 0 0	$981.67		$1,020.13		$824.76		$856.77		$862.03		$782.21
Employee + Family	11 0 0	$1,294.59		$1,345.32		$1,087.66		$1,141.78		$1,075.00		$1,042.36
Monthly Premium	**269 2 0**	**$186,430**		**$1,282**		**$0**		**$171,348**		**$1,142**		**$0**
Annual Premium		**$2,237,159**		**$15,379**		**$0**		**$2,056,176**		**$13,704**		**$0**
$ Increase/(Decrease)		**N/A**		**N/A**		**N/A**		**-$180,984**		**-$1,675**		**$0**
% Increase/(Decrease)		**N/A**		**N/A**		**N/A**		**-8.1%**		**-10.9%**		**0.0%**
Total Monthly Premium	**271**			**$187,712**						**$172,490**		
Total Annual Premium				**$2,252,539**						**$2,069,880**		
$ Increase/(Decrease)				**N/A**						**-$182,659**		
% Increase/(Decrease)				**N/A**						**-8.1%**		

*Family contract members enrolled in the 05901 plan must satisfy a Per Person deductible of $2,000 in network and $6,000 out of network.

Sample Client
Medical Claims Report - Fully Insured
Effective Date: October 1, 2023

SAMPLE FULLY INSURED CLAIMS EXPERIENCE REPORT

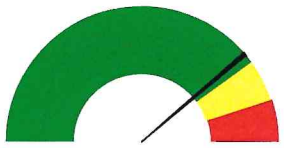
RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

PLAN & CLAIM SUMMARY

Cigna - Open Access Plus	Monthly Premium	Capitation	In - Network	Out-of-Network	Pharmacy	Total Claims	Loss Ratio
October-23	$ 161,804	$ 1,476	$ 217,016	$ -	$ 58,273	$ 276,765	171%
November-23	$ 165,374	$ 1,530	$ 85,635	$ 437	$ 32,522	$ 120,124	73%
December-23	$ 168,107	$ 1,574	$ (38,732)	$ -	$ 27,342	$ (9,816)	-6%
January-24	$ 176,731	$ 1,540	$ 100,416	$ -	$ 30,246	$ 132,202	75%
February-24	$ 174,931	$ 1,590	$ 43,478	$ 2,997	$ 49,349	$ 97,414	56%
March-24	$ 176,879	$ 991	$ 92,248	$ -	$ 38,291	$ 131,530	74%
April-24	$ 176,952	$ 2,574	$ 59,705	$ -	$ 41,420	$ 103,699	59%
May-24	$ 177,003	$ 2,624	$ 62,807	$ -	$ 53,309	$ 118,740	67%
June-24	$ 176,547	$ 1,856	$ 62,915	$ 78	$ 52,241	$ 117,090	66%
July-24	$ 173,127	$ 1,998	$ 69,919	$ 47	$ 43,510	$ 115,475	67%
August-24	$ 174,936	$ 1,083	$ 116,561	$ (225)	$ 54,001	$ 171,420	98%
September-24	$ 177,193	$ 1,823	$ 146,892	$ (73)	$ 74,646	$ 223,287	126%
2023-2024 TOTAL	**$ 2,079,585**	**$ 20,659**	**$ 1,018,861**	**$ 3,261**	**$ 555,151**	**$ 1,597,931**	**77%**

ENROLLMENT SUMMARY

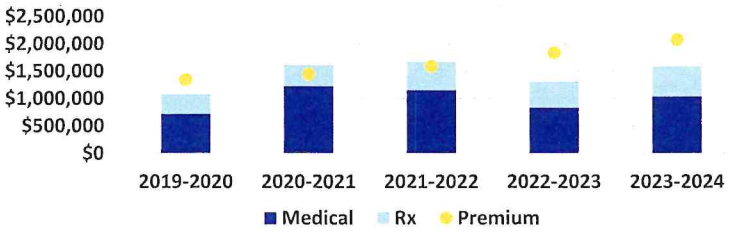
EE	EE + SP	EE + CH	EE + FAM	Total	Claims PEPM	Mbrs	Claims PMPM
112	12	7	12	143	$ 1,935.42	206	$ 1,343.52
113	13	7	12	145	$ 828.44	209	$ 574.76
116	13	7	12	148	$ (66.32)	212	$ (46.30)
115	13	8	16	152	$ 869.75	235	$ 562.56
113	13	8	16	150	$ 649.43	233	$ 418.09
113	13	8	17	151	$ 871.06	236	$ 557.33
113	13	8	17	151	$ 686.75	236	$ 439.40
110	13	10	17	150	$ 791.60	237	$ 501.01
108	13	11	17	149	$ 785.84	240	$ 487.88
109	13	11	17	150	$ 769.83	242	$ 477.17
111	13	11	17	152	$ 1,127.76	244	$ 702.54
111	12	12	16	151	$ 1,478.72	242	$ 922.67
1,344	**154**	**108**	**186**	**1,792**	**$ 891.70**	**2,772**	**$ 576.45**



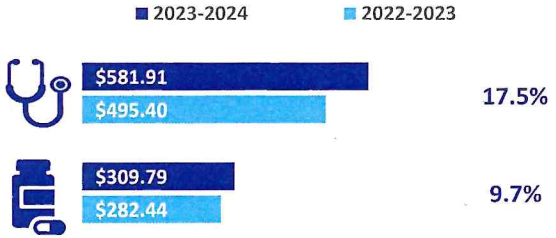
77%

Plan Year Loss Ratio

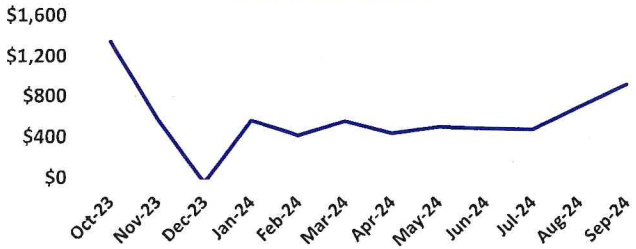
Annual Plan Costs



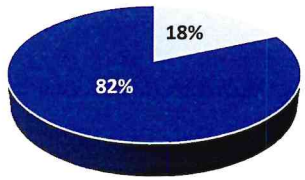
Medical/Rx Claims Per Employee Per Month



Claims Per Member Per Month
2023-2024 Plan Year



High Claimants Cost as a Percentage of Claims
2023-2024 Plan Year



High Claimant Cost

Non-High Claimant Cost

No. of High Claimants (exceeding $100,000): **2**

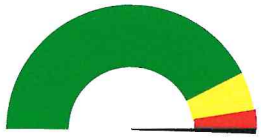
Medical/Rx Claims PEPM Trend
2023-2024 vs. 2022-2023 Plan Year
14.6% Increase

Average Enrollment
2023-2024 vs. 2022-2023 Plan Year
5.9% Increase

Sample Client
Medical Claims Experience Report - Self-Insured
Paid Basis: October 1, 2022 to September 30, 2023

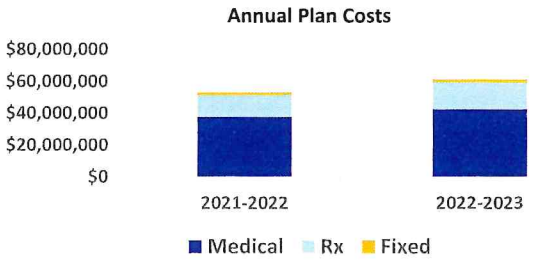
2022-2023 Total Plan	Total Funding	Medical Claims	Pharmacy Claims	Total Medical & Rx Claims	Medical Admin Fee	Total Plan Cost	Reserve Accumulation	EE	EE+F	Total	Member	Claims PEPM
October-22	$ 4,225,607	$ 3,232,911	$ 1,223,779	$ 4,456,690	$ 138,383	$ 4,595,073	$ (369,466)	1,265	1,969	3,234	7,739	$ 1,378.07
November-22	$ 4,235,765	$ 3,432,756	$ 1,299,230	$ 4,731,986	$ 138,725	$ 4,870,711	$ (634,946)	1,268	1,974	3,242	7,751	$ 1,459.59
December-22	$ 4,245,487	$ 3,036,250	$ 1,432,202	$ 4,468,452	$ 139,153	$ 4,607,605	$ (362,118)	1,277	1,975	3,252	7,749	$ 1,374.06
January-23	$ 4,265,216	$ 2,916,198	$ 1,238,368	$ 4,154,566	$ 139,752	$ 4,294,318	$ (29,102)	1,279	1,987	3,266	7,783	$ 1,272.07
February-23	$ 4,268,435	$ 3,869,018	$ 1,267,817	$ 5,136,835	$ 139,966	$ 5,276,801	$ (1,008,366)	1,284	1,987	3,271	7,786	$ 1,570.42
March-23	$ 4,255,732	$ 2,939,315	$ 1,516,242	$ 4,455,557	$ 139,453	$ 4,595,010	$ (339,278)	1,275	1,984	3,259	7,768	$ 1,367.15
April-23	$ 4,267,486	$ 4,362,918	$ 1,392,871	$ 5,755,789	$ 140,009	$ 5,895,798	$ (1,628,312)	1,289	1,983	3,272	7,776	$ 1,759.10
May-23	$ 4,268,076	$ 3,791,413	$ 1,524,546	$ 5,315,959	$ 140,180	$ 5,456,139	$ (1,188,063)	1,297	1,979	3,276	7,778	$ 1,622.70
June-23	$ 4,258,913	$ 2,541,868	$ 1,623,390	$ 4,165,258	$ 139,881	$ 4,305,139	$ (46,226)	1,294	1,975	3,269	7,760	$ 1,274.17
July-23	$ 4,279,141	$ 4,424,297	$ 1,472,802	$ 5,897,099	$ 140,736	$ 6,037,835	$ (1,758,694)	1,311	1,978	3,289	7,798	$ 1,792.98
August-23	$ 4,204,984	$ 4,005,693	$ 1,693,488	$ 5,699,181	$ 137,955	$ 5,837,136	$ (1,632,152)	1,269	1,955	3,224	7,673	$ 1,767.74
September-23	$ 4,196,809	$ 4,022,777	$ 1,489,139	$ 5,511,916	$ 137,698	$ 5,649,614	$ (1,452,805)	1,267	1,951	3,218	7,671	$ 1,712.84
Wellness Surcharge	$ 463,210											
Pharmacy Rebates							$ 3,195,948					
Total	$ 51,434,861	$ 42,575,414	$ 17,173,874	$ 59,749,288	$ 1,671,891	$ 61,421,179	$ (6,790,370)	15,375	23,697	39,072	93,032	$ 1,529.21

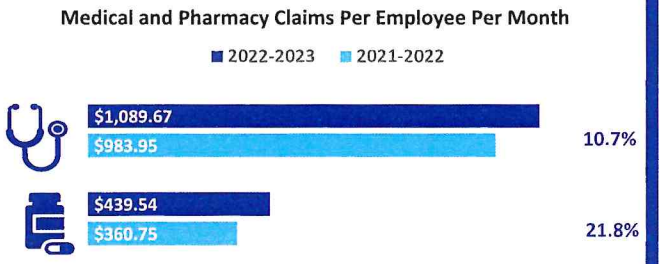
Amounts listed on this report may vary from HCSO's financials and are subject to change



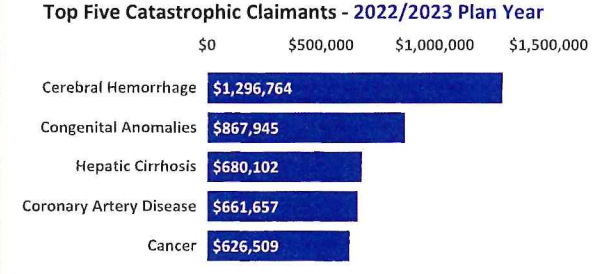
119%

Plan Expenses vs. Plan Funding









Medical/Rx Claims PEPM Trend 2022-23 vs. 2021-22 Plan Year	13.7% Increase
Pharmacy Rebates	$3,195,948
Average Enrollment 2022-23 vs. 2021-22 Plan Year	1.8% Increase
Plan Year Financial Performance (includes Pharmacy Rebates)	$6,790,370 Deficit

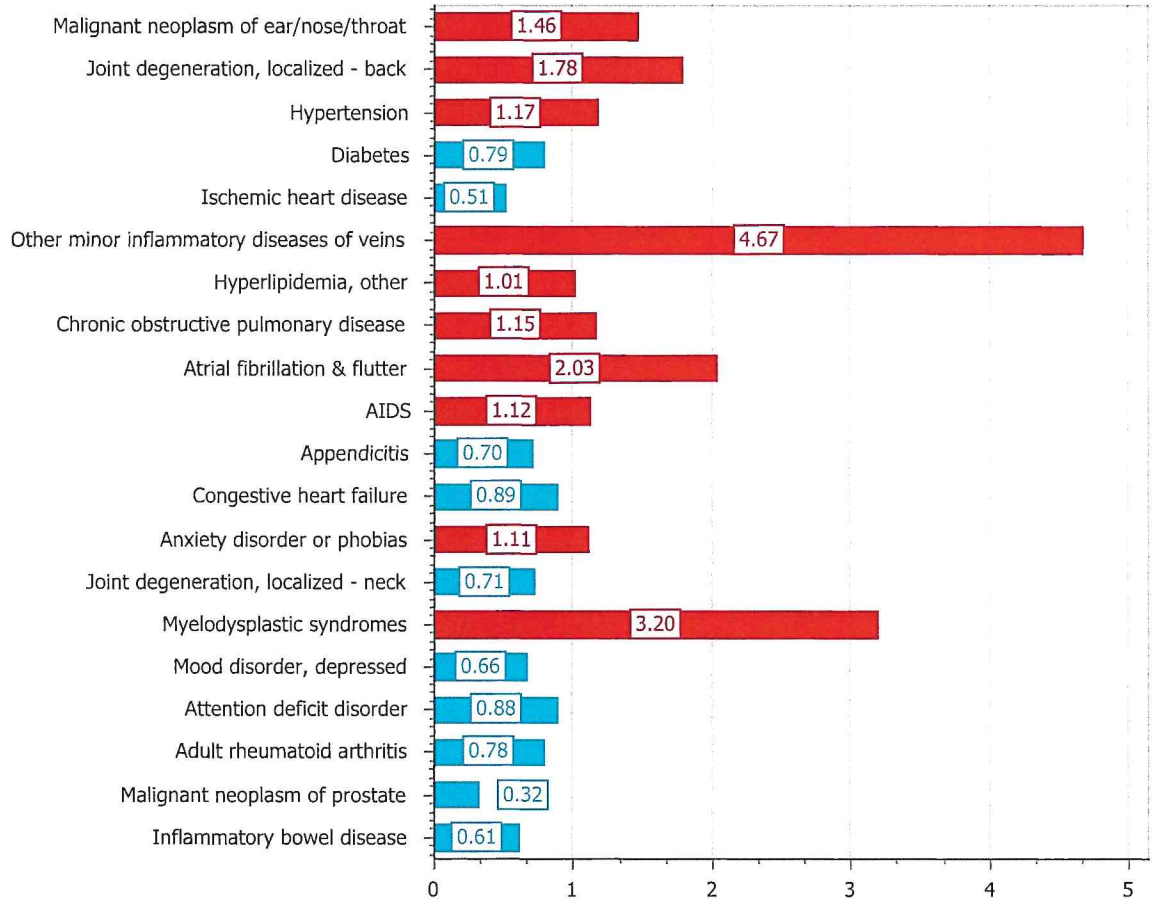
City of Exampl
High Cost Claimant Summary - Monitoring Claims over $100,000
Tiered Stop Loss Deductible - $250,000/$350,000 (50% Cost Share)
Claims Paid January 1, 2020 through December 31, 2020

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

Claimant #	Relationship	Jan-20	Jan-Feb-20	Jan-Mar-20	Jan-Apr-20	Jan-May-20	Jan-Jun-20	Jan-Jul-20	Jan-Aug-20	Jan-Sep-20	Jan-Oct-20	Jan-Nov-20	Jan-Dec-20	Increase (Prior Month)
1	EMPLOYEE	$ -	$ 147,838	$ 150,927	$ 152,004	$ 152,073	$ 152,091	$ 152,573	$ 152,901	$ 152,974	$ 154,380	$ 154,702	$ 154,792	$ 90
2	CHILD	$ -	$ 108,356	$ 109,041	$ 109,324	$ 109,719	$ 109,856	$ 109,867	$ 109,948	$ 110,023	$ 110,023	$ 110,023	$ 110,023	$ -
3	SPOUSE	$ -	$ 102,642	$ 208,254	$ 232,743	$ 241,080	$ 247,242	**$ 251,263**	**$ 261,263**	**$ 298,685**	**$ 320,746**	**$ 340,173**	**$ 414,729**	$ 74,557
4	CHILD	$ -	$ 118,866	$ 118,494	$ 133,894	$ 249,661	**$ 263,558**	**$ 276,719**	**$ 282,692**	**$ 300,135**	**$ 322,381**	**$ 334,684**	**$ 372,884**	$ 38,200
5	EMPLOYEE	$ -	$ -	$ 125,636	$ 125,774	$ 130,520	$ 132,583	$ 133,631	$ 135,323	$ 137,297	$ 140,251	$ 140,969	$ 142,859	$ 1,890
6	EMPLOYEE	$ -	$ -	$ -	$ 107,959	$ 119,924	$ 199,082	$ 204,366	$ 208,432	$ 213,005	$ 213,060	$ 217,929	$ 219,029	$ 1,100
7	CHILD	$ -	$ -	$ -	$ -	$ 103,204	$ 117,262	$ 134,473	$ 156,525	$ 197,049	$ 217,332	$ 237,948	**$ 255,813**	$ 17,865
8	SPOUSE	$ -	$ -	$ -	$ -	$ 101,782	$ 107,444	$ 120,567	$ 126,860	$ 133,190	$ 150,915	$ 156,258	$ 165,767	$ 9,509
9	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ 100,528	$ 100,779	$ 100,779	$ 100,989	$ 104,810	$ 104,810	$ 105,587	$ 777
10	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ 144,178	$ 197,464	$ 218,161	**$ 263,987**	**$ 303,523**	**$ 359,792**	**$ 383,223**	$ 23,431
11	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ 141,002	$ 154,136	$ 157,757	$ 157,921	$ 158,372	$ 161,491	$ 3,119
12	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,943	$ 118,764	$ 132,201	$ 136,294	$ 155,878	$ 192,219	$ 36,341
13	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,742	$ 126,728	$ 212,709	**$ 258,310**	**$ 260,404**	$ 2,094
14	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 113,858	$ 128,949	$ 133,081	$ 133,081	$ 136,042	$ 2,961
15	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 124,909	$ 173,710	$ 173,710	$ 222,406	$ 246,902	$ 24,497
16	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 157,296	$ 157,975	$ 160,254	$ 160,780	$ 526
17	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 129,971	$ 137,268	$ 143,913	$ 162,343	$ 18,430
18	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,228	$ 115,801	$ 127,374	$ 138,947	$ 11,573
19	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,066	$ 119,177	$ 124,768	$ 5,591
20	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 105,951	$ 106,980	$ 131,510	$ 24,531
21	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 107,150	$ 107,859	$ 709
22	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 101,095	$ 119,217	$ 18,123
23	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 107,546	$ 107,546
24	SPOUSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,138	$ 102,138
25	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 119,659	$ 119,659
26	CHILD	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,463	$ 104,463
27	EMPLOYEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 121,392	$ 121,392
Monthly Total		**$ -**	**$ 477,703**	**$ 712,351**	**$ 861,698**	**$ 1,207,963**	**$ 1,573,825**	**$ 1,925,647**	**$ 2,380,293**	**$ 3,018,174**	**$ 3,483,196**	**$ 3,951,276**	**$ 4,822,386**	**$ 871,110**
Estimated Stop Loss		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,779**	**$ 13,991**	**$ 21,977**	**$ 56,403**	**$ 98,325**	**$ 151,375**	**$ 278,944**	

Paid Claims totals are shown cumulative from January, 2020. Note: This report contains Proprietary and Confidential Information.
Actual Stop Loss Reimbursements may slightly vary from estimated amounts shown.

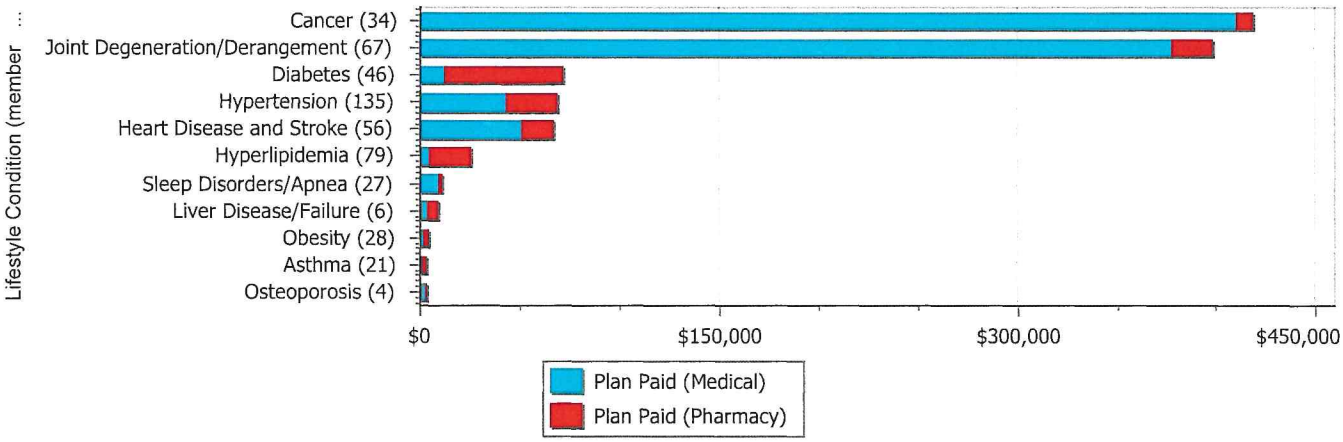
Top 20 Conditions: Benchmark Comparison



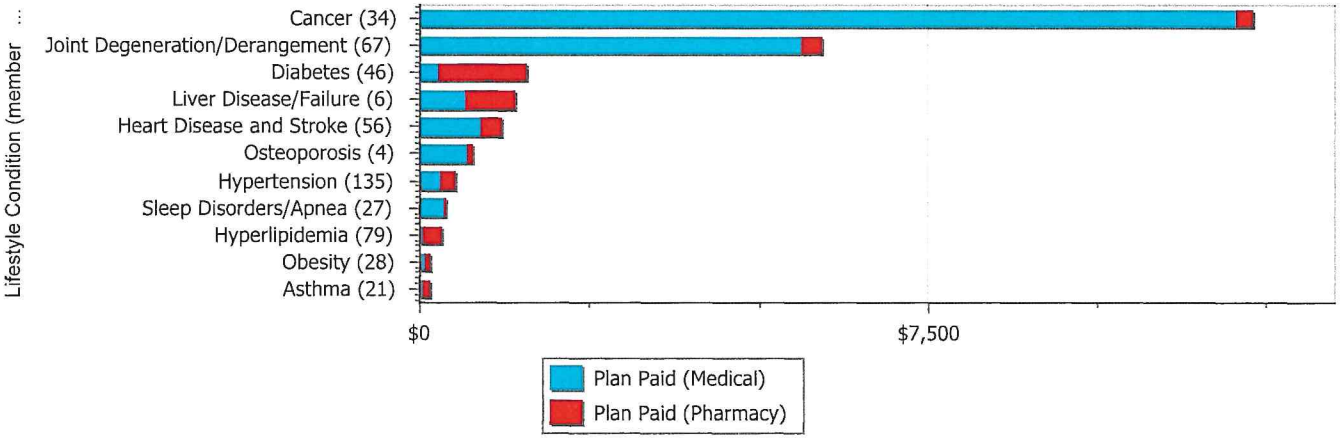
EPISODE	# CLAIMANTS	TOTAL PAID	BENCHMARK SCALE (1 = NORM)	$ OVER OR UNDER ($0 = NORM)
Malignant neoplasm of ear/nose/throat	2	$124,155.24	1.46	$39,322.18
Joint degeneration, localized - back	24	$108,194.73	1.78	$47,561.99
Hypertension	125	$98,969.96	1.17	$14,362.72
Diabetes	30	$81,787.77	0.79	($22,144.53)
Ischemic heart disease	30	$54,851.24	0.51	($52,529.86)
Other minor inflammatory diseases of veins	1	$34,248.47	4.67	$26,915.11
Hyperlipidemia, other	68	$33,010.79	1.01	$217.79
Chronic obstructive pulmonary disease	12	$28,997.34	1.15	$3,853.79
Atrial fibrillation & flutter	10	$28,239.77	2.03	$14,356.36
AIDS	1	$24,737.57	1.12	$2,720.83
Appendicitis	2	$23,226.21	0.70	($9,740.69)
Congestive heart failure	10	$23,122.82	0.89	($2,845.58)
		$1,189,664.72	0.87	($271,810.00)

Lifestyle Conditions

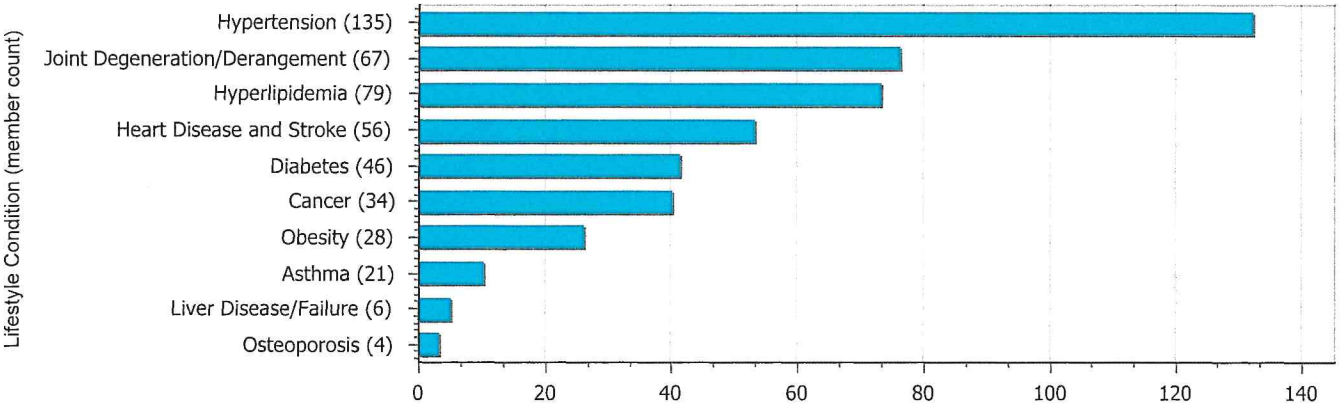
Lifestyle Conditions by Total Paid



Lifestyle Conditions by Average Plan Paid Per Member



Lifestyle Lifestyle Conditions by Prevalence*



*prevalence(n): the total number of episodes of care in a given population.

High Cost Claimant

Filters:	Show Only Claimants	Demographic Type	Group Code	Plan Code	Cohort Selection
	Over $100,000	Relationship	All	All	None

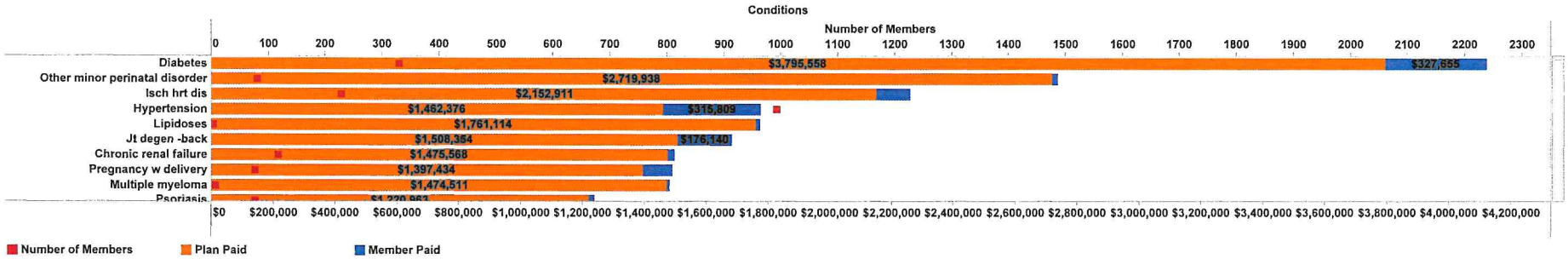
SAMPLE CITY - 1,600 Employees

High Cost Member List - *(Only Members Over $100,000) (Red = No Longer Enrolled)*

Member	Gender	Relationshiptype	Currently Enrolled?	Age	Plan Paid	Member Paid	Retrospective Risk	Prospective Risk	Actuarial Risk
Member 1	M	Employee	Yes	54	$1,002,658	$8,640	25	25	25
Member 2	M	Child/Dependent	Yes	0	$960,015	$2,586	25	25	25
Member 3	M	*	No	2	$944,009	$3,800	25	24	23
Member 4	F	Child/Dependent	No	16	$935,639	$7,574	20	20	20
Member 5	F	Child/Dependent	No	18	$843,494	$7,662	20	21	21
Member 6	F	Child/Dependent	No	0	$813,102	$2,500	25	24	24
Member 7	M	Spouse/Partner	Yes	59	$666,604	$5,542	25	25	25
Member 8	M	Employee	Yes	49	$642,602	$3,972	25	24	24
Member 9	M	Employee	Yes	58	$563,855	$11,451	25	24	24
Member 10	F	Employee	No	62	$432,861	$5,712	25	25	25
Member 11	F	Employee	Yes	60	$423,614	$3,251	23	23	22
Member 12	M	Child/Dependent	Yes	20	$378,902	$4,839	21	21	20
Member 13	M	Employee	Yes	43	$376,599	$10,987	25	25	25
Member 14	F	Employee	Yes	57	$340,618	$8,984	22	22	22
Member 15	M	Employee	Yes	69	$323,166	$3,844	19	21	21
Member 16	M	*	No	53	$315,242	$6,591	24	24	24
Member 17	M	Spouse/Partner	Yes	65	$304,930	$6,016	25	25	25

Total Cost by Relationship - *(Only Members Over $100,000)*





Incurred Filter On/Off	Incurred Start Date	Incurred End Date	Paid Filter On/Off	Paid Start Date	Paid End Date
On	Jan, 2016	Jan, 2020	Off	Jan, 2016	Mar, 2020

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SAMPLE SELF INSURED CLAIMS EXPERIENCE REPORT

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

Medical Claims Experience
Report January 1, 20XX - Current

PLAN TOTAL COMBINED	Monthly Funding	In-Network	Out-of-Network	Capitation	Pharmacy	Total Claims	Cigna ASO Payment	Individual Stop Loss Premium	Aggregate Stop Loss Premium	Total Plan Cost	Surplus/ (Deficit)	Loss Ratio	EE	EE+1	EE+F	Total	Claims/EE/ Month
January-XX	$ 389,889	$ 353,092	$ 426	$ 13,736	$ 22,352	$ 389,607	$ 22,641	$ 68,602	$ 3,903	$ 484,753	$ (94,864)	99.9%	126	78	136	340	$ 1,145.90
February-XX	$ 389,758	$ 207,696	$ (1,086)	$ 14,590	$ 40,825	$ 262,025	$ 22,575	$ 68,400	$ 3,892	$ 356,892	$ 32,866	67.2%	126	75	138	339	$ 772.94
March-XX	$ 390,456	$ 322,718	$ 1,460	$ 14,535	$ 57,956	$ 396,669	$ 22,641	$ 68,602	$ 3,903	$ 491,814	$ (101,358)	101.6%	127	75	138	340	$ 1,166.67
April-XX	$ 386,941	$ 184,200	$ 2,468	$ 14,644	$ 79,638	$ 280,950	$ 22,441	$ 67,996	$ 3,869	$ 375,256	$ 11,686	72.6%	126	74	137	337	$ 833.68
May-XX	$ 385,266	$ 248,362	$ 635	$ 14,464	$ 81,035	$ 344,497	$ 22,441	$ 67,996	$ 3,869	$ 438,802	$ (53,536)	89.4%	127	75	135	337	$ 1,022.24
June-XX	$ 390,629	$ 294,583	$ 1,378	$ 14,742	$ 84,306	$ 395,010	$ 22,705	$ 68,804	$ 3,915	$ 490,434	$ (99,805)	101.1%	126	80	135	341	$ 1,158.39
July-XX	$ 385,612	$ 173,423	$ 1,245	$ 14,650	$ 90,287	$ 279,604	$ 22,572	$ 68,400	$ 3,892	$ 374,468	$ 11,144	72.5%	127	81	131	339	$ 824.79
August-XX	$ 388,991	$ 293,427	$ 386	$ 14,292	$ 92,804	$ 400,909	$ 22,772	$ 69,005	$ 3,926	$ 496,612	$ (107,621)	103.1%	129	80	133	342	$ 1,172.25
September-XX	$ 386,752	$ 176,929	$ (230)	$ 15,291	$ 95,748	$ 287,738	$ 22,639	$ 68,602	$ 3,903	$ 382,881	$ 3,871	74.4%	128	80	132	340	$ 846.29
October-XX	$ 383,810	$ 290,123	$ 44	$ 15,454	$ 101,483	$ 407,103	$ 22,506	$ 68,198	$ 3,880	$ 501,688	$ (117,878)	106.1%	127	81	130	338	$ 1,204.45
November-XX	$ 388,284	$ 398,281	$ 695	$ 19,605	$ 81,620	$ 500,202	$ 22,840	$ 69,207	$ 3,938	$ 596,186	$ (207,902)	128.8%	130	82	131	343	$ 1,458.31
December-XX	$ 388,284	$ 326,466	$ 427	$ 14,483	$ 106,719	$ 448,095	$ 22,840	$ 69,207	$ 3,938	$ 544,080	$ (155,795)	115.4%	130	82	131	343	$ 1,306.40
20XX Plan Year	**$ 4,654,674**	**$ 3,269,300**	**$ 7,847**	**$ 180,487**	**$ 934,775**	**$ 4,392,409**	**$ 271,612**	**$ 823,020**	**$ 46,827**	**$ 5,533,867**	**$ (879,193)**	**94.4%**	**1,529**	**943**	**1,607**	**4,079**	**$ 1,076.83**

**Actual claims only include claims up to the Stop Loss limit*

Sample County
Claims Experience Report - Florida Blue
2018 - 2019 Plan Year

SAMPLE MINIMUM PREMIUM CLAIMS EXPERIENCE

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Base BO Plan	Funding	Hospital	Physician	Other	Pharmacy	Total Paid Claims	ASO Fees	Stop Loss Fees	Total Plan Cost	Reserve Accumulation[1]	EE	EE+F	Total	Claims PEPM
October-18	$ 311,533	$ 80,763	$ 55,012	$ 8,844	$ 42,491	$ 187,110	$ 25,620	$ 31,721	$ 244,451	$ 67,082	412	76	488	$ 383.42
November-18	$ 313,742	$ 56,448	$ 59,599	$ 6,362	$ 44,471	$ 166,880	$ 25,778	$ 31,956	$ 224,613	$ 89,129	414	77	491	$ 339.88
December-18	$ 318,713	$ 37,347	$ 40,577	$ 9,547	$ 31,521	$ 118,993	$ 26,198	$ 32,457	$ 177,648	$ 141,065	421	78	499	$ 238.46
January-19	$ 318,161	$ 23,946	$ 23,108	$ 6,992	$ 50,678	$ 104,725	$ 26,198	$ 32,384	$ 163,306	$ 154,855	422	77	499	$ 209.87
February-19	$ 317,056	$ 20,707	$ 12,321	$ 6,501	$ 37,513	$ 77,042	$ 26,093	$ 32,277	$ 135,411	$ 181,645	420	77	497	$ 155.01
March-19	$ 314,294	$ 26,065	$ 12,924	$ 9,019	$ 34,506	$ 82,514	$ 25,830	$ 32,009	$ 140,353	$ 173,941	415	77	492	$ 167.71
April-19	$ 317,056	$ 21,394	$ 14,910	$ 6,951	$ 35,040	$ 78,295	$ 25,988	$ 32,317	$ 136,599	$ 180,457	416	79	495	$ 158.17
May-19	$ 319,818	$ 49,349	$ 19,849	$ 8,573	$ 53,250	$ 131,021	$ 26,145	$ 32,625	$ 189,791	$ 130,027	417	81	498	$ 263.09
June-19	$ 320,370	$ 139,732	$ 34,314	$ 7,995	$ 22,039	$ 204,080	$ 26,198	$ 32,679	$ 262,956	$ 57,415	418	81	499	$ 408.98
July-19	$ 317,609	$ 76,403	$ 41,630	$ 13,137	$ 41,740	$ 172,910	$ 25,988	$ 32,391	$ 231,289	$ 86,320	415	80	495	$ 349.31
August-19	$ 318,713	$ 33,115	$ 27,590	$ 17,176	$ 38,625	$ 116,506	$ 26,093	$ 32,498	$ 175,097	$ 143,617	417	80	497	$ 234.42
September-19	$ 321,475	$ 113,681	$ 40,507	$ 13,976	$ 29,798	$ 197,962	$ 26,355	$ 32,765	$ 257,083	$ 64,392	422	80	502	$ 394.35
2018-2019	**$ 3,808,541**	**$ 678,950**	**$ 382,343**	**$ 115,073**	**$ 461,672**	**$ 1,638,038**	**$ 312,480**	**$ 388,078**	**$ 2,338,596**	**$ 1,469,945**	**5,009**	**943**	**5,952**	**$ 275.21**
Single	$ 552.36						$ 52.50	$ 53.52						
Family	$ 1,104.74						$ 52.50	$ 127.25						

Buy-Up BO Plan	Funding	Hospital	Physician	Other	Pharmacy	Total Paid Claims	ASO Fees	Stop Loss Fees	Total Plan Cost	Reserve Accumulation[1]	EE	EE+F	Total	Claims PEPM
October-18	$ 176,817	$ 132,764	$ 29,524	$ 21,769	$ 47,223	$ 231,279	$ 12,495	$ 16,645	$ 260,420	$ (83,602)	185	53	238	$ 971.76
November-18	$ 175,602	$ 90,696	$ 26,973	$ 14,685	$ 46,310	$ 178,665	$ 12,443	$ 16,518	$ 207,625	$ (32,023)	185	52	237	$ 753.86
December-18	$ 175,602	$ 78,279	$ 82,439	$ 8,413	$ 48,595	$ 217,726	$ 12,443	$ 16,518	$ 246,686	$ (71,084)	185	52	237	$ 918.67
January-19	$ 172,564	$ 127,769	$ 33,637	$ 6,426	$ 51,410	$ 219,242	$ 12,338	$ 16,190	$ 247,769	$ (75,205)	186	49	235	$ 932.94
February-19	$ 173,172	$ 27,352	$ 21,495	$ 8,311	$ 45,347	$ 102,504	$ 12,443	$ 16,223	$ 131,170	$ 42,002	189	48	237	$ 432.51
March-19	$ 174,387	$ 124,865	$ 26,370	$ 4,955	$ 34,054	$ 190,245	$ 12,495	$ 16,351	$ 219,090	$ (44,703)	189	49	238	$ 799.35
April-19	$ 177,425	$ 156,462	$ 25,251	$ 3,768	$ 45,920	$ 231,401	$ 12,705	$ 16,638	$ 260,744	$ (83,319)	192	50	242	$ 956.20
May-19	$ 179,856	$ 55,741	$ 29,622	$ 7,399	$ 49,419	$ 142,181	$ 12,810	$ 16,893	$ 171,884	$ 7,972	192	52	244	$ 582.71
June-19	$ 181,678	$ 81,324	$ 66,402	$ 9,477	$ 38,247	$ 195,450	$ 12,915	$ 17,074	$ 225,439	$ (43,760)	193	53	246	$ 794.51
July-19	$ 178,640	$ 80,555	$ 44,881	$ 15,015	$ 34,602	$ 175,054	$ 12,653	$ 16,806	$ 204,513	$ (25,872)	188	53	241	$ 726.37
August-19	$ 179,248	$ 57,458	$ 36,680	$ 15,322	$ 35,000	$ 144,460	$ 12,653	$ 16,880	$ 173,992	$ 5,256	187	54	241	$ 599.42
September-19	$ 178,033	$ 57,699	$ 18,870	$ 8,477	$ 32,425	$ 117,471	$ 12,548	$ 16,773	$ 146,791	$ 31,242	185	54	239	$ 491.51
2018-2019	**$ 2,123,024**	**$ 1,070,965**	**$ 442,142**	**$ 124,018**	**$ 508,552**	**$ 2,145,677**	**$ 150,938**	**$ 199,509**	**$ 2,496,124**	**$ (373,099)**	**2,256**	**619**	**2,875**	**$ 746.32**
Single	$ 607.62						$ 52.50	$ 53.52						
Family	$ 1,215.24						$ 52.50	$ 127.25						

TOTAL	Funding	Hospital	Physician	Other	Pharmacy	Total Paid Claims	ASO Fees	Stop Loss Fees	Total Plan Cost	Reserve Accumulation[1]	EE	EE+F	Total	Claims PEPM
October-18	$ 488,350	$ 213,527	$ 84,536	$ 30,613	$ 89,714	$ 418,389	$ 38,115	$ 48,367	$ 504,871	$ (16,521)	597	129	726	$ 576.29
November-18	$ 489,344	$ 147,144	$ 86,572	$ 21,047	$ 90,781	$ 345,544	$ 38,220	$ 48,474	$ 432,238	$ 57,106	599	129	728	$ 474.65
December-18	$ 494,315	$ 115,626	$ 123,016	$ 17,961	$ 80,116	$ 336,719	$ 38,640	$ 48,976	$ 424,335	$ 69,981	606	130	736	$ 457.50
January-19	$ 490,725	$ 151,716	$ 56,745	$ 13,418	$ 102,088	$ 323,967	$ 38,535	$ 48,574	$ 411,075	$ 79,650	608	126	734	$ 441.37
February-19	$ 490,228	$ 48,059	$ 33,816	$ 14,812	$ 82,859	$ 179,546	$ 38,535	$ 48,500	$ 266,581	$ 223,647	609	125	734	$ 244.61
March-19	$ 488,681	$ 150,930	$ 39,294	$ 13,975	$ 68,560	$ 272,759	$ 38,325	$ 48,360	$ 359,443	$ 129,238	604	126	730	$ 373.64
April-19	$ 494,481	$ 177,857	$ 40,161	$ 10,719	$ 80,959	$ 309,696	$ 38,693	$ 48,955	$ 397,344	$ 97,138	608	129	737	$ 420.21
May-19	$ 499,674	$ 105,090	$ 49,471	$ 15,972	$ 102,669	$ 273,202	$ 38,955	$ 49,518	$ 361,675	$ 137,999	609	133	742	$ 368.20
June-19	$ 502,049	$ 221,056	$ 100,715	$ 17,472	$ 60,287	$ 399,530	$ 39,113	$ 49,752	$ 488,395	$ 13,654	611	134	745	$ 536.28
July-19	$ 496,249	$ 156,958	$ 86,511	$ 28,152	$ 76,343	$ 347,965	$ 38,640	$ 49,197	$ 435,801	$ 60,448	603	133	736	$ 472.78
August-19	$ 497,961	$ 90,573	$ 64,270	$ 32,498	$ 73,625	$ 260,966	$ 38,745	$ 49,378	$ 349,089	$ 148,872	604	134	738	$ 353.61
September-19	$ 499,508	$ 171,380	$ 59,377	$ 22,453	$ 62,223	$ 315,433	$ 38,903	$ 49,538	$ 403,874	$ 95,634	607	134	741	$ 425.69
Estimated Stop Loss Reimbursement (Claims Exceeding $200,000)										$ 35,649				
2018-2019	**$ 5,931,565**	**$ 1,749,915**	**$ 824,485**	**$ 239,091**	**$ 970,224**	**$ 3,783,715**	**$ 463,418**	**$ 587,587**	**$ 4,834,720**	**$ 1,132,494**	**7,265**	**1,562**	**8,827**	**$ 428.65**

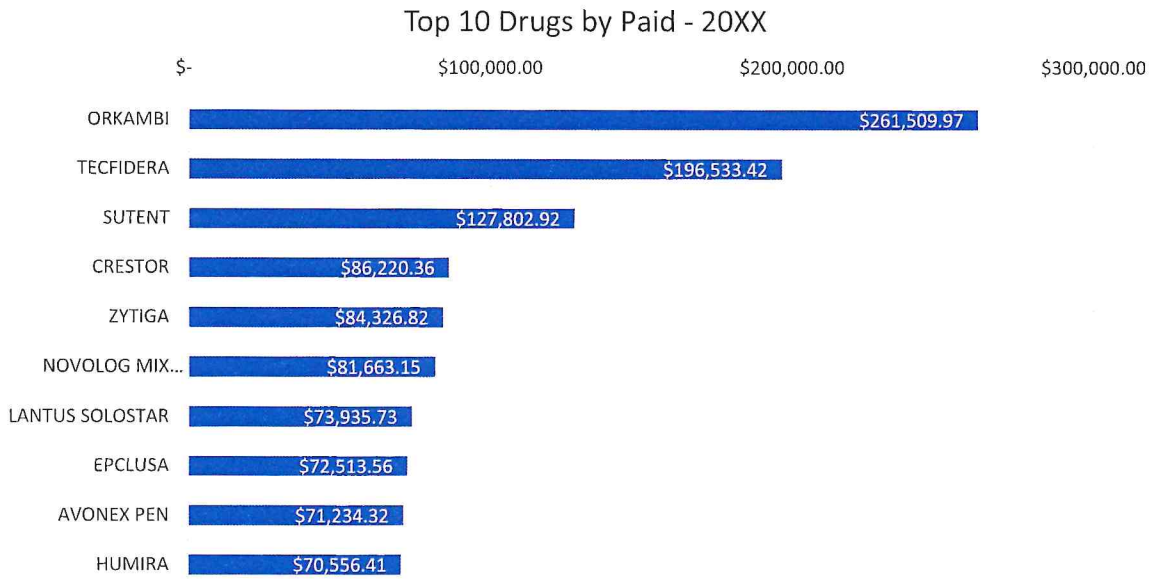
(1) Reserves for Rolling 12 Months excludes Stop Loss Reimbursement.

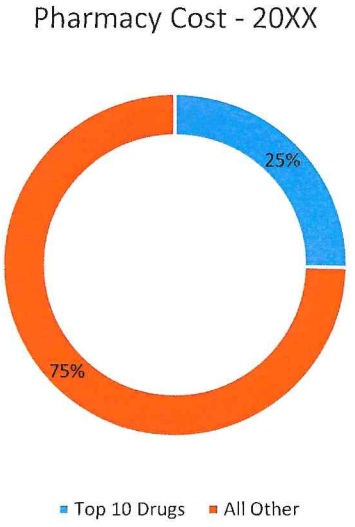
Sample Client
Claims Experience Detail
Paid Period: January - December 20XX

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Top 10 Drugs - 20XX Calendar Year

Rank By Paid	Name	Plan Paid	Prior	Change	# Rx	# Members	Average Cost/Member	Condition
1	ORKAMBI	$ 261,509.97	$ 121,635.90	115%	13	1	$ 261,509.97	Cystic Fibrosis
2	TECFIDERA	$ 196,533.42	$ 184,304.46	7%	33	3	$ 65,511.14	Multiple Sclerosis
3	SUTENT	$ 127,802.92	$ 69,633.29	84%	9	1	$ 127,802.92	Renal/Gastro/Pancreatic Cancer
4	CRESTOR	$ 86,220.36	$ 96,376.37	-11%	361	77	$ 1,119.74	High Cholesterol
5	ZYTIGA	$ 84,326.82	$ 40,138.74	110%	10	1	$ 84,326.82	Prostate Cancer
6	NOVOLOG MIX 70/30 PREFILLED FLEXPEN	$ 81,663.15	$ 77,917.86	5%	67	14	$ 5,833.08	Diabetes
7	LANTUS SOLOSTAR	$ 73,935.73	$ 84,196.65	-12%	168	28	$ 2,640.56	Diabetes
8	EPCLUSA	$ 72,513.56	$ -	0%	3	1	$ 72,513.56	Hepatitis C
9	AVONEX PEN	$ 71,234.32	$ 58,777.95	21%	13	1	$ 71,234.32	Multiple Sclerosis
10	HUMIRA	$ 70,556.41	$ 69,473.90	2%	9	1	$ 70,556.41	Rheumatoid Arthritis
	Top 10 Drugs	**$ 1,126,296.66**	**$ 802,455.12**					
	All Other	**$ 3,327,155.03**	**$ 3,351,428.42**					
	% of Total Rx Claims	**25%**	**19%**					
	% of Total Claims	**8%**	**5%**					





GAG CLAUSE PROHIBITION ATTESTATION GUIDE

for Employers

Presented by:

Kate Grangard, CPA, CGMA
Gehring Group/Risk Strategies
Ben Conley, Partner
Seyfarth Shaw

Date: November 14, 2024

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

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Date: November 14, 2024

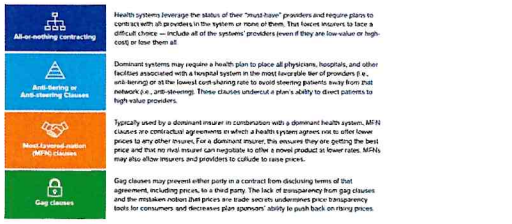
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Agenda

- Brief Background – What is a "Gag Clause" and Why are They Prominent?
- Regulatory Guidance – Light on Details
- What Are We Seeing?
- Detailed Process Overview
- SB 1550 – Prescription Drug Attestation

2

Background – Why Are We Here?



Source: NASHP.org

3

Background – Why Are We Here?

- Examples of gag clauses:
  - "Do NOT discuss proposed treatments with [health plan] members prior to receiving authorization. Do NOT discuss the [utilization oversight] process with members. Do NOT give out [plan's oversight] phone number to members."
  - "[Plan sponsor] understands and accepts that [TPA]'s provider allowances and negotiated prices are confidential trade secret information which will not be released."

4

CAA Prohibits Gag Clauses

- *Effective Date:* 12/27/2020
- *Who is subject to rule?*
  - Prohibits "group health plans" and "health insurance issuers" from entering into an agreement with:
    - health care provider
    - network or association of providers
    - third-party administrator
    - other service providers offering access to provider network
- *What is prohibited?*
  - Entering into a contract that would directly or indirectly contain a "gag clause"

5

CAA Prohibits Gag Clauses

- *Gag Clause Defined*:
  - Restrictions on disclosure of provider-specific cost or quality of care information through consumer engagement tool (e.g., cost estimator), or to provider, plan sponsor, participants or eligible employees
  - Restrictions on electronic access to de-identified claims/encounter data (e.g., financial info, provider info, service codes, or other data elements)
  - Restrictions on sharing the above information with a business associate for a permitted purpose under HIPAA

6

CAA Prohibits Gag Clauses

- *What's not covered?*
  - Provider/network administrator may impose "reasonable restrictions" on public disclosure of info
  - Not required to disclose full provider contract

7

7

Who is Responsible to File the Attestation

- **Plans** (plan sponsors) and Issuers (ex: carriers, TPA's) are responsible for filing
- **Fully Insured Plan** – If an issuer submits on their own behalf, and on behalf of the plan, it is considered (by the applicable depts) to have satisfied the attestation requirement for both
- **Self-funded and partially self-funded plans** – plan may enter into written agreement with service provider such as TPA or PBM to file on the plans behalf – however if the service provider FAILS to submit the plans attestation, the plan is in violation
- **Deadline for filing** – December 31, 2024 and by December 31 for each year thereafter.

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Who is Required to File the Attestation

- **Responsible Entity*** is an **issuer or a plan,** (all kinds, no one exempted – includes ERISA, Church, & state and local government plans) that has entered into an agreement - generally through TPA, Pharmacy Benefit Mangers (BPM), Independent Practice Assns (IPA) or Behavioral Health Managers (BHM) - with health care providers, networks, TPA, or others offering access to a network of providers.
- **Responsible Entity** is responsible for **attesting annually** (unless another party attests on your behalf such as TPA), that reporting entity **complies with prohibition on gag clauses. Note: The responsible Entity is the PLAN not the EMPLOYER.**
- ***changed from "Reporting Entity" in 2023**

9

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Regulatory Guidance

Entities Required to Attest (Reporting Entities)	Entities Not Required to Attest
• Issuers offering individual health insurance coverage, including: o Student health insurance plans o Grandfathered[1] and grandmothered[2] plans o Policies sold on or off Exchanges o Policies sold through an association • Issuers offering group health insurance coverage, including: o Grandfathered and grandmothered plans o Policies sold on or off Exchanges o All other group health insurance plans • Group health plans, including the following to the extent they are considered group health plans: o ERISA plans[3] (or sponsors of ERISA o Non-Federal governmental plans, [4] such as plans sponsored by state or local governments o Church plans[5] o Grandfathered group health plans	• Account-based plans, such as health reimbursement arrangements (HRAs), including individual coverage HRAs[6] • Issuers and group health plans that offer only excepted benefits[7] coverage, including, but not limited to: o Hospital indemnity or other fixed indemnity insurance o Disease-specific insurance o Dental, vision and long-term care o Accident-only, disability and workers' compensation • Issuers that offer only short-term, limited-duration insurance • Medicare and Medicaid plans • State children's health insurance

10

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What Are We Seeing?

- *Question 1:*
  - Will TPA/Carrier attest on your behalf?
- *If no, Question 2:*
  - Will TPA provide assurances of no gag clauses?
- *If no, Question 3:*
  - Review contract (and sub-contracts) to confirm no gag clauses *or* amend contract with "override" language.

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Question 1: Will TPA/Carrier Attest on your Behalf?

- Initial hesitance among TPAs to assume reporting obligation
- Sample contract language:
  - **Gag Clause Attestation.** Claim Administrator will perform, on behalf of Employer, any annual required attestation verifying that the Claim Administrator's contract (and any subcontracts impacting the services thereunder) contains no "gag clauses" as defined under Section 201 of the Consolidated Appropriations Act, 2021, 42 U.S. Code § 300gg–119(a)(1)
- Some TPAs have now agreed (see slides that follow)*

  *Even if your TPA is on this list, you should confirm the TPA will report (in writing)

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Question 2: Will TPA Provide Assurances?

- Beware of representations that stop short of full assurance:
  - "Both parties will comply with applicable law"
  - "Not aware of any contracts" with prohibited language
  - Statements covering current-year only

13

13

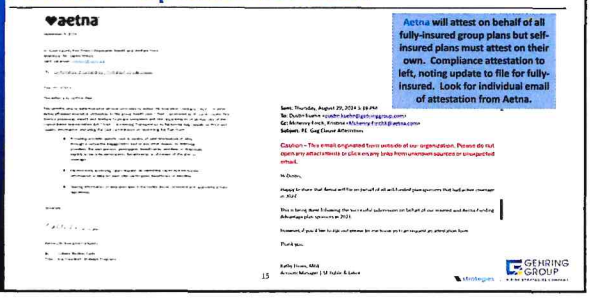
Question 3: Review Contract

- Remember that prohibition extends to provider contracts that you may not have access to.
- Instead, try "override" language:
  - "**No Gag Clauses.** TPA represents and warrants that nothing in the parties' Agreement (including any subcontracts or provider agreements thereunder) would constitute a "gag clause" as defined under Section 201 of the Consolidated Appropriations Act, 2021, 42 U.S. Code § 300gg–119(a)(1)."

14

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Carrier Updates – Who's Filing for Whom
AETNA – updated for 2024

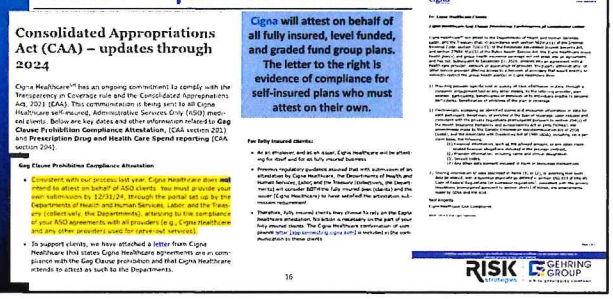


Aetna will attest on behalf of all fully-insured group plans but self-insured plans must attest on their own. Compliance attestation to left, noting update to file for fully-insured. Look for individual email of attestation from Aetna.

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Carrier Updates – Who's Filing for Whom
CIGNA – updated for 2024

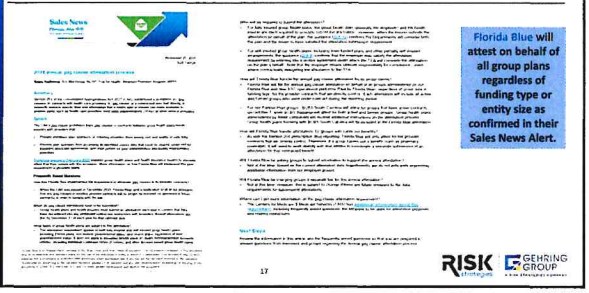


Cigna will attest on behalf of all fully insured, level funded, and graded fund group plans. The letter to the right is evidence of compliance for self-insured plans who must attest on their own.

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Carrier Updates – Who's Filing for Whom
FLORIDA BLUE



Florida Blue will attest on behalf of all group plans regardless of funding type or entity size as confirmed in their Sales News Alert.

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Carrier Updates – Who's Filing for Whom
UNITED HEALTH CARE-updated for 2024

United Health Care will attest on behalf of all fully-insured group plans but self-insured plans must attest on their own. See the UHC letter of compliance to right.



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Carrier Updates – Who's Filing for Whom
Carrier Summary: Snapshot as of Today

Plan Issuer Carrier/ASO	Who Attests when Plan is Fully-Insured	Who Attests when Plan is Self-Insured
Aetna	Aetna	Plan Sponsor
Cigna	Cigna	Cigna – Level and Graded Funded Plan Sponsor – Self-Insured
Florida Blue	Florida Blue	Florida Blue
	Expect FMIT – League of Cities will file for all plan sponsors	
FMIT		
Humana	Plan Sponsor	Plan Sponsor
United Health Care	United Health Care	Plan Sponsor

It is recommended that you keep the confirmation letter you received if a carrier/TPA/PBM has confirmed they will attest on the plan's behalf.

If your carrier is not listed above, please check your e-mail for Confirmation of Compliance from your medical and PBM carrier (if not integrated). Please reach out to your consultant for assistance as needed.

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Gag Clause Prohibition Attestation Guide

Completing & Submitting the Attestation Webform

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2024 Updates

1. Added webform selection for the "attestation year." Attestations made in 2024, for example, have an attestation year of 2024 even though the attestation period spans from the end date of the 2023 attestation to the attestation date in 2024.
2. Added webform and template fields for the "attestation period," or the date range that the attestation covers.
3. Employer plan types in Step 1 expanded to include 3 categories of group health plans (GHP)
   i. ERISA group health plan (GHP) or sponsor of ERISA plan,* including a plan sponsored or established by a union
   ii. (Non-Federal) governmental group health plan
   iii. Church plan
4. "Reporting Entity" changed to "Responsible Entity."

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2024 Updates

5. Step 3, Responsible Entity types expanded in the instructions to clarify that ERISA group health plan (GHP), or sponsor of ERISA plan, includes a plan sponsored or established by a union. Responsible entities also modified to clarify terms:
   i. Third-party administrator (TPA)
   ii. Pharmacy benefit manager (PBM)
   iii. Behavioral health network manager (BHN)
   iv. Other *third-party service provider*, such as an agent.
6. Step 3, clarified labels in webform and template regarding types of provider agreements:
   I. Medical network
   II. Pharmacy benefit manager network
   III. Behavioral health network
   IV. Other
7. Text box added in webform to allow submitter to enter "Other Limitations."
8. Modified attestation language to remove forward-looking agreement actions.

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2024 Updates

9. Added Definitions in the appendix, Section 4.2.
10. Modified attestation language to accommodate date range and information provided through the submission process.

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Attestation Webform Resources

- **Gag Clause Prohibition Compliance Attestation Home Page (where you go to start your attestation https://hios.cms.gov/HIOS-GCPCA-UI**
- **Health & Human Services (HHS) Gag Clause Prohibition Compliance Attestation (GCPCA) webpage:** https://www.cms.gov/marketplace/about/oversight/other-insurance-protections/gag-clause-prohibition-compliance-attestation
  - On this page are links for:
  - Frequently Asked Questions - https://regtap.cms.gov/reg_librarye.php?i=5482
  - Instructions for submitting the GCPCA - https://regtap.cms.gov/reg_librarye.php?i=5481
  - User Manual for submitting the GFPFA - https://regtap.cms.gov/reg_librarye.php?i=5479 (note this includes step by step instructions with screen shots)
  - GCPCA Reporting Entity Excel Template - https://regtap.cms.gov/reg_librarye.php?i=5480

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Attestation Terms to Know

- **Attesting Entity** – the reporting entity, such as the plan, issuer, or contracted reporting entity (ex: TPA) that attests on behalf of the reporting entity.
- **Attester** – individual with legal authority to sign the GCPCA on behalf of the plan
- **Submitter** – the individual who completes the required fields on the webform and prepares the excel spreadsheet (if needed) on the Attester's behalf, subject to Attester's review and signature
  - The submitter and attester can be the same individual.
  - Only use excel spreadsheet if submitting for more than one reporting entity (ex: FMIT or TPA would use this sheet)

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Info Needed to Complete the Attestation

- **Submitter** - first name, last name, position title, e-mail address, phone number and employer name
- **Attester** (if different indiv) - first name, last name, position title, e-mail address, phone number and employer name
- **Responsible Entity's Info** - 9 Digit EIN (use EIN for the group health plan. If none, use EIN for plan sponsor)
- **Type of Plan**:
  - ERISA (private and not-for profit)
  - Non-Federal governmental
  - Church

NOTE: AN EMPLOYER PLAN, EVEN IF SELF-INSURED IS NOT AN ISSUER FOR PURPOSES OF THIS ATTESTATION.

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Info Needed to Complete the Attestation

- **Point of Contact info** – person who can respond to questions from the Departments - first name, last name, e-mail address, phone number
- **The types of provider agreements** you will be attesting for (all that apply):
  - Medical
  - Pharmacy Benefit Manager
  - Behavioral Health (when not part of the medical – when a separate not excepted benefit plan)

Note: For non-integrated PBM's – be sure you have verification from each provider that they have complied with the Gag Clause.

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Filing the Attestation - Resources



Attestation Step by Step Guide Book – User Manual https://regtap.cms.gov/reg_libraryе.php?i=5479

Prep Step 1: Collect Info Needed to Complete Attestation for your Plan - see Prior Slides

Prep Step 2: Have this Guidebook Handy in the event of Questions

Note: You are a reporting entity, reporting as a group health plan.

Filing Step 1: BEGIN: https://hios.cms.gov/HIOS-GCPCA-UI

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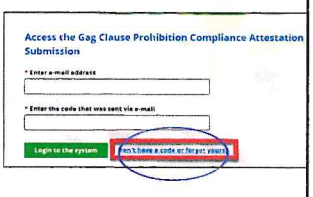
28

Filing the Attestation – Registering

BEGIN: https://hios.cms.gov/HIOS-GCPCA-UI

Step 1: Receive login credentials
- Click Don't have a code or forgot yours? to receive a Unique Code to Login
- Enter your email address and press Get my unique code





Code will be emailed to you within 10 minutes from submissions@cms.hhs.gov

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Filing the Attestation - Registering

BEGIN: https://hios.cms.gov/HIOS-GCPCA-UI

Step 1: Receive login credentials - continued
- While waiting for unique code - this screen will appear. (note this can also be used to access a 1st time or forgotten code)



Your unique code will be received from HIOS in an Email like this from cms.hhs.gov

- Code is good for 14 days
- Check Spam if not received in 10 min
- Do not request another code until after 10 min
- Code can not be transferred to others – unique to you

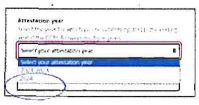
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Filing the Attestation – Starting!

BEGIN: https://hios.cms.gov/HIOS-GCPCA-UI

Step 2: Return to Home page and login with email address and unique code





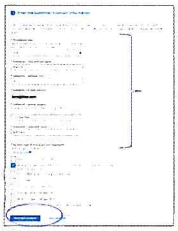
Step 3: You should now be at your Dashboard. If you submitted last year for 2023, it will show your prior submission.

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Filing the Attestation Identifying Submitter & Entity

Step 4: Scroll down on the GCPCA Dashboard and Start the Attestation process by Clicking Submit Gag Clause Prohibition Attestation





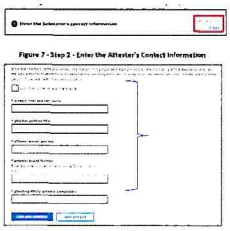
Step 5: Complete Enter the Submitter's Contact Info. Scroll down - Where it asks "By what type of entity are you employed" select (non-Federal) government group health plan (3rd box down). (Only the non government plans are ERISA.)

Click Save and Continue.

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Filing the Attestation – Identifying Attestor



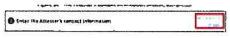
Step 6: Complete Enter the Attester's Contact info.

If Submitter and Attester are the same individual – click the box and press Save and Continue

OR

If the Attester is a different individual – do NOT check the box; complete the requested information

press Save and Continue

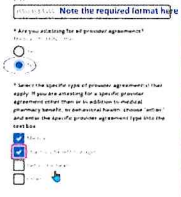


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Filing the Attestation – Reporting Entity Details





Step 7: Complete the Reporting Entity (Plan) Details

A. Complete (Bracketed) Entity Info

- Choose applicable type of plan:
  1. Non-federal government Plan (state and local govt entities; special taxing districts, constitutional officers, etc)
  2. ERISA Plan – For profit & not for profit * ERISA PLANS ONLY – ENTER THE PLAN NUMBER (best efforts - FOUND ON FORM 5500)
     - If unknown – enter 000*
  1. Church Plan

Do NOT choose health insurance issuer

B. Select "NO" for Are you attesting for all provider agreements?

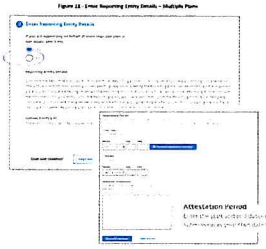
C. Select the provider agreements for which you are attesting. All benefits you have on your plan - Generally medical and pharmacy.

D. press Save and Continue

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Filing the Attestation Single vs Multiple Plans



Step : 8 Complete Reporting Entity Details

- Respond NO that you are not submitting on behalf of more than one plan or issuer (multiple plan types under one issuer are generally a single submission)

* Note: Only Multiple entity submissions require the upload of the excel spreadsheet. This is not multiple entities on a plan, but rather multiple different plan sponsors (ex: TPA's, PBM's, and Insurance Carriers)*

- select Save and Continue

Complete attestation period.

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Filing the Attestation – Attester Hand Off



Step: 9 – (If applicable) -Confirm the Attester's email address

Only appears when the Attester is DIFFERENT than the Submitter

- Verify address is entered correct
- Press Send email
- Attester receives a unique code (within 10 minutes) to login, attest, and complete the filing.

* Note: When Submitter and Attester are the same individual, Step 9 will be skipped entirely, and Submitter will be taken directly from Step 8 to Step 10 *

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Filing the Attestation – Review Submission

Step: 10 – Review Submission & Attest

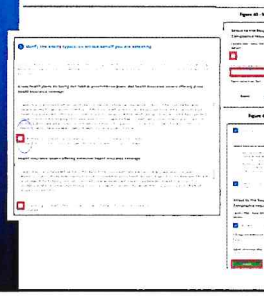


- all information entered is correct
- as needed by pressing the Edit link to right of ible section
- ve and Continue once confirmed info is correct

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Filing the Attestation – Attesting for the Entity



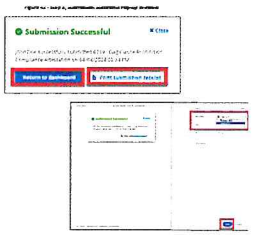
Step: 11 – Verify entity type and attest

- Select box that reads "I am attesting on behalf of a group health plan, including neon-federal governmental plans, and health insurance issuers offering group health insurance coverage".
- Attest your submission by clicking attestation box (authority to bind) and typing signature (enter name exactly the same as the first and last name you registered)
- Click SUBMIT (Green Button)

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Filing the Attestation – Attesting for the Entity



Step: 12 – Download Receipt

1. Press Download Receipt button and save proof of filing for your records.
   - You will receive a PDF
   - If can't download pdf – take screenshot
2. Press Return to Dashboard
3. Confirm that the submission shows COMPLETE and print or save a copy

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Filing the Attestation – Tips & Tricks

- **Tips & Tricks**
  - You can hit Save and Exit throughout filling out the Web Form and your form will show "In Progress" on your Dashboard. You can delete or edit prior to submission
  - It is imperative that signatures and emails be entered consistently for both the submitter and attester as applicable.
  - If you open a submission from the dashboard – must resubmit, Save and continue won't do anything (will show pending)
  - Reporting generally covers period of prior attestation to next attestation date: but **need a report by 12/31 of each year.**

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Filing the Attestation – Tips & Tricks

- **Tips & Tricks**
  - Retiree only plans – no attestation requirement (per webinar moderator)
  - May see future regulations excepting HRA's from this attestation requirement – no concern – They are in non-enforcement pending this future clarifying regulations.
  - Help Desk: 1-855-267-1515
  - Help email: CMS_FEPS@cms.hhs.gov – enter GCPCA in Subject line (Email is recommended over phone)
  - Answers to Questions not answered today will be send out to attendees and loaded on portal.

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Prescription Drug Reform

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SB 1550 – Deep Dive

- *Who is Being Regulated?*
  - Applies to commercial health plans, self-insured plans, governmental plans (as well as PBMs, manufacturers and pharmacies)
  - Vests Office of Insurance Regulation (OIR) with significant oversight authority over PBMs

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SB 1550 – Deep Dive

- *What's in the Bill?*
  - PBMs required to obtain certificate of authority under insurance code
  - Transparency standards:
    - Requires PBM disclosure of affiliation with pharmacies, insurance companies
    - Requires manufacturer reporting of increase in wholesale acquisition costs of Rx

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SB 1550 – Deep Dive

- *What's in the Bill?*
  - Regulates contracts between PBMs and benefit plans:
    - Requires pass-through pricing
    - "Spread" pricing prohibited unless any difference passed through to plan
    - Requires 100% of rebates to be passed through to plan for purpose of offsetting cost-sharing/premiums (if contract delegates rebate negotiations to PBM)
  - Regulates PBM contracts with pharmacies
    - Prohibits financial clawbacks
    - Requires PBM to offer appeal right to pharmacies

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SB 1550 – Deep Dive

- *What's in the Bill?*
  - Prohibits various practices:
    - PBM cannot penalize pharmacies for disclosing information to patients regarding nature of treatment, risks, availability of alternatives, or disclosures to OIR
    - PBM cannot exclude pharmacies from networks based on standards more stringent than state/federal guidelines
    - Bans steering
    - Prohibits data sharing without participant consent
  - Requires annual attestation *from health plan* affirming compliance

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SB 1550 – Deep Dive

- *What's in the Bill?*
  - Provisions potentially impacting plan design
    - Prohibits "affiliate-only" networks
    - Bans mail-order-only mandates (optional mail-order programs still permitted, and mail-order still allowed if drug is unavailable at pharmacies)
    - Prohibits "fail-first" or "step therapy" requirements
    - Requires 60 day continuity of care period for certain formulary changes

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SB-204 Federal Prescription Drug Reporting

- *What's in the Bill?*
  - Provisions potentially impacting plan design
    - Prohibits "affiliate-only" networks
    - Bans mail-order-only mandates (optional mail-order programs still permitted, and mail-order still allowed if drug is unavailable at pharmacies)
    - Prohibits "fail-first" or "step therapy" requirements
    - Requires 60 day continuity of care period for certain formulary changes
    - **Expect email from carrier asking for your contribution and premium costs and TIN to be submitted**

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Next Steps for Employers

- *How are Employers Responding?*
  - Confirm compliance with plan vendors
  - Submit attestation to Florida Office of Insurance Regulation (see sample provided) at PBMreporting@floir.com

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Questions?

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Direct Phone: (561) 629-2001

gratitude

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Summary:

The Affordable Care Act (ACA) created reporting requirements under Internal Revenue Code (Code) Sections 6055 and 6056. Under these rules, certain employers must provide information to the IRS about the health plan coverage they offer (or do not offer) to their employees. This information is provided by Applicable Large Employers (ALE) to their employees annually on Form 1095-C. Additionally, issuers including self-insured employers, provide plan participants a report of coverage on Form 1095-B or Form 1095-C, as applicable. These Forms are filed with the federal government, with a copy to the individual taxpayer each year, for the prior calendar year.

Important Dates:

- Furnish Form 1095-C to your employees by **March 04, 2024.**
- File Forms 1094-C and 1095-C with the IRS by **February 28th, 2024** if filed by *paper.*
- File Forms 1094-C and 1095-C with the IRS by **April 1st, 2024** if filed *electronically.*

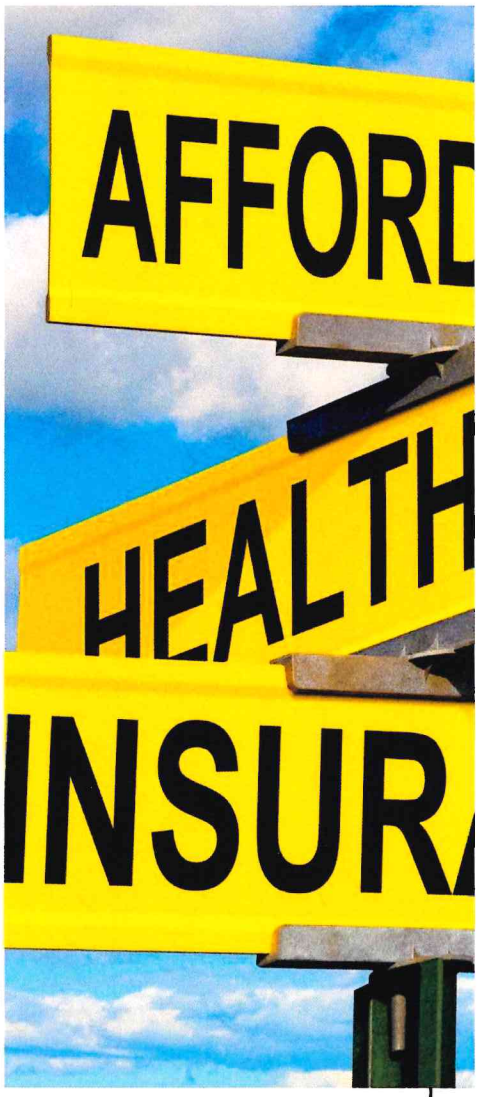
Electronic Reporting Requirement

Since inception, any reporting entity required to file at least 250 individual Form 1095 statements has been required to file electronically to avoid penalty. However, on Feb. 23, 2023, the IRS released a *final rule* implementing a law (Taxpayer First Act of 2019), which **lowers the 250-return threshold for mandatory electronic reporting to 10 individual information returns. To calculate if employers must file electronically, employers must aggregate all their informational returns to be filed, including not only Forms 1094 and 1095, but also Forms W-2, and 1099's for example; and file electronically if the total of all information returns is more than 10.** Due to the lowered threshold, only the smallest employers will be permitted to file using paper returns. This new requirement starts with the filing of the 2023 informational returns which will be filed in 2024. Accordingly, many employers who were able to file paper Form 1094/1095 returns in prior years, will now be required to complete their ACA reporting electronically starting in 2024.

Affected employers have two new considerations going forward regarding the filing of 1095 forms due to this new requirement:

- This may affect the filing deadline for remitting the plans annual 1095 Forms. Please take note of this new requirement and respective deadlines and update your reminder calendars accordingly
- An electronic filing method/vendor should be selected in advance of the 2023 year-end to facilitate the required electronic filing requirement in early 2024.

Issuers, employers and other reporting entities generally use a third-party vendor to file electronically with the IRS on their behalf. As a result, these entities will not directly use the federally established reporting resource, the *AIR Program*, themselves. However, if you have filed your ACA forms (1094/1095) on paper in the past and would like information regarding a reliable third-party vendor to perform your 2024 filing (for calendar year 2023) electronically, please contact Cindy Thompson at cindy.thompson@gehringgroup.com for partner and discounted pricing information. Please note that your current payroll vendor or ERP System may also provide this service, some of whom may require you to register with the AIR System. Please be sure to ask this question when vetting your vendor.



Waiver From Electronic Filing Requirement

A hardship waiver may be requested from the electronic filing requirement by submitting Form 8508, Application for Waiver from Electronic Filing of Information Returns, to the IRS. Reporting entities are encouraged to submit Form 8508 **at least 45 days before the due date of the returns, but no later than the due date of the returns**. The IRS does not process waiver requests until Jan. 1 of the calendar year the returns are due. Without an approved waiver, a reporting entity that is required to file electronically but fails to do so may be subject to a penalty of up to **$290** per return (as adjusted annually) unless it can establish reasonable cause.

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Employers subject to Affordable Care Act (ACA) reporting under Internal Revenue Code Sections 6055 or 6056 should prepare to comply with reporting deadlines in early 2025.

For the 2024 calendar year, covered employers must:

- File returns with the IRS electronically by **March 31, 2025** (or by **February 28, 2025**, if filing on paper). Employers that file **at least 10 returns** during the calendar year must **file electronically**.
- Ensure that statements are furnished to individuals **upon request**, by Jan. 31 of the year following the calendar year to which the return relates or 30 days after the date of the request, whichever is later. Reporting entities **must give individuals timely notice** of this option, in accordance with any requirements set by the IRS. Reporting entities that do not wish to take advantage of this new furnishing method can provide the statements by **March 3, 2025**.

IMPORTANT DATES

Feb. 28, 2025
Paper IRS returns for 2024 must be filed by this date. Reporting entities can only file up to 10 returns on paper.

March 3, 2025
Reporting entities should provide statements by this date, noting that we are recommending you continue to mail them for the 2024 reporting year due to the lack of clarity regarding the definition of "timely notification" from the IRS (more details below).

March 31, 2025
Electronic IRS returns for 2024 must be filed by this date.

Covered Employers

The following employers are subject to ACA reporting:

- Employers with **self-insured health plans** (Section 6055 reporting)
- **Applicable large employers (ALEs)** with either fully insured or self-insured health plans (Section 6056 reporting)

ALEs are employers with **50 or more full-time** employees (including full time equivalent employees) during the preceding calendar year. Note that ALEs with self-funded plans are required to comply with both reporting obligations. However, to simplify the reporting process, the IRS allows ALEs with self-insured plans to use a single combined form to report the information required under both Sections 6055 and 6056.

Section 6055 and 6056 Reporting

- Section 6055 applies to providers of minimum essential coverage (MEC), such as health insurance issuers and employers with self-insured health plans. These entities generally use Forms 1094-B and 1095-B to report information about the coverage they provided during the previous year.
- Section 6056 applies to ALEs—generally, those employers with 50 or more full-time employees, including full-time equivalents, in the previous year. ALEs use Forms 1094-C and 1095-C to report information relating to the health coverage that they offer (or do not offer) to their full-time employees.

Employers reporting under both Sections 6055 and 6056—specifically, ALEs with self-insured plans—use a combined reporting method by filing Forms 1094-C and 1095-C.

Annual Filing Deadline

Generally, forms must be filed with the IRS annually, no later than **March 31** (or **February 28**, if filing on paper) of the year following the calendar year to which the return

relates. Employers may receive an automatic 30-day extension to file with the IRS by completing and filing Form 8809 by the due date of the return. Additional extensions of time to file may also be available under certain hardship conditions.

Individual Statements Upon Request

Under the original reporting rules, reporting entities had to furnish statements annually to each individual who was provided with MEC (under Section 6055) and each of the ALE's full-time employees (under Section 6056). These statements were provided using Forms 1095-B and 1095-C; however, the IRS allows Forms 1095-B to be provided to individuals upon request if certain requirements are satisfied.

Under this alternative manner of furnishing Forms 1095-B, reporting entities must:

- Post a clear and conspicuous notice on its website stating that responsible individuals may receive a copy of their statement upon request. The notice must include an email address, a physical address to which a request may be sent and a telephone number to contact the reporting entity with any questions.
- For 2024 statements, reporting entities must post the notice by March 3, 2025, and must retain the website notice through Oct. 15, 2025.

The Paperwork Burden Reduction Act codifies this alternative manner of furnishing Forms 1095-B, and extends this flexibility to furnishing Forms 1095-C as well. Accordingly, **reporting entities are no longer required to send Forms 1095-B and 1095-C to covered individuals unless a form is requested.**

Reporting entities must give individuals timely notice of this option, in accordance with any requirements set by the IRS (**while the IRS has not outlined what constitutes "timely notice"** of the option to request Forms 1095-C, the requirements regarding the alternative manner of furnishing Forms 1095-B still apply). Requests must be fulfilled by **January 31 of the year following the calendar year to which the return relates or 30 days after the date of the request**, whichever is later. Reporting entities that do not wish to take advantage of the new furnishing method can provide the statements by March 3, 2025. Given this uncertainty, we recommend that employers continue mailing Form 1095-C to employees for the 2024 reporting year. Also, reporting entities should continue to comply with applicable state reporting requirements.

In addition, the Employer Reporting Improvement Act provides that statements can be provided **electronically** to individuals if they have affirmatively consented "at any prior time" (unless they have revoked such consent in writing).

Electronic Filing

The electronic filing threshold for returns required to be filed on or after January 1, 2024, is **10 or more returns** (originally, the threshold was 250 or more returns). The instructions for 2024 returns (filed in 2025) provide the following clarifications and reminders:

- The 10-or-more requirement applies in the **aggregate** to certain information returns. Accordingly, a reporting entity may be required to file fewer than 10 of the applicable Form 1094 and 1095, but still have an electronic filing obligation based on other kinds of information returns filed (e.g., Forms W-2 and 1099).
- The electronic filing requirement does not apply to those reporting entities that request and receive a hardship waiver; however, the IRS encourages electronic filing even if a reporting entity is filing fewer than 10 returns.
- The formatting directions in the instructions are for the preparation of paper returns. When filing forms electronically, the formatting set forth in the "XML Schemas" and "Business Rules" published on IRS.gov must be followed rather than the formatting directions in the instructions. For more information regarding electronic filing, see IRS Publications 5164 and 5165.

Electronic filing is done using the ACA Information Returns (AIR) Program. The IRS has provided guidance on electronic reporting through its AIR Program main page, but this guidance is generally very technical and intended for software developers and other entities that plan on providing electronic reporting services. Nonetheless, it can provide useful information on standards and procedures for returns transmitted through the AIR Program.

Questions?
Contact Cindy Thompson, Vice President of Operations
Cindy.Thompson@gehringgroup.com

unsubscribe from all emails update subscription preferences

WEST PALM BEACH

Human Resources

August 25, 2023

Kurt Gehring
The Gehring Group
3500 Kyoto Gardens Drive
Palm Beach Gardens, FL 33410

Dear Kurt,

It is with great pleasure that I have the opportunity to recommend the Gehring Group for all services related to support of a self-funded Employee Health Benefits Plan. During the City's long relationship with the Gehring Group, they have provided a superior level of employee benefit consulting expertise with a high priority on satisfaction, cost reduction and customer service. g

As part of the City of West Palm Beach's employee benefits cost saving strategy, the Gehring Group has guided the City through the RFP design, evaluation, selection and implementation of our health plan and our onsite health clinic. Our Gehring Group team facilitates annual meetings with our insurance providers and TPAs, monitors trends and provides cost savings recommendations. The addition of an employee clinic has proven to be an asset in attracting talented employees, cost savings to the employees and retirees, and it provides a great return on investment for the City.

The City has always had great confidence with the Gehring Group and their ability to problem solve and bring forth ideas that help the City to be a top choice for employees due the benefits it offers.

I am pleased to recommend the Gehring Group to any organization for employee benefits and onsite clinic consulting services. If you have any questions, please feel free to contact me at (561) 494-1021.

Best regards,

Sylvia C. Gregory, PHR
Assistant Chief Human Resources Officer

401 CLEMATIS STREET
P.O. BOX 3366
WEST PALM BEACH, FL 33402
561.494.1000

CHARLOTTE COUNTY
FLORIDA

August 30, 2023

Kurt Gehring
The Gehring Group
3500 Kyoto Gardens Drive
Palm Beach Gardens, FL 33410

Dear Kurt,

I am pleased to provide a recommendation letter for the Risk Strategies for all you have done and continue to do in support of our self-funded Employee Health Benefits and our Property and Casualty Plans. The County has enjoyed the long-standing relationship and outstanding support of our Employee Health Plan and our two Employee Health Clinics. Charlotte County regards your company as an extension of our staff and our success is a direct reflection of you and your entire team.

As part of Charlotte County's employee benefits program your team has helped us to control costs, perform RFP design, evaluation, and implementation, coordinated insurance committee meetings, provided us with the knowledge and expertise to open two employee health clinics. The first clinic opened in 2009 has provided us with excellent care for our plan members and proven to be an integral part of our cost savings strategy.

The Property and Casualty Self Insured program partnership first was solidified by the guidance provided navigating through the Hurricane Charley response, recovery and again with Hurricane Ian, and worked directly with our carriers to maximize their financial involvement. Your staff's technical and institutional knowledge in this arena continue to this day.

I am pleased to provide the County's recommendation letter in support of the Risk Strategies for employee benefits and onsite clinic support in addition to our Self-Insured Property and Casualty program.

If you have any questions, I can be reached at 941.743.1244.

Sincerely,

Jennifer Bullistron

Jennifer Bullistron
Risk/Benefits Coordinator

Charlotte County
Risk Management, Room #B201
18500 Murdock Circle, Port Charlotte, FL 33948

941.678.1244
941.743.1989 fax
CharlotteCountyFL.gov

DEPARTMENT OF HUMAN RESOURCES
THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA
1939 SE Federal Highway • Stuart, Florida 34994 • Telephone (772) 219-1200 Ext: 30100 • Facsimile: (772) 219-1230

JULIE SESSA, ARM, SHRM-SCP, Assistant Superintendent of Human Resources
SHANNON ARMSTRONG, Director of Talent Acquisition
MAURICE G. BONNER, Director of Human Resources
DON CALDERONE, ARM, Director of Risk Management & Employee Benefits

August 21, 2023

RE: Recommendation for Gehring Group Insurance Brokers & Consultants

To Whom It May Concern:

Please accept this letter of reference as a formal recommendation in support of the Gehring Group. The Martin County School Board has contracted with the Gehring Group for more than 20years to assist in obtaining, maintaining, and administering a wide range of employee benefits, most notably our medical insurance.

The Martin County School Board currently has a fully insured program, including medical, dental, vision, and life insurance as well as long-term and short-term disability insurance, an employee assistance program, flexible spending accounts, and other supplemental insurance. The Gehring Group has provided us with skilled, accurate and timely benefit analysis, wellness program support, suggested benefit design changes, and consultant with us on numerous regulatory and administrative matters.

It is my profound pleasure to work with both Mr. Dustin Kuehn, a senior benefits consultant with the firm, and his account service team. Their dedication to our school district is strong, the relationships are sincere, and the technical support is outstanding.

Contact me anytime if I can be of further assistance to you.

Sincerely,

Julie L. Sessa

Julie L. Sessa, ARM, SPHR, SHRM-CP
Assistant Superintendent of Human Resources

Michael Maine, Superintendent
School Board Members • Michael DiTerlizzi • Marsha Powers • Amy Pritchett • Christia Li Roberts • Jennifer Russell
"Educate all Students for Success"

PALM BEACH COUNTY
SHERIFF'S OFFICE
RIC L. BRADSHAW, SHERIFF

October 9, 2018

Ladies & Gentlemen:

The Palm Beach County Sheriff's Office has enjoyed a long relationship with the Gehring Group, as they have been our Agent of Record for Employee Benefits for over 20 years. During this extensive period of service, Gehring Group has provided outstanding service to our organization. They are highly regarded by me and my staff and have been a source of unqualified support and expertise to us throughout the years.

It is with pleasure that I recommend Gehring Group to other organizations. Please do not hesitate to call for further information.

Sincerely,

Ric L. Bradshaw
Sheriff

3228 Gun Club Road ▪ West Palm Beach, Florida 33406-3001 ▪ (561) 688-3021 ▪ Email: BradshawR@pbso.org

SARASOTA COUNTY SHERIFF'S OFFICE
FAIRNESS - INTEGRITY - RESPECT - SERVICE
SHERIFF KURT A. HOFFMAN
COLONEL BRIAN WOODRING, CHIEF DEPUTY

June 20, 2022

Mr. Kurt Gehring
Gehring Group
3500 Kyoto Gardens Drive
Palm Beach Gardens, FL 33410

Dear Mr. Gehring:

We have partnered with the Gehring Group for over twelve years and would like you to know the services you and your staff have provided, specifically over the last three years have been invaluable. The decision we made three years ago to manage our own program was not made lightly. We were faced with multiple decisions outside of our comfort zone and the expertise and guidance we received from the Gehring Group equipped us for such an undertaking.

On several occasions, your team have dropped everything and come to our offices, answered calls and emails and helped us navigate the tasks at hand. Your staff was able to ask the right questions, examine complex data, and provide us with clear and concise information that vitally impacted our organization and employees. I am confident that we would not have been as successful procuring and creating our own program if we had not engaged your firm. This could not have been accomplished without the consult we received from your dedicated and knowledgeable staff.

If you have any current projects that you wish to list the Sarasota County Sheriff's Office as a reference, you have my express permission to do so. Please accept this letter with my appreciation for what you and your staff did for us. We look forward to continued collaboration with you for the betterment of our employees and agency.

Respectfully,

Kurt A. Hoffman, Sheriff
Sarasota County, Florida

RISK strategies | GEHRING GROUP
A RISK STRATEGIES COMPANY

EST. 1877
WILDWOOD
FLORIDA

Benefits Consulting & Broker Services – RFP 2025-07
Selection Committee Interview
May 19, 2025, 3:30 pm

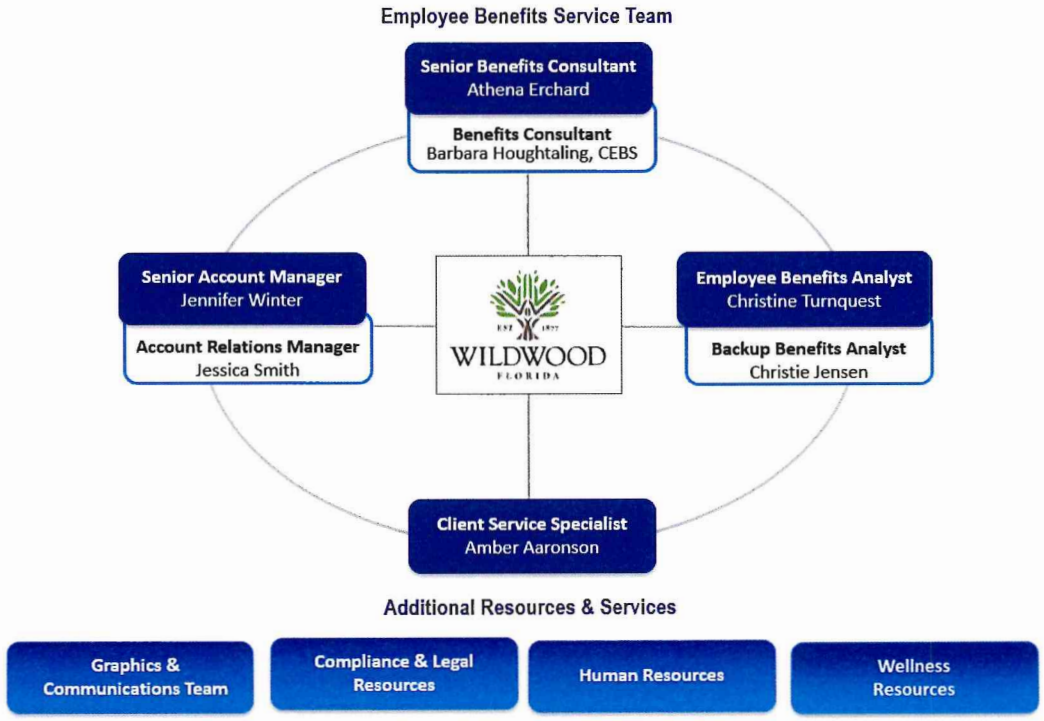
Why Gehring Group - Risk Strategies?

- 9th Largest Independent & Privately Owned Brokerage Agency
  - **Laser focused on the best interest of your organization, employees & retirees, not stockholders**
  - 98.6% Client Retention Rate
  - Licensed, non-commissioned team members
  - Top Tier Carrier/TPA Recognition
  - Tenured leadership & team
- Full transparency
- Experience working with committees, unions, decision makers & retirees
- Local Presence with National Expertise & Resources
- Where Others See Roadblocks, We See Opportunity!

Why Gehring Group - Risk Strategies?

- **National Public Sector *Center of Excellence*: Gehring Group**
  - Over 30 Years Sole Focus supporting Government Entities and their members
  - Depth of Team Experience & Support
    - Main Office Palm Beach Gardens – team members located throughout Florida
    - Backup team members
    - Centralized database
  - 140+ Employee Benefits Public Sector Clients
    - 56% Fully Insured, 38% Self Funded, 2% Minimum Premium, 4% Graded Funding, 1% Level Funding
  - Real-time Benchmarking & Best Practices
  - Unique Understanding Of Challenges & Solutions, Specific to Public Sector
  - Trusted consultant to 66 Municipalities
  - Innovative Solutions

Team Approach



Consultant Scope of Services

- **Comprehensive & All Inclusive**
  - Benefit Consulting - Proactive & Strategic Approach
    - Timeline of expectations
    - Best practices
  - Analytic Services - Cost Management
    - Independent budget projections
    - Data analysis
    - Effective renewal negotiations
    - Request for proposal
  - Account Management
    - Implementation & open enrollment
    - Staff & member advocacy
    - Customized communication materials
  - Ongoing Program Administration Planning & Support
  - Education – Leadership, Staff & Members
  - Legislative Compliance



Services & Resources – No Additional Cost

- Employee Navigator Online Enrollment & Administration System
- Member Advocacy - City Specific Member Email & 800#
- Custom Graphics - Printed and/or virtual
- Technology:
  - CAVU – Public Sector Benchmarking
  - Mineral Online HR Tool
- Wellness Planning & Support – Medical, Mental Wellness & Financial
- Human Capital, Legal & Actuarial Resources
- Onsite Meeting & Open Enrollment Attendance
- Public Sector Summit
- Networking & Roundtable Participation
- Ongoing Seminars, Education and Training
  - Staff, Leadership, Employees & Retirees



Planning - Short & Long Term Needs & Goals

- Onboard Meeting
  - Review of goals, needs, past challenges and celebrations
  - Internal processes
  - Contractual review
- Initial & Ongoing Planning Sessions
  - Obtain historical plan information from carriers and vendors
  - Establishing a timeline of expectations
    - Employee survey
    - Budget
    - Union commitments
    - Renewal/RFP
    - Approval process – leadership/elected officials
  - Compliance review & planning session
  - Market & product options
  - Sharing of best practices

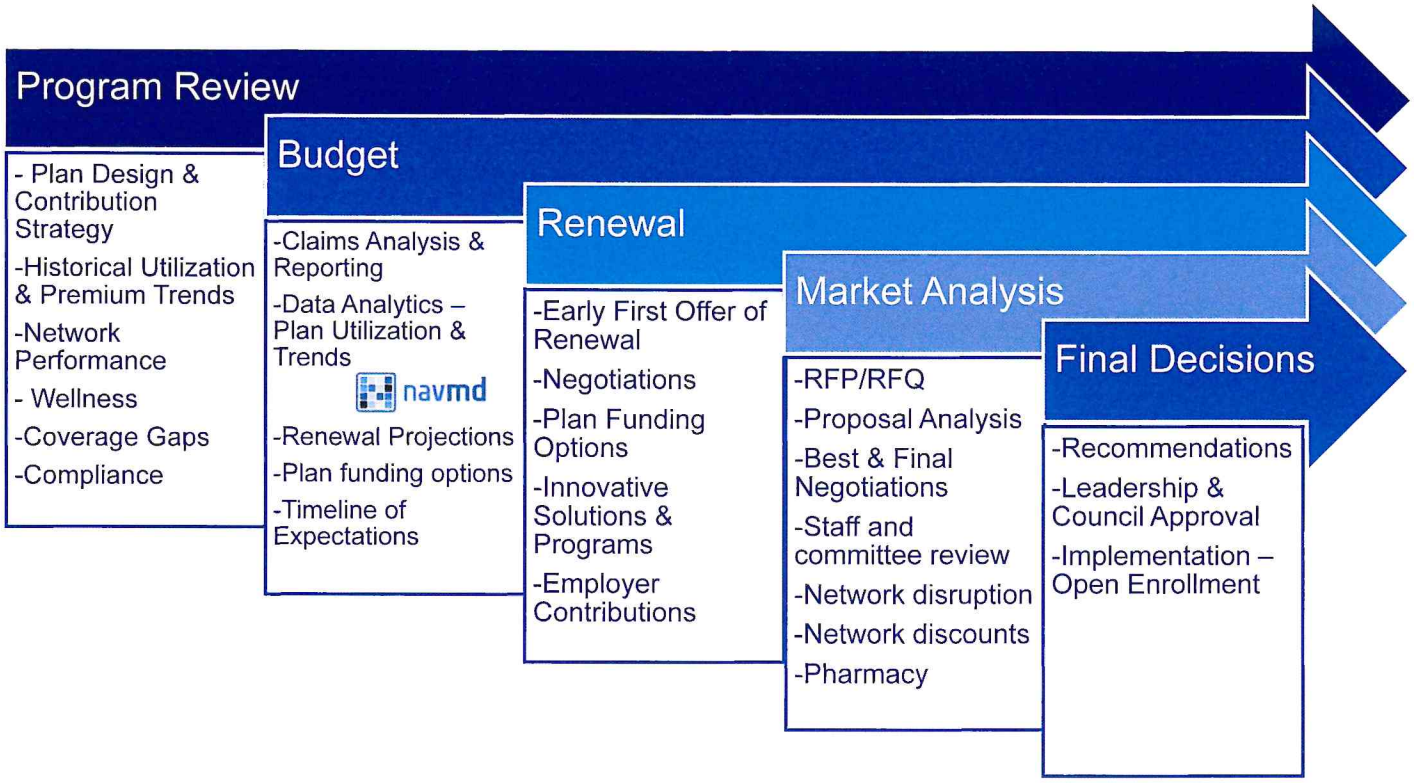
Coverage	Carrier	Renewal Date
Medical ASO	Health Now Administrative Services (Highmark Network)	January 1, 2026
Pharmacy Benefits Manager	Rx Talents	January 1, 2026
Reinsurance	Companion	January 1, 2026
Dental	TBD	January 1, 2026
Vision	VBA	January 1, 2026
Life and AD&D – Basic & Voluntary	TBD	January 1, 2026
Short-Term Disability	TBD	January 1, 2026
Long-Term Disability	TBD	January 1, 2026

Proposed Schedule of Activities	
Date	Action
January – March 2025	Client Onboarding and Compliance Checklist Review Meetings
June 23, 2025	Pre-Renewal and RFP Planning Meeting
June 30, 2025	RSC to Complete RFP Draft
July 9, 2025	County Staff to Approve RFP Draft
July 9, 2025	County Staff to Provide Census for RFP
July 14, 2025	RFP Finalized and Released by RSC
July 28, 2025	Deadline to Receive Carrier Questions from RFP
August 1, 2025	Responses to Questions Issued by RSC
August 13, 2025	Proposals and Renewals Due to RSC
August 14 – 21, 2025	Proposals and Renewals Evaluated by RSC
August 22, 2025	RSC to Present Initial RFP and Renewal Offers to Staff
August 27 – 28, 2025	Finalist Presentations Conducted at County (If Necessary)
August 29, 2025	RSC to Request Best and Final Offers
September 3, 2025	Best and Final Offers Due to RSC
September 5, 2025	RSC to Present Best and Final Offers to County Staff
September 10, 2025	County Staff to Provide Final Recommendations
September 18, 2025	County Commission Meeting to Approve Staff Recommendations
September 19 – October 10, 2025	Open Enrollment Preparation
October 13 – 17, 2025	Open Enrollment Meetings
January 1, 2026	Plan Effective Date

*Dates outlined herein are subject to change based on the goals of the client and insurance carrier cooperation.

DRAFT

Renewal & RFP Process



Real-Time Benchmarking



Public Sector Only

- Employee Benefit Programs & Costs
- By:
  - Type of Entity
    - Municipality
    - County
    - Constitutional Office
    - Special Taxing District
  - Region
  - State

*Included In Proposed Scope of Services

Regulatory Compliance

Legislative & Compliance Update Newsletters

Client Portal, Mental Health First Responder Portal & Mineral™



Client Seminars & Webinars

Annual Onsite Compliance Checklist Review & Planning

Insurance Education, Innovation & Excellence Summit

Affiliated with:
- Council for Insurance Agents & Broker
- NABIP (National Association of Health Underwriters)
- Seyfarth Shaw & Lewis Longman Walker

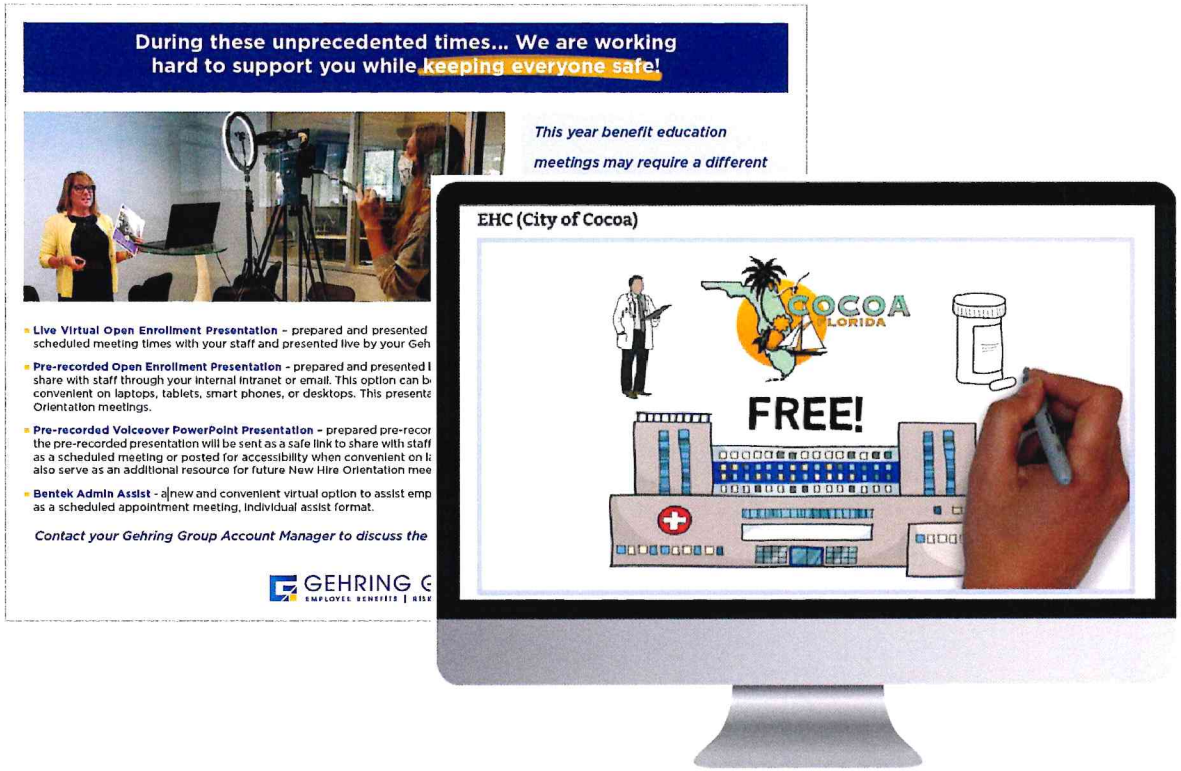
Situational Problem Solving –Win/Win Solutions



Effective Communication & Education

- Education Meetings:
  - In person
  - Virtual
  - Recorded Presentation
  - White Board Videos
  - Retiree focus

- Custom Communication
  - Open enrollment booklet & flip book
  - Posters
  - Flyers
  - Email



Wellness Strategy & Planning

Customized Wellness Programs

- Negotiate Wellness Funds/Programs
- Integrate Existing Programs & Coordinate Disease Management
- Coordinate Prevent & Lifestyle Change Programs

- 40+ Active Programs
- Planning & Implementation
- Wellness in a Box
- EEOC & ADA Compliance
- Mental Health – Substance Use

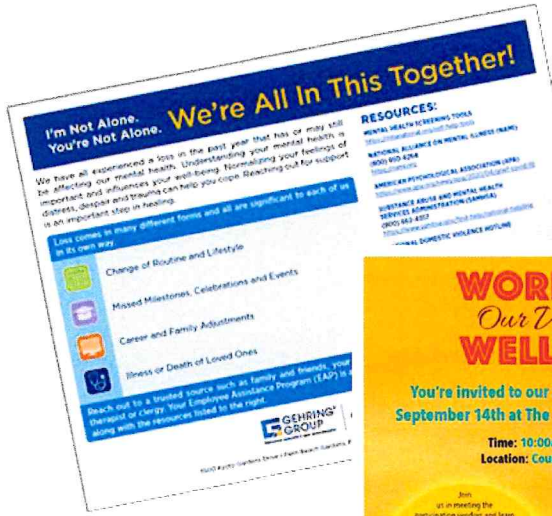


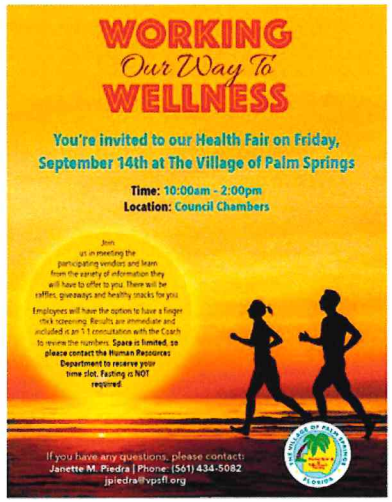
Wellness Strategy & Planning

- Wellness Subject Matter Experts
- Negotiate Wellness Funds/Programs
- Conduct Employee Surveys
- Integrate Existing Disease Management Programs
- Mental Health First Aid Training
- Coordinate Preventive & Lifestyle Change Programs
- Monthly newsletter and wellness calendar
- Employee Communication
- EEOC and ADA Compliance

Above and Beyond

- Identify gaps and understanding obstacles
- Develop, communicate, implement & support to achieve an EFFECTIVE program





Benefit Administrator Workshops & Webinars

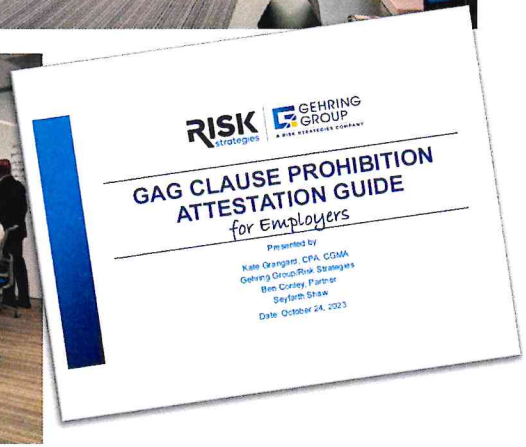
Education & Certifications

- White Paper & Client Specific Guidance
- Client & Essential Worker Roundtables
- Health Care Reform/ACA
  - 1094/1095 Assistance
- Educational Webinars
  - Gag Clause Prohibition Attestation
  - Mental Health Parity
  - Understanding Recent Changes To Affecting Creditable Coverage









Human Capital Advisory Services

- Risk Strategies Human Capital Advisory Services
- HR Practitioners - Vast Knowledge & Experience Across The Spectrum Of of Human Resource Needs:
  - Full breadth of expertise, including recruiting, HR tech, compensation, and benefits
  - Fill in gaps where needed
  - Eliminates administrative burden, enabling your team to focus on the bigger picture



RISK strategies

HUMAN CAPITAL ADVISORY SERVICES

EMPLOYEE BENEFITS PRACTICE

The heartbeat of every organization lies in Human Resources. Yet, it's easy for HR teams to lose sight of longer-term strategic projects with heavy administration needs, constantly evolving business and talent strategies, and an increasingly complicated regulatory environment.

APPROACH

Risk Strategies Human Capital Advisory Services transform Human Resources (HR) functions into the opportunities that help your organization drive growth, productivity, and employee engagement through:

- Advisory services with SHRM/HRCI accredited professionals
- Outsourced human capital services and scope-based projects
- Proactive recruitment strategies and talent acquisition services
- Customized learning and development programs to support talent initiatives

PARTNER WITH OUR EXPERTS

Risk Strategies Human Capital Advisory Services is comprised of HR accredited consultants with vast knowledge and extensive experience across the spectrum of HR needs.

- Full breadth of expertise including recruiting, HR tech, compensation and benefits
- Fill in gaps on topic expertise where your team may not have it
- Eliminates administrative burden, enabling focus on strategic projects

Human Capital Advisory Services

- Support When You Need It
  - Audits, compliance, policy development
  - Employee relations
  - Performance management
  - Culture/employee experience
- Total Rewards & Compensation benchmarking
- Talent Acquisition strategy
- HCM technology advising
- Learning & Development
  - Customizable trainings
  - Content creation
  - Interactive activities
  - Team building
  - Focus groups





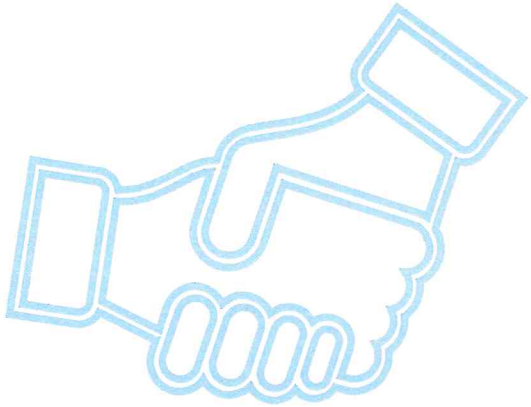
Employee Benefits Moving Forward

- Staff/Leadership Additional Support & Tools – Multi Generational Needs
  - Market product & knowledge
  - New legislation
- Employee/Retiree Contributions & Incentives
- Customized & Tax Efficient Benefits
- Direct Network Contracting – Health Center/Clinic
- Artificial Intelligence
- Medical and Pharmacy Benefit Management – Programs & Costs
  - Contract terms, pharmacy rebates, transparency rules
- Specialty Care Programs
- Wellness: Physical, Financial & Mental Health
- Product offerings
  - LTC, fertility & menopause benefits, child disability, eldercare, etc.

Why Risk Strategies Public Sector COE?

Simplicity → Clarity → Optimization → Enhancements

- Built To Support Public Sector
- Caring Partner With National Leverage
- Expertise In All Areas of Your Benefit Program
- Proactively Managed Deliverables & Planning
- Innovative solutions
- Dedicated year-round support
- All Inclusive Scope of Services
- Measurable and Proven Results
- Long-term Solutions & Relationships



RISK strategies

Questions?



"Thank You For..... Sticking Your Neck Out Everyday!"

Our Why

to inspire
our communities
to envision
and embrace
new possibilities

PUBLIC ENTITY CLIENTS	
Atlantis, City of	Marco Island, City of
Boca Raton, City of	Margate, City of
Boca Raton Housing Authority	Martin County BOCC
Boynton Beach, City of	Martin County School District
Brooksville, City of	Martin County Sheriff's Office
Broward College	Monroe County BOCC
Cape Coral, City of	Naples, City of
Career Source Palm Beach County	Nathan Benderson Park Conservancy
Central Florida Expressway Authority (LYNX)	North Palm Beach, Village of
Charlotte County BOCC	North Port, City of
Children's Services Council of Palm Beach County	Oakland Park, City of
Citrus County BOCC	Ocean Ridge, Town of
Clearwater, City of	Okaloosa County BOCC
Clerk & Comptroller, Palm Beach County	Oldsmar, City of
Clewiston, City of	Orange County Tax Collector
Cocoa, City of	Orange County Sheriff's Office
Cocoa Beach, City of	Osceola County Sheriff's Office
Coconut Creek, City of	Osceola County Tax Collector
Cooper City, City of	Oviedo, City of
Coral Gables, City of	Pahokee, City of
Coral Springs, City of	Pahokee Housing Authority
Dania Beach, City of	Palm Bay, City of
Davie, Town of	Palm Beach County Sheriff's Office
Deerfield Beach, City of	Palm Beach Gardens, City of
Delray Beach, City of	Palm Beach, Town of
Delray Beach Housing Authority	Palm Beach Shores, Town of
Dunedin, City of	Palm Harbor Fire Rescue District
Estero Fire & Rescue District	Palm Springs, Village of
Estero, Village of	Parkland, City of
Fellsmere, City of	Parrish Fire District
Flagler County Sheriff's Office	Pasco County Clerk of Circuit Court & Controller
Florida Keys Aqueduct Authority	Pasco County Sheriff's Office
Florida PACE Funding Agency	Pinellas County Housing Authority
Florida Sheriff's Association	Pinellas County Sheriff's Office
Fort Lauderdale, City of	Pinellas Suncoast Fire and Rescue
Fort Myers, City of	Pinellas Suncoast Transit Authority
Fort Myers Beach Fire Control District	Pompano Beach, City of
Gainesville, City of	Port of Palm Beach
Greenacres, City of	Port St. Lucie, City of
Gulfstream, Town of	Rockledge, City of
Hernando County BOCC	Royal Palm Beach, Village of
Hernando County School District	Sanibel, City of
Highlands County BOCC	Sarasota County Sheriff's Office

RISK strategies | GEHRING GROUP A RISK STRATEGIES COMPANY

CAVU BENCHMARKING FOR PUBLIC SECTOR

FREE! BENCHMARKING FOR PUBLIC SECTOR

Compare Your Benefit Data to Other Public Sector Entities in Real Time

1. Begin by visiting cavu4u.com, register, and create an account.
2. Enter your organization's plan data and start running aggregate reports!
3. Select specific entities for comparison and add them to your "Cavunity" to personalize your benchmark reporting.
4. With the push of a button, you'll be able to see how your benefits compare to other public sector entities in your Cavunity. It's that simple!

800.244.3696
cavu4u.com

Watch This Testimonial Video!

RISK strategies



HUMAN CAPITAL ADVISORY SERVICES

EMPLOYEE BENEFITS PRACTICE

The heartbeat of every organization lies in Human Resources. Yet, it's easy for HR teams to lose sight of longer-term strategic projects with heavy administration needs, constantly evolving business and talent strategies, and an increasingly complicated regulatory environment.

APPROACH

Risk Strategies Human Capital Advisory Services transform Human Resources (HR) functions into the opportunities that help your organization drive growth, productivity, and employee engagement through:

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- Proactive recruitment strategies and talent acquisition services
- Customized learning and development programs to support talent initiatives

PARTNER WITH OUR EXPERTS

Risk Strategies Human Capital Advisory Services is comprised of HR accredited consultants with vast knowledge and extensive experience across the spectrum of HR needs:

- Full breadth of expertise including recruiting, HR tech, compensation and benefits
- Fill in gaps on topic expertise where your team may not have it
- Eliminates administrative burden, enabling focus on strategic projects

I'm Not Alone. You're Not Alone. We're All In This Together!

Many of us are facing daily challenges that can be stressful, overwhelming and emotional to ourselves and those around us. Understanding your mental health is important and influences your well-being. Normalizing your feelings of distress, despair and trauma can help you cope. Reaching out for support is an important step in healing.

Healthy Ways to Cope With Stress



CONNECT WITH YOUR COMMUNITY, with others, talk to people you trust about your concerns and how you are feeling.



TAKE BREAKS from watching, reading or listening to social media and the news.



TAKE CARE OF YOUR BODY: eat healthy, exercise, get plenty of sleep and avoid excessive alcohol and substance use.



MAKE TIME TO UNWIND and participate in activities that you enjoy with the people you love.

Reach out to a trusted source such as family and friends, your doctor, therapist or clergy. Your Employee Assistance Program (EAP) is available along with the resources listed to the right.

RESOURCES:

NATIONAL CRISIS TEXT LINE: Text HOME to 741741

NATIONAL SUICIDE PREVENTION HOTLINE
(800) 273-8255

MENTAL HEALTH SCREENING TOOLS
https://mhanational.org/self-help-tools

NATIONAL ALLIANCE ON MENTAL ILLNESS (NAMI)
(800) 950-6264
https://nami.org

AMERICAN PSYCHOLOGICAL ASSOCIATION (APA)
https://www.apa.org/news/apa/2020/04/grief-covid-19

SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION (SAMHSA)
(800) 662-4357
https://www.samhsa.gov/find-help/national-helpline

NATIONAL DOMESTIC VIOLENCE HOTLINE
(800) 799-7233
https://www.thehotline.org

VICTIM CONNECT RESOURCE CENTER
(855) 484-2846
https://victimconnect.org/resources/national-hotlines

AMERICAN FOUNDATION FOR SUICIDE PREVENTION
https://afsp.org/taking-care-of-your-mental-health-in-the-face-of-uncertainty

GEHRING® GROUP
A DIVISION OF RISK STRATEGIES

WellOnOurWay
TO BETTER HEALTH TODAY

3500 Kyoto Gardens Drive | Palm Beach Gardens, Florida 33410 | 800.244.3696 | gehringgroup.com

Wellness Resources to Help You Stay Healthy

Mental Health and Wellness Resources

PODCASTS
How to Handle Coronavirus Anxiety | Dan Harris: 10% Happier Podcast
- Find this podcast on the podcast resource tool of your choice
- Click HERE to listen on Spotify

Parenting in a Pandemic | Dan Harris: 10% Happier Podcast
- Find this podcast on the podcast resource tool of your choice
- Click HERE to listen on Spotify

INSIGHT TIMER (App and Website) – Free guided meditation & mindfulness practices available
https://insighttimer.com/

CDC: Mental Health and Coping During COVID-19 (Website)
https://www.cdc.gov/coronavirus/2019-ncov/prepare/managing-stress-anxiety.html

AMERICAN FOUNDATION FOR SUICIDE PREVENTION: Taking Care of Your Mental Health in the Face of Uncertainty
https://afsp.org/taking-care-of-your-mental-health-in-the-face-of-uncertainty/

YOUR MENTAL HEALTH & WELL-BEING (APA): How to Maintain your Health & Wellness & Other Resources
http://workplacementalhealth.org; click HERE to read

Exercise Resources

FITNESS BLENDER (Website & YouTube Channel)
www.fitnessblender.com; click HERE to watch on YouTube
- Full length exercise videos with qualified personal trainers
- Search by length, difficulty, exercise type, muscles used, calorie burn and more

POP SUGAR FITNESS (Website & YouTube Channel)
www.popsugar.com/workouts; click HERE to watch on YouTube
- Full length exercise videos with qualified personal trainers
- Filter by duration, level of difficulty and type of session

ORANGE THEORY ONLINE WORKOUTS (Website)
https://www.orangetheory.com/en-au/member-communication-regarding-coronavirus/
- Daily 30-minute workout

Child and Family Specific Resource

ACTION FOR HEALTHY KIDS, COVID-19 (Website)
https://www.actionforhealthykids.org/resources-for-schools-and-families-during-covid-19-coronavirus/



Simple Things to Keep You Healthy

1. **Drink your water!** Aim for at least 64oz of water per day
2. **Get your sleep!** Aim for 7 – 9 hours of sleep most nights of the week
3. **Wear sunscreen!** Aim to use broad spectrum SPF 15 or higher, reapply every 2 hours
4. **Get some fresh air!** Aim for at least 20 minutes outside each day

GEHRING® GROUP
EMPLOYEE BENEFITS | RISK MANAGEMENT



Medicare enrollment is not the same for everyone!

It's important to know how Medicare works with your employer group health plan whether you are still working or planning to retire.

BE PROACTIVE!

Before you decide to enroll (or not) here are some questions to think about...

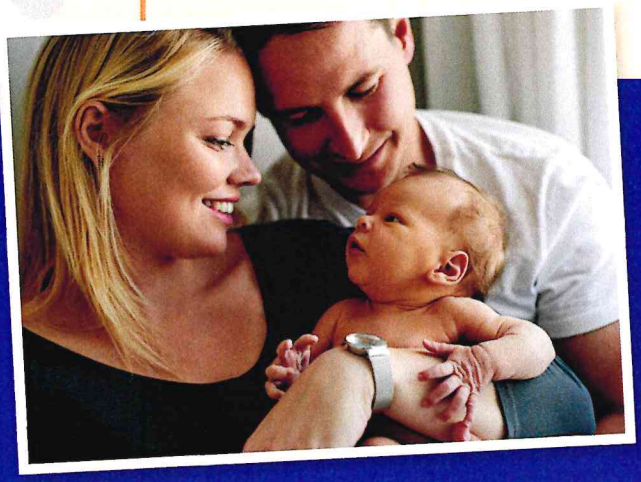
- Are you becoming Medicare eligible? When?
- Are you still going to be working after age 65?
- Are you going to be retiring soon?
- Do you cover a spouse and/or dependent(s) on your group health plan?

MEDICARE PART A, B, C, D

- Which plan(s) do you need?
- Can you delay enrolling in any Medicare plans?
- Medicare may not notify you about your initial enrollment period.

MORE TO THINK ABOUT

- Are you or your covered spouse on disability?
- Is your covered spouse also eligible for Medicare but not enrolled?
- Do you or your covered spouse qualify for a special enrollment period?



I NEED TO CHANGE MY BENEFITS

DID YOU KNOW...

There are only certain times when you can enroll and/or make changes to your benefits.

- When you are 1st hired
- Once a year during open enrollment
- When you experience a qualifying life event

WHAT EXACTLY IS A QUALIFYING LIFE EVENT?

Certain changes in your personal life qualify as an official change in status according to the IRS which means you can modify your benefit elections outside of New Hire or Open Enrollment. Examples of qualifying life events are:

- Marriage
- Divorce
- Having a baby, adoption, change in child custody
- Death of a dependent
- Other examples include:
  - ✓ A change in employment status such as a termination of employment or change in employment status from part time to full time or vice versa *(assuming the change in status affects your ability to participate in the benefits plan)*
  - ✓ Spouse or dependent loses a job, starts a new job, loses full time status
  - ✓ Spouse or dependent goes through open enrollment at their work

IMPORTANT:

You only have 30 days from the date of the event to report it to Human Resources and request any desired changes to your benefits. Requests for changes outside of the 30 days will not be approved, and you will have to wait until the next open enrollment period to change your benefits.

QUESTIONS?

Please contact Human Resources.

REQUEST FOR PROPOSAL
for
Benefits Consulting & Broker Services

RFP 2025-07

City of Wildwood
100 N Main Street
Wildwood, FL 34785

352-330-1343 (Phone)

RFP # 2025-07

Benefits Consulting & Broker Services

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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	February 4, 2025 (Tuesday)
Last Day for Questions	March 3, 2025
Addendums Posted (If Necessary)	March 6, 2025
Response Submission Deadline	March 11, 2025 (Tuesday) @ 2:00 PM EST
Selection Committee Meeting	March 17, 2025 thru March 31, 2025
Contract Award	Estimated April 28, 2025

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	Cost Competitiveness
	Tab E	Method of Approach
	Tab F	Additional Information
	Tab G	References
	Tab H	Additional Required Documents
	H1	Proposer's Certification / Addenda Acknowledgement form
	H2	Proposal form
	H3	Statement of Terms and Conditions form
	H4	Hold Harmless Agreement
	H5	Drug Free Workplace Certificate
	H6	Sworn Statement to Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes form
	H7	Conflict of Interest Disclosure form
	H8	Immigration Affidavit Certification
	H9	A page that clearly identifies and numbers any Exceptions or Deviations from the Scope of Services or the terms and conditions
	H10	A Certificate of Insurability (COI)

The checklist is provided for your convenience and is not required to be submitted with the Proposal Package (response).

PART 2 - INTRODUCTION

PURPOSE

The purpose of this Request for Proposal (RFP) is to solicit offers from qualified insurance brokers to assist the City of Wildwood with strategically planning, designing and negotiating the best coverage and cost for selective employee benefit programs. Our leadership is looking to ensure we have financially competitive and affordable benefit programs to offer our employees.

The City of Wildwood ("CITY") invites proposals for benefits consulting and insurance broker services. It is necessary for respondents to read the information contained in this Request for Proposal (RFP), understand how to submit the proposal, what documents must accompany the proposal and what legal obligations the respondent is submitting for by providing a complete proposal. The CITY may select, or not select, at their sole discretion, any Contractor that the CITY feels will best address their needs.

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 ("CITY") is interested in selecting a firm to provide benefits consulting and broker services. The purpose of this RFP is to select a qualified contractor to furnish all materials, labor, supervision, transportation, inspections, permits, licenses, equipment, and any incidentals necessary to provide benefits consulting and broker services.

GENERAL BACKGROUND

1. Demographics
   A. The City of Wildwood is a local government with approximately 228 benefit eligible employees and retirees. The City's benefit package is a primary tool for recruiting and retaining high-performing employees.

2. Current State of Benefit Plan
   A. Currently the City offers its employees the following insurance plans. Single-only coverage is provided free to employees for 3 medical plans, dental, vision, $50K life insurance, and short-term disability.

   B. Currently the City offers its employees the following insurance plans:
      1. 5 medical plans through Florida Blue (HMO Plan 78, Blue Care HSA 130/131, Blue Care HMO 47, Blue Options 3900 and Blue Options 5772)
      2. Flexible Spending Account/Dependent Care Account - Medcom
      3. Dental Insurance – Mutual of Omaha
      4. Vision Insurance – Mutual of Omaha
      5. Teladoc
      6. Short Term Disability – USAble
      7. Life Insurance – Medcom

   C. Additional benefit details may be found in Exhibit 2: 2024-2025 Employee Benefit Guide.

GENERAL SERVICE REQUIREMENTS

1. Review and Advise
   A. The selected service provider shall assist and advise in reviewing the City's insurance benefit plans on a continuing basis to ensure the plans are in compliance with all state and federal regulations.

   B. The service provider shall ensure the benefit plans are competitive in nature and cost. The City expects that recommendations will be made with respect to plan design alternatives and providers as dictated by trends, best practices and availability of services.

   C. A review and analysis of the goals and objectives of the benefit design shall be completed to ensure that they are sound and focused on meeting the needs of City employees.

   D. Reviewing contracts, plan documents, insurance policies and related documents to ensure technical accuracy and consistency is a critical role of the selected service provider.

2. Provide Consulting
   A. The provider shall be required to regularly provide information related to pending or new legislation, benefit funding and market trends as well as making recommendations on how to respond to such information.

B. The selected provider shall advise and assist the City in drafting any necessary plan amendments and assist with submissions of written reports and other documents required by state and federal law.

C. The City requires, when requested, that the service provider participates in communications and meetings with insurance and healthcare carriers. Travel and meeting time will not be compensated by the City.

D. The provider shall serve as liaison between the City and all benefit vendors, including customer service and assistance in resolving claims and billing issues.

E. The selected service provider shall be responsible for maintaining the confidentiality of the City's records and data, which cannot be sold, shared or otherwise disclosed to other companies or individuals without written permission from the City Manager.

F. The service provider shall assist the City with developing benefit vendor performance guarantees to evaluate the services being provided on a continual basis.

G. Evaluation of, processing of, reporting and compliance with HIPPA and with COBRA and retiree benefit administration is required of the selected service provider.

3. Reporting and Documentation
   A. The provider shall maintain records of the plans, financial and claims experience, and provide quarterly progress reports to continually evaluate the effectiveness of the plans.

   B. The provider shall assist in drafting, editing, printing and production of employee benefit materials.

   C. It is required by the City that compensation for all services provided under the resulting contract shall be in the form of commission from carriers/vendors. Compensation will be based on the negotiated commission paid by each carrier for the respective lines of coverage. NO additional costs or fees will be paid by the City. The selected service provider will supply the City with an annual statement, from each carrier, giving full disclosure of all compensation earned. Annual disclosure of all direct or indirect earnings will be required as well.

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
Capacity, Qualifications and Experience: The degree to which each proposal provides evidence an ability and capacity to respond to the needs of the City of Wildwood. The provider's professional experience should be provided in the proposal with responsiveness, preciseness and thoroughness.	40%
Method of Approach: Evidence of the ability to provide service in a prompt, thorough and professional manner. Availability of and accessibility of the selected service provider, including the location of the office that will be servicing our account.	30%
Proven Ability: Demonstrate the ability to reach a wide array of insurance markets and provide innovative solutions proven with the proposal submitted as well as the relevance of the references provided.	20%
Cost Competitiveness: a compensation methodology that is competitive and within market range.	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 AND QUESTIONAIRE

The Respondent shall organize its proposals package into the following major sections. Answer the questions provided and expand on the topics under each tab that best represents your qualifications. 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 **A1** 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 an overview of your company, including a brief description of your company's history, growth, ownership, philosophy/culture, approximate number of employees and financial growth.

1. What is your experience in the municipality and government sectors?
2. How long has the company been in business in Florida?
3. How many years has the company been doing the type of work described in the Scope of Services?
4. What is the length of time your firm has provided services to governmental clients?
5. Does your company have a Small Business, Veteran 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.

1. How is your account team structured? Please include a brief biography of the service team members who would support the City of Wildwood.
2. Who would be the primary company representative that will be working with City staff?
3. Who will be the day-to-day contacts for the account? If applicable, attach a copy of each person's current Professional Regulation License.
4. How would the account team serve the City of Wildwood differently than your competitors?

Tab D. **COST COMPETITIVENESS**: Include a description of relevant compensation structures, minimums and maximums, variations in product markets or other relevant information that demonstrates fair and competitive compensation approaches.

Tab E. METHOD 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.

1. How will work be performed to eliminate as much disruption to traffic, business and activity in the surrounding area?
2. How does your company plan to meet schedules and deadlines?
3. What training resources does your organization provide to assist your clients in educating their employees?
4. How does your organization strive to streamline benefit administration for your clients? What is your methodology and involvement in claims and billing advocacy?
5. What is your average response time to questions regarding claim and eligibility issues? How do you handle follow up to outstanding issues?
6. What tools are used in data analysis? Describe your utilization data analysis capabilities.
7. Who will complete this analysis and how will the results be shared with the City?
8. What are your problem-solving methods (in detail) regarding dealing with any benefits-

related issues that arise with City employees? Provide an outline of steps of how you may resolve a benefits-related issue.

9. How would you provide proactive, front-facing customer support with an example of how your acts of being proactive better served an organization you are currently providing services to and what benefit that organization received?
10. What source for benefit plan design and cost benchmarks would you use to provide a market perspective on the City of Wildwood's benefit programs?
11. How do you propose to build an understanding of the direction and priorities of the City of Wildwood's business and how you would use this information in order to anticipate our benefit needs? Include examples of key deliverables you provide as part of that process.

Tab F. **ADDITIONAL INFORMATION**: Provide additional information describing your company's capability to perform the work advertised in the Scope of Services of the RFP.

1. Has or is your company currently involved in any formal court proceedings regarding any of your contracts? If 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.

Photographs/charts/graphs are optional and may be provided in this section.

Tab G. **REFERENCES**: Include Attachment **A2**, Illustrative Work Form and any other information pertaining to the minimum of three (3) references for work performed that is similar to the scope of services for this RFP. Include references that are able to comment on your organization's relevant experience.

1. From your references' perspective, what makes your organization unique from other organizations that may submit proposals for the City of Wildwood's consideration?

References must be for current, or recent, projects, and must be for the proposed project team members. Ensure that Submittal Attachment 2 (Illustrative Work). has the company/city name, contract name, phone number and address are included.

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 A1]

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 A2]

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]

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 # 2025 - 07**
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 H2]

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 H3]

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 H4]

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 H5]

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 H6]

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 H7]

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 _____ _____, 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: _____

Vendor Name: _____

Date: _____

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____ 20___

Personally Known _____
OR Produced Identification _____, Type of Identification _____

My Commission Expires _____

_____
(Printed, typed, or stamped commissioned name of notary)

This document must be completed and returned with your Submittal.

[Submittal Attachment H8]

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
SAMPLE

THIS AGREEMENT is made this_____day of_____, 2025, 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 #2025-07, 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 #2025-07

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 # 2025-07, 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: **Memorandum of Understanding (MOU) between Turkey Run, LLC and the City of Wildwood for the Construction of Inspiration Drive**

REQUESTED ACTION: Staff recommends approval of the attached Memorandum of Understanding.

CONTRACT:

Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached Memorandum of Understanding between Turkey Run, LLC and the City of Wildwood solidifies the long-awaited commitment to a construction timeline of Inspiration Drive by the Turkey Run, LLC developers.

The agreement summarizes the terms of the developer's obligation to submit construction plans in accordance with Chapter 6 of the Land Development Regulations to include drainage and storm water facilities within 120 days of the commission's approval of the agreement.

The agreement includes the developer's commitment to complete or cause the completion of the construction of Inspiration Drive within nine (9) months. Additionally, the developer will be required to post a performance bond in accordance with Section 4.4(E) of the Land Development Regulations.

MEMORANDUM OF UNDERSTANDING
FOR ROAD IMPROVEMENT AGREEMENT

This Memorandum of Understanding ("MOU") is entered into on this ____ day of _____, 2025 (the "Effective Date"), by and between **Turkey Run LLC** (the "Developer"), and the **City of Wildwood, Florida** (the "City").

WHEREAS, the Developer, together with other owners within the Turkey Run Planned Unit Development (the "Participating Owners"), accept responsibility to permit and fully construct Inspiration Drive, except for the utilities required by the City, within the Turkey Run PUD ("Roadway Improvements");

WHEREAS, the Developer will not be required to install City utilities (water, wastewater, and reuse) at the time of the construction of Inspiration Drive.;

WHEREAS, the City shall cooperate with the Participating Owners to create a mechanism for recouping the costs of the Roadway Improvements, to the extent that such is within the City's authority; and

WHEREAS, the City and the Developer, and potentially the Participating Owners, may enter into a Roadway Improvement Agreement, if necessary, consistent with the terms outlined within this MOU and such other terms as may be agreed upon between such parties.

Roadway Improvements:

A. Road Plans Submission: The Participating Owners shall submit roadway construction plans for Inspiration Drive to the City within one hundred and twenty (120) days of the Effective Date. The roadway construction plans shall provide for drainage and stormwater facilities meeting City requirements.

B. Construction Timeline: Upon approval of requisite plans and permits, the Participating Owners shall complete or cause the completion of the construction of Inspiration Drive within nine (9) months. Additionally, the Developer will post a performance bond as required by Section 4.4 (E) of the City's Land Development Regulations.

C. Utilities: The Developer will not be required to install City utilities (water, wastewater, and reuse) at the time of the construction of Inspiration Drive and such improvements may, at Developer's option, be deferred to a later development approval and time. Notwithstanding the foregoing, the roadway construction plans shall provide for the installation of appropriate drainage and stormwater facilities meeting City requirements.

D. Costs: The Participating Owners shall be responsible for the costs of the Roadway Improvements. The City shall cooperate with the Participating Owners to create a mechanism for recouping the costs of the Roadway Improvements, to the extent that such is within the City's authority. If, after good faith negotiations, it is determined that such a

mechanism is untenable and/or outside the City's authority, the City shall bear no liability with respect to this paragraph.

E. Development Permits: Provided that the Roadway Improvements proceed as outlined herein, the City will not require completion of the Roadway Improvements as a condition of approval for permit issuance or certificate of occupancy within the Turkey Run PUD. The Wawa currently under construction on Lots 7 and 8 within the Turkey Run PUD is not subject to this MOU nor shall it be subject to the Roadway Improvement Agreement, if any, and their Certificate to Completion or Certificate of Occupancy is not subject to anything related to Inspiration Drive.

F. The City agrees to waive review and permitting fees with respect to submission, review and approval/permitting of the Roadway Improvements.

By executing below, the parties hereby agree to the terms stated herein.

Developer:

Turkey Run LLC

By: _____
Name: Gregg Zuckerman
Title: Manager

City:

City of Wildwood, Florida:

By: _____
Name: _____
Title: _____

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	209 ILF BEDS		85 MF**
2	98 ALF Beds(40MF)	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
	TOTAL *354 MF	0	TOTAL: 240 MF	TOTAL: 325 MF
4		10,000 SF RETAIL		
5			8,000 SF RETAIL	
6				
7			6,119 SF AUTO CONVENIENCE	
8				
9				
10				
11				
12			244 HOTEL ROOMS	

* 314 Multi-Family + 40 (98/2.4/ Lot 2) = 354 Total Multi-Family
** 209 ILF Beds ÷ 2.44 = 85 MultiFamily Equivalent Units

Owners:

AH Wildwood LLC
Harrison Street Real Estate LLC C/O ALTU
Southlake, TX 76092

Providence Assisted Real Estate LLC
C/O Capital Health Holding LP
Baltimore, MD 21209

PMF Wildwood I LLC
315 E Robinson St STE 600
Orlando, FL 32801

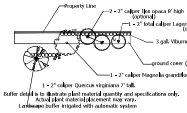
Turkey Run LLC
145 Lincoln Ave STE B
Winter Park, FL 32789

EMW Properties LLC
7623 Rio Grande Blvd
Wildwood, FL 34785

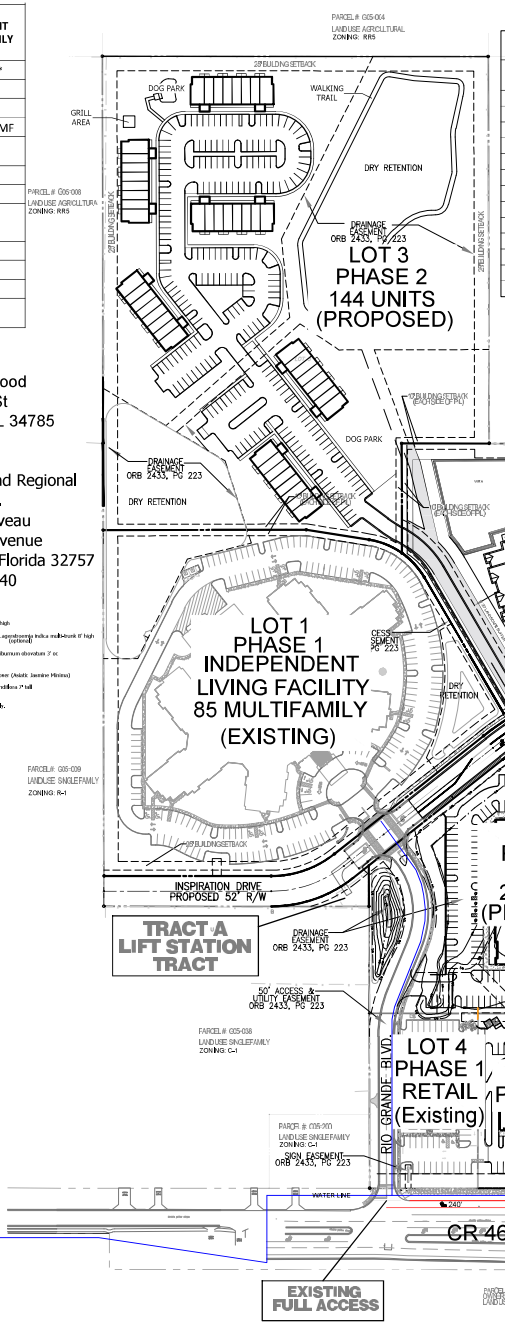
City of Wildwood
100 N Main St
Wildwood, FL 34785

Applicant:

LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940

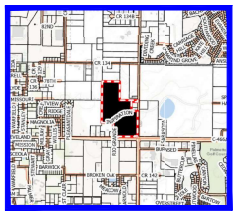


Total acreage: 41.09 Acres± (1,789,880 sf)
Total developable acreage: 41.09 Acres± (1,789,880 sf)
Existing Zoning: CMU*
*Will comply with City of Wildwood Neighborhood Design Standards
Existing FLU: Central Mixed Use
Max Density: 14 Units/Acre
Proposed Density: 7.9 Units/Acre
Maximum ISR: 80%
Maxium FAR: 75%
Minimum Open Space: 25% (10.27 Acres)
Buffers:
North - 25' Landscape Buffer
South - 25' Landscape Buffer
West - 25' Landscape Buffer
East - 25' Landscape Buffer
Commercial:Lots 4-12 (208,285 sf)
List of Commercial Uses:
*Retail
*Multi-Tenant Retail
*Restaurant with/without drive-through
*Convenience stores with/without fuel operation
*Auto Retail
*Carwash and Auto Detailing Facilities
*Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
*Office
*Medical Office
*Hotel (244 units)
Water and Sewer to be provided by the City of Wildwood.
*Plans are Conceptual Only and are subject to engineering
11 Residential Buildings



PUD IMPERVIOUS AREA / OPEN SPACE

Number of Residential Buildings	LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
1	(1) 7.58 ACRES	INDEPENDENT LIVING FACILITY	217,754 SF (69.9%)	38,457 SF (0.68 AC)	93,990 SF (28.5%)
2	(2) 5.13 ACRES	MULTI FAMILY	169,475 SF (75.8%)	0 SF (0 AC)	53,988 SF (24.2%)
6	(3) 12.31 ACRES	MULTI FAMILY	286,735 SF (62.6%)	124,200 SF (2.85 AC)	171,586 SF (32.0%)
	(4) 1.28 ACRES	EX. COMMERCIAL-RETAIL	39,412 SF(70.8%)	0 SF (0 AC)	16,261 SF (29.2%)
	(5) 1.41 ACRES	COMMERCIAL	49,088 SF (80%)	0 SF (0 AC)	12,272 SF (20.0%)
	(6) 1.03 ACRES	COMMERCIAL	36,008 SF (80%)	0 SF (0 AC)	9,002 SF (20.0%)
	(7) .87 ACRES	COMMERCIAL	30,145 SF (80%)	0 SF (0 AC)	7,537 SF (20.0%)
	(8) 1.11 ACRES	COMMERCIAL	38,778 SF (80%)	0 SF (0 AC)	9,695 SF (20.0%)
	(9) 1.31 ACRES	COMMERCIAL	45,585 SF(79.6%)	0 SF (0 AC)	11,397 SF (20.0%)
	(10) 1.18 ACRES	COMMERCIAL	40,959 SF (80%)	0 SF (0 AC)	10,240 SF (20.0%)
	(11) 1.47 ACRES	COMMERCIAL	51,173 SF (80%)	0 SF (0 AC)	12,794 SF (20.0%)
2	(12) 4.55 ACRES	HOTEL	158,492 SF (80%)	0 SF (0 AC)	39,623 (SF (18.1%)
TOTAL: 11	TOTAL: 37.9 ACRES		TOTAL 26.71 ACRES (65%)		TOTAL: 10.3 ACRES (25%)



Location

PHASE CHART

PHASE	LOT #'S	Time Frame
1	1,4	Existing
2	3,5,6,7,8,11	12-24 Months
3	2,9,10	36-48+ Months

PUD AREA BREAKDOWN

LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTIFAMILY	5.13 AC
3	MULTIFAMILY	12.31 AC
4-12	COMMERCIAL	14.68 AC
A	LIFTSTATION	0.09 AC
B	52' ROW TRACT	1.72 AC
	TOTAL	41.09 AC

IMPERVIOUS AREA

LAND USE	IMPERVIOUS AREA
52' ROW TRACT	63,766 SF (1.46 AC)
LIFT STATION TRACT	3,219 SF (0.07 AC)
PUD TOTAL	1,158,483 SF (26.60 AC)
TOTAL	1,225,468 SF (28.13 AC)

BUILDING SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	15 FEET
INTERIOR PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
LPG-1

Turkey Run II

Wildwood, FL

December 6th, 2022

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Developer's Agreement between City of Wildwood and SoLiv Wildwood, LLC**

REQUESTED ACTION: Staff recommends approval of the attached developer's agreement.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached developer's agreement between the City of Wildwood and SOLIV Wildwood, LLC outlines the obligations of the developer and the City of Wildwood to accommodate a 371-unit multifamily project located north of Huey Street between Powell Road and St. Clair Street.

The agreement provides for connection to city water, waste water, and other city services; connection between the proposed project and Millennium Park to accommodate multimodal connectivity; dedication of both permanent and temporary utility easements; and relocation of certain utility infrastructure outside the property boundary.

Furthermore, the agreement outlines the necessary requirements for the reservation of water and waste water ERUs and transportation mitigation requirements, including the developer's obligation to construct a 155-foot eastbound right turn lane with a 50-foot taper on Huey Street at its intersection with Powell Road.

DEVELOPER'S AGREEMENT
BETWEEN THE CITY OF WILDWOOD
AND SOLIV WILDWOOD, LLC
(SOLIV WILDWOOD)

This agreement, effective this ____ day of _____, 2025 (the "Effective Date"), made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and SOLIV Wildwood, LLC, a Florida limited liability company (hereinafter called "Developer").

RECITALS

WHEREAS, Developer's Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property described on the attached Exhibit "A" (the "Property");

WHEREAS, Developer's proposed development locally known as the SoLiv at Wildwood for the development of a multifamily residential community (the "Project");

WHEREAS, Developer has submitted a site plan for the Project designated as SP 2407-003 SoLiv at Wildwood ("Site Plan");

WHEREAS, the development of the Property requires access between the City's Millennium Park and the Property to provide for multimodal connectivity for the benefit of future residents of the Project;

WHEREAS, the development of the Property requires the relocation of certain utility infrastructure outside of the Property, the relocation of which shall be at the Developer's sole cost and expense;

WHEREAS, the development of the Property will require certain temporary and permanent utility easements;

WHEREAS, the Property requires access to water, wastewater, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, and other municipal services to the Property;

WHEREAS, The parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, and other municipal services for the Property;

WHEREAS, This Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on _____;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.

2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:

A. ***"Agreement"*** – This Developer's Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions.

B. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.

C. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.

D. ***"Developer"*** – SoLiv Wildwood, LLC, and its successors and assigns maintaining all improvements described in this Agreement, except for the Offsite Improvements dedicated or conveyed to City pursuant to this Agreement.

E. ***"Equivalent Residential Unit"*** – As defined by City Code of Ordinances in effect on the Effective Date, also referred to in this Agreement as "ERU."

The term "Equivalent Residential Connection," also referred to as "ERC," is synonymous with "ERU."

F. ***"Party" or "Parties"*** – Refers to either Developer or City, or (as applicable) to both Developer and City.

G. ***"Property"*** – The real property described on attached Exhibit "A."

H. ***"Significant Progress"*** – The Developer will have achieved Significant Progress under the terms of this Agreement when storm water basins, roadway bases, curbs and underground utilities have been completed or are under construction pursuant to a valid Permit (or Permits) issued by City for such work.

I. ***"System Development Charge"*** – Those charges by City for a customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an "SDC" or "SDC Fee."

J. ***"Transmission Fee"*** – The portion of the SDC that represents the customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.

K. ***"Treatment Fee"*** – The portion of the SDC that represents the customer's hydraulic share of the facilities required to service that customer.

L. ***"Water Management District" or "SWFWMD"*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. Developer's Obligations.

A. Obligations Related to Development of the Property and Replat.

1. Preface. A portion of the Property consists of certain rights-of-way which were previously dedicated to the public when the Property was initially platted as The East Subdivision and The East Subdivision 2. The City has installed certain utility infrastructure consisting of potable water lines within these rights-of-way. The Developer's plans contemplate a replat wherein the rights-of-way are vacated for development of residential units.

2. Interconnection to Millennium Park. Developer shall provide multimodal connectivity by and between the Project and Millennium Park providing access to the Park for future residents of the Project. To facilitate such access and activation of Millennium Park, Developer shall construct an internal access point at the Project's south boundary adjacent to Huey Street at the location depicted on

the Site Plan and adjacent to the proposed connection depicted on the City's Millennium Park Master Plan, which shall be adequate to provide for multimodal ingress and egress in accordance with applicable law. The City and the Developer shall work together to resolve any issues related to the cross access between the two properties. Developer shall be responsible for ownership, design, construction and maintenance of any and all sidewalks, trails, facilities or access areas located on its Property. City, or any other landowner, shall be responsible for ownership, design, construction and maintenance of any and all sidewalks, trails, facilities or access areas located outside the Property boundary.

3. <u>Existing Utilities; Temporary Easement</u>.

a) Developer acknowledges that the Property currently includes City utility infrastructure consisting of potable water lines, as set forth in Section 3.A.1. ("Existing Water Lines"). The approximate locations of the Existing Water Lines are generally depicted on page C100 of the Project's Major Site Plan submitted by Developer and on file with City. A copy of page C100 is attached hereto as Exhibit "E".

b) In connection with the development of the Project and pursuant to Section 3.A.4, below, Developer will construct offsite improvements more specifically described in pages C601 – C603 of the Project's Major Site Plan submitted by Developer and on file with the City ("Offsite Utility Plan"). A copy of pages C601-C603 is attached hereto as Exhibit "F". Such work will include the installation of a 10" PVC watermain lying south of the Project boundary and adjacent to or within Huey Street right of way, which is intended to serve property owners lying south of the Project boundary served by the Existing Water Lines. When complete, the watermain will connect to City's existing 8" watermain (utilizing an 8" x 10" wet tap with saddle) lying within South Saint Clair Street.

c) Upon execution of this Agreement, Developer and City shall execute that certain Temporary Utility Easement Agreement attached hereto as Exhibit "G" granting City the right to enter upon the SoLiv Property for maintenance and repair of the Existing Water Lines until Developer constructs Offsite Improvements referenced herein.

d) Upon completion of such utility improvements as approved by City pursuant to Section 3.A.4.b), the foregoing temporary easement shall be terminated, at which point Developer may remove the Existing Water Lines.

4. **<u>Utility Lines – Offsite Improvements</u>.**

a) Installation of Utility Lines on Huey Street and St. Clair Street ("Offsite Improvements").

3.A.4.a.1. Developer, at Developer's sole cost and expense, shall install utility lines along Huey Street and St. Clair Street to ensure that residents served by the existing utility infrastructure continue to have access to City utilities. Current plans provide for the installation of a 10" water main along Huey Street. Specifically, Developer shall construct the improvements more specifically described within the Offsite Utility Plan (the "Offsite Improvements").

3.A.4.a.2. Developer shall ensure that the Offsite Improvements are designed to City standards and in compliance with the Offsite Utility Plan. Developer shall bear all costs associated with the design and installation of the infrastructure.

3.A.4.a.3. Developer shall construct the Offsite Improvements within existing Huey Street public right of way.

b) In accordance with Section 4.4(E)(1) of the City's Land Development Regulations, the Developer will provide a maintenance surety to the City. Upon completion of construction of the Offsite Improvements, Developer shall provide to City a notice of completion (the "Completion Notice"), which Completion Notice shall be accompanied by as-built surveys of the Offsite improvements and certification from a licensed civil engineer that the Offsite Improvements have been completed in substantial accordance with the Offsite Utility Plan (the "Completion Materials").

c) *Abandonment and Removal of Existing Water Lines*. Developer, at Developer's sole cost and expense, shall remove the existing internal utility lines. However, at no time, shall Developer proceed with the removal of the utility lines until the Offsite Improvements are installed and accepted by the City, upon its review of as-builts and receipt of all regulatory clearances.

5. **<u>St. Clair Lift Station will service Property</u>.** Developer and City acknowledge that the City's lift station located on St. Clair

6. will serve the Property. Developer shall design its utility systems to connect to said lift station and work with the City to ensure that all facilities and infrastructure are compatible with the same.

Developer acknowledges that, should Developer delay its development of the Property, certain capacity improvements to the lift station may be required by the City. Developer shall be responsible for any costs associated with such capacity improvements

7. **Emergency Stormwater Easement.** Upon execution of this Agreement, Developer and City shall execute that Emergency Easement Agreement attached hereto as Exhibit "H" granting City the right to enter upon portions of the SoLiv Property for emergency stormwater management.

8. **Reuse to Serve the Property.** Developer understands and agrees that reuse water will be available to the property when the City completes the Millennium Park reuse project and provides a reuse meter located at the Property boundary and within two feet (2') of the potable water meter serving the Project's irrigation system. At such time, Developer agrees to connect to reuse.

9. **Cooperation.** The Parties hereto agree to cooperate with each other to effectuate the provisions of this agreement and to act reasonably and expeditiously in all performances required und the Agreement.

B. System Development Charges and Capacity.

1. SDC Fees.

a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the Equivalent Residential Unit ("ERU") volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on attached Exhibit "B."

c) The wastewater SDC Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on attached Exhibit "B."

d) SDC Fees are calculated by the City based on the number of ERUs approved for a reservation of capacity as indicated on the attached Exhibit "C." One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.

e) Water and wastewater SDC Fees for the development shall be paid as outlined below in Section 3.B.2.

2. <u>Payment Schedule</u>.

a) Until Developer provides City with payment for SDC Fees required by this Section 2, no permanent water or wastewater service will be reserved or provided to the Property.

b) In order to reserve water or wastewater ERU's, Developer shall complete and deliver to City an Application for Concurrency Reservation together with payment of Fifty Percent (50%) of the applicable SDC fees due for the number of ERUs reserved in connection at such time. Developer acknowledges that should unforeseen circumstances arise such that the City is unable to reserve the capacity sought, then an Application for Concurrency Reservation may be denied by City.

c) In the event City approves an Application for Concurrency and deposits payment of SDC fees received from Developer pursuant to the foregoing Section a), the Project shall be vested for the reservation of capacity granted.

d) At such time, Construction water will be available to the Developer.

e) The remaining Fifty Percent (50%) of the SDC fees will be due at Certificate of Occupancy.

f) Capacity is reserved for a particular location. Thus, upon a reservation of capacity pursuant to this Agreement, City will be prepared to serve that capacity according to the agreed-upon availability schedule at the Property and no other location.

g) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by the City and in

effect at the time that the Developer pays the applicable SDC Fee. By way of example, the calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in attached Exhibit "C."

h) Developer acknowledges and agrees that SDC Fees paid are nonrefundable. However, the City acknowledges that should an unforeseen circumstance arise after payment of any water or wastewater SDC Fees such that the City is unable to meet its obligation of service for the development, or portion thereof, then the SDC Fees will be refunded to the developer.

3. <u>General Terms; SDC Fees.</u>

a) Developer acknowledges that capacity is limited and that, at the time of execution of this Agreement, the City has determined that the Developer may purchase 371 water ERU's and 371 wastewater ERUs, which will be available at the times listed on the attached Exhibit "D." However, Developer acknowledges that no reservation will be completed until Application for Concurrency Reservation together with payment of Fifty Percent (50%) of the applicable SDC fees is made pursuant to paragraph B(2)(b) above.

b) Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any transfer made without City's permission will void the capacity reservation granted herein and the ERUs will revert back to the City. In such case, the Developer will forfeit any right to any repayment of the SDC fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells all or portions thereof, such sales and transfers to facilitate such sales (including assignments of this Agreement to a purchaser of the Property) shall not be deemed a transfer prohibited by this Section. Use of water or transfer of capacity shall not deem the Developer as a provider or purveyor of water.

c) The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the then-current rates.

d) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the

prevailing rate within seven (7) years of the effective date of this Agreement.

4. Developer's Responsibility.

A. After completion of construction of the water and wastewater systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.

B. Developer shall be responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

5. City's Responsibility.

A. The City agrees that upon completion of the Offsite Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the Offsite Improvements. The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable. The City shall be responsible for all water or wastewater service lines from the City's side of the water meter and for the wastewater service as set forth in the City's code or regulations.

B. After completion of construction of the water and wastewater systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water and wastewater systems within the right-of-way, including service lines, lift stations, and pump stations, if any.

C. The City shall be responsible for costs associated with the recording of this document in the Sumter County Public Records.

6. Transportation Improvements.

A. Effective February 19, 2024, Sumter County, by and through Matthew Tadlock, Sumter County Public Works, approved that certain Traffic Impact Analysis for the Project prepared by Kok Wan Mah of Kittelson & Associates on January 26, 2024 ("Traffic Study"). Additionally, Sumter County has accepted that certain Signal Warrant Study submitted by the Developer on February 10, 2025. The Traffic Study and Signal Warrant Study approvals were conditioned upon Developer's obligation to construct a 155-foot eastbound right turn lane with a 50-foot taper on Huey Street at its intersection with Powell Road ("Transportation Improvements").

B. Developer shall design, permit and construct the Transportation Improvements at Developer's sole cost and expense.

C. The following is hereby acknowledged:

1. The Traffic Study was prepared in anticipation of the Project including 250 multifamily units and 110 townhomes ("Initial Design").

2. The Project unit mix has been revised and will actually include 371 multifamily units and no townhomes ("Current Design").

3. The Current Design will generate fewer trips than the Initial Design, due, in part, to the fact that multifamily units generate fewer trips than townhomes.

4. Based on the foregoing, the Transportation Improvements adequately mitigate impacts of the Current Design.

7. Miscellaneous Terms.

A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for multifamily residences or townhomes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.

C. Developer must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, or as otherwise modified by variance.

D. To the extent applicable, all utility easements will be reflected and noted on the Project site plan submitted by Developer and approved by City. However, if required by future changes to the site plan, Developer will provide necessary easements to the City in relation to water, wastewater, and reuse utilities. No permanent structures shall be erected within utility easements depicted or noted therein. If the Developer needs to relocate any existing utility main lines within an existing easement, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of such relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. Upon completion, a complete set of as-built drawings for such

relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy

8. General Provisions.

A. Notices. With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or

2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY:
City of Wildwood
Attn: Melanie Peavy
Development Services Director
100 N. Main Street
Wildwood, FL 34785

With Copy To:
Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
109 E. Main Street
Leesburg, FL 34748

With Copy To:
City of Wildwood
Attn: Jason Martin
Utilities Director
100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPER:
Michael Procopio, Manager
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To:
Kara Chiccarelli
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To: Ray Mazzie
831 NE 20th Avenue
Fort Lauderdale, FL 33304

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

B. **Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

C. **Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

D. **Default Provisions.**

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.

3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the

alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third Party Parcel.

E. <u>Estoppel Statements</u>.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:

a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.

b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).

c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.

d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any

monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

e) That there are no stoppages specifically directed to the Property which would affect the right to procure development orders, building permits, or certificates of occupancy or other development approvals as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

F. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.

G. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.

H. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

I. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

J. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

K. **Successors and Assigns.**

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon the sale or other transfer (other than a Lease) of the Property or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Property or a portion of the Property.

L. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

M. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

N. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

O. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

P. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

Q. **Recordation.** This Agreement shall be recorded in the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND SOLIV WILDWOOD, LLC

CITY OF WILDWOOD, FLORIDA, a Florida Municipal Corporation

By: _____

Title: _____

Date: _____, 2025

APPROVED AS TO FORM AND LEGALITY:

ATTEST:

_____
CITY ATTORNEY

_____
Cassandra Smith, CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2025.

SOLIV WILDWOOD, LLC , a Florida limited liability company

By:_____
_____

Date: _____, 2025

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by _____, as _____ of SOLIV Wildwood, LLC, a Florida limited liability company, who is:

_____ Personally known by me, OR
_____ Produced a driver's license as identification.

Dated: this _____ day of _____, 2025.

Print Name: _____
Notary Public, State of Florida
Commission number: _____
Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recitals, 2.G.	Legal Description – Property
B	3.B.1., 3.B.3.	Calculation – Water and Wastewater Tie Fees
C	3.B.2..	Calculation – Connection Fees
D	3.B.3.	Utility Connection Availability Schedule
E	3.A.3.a.	Existing Water Lines
F	3.A.3.b.	Offsite Utility Plan
G	3.A.3.c.	Temporary Utility Easement Agreement
H	3.A.6.	Easement Agreement

EXHIBIT A

LEGAL DESCRIPTION

PARCEL G05-148:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-157

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-151:

1 ACRE SQUARE IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION KNOWN AS PARCEL 110 PURSUANT TO THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2155, PAGE 256 DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00°22'17" WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 665.37 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89°35'10" WEST ALONG AFOREMENTIONED NORTH LINE 6.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'59" WEST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 139 FOR 208.71 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF SAID SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89°35'10" WEST ALONG SAID SOUTH LINE FOR 44.48 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00°22'17" EAST ALONG SAID PARALLEL LINE FOR 208.71 FEET TO SAID NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°35'10" EAST ALONG SAID NORTH LINE FOR 43.85 FEET TO THE POINT OF BEGINNING.

PARCEL G05M001:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE

WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G05-134:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 - 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: SOLIV WILDWOOD, LLC

1) **WATER:**

a) One (1) water SDC due for every water connection ERU reserved

b) Number of water ERU's reserved = 371

c) Number of water SDC's due = 371

d) Charge per water SDC for this project = $ 1,888.00

e) TOTAL water SDC charges due $1,888.00 X 532 = $700,448.00

---

2) WASTEWATER:

a) One (1) wastewater SDC due for every wastewater connection ERU reserved

b) Number of wastewater ERU's reserved = 371

c) Number of wastewater SDC's due = 371

d) Charge per wastewater SDC for this project = $ 3,298.00

e) TOTAL water SDC charges due $ **3,298.00 X 532** = $1,223,558.00

---

3) TOTAL DUE (WATER AND WASTEWATER):
$700,448.00 + $1,223,558.00 = **$1,924,006.00**

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: SOLIV WILDWOOD, LLC

WATER SDC FEE:			Check One
	a) Inside City, or, Pre-Annexation	$1,888.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 300 gallons per day
Number of water connections (ERU's) requested = 371
TOTAL water SDC fee = $1,888.00 x 371 = **$700,448.00**

DUE SCHEDULE:

First 50%	$0.00
Second 50%	$0.00

WASTEWATER SDC FEE:			Check One
	a) Inside City, or, Pre-Annexation	$3,298.00	☒
or	b) Outside City, No Pre-Annexation		☐

One (1) water ERU = 250 gallons per day
Number of wastewater connections (ERU's) requested = 371
TOTAL water SDC fee = $3,298.00 x 371 = **$1,223,558.00**

DUE SCHEDULE:

First 50%	$0.00
Second 50%	$0.00

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date

This commitment expires after _____days without the execution of a Developer's Agreement

Exhibit D

ERU Availability / Demand Phasing

Soliv Wildwood										
ERU Demand Phasing										
			ERU's Needed							
	Total Demand		2026				2027			
	Ave. GPD	ERUs	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Water	99,221	371	0	72	48	179	72	0	0	0
Wastewater	111,862	371	0	72	48	179	72	0	0	0
Reuse	50,000	371	0	72	48	179	72	0	0	0
Building	Delivery	Max Units								
Building 400	5/7/2026	24		24						
Building 500	5/28/2026	24		24						
Building 600	6/18/2026	24		24						
Building 700	9/8/2026	24			24					
Building 800	9/29/2026	24			24					
Building 1000 (West)	1/6/2027	84				84				
Building 1000 (East)	3/29/2027	95				95				
Building 300	4/19/2027	24					24			
Building 200	5/10/2027	24					24			
Building 100	5/31/2027	24					24			
		371	***0***	***72***	***48***	***179***	***72***	***0***	***0***	***0***

Exhibit E

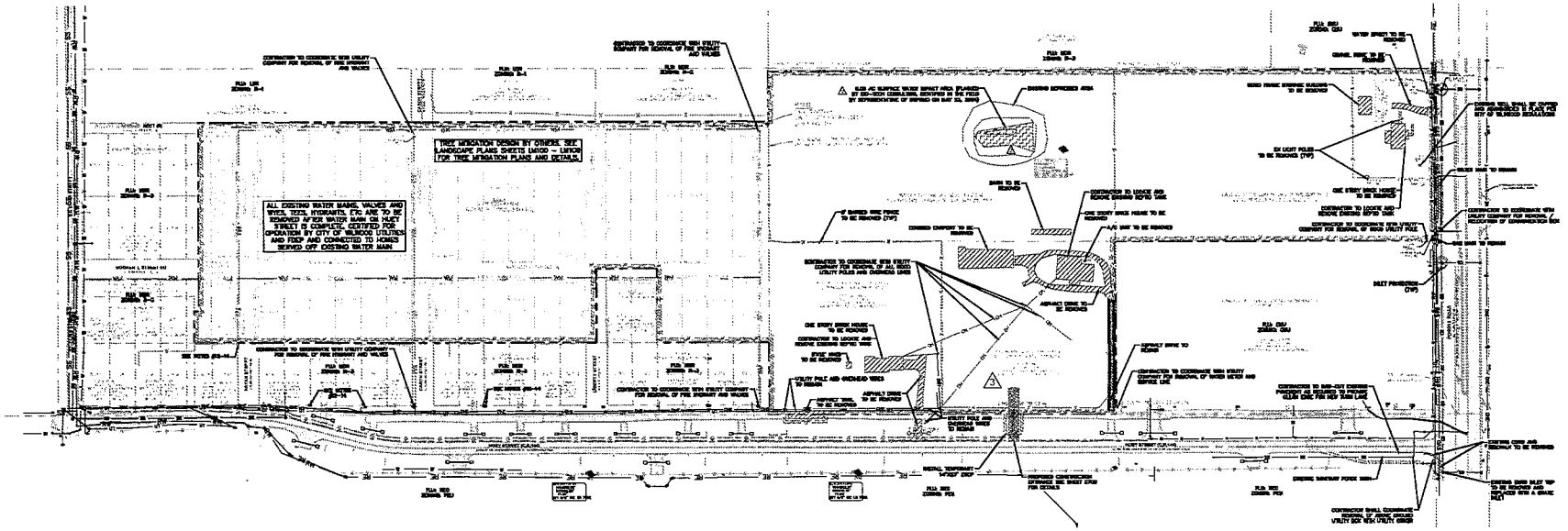
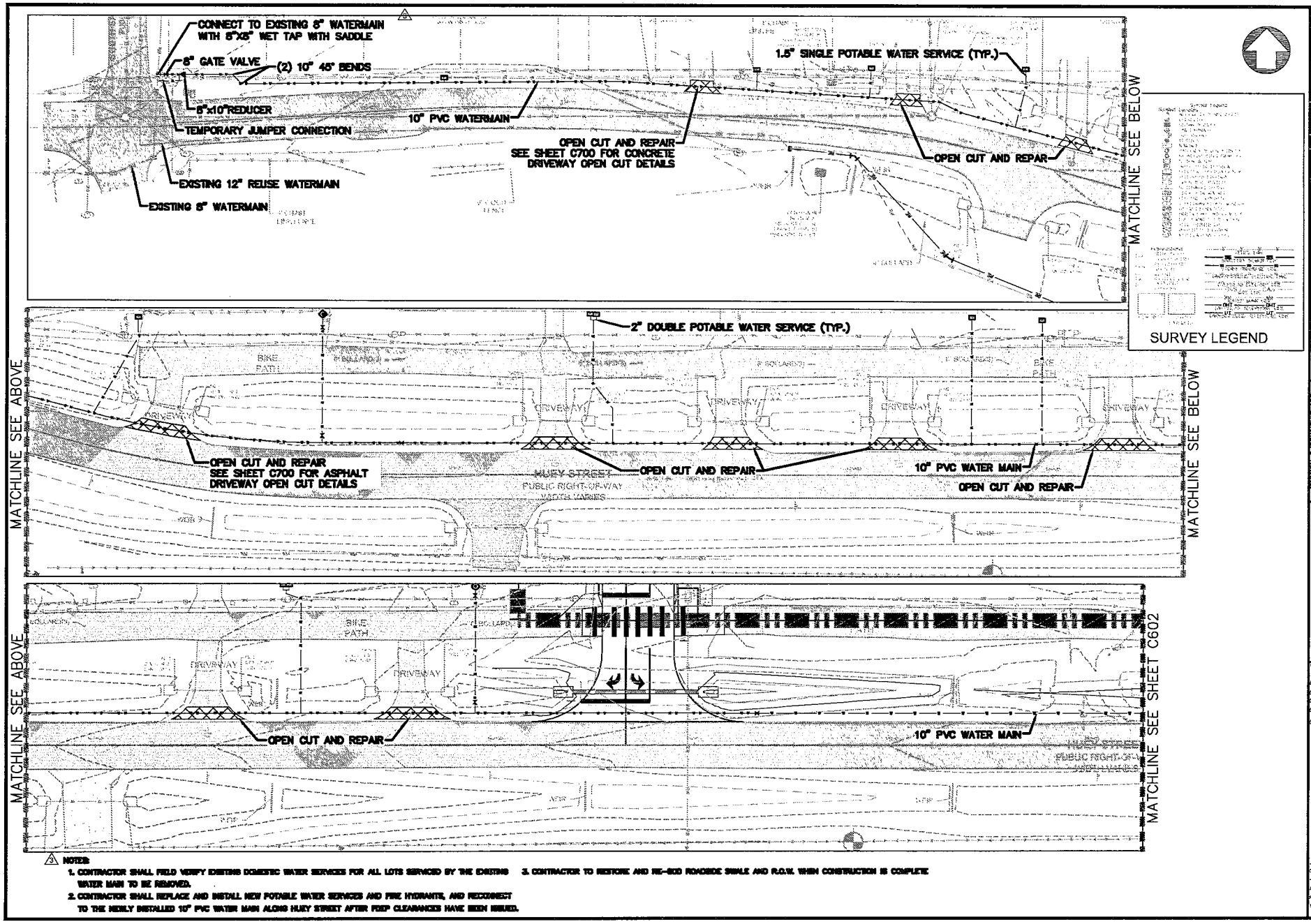

TREE MITIGATION DESIGN BY OTHERS. SEE LANDSCAPE PLANS SHEETS LM100 – LM104 FOR TREE MITIGATION PLANS AND DETAILS.
ALL EXISTING WATER MAINS, VALVES AND WYES, TEES, HYDRANTS, ETC ARE TO BE REMOVED AFTER WATER MAIN ON HUEY STREET IS COMPLETE, CERTIFIED FOR OPERATION BY CITY OF WILDWOOD UTILITIES AND FDEP AND CONNECTED TO HOMES SERVED OFF EXISTING WATER MAIN
CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL OF FIRE HYDRANT AND VALVES
CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL OF ALL WOOD UTILITY POLES AND OVERHEAD WIRES
CONTRACTOR TO LOCATE AND REMOVE EXISTING SEPTIC TANK
CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL OF WATER METER AND SERVICE LINE
CONTRACTOR TO SAW-CUT EXISTING PAVEMENT AND REMOVE AS REQUIRED TO INSTALL NEW SERVICE LINE
CONTRACTOR SHALL COORDINATE REMOVAL OF ABOVE GROUND UTILITY BOX WITH UTILITY OWNER
EXISTING SANITARY FORCE MAIN
EXISTING GRADE TO BE MAINTAINED
ASPHALT DRIVE TO BE REMOVED
ONE STORY BRICK HOUSE TO BE REMOVED
EXISTING GRADE TO BE MAINTAINED
EXISTING POLE AND OVERHEAD WIRES TO BE REMOVED
INSTALL TEMPORARY SILT FENCE
INSTALL TEMPORARY WHEAT STRAW
PROPOSED CONSTRUCTION ENTRANCE SEE SHEET C700 FOR DETAILS
EXISTING GRADE TO BE MAINTAINED
CONTRACTOR TO SAW-CUT EXISTING PAVEMENT AND REMOVE AS REQUIRED TO INSTALL NEW SERVICE LINE
EXISTING GRADE TO BE MAINTAINED
EXISTING GRADE TO BE MAINTAINED
EXISTING GRADE TO BE MAINTAINED

Exhibit F



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING DOMESTIC WATER SERVICES FOR ALL LOTS SERVICED BY THE EXISTING WATER MAIN TO BE REMOVED.
2. CONTRACTOR SHALL REPLACE AND INSTALL NEW POTABLE WATER SERVICES AND FIRE HYDRANTS, AND RECONNECT TO THE NEWLY INSTALLED 10" PVC WATER MAIN ALONG HUEY STREET AFTER FDEP CLEARANCES HAVE BEEN ISSUED.
3. CONTRACTOR TO RESTORE AND RE-SOD ROADSIDE SWALE AND R.O.W. WHEN CONSTRUCTION IS COMPLETE

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

24 HOUR EMERGENCY CONTACT

ATWELL

SECTION 5/TOWNSHIP 19S /RANGE 23E

1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

OFFSITE IMPROVEMENTS - HUEY STREET

DATE: 03/30/2024

REVISIONS

DRAWN BY: SAM

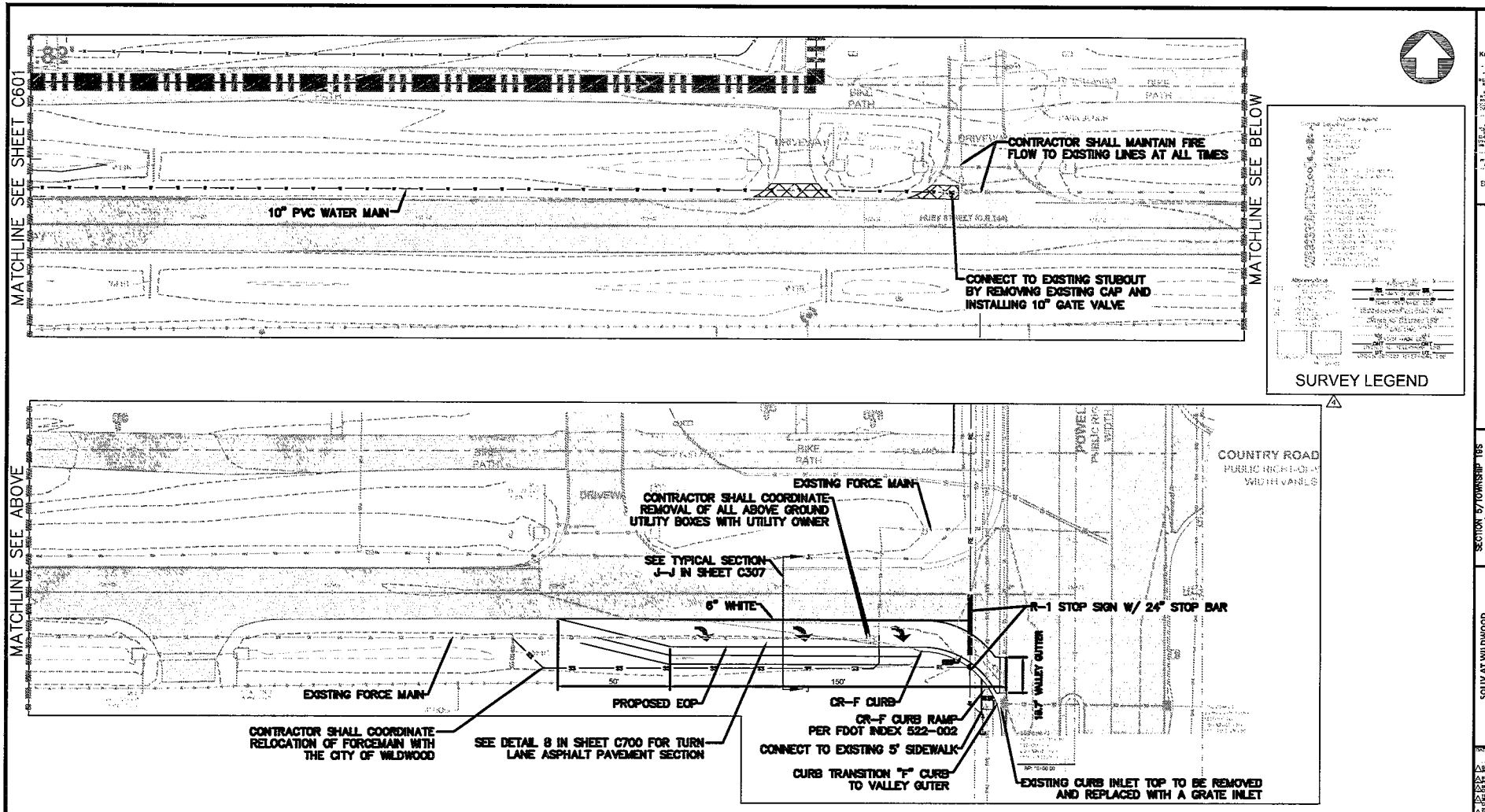
CHECKED BY: RB

PROJECT MANAGER: LH

JOB #: 23W01019

FILE CODE: n/a

SHEET NO. C601



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

24 HOUR EMERGENCY CONTACT

ATWELL

SECTION 5/TOWNSHIP 18S/RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

DATE 03/30/2024

REVISIONS

DRAWN BY: BAM
CHECKED BY: RB
PROJECT MANAGER: LH
JOB #: Z0001039
FILE CODE: ##
SHEET NO. C602

SOLIV AT WILDWOOD
SECTION 5/TOWNSHIP 19S
/RANGE 23E
1419 HULEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA
OFFSITE IMPROVEMENTS - POWELL ROAD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
ATWELL
03/30/2024
C603
SURVEY LEGEND
POWELL ROAD
PUBLIC RIGHT-OF-WAY
MATCHLINE SEE ABOVE

EXHIBIT G – TEMPORARY UTILITY EASEMENT AGREEMENT

Prepared by:
Robert W. Batsel, Jr.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Record and return to:
Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, FL 34748

TEMPORARY UTILITY EASEMENT AGREEMENT

This **TEMPORARY UTILITY EASEMENT AGREEMENT** ("**Agreement**") is entered into as of the ___ day of _____, 2025 ("**Effective Date**"), by and between **SoLiv Wildwood, LLC**, a Florida limited liability company ("**SoLiv**") and the **CITY OF WILDWOOD, FLORIDA**, a Florida municipal corporation ("**City**"), City and SOLIV may each be referred to in this Agreement as a "**Party**" or collectively as the "**Parties**."

RECITALS

WHEREAS, SOLIV is the owner of that certain real property located in Sumter County, Florida as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference ("SoLiv Property");

WHEREAS, City has certain utility infrastructure consisting of potable water lines within the SOLIV Property that will be removed during the course of redevelopment of the SOLIV Property ("**Infrastructure**");

WHEREAS, SOLIV will be installing certain improvements which will replace the Infrastructure within the SOLIV Property as more specifically described in Section 3.A.3.b) of that certain Developer's Agreement entered into by the Parties simultaneously herewith (**"Improvements"**); and

WHEREAS, SOLIV desires to grant a temporary utility easement in favor of City for purposes of the maintenance of the Infrastructure as set forth herein.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, City and SOLIV do hereby agree as follows:

1. **Recitals**. The Recitals stated above are true and correct, and their terms and provisions are incorporated herein for all purposes.

2. **Grant of Temporary Utility Easement**. SOLIV hereby grants to City and its successors, assigns, agents, employees, contractors, subcontractors, and vendors, a temporary,

non-exclusive, blanket easement on, over and across the SoLiv Property for vehicular access, ingress, egress and general utility maintenance purposes, as reasonably necessary for City to maintain or repair the Infrastructure ("**Utility Easement**"). The Utility Easement shall be temporary in nature and immediately terminate upon Developer's completion of the Improvements approved by City pursuant to Section 3.A.4.b) of the Developer's Agreement executed simultaneously herewith.

3. **Subject to Existing Matters**. The Easement is conveyed subject to all other easements, licenses and conveyances of record prior to the Effective Date and is further subject to the rights of SoLiv to use and develop the SoLiv Property at any time, in any manner, and for any purpose, provided, however, that such use by SOLIV shall not restrict, be inconsistent or materially interfere with nor prevent the utilization by City of the rights and privileges granted herein.

4. **Termination of Easement**. Upon the occurrence of the event(s) giving rise to termination of the easement granted herein, SoLiv and the City shall execute and record a termination of this Agreement, whereupon this Agreement and the Easement granted herein will terminate. In the event one easement is terminated but not the other, then the foregoing shall be accomplished by execution and recordation of a "Partial Termination" of this Agreement.

5. **No Dedication**. No special right of access by the general public to any portion of the City Property is conveyed by this Agreement.

6. **Severability**. The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof, and this Agreement will be construed in all respects as if such invalid or unenforceable provision were omitted.

7. **Notices**. All notices, demands, and any and all other communications which may be or are required to be given to or made by either Party to the other in connection with this Agreement shall be in writing and shall be deemed to have been properly given if sent (a) by registered or certified mail, return receipt requested, postage prepaid or (b) by reputable overnight courier delivery service, addressed as set forth below to the persons entitled to receive the same or to such other addresses as may be specified by written notice and delivered in accordance herewith. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, three (3) business days after deposit in the United States mail as provided above in the case of (a) above, or one (1) business day after deposit with the overnight courier delivery service in the case of (b) above. Notice or agreement from, by or among the attorney of a party shall constitute effective notice or agreement hereunder for all purposes hereunder and shall be binding among the parties hereto.

If to City: City of Wildwood
Attn: Jason McHugh
City Manager
100 N. Main Street
Wildwood, Florida 34785

With a copy to: Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.

109 E. Main Street
Leesburg, Florida 34748

If to SOLIV: Michael Procopio, Manager
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To: Kara Chiccarelli
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To: Ray Mazzie
831 NE 20th Avenue
Fort Lauderdale, FL 33304

With a copy to: Robert W. Batsel, Jr., Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, Florida 34471

8. **Successors/Assigns**. This Agreement and the terms and provisions hereof will run with the land and bind and inure to the benefit of the Parties and their respective legal representatives, and their successors and assigns.

9. **Entire Agreement and Modification**. This Agreement constitutes the entire agreement between the Parties as to the subject matter of this Agreement. No amendment or modification of this Agreement shall be binding unless in writing and executed by City and SOLIV.

10. **Waiver of Jury Trial**. EACH PARTY TO THIS AGREEMENT HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN COMPLIANCE WITH THIS AGREEMENT.

11. **Governing Law**. This Agreement shall be interpreted under and governed by the laws of the State of Florida. Venue for any legal proceedings brought pursuant to this Agreement shall be exclusively in Sumter County, Florida.

(the Parties have signed this Agreement on the following page)

IN WITNESS WHEREOF, the Parties have executed this Easement as of the day and year set forth above.

WITNESSES:

SoLiv Wildwood, LLC, a Florida limited liability company

_____

Witness Name: _____

_____

Witness Name: _____

_____

By: _____

Its: _____

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization, this ____ day of _____, 2025, by _____ as _____ of SOLIV Wildwood, LLC, a Florida limited liability company, on behalf of said company, and who [_] is personally known to me or [_] has produced _____ as identification.

[Notary Seal]

_____

Printed Name:_____

My Commission Expires: _____

WITNESSES:

City of Wildwood, a Florida municipal corporation

_____

By:_____
Ed Wolf, Mayor

Witness Name: _____

_____

Witness Name: _____

ATTEST: _____
City Clerk

APPROVED FOR 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 _____, 2025, by Ed Wolf as Mayor of the City of Wildwood, a Florida municipal corporation, on behalf of said City, and who [_] is personally known to me or [_] has produced _____ as identification.

_____

Printed Name:_____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL G05-148:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-157

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-151:

1 ACRE SQUARE IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION KNOWN AS PARCEL 110 PURSUANT TO THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2155, PAGE 256 DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00°22'17" WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 665.37 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89°35'10" WEST ALONG AFOREMENTIONED NORTH LINE 6.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'59" WEST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 139 FOR 208.71 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF SAID SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89°35'10" WEST ALONG SAID SOUTH LINE FOR 44.48 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00°22'17" EAST ALONG SAID PARALLEL LINE FOR 208.71 FEET TO SAID NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°35'10" EAST ALONG SAID NORTH LINE FOR 43.85 FEET TO THE POINT OF BEGINNING.

PARCEL G05M001:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1

THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G05-134:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

EXHIBIT H –EASEMENT AGREEMENT

Prepared by:
Robert W. Batsel, Jr.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Record and return to:
Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, FL 34748

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT** ("**Agreement**") is entered into as of the ___ day of _____, 2025 ("**Effective Date**"), by and between **SoLiv Wildwood, LLC**, a Florida limited liability company ("**SoLiv**") and the **CITY OF WILDWOOD, FLORIDA**, a Florida municipal corporation ("**City**"), City and SOLIV may each be referred to in this Agreement as a "**Party**" or collectively as the "**Parties.**"

RECITALS

WHEREAS, SOLIV is the owner of that certain real property located in Sumter County, Florida as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference ("SoLiv Property");

WHEREAS, City anticipates the need to cross SOLIV's property with pumping equipment (hoses and related equipment) during hurricanes or other extreme rainfall events;

NOW, THEREFORE, in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, City and SOLIV do hereby agree as follows:

1. **Recitals**. The Recitals stated above are true and correct, and their terms and provisions are incorporated herein for all purposes.

2. **Grant of Emergency Stormwater Easement**. Upon the declaration of a "state of emergency" by a governmental entity of the State of Florida with authority or the City arising from heavy rainfall events and localized flooding causing stormwater flows from lands lying north of the SoLiv Property incapable of being detained in stormwater facilities ("Excess Stormwater"), and expiring upon expiration of such state of emergency, SoLiv hereby grants to City and its successors, assigns, agents, employees, contractors, subcontractors, and vendors, a temporary, non-exclusive easement on, over and across the landscape buffers lying on the north, west and south boundaries of the SoLiv Property, for placement of temporary lines or pumps to direct the Excess Stormwater to City's stormwater management facilities within Millenium Park, as well as ingress and egress

necessary for City's operation, maintenance and repair of such temporary lines and/or pumps.

3. **City's Enjoyment of Easement**. City shall utilize the easement granted herein in a manner which shall not unreasonably interfere with the use, occupancy, access or enjoyment of, to or from the SoLiv Property or Stormwater Easement Area by the SoLiv or its residents, tenants, licensees and invitees except in each case for temporary closures or other minor inconveniences the scope and duration of which are minimized to the extent reasonably possible. All work performed by City shall be performed in a manner that will avoid or minimize damage to the SoLiv Property or Stormwater Easement Area, which damage shall be promptly and diligently repaired by City. City shall restore those portions of the SoLiv Property or Stormwater Easement Area (including any improvements thereon) disturbed by the City to a condition substantially similar to the condition that existed prior to the City's disturbance of such areas.

4. **Subject to Existing Matters**. The Easement is conveyed subject to all other easements, licenses and conveyances of record prior to the Effective Date and is further subject to the rights of SoLiv to use and develop the SoLiv Property at any time, in any manner, and for any purpose, provided, however, that such use by SOLIV shall not restrict, be inconsistent or materially interfere with nor prevent the utilization by City of the rights and privileges granted herein.

5. **No Dedication**. No special right of access by the general public to any portion of the City Property is conveyed by this Agreement.

6. **Severability**. The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof, and this Agreement will be construed in all respects as if such invalid or unenforceable provision were omitted.

7. **Notices**. All notices, demands, and any and all other communications which may be or are required to be given to or made by either Party to the other in connection with this Agreement shall be in writing and shall be deemed to have been properly given if sent (a) by registered or certified mail, return receipt requested, postage prepaid or (b) by reputable overnight courier delivery service, addressed as set forth below to the persons entitled to receive the same or to such other addresses as may be specified by written notice and delivered in accordance herewith. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, three (3) business days after deposit in the United States mail as provided above in the case of (a) above, or one (1) business day after deposit with the overnight courier delivery service in the case of (b) above. Notice or agreement from, by or among the attorney of a party shall constitute effective notice or agreement hereunder for all purposes hereunder and shall be binding among the parties hereto.

If to City:

City of Wildwood
Attn: Jason McHugh
City Manager
100 N. Main Street

Wildwood, Florida 34785

With a copy to: Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
109 E. Main Street
Leesburg, Florida 34748

If to SOLIV: Michael Procopio, Manager
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To: Kara Chiccarelli
c/o The Procopio Companies
35 Village Road, Suite 702
Middleton, MA 02149

With Copy To: Ray Mazzie
831 NE 20th Avenue
Fort Lauderdale, FL 33304

With a copy to: Robert W. Batsel, Jr., Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, Florida 34471

8. **Successors/Assigns**. This Agreement and the terms and provisions hereof will run with the land and bind and inure to the benefit of the Parties and their respective legal representatives, and their successors and assigns.

9. **Entire Agreement and Modification**. This Agreement constitutes the entire agreement between the Parties as to the subject matter of this Agreement. No amendment or modification of this Agreement shall be binding unless in writing and executed by City and SOLIV. Upon a determination by the City that this easement is no longer necessary, SoLiv and the City shall execute and record a termination of this Agreement, whereupon this Agreement and the Easements granted herein will terminate.

10. **Waiver of Jury Trial**. EACH PARTY TO THIS AGREEMENT HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN COMPLIANCE WITH THIS AGREEMENT.

11. **Governing Law**. This Agreement shall be interpreted under and governed by the laws of the State of Florida. Venue for any legal proceedings brought pursuant to this Agreement shall be exclusively in Sumter County, Florida.

(the Parties have signed this Agreement on the following page)

IN WITNESS WHEREOF, the Parties have executed this Easement as of the day and year set forth above.

WITNESSES:

SoLiv Wildwood, LLC, a Florida limited liability company

_____ _____

Witness Name: _____ By: _____

Its: _____

_____

Witness Name: _____

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization, this ____ day of _____, 2025, by _____ as _____ of SOLIV Wildwood, LLC, a Florida limited liability company, on behalf of said company, and who [_] is personally known to me or [_] has produced _____ as identification.

[Notary Seal]

_____

Printed Name:_____

My Commission Expires: _____

WITNESSES:

City of Wildwood, a Florida municipal corporation

_____

By:_____
Ed Wolf, Mayor

Witness Name: _____

_____

Witness Name: _____

ATTEST: _____
City Clerk

APPROVED FOR 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 _____, 2025, by Ed Wolf as Mayor of the City of Wildwood, a Florida municipal corporation, on behalf of said City, and who [_] is personally known to me or [_] has produced _____ as identification.

_____

Printed Name:_____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL G05-148:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-157

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL G05-151:

1 ACRE SQUARE IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTH 329 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, LYING AND BEING IN SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION KNOWN AS PARCEL 110 PURSUANT TO THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2155, PAGE 256 DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00°22'17" WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 665.37 FEET TO THE NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89°35'10" WEST ALONG AFOREMENTIONED NORTH LINE 6.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'59" WEST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 139 FOR 208.71 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF SAID SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89°35'10" WEST ALONG SAID SOUTH LINE FOR 44.48 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00°22'17" EAST ALONG SAID PARALLEL LINE FOR 208.71 FEET TO SAID NORTH LINE OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°35'10" EAST ALONG SAID NORTH LINE FOR 43.85 FEET TO THE POINT OF BEGINNING.

PARCEL G05M001:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1

THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G05-134:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2312-003 SoLiv Wildwood Replat**

REQUESTED ACTION: The Project Review Committee recommends approval (contingent on approval of Developer's Agreement).

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2312-003 SoLiv Wildwood Replat
Applicant(s)	SoLiv Wildwood, LLC
Owner	SoLiv Wildwood, LLC
Acreage	7.839 Acres, MOL
Property Location	The subject property is generally located approximately 0.25 miles west of the intersection of Huey Street and E C 462/Powell Road
Parcel(s)	G05M001 & G05M045

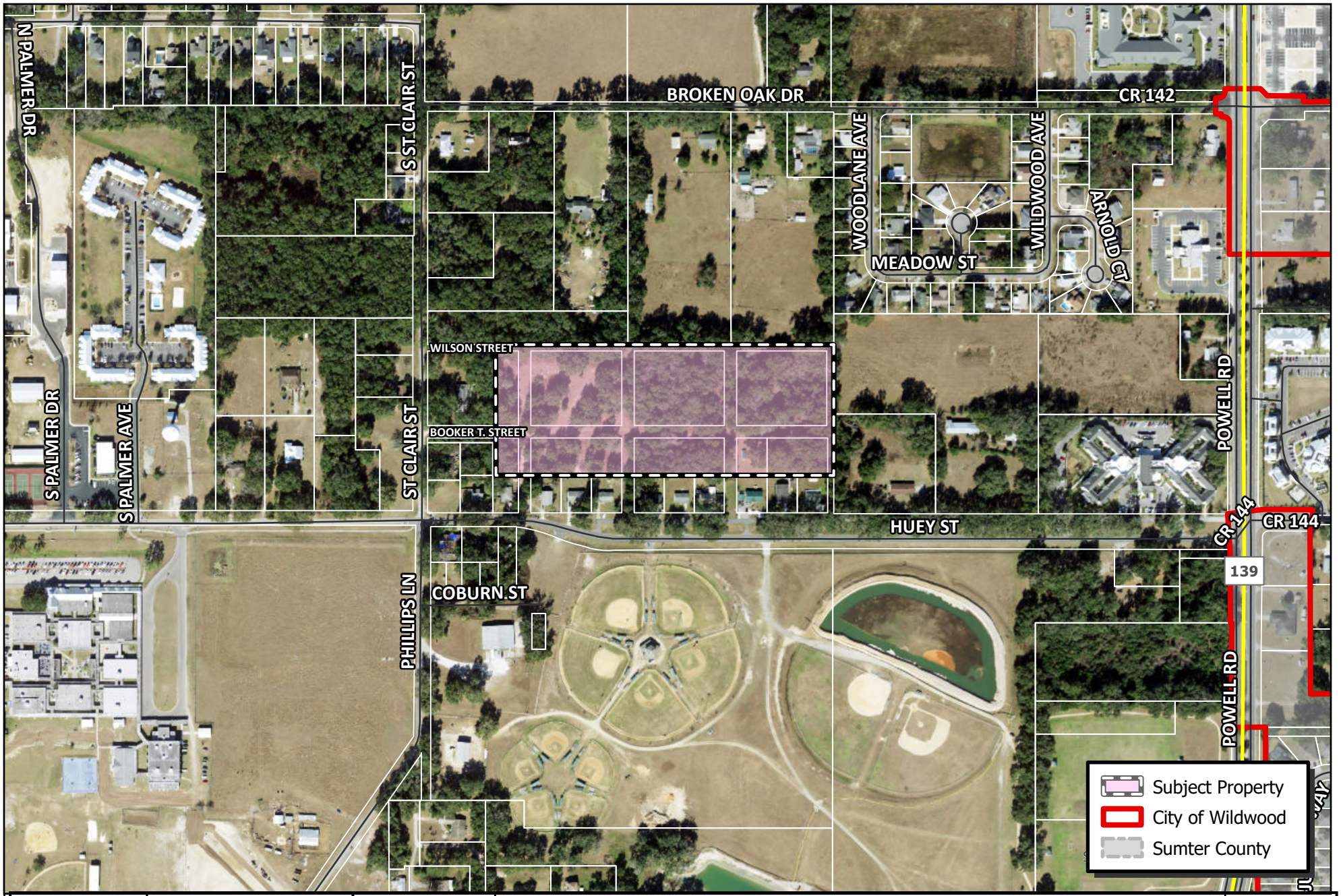
The applicant is seeking approval from the City Commission for the replat of the East Subdivision Units 1 & 2, vacating portions of existing public rights-of-way and reconfiguration of the property for the future construction of a multifamily development consisting of 371 units.

The applicant also included parcel G05M045, which is under the ownership of Keith Rawlings, to be able to execute public right-of-way vacation along portions of Booker T. Street. As of the writing of this report, the applicant has addressed all comments, including executing the Developer's Agreement for the SoLiv Development.

PLAT 2312-003 meets the criteria set forth within F.S. 177, the Land Development Regulations, and is consistent with the goals, objectives, and policies within the 2050 Comprehensive Plan. The Planning and Zoning Board does not review replat applications.

DATED: 6/3/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



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

PLAT 2312-003

SOLIV WILDWOOD REPLAT

PARCELS G05M001 & G05M045

MAP 1B

LOCATION MAP

JUL 2024

SOUTHERN WATERS

A REPLAT OF EAST SUBDIVISION UNIT 1 & 2, BLOCKS A, B, C, D, AS RECORDED IN PLAT BOOK 1, PAGE 116 AND BLOCKS E,F,G & H AS RECORDED IN PLAT BOOK 1, PAGE 142 BEING A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



LOCATION MAP
1 INCH = 1000 FEET

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	PLAT BOUNDARY

NOTES:

1. 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 SUMTER COUNTY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
3. ALL CORNERS WERE FOUND & REPLACED IN THEIR POSITIONS WITH THE PERMANENT REFERENCE MARKER SHOWN.
4. FLOOD ZONE.
   THE LANDS SHOWN HEREON ARE SITUATED IN FLOOD ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 12119C0132D, MAP DATED 9/27/2013.
5. ORIGINAL LOTS AND STREETS SHOWN IN THIS REPLAT ARE TO BE VACATED AS PART OF THE REPLAT APPROVAL PROCESS.
6. TITLE OPINION HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
7. DEVELOPER'S AGREEMENT SHALL BE RECORDED PRIOR TO SITE PLAN APPROVAL ADDRESSING TRANSPORTATION CONCURRENCY AND UTILITY RELOCATION, INCLUDING ANY NECESSARY GRANTS OF EASEMENT FOR OPERATION AND MAINTENANCE OF UTILITIES WITHIN EASEMENT AREAS LYING ALONG THE PROPERTY'S BOUNDARIES WHERE SUCH RELOCATED UTILITIES ARE LOCATED

UTILITY EASEMENTS NOTE:

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ALL 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 SERVICES COMMISSION.

SURVEYOR'S NOTES

1. BASIS OF BEARING IS UNDEFINED ON PREVIOUSLY RECORED PLAT AND IS ASSUMED EAST. MEASURED BEARING OF BASIS IS SOUTH 89°57'11" EAST ALONG THE NORTH LINE OF LOT 1.
2. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING TEMPORARY BENCHMARK SET BY BOWMAN:

   T.B.M. - PT#10000
   SET 5/8" IRON ROD & CAP STAMPED "BOWMAN CG LB 8030"
   N= 1645231.12
   E= 648814.94
   ELEVATION: 70.29' (N.A.V.D. 88)

3. STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA WEST, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. FOR REFERENCE THIS IS BOWMAN PROJECT NUMBER 031574-01-001

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1-12 INCLUSIVE, OF BLOCKS A AND B, TOGETHER WITH LOTS 1 - 6 INCLUSIVE OF BLOCKS C & D TOGETHER WITH THOSE PORTIONS OF CASON, WILSON, BOOKER T, THE UNNAMED STREET AND LIBERTY STREET LYING BETWEEN AND ADJACENT TO SAID LOTS OF THE EAST SUBDIVISION UNIT 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE OFFICIAL RECORDS OF SUMTER COUNTY.

AND ALSO LOTS 1-12 INCLUSIVE OF BLOCK E TOGETHER WITH LOTS 1-6 INCLUSIVE OF BLOCK H TOGETHER WITH THOSE PORTIONS OF CASON, BRYAN, BOOKER T AND WILSON STREET LYING BETWEEN AND ADJACENT TO SAID LOTS OF THE EAST SUBDIVISION UNIT 2 AS RECORDED IN PLAT BOOK 1 PAGE 142, OF THE OFFICIAL RECORDS OF SUMTER COUNTY.

AND ALSO LOTS 1 AND 12 AND THE EAST HALF OF LOTS 2 AND 11 OF BLOCK F TOGETHER WITH THOSE PORTIONS OF CASON, BRYAN, BOOKER AND WILSON STREET LYING BETWEEN AND ADJACENT TO SAID LOTS OF THE EAST SUBDIVISION UNIT 2 AS RECORDED IN PLAT BOOK 1 PAGE 142, OF THE OFFICIAL RECORDS OF SUMTER COUNTY.

AND ALSO LOTS 1 AND 2 OF BLOCK G OF THE EAST SUBDIVISION - UNIT 2, LESS THE NORTH ½ OF THE WEST ½ OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTH-WEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN THENCE EAST 210 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING TOGETHER WITH THOSE PORTIONS OF BOOKER T AND BRYAN STREETS ADJACENT TO SAID LOTS

THE ABOVE ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE EAST SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE OFFICIAL RECORDS OF SUMTER COUNTY AND RUNNING THENCE SOUTH 00°01'22" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 420.09 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK D; THENCE NORTH 89°57'11" WEST ALONG THE SOUTH LINE OF LOTS 1-6, BLOCK D, BLOCK C OF THE EAST SUBDIVISION AND LOTS 1-6 OF BLOCK H, THE EAST SUBDIVISION - UNIT 2 (AS RECORDED IN PLAT BOOK 1, PAGE 142, OF THE OFFICIAL RECORDS OF SUMTER COUNTY) AND LOTS 1 & 2 BLOCK G OF THE EAST SUBDIVISION- UNIT 2 1095.32 FEET; THENCE NORTH 00°01'32" EAST 60.24 FEET; THENCE SOUTH 89°56'32" EAST 9.19 FEET TO THE WEST LINE OF THE EAST HALF OF LOT 2, BLOCK G, THE EAST SUBDIVISION UNIT 2; THENCE NORTH 00°04'19" WEST ALONG THE WEST LINE OF THE EAST HALF OF LOT 2, BLOCK G AND THE WEST LINE OF THE EAST HALF OF LOTS 2 & 11 OF BLOCK F OF THE EAST SUBDIVISION UNIT 2, 359.85 FEET TO THE NORTH LINE OF THE EAST SUBDIVISION - UNIT 2; THENCE SOUTH 89°57'11" EAST ALONG THE NORTH LINE OF THE EAST SUBDIVISION UNIT 2 AND THE NORTH LINE OF THE EAST SUBDIVISION 1086.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 10.48 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COARD FOR THE RECORD ON THIS _____DAY OF_____, 2024.

ATTEST:

_____
MELANIE D. STRICKLAND
PROJECT REVIEW COMMITEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COMMISSION FOR THE RECORD ON THIS _____DAY OF_____, 2024.

ATTEST:

_____
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 WAS APPROVED BY THE HIM OR HER AS TO FORM AND LEGALITY ON THIS_____DAY OF_____, 2024.

_____ _____
(PRINT) (SIGN)
CITY OF WILDWOOD, ATTORNEY

_____
DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

_____
PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

_____ _____
(PRINT) (SIGN)
CITY ENGINEER

DEDICATION: PARCEL 1

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND KNOWN AS EAST SUBDIVISION AND EAST SUBDIVISION - UNIT 2 REPLAT OR SOUTHERN WATERS DO HEREBY DEDICATE SOLD LANDS AND PLOT FOR THE USES AND PURPOSES THEREON EXPRESSED.

AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND DELIVERED BY THE OFFICERS NAMED BELOW ON _____.

LOTS 1-12, BLOCK A; LOTS 1-12, BLOCK B; LOTS 1-6, BLOCK C; LOTS 1-4, BLOCK D; LOTS 1-12, BLOCK E; LOTS 1 & 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2; LOTS 1-6, BLOCK H, OWNER:

WITNESSES: SoLiv Wildwood, LLC, A FLORIDA LIMITED LIABILITY CO.

_____

PRINT NAME:_____ BY: SoLiv Wildwood, LLC., A FLORIDA LIMITED LIABILTY CO., ITS AUTHORIZED MEMBER

_____

PRINT NAME: _____ BY: _____
(NAME), ITS PRESIDENT

STATE OF FLORIDA)
) SS:
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATON, THIS_____DAY OF_____, 2024, BY_____, AS PRESIDENT OF _____, A_____CORPORATION, AS AUTHORIZED MEMBER OF _____, A_____COMPANY ON BEHALF OF THE CORPORATION AND COMPANY. HE [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED_____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC _____
PRINT NAME _____
MY COMMISSION EXPIRES:_____

[NOTARIAL SEAL]

DEDICATION: PARCEL 2

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND KNOWN AS EAST SUBDIVISION AND EAST SUBDIVISION - UNIT 2 REPLAT OR SOUTHERN WATERS, DO HEREBY DEDICATE SOLD LANDS AND PLOT FOR THE USES AND PURPOSES THEREON EXPRESSED.

AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND DELIVERED BY THE OFFICERS NAMED BELOW ON_____.

LOTS 5 AND 6, BLOCK D, TOGETHER WITH THE EAST HALF OF VACATED LIBERTY STREET BEING A WESTERLY EXTENSION OF SOUTH LINE OF LOT 6, 20.00 FEET TO THE CENTERLINE OF VACATED BOOKER T. STREET AND THE SOUTHERLY HALF OF BOOKER T. STREET BEING A NORTHERLY EXTENSION OF THE ADJOINGING LOT LINE OF SAID LOTS 5, 6 & SAID EAST HALF OF LIBERTY STREET 20.00 FEET TO THE CENTERLINE OF BOOKER T. STREET. OWNER:

WITNESSES: KEITH RAWLINGS, INDIVIDUAL RESIDING IN THE STATE OF FLORIDA (CURRENT OWNER)

_____

PRINT NAME:_____ BY: KEITH RAWLINGS, INDIVIDUAL RESIDING IN THE STATE OF FLORIDA (CURRENT OWNER)

_____

PRINT NAME:_____ BY: _____
KEITH RAWLINGS

STATE OF FLORIDA)
) SS:
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATON, THIS_____DAY OF_____, 2024, BY_____, AS PRESIDENT OF _____, A_____CORPORATION, AS AUTHORIZED MEMBER OF _____, A_____COMPANY ON BEHALF OF THE CORPORATION AND COMPANY. HE [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED_____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC _____
PRINT NAME _____
MY COMMISSION EXPIRES:_____

[NOTARIAL SEAL]

CERTIFICATE OF SURVEYOR

THIS PLAT WAS PREPARED UNDER TMY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STAUES.

DATE:_____ SIGNED: _____
BOWMAN CONSULTING, LTD. MAX. R. GEORGE
5404 CYPRESS CENTER DR. REGISTRATION NO. 7343
TAMPA, FL. 33609
MGEORGE@BOWMAN.COM

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUES 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:

_____
PRINT NAME REGISTRATION NO.

CERTIFICATE OF CITY APPROVAL BY CIRCUIT COURT CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA SATUES, AND WAS FILED FOR RECORD ON _____ AT_____.

FILE NO:_____ PLAT BOOK:_____ PAGE:_____

CLERK OF CIRCUIT COURT: _____

PREPARED BY:

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FLORIDA 33609
PHONE: (813) 474-7424
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

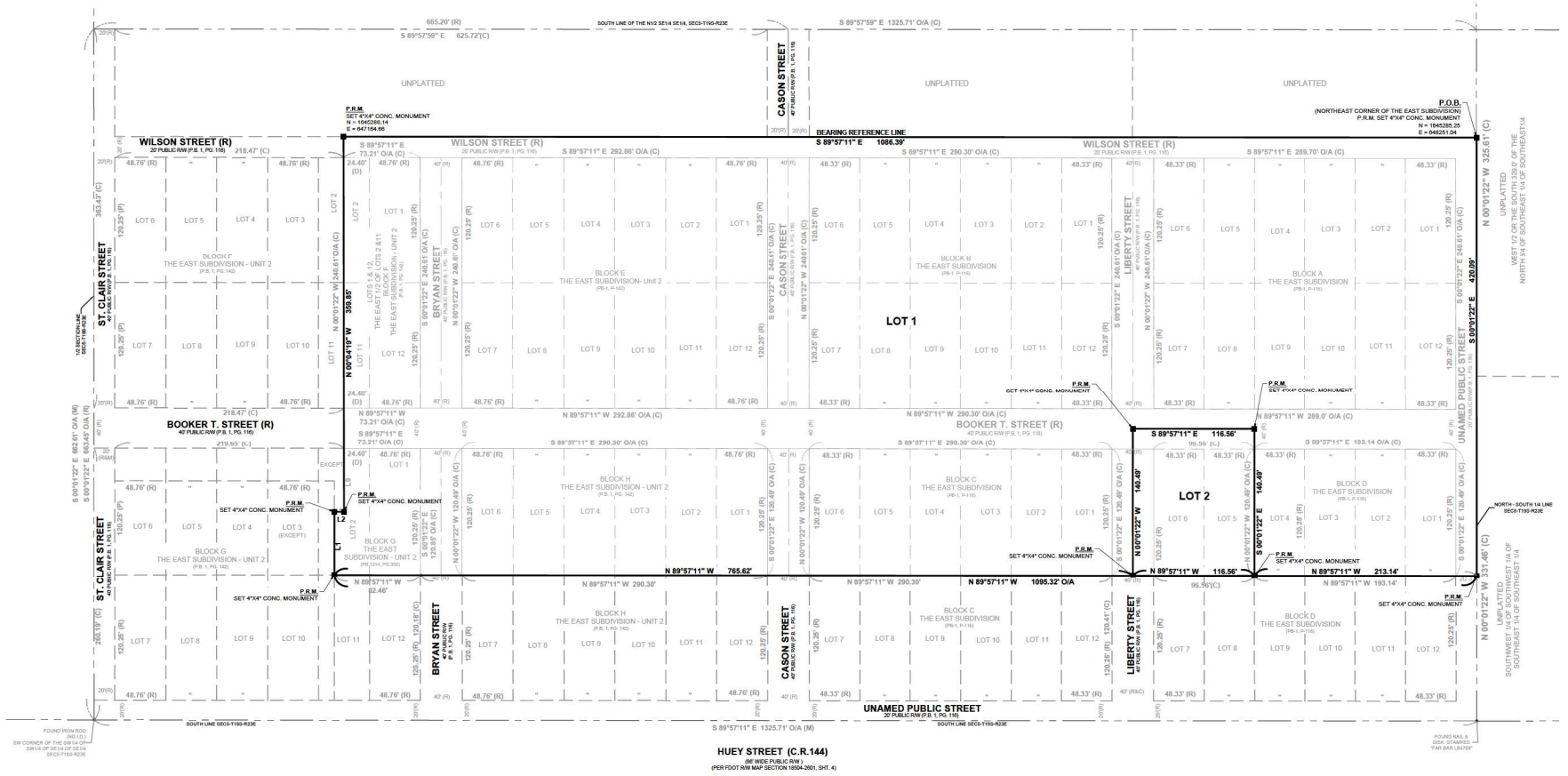
SOUTHERN WATERS

A REPLAT OF EAST SUBDIVISION UNIT 1 & 2, BLOCKS A, B, C, D, E, F, G & H AS RECORDED IN PLAT BOOK 1, PAGE 116 BEING A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	PLAT BOUNDARY



LEGEND

BLVD = BOULEVARD	N. = NORTHING	○ = SET 5/8" IRON ROD & CAP (SIRC)
BM = BENCHMARK	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	● = FOUND IRON ROD & CAP (FIRC)
℄ = CENTERLINE	NO. = NUMBER	◎ = SET NAIL & DISK (SN&D)
CR = COUNTY ROAD	# = NUMBER	◉ = FOUND NAIL & DISK (FN&D)
(D) = DEED DATA	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	⊙ = SET IRON PIPE (SIP)
D.B. = DEED BOOK	O.R.B. = OFFICIAL RECORDS BOOK	⊙ = FOUND IRON PIPE (FIP)
DWG. = DRAWING	(P) = PLAT DATA	⊡ = SET 4"X4" CONC. MON (SCM)
E. = EASTING	P.B. = PLAT BOOK	■ = FOUND 4"X4" CONC. MON (FCM)
EL. = ELEVATION	PG. = PAGE	⊙ = FOUND PINCH PIPE (FPP)
ENG. = ENGINEERS	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	⊕ = SET DRILL HOLE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	P.L.S. = PROFESSIONAL LAND SURVEYOR	● = FOUND DRILL HOLE
FT = FEET	P.R.M. = PERMANENT REFERENCE MONUMENT	⨯ = SET "X-CUT"
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM	R.T.K. = REAL TIME KINEMATIC	⨯ = FOUND "X-CUT"
G.P.S. = GLOBAL POSITIONING SYSTEM	R/W = RIGHT-OF-WAY	⊹ = FOUND SECTION CORNER
INC. = INCORPORATED	S.R. = STATE ROAD	◂ = FOUND ½ SECTION CORNER
I.D. = IDENTIFICATION	T.D.M. = TEMPORARY BENCHMARK	● = FOUND RAILROAD SPIKE
LB = LICENSED BUSINESS	U.S. = UNITED STATES	△ = TEMPORARY BENCHMARK (TBM)
LLC = LIMITED LIABILITY COMPANY	SEC9-T53S-R41E = SECTION-TOWNSHIP-RANGE	
LS = LICENSED SURVEYOR	△ = PUBLISHED BENCHMARK	
LTD. = LIMITED	▣ = AERIAL TARGET	

N

0 50' 100'

GRAPHIC SCALE
1" = 50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 0°01'32" E	60.24'
L2	S 89°56'32" E	9.19'

* NOTE: ORIGINAL LOTS AND STREETS SHOWN IN THIS REPLAT ARE TO BE VACATED AS PART OF THE PLAT APPROVAL PROCESS.

PREPARED BY:

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FLORIDA 33609
PHONE: (813) 474-7424
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

Duke Energy Florida
3300 Exchange Place
Lake Mary, 32746
Office: (407) 942-9541
Katherine.Lopez@duke-energy.com-

July 16, 2024

Southern Waters Capital
831 NE 20th Ave,
Fort Lauderdale, FL 33304
RE: ***Letter of No objection to Vacate ROW***
UNIT 2 OF EAST SUBD PB 1 PG 142

To whom it may concern,

Please be advised that **DUKE ENERGY FLORIDA, LLC., d/b/a DUKE ENERGY** has "**NO OBJECTION"** to the Vacate of the Road Right-of-Way granted in the aforementioned Plat of UNIT 2 OF EAST SUBD Plat Book 1 Page 142, Sumter County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Katherine Lopez

Katherine Lopez
Land Representative, Land Services
Duke Energy Florida

Subject: Sumter Co Parcel# G05M001
Date: Friday, July 28, 2023 at 2:02:24 PM Eastern Daylight Time
From: Clark, Hannah
To: ANDREW@SOUTHERNWATERSCAPITAL.COM
CC: Creager, Malinda

Good afternoon Mr Sinclaire,

Regarding Sumter County Parcel# G05M001, SECO Energy does not have facilities nor utility easements on this parcel. Therefore, we do not object to the vacation of right-of-way(s) within Plat East Subd PB 1 Pg 142.

Please let me know if you have any further questions.

Thank you,

Hannah Clark

Land Rights Specialist
SECO Energy
P.O. Box 301
Sumterville, FL 33585
Office: 352-569-9547
Cell: 352-603-1006
hannah.clark@secoenergy.com



Where Every Moment is Meaningful, Every Minute Counts and Every Member Matters!

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Code Enforcement Lien Release - 116 Woodlane Avenue**

REQUESTED ACTION: Staff recommends approval of the Release of Lien.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Code Enforcement

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On August 7, 2018, an Order of Enforcement was issued for violations including blight and a derelict vehicle. Subsequently, an Order of Fine was issued by the Special Magistrate on November 6, 2018. The property was brought into compliance at that time and the fines were satisfied.

Additionally, a code enforcement lien was issued regarding a previous case #SM 016-07 and resulted in a code enforcement lien in the amount of $137.11, which has recently been satisfied under contract for purchase of the property.

To date, all fines owed have been paid, and the property is currently in compliance.

Staff is requesting a release of lien in the amount of $137.11 at this time.

Tara Tradd
Code Compliance Manager

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 being recorded in the Public Records of Sumter County, Florida as follows:

> Order of Fine dated August 1, 2007, and recorded in O.R. Book 1831, Pages 438;

constitute code enforcement liens against the following described land, to-wit:

> LOT 73 & S1/2 OF LOT 74 WOODLANE MEADOWSPB 4 PG 71-71A.
>
> Parcel ID Number: G05R073

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 _____, 2025.

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 _____, 2025, 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

PREPARED BY AND RETURN TO: ✓
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

Rec 18.50

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-016-07

Charles H. and Belinda S. (Cayward) Adams, Jr.,

Respondents.
_____/

ORDER OF FINE

This cause came on for hearing on the 7th day of August, 2007, 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 Charles H. and Belinda S. (Cayward) Adams, Jr, 116 Woodlane Avenue, Wildwood, FL 34785 were properly served 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 as: Lot 73 & S ½ of Lot 74, Woodlane Meadows; Parcel Number: G05R073; Section 5; Township 19S; 23E.
3. Prior to April 13, 2007 and continuing until the date of this hearing the Respondent has had trash and debris and an illegal plywood structure on the subject property.
4. Respondents were not present for the May 1, 2007 hearing.
5. An inspection on May 21, 2007 revealed the property to be in compliance, however, costs remain unpaid.

Conclusions of Law

1. The Respondents have violated the provisions of City of Wildwood Code of Ordinances, Sections 9-3, 9-6, 9-7, 9-10, 9-11, 9-12 and 13-40 and 7-2.
2. Based upon the facts and evidence presented, an Order of Fine is warranted.

Order

Respondents shall pay costs associated with the file in the amount of $137.11 to the City of Wildwood, Building Services Department, 100 North Main Street, Wildwood, FL 34785.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/28/2007 11:31:53AM PAGE 1 OF 2
LIEN B-1831 P-438
2007 28282

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
08/28/2007 11:31:53AM
LIEN
PAGE 2 OF 2
B-1831 P-439
2007 28282

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 7th day of August, 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 to Charles and Belinda S. (Cayward) Adams, Jr., 116 Woodlane Avenue, Wildwood, FL 34785 this 8th day of August, 2007.

Vicki J. Harmon, Staff Assistant

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-016-07, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 7th DAY OF August, 2007.

JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Political Parties and Organizations at City Events**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: None

HISTORY/FACTS/ISSUES:

In the interest of maintaining political neutrality, the Parks and Recreation Department would like to refrain from hosting political groups or organizations of any affiliation at the city's special events. As public servants in the local government, whose duty is to provide for all of our residents, we must work to remain fair and objective, fostering an environment where all community members, regardless of their political beliefs, feel welcome and respected at our events.

The upcoming Happy Birthday America event is an opportunity for our community to celebrate what unites us as Americans. It is a chance for families and friends to connect, play, and enjoy festivities together. As we welcome new residents to the City of Wildwood, we must establish, as a department, that our events are inclusive and accessible to everyone. Our concern is that if we continue to allow political organizations to embed themselves in our events, we will inadvertently isolate groups within our community, and our events will soon become dominated by political organizations, taking the focus off what really matters – the well-being of the people in our community.

As a society, we are constantly confronted with polarizing political news and opinions, which foster divisiveness in our communities. We want the Happy Birthday America event to be about celebrating our country's independence and uplifting one another. We respect the diverse political perspectives within our community. However, as our city continues to grow, we believe it is in the best interest of the department that all events maintain political neutrality going forward.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Letter to FDOT District 5 Secretary John Tyler Regarding the Recent U.S. Highway 301 Rail Work Closure**

REQUESTED ACTION: For information only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached letter from City Manager Jason McHugh FDOT District 5 Secretary John Tyler, expressing the City of Wildwood's concerns over the uncoordinated closure of U.S. Highway 301 for CSX rail work and recommendations for future improvement.

May 28, 2025

John Tyler, P.E.
Florida Department of Transportation
605 Suwannee Street, MS 57
Tallahassee, Florida 32399-0450

Subject: Concerns Regarding U.S. Highway 301 Rail Closure and Recommendations for Future Coordination

Dear Secretary Tyler,

On behalf of the City of Wildwood, I am writing to express our serious concerns regarding the recent closure of U.S. Highway 301 for rail work conducted by CSX. While we fully recognize and support the need for infrastructure maintenance, the lack of planning, collaboration, transparency, and communication surrounding this project fell far short of the standards we have come to expect from the Florida Department of Transportation (FDOT). This failure created significant disruption to our residents, impacted local businesses, and hindered municipal operations.

Neither the City of Wildwood nor Sumter County received formal notice regarding this project. City staff first became aware of the closure through a local newspaper article, and only after further investigation were we able to locate a press release on the FDOT website. At no point prior to that discovery did FDOT or CSX reach out to inform local agencies. In response, our Development Services Director, Melanie Strickland, contacted FDOT to seek clarification and request adjustments to the project schedule to reduce community impacts. FDOT Maintenance Manager Ellen Wheeler confirmed she had no prior knowledge of the closure and escalated the matter internally. Despite these efforts, no FDOT representative was able to confirm or provide details about the work, even as the project's scheduled start date approached.

The day before the work was to commence, I personally reached out to Ms. Wheeler to emphasize the urgency of the situation and request further escalation. Over several days, City staff and I remained in active communication with various FDOT personnel, attempting to obtain information and confirmation regarding the project. It was not until the morning of May 13—when work was already underway—that we finally received confirmation that CSX had obtained permission to proceed, but had failed to notify local partners.

Once the road closure and detour were implemented, it became immediately clear that the approved Maintenance of Traffic (MOT) plan was wholly inadequate. The detour routes were poorly designed, and signage was insufficient, leading to widespread traffic confusion. Heavy trucks were forced to make U-turns in the middle of local roads due to the lack of advance warning and clear directional guidance. These serious concerns had been raised by City staff in advance, but were not addressed. When we reiterated that the MOT plan and signage were ineffective, a representative from CSX—Erika Nickel—insisted that the measures in place were adequate, leaving the City to install whatever signage we could provide on short notice to protect public safety.

Throughout the week City staff were inundated with complaints from residents and businesses, who were understandably frustrated by the disruption and lack of communication. While the City did its best to inform the public and respond to concerns, our efforts were hampered by the absence of timely, accurate information from project leads.

This situation underscores a systemic communication breakdown that had tangible negative consequences. The City was not given the opportunity to review or comment on the MOT plan, consider alternate construction schedules, or ensure that utility infrastructure near Switcher and Main Street would be protected. This lack of coordination directly impacted school transportation, emergency services access, and business operations throughout our community. Furthermore, the public hotline provided by CSX was largely ineffective, with many calls going unanswered or lost in automated systems—further eroding public confidence and satisfaction.

In light of these events, I strongly urge FDOT to reevaluate and strengthen its protocols for coordinating infrastructure projects, especially when they involve third-party contractors or rail operators and affect local governments. Local and county governments must be engaged early in the planning process and kept informed throughout the project lifecycle. This includes reviewing MOT plans, aligning on construction schedules to minimize disruption, and safeguarding municipal assets. Additionally, it is critical that public communication channels be reliable and responsive to ensure timely updates and address community concerns.

Despite these challenges, the City of Wildwood remains committed to our long-standing and collaborative relationship with FDOT. We value the work your department does across the state,

and we are confident that with improved coordination, transparency, and accountability, we can avoid similar issues in the future.

I want to give credit to Ron Meade for reaching out to me after the fact and acknowledging the shortcomings outlined above. Mr. Meade assured me you were aware of the issues and were investigating the internal breakdown. Thank you for your time, your attention to this matter, and your continued commitment to serving Florida's communities. I look forward to working together to strengthen our partnership and enhance public trust in our transportation infrastructure projects.

Sincerely,
Jason F. McHugh, CPM, AICP

City Manager
City of Wildwood

CC: Wildwood City Commission
Bradley Arnold, Sumter County Administrator

Enclosures: Email Communication Between Wildwood Staff and FDOT Staff

Outlook

RE: [E] Re: US 301/Main Street Closure - City of Wildwood

From Mixon, Dave <Dave.Mixon@dot.state.fl.us>
Date Tue 5/13/2025 10:25 AM
To Roberts, Wayne <Wayne_Roberts@csx.com>; Erika Nickell <enickell@scdevelopmentllc.com>
Cc Willis, Scott <Scott_Willis@csx.com>; Grant Mack, Monica (External) <Monica_GrantMack@csx.com>; Maggio, Philip <Philip.Maggio@dot.state.fl.us>; Campbell, Kenneth <Kenneth.Campbelljr@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Cooke, David <David.Cooke@dot.state.fl.us>; Pierce, Matthew <Matthew.Pierce@dot.state.fl.us>; Jaggers, Eric <Eric.Jaggers@dot.state.fl.us>

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Thank you, Wayne!

Dave Mixon, CPM, FCCM
FL Dept. of Transportation
District 5 Railroad Coordinator
Cell: 386-785-3754
Monday – Thursday
7:00am – 5:30pm
Contact me on Teams

From: Roberts, Wayne <Wayne_Roberts@csx.com>
Sent: Tuesday, May 13, 2025 9:45 AM
To: Erika Nickell <enickell@scdevelopmentllc.com>; Mixon, Dave <Dave.Mixon@dot.state.fl.us>
Cc: Willis, Scott <Scott_Willis@csx.com>; Grant Mack, Monica (External) <Monica_GrantMack@csx.com>; Maggio, Philip <Philip.Maggio@dot.state.fl.us>; Campbell, Kenneth <Kenneth.Campbelljr@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; jmchugh@wildwood-fl.gov; Cooke, David <David.Cooke@dot.state.fl.us>; Pierce, Matthew <Matthew.Pierce@dot.state.fl.us>; Jaggers, Eric <Eric.Jaggers@dot.state.fl.us>
Subject: RE: [E] Re: US 301/Main Street Closure - City of Wildwood

I agree with Erika's assessment as I am on site witnessing this. Everyone continues to drive around the signage and are not paying attention to the detour signs.

Wayne Roberts Jr

SENIOR TRACK SUPERVISOR
WILDWOOD, FL
FLORIDA ZONE
(352)427-8243
FAX- (904)245-2532
Wayne_roberts@csx.com



"Safety is a cheap and effective insurance policy"

From: Erika Nickell <enickell@scdevelopmentllc.com>
Sent: Tuesday, May 13, 2025 9:43 AM
To: Dave Mixon <Dave.Mixon@dot.state.fl.us>
Cc: Roberts, Wayne <Wayne_Roberts@csx.com>; Willis, Scott <Scott_Willis@csx.com>; Grant Mack, Monica (External) <Monica_GrantMack@csx.com>; Philip Maggio <Philip.Maggio@dot.state.fl.us>; Kenneth Campbell <Kenneth.Campbelljr@dot.state.fl.us>; Anthony Foti <Anthony.Foti2@dot.state.fl.us>; jmchugh@wildwood-fl.gov; David Cooke <David.Cooke@dot.state.fl.us>; Matthew Pierce <Matthew.Pierce@dot.state.fl.us>; Eric Jaggers <Eric.Jaggers@dot.state.fl.us>
Subject: [E] Re: US 301/Main Street Closure - City of Wildwood

---

This Message Is From an External Sender

This message came from outside your organization.

Hey Dave,

I'm addressing this right now with our on-site supervisor.
I'm positive the signage is adequate, but not being followed.

Thanks,
Erika
Sent from my iPhone

> On May 13, 2025, at 9:29 AM, Mixon, Dave <Dave.Mixon@dot.state.fl.us> wrote:
>
> Wayne and possibly Erika,
>
> Please see the email chain below from the City of Wildwood. I guess even with the advanced notice with variable message boards it's become an issue. Can someone with the contractor for the MOT go out and take a look?
>
> <image009.gif>
>
> Dave Mixon, CPM, FCCM
> FL Dept. of Transportation
> District 5 Railroad Coordinator

Cell: 386-785-3754
Monday – Thursday
7:00am – 5:30pm
Contact me on Teams
<image010.png>

<image011.jpg>

<image012.jpg>

From: Jason McHugh <jmchugh@wildwood-fl.gov>
Sent: Tuesday, May 13, 2025 8:45 AM
To: Jaggers, Eric <Eric.Jaggers@dot.state.fl.us>; Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>
Subject: Re: US 301/Main Street Closure - City of Wildwood
Importance: High

FDOT Team:

The road is currently closed while someone works on the railroad tracks.

It's a travel NIGHTMARE because the MOT and signage are inadequate. I understand the work is going to get done, but please, please have someone in the FDOT office investigate the signage. There are 18 wheelers doing U-Turns in the middle of the road because there isn't enough signage.

I am instructing my team to erect whatever signage we have.

Regards,

<image013.png>

Jason F. McHugh, CPM, AICP

City Manager

352.330.1330 x125
jmchugh@wildwood-fl.gov
www.wildwood-fl.gov

From: Jaggers, Eric <Eric.Jaggers@dot.state.fl.us>
Sent: Tuesday, May 13, 2025 8:38 AM
To: Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>
Cc: Jason McHugh <jmchugh@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

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We do not have any construction projects in the vicinity nor am I am familiar with the described work.

Eric R. Jaggers, CPM
Construction Project Manager
D5 - Leesburg Operations
☎Office Phone: 352-326-7715
☎Mobile Phone: 352-459-9751
Contact me on Teams
<image014.png>
<image015.png>

From: Callahan, Joe <Joe.Callahan@dot.state.fl.us>
Sent: Monday, May 12, 2025 4:26 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jaggers, Eric <Eric.Jaggers@dot.state.fl.us>
Cc: Jason McHugh <jmchugh@wildwood-fl.gov>
Subject: Re: US 301/Main Street Closure - City of Wildwood

I am traveling today. I have added Eric Jaggers on this stream. This not linked to an FDOT construction project that I am aware of at this moment. I am not in a position to do anything right now. I took today off and traveling.

Best regards

Get Outlook for iOS

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 3:31:17 PM
To: Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>
Cc: Jason McHugh <jmchugh@wildwood-fl.gov>
Subject: FW: US 301/Main Street Closure - City of Wildwood

Hi Joe,

Please see below. Do you know anything about this project?

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image016.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748

Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image017.png>

From: Jason McHugh <jmchugh@wildwood-fl.gov>
Sent: Monday, May 12, 2025 3:11 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Subject: Re: US 301/Main Street Closure - City of Wildwood

Good Afternoon Ellen:

Thanks for the help with this.

Is there someone at FDOT Leesburg who deals directly with CSX, or someone in FDOT that we can escalate this to?
You may want to contact Erica Nickel at CSX at (803) 908-3987. Ms. Nickel just told someone from The Villages Daily Sun (local newspaper) that the work is starting tomorrow. You may want to reach out to her to get to the bottom of this.

There's definitely an internal miscommunication within FDOT/CSX, and I don't think waiting until tomorrow is the best move.

Please keep me posted if you have any updates. Thanks again for your help on this!

Regards,

<image013.png>

Jason F. McHugh, CPM, AICP

City Manager

352.330.1330 x125
jmchugh@wildwood-fl.gov
www.wildwood-fl.gov

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 2:28 PM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

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Thank you!

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image016.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image017.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 2:12 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Yes, ma'am. I will follow up with you tomorrow and guide them in the right direction.

Thank you,

Austin Murphy
PROJECT MANAGER
OASIS
3640 SW 7 ST, OCALA, FL 34464
352-620-1335 OFFICE
352-672-7219 CELL
EMAIL: AUSTIN.MURPHY@OASISLANDSCAPESERVICES.COM
<image018.png>

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 2:07 PM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you guys and yes, please stop any in the ROW without a permit.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image016.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image017.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 12:15 PM
To: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you, Raul! If you are unable to find a point of contact today, I will make sure to be present tomorrow morning before the lane closure commences and find the POC for this work. Maybe we can get some answers at that time.

Ellen, if permits have not been approved and we are not aware of this work, is it safe to say we can have them cease work until the proper documentation and permits for this work has been submitted and approved?

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com
<image018.png>

From: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 11:39 AM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>;

Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: Re: US 301/Main Street Closure - City of Wildwood

To all,
I have been searching on the OSP GIS permit search. I found one permit that is close to the intendent road closure between Switcher MP 22.948 to Huey MP 23.164 for tomorrow, but the permitting has not scheduled any work. I will drive by again to see if I can find someone for a contact number. Thanks

Raul Cepeda
Permit inspector
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7299 CELL
<image019.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 10:13 AM
To: Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Raul, can you look and see if there is a permit for this and find a point of contact? Attached is the lane closure restrictions for this area.

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com
<image018.png>

From: Melanie Strickland <mstrickland@wildwood-fl.gov>
Sent: Monday, May 12, 2025 9:26 AM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

You don't often get email from mstrickland@wildwood-fl.gov. Learn why this is important

All,

Please see link below to access the project summary.

https://www.cflroads.com/news/article/52928/traffic-advisory-road-closure-on-main-street-u-s-301-in-wildwood-for-rail-work-scheduled-to-begin-may-13

Thank you.

Melanie

<image020.png>

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 8:56 AM
To: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

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Thank you, Raul. Looking forward to hearing what's going on out there.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image016.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image017.png>

From: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Sent: Friday, May 9, 2025 4:56 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Austin Murphy

<austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: Re: US 301/Main Street Closure - City of Wildwood

To all
No one has called me for any road closures on US 301 in Wildwood. I will investigate and keep you everyone posted. Thanks

Get Outlook for iOS

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Friday, May 9, 2025 4:40:16 PM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you, Austin.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image016.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image017.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Friday, May 9, 2025 4:28 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Subject: Re: US 301/Main Street Closure - City of Wildwood

Ellen,

We are not aware of any closures happening within these limits, nor am I aware of any projects being completed within this area.

Melanie, I have cc'd our permits inspector Raul to see if he is aware of any work being performed. We enforce our local lane closure restrictions set forth by the department and we will look into this for you.

Raul, please see below email chain and let me know what you can find out.

I hope everyone has a great weekend.

Thank you,
Austin Murphy
Sent from my iPhone

> On May 9, 2025, at 3:22 PM, Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us> wrote:
>
> Hi Melanie,
>
> Thank you for reaching out. That area is handled by our Asset Maintenance Contract, Oasis and I have copied the Project Manager Austin on this email.
>
> Austin,
>
> Are you aware of this closure? Can you please assist Melanie in getting her questions answered.
>
> Thank you!
>
> Have a great and safe day!
>
> Ellen Wheeler
> Maintenance Manager / Contracts & Permits
> <image016.gif>
> FDOT Leesburg Operations
> 1405 Thomas Avenue
> Leesburg, FL 34748
> Office: 352-326-7742
> Cell: 352-459-2291
> MS: 515
> <image017.png>
>
> ---
>
> **From:** Melanie Strickland <mstrickland@wildwood-fl.gov>
> **Sent:** Thursday, May 8, 2025 4:13 PM
> **To:** Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
> **Cc:** Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
> **Subject:** US 301/Main Street Closure - City of Wildwood
>
> **EXTERNAL SENDER:** Use caution with links and attachments.

Good afternoon, Paul and Ellen,

Due to our recent relationship-building efforts, I wanted to reach out regarding the US 301/Main Street @ Switcher Street.

City staff were not notified of the closure. One of our staff members happened to see it in the newspaper and someone else reported the message board.

For a four-day closure, the City of Wildwood would appreciate limiting the closure to after business hours as the closure will negatively impact surrounding businesses, residents, school drop off and pick ups as well as bus routes. Is there any way to limit the hours of the road closure? I understand this is a CSX project being accommodated within your right-of-way; however, we would like the opportunity to coordinate prior to the closure.

Is there an MOT plan? Have utilities been located? We have utilities in the area of Switcher and Main Street/US 301. We would like to ensure the city's utilities are protected.

Please contact me to discuss if you have time. I would appreciate any information you can email as well.

Thank you!

Melanie

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

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Outlook

Re: US 301/Main Street Closure - City of Wildwood

From Jason McHugh <jmchugh@wildwood-fl.gov>
Date Tue 5/13/2025 11:03 AM
To Lawrence, Pauline <Pauline.Lawrence@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>; Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Petersen, Ed <Ed.Petersen@dot.state.fl.us>; Booth, Marilyn <Marilyn.Booth@dot.state.fl.us>; Walther, Bonnie <Bonnie.Walther@dot.state.fl.us>; Zambrano, Maria <Maria.Zambrano@dot.state.fl.us>

1 attachment (812 KB)
RE_ [E] Re_ US 301_Main Street Closure - City of Wildwood - Jason McHugh - Outlook.pdf;

Sorry - I forgot the attachment.

Jason

From: Jason McHugh
Sent: Tuesday, May 13, 2025 11:02 AM
To: Lawrence, Pauline; Austin Murphy; Foti, Anthony; Melanie Strickland; Wheeler, Ellen
Cc: Raul Cepeda; Nesbitt, Paul; Jason Martin; Jeremy Hockenbury; Kevin Cox; Austin Woodington; Callahan, Joe; Petersen, Ed; Booth, Marilyn; Walther, Bonnie; Zambrano, Maria
Subject: Re: US 301/Main Street Closure - City of Wildwood

All:

Please see attached email correspondence with another team at FDOT and CSX.
Perhaps someone at FDOT on this chain can reach out to someone at FDOT in the attached email chain and get everyone on the same page??

I feel my Staff and I have been screaming from the mountain top and no one is listening.

Regarding the notification, please let me know if there is an issue with who to contact, and I will make the change. As you can imagine, my office is receiving constant complaints. We are doing our best to calm the business owners and residents, but they are livid about the decision to do this work during the middle of the day.

Thanks for your help.

Jason F. McHugh, CPM, AICP
City Manager

352.330.1330 x125
jmchugh@wildwood-fl.gov
www.wildwood-fl.gov

From: Lawrence, Pauline
Sent: Tuesday, May 13, 2025 10:53 AM
To: Austin Murphy; Foti, Anthony; Melanie Strickland; Wheeler, Ellen
Cc: Raul Cepeda; Nesbitt, Paul; Jason McHugh; Jason Martin; Jeremy Hockenbury; Kevin Cox; Austin Woodington; Callahan, Joe; Petersen, Ed; Booth, Marilyn; Walther, Bonnie; Zambrano, Maria
Subject: RE: US 301/Main Street Closure - City of Wildwood

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Good morning Austin,

A very frustrated Mr. Tanner, Sumter Tire (352) 748-6549 just called, because of the chaos with traffic backing up they have moved the road closure south which has completely blocked entrance to his business both NB and SB. His business is at 707 S Main Street. Please give Mr. Tanner a call back.

Also, I have been told by the Citizens calling in that the City of Wildwood has to contact DOT with questions/complaints, if CSX is in charge of the Project perhaps that information need to be changed on the City's website.

Pauline Lawrence

Florida Department of Transportation
Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
(352) 326-7777 - office
(386) 895-1661 - Cell
Pauline.lawrence@dot.state.fl.us

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Tuesday, May 13, 2025 10:13 AM
To: Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury

<jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>; Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Lawrence, Pauline <Pauline.Lawrence@dot.state.fl.us>; Petersen, Ed <Ed.Petersen@dot.state.fl.us>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you, Tony! If there is anything we can do internally to help ease the congestion, please let me know.

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com

From: Foti, Anthony <Anthony.Foti2@dot.state.fl.us>
Sent: Tuesday, May 13, 2025 9:27 AM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>; Callahan, Joe <Joe.Callahan@dot.state.fl.us>; Lawrence, Pauline <Pauline.Lawrence@dot.state.fl.us>; Petersen, Ed <Ed.Petersen@dot.state.fl.us>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Austin,
I was able to obtain the detour route that CSX will be utilizing during their removal of the tracks across US301 in Wildwood. The closure/detour will be in effect until Friday this week. I will travel the route today to see if any enhancements can be added. See attached for reference.

Thanks,

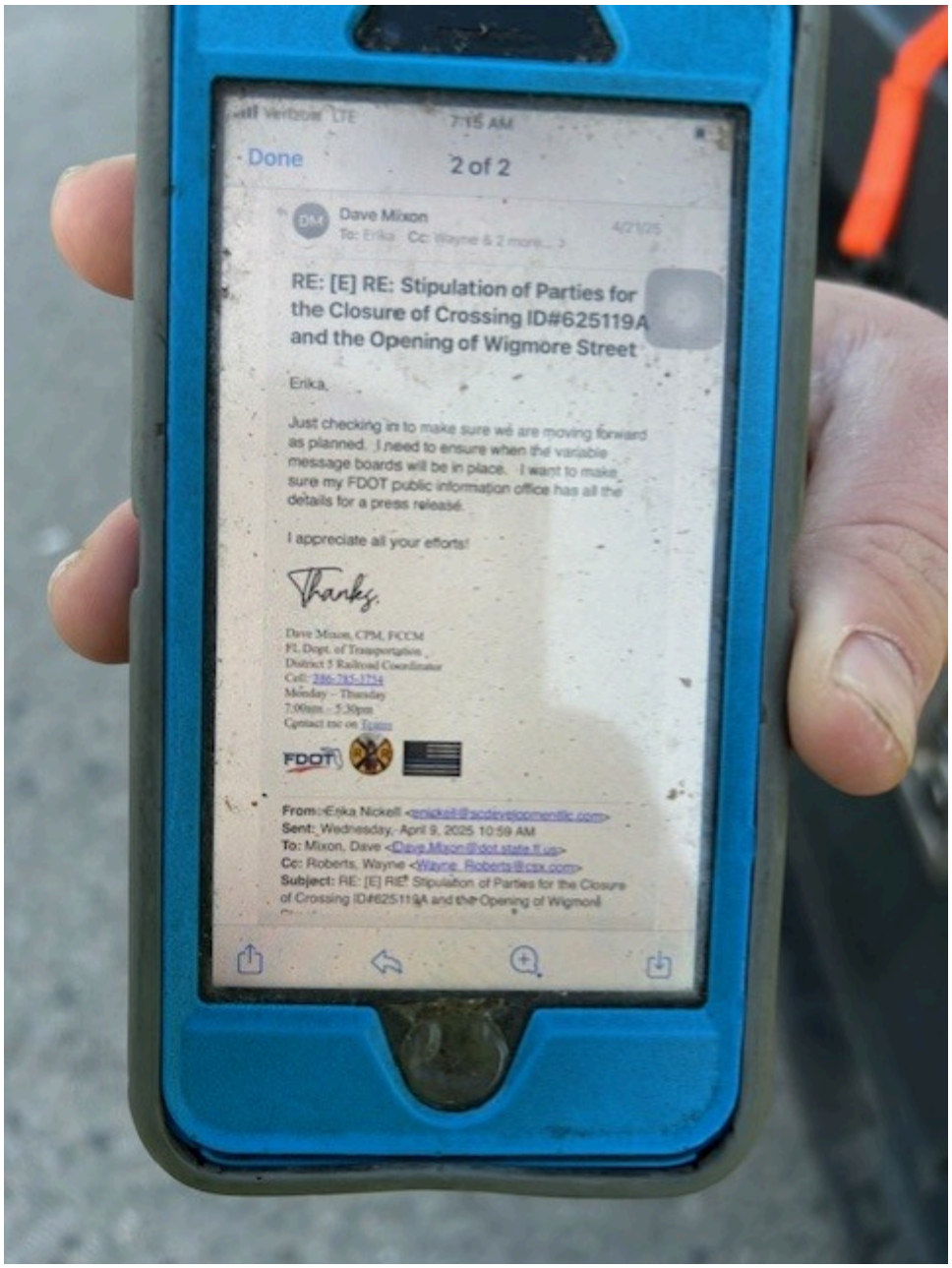
Anthony Foti
Maintenance Project Manager II
[redacted]
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7771
Cell: 352-459-9695
Fax: 352-326-7787

MS: 592

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Tuesday, May 13, 2025 8:45 AM
To: Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Good morning,

Melanie/Jason, I was able to meet with CSX this morning and apparently, they have received permission to perform this work at this time, and it was just not communicated with our local operations office or Oasis. Please see the picture of the email below for reference.



Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com

From: Melanie Strickland <mstrickland@wildwood-fl.gov>
Sent: Tuesday, May 13, 2025 8:11 AM
To: Ellen Wheeler <Ellen.Wheeler@dot.state.fl.us>
Cc: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Paul Nesbitt <Paul.Nesbitt@dot.state.fl.us>; Anthony Foti <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: Re: US 301/Main Street Closure - City of Wildwood

Sent from my iPhone

On May 12, 2025, at 2:28 PM, Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us> wrote:

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Thank you!

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image002.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image003.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 2:12 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Yes, ma'am. I will follow up with you tomorrow and guide them in the right direction.

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com
<image006.png>

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 2:07 PM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you guys and yes, please stop any in the ROW without a permit.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image002.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image003.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 12:15 PM
To: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Kevin Cox <Kevin@oasislandscapeservices.com>; Austin Woodington <austin@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you, Raul! If you are unable to find a point of contact today, I will make sure to be present tomorrow morning before the lane closure commences and find the POC for this work. Maybe we can get some answers at that time.

Ellen, if permits have not been approved and we are not aware of this work, is it safe to say we can have them cease work until the proper documentation and permits for this work has been submitted and approved?

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com
<image006.png>

From: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 11:39 AM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>; Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: Re: US 301/Main Street Closure - City of Wildwood

To all,
I have been searching on the OSP GIS permit search. I found one permit that is close to the intendent road closure between Switcher MP 22.948 to Huey MP 23.164 for tomorrow, but the permitting has not scheduled any work. I will drive by again to see if I can find someone for a contact number. Thanks

Raul Cepeda
Permit inspector
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7299 CELL
<image007.png>

From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Monday, May 12, 2025 10:13 AM
To: Melanie Strickland <mstrickland@wildwood-fl.gov>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Raul, can you look and see if there is a permit for this and find a point of contact? Attached is the lane closure restrictions for this area.

Thank you,

Austin Murphy
Project Manager
Oasis
3640 SW 7 St, Ocala, FL 34464
352-620-1335 office
352-672-7219 cell
Email: Austin.Murphy@Oasislandscapeservices.com
<image006.png>

From: Melanie Strickland <mstrickland@wildwood-fl.gov>
Sent: Monday, May 12, 2025 9:26 AM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

You don't often get email from mstrickland@wildwood-fl.gov. Learn why this is important
All,

Please see link below to access the project summary.

https://www.cflroads.com/news/article/52928/traffic-advisory-road-closure-on-main-street-u-s-301-in-wildwood-for-rail-work-scheduled-to-begin-may-13

Thank you.

Melanie

<image008.png>

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Monday, May 12, 2025 8:56 AM
To: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>; Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: RE: US 301/Main Street Closure - City of Wildwood

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Thank you, Raul. Looking forward to hearing what's going on out there.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image002.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image003.png>

From: Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Sent: Friday, May 9, 2025 4:56 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>; Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: Re: US 301/Main Street Closure - City of Wildwood

To all
No one has called me for any road closures on US 301 in Wildwood. I will investigate and keep you everyone posted. Thanks

Get Outlook for iOS

From: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Sent: Friday, May 9, 2025 4:40:16 PM
To: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Subject: RE: US 301/Main Street Closure - City of Wildwood

Thank you, Austin.

Thank you!

Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits


FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515


From: Austin Murphy <austin.murphy@oasislandscapeservices.com>
Sent: Friday, May 9, 2025 4:28 PM
To: Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Melanie Strickland <mstrickland@wildwood-fl.gov>; Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Foti, Anthony <Anthony.Foti2@dot.state.fl.us>; Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>; Raul Cepeda <raul.cepeda@oasislandscapeservices.com>
Subject: Re: US 301/Main Street Closure - City of Wildwood

Ellen,

We are not aware of any closures happening within these limits, nor am I aware of any projects being completed within this area.

Melanie, I have cc'd our permits inspector Raul to see if he is aware of any work being performed. We enforce our local lane closure restrictions set forth by the department and we will look into this for you.

Raul, please see below email chain and let me know what you can find out.

I hope everyone has a great weekend.

Thank you,
Austin Murphy
Sent from my iPhone

> On May 9, 2025, at 3:22 PM, Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us> wrote:
>
> Hi Melanie,
>
> Thank you for reaching out. That area is handled by our Asset Maintenance Contract, Oasis and I have copied the Project Manager Austin on this email.
>
> Austin,
>
> Are you aware of this closure? Can you please assist Melanie in getting her questions answered.
>
> Thank you!
>
> Have a great and safe day!

Ellen Wheeler
Maintenance Manager / Contracts & Permits
<image002.gif>
FDOT Leesburg Operations
1405 Thomas Avenue
Leesburg, FL 34748
Office: 352-326-7742
Cell: 352-459-2291
MS: 515
<image003.png>

From: Melanie Strickland <mstrickland@wildwood-fl.gov>
Sent: Thursday, May 8, 2025 4:13 PM
To: Nesbitt, Paul <Paul.Nesbitt@dot.state.fl.us>; Wheeler, Ellen <Ellen.Wheeler@dot.state.fl.us>
Cc: Jason McHugh <jmchugh@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; Jeremy Hockenbury <jhockenbury@wildwood-fl.gov>
Subject: US 301/Main Street Closure - City of Wildwood

EXTERNAL SENDER: Use caution with links and attachments.

Good afternoon, Paul and Ellen,

Due to our recent relationship-building efforts, I wanted to reach out regarding the US 301/Main Street @ Switcher Street.

City staff were not notified of the closure. One of our staff members happened to see it in the newspaper and someone else reported the message board.

For a four-day closure, the City of Wildwood would appreciate limiting the closure to after business hours as the closure will negatively impact surrounding businesses, residents, school drop off and pick ups as well as bus routes. Is there any way to limit the hours of the road closure? I understand this is a CSX project being accommodated within your right-of-way; however, we would like the opportunity to coordinate prior to the closure.

Is there an MOT plan? Have utilities been located? We have utilities in the area of Switcher and Main Street/US 301. We would like to ensure the city's utilities are protected.

Please contact me to discuss if you have time. I would appreciate any information you can email as well.

Thank you!

Melanie

<image008.png>

Melanie D. Strickland, CPM, AICP

Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

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 local construction projects update.

Local Infrastructure Projects
Construction Update
June 3, 2025
Updates Shown in Red

1. **City Water Projects**

   a. *US 301& 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 an approved contract from Kolter
      iii. Preconstruction meeting held August 9th
      iv. FDOT permit received; Hughes Brothers waiting for the turn lane permit to complete the connections in ROW
      v. Pond modification ongoing; Line relocation underway

   b. *Oxford Water Treatment Plant – Corrosion Inhibitor*
      i. Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)
      ii. Contractor on site

   c. *Continental Country Club Water Treatment Plant Decommissioning*
      i. Design Progress – 15%
      ii. Rerating report and permitting in progress
      iii. Discussing bid options

   d. *Stanley Avenue Water Rain Replacement*
      i. Design complete
      ii. To be funded in FY 26 budget

   e. *North Old Wire Road Water Main Replacement*
      i. Design complete
      ii. To be funded in FY 26 budget

   f. *South Old Wire Road Water Main Replacement*
      i. Art Walker Construction - 483,511.23
      ii. Construction progress 75%

   g. *Champagne Farm Wells and Future WTP*
      i. Property owner is no longer communicating with City
      ii. CFB is wrapping up the survey work
      iii. Well testing upcoming pending approval of LPP Developer's Agreement

h. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
    i. Commission awarded bid to SGS: $2,715,700
        i. Substantial Completion – June 9, 2025
        ii. Construction Progress – 5%
        iii. Shop drawing review complete
        iv. Landscaping plans under review (future Change Order)
        v. Pay App No. 3 approved at the May 12th Commission meeting

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. Floating aerators installed within 4 weeks
        ii. Phase 1
            i. GMP Phase 1 – $34.5 million
            ii. Commission approved ODP packages
            iii. Pay App. No.2 approved at the May 12th Commission meeting
        iii. Phase 2 – Awaiting 90% plans from CPH
            i. Constructability and VE meeting held August 27th
            ii. 60% Constructability meeting held October 16, 2024
            iii. 60% budget estimate received
            iv. 1 MGD of temporary capacity approved by City Commission; equipment included in Phase 1 ODP; installation will be included in Phase 2 GMP
            v. GMP anticipated in October
            vi. SRF Coordination ongoing
        iv. Phase 3
            i. 30% ROM estimate received
            ii. Awaiting 60% plans from CPH

b. *Rapid Infiltration Basin (RIB) Site Expansion*
    i. Design progress – 10% complete
    ii. KHA to provide updated capacity numbers

iii. Construction funded in FY 26 and will be completed during the dry season (winter)

c. *SR 44 Forcemain and CR 219 Lift Station Improvements*
   i. Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction
   ii. Construction progress – 75% Complete
   iii. Start-up complete

d. *Millennium Park Reclaimed Water Line Extension*
   i. Pump Station at RIBS site
      i. Commission awarded the bid to Cathcart Construction - $4,165,466
      ii. Construction progress – 0%
      iii. Reviewing shop drawings
      iv. Long lead time items to be released upon approval of shop drawings; City to confirm ODP items
      v. Construction to begin in October
   ii. Reclaimed line design – 90% 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. Easement shown on preliminary plat; finalizing easement document; Mass grading approved at PRC
      v. ~~Phase 5: Solamar~~
         ~~i. Complete.~~
      vi. Phase 6: Turkey Run Development and North to Catholic Church
         i. Easement agreement for the last remaining easement in Turkey Run being negotiated

3. City Projects (Other)

a. *Wildwood Community Center Improvements:*
   i. 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
      ii. Delivery of major equipment is now scheduled for June

iii. Contractor has started

b. *Millennium Park Phase 1 and II*
   i. Kingdom Construction - $10.4 million
   ii. Construction progress – 20%
   iii. Pay Application No. 3 approved at the May 12th Commission meeting
   iv. ODP items approved by City Commission

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. OLC has started conceptual design activities
   ii. OLC design contract delayed until April due to funding
   iii. Lease agreement with The Villages needed

e. *Police Substation – The Villages*
   i. KP Design Studio finalizing pre-design conceptual plan and budget estimated
   ii. Commission to consider authorizing formal design and permitting in June 2025
   iii. Construction funded for FY 26
   iv. Lease agreement with The Villages needed

f. *Downtown Master Plan Related*
   i. Coordinating with FDOT on Complete Streets Project
      i. Coordinating with LSMPO and FDOT on funding alternatives
   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. Project was bid; no bids received
      ii. Reviewing alternatives
   iv. Christian Worship Center
      i. Commission moved to demolish the building and obtain an architect for conceptual design options
      ii. RFQ issued and vetted; Commission to consider Selection Committee ranking at the 6/23 meeting
   v. The Railyard
      i. Construction ongoing

4. City Stormwater Projects

a. *Oak Grove Village Drainage Improvement*
   i. DB Civil awarded the bid - $529,890
   ii. Construction Progress – 0%
   iii. Notice to Proceed issue for June 2nd
   iv. Contractor to mobile week of June 2nd

b. *Powell Street Drainage Improvement*
   i. Real estate closing complete
   ii. City Commission approved design contract with Halff
   iii. Coordinating easement acquisition from the Campos property

c. *Osceola Stormwater Pond*
   i. Real estate closing completed
   ii. 100% design plans received
   iii. Project included in the Barwick Street project

5. City Road Projects

a. *Pavement Activities*
   i. FY 26 - Updating Pavement Management Plan to determine new decision tree and appropriate funding amount; new funding amount programmed in FY 26 and beyond

b. *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 Phases
      i. Signature Drive Phase (FY 25)
         i. Bids received and being vetted
         ii. Commission to consider awarding the bid at the 6/23 meeting
      ii. Clay Drain Road Phase
         i. Funding to be programmed in the CIP based on priority scoring

c. *Jackson Street (Utilities, Roadway, and Drainage)*
   i. DB Civil - $1,533,916
   ii. Construction Progress – 50%
   iii. Pay Application No. 3 under review; comments provided to contractor
   iv. Coordinating with contractor on water service line connections

d. *Barwick Street Improvements:*
    i. Design Progress – 60%
    ii. Osceola Pond included in the project
    iii. City and KHA to discuss FDR design options
    iv. 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
    v. Funding to be programmed in the CIP based on priority scoring