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

July 14, 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: MAY 12, 2025 REGULAR MEETING*

C. *RIGHT-OF-WAY DEED FOR THE VILLAGES OF SOUTHERN OAKS UNIT NOS. 152, 154, 155, 156, 161, 162, 172, AND 287*

D. *SP 2410-003 OXFORD CROSSINGS RACETRAC*

E. *SP 2407-003 SOLIV AT WILDWOOD*

F. *BUDGETED FINANCIAL ITEMS*

1. *REHAB AND EPOXY COATING OF 4 LIFT STATION WET WELLS FOR THE AMOUNT OF $98,183.04*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***ORDINANCE NO. O2025-22 -*** *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.*

A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)

Parcel G15A132
The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.14 acres MOL.
The Planning and Zoning Board/Special Magistrate recommends approval

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2025-26 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 35.04 ACRES LOCATED ON THE WEST SIDE OF E C 462 APPROXIMATELY 0.55 MILES NORTH OF THE INTERSECTION OF E C 462 AND C 466A, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

A25-1983 - Annexation - St. Vincent De Paul Church Expansion

Parcel D32-069
The applicant, Bishop John G. Noonan of the Diocese of Orlando, has submitted a voluntary annexation application for parcel D32-069.

Staff recommends approval of Ordinance O2025-26.

B. ***ORDINANCE NO. O2025-23 -*** *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.*

A25-1714 Parcel #G15A132 RZ (6454 C-44A, Wildwood, FL 34785)

Parcel G15A132
The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from R6M (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL.
The Planning and Zoning Board/Special Magistrate recommends approval.

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

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

A. ***ORDINANCE NO. O2025-21 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE*

Text Amendment to the City's Land Development Regulations

Staff is seeking approval from the City of Wildwood City Commission for the proposed Text Amendments to the Land Development Regulations, made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and amendments to the Florida Statutes.
The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan and amendments to the Florida Statutes.

B. ***ORDINANCE NO. O2025-25 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.146 ACRES LOCATED ON CR 154A, APPROXIMATELY 0.15 MILES SOUTHWEST OF THE INTERSECTION OF CR 154 AND CR 154A, IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT*

SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-1986 Bonnie Boyd Annexation

Parcel G08B043
The applicant and owner, Bonnie Norma Boyd, has submitted a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.
Staff recommends approval.

C. ***ORDINANCE NO. O2025-29 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

A25-1948 Monarch Ranch North Phase 1 - SSCPA

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 General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels listed above on 49.41 acres MOL. This request is accompanied by a rezoning request A25-1947.
The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

D. ***ORDINANCE NO. O2025-30 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

A25-1947 Monarch Ranch North Phase 1 - RZ

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1948 (O2025-29).
The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

E. ***ORDINANCE NO. O2025-31 -*** *AN ORDINANCE OF THE CITY OF*

WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CP 2305-002 Summers - SSCPA

Parcel G15C017
The applicant seeks approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for the parcels listed above on 0.8 acres MOL. This request is accompanied by rezoning request RZ 2305-002 (O2025-32).
The Planning and Zoning Board/Special recommends approval and a favorable recommendation of Ordinance Number O2025-31 to be forwarded to the City Commission for further action.

F. ***ORDINANCE NO. O2025-32 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2305-002 Summers Rezoning

Parcel G15C017
The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).
The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

G. ***ORDINANCE NO. O2025-35 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A "FRANCHISEE", AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND*

MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A"; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

West Sumter Franchisees Ordinance

Staff recommends approval.

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

A. ***RESOLUTION NO. R2025-15 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR AN EFFECTIVE DATE.*

Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 123.04

Staff recommends approval.

B. ***RESOLUTION NO. R2025-16 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PARCEL 114.03; PROVIDING FOR AN EFFECTIVE DATE.*

Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 114.03

Staff recommends approval.

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

A. *COMMUNITY CENTER HVAC REPLACEMENT PROJECT – PAYMENT APPLICATION NO. 1 IN THE AMOUNT OF $105,225.20*

B. *KIMLEY HORN WORK AUTHORIZATION #23 FOR SIGNATURE DRIVE CONSTRUCTION PHASE SERVICES IN THE AMOUNT OF $55,000*

C. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - PAYMENT APPLICATION 5 IN THE AMOUNT OF $989,433.98*

D. *PAY APPLICATION NO. 4 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF $1,881,596.60*

E. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 5 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF $131,100.00*

F. *CONTRACT TO PURCHASE A PORTION OF PARCEL G05-091 FOR THE AMOUNT OF $60,000.00*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

A. *DESIGNATION OF THE CITY OF WILDWOOD'S VOTING DELEGATE FOR THE FLC 2025 ANNUAL BUSINESS SESSION*

12. City Manager Reports

A. *SET SPECIAL CALLED MEETING FOR JULY 21, 2025, AT 9:00 AM*

B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

A. *HR QUARTERLY REPORT FEBRUARY THROUGH JUNE 2025*

B. *DSD QUARTERLY REPORT UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 19, 2025 - Back-to-School Extravaganza at Dr. Martin Luther King Jr. Park from 11am to 3pm

July 21, 2025 - Monday's With the Manager at City Hall from 7:30am to 8:30am

July 28, 2025 - City Commission Meeting at City Hall at 7pm

July 31, 2025 - Picnic in the Park at the Wildwood Community Center from 10am to 12 noon

August 11, 2025 - City Commission Meeting at City Hall at 9am

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Expenditure Report**

REQUESTED ACTION:

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 14 2025

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *07/31/25*
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	18,784,612.51	268,712.51	101
001-312-4100	LOCAL OPTION GAS TAX	1,146,258.46	1,237,500.00	950,234.25	287,265.75-	77
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	4,393,938.14	4,870,300.00	3,954,753.07	915,546.93-	81
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,033,765.38	1,155,000.00	580,371.43	574,628.57-	50
001-313-1010	FRANCHISE TAX- SECO	1,569,065.65	1,760,000.00	1,378,366.02	381,633.98-	78
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	64,086.61	99,000.00	44,208.10	54,791.90-	45
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	316,154.54	396,000.00	219,333.07	176,666.93-	55
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	36,243.88	66,000.00	79,233.85	13,233.85	120
001-313-4180	LEESBURG GAS FRANCHISE FEE	82,407.67	82,500.00	105,956.49	23,456.49	128
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	26,015.18	15,000.00	28,180.28	13,180.28	188
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	33,462.22	2,762.22	109
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	11,311.94	58,600.00	71,040.72	12,440.72	121
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	240,819.28	242,000.00	179,215.97	62,784.03-	74
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	242,815.30	385,000.00	364,819.76	20,180.24-	95
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	877,029.52	896,500.00	519,300.85	377,199.15-	58
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,448,274.04	1,265,000.00	1,275,945.01	10,945.01	101
001-314-3000	UTILITY TAX-WATER SALES	146,548.06	126,500.00	95,407.98	31,092.02-	75
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	229,890.68	275,000.00	164,107.70	110,892.30-	60
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	144,850.29	220,000.00	113,783.77	106,216.23-	52
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,321.81	18,700.00	10,834.33	7,865.67-	58
001-314-4030	FERRELLGAS LP	1,770.05	1,500.00	3,376.58	1,876.58	225
001-314-4040	CIRCLE K STORES	335.99	200.00	161.14	38.86-	81
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	56,228.53	60,500.00	42,472.72	18,027.28-	70

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 14 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	161,431.26	62,431.26	163
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	11,644.81	3,355.19-	78
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	348,439.11	47,560.89-	88
001-314-4162	GAS SOUTH UTILITY TAX	778.50	440.00	594.60	154.60	135
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	703.14	296.86-	70
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	9,051.20	5,000.00	9,960.05	4,960.05	199
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	3,640.08	20,000.00	22,549.68	2,549.68	113
001-314-9010	STATE COMMUNICATIONS TAX	836,621.32	908,000.00	718,526.76	189,473.24-	79
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	703,981.94	376,818.06-	65
001-335-1400	MOBILE HOME LICENSES	15,925.56	16,500.00	11,455.86	5,044.14-	69
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	1,851,884.82	403,685.18-	82
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	3,622.04	3,000.00	4,795.96	1,795.96	160
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	687,911.59	759,000.00	569,203.77	189,796.23-	75
001-341-2010	TREE MITIGATION PERMITS	76,470.00	500.00	455.56	44.44-	91
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	67,949.33	2,050.67-	97
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	2,458.90	0.00	15,728.43	15,728.43	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 14 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	12,361.84	2,361.84	124
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	2,421.43	1,500.00	585.29	914.71-	39
001-347-5307	OUTDOOR BUILDING RENTALS	280.31	100.00	649.80	549.80	650
001-347-5308	OPEN SPACE RENTALS	1,005.14	800.00	8,326.09	7,526.09	***
001-350-1000	FINES	85,329.42	30,000.00	49,700.56	19,700.56	166
001-351-1002	CODE ENFORCEMENT	33,515.90	1,500.00	3,665.49	2,165.49	244
001-351-3000	POLICE-2ND DOLLAR FUND	7,947.28	2,500.00	4,099.86	1,599.86	164
001-361-0000	INTEREST EARNINGS	222,934.18	100,000.00	156,011.21	56,011.21	156
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	41,851.60	41,851.60	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	2,419.51	2,119.51	806
001-369-0078	FIELD PREPARATION FEES	1,620.00	500.00	450.00-	950.00-	90-
001-369-0792	PROGRAM REGISTRATION FEES	39,301.28	30,000.00	28,300.00	1,700.00-	94
001-369-0794	CONCESSION / VENDOR FEES	620.00	0.00	0.00	0.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	30,156.37	15,000.00	28,892.00	13,892.00	193
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	7,755.95	3,500.00	3,248.46	251.54-	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	10,000.00	0.00	100

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	412,800.00	0.00	100
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	**35,925,427.85**	**47,461,560.00**	**35,136,441.62**	**12,325,118.38-**	**74**

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	43,068.90	10,372.10	81
001-511-10-2100	FICA EXPENSE	3,915.87	4,148.00	3,295.00	853.00	79
001-511-10-2200	RETIREMENT	30,035.76	31,360.00	25,095.79	6,264.21	80
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	0.00	237.50	237.50-	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	2,300.54	4,699.46	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	1,209.79	590.21	67
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	632.71	1,867.29	25
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**	**89,054.58**	**87,864.42**	**50**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	433,738.97	581,477.00	362,811.32	218,665.68	62
001-512-10-1500	SICK LEAVE	11,907.39	0.00	11,003.54	11,003.54-	0
001-512-10-1600	VACATION PAY	28,844.41	0.00	29,305.75	29,305.75-	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	30,308.32	14,521.68	68
001-512-10-2200	RETIREMENT	135,161.07	157,341.00	112,562.93	44,778.07	72
001-512-10-2210	BENEFIT ADMIN FEES	108.00	0.00	85.50	85.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	41,230.33	54,000.00	38,019.76	15,980.24	70
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	121,449.37	156,153.13	44
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	6,356.83	6,943.17	48
001-512-30-4100	TELEPHONE EXPENSE	4,074.65	5,000.00	2,299.67	2,700.33	46
001-512-30-4110	IT LICENSING / EQUIPMENT	22,683.57	24,140.00	19,488.57	4,651.43	81
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,978.63	4,000.00	654.18	3,345.82	16
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	659.73	1,000.00	168.02	831.98	17
001-512-30-4600	REPAIR & MAINTENANCE	2,010.48	5,800.00	3,557.83	2,242.17	61
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	411.99	2,500.00	938.71	1,561.29	38
001-512-30-5100	OFFICE SUPPLIES	836.92	2,100.00	1,044.58	1,055.42	50
001-512-30-5200	OPERATING SUPPLIES	2,520.18	7,250.00	1,109.69	6,140.31	15
001-512-30-5250	FUEL EXPENSE	160.37	500.00	71.25	428.75	14
001-512-30-5400	SUBSCRIPTIONS/DUES	3,844.66	6,300.00	4,816.28	1,483.72	76
001-512-30-5500	TRAINING	5,620.72	13,700.00	2,888.00	10,812.00	21
	512 EXECUTIVE- CITY MANAGER:	**1,128,714.88**	**1,202,590.50**	**765,401.87**	**437,188.63**	**64**
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	272,665.92	200,227.08	58

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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	8,988.79	8,988.79-	0
001-513-10-1600	VACATION PAY	17,960.48	0.00	17,749.05	17,749.05-	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	23,773.42	12,880.58	65
001-513-10-2200	RETIREMENT	50,380.56	70,001.00	46,625.81	23,375.19	67
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	81.00	81.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	49,981.51	75,600.00	46,062.49	29,537.51	61
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	5,047.50	8,332.50	38
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	20,195.56	7,514.44	73
001-513-30-4000	TRAVEL & PER DIEM	17.00	3,880.00	671.51	3,208.49	17
001-513-30-4100	TELEPHONE EXPENSE	5,487.11	7,500.00	4,490.00	3,010.00	60
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	2,799.33	5,050.67	36
001-513-30-4300	UTILITIES EXPENSE	17,991.77	30,000.00	13,254.71	16,745.29	44
001-513-30-4400	RENTAL & LEASING	3,806.70	7,500.00	982.57	6,517.43	13
001-513-30-4500	GENERAL INSURANCE	319,609.90	450,000.00	364,728.50	85,271.50	81
001-513-30-4600	REPAIR & MAINTENANCE	28,341.17	30,000.00	10,519.30	19,480.70	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	2,064.74	4,785.26	30
001-513-30-5200	OPERATING SUPPLIES	6,468.48	8,200.00	4,499.13	3,700.87	55
001-513-30-5400	SUBSCRIPTIONS/DUES	187.50	2,100.00	1,653.50	446.50	79

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-30-5500	TRAINING	2,291.00	10,050.00	1,235.00	8,815.00	12
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**	**1,574,904.40**	**644,763.60**	**71**
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	515,803.26	446,264.74	54
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	18,227.05	18,227.05-	0
001-516-10-1600	VACATION PAY	32,501.62	0.00	34,464.91	34,464.91-	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	45,502.95	27,101.05	63
001-516-10-2200	RETIREMENT	112,905.60	156,201.00	93,875.60	62,325.40	60
001-516-10-2210	BENEFIT ADMIN FEES	117.00	0.00	162.00	162.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	96,094.34	145,800.00	80,377.14	65,422.86	55
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	414,896.23	431,278.77	49
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	4,815.66	8,184.34	37
001-516-30-4100	TELEPHONE EXPENSE	8,818.12	9,000.00	7,143.68	1,856.32	79
001-516-30-4110	IT LICENSING / EQUIPMENT	81,279.35	69,020.00	54,475.28	14,544.72	79
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	23,838.34	35,200.00	27,070.98	8,129.02	77
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,242.36	2,000.00	891.64	1,108.36	45

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4600	REPAIR & MAINTENANCE	2,274.07	5,000.00	1,658.37	3,341.63	33
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	3,251.65	36,748.35	8
001-516-30-5100	OFFICE SUPPLIES	1,900.02	7,000.00	1,444.15	5,555.85	21
001-516-30-5200	OPERATING SUPPLIES	5,367.65	7,000.00	1,059.66	5,940.34	15
001-516-30-5250	FUEL EXPENSE	471.62	1,800.00	364.33	1,435.67	20
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	4,539.60	20,460.40	18
	516 DEVELOPMENT SERVICES:	**2,110,589.65**	**2,412,368.00**	**1,336,781.26**	**1,075,586.74**	**55**
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	177,427.91	97,035.09	65
001-518-10-1500	SICK LEAVE	6,178.18	0.00	12,940.10	12,940.10-	0
001-518-10-1600	VACATION PAY	13,343.88	0.00	9,118.57	9,118.57-	0
001-518-10-1800	HOLIDAY PAY	6,506.29	0.00	5,898.33	5,898.33-	0
001-518-10-2100	FICA EXPENSE	17,894.14	21,274.00	15,543.59	5,730.41	73
001-518-10-2200	RETIREMENT	32,440.13	37,411.00	28,035.94	9,375.06	75
001-518-10-2300	LIFE & HEALTH INSURANCE	33,567.97	43,200.00	30,286.73	12,913.27	70
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	1,948.44	5,551.56	26
001-518-30-4100	TELEPHONE EXPENSE	7,740.25	8,500.00	5,565.45	2,934.55	65
001-518-30-4110	IT LICENSING / EQUIPMENT	13,300.85	26,310.00	15,171.93	11,138.07	58
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	129.59	2,370.41	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	2,086.42	9,913.58	17
001-518-30-5550	LICENSING	13,457.69	50,000.00	7,386.03	42,613.97	15
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**	**322,470.83**	**231,437.17**	**58**
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	149,366.47	66,761.53	69
001-519-10-1500	SICK LEAVE	6,062.51	0.00	2,177.87	2,177.87-	0
001-519-10-1600	VACATION PAY	7,752.71	0.00	8,409.61	8,409.61-	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	12,709.29	4,041.71	76
001-519-10-2200	RETIREMENT	24,720.40	29,460.00	22,677.37	6,782.63	77
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	81.00	81.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	20,947.66	32,400.00	22,455.57	9,944.43	69
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	4,251.52	2,398.48	64
001-519-30-4000	TRAVEL & PER DIEM	2,888.74	8,500.00	1,841.18	6,658.82	22
001-519-30-4100	TELEPHONE EXPENSE	5,300.79	5,000.00	3,668.05	1,331.95	73
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	4,294.75	4,205.25	51
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	158.23	500.00	213.09	286.91	43

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4300	UTILITIES EXPENSE	1,596.65	2,300.00	1,018.46	1,281.54	44
001-519-30-4600	REPAIR & MAINTENANCE	5,487.30	5,500.00	4,384.63	1,115.37	80
001-519-30-4800	EMPLOYEE PROGRAMS	12,661.68	18,740.00	18,596.91	143.09	99
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	752.29	1,000.00	636.76	363.24	64
001-519-30-5100	OFFICE SUPPLIES	1,828.70	1,500.00	916.89	583.11	61
001-519-30-5200	OPERATING SUPPLIES	2,759.59	4,950.00	1,972.12	2,977.88	40
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	4,160.53	1,169.47	78
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**	**295,049.77**	**153,219.23**	**66**
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	2,716,737.60	2,275,997.40	54
001-521-10-1220	UNIFORM ALLOWANCE	16,530.00	21,565.00	14,520.00	7,045.00	67
001-521-10-1250	ON CALL	11,550.00	13,000.00	9,500.00	3,500.00	73
001-521-10-1260	SHIFT DIFFERENTIAL	14,784.74	20,100.00	12,459.78	7,640.22	62
001-521-10-1300	OVERTIME	147,305.59	160,000.00	123,844.97	36,155.03	77
001-521-10-1500	SICK LEAVE	68,753.71	0.00	81,869.96	81,869.96-	0
001-521-10-1600	VACATION PAY	134,587.42	0.00	116,073.71	116,073.71-	0
001-521-10-1700	INCENTIVE PAY	26,280.00	56,000.00	23,540.00	32,460.00	42
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	258,626.59	119,887.41	68
001-521-10-2200	RETIREMENT	1,110,463.49	1,563,616.00	1,022,244.82	541,371.18	65
001-521-10-2210	BENEFIT ADMIN FEES	531.00	0.00	621.00	621.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	467,259.60	756,000.00	404,284.00	351,716.00	53

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
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	20,568.51	31,431.49	40
001-521-30-3400	OTHER CONTRACTUAL SERVICES	39,271.02	92,000.00	36,945.97	55,054.03	40
001-521-30-3450	CLOTHING AND UNIFORMS	18,236.27	25,000.00	9,648.12	15,351.88	39
001-521-30-3500	INVESTIGATIONS	9,528.29	17,000.00	8,711.10	8,288.90	51
001-521-30-4000	TRAVEL & PER DIEM	13,720.41	15,000.00	10,488.55	4,511.45	70
001-521-30-4100	TELEPHONE EXPENSE	68,555.66	107,000.00	51,658.35	55,341.65	48
001-521-30-4110	IT LICENSING / EQUIPMENT	258,989.36	253,830.00	70,081.45	183,748.55	28
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	512.68	2,000.00	309.41	1,690.59	15
001-521-30-4300	UTILITIES EXPENSE	60,415.67	65,000.00	42,844.46	22,155.54	66
001-521-30-4400	RENTAL & LEASING	1,452.57	5,000.00	1,646.68	3,353.32	33
001-521-30-4600	REPAIR & MAINTENANCE	70,695.80	90,000.00	42,386.15	47,613.85	47
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	1,896.21	9,103.79	17
001-521-30-5100	OFFICE SUPPLIES	2,172.11	5,000.00	1,516.67	3,483.33	30
001-521-30-5200	OPERATING SUPPLIES	51,989.82	85,000.00	61,945.87	23,054.13	73
001-521-30-5250	FUEL EXPENSE	154,018.57	200,000.00	119,998.70	80,001.30	60
001-521-30-5400	SUBSCRIPTIONS/DUES	1,678.55	4,500.00	4,406.63	93.37	98
001-521-30-5500	TRAINING	14,045.20	40,000.00	25,455.87	14,544.13	64
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**	**6,067,097.17**	**3,654,162.83**	**62**
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	1,007,076.43	611,507.57	62
001-541-10-1250	ON CALL	6,400.00	6,500.00	5,000.00	1,500.00	77
001-541-10-1300	OVERTIME	22,268.31	12,000.00	15,028.34	3,028.34-	125
001-541-10-1500	SICK LEAVE	52,339.30	0.00	45,734.62	45,734.62-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-10-1600	VACATION PAY	77,708.85	0.00	57,645.04	57,645.04-	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	92,948.48	32,577.52	74
001-541-10-2200	RETIREMENT	236,602.74	250,928.00	193,400.52	57,527.48	77
001-541-10-2210	BENEFIT ADMIN FEES	40.50	0.00	81.00	81.00-	0
001-541-10-2300	LIFE & HEALTH INSURANCE	218,840.33	286,200.00	183,813.31	102,386.69	64
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	126,021.55	267,299.68	32
001-541-30-3400	OTHER CONTRACTUAL SERVICES	947,306.39	368,100.00	180,255.41	187,844.59	49
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	397,332.85	450,800.00	289,744.71	161,055.29	64
001-541-30-3450	CLOTHING AND UNIFORMS	8,463.51	8,000.00	5,252.41	2,747.59	66
001-541-30-4000	TRAVEL & PER DIEM	549.26	2,500.00	683.01	1,816.99	27
001-541-30-4100	TELEPHONE EXPENSE	25,622.35	24,600.00	16,463.24	8,136.76	67
001-541-30-4110	IT LICENSING / EQUIPMENT	58,906.96	92,430.00	46,193.79	46,236.21	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	19,736.67	6,463.33	75
001-541-30-4350	VILLAGES STREET LIGHTING	609,549.02	1,332,400.00	1,109,912.04	222,487.96	83
001-541-30-4400	RENTAL & LEASING	24,472.05	22,580.00	15,018.89	7,561.11	67
001-541-30-4600	REPAIR & MAINTENANCE	54,591.59	51,500.00	48,474.99	3,025.01	94
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	5,656.09	20,000.00	2,797.80	17,202.20	14
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	6,390.78	390.78-	107
001-541-30-4960	BOOT ALLOWANCE	3,181.87	4,030.00	2,261.48	1,768.52	56
001-541-30-5100	OFFICE SUPPLIES	2,044.76	3,000.00	1,810.77	1,189.23	60
001-541-30-5200	OPERATING SUPPLIES	72,811.12	70,000.00	67,472.90	2,527.10	96

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001-541-30-5250	FUEL EXPENSE	29,354.78	35,000.00	21,027.16	13,972.84	60
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	10,063.82	21,036.18	32
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**	**5,198,662.59**	**1,672,345.70**	**76**
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	200,853.82	96,481.18	68
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	3,093.23	3,093.23-	0
001-549-10-1600	VACATION PAY	18,481.69	0.00	15,365.55	15,365.55-	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	17,366.84	5,681.16	75
001-549-10-2200	RETIREMENT	37,440.18	40,530.00	30,986.98	9,543.02	76
001-549-10-2210	BENEFIT ADMIN FEES	108.00	0.00	40.50	40.50-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	45,166.45	54,000.00	38,127.93	15,872.07	71
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	4,177.14	6,022.86	41
001-549-30-3450	CLOTHING AND UNIFORMS	2,665.16	3,500.00	1,599.71	1,900.29	46
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	1,459.49	2,040.51	42

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4110	IT LICENSING / EQUIPMENT	23,006.69	52,580.00	19,464.19	33,115.81	37
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	3,112.71	3,887.29	44
001-549-30-4400	RENTAL & LEASING	1,590.38	2,500.00	1,636.59	863.41	65
001-549-30-4600	REPAIR & MAINTENANCE	4,486.40	5,000.00	743.20	4,256.80	15
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	196.33	1,303.67	13
001-549-30-5200	OPERATING SUPPLIES	36,521.67	80,000.00	52,554.52	27,445.48	66
001-549-30-5250	FUEL EXPENSE	3,375.55	4,000.00	2,283.55	1,716.45	57
001-549-30-5400	SUBSCRIPTIONS/DUES	314.00	800.00	323.00	477.00	40
001-549-30-5500	TRAINING	575.00	2,500.00	1,699.00	801.00	68
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**	**417,056.98**	**188,936.02**	**69**
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	622,252.84	434,149.16	59
001-572-10-1250	ON CALL	5,900.00	6,500.00	5,000.00	1,500.00	77
001-572-10-1300	OVERTIME	11,799.47	2,000.00	10,394.62	8,394.62-	520
001-572-10-1500	SICK LEAVE	14,672.97	0.00	12,549.42	12,549.42-	0
001-572-10-1600	VACATION PAY	33,372.18	0.00	24,504.80	24,504.80-	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	54,556.18	22,085.82	71
001-572-10-2200	RETIREMENT	100,839.03	171,109.00	93,191.31	77,917.69	54
001-572-10-2210	BENEFIT ADMIN FEES	18.00	0.00	103.50	103.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	135,894.81	216,000.00	127,299.00	88,701.00	59

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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	6,705.89	7,294.11	48
001-572-30-3400	OTHER CONTRACTUAL SERVICES	172,400.28	204,900.00	159,467.60	45,432.40	78
001-572-30-3450	CLOTHING AND UNIFORMS	7,495.37	10,150.00	8,966.73	1,183.27	88
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	23,048.72	5,451.28	81
001-572-30-4110	IT LICENSING / EQUIPMENT	43,658.29	44,000.00	22,834.75	21,165.25	52
001-572-30-4150	ADVERTISING AND PROMOTIONS	24,109.30	25,000.00	18,584.87	6,415.13	74
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	11.25	150.00	11.45	138.55	8
001-572-30-4300	UTILITIES EXPENSE	39,366.62	40,000.00	28,445.71	11,554.29	71
001-572-30-4400	RENTAL & LEASING	8,242.82	6,900.00	3,353.64	3,546.36	49
001-572-30-4600	REPAIR & MAINTENANCE	68,872.93	100,750.00	42,266.32	58,483.68	42
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,032.18	38,000.00	4,284.33	33,715.67	11
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	2,846.14	2,453.86	54
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,886.54	12,000.00	10,351.01	1,648.99	86
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	150,503.15	19,496.85	89
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	104,460.49	109,400.00	101,615.81	7,784.19	93
001-572-30-4920	YOUTH CAMPS & PROGRAMS	20,292.81	52,500.00	19,189.14	33,310.86	37
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	1,765.27	2,734.73	39
001-572-30-5200	OPERATING SUPPLIES	74,262.12	88,500.00	72,194.88	16,305.12	82
001-572-30-5250	FUEL EXPENSE	23,953.89	25,000.00	11,524.10	13,475.90	46
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	4,364.71	4,135.29	51

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**	**1,829,753.25**	**919,259.75**	**67**
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	61,326.54	68,516.46	47
001-575-10-1300	OVERTIME	225.00	0.00	66.98	66.98-	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	3,611.54	6,458.46	36
001-575-10-2200	RETIREMENT	9,241.71	17,700.00	8,506.93	9,193.07	48
001-575-10-2300	LIFE & HEALTH INSURANCE	9.50	0.00	1,063.30-	1,063.30	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	16,111.00	1,111.00-	107
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	35,561.76	9,438.24	79
001-575-30-4400	RENTAL & LEASING	2,210.33	4,500.00	1,191.21	3,308.79	26
001-575-30-4600	REPAIR & MAINTENANCE	49,583.59	50,000.00	14,725.84	35,274.16	29
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	19,464.28	535.72	97
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	100.00	100.00	0.00	100
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**	**218,234.82**	**142,908.88**	**60**

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	247,524.97	15,644.97-	107
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
	581 Total	**18,915,690.00**	**16,231,880.00**	**16,247,524.97**	**15,644.97-**	**100**
	GENERAL FUND Expenditure Totals	**40,014,816.99**	**47,471,560.00**	**34,361,992.49**	**13,109,567.51**	**72**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**35,925,427.85**	**35,136,441.62**
Expenditures:	**40,014,816.99**	**34,361,992.49**
Net Income:	**4,089,389.14-**	**774,449.13**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	255.76	200.00	162.56	37.44-	81
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**	**2,687.56**	**64,112.44-**	**4**

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**	**2,687.56**
Expenditures:	**0.00**	**7.53**
Net Income:	**2,315.76**	**2,680.03**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	17,309.79	5,000.00	15,465.31	10,465.31	309
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**	**15,465.31**	**2,590,914.69-**	**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	35,061.75	38,831.25	47
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	4,312.37	4,312.37-	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	3,290.19	2,368.81	58
104-550-10-2200	RETIREMENT	18,269.18	25,510.00	14,818.57	10,691.43	58
104-550-10-2300	LIFE & HEALTH INSURANCE	3,784.56	3,888.00	3,195.20	692.80	82
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	775,334.90	275,334.90-	155
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**	**841,827.84**	**165,427.84-**	**124**
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**	**841,827.84**	**1,764,552.16**	**32**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 14 2025

104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	**628,694.79**	**15,465.31**
Expenditures:	**91,771.18**	**841,827.84**
Net Income:	**536,923.61**	**826,362.53-**

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	13.58	100.00	28.56	71.44-	29
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**	**23,773.56**	**68,126.44-**	**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**	**23,773.56**
Expenditures:	**79.09**	**3,010.24**
Net Income:	**27,006.49**	**20,763.32**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	301,196.34	300,000.00	174,330.34	125,669.66-	58
107-361-0000	INTEREST	10,584.59	2,000.00	9,036.61	7,036.61	452
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**	**183,366.95**	**1,091,133.05-**	**14**

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**	**183,366.95**
Expenditures:	**0.00**	**0.00**
Net Income:	**311,780.93**	**183,366.95**

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	886,715.10	353,284.90-	72
108-361-0000	INTEREST	207.47	0.00	155.17	155.17	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**	**886,870.27**	**2,278,429.73-**	**28**

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	268.78	268.78-	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	412,800.00	0.00	100
	521 LAW ENFORCEMENT IMPACT FEES:	**1,034,678.76**	**812,800.00**	**413,068.78**	**399,731.22**	**51**
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**	**413,068.78**	**2,752,231.22**	**13**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,064,753.05**	**886,870.27**
Expenditures:	**1,034,678.76**	**413,068.78**
Net Income:	**30,074.29**	**473,801.49**

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	111,494.31	101,494.31	***
301-382-0010	TRANSFER FROM GENERAL FUND	15,700,000.00	10,000,000.00	10,000,000.00	0.00	100
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**	**10,111,494.31**	**15,822,005.69-**	**38**

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	13,237.23	311,762.77	4
301-516-60-6304	TRAILWINDS FOUNTAIN	559.82	0.00	0.00	0.00	0
	516 Total	**855,907.58**	**325,000.00**	**13,237.23**	**311,762.77**	**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	203,085.14	311,334.86	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	38,637.47	911,012.53	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	62,733.00	552,634.00	10

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	584,240.79	961,259.21	38
301-541-60-6308	HUEY ST IMPROVEMENTS	1,088,856.37	1,577,505.55	1,344,576.12	232,929.43	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**	**2,500,831.26**	**3,135,263.88**	**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	2,884,298.69	10,360,498.31	22
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**	**2,887,033.19**	**11,132,469.41**	**21**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	66,745.05	804,000.00	14,214.39	789,785.61	2
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**	**20,007.42**	**883,992.58**	**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	5,000,000.00	0.00	100
	CAPITAL IMPROVEMENT FUN Expenditure To	**16,788,121.60**	**25,933,500.00**	**10,421,109.10**	**15,512,390.90**	**40**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**15,874,366.58**	**10,111,494.31**

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Expenditures:	**16,788,121.60**	**10,421,109.10**
Net Income:	**913,755.02-**	**309,614.79-**

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	193,794.04	69,205.96-	74
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	19,766.24	9,766.24	198
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	16,459.85	16,459.85	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	52,792.98	27,792.98	211
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**	**10,486,937.65**	**15,582,292.35-**	**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	126,593.02	68,332.98	65
401-530-10-1500	SICK LEAVE	9,675.56	0.00	5,142.56	5,142.56-	0
401-530-10-1600	VACATION PAY	11,520.36	0.00	6,786.92	6,786.92-	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	10,964.06	4,146.94	73
401-530-10-2200	RETIREMENT	24,522.79	26,570.00	19,608.86	6,961.14	74
401-530-10-2210	BENEFIT ADMIN FEES	27.00	0.00	40.50	40.50-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	35,371.45	43,200.00	28,847.89	14,352.11	67
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	3,017.50	17.50-	101
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	26,973.79	8,776.21	75
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	3,727.94	1,672.06	69
401-530-30-4110	IT LICENSING / EQUIPMENT	35,983.74	45,520.00	27,284.96	18,235.04	60
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	31,457.27	32,800.00	21,816.07	10,983.93	67
401-530-30-4300	UTILITIES EXPENSE	17,689.80	20,000.00	10,656.22	9,343.78	53
401-530-30-4400	RENTAL & LEASING	3,806.53	3,750.00	1,099.82	2,650.18	29
401-530-30-4500	GENERAL INSURANCE	316,165.89	450,000.00	364,728.50	85,271.50	81
401-530-30-4600	REPAIR & MAINTENANCE	23,424.12	31,950.00	7,735.08	24,214.92	24
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,373.19	16,200.00	12,385.42	3,814.58	76
401-530-30-5100	OFFICE SUPPLIES	527.17	1,000.00	210.43	789.57	21
401-530-30-5200	OPERATING SUPPLIES	5,465.63	5,500.00	4,288.06	1,211.94	78
401-530-30-5400	SUBSCRIPTIONS/DUES	409.86	500.00	37.50	462.50	8
401-530-30-5500	TRAINING	760.00	2,000.00	760.00	1,240.00	38
	530 PHYSICAL ENVIRONMENT/ADMIN:	**769,918.86**	**970,277.00**	**714,467.39**	**255,809.61**	**74**
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	675,830.64	599,824.36	53
401-533-10-1250	ON CALL	12,800.00	14,000.00	9,500.00	4,500.00	68
401-533-10-1260	SHIFT DIFFERENTIAL	0.00	5,200.00	0.00	5,200.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1300	OVERTIME	15,771.12	15,000.00	14,970.30	29.70	100
401-533-10-1500	SICK LEAVE	26,918.54	0.00	23,006.35	23,006.35-	0
401-533-10-1600	VACATION PAY	37,247.11	0.00	27,206.62	27,206.62-	0
401-533-10-1700	INCENTIVE PAY	1,250.00	0.00	2,000.00	2,000.00-	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	60,742.80	35,209.20	63
401-533-10-2200	RETIREMENT	121,823.02	189,426.00	108,018.56	81,407.44	57
401-533-10-2210	BENEFIT ADMIN FEES	94.50	0.00	63.00	63.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	148,013.42	249,470.00	125,677.91	123,792.09	50
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	52,952.52	140,723.14	27
401-533-30-3400	OTHER CONTRACTUAL SERVICES	215,610.16	304,516.00	123,961.61	180,554.39	41
401-533-30-3450	CLOTHING AND UNIFORMS	8,125.98	11,000.00	6,213.05	4,786.95	56
401-533-30-4000	TRAVEL & PER DIEM	4,225.57	8,000.00	5,163.39	2,836.61	65
401-533-30-4100	TELEPHONE EXPENSE	35,834.80	30,000.00	24,290.03	5,709.97	81
401-533-30-4110	IT LICENSING / EQUIPMENT	46,137.96	57,110.00	21,704.75	35,405.25	38
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	975.18	3,500.00	583.96	2,916.04	17
401-533-30-4300	UTILITIES EXPENSE	180,007.68	150,000.00	137,207.09	12,792.91	91
401-533-30-4400	RENTAL & LEASING	3,226.26	9,000.00	2,387.51	6,612.49	27
401-533-30-4600	REPAIR & MAINTENANCE	146,646.39	160,000.00	128,092.78	31,907.22	80
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	1,870.70	1,979.30	49
401-533-30-5100	OFFICE SUPPLIES	3,794.37	6,500.00	1,137.63	5,362.37	18
401-533-30-5200	OPERATING SUPPLIES	162,974.79	231,000.00	88,240.17	142,759.83	38
401-533-30-5220	WATER METERS	9,455.12-	449,853.19	175,746.03	274,107.16	39
401-533-30-5250	FUEL EXPENSE	45,671.38	45,000.00	28,277.48	16,722.52	63

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5260	CHEMICALS	398,028.60	350,000.00	384,421.90	34,421.90-	110
401-533-30-5270	LABORATORY SAMPLES	47,076.00	45,000.00	23,021.00	21,979.00	51
401-533-30-5400	SUBSCRIPTIONS/DUES	7,231.64	9,000.00	2,148.55	6,851.45	24
401-533-30-5500	TRAINING	8,512.18	7,600.00	6,800.85	799.15	89
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	85,001.40	134,998.60	39
401-533-60-6350	LOOP/UPGRADE WATER MAINS	222,690.90	1,021,554.60	347,337.05	674,217.55	34
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	342,112.00	333,003.24	9,108.76	97
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**	**3,237,152.35**	**3,176,932.10**	**50**
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	1,138,253.95	646,110.05	64
401-535-10-1250	ON CALL	18,700.00	19,500.00	15,125.00	4,375.00	78
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	35,981.83	16,481.83-	185
401-535-10-1500	SICK LEAVE	47,850.49	0.00	38,731.28	38,731.28-	0
401-535-10-1600	VACATION PAY	60,148.99	0.00	54,057.27	54,057.27-	0
401-535-10-1700	INCENTIVE PAY	1,900.00	0.00	4,100.00	4,100.00-	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	104,008.56	26,592.44	80
401-535-10-2200	RETIREMENT	184,571.41	282,391.00	184,907.85	97,483.15	65
401-535-10-2210	BENEFIT ADMIN FEES	310.50	0.00	396.00	396.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	190,157.83	320,740.00	199,880.34	120,859.66	62
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	44,480.46	145,519.54	23
401-535-30-3400	OTHER CONTRACTUAL SERVICES	217,229.14	1,059,000.00	496,618.89	562,381.11	47
401-535-30-3450	CLOTHING AND UNIFORMS	9,168.63	14,000.00	8,475.48	5,524.52	61
401-535-30-4000	TRAVEL & PER DIEM	6,841.37	8,000.00	10,512.72	2,512.72-	131
401-535-30-4100	TELEPHONE EXPENSE	24,270.19	23,000.00	20,158.32	2,841.68	88
401-535-30-4110	IT LICENSING / EQUIPMENT	40,258.57	55,250.00	21,853.79	33,396.21	40
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	2,613.94	3,000.00	708.78	2,291.22	24
401-535-30-4300	UTILITIES EXPENSE	517,849.79	450,000.00	330,499.81	119,500.19	73
401-535-30-4400	RENTAL & LEASING	33,742.50	75,000.00	22,927.56	52,072.44	31
401-535-30-4600	REPAIR & MAINTENANCE	641,053.33	700,000.00	454,078.08	245,921.92	65
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	10,881.08	15,000.00	440.36	14,559.64	3
401-535-30-4940	LANDFILL DISPOSAL FEES	166,291.56	180,000.00	118,012.87	61,987.13	66
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	4,242.10	1,257.90	77
401-535-30-5200	OPERATING SUPPLIES	260,523.82	330,000.00	169,178.00	160,822.00	51
401-535-30-5250	FUEL EXPENSE	71,968.39	65,000.00	68,150.66	3,150.66-	105
401-535-30-5260	CHEMICALS	257,346.12	228,000.00	209,782.31	18,217.69	92
401-535-30-5270	LABORATORY SAMPLES	160,464.00	300,000.00	214,002.00	85,998.00	71
401-535-30-5400	SUBSCRIPTIONS/DUES	2,675.94	5,000.00	1,696.59	3,303.41	34
401-535-30-5500	TRAINING	8,923.94	10,000.00	6,579.65	3,420.35	66
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	100,000.00	51,084.41	48,915.59	51
401-535-60-6250	LIFT STATION UPGRADES	45,146.91	904,416.42	360,585.91	543,830.51	40
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	407,531.62	237,468.38	63
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**	**5,873,688.28**	**3,446,151.48**	**63**
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**	**10,319,880.50**	**15,749,339.50**	**40**

401 UTILITY FUND	**Prior**	**YTD**
Revenues:	**16,243,146.97**	**10,486,937.65**
Expenditures:	**11,339,309.71**	**10,319,880.50**
Net Income:	**4,903,837.26**	**167,057.15**

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	76,171.99	76,171.99	0
402-382-0010	TRANSFER FROM GENERAL FUND	3,000,000.00	6,000,000.00	6,000,000.00	0.00	100
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	5,000,000.00	5,000,000.00	0.00	100
402-382-4090	TRANSFER FROM WW SDC FUND	1,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00-	67
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**	**23,641,647.93**	**122,108,352.07-**	**16**

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	7,725.00	4,262,275.00	0
402-536-70-7353	WWTP PROJECT	0.49-	64,441,700.00	4,364,013.08	60,077,686.92	7
	536 Total	**0.49-**	**68,711,700.00**	**4,371,738.08**	**64,339,961.92**	**6**
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**	**4,371,738.08**	**141,378,261.92**	**3**

402 CAPITAL PROJECTS (LOAN/GRANT)	**Prior**	**YTD**
Revenues:	**9,038,836.54**	**23,641,647.93**
Expenditures:	**854,219.51**	**4,371,738.08**

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Net Income:	**8,184,617.03**	**19,269,909.85**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	265.69	240.00	109.74	130.26-	46
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**	**109.74**	**53,730.26-**	**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	10,000.00	0.00	100
	INDUSTRIAL FUND Expenditure Totals	**16,607.00**	**53,840.00**	**10,000.00**	**43,840.00**	**19**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**265.69**	**109.74**
Expenditures:	**16,607.00**	**10,000.00**
Net Income:	**16,341.31-**	**9,890.26-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	18.29	0.00	5.28	5.28	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**	**5.28**	**51,094.72-**	**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	240.00	240.00-	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**	**240.00**	**50,860.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**18.29**	**5.28**
Expenditures:	**231,685.76**	**240.00**
Net Income:	**231,667.47-**	**234.72-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	15.50	0.00	20.49	20.49	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**	**20.49**	**154,479.51-**	**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	241.24	241.24-	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**	**241.24**	**154,258.76**	**0**

406 WASTEWATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**15.50**	**20.49**
Expenditures:	**360.19**	**241.24**
Net Income:	**344.69-**	**220.75-**

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	761,213.98	2,675,786.02-	22
408-361-0000	INTEREST EARNED	528.97	200.00	388.07	188.07	194
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**	**761,602.05**	**8,025,597.95-**	**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	263.58	263.58-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	50,000.00	29,948.00	20,052.00	60
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.50-	5,564,547.50	1,129,665.84	4,434,881.66	20
	533 Total	**388.65**	**6,684,547.50**	**2,228,900.46**	**4,455,647.04**	**33**
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	224,927.97	2.03	100
408-582-70-7207	SRF INTEREST - OXFORD WTP	33,068.02	31,100.00	31,101.63	1.63-	100
	582 Total	**33,068.02**	**256,030.00**	**256,029.60**	**0.40**	**100**
	WATER SDC FEES Expenditure Totals	**570,571.25**	**8,787,200.00**	**2,484,930.06**	**6,302,269.94**	**28**

408 WATER SDC FEES	**Prior**	**YTD**
Revenues:	**1,991,424.19**	**761,602.05**
Expenditures:	**570,571.25**	**2,484,930.06**

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Net Income:	**1,420,852.94**	**1,723,328.01 -**

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	1,977,246.65	5,172,753.35-	28
409-361-0000	INTEREST EARNED	1,268.48	500.00	907.37	407.37	181
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**	**1,978,154.02**	**17,645,005.98-**	**10**

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	262.95	237.05	53
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	1,630,781.81	35,709.14	98
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**	**1,631,044.76**	**2,035,946.19**	**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	10,000,000.00	5,000,000.00	67
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**	**10,000,000.00**	**5,000,000.00**	**67**
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	69,830.18	0.18-	100
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	309.57	290.00	288.62	1.38	100
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**	**72,851.91**	**2,778.09**	**96**
	WASTEWATER SDC FEES Expenditure Totals	**3,309,129.25**	**19,623,160.00**	**11,703,896.67**	**7,919,263.33**	**60**

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409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	5,727,604.88	1,978,154.02
Expenditures:	3,309,129.25	11,703,896.67
Net Income:	2,418,475.63	9,725,742.65-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	137.58	100.00	85.74	14.26-	86
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**	**85.74**	**51,859.26-**	**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**	**85.74**
Expenditures:	**0.00**	**0.00**
Net Income:	**137.58**	**85.74**

Grand Totals	Prior	YTD
Revenues:	86,835,874.18	83,228,662.48
Expenditures:	74,251,350.29	74,931,942.53
Net Income:	12,584,523.89	8,296,719.95

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 12, 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	Utility Deputy Director	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 - J were approved. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the consent agenda as presented. The motion carried unanimously.

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

A. Expenditure Report

B. Minutes for Approval: March 3, 2025 Commission Workshop

C. Minutes for Approval: March 10, 2025 Regular Commission Meeting

D. PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

E. A25-0481 VOSO Unit 162 Final Plat

F. A25-0757 VOSO UNIT 154 Final Plat

G. A25-0803 VOSO UNIT 152 Final Plat

H. A25-1001 VOSO Unit 155 Final Plat

I. A25-1074 VOSO Unit 287 Final Plat

J. A25-1164 VOSO Unit 166 Final Plat

3. Presentations and/or Proclamations

A. Proclaim May 11-17, 2025, as National Police Week

Mayor Wolf read a proclamation declaring May 11-17, 2025, as National Police Week in Wildwood. The proclamation recognized the dedication and service of law enforcement officers in protecting the community. Motion to approve by Commissioner Flores, second by Commissioner Elliott. Motion carried unanimously. Commissioner Elliott made additional comments recognizing and thanking the Wildwood Police Department for their service.

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

B. Proclaim May 18-24, 2025, as National Public Works Week

Mayor Wolf read a proclamation declaring May 18-24, 2025, as National Public Works Week in Wildwood. The proclamation recognized the essential services provided by public works professionals in maintaining infrastructure and quality of life for residents. Motion to approve by Commissioner Green, second by Commissioner Bivins. 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

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 2404-003 Johary Real Estate

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment to change two acres from Agriculture (Sumter County) to Commercial (City) for a proposed dental/medical office. Staff and the Special Magistrate recommended approval. Motion to approve Ordinance No. O2025-8 on second and final reading by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

C. A25-0821 - SSCP - 5127 CR 169

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment for a residential property in the Orange Home area. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-13 on second and final reading by Commissioner Green, second by Commissioner Bivins. 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

D. Amendments to City of Wildwood Code of Ordinances

Development Services Director Strickland presented an ordinance to amend various sections of the City Code related to advertising requirements, alcohol regulations, and other provisions. Staff recommended approval. Motion to adopt Ordinance No. O2025-17 on second and final reading by Commissioner Bivins, second by Commissioner Elliott. 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2404-002 Johary Real Estate

Development Services Director Strickland presented an ordinance to change the zoning from RR-1 (County) to C-2 (City) for a 2-acre parcel, accompanying the future land use amendment approved in Ordinance No. O2025-8. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-9 on second and final reading by Commissioner Bivins, second by Commissioner Green. Motion carried unanimously.

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

B. A25-0823 - Rezoning - 5127 CR 169

Development Services Director Strickland presented an ordinance to rezone the 5127 CR 169 property, accompanying the future land use amendment approved in Ordinance No. O2025-13. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-14 on second and final reading by Commissioner Flores, second by Commissioner Green. 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

6. Public Forum - 4 minute time limit

Resident Marie Frances spoke about water issues, expressing concern about her high water bill and the requirement to irrigate grass. She also requested the city consider building a senior center in Wildwood.

Brother Steve spoke in support of adopting a resolution declaring Wildwood a "safe personhood city" to protect unborn children. He provided a draft resolution and requested the Commission consider placing it on a future agenda.

John Labriola spoke in support of Brother Steve's proposed resolution and requested the Commission consider adopting it.

7. Ordinances First Reading Only (No Vote)

A. A25-1233 Monarch Ranch North Phase 1

Development Services Director Strickland presented an ordinance for first reading to annex approximately 49.406 acres for the Monarch Ranch North Phase 1 development. Staff recommended approval. First reading only. No vote taken.

RESULT:	**FIRST READING**	**PUBLIC HEARING: June 9, 2025**

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Pre-Engineered Metal Building Materials for the Amount of $318,041.76

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

B. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Storm Water Pre-Cast Structures for the Amount of $117,319.00

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

C. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Reinforced Concrete Pipe (RCP) for the Amount of $197,164.24

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

D. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Water and Sanitary Pipes and Accessories for the Amount of $349,310.72

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on

together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

E. Millennium Park Phase 1 & 2 Project Payment Application No. 3 for Kingdom Construction in the Amount of $445,199.72

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

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

F. Wastewater Treatment Plant Phase One Pay Application No. 2 for the Amount of $543,039.53

Utility Deputy Director Martin presented a pay application for the wastewater treatment plant expansion project. Motion to approve the payment by Commissioner Green, second by Commissioner Bivins. 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

G. CR 501 WTP Iron Filter Project Pay Application No. 3 to SGS Contracting Services, Inc in the Amount of $102,315.00

Utility Deputy Director Martin presented a pay application for the CR 501 water treatment plan iron filter project. Motion to approve the payment by Commissioner Flores, second by Commissioner Elliott. Motion carried unanimously.

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

H. Project Management Consulting Services Contract with Hector Sanchez, PE

City Manager McHugh presented a consulting services contract with previous employee, Hector

Sanchez, PE, to continue his management of Public Works projects until his replacement could be hired. Motion to approve the payment by Commissioner Green, second by Commissioner Bivins. 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

A. Request to Cancel May 26, 2025, Commission Meeting

City Manager McHugh requested to cancel the May 26, 2025, Commission meeting due to the Memorial Day holiday. The Commission agreed by consensus.

B. Water Reclamation Facility Groundbreaking Ceremony on May 14, 2025

City Manager McHugh announced the Water Reclamation Facility groundbreaking ceremony on May 14, 2025, at 9:00 a.m. He noted safety requirements for attendees, including long pants and closed-toe shoes.

McHugh also reported that the Public Works Department was undergoing accreditation review by the American Public Works Association. He then informed the Commission about an upcoming US 301 road closure for railroad work, expressing concerns about the proposed detour route and lack of coordination with the city. Staff was working to address the issues with FDOT.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported on his appointment to the Florida Heartland League of Cities executive board and requested staff coordinate with other commissioners to identify alternates for various boards and committees he serves on.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:36 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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Right-of-way Deed for The Villages of Southern Oaks Unit Nos. 152, 154, 155, 156, 161, 162, 172, and 287**

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 rights-of-way for ownership. The Villages Community Development District No.15 will maintain the rights-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 rights-of-way within the following subdivisions:

- Villages of Southern Oaks Unit No. 152
- Villages of Southern Oaks Unit No. 154
- Villages of Southern Oaks Unit No. 155
- Villages of Southern Oaks Unit No. 156
- Villages of Southern Oaks Unit No. 161
- Villages of Southern Oaks Unit No. 162
- Villages of Southern Oaks Unit No. 172
- Villages of Southern Oaks Unit No. 287

DATED: 6/19/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

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

June 18, 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. 152, 154, 155, 156, 161, 162, 172, and 287

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. 152**, per the Plat recorded in Plat Book 23, Pages 1, 1A through 1P, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 154**, per the Plat recorded in Plat Book 23, Pages 3, 3A through 3B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 155**, per the Plat recorded in Plat Book 23, Pages 4, 4A through 4B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 156**, per the Plat recorded in Plat Book 23, Pages 5 and 5A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 161**, per the Plat recorded in Plat Book 23, Pages 8 and 8A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 162**, per the Plat recorded in Plat Book 23, Pages 7, 7A through 7D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 172**, per the Plat recorded in Plat Book 23, Pages 6 and 6A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 287**, per the Plat recorded in Plat Book 23, Pages 2, 2A through 2I, 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 McNeil, Paralegal to
Erick D. Langenbrunner, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Silas Daniel (w/enclosures)
(via email: sdaniel@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 12th day of June, 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. 152**, per the Plat recorded in Plat Book 23, Pages 1, 1A through 1P, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 154**, per the Plat recorded in Plat Book 23, Pages 3, 3A through 3B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 155**, per the Plat recorded in Plat Book 23, Pages 4, 4A through 4B, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 156**, per the Plat recorded in Plat Book 23, Pages 5 and 5A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 161**, per the Plat recorded in Plat Book 23, Pages 8 and 8A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 162**, per the Plat recorded in Plat Book 23, Pages 7, 7A through 7D, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 172**, per the Plat recorded in Plat Book 23, Pages 6 and 6A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 287**, per the Plat recorded in Plat Book 23, Pages 2, 2A through 2I, 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 12th day of June, 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: Jennifer Farlow
Commission Number: HH 186555
Commission Expires: 11/1/25

JENNIFER FARLOW
MY COMMISSION # HH 186555
EXPIRES: November 1, 2025
Bonded Thru Notary Public Underwriters

Rec. 27.00
Doc. 0.70
Copy 3.00
30.70

Erin C Munz, Sumter County Clerk of Court
Inst: 202560025278 Date: 05/28/2025 Time: 8:37AM
Page 1 of 3 B: 4871 P: 73 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 28th day of May, 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, I, and J of **Villages of Southern Oaks Unit No. 152**, per the Plat recorded in Plat Book 23, Pages 1, 1A through 1P, 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. 154**, per the Plat recorded in Plat Book 23, Pages 3, 3A through 3B, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, E, F, and G of **Villages of Southern Oaks Unit No. 155**, per the Plat recorded in Plat Book 23, Pages 4, 4A through 4B, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A and B of **Villages of Southern Oaks Unit No. 156**, per the Plat recorded in Plat Book 23, Pages 5 and 5A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 161**, per the Plat recorded in Plat Book 23, Pages 8 and 8A, inclusive, Public Records of Sumter County, Florida.

Erin C Munz, Sumter County Clerk of Court
Inst: 202560025278 Date: 05/28/2025 Time: 8:37AM
Page 2 of 3 B: 4871 P: 74 By: BO
Doc Stamp-Deed: 0.70

All roadways and Tract A of **Villages of Southern Oaks Unit No. 162**, per the Plat recorded in Plat Book 23, Pages 7, 7A through 7D, 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. 172**, per the Plat recorded in Plat Book 23, Pages 6 and 6A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A and B of **Villages of Southern Oaks Unit No. 287**, per the Plat recorded in Plat Book 23, Pages 2, 2A through 2I, 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.

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 McNeil
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

Erin C Munz, Sumter County Clerk of Court
Inst: 202560025278 Date: 05/28/2025 Time: 8:37AM
Page 3 of 3 B: 4871 P: 75 By: BO
Doc Stamp-Deed: 0.70

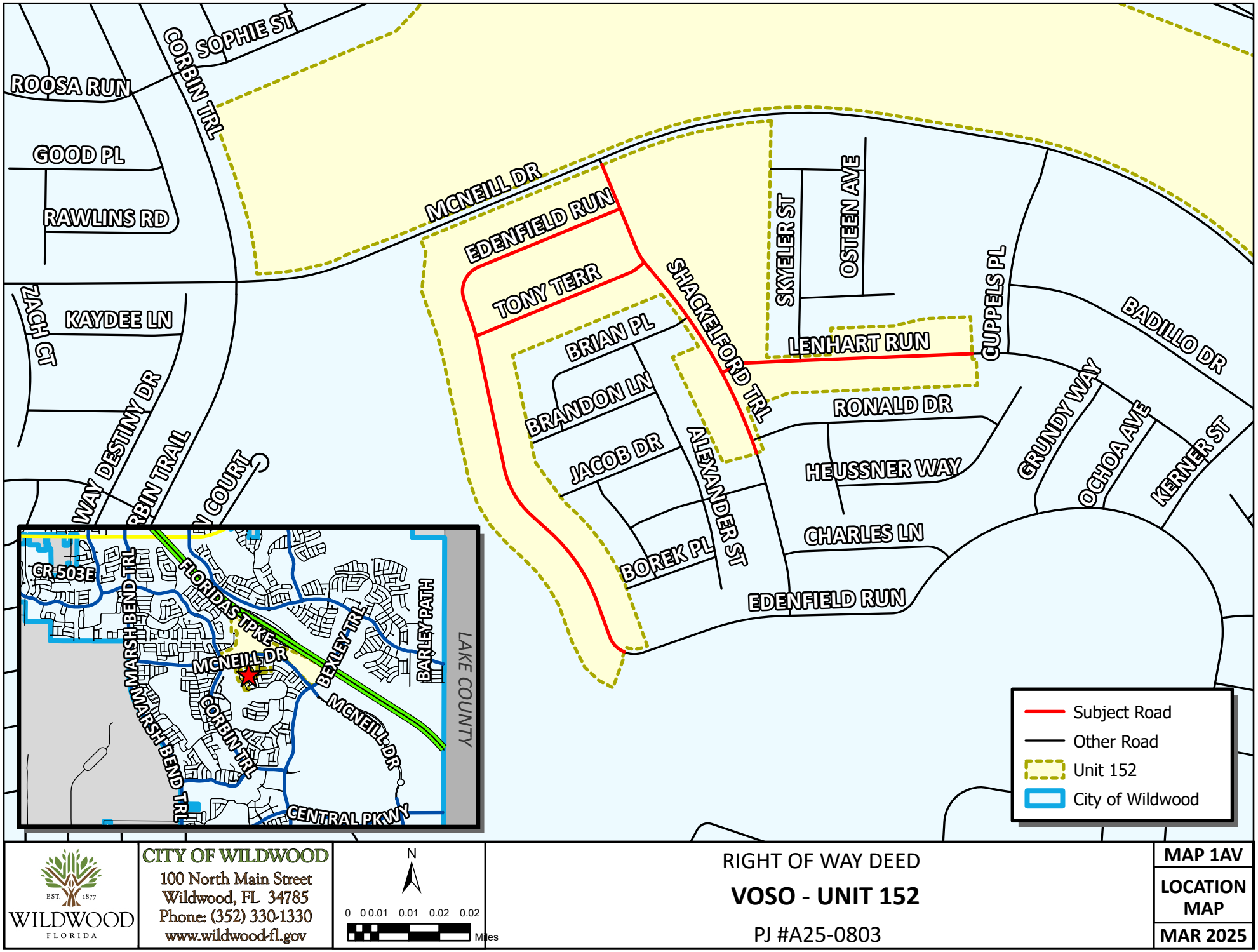
STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 20th day of May, 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 McNeil
My Commission Expires: _____
My Commission Number: _____

NOTARY PUBLIC STATE OF FLORIDA

ZOEY DEVINE MCNEIL
Commission # HH 668718
Expires June 25, 2027



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 0.01 0.01 0.02 0.02 Miles

RIGHT OF WAY DEED

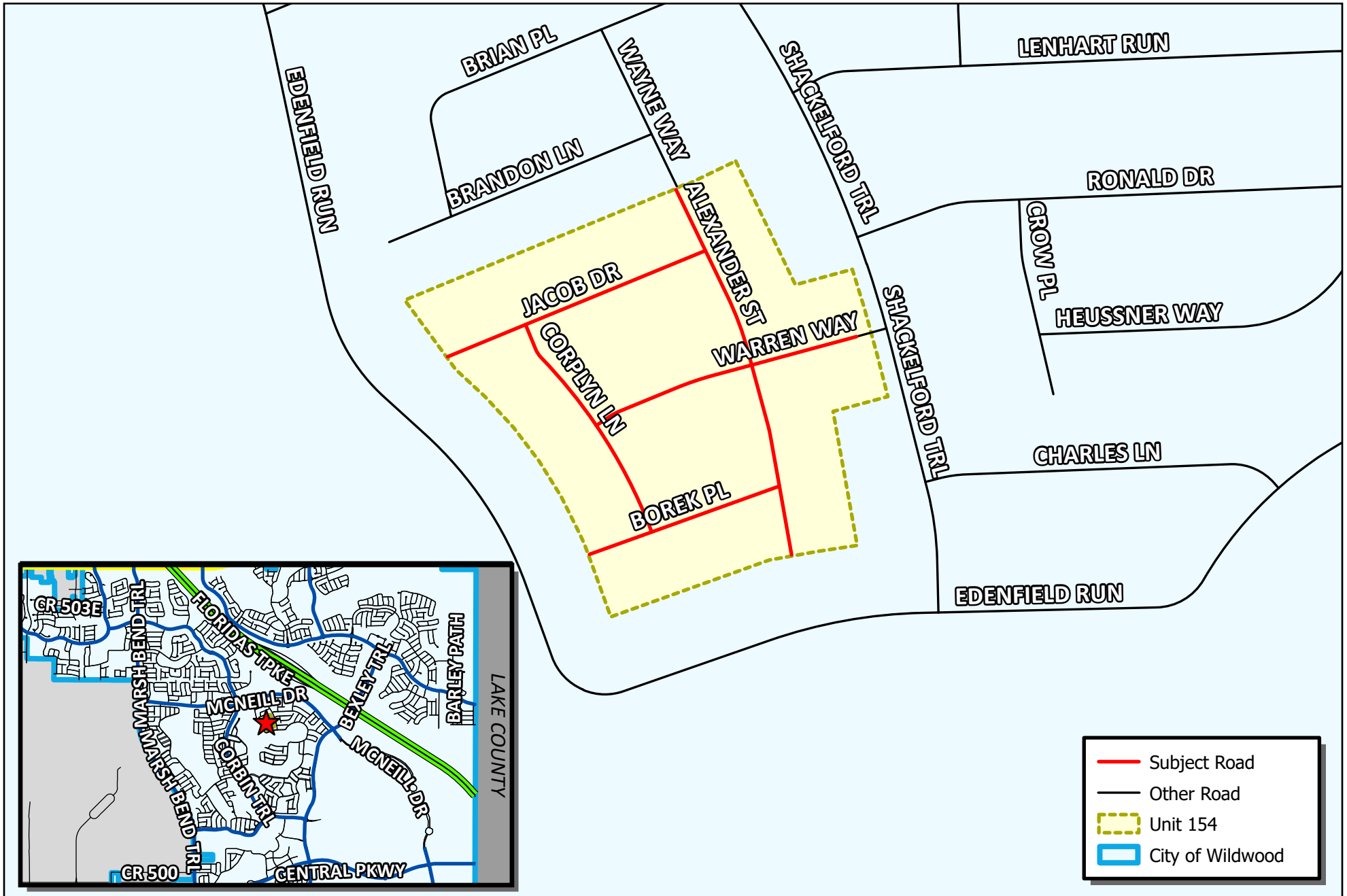
VOSO - UNIT 152

PJ #A25-0803

MAP 1AV

LOCATION MAP

MAR 2025



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 0.01 0.01 0.02 0.02 Miles

RIGHT OF WAY DEED

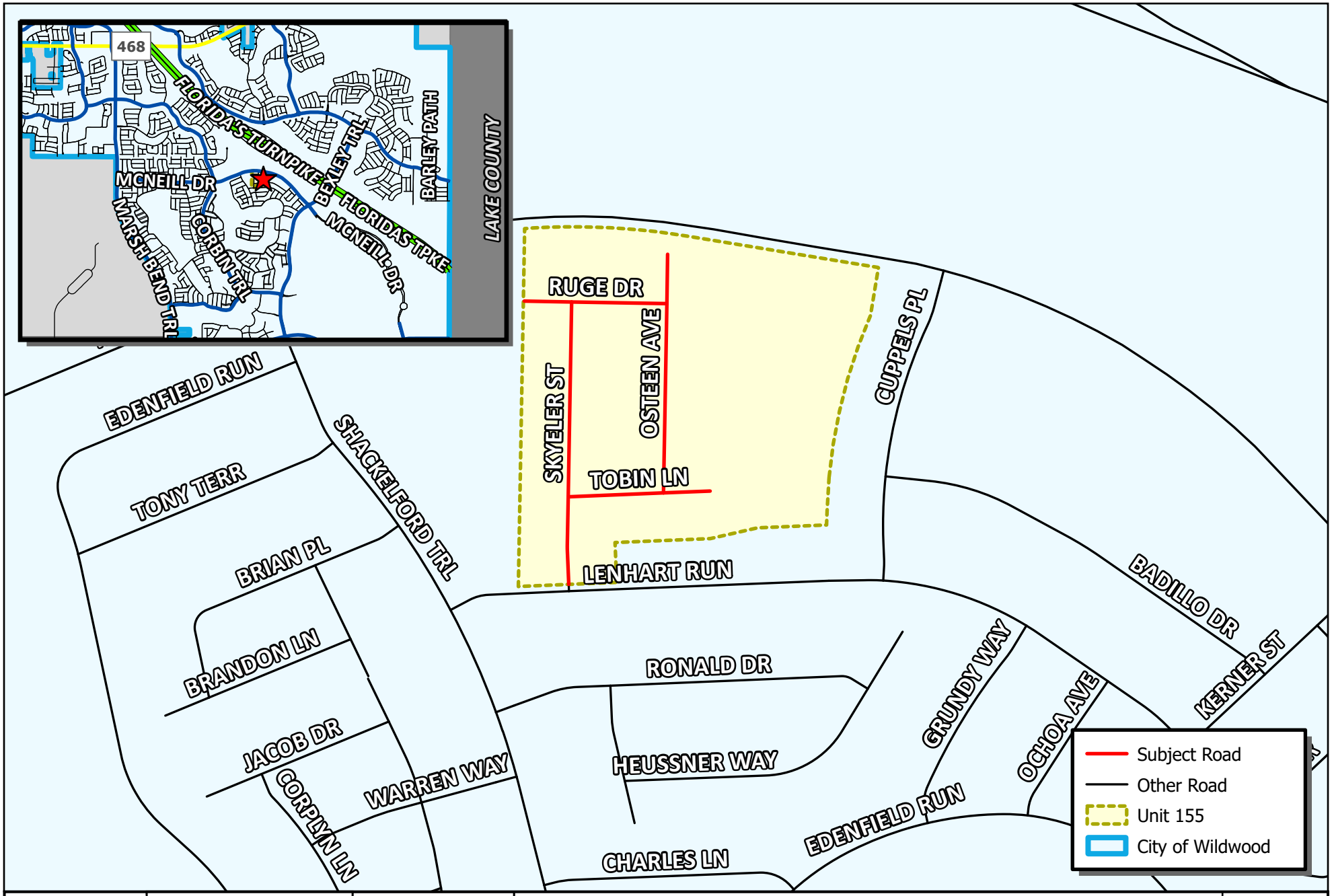
VOSO - UNIT 154

PJ #A25-0757

MAP 1AV

LOCATION MAP

MAR 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

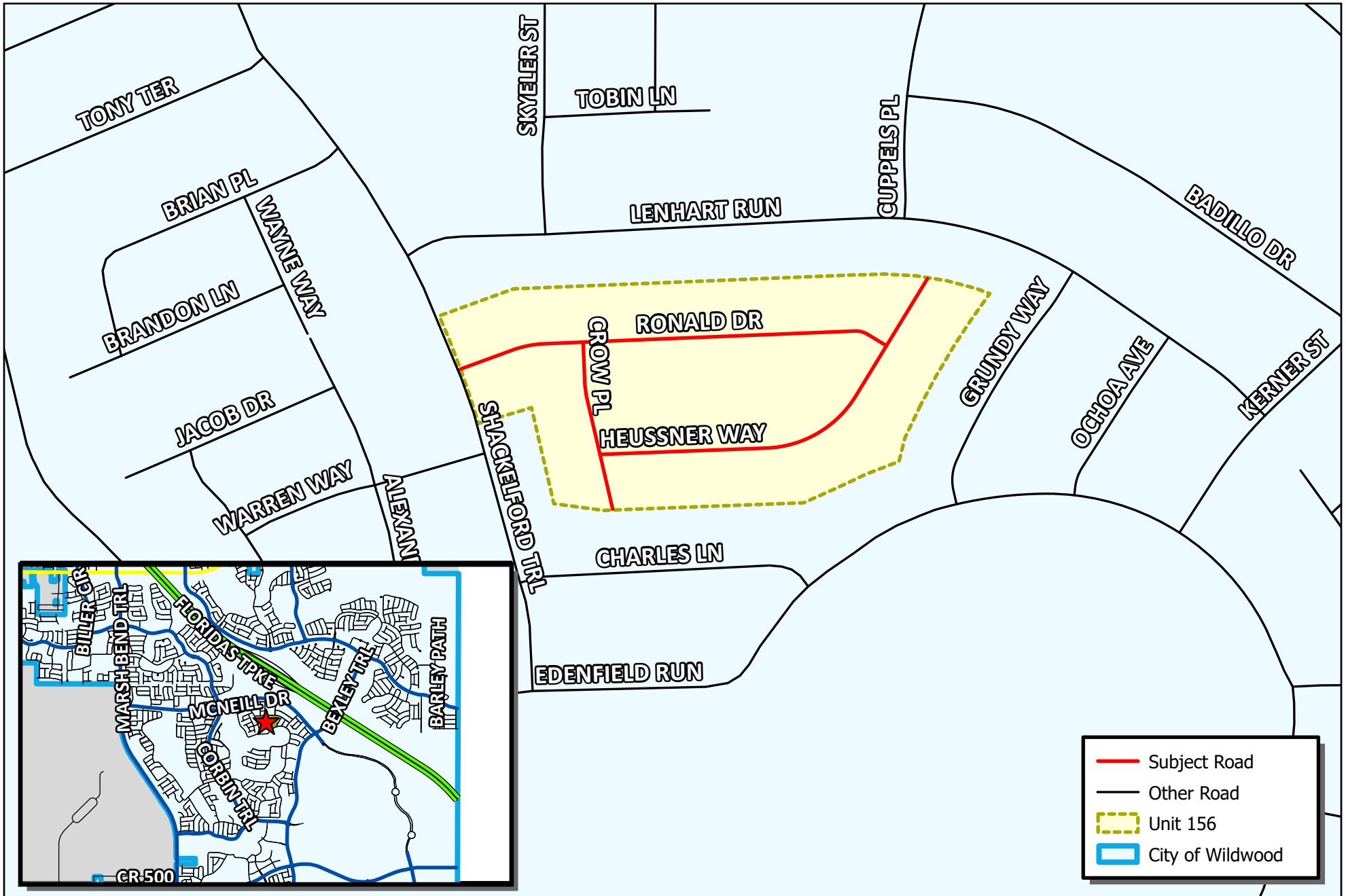
VOSO - UNIT 155

PJ #A25-1001

MAP 1AV

LOCATION MAP

MAR 2025



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 0.01 0.01 0.02 0.02 Miles

RIGHT OF WAY DEED

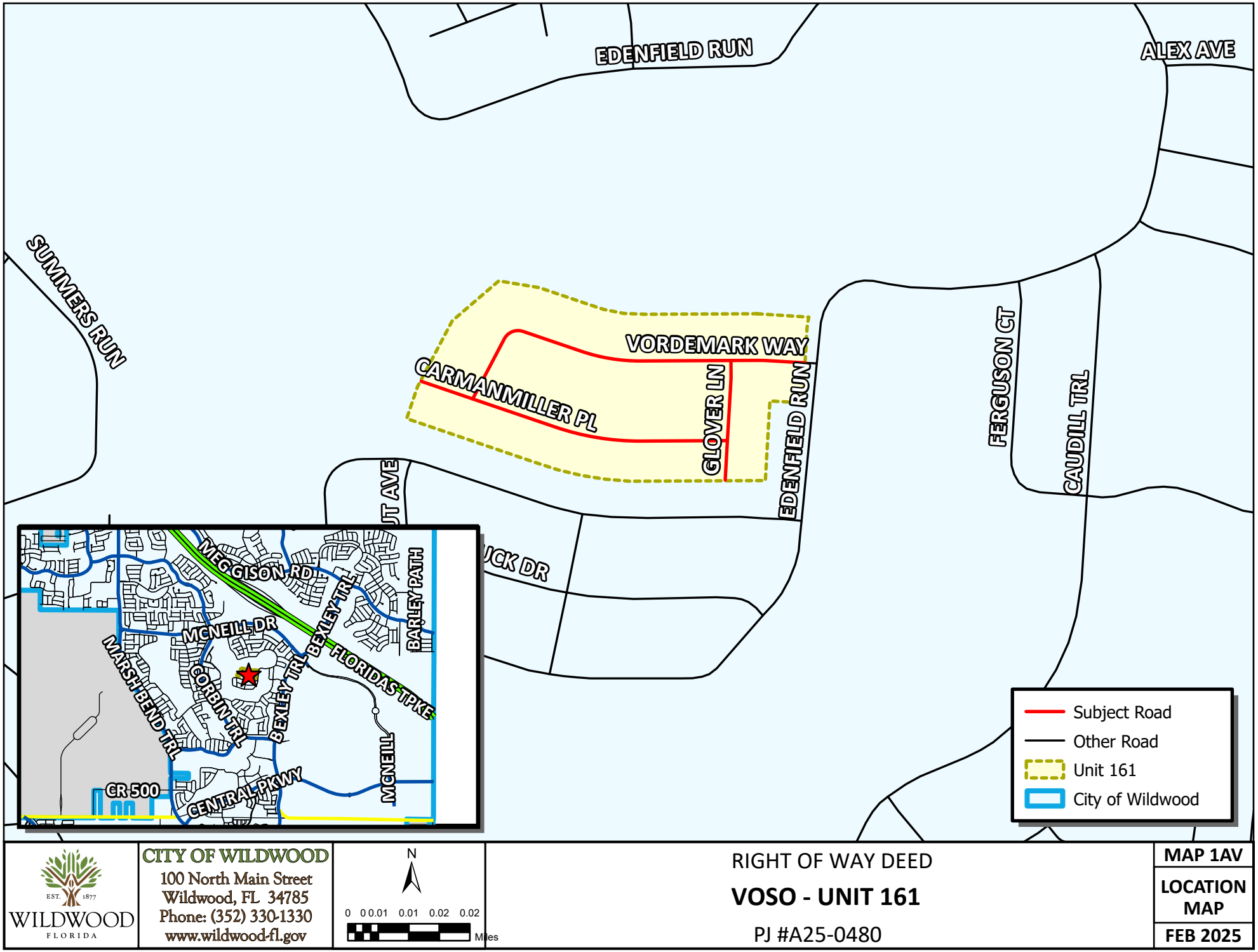
VOSO - UNIT 156

PJ #A25-0479

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

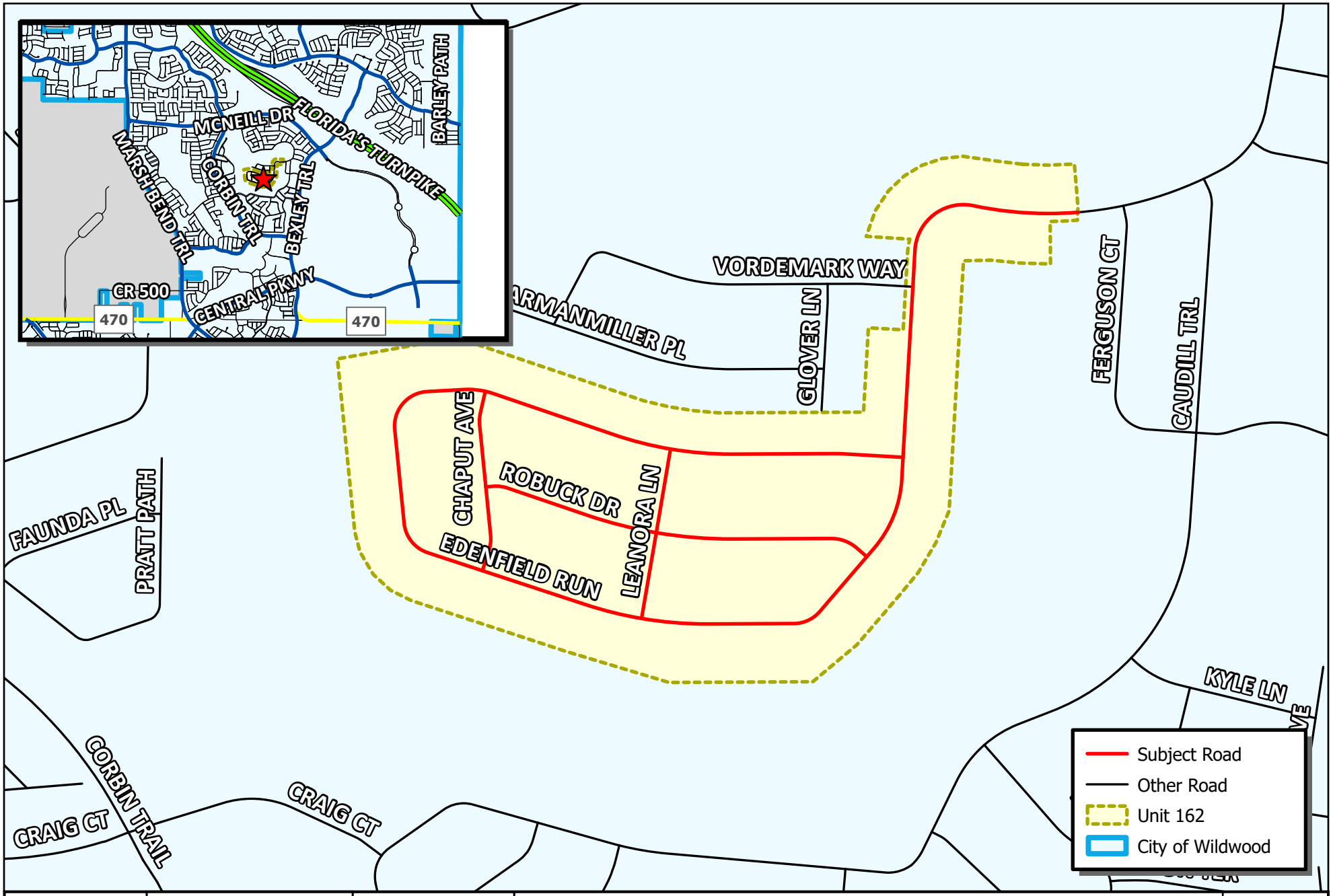
VOSO - UNIT 161

PJ #A25-0480

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

N

0 0 0.01 0.01 0.02 0.02 Miles

RIGHT OF WAY DEED

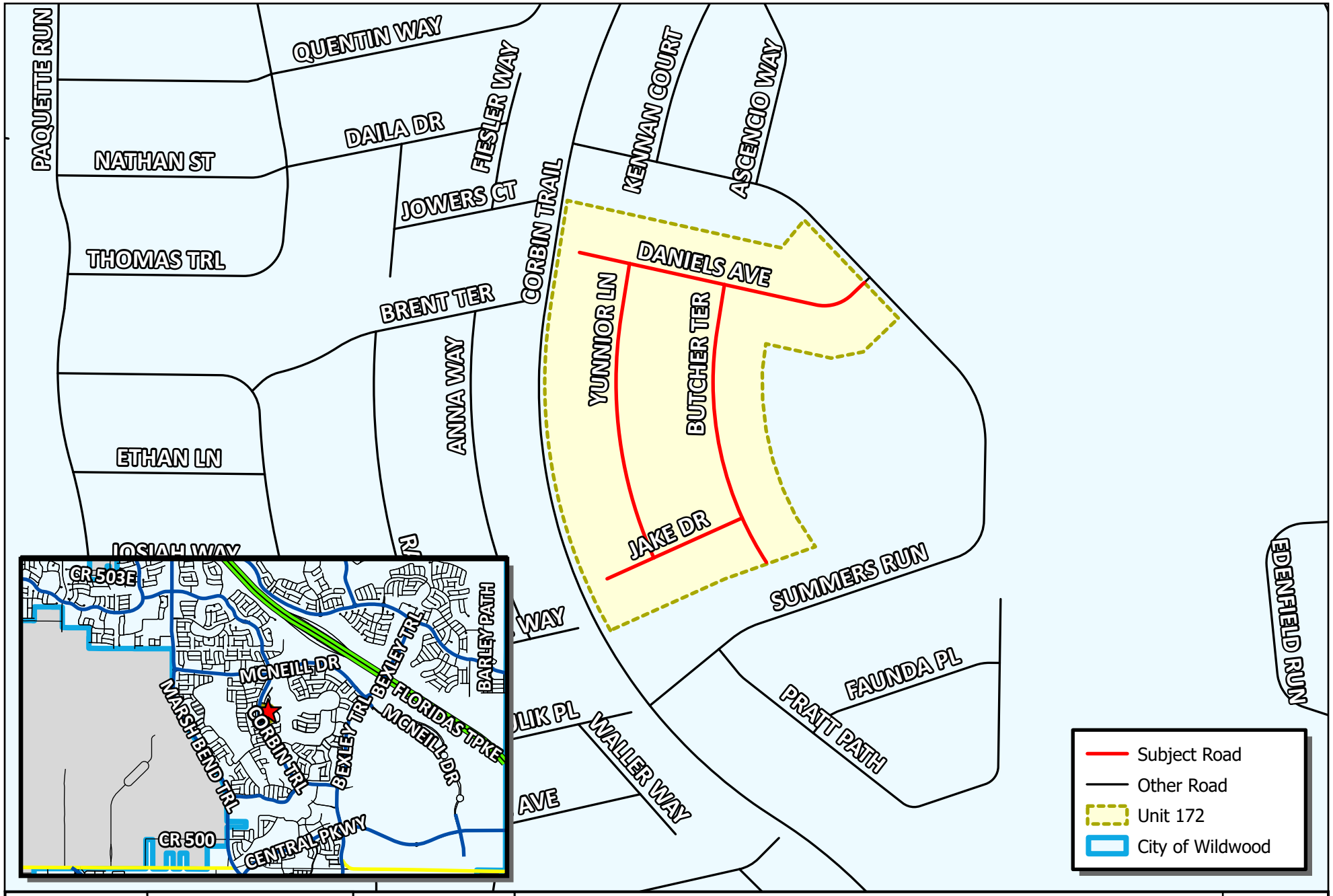
VOSO - UNIT 162

PJ #A25-0481

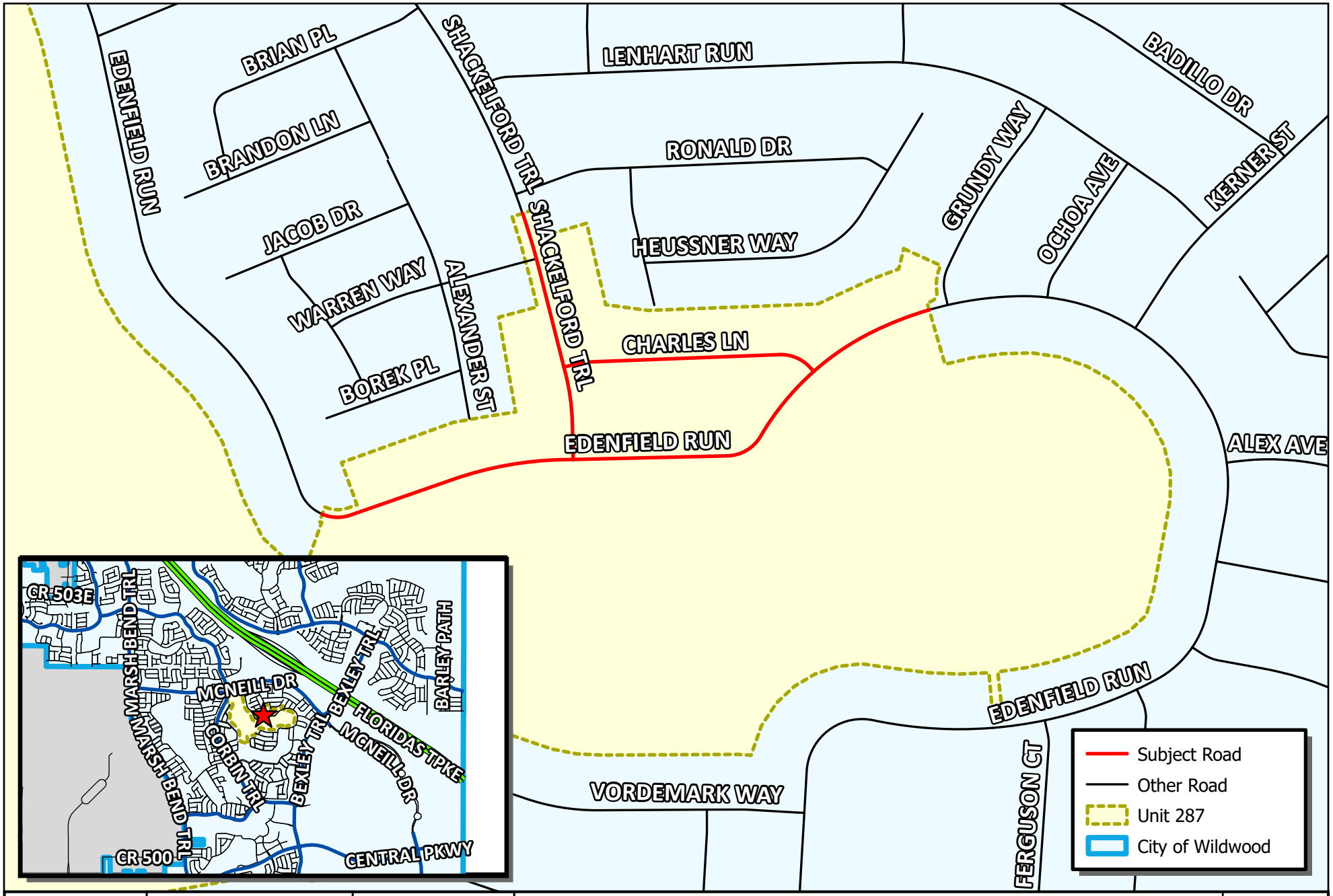
MAP 1AV

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	N Feet 0 0 0.01 0.01 0.02 0.02	RIGHT OF WAY DEED **VOSO - UNIT 172** PJ #A25-0551	**MAP 1AV** **LOCATION MAP** **MAR 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 0 0 0

RIGHT OF WAY DEED

VOSO - UNIT 287

PJ #A25-1074

MAP 1AV

LOCATION MAP

APR 2025

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2410-003 Oxford Crossings Racetrac**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval upon the submittal of any and all executed easements associated with the project.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

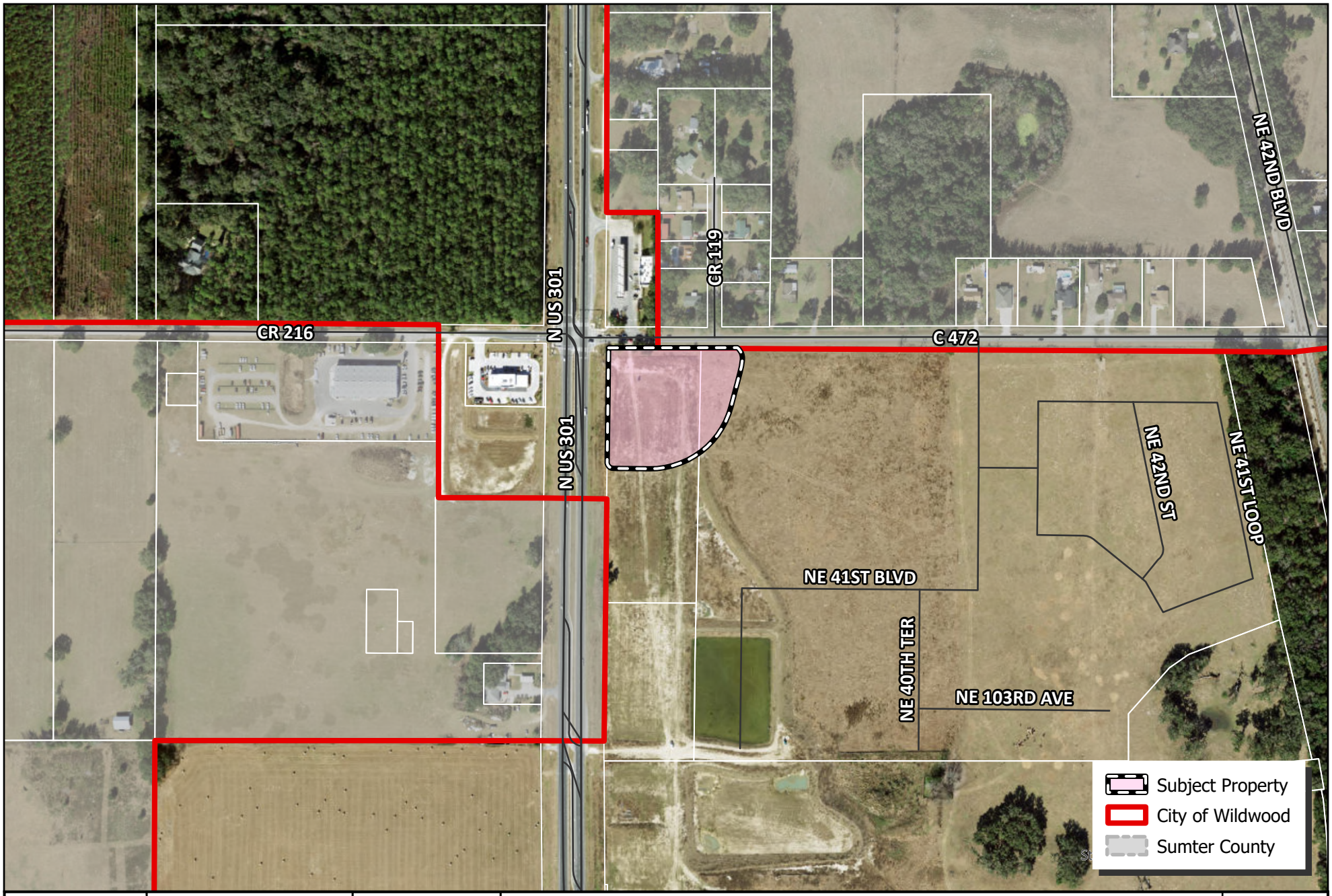
Case No:	SP 2410-003 Oxford Crossings Racetrac
Parcel Number:	D20-121 & D20-120
Acreage:	3.34 +/-
Property Location:	The subject parcel is generally located at the southeast corner of US Hwy 301 and CR 472
Owner:	Oxford Crossings LLC, Joe Nisbett, Manager
Applicant:	Joe Nisbett, Manager with Oxford Crossings LLC

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site storm water retention, in 3.34 acres MOL, as per the attached plans. The site plan has to be developed in line with the terms of the Oxford Crossings Planned Development Ordinance O2018-32.

The applicant will be required to submit any and all executed easements associated with this project prior to the release of a Development Order. SP 2410-003 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 7/8/2025

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

SP 2410-003

OXFORD CROSSINGS - RACETRAC

PARCELS D20-120 &D20-121

MAP 1B

LOCATION MAP

NOV 2024

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD	SP 2410-003	2024-10-18	UNDER REVIEW
SWFWMD	43029436.011	2024-10-18	UNDER REVIEW
FDEP WATER SELF CERTIFICATION			
FDEP SEWER SELF CERTIFICATION			
FDOT DRAINAGE			

DATE	REVISIONS	BY
2025-01-21	CITY OF WILDWOOD RAI #1	CPS
2025-02-21	CITY OF WILDWOOD RAI #2	KFM
2025-04-11	CITY OF WILDWOOD RAI #3	KFM
2025-05-15	CITY OF WILDWOOD RAI #4	KFM

MAJOR SITE PLAN
FOR
OXFORD CROSSING
RACETRAC

GENERAL NOTES:

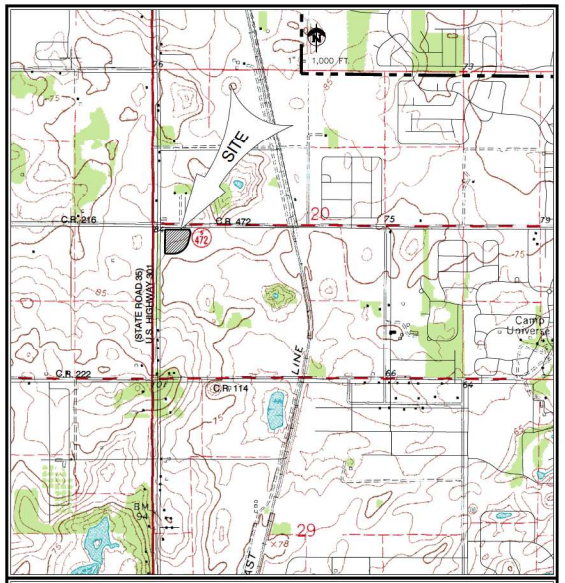
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS. THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°30'51"E A DISTANCE OF 194.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°42'10"W A DISTANCE OF 63.01 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 472 FOR THE POINT OF BEGINNING; THENCE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE RUN N89°55'33"E A DISTANCE OF 499.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF S16°41'45"W, 22.51 FEET TO WHICH A RADIAL LINE BEARS N58°07'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'01", AN ARC DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'20", AN ARC DISTANCE OF 75.96 FEET TO THE POINT OF TANGENCY; THENCE S14°42'35"W A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'09", AN ARC DISTANCE OF 437.74 FEET TO THE POINT OF TANGENCY; THENCE N89°17'16"W A DISTANCE OF 115.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'34", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG A NON-TANGENT LINE AND SAID EAST RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 468.37 FEET TO THE POINT OF BEGINNING.



VICINITY MAP 1" = 1000'

SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL MAP
04	DEMOLITION PLAN
05	SITE PLAN
06	SITE PAVING PLAN
07	GRADING PLAN
08	DRAINAGE PLAN
09	UTILITY PLAN
10	STRIPING PLAN
RD-1	HORIZONTAL CONTROL AND GEOMETRY PLAN
RD-2	STORM AND SANITARY SEWER PLAN
RD-3	GRADING AND DRAINAGE PLAN
RD-4	ROADWAY PLAN AND PROFILE
RD-5	ROADWAY PLAN AND PROFILE
RD-6	ROADWAY DETAILS
EC-1	EROSION CONTROL PLAN
D1	CITY OF WILDWOOD DETAILS
D2	CITY OF WILDWOOD DETAILS
D3	CITY OF WILDWOOD DETAILS
D4	GENERAL DETAILS
SD1	GENERAL DETAILS
SD2	GENERAL DETAILS
SD3	GENERAL DETAILS
SD4	GENERAL DETAILS
SD5	GENERAL DETAILS
SD6	GENERAL DETAILS
SD7	GENERAL DETAILS
SD8	GENERAL DETAILS

PROJECT TEAM

OWNER/DEVELOPER:
OXFORD CROSSING LLC
734 RUGBY STREET
ORLANDO, FLORIDA 32804
JOE NISBETT, REPRESENTATIVE
(407) 421-2015

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, P.E. ,FL. LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7393 ALFORD AVENUE
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL. REG. NO. 5912
(352) 748-3126

UTILITY CONTACTS

WATER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

SEWER:
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1349

POWER:
DUKE ENERGY
4906 E CR 462
WILDWOOD, FL 34785
PHONE: (352) 317-1339

TELEPHONE / CABLE
CENTURYLINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

GAS
TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
PO BOX, 2562
TAMPA, FLORIDA 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

SOLID WASTE COLLECTION
WASTE MANAGEMENT
9556 NE 44th DR
WILDWOOD, FL 34785
(352) 748-0236

This item has been digitally signed and sealed by Tyler County on the date adjacent to the seal. Signature must be verified on any electronic copies.

Tyler D Counts
2025.05.23
16:14:58-04'00'

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDELTON, FL 34762
(352) 748-3126

NO.	DATE
1	2025-01-21 CITY OF WILDWOOD RAI #1
2	2025-02-21 CITY OF WILDWOOD RAI #2
3	2025-04-11 CITY OF WILDWOOD RAI #3
4	2025-05-15 CITY OF WILDWOOD RAI #4

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS AND WRITTEN PERMISSION OF RACETRAC, INC. IS PROHIBITED.

RaceTrac.

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

COVER
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	01 COVER.dwg
01	2025/05/15 1:07 PM
SHEET NO.	VERSION

I:\FILES\ATTBRACKIN.NILLES\DOCUMENTS\CROSSINGS\0_SITE PLANS\OXFORD CROSSINGS\0_RACETRAC\CONSTRUCTION\01 COVER.dwg | PLOT DATE=5/15/2025 1:34 PM | SAVE DATE: 5/15/2025 1:33 PM | SAVED BY: KMERRITT

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE OWNER & ENGINEER OF RECORD OR WITHOUT AGENCY INSPECTOR PERSENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND SCONTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATION WITH ALL ELECTRICAL, PLUBMING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
8. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

GENERAL DEMOLITION NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARYY OUT THE WORK AS SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
5. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF THE UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF ANY BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCTIOAN OF UTILITIES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT ERSPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACT FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
9. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TELEVISION SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY.THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
13. THE SITE MAY BE OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE INPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
14. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTTITITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPATED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
15. ALL EXISTING FENCES, SIGNS, PWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
16. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISED NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
17. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
18. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
19. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
20. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON-SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
21. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
22. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PROTIONS OF THE CONTRACT DOCUMENTS.
23. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

CONTACT RACETRAC, INC. PROJECT MANAGER PRIOR TO ANY
REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN ON THE EROSION CONTROL PLAN AT THE PERIMETER OF THE DISTURBED AREA PRIOR TO LAND CLEARING ACTIVITIES.
2. LAND DISTRUBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
3. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN UNTIL ALL SUCH MEASURES ARE IN PLACE.
4. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
7. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MAUFACTURER'S SPECIFICATIONS.
8. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED. ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
10. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
11. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
12. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
13. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
14. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THERE PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DUSTURBED WITH OUT PERMANENT STABILIZATION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE N.P.D.E.S. STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMETNS DURING CONSTRUCTION, SUSH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE PLAN NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY ROGERS ENGINEERING, LLC DATED 02/22/2024.
2. CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATIONS OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVAID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-IN LOCATIONS AND/OR CONNECTIONS TO THEIR FACILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
5. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPROTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
6. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
7. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
9. EXISTING STRUCTURES WITHIN CONSTUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND ALL REPAIRS SHALL BE QUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPRIATE SOIL STABILAZATION TECHNIQUE.
12. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
14. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
16. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL REGULATORY AGENCY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NOTES TO CIVIL ENGINEERING CONSULTANT:

1. THIS SET OF DRAWINGS IS BOTH THE PERMIT AND CONSTRUCTION SET.YOUR PLANS ARE INTENDED TO PROVIDE THE CONTRACTOR WITH TOOLS TO ACCURATELY BID AND BUILD THE PROJECT.
2. THE PROJECT ADDRESS MUST BE ON THE PLANS PRIOR TO CONSTRUCTION BIDDING. PLEASE PROVIDE ALL APPLICABLE COUNTY, PARISH, PARACEL ID INFORMATION, ETC. RELATIVE TO SITE.
3. MODIFY THE PROJECT INFORMATION TABLE TO REFLECT ALL REQUIRED PERMITS FOR CONSTRUCTION. MUST INCLUDE ALL DATES OF APPROVAL AND EXPIRATION DATES.

DIMENSION NOTES:

1. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF STRUCTURAL CMU.
2. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.

TANK NOTES:

TOP OF TANK ELEVATION= XXX.X'
CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3' OVER UNDERGROUND STORAGE TANKS.

GRADING PLAN NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY CLYMER FARNER BARLEY, LLC DATED 06/12/2023. IF CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING CONTOURS INTERVAL IS SHOWN AT ONE FOOT (1).
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORD ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. RACETRAC PETROLUEM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS AREA EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPLANY AT LEAST FORTY-EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE X:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY HONIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITES, PAVEMENT, STRIPING, CURBS, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL UNSURFACED AREAS IN DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH,WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
12. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.
16. CONTRACTOR TO REVIEW BORING LOGS PROVIDED BY RACETRAC.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. ALL STORM SEWER MANHOLES IN PAVED ARES SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
19. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
20. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLIND IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATRUAL AND PAVED AREAS.
22. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

1. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
   A. AREA INLETS - CB-01 OR PC-01 (PIPE SIZE 36" AND SMALLER) ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR EQUAL.
   B. TRENCH DRAINS SHALL BE AQUADUCT. PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

SITE SPECIFIC NOTES:

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
   A. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.
   B. ONE (1) 1" CONDUIT IS FOR COMMMUNICATION.
   C. CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.
3. CONTRACTOR TO SEE SHEET SD1 FOR AIR/VAC SERVICE STATION ELECTRICAL REQUIREMENTS.
   A. CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE OR LANDSCAPING.
   B. AIR/VAC SERVICE STATION ELECTRICAL CONDUITS TO BE 1".
   C. INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.

PAVING & STRIPING NOTES:

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. AREA OVER TANKS, DUMPSTER PAD, AND THE APPROACH IN FRONT OF THE DUMPSTER TO BE EIGHT INCHES (8") THICK 4000 PSI W/ FIBER MESH AND NUMBER FIVE (#5) REBARS PLACED EIGHTEEN INCHES (18") ON CENTER EACH WAY.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. THE CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLASN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. CONTRACTOR TO SUBMIT A POURING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
11. CONTRACTOR SHALL INSTALL SLAB CONSTRUCTION JOINTS AT THE END OF A DAYS POUR. SLAB CONTRACTION AND SLAB CONSTRUCTION JOINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS AS SHOWN ON THE RACETRAC STANDARD DETAILS, SHEETS SD3 AND SD4.
12. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
15. ALL JOINTS SH

NO.	DATE

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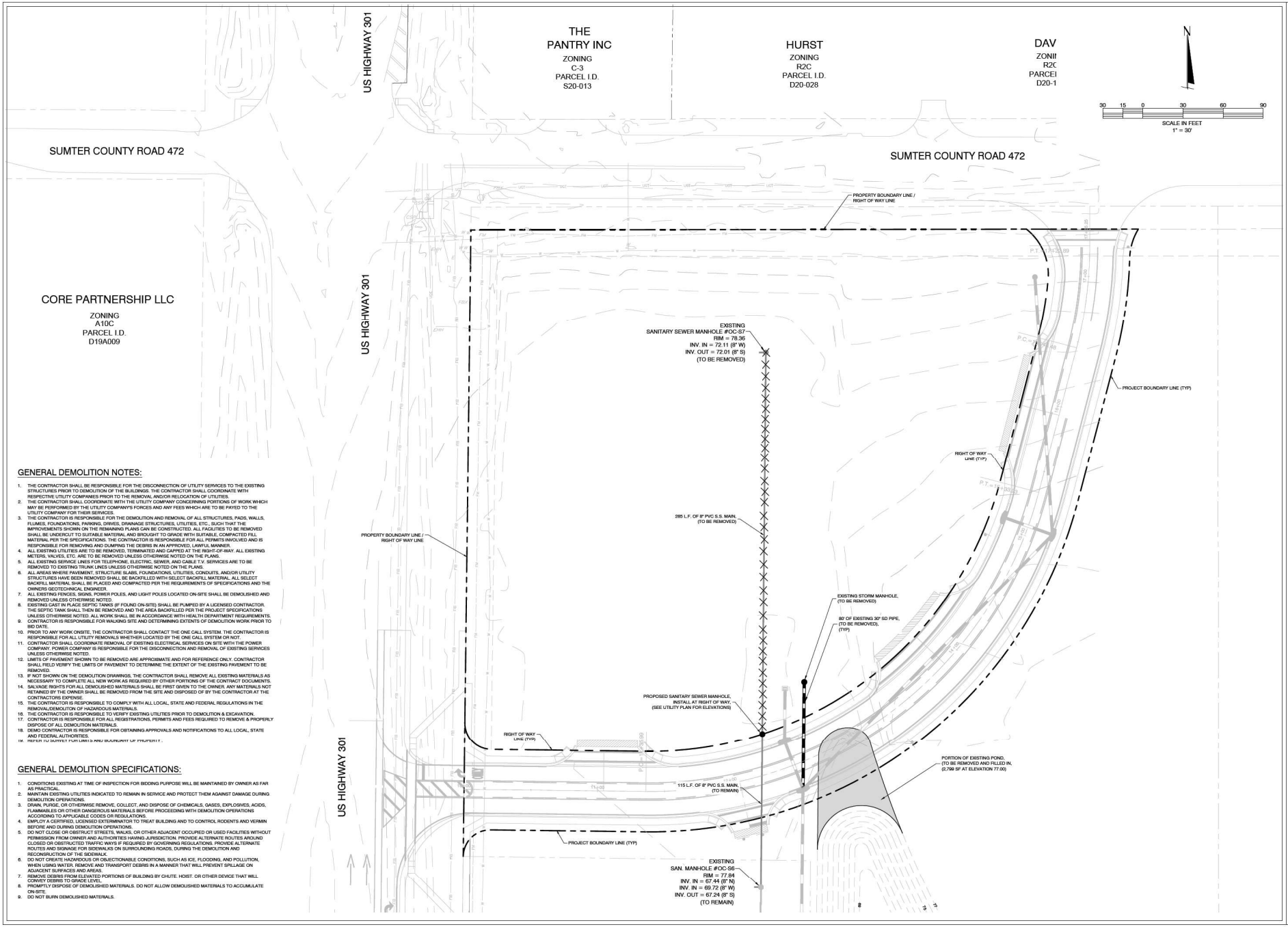
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

AERIAL MAP

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=100'
DRAWING NAME:	03 AERIAL.dwg
03	2025/2023 3:22 PM
SHEET NO.	VERSION



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC., ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
7. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
8. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
11. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
12. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
13. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
14. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
16. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
18. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
19. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

GENERAL DEMOLITION SPECIFICATIONS:

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
3. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS.
4. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON SURROUNDING ROADS, DURING THE DEMOLITION AND RECONSTRUCTION OF THE SIDEWALK.
6. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
7. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE. HOIST. OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.
8. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
9. DO NOT BURN DEMOLISHED MATERIALS.

NO.	DATE

U.S. COUNTIES LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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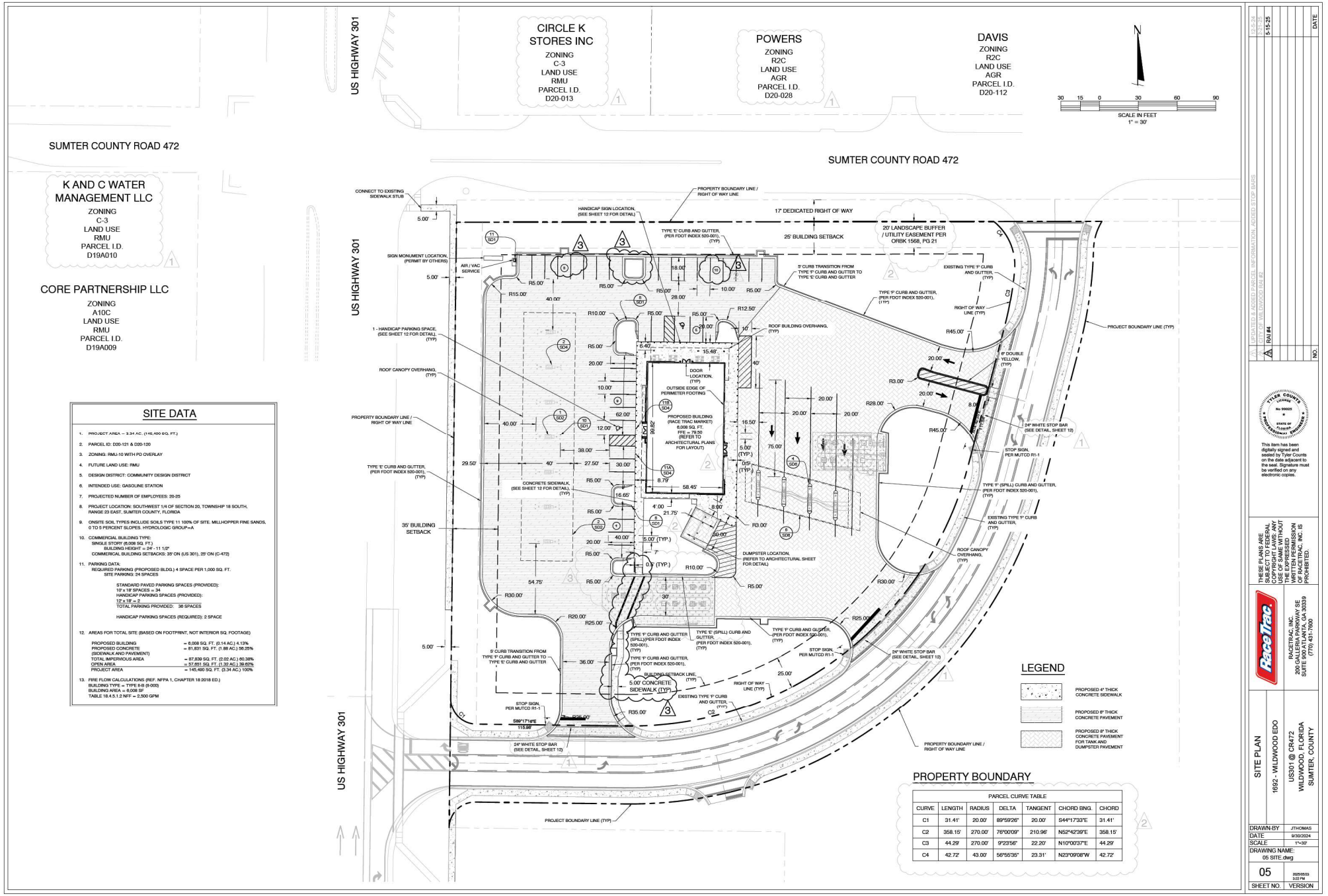
DEMOLITION PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	04 DEMO.dwg
04	2025/05/23 3:22 PM
SHEET NO.	VERSION



SITE DATA

1. PROJECT AREA – 3.34 AC. (145,490 SQ. FT.)
2. PARCEL ID: D20-121 & D20-120
3. ZONING: RMU-10 WITH PD OVERLAY
4. FUTURE LAND USE: RMU
5. DESIGN DISTRICT: COMMUNITY DESIGN DISTRICT
6. INTENDED USE: GASOLINE STATION
7. PROJECTED NUMBER OF EMPLOYEES: 20-25
8. PROJECT LOCATION: SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
9. ONSITE SOIL TYPES INCLUDE SOILS TYPE 11 100% OF SITE. MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC GROUP=A
10. COMMERCIAL BUILDING TYPE:
    SINGLE STORY (6,008 SQ. FT.)
    BUILDING HEIGHT = 24' - 11 1/2"
    COMMERICAL BUILDING SETBACKS: 35' ON (US 301), 25' ON (C-472)
11. PARKING DATA:
    REQUIRED PARKING (PROPOSED BLDG.) 4 SPACE PER 1,000 SQ. FT.
    SITE PARKING: 34 SPACES

    STANDARD PAVED PARKING SPACES (PROVIDED):
    10' x 18' SPACES = 34
    HANDICAP PARKING SPACES (PROVIDED):
    12' x 18' = 2
    TOTAL PARKING PROVIDED: 36 SPACES

    HANDICAP PARKING SPACES (REQUIRED): 2 SPACE
12. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 6,008 SQ. FT. (0.14 AC.) 4.13%
PROPOSED CONCRETE (SIDEWALK AND PAVEMENT)	= 81,831 SQ. FT. (1.88 AC.) 56.25%
TOTAL IMPERVIOUS AREA	= 87,839 SQ. FT. (2.02 AC.) 60.38%
OPEN AREA	= 57,651 SQ. FT. (1.32 AC.) 39.62%
PROJECT AREA	= 145,490 SQ. FT. (3.34 AC.) 100%

13. FIRE FLOW CALCULATIONS (REF. NFPA 1, CHAPTER 18 2018 ED.)
    BUILDING TYPE = TYPE II-B (II-000)
    BUILDING AREA = 6,008 SF
    TABLE 18.4.5.1.2 NFF = 2,500 GPM

PROPERTY BOUNDARY

PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	31.41'	20.00'	89°59'26"	20.00'	S44°17'33"E	31.41'
C2	358.15'	270.00'	76°00'09"	210.96'	N52°42'39"E	358.15'
C3	44.29'	270.00'	9°23'56"	22.20'	N10°00'37"E	44.29'
C4	42.72'	43.00'	56°55'35"	23.31'	N23°09'08"W	42.72'

NO.	DATE
1	5-15-25
2	6-5-25

A UPDATED & ADDED PARCEL INFORMATION, ADDED STOP SIGNS AT RR XWALK PER #2
1 RAI #4

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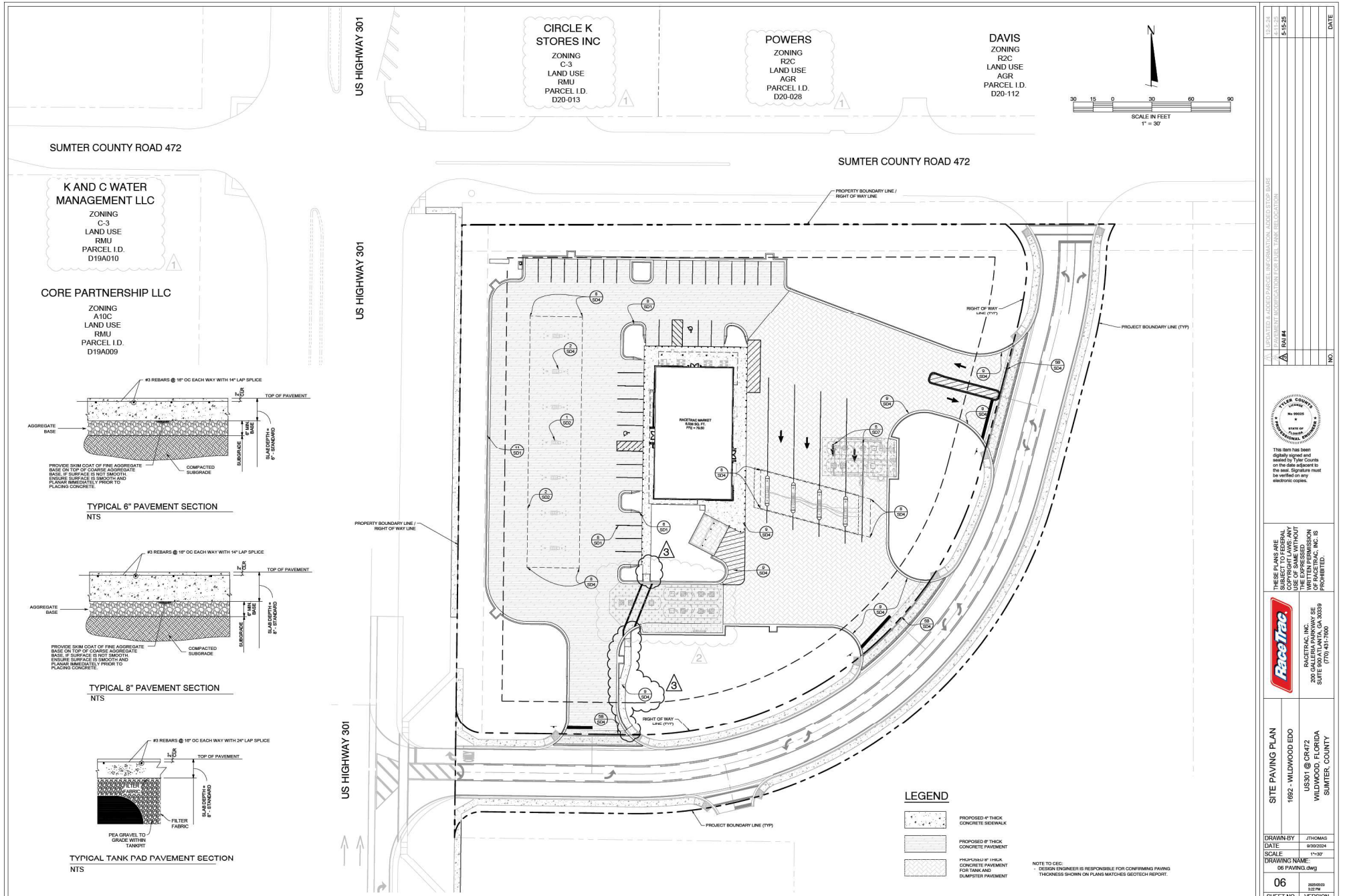
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	05 SITE.dwg
SHEET NO.	05
VERSION	2025/05/23 3:22 PM



TYPICAL 6" PAVEMENT SECTION
NTS

TYPICAL 8" PAVEMENT SECTION
NTS

TYPICAL TANK PAD PAVEMENT SECTION
NTS

NO.	DESCRIPTION	DATE
1	UPDATED & ADDED PARCEL INFORMATION ADDED TO BASE	5-15-25
2	ADDED RECREATION EASEMENT & FIRE TANK RELOCATION	
3	RAI #4	

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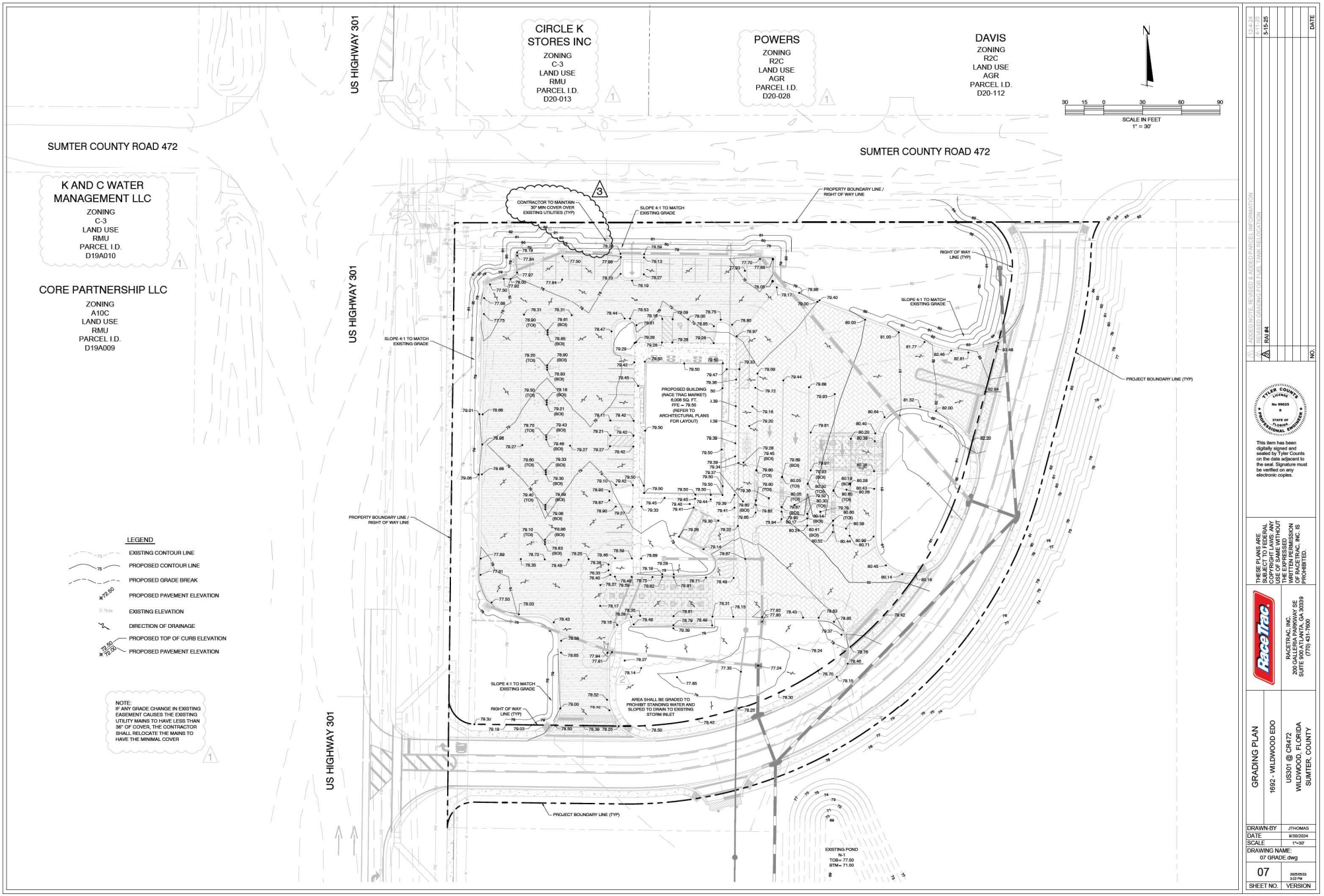
SITE PAVING PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	06 PAVING.dwg
SHEET NO.	06
VERSION	2025/05/23 3:22 PM



NO.	DATE
1	12-4-24
2	4-11-25
3	5-15-25
4	ADDED NOTE, REVISED & ADDED PARCEL INFORMATION
5	REVISED GRADING FOR FUEL TANK RELOCATION
6	RAI #4

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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GRADING PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
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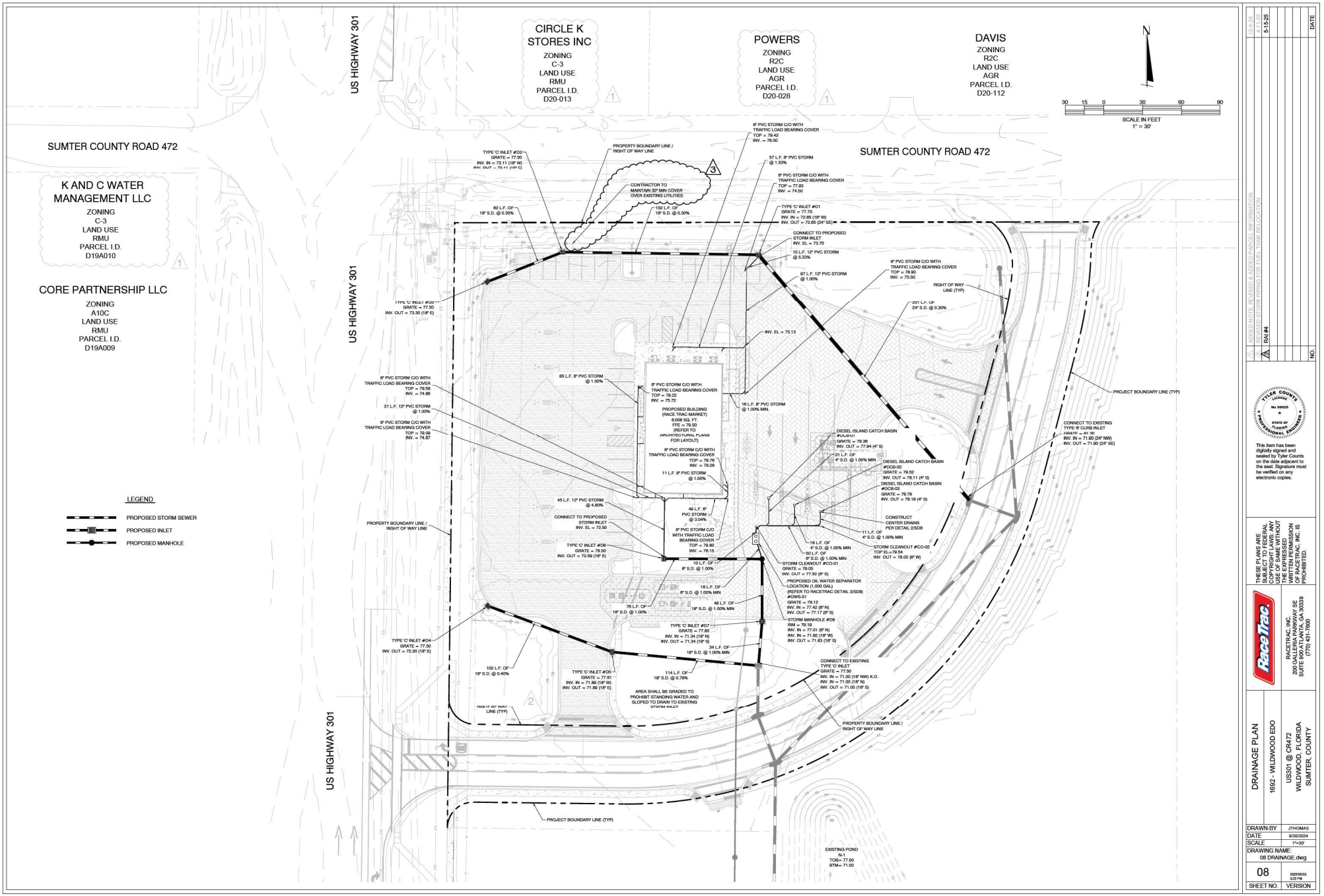
SHEET NO.	07
VERSION	2025/05/23 3:22 PM


CIRCLE K STORES INC
ZONING
C-3
LAND USE
RMU
PARCEL I.D.
D20-013
POWERS
ZONING
R2C
LAND USE
AGR
PARCEL I.D.
D20-028
DAVIS
ZONING
R2C
LAND USE
AGR
PARCEL I.D.
D20-112
K AND C WATER MANAGEMENT LLC
ZONING
C-3
LAND USE
RMU
PARCEL I.D.
D19A010
CORE PARTNERSHIP LLC
ZONING
A10C
LAND USE
RMU
PARCEL I.D.
D19A009
US HIGHWAY 301
SUMTER COUNTY ROAD 472
LEGEND
PROPOSED STORM SEWER
PROPOSED INLET
PROPOSED MANHOLE
SCALE IN FEET
1" = 30'
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE
PROJECT BOUNDARY LINE (TYP)
RIGHT OF WAY LINE (TYP)
CONTRACTOR TO MAINTAIN 30" MIN COVER OVER EXISTING UTILITIES
PROPOSED BUILDING (RACE TRAC MARKET) 6,008 SQ. FT. FFE = 79.50 (REFER TO ARCHITECTURAL PLANS FOR LAYOUT)
AREA SHALL BE GRADED TO PROHIBIT STANDING WATER AND SLOPED TO DRAIN TO EXISTING STORM INLET
PROPOSED OIL WATER SEPARATOR LOCATION (1,000 GAL) (REFER TO RACETRAC DETAIL 3/SD8) #OWS-01
EXISTING POND N-1 TOB= 77.00 BTM= 71.00
CONSTRUCT CENTER DRAINS PER DETAIL 2/SD8
CONNECT TO EXISTING TYPE 'E' CURB INLET
CONNECT TO EXISTING TYPE 'C' INLET
CONNECT TO PROPOSED STORM INLET
TYPE 'C' INLET #D1
TYPE 'C' INLET #D2
TYPE 'C' INLET #D3
TYPE 'C' INLET #D4
TYPE 'C' INLET #D5
TYPE 'C' INLET #D6
TYPE 'C' INLET #D7
TYPE 'C' INLET #D8
STORM MANHOLE #D8
STORM CLEANOUT #CO-01
STORM CLEANOUT #CO-02
DIESEL ISLAND CATCH BASIN #DCB-01
DIESEL ISLAND CATCH BASIN #DCB-02
DIESEL ISLAND CATCH BASIN #DCB-03
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.42 INV. = 76.00
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 77.93 INV. = 74.50
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 78.90 INV. = 75.50
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.58 INV. = 74.66
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.00 INV. = 74.67
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.22 INV. = 75.72
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.76 INV. = 78.26
6" PVC STORM C/O WITH TRAFFIC LOAD BEARING COVER TOP = 79.80 INV. = 78.15
57 L.F. 8" PVC STORM @ 1.53%
97 L.F. 12" PVC STORM @ 1.00%
15 L.F. 12" PVC STORM @ 5.33%
21 L.F. 12" PVC STORM @ 1.00%
85 L.F. 8" PVC STORM @ 1.00%
16 L.F. 8" PVC STORM @ 1.00% MIN.
11 L.F. 8" PVC STORM @ 1.00%
45 L.F. 12" PVC STORM @ 4.80%
49 L.F. 8" PVC STORM @ 3.04%
62 L.F. OF 18" S.D. @ 0.30%
152 L.F. OF 18" S.D. @ 0.30%
291 L.F. OF 24" S.D. @ 0.30%
102 L.F. OF 18" S.D. @ 0.40%
114 L.F. OF 18" S.D. @ 0.78%
94 L.F. OF 18" S.D. @ 1.00% MIN
48 L.F. OF 18" S.D. @ 1.00% MIN
76 L.F. OF 18" S.D. @ 1.00%
10 L.F. OF 8" S.D. @ 1.00%
16 L.F. OF 8" S.D. @ 1.00% MIN
50 L.F. OF 8" S.D. @ 1.00% MIN
16 L.F. OF 4" S.D. @ 1.00% MIN
11 L.F. OF 4" S.D. @ 1.00% MIN
21 L.F. OF 4" S.D. @ 1.00% MIN
INV. EL = 75.13
DRAINAGE PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600
DRAWN-BY JTHOMAS
DATE 9/30/2024
SCALE 1"=30'
DRAWING NAME: 08 DRAINAGE.dwg
SHEET NO. 08
VERSION 2025/05/03 3:05 PM
DATE 5-15-25
NO. 4
ADDED NOTE, REVISED & ADDED PARCEL INFORMATION
ADDED STORM PIPING FOR FUEL CANOPY RELOCATION
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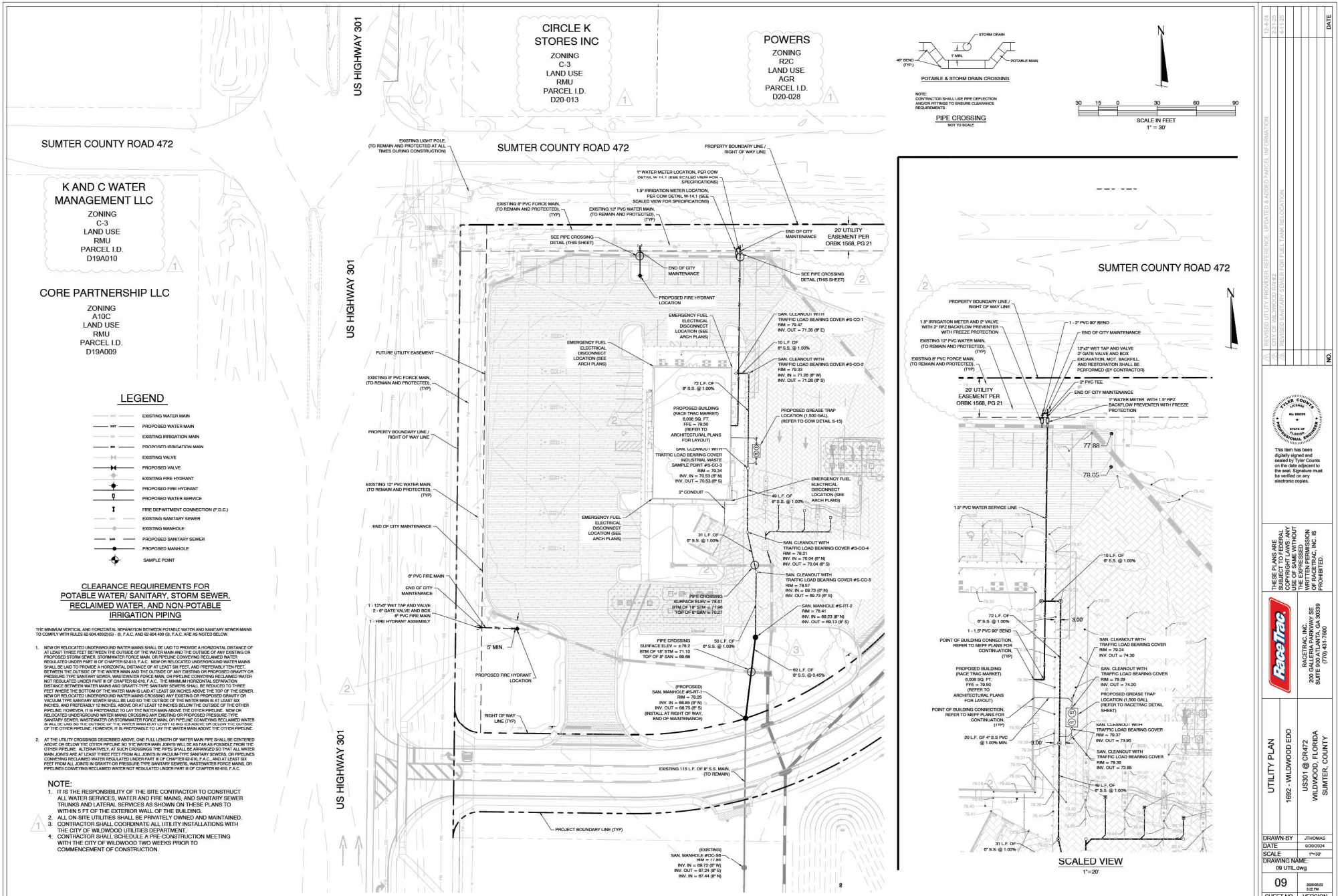
TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER



NO.	DATE
A	12-4-24
B	4-1-25

REVISED UTILITY PROVIDER REFERENCE, UPDATED ADDED PARCEL INFORMATION
ADDED SANITARY SEWER FOR PHASE 1 AND RELOCATION

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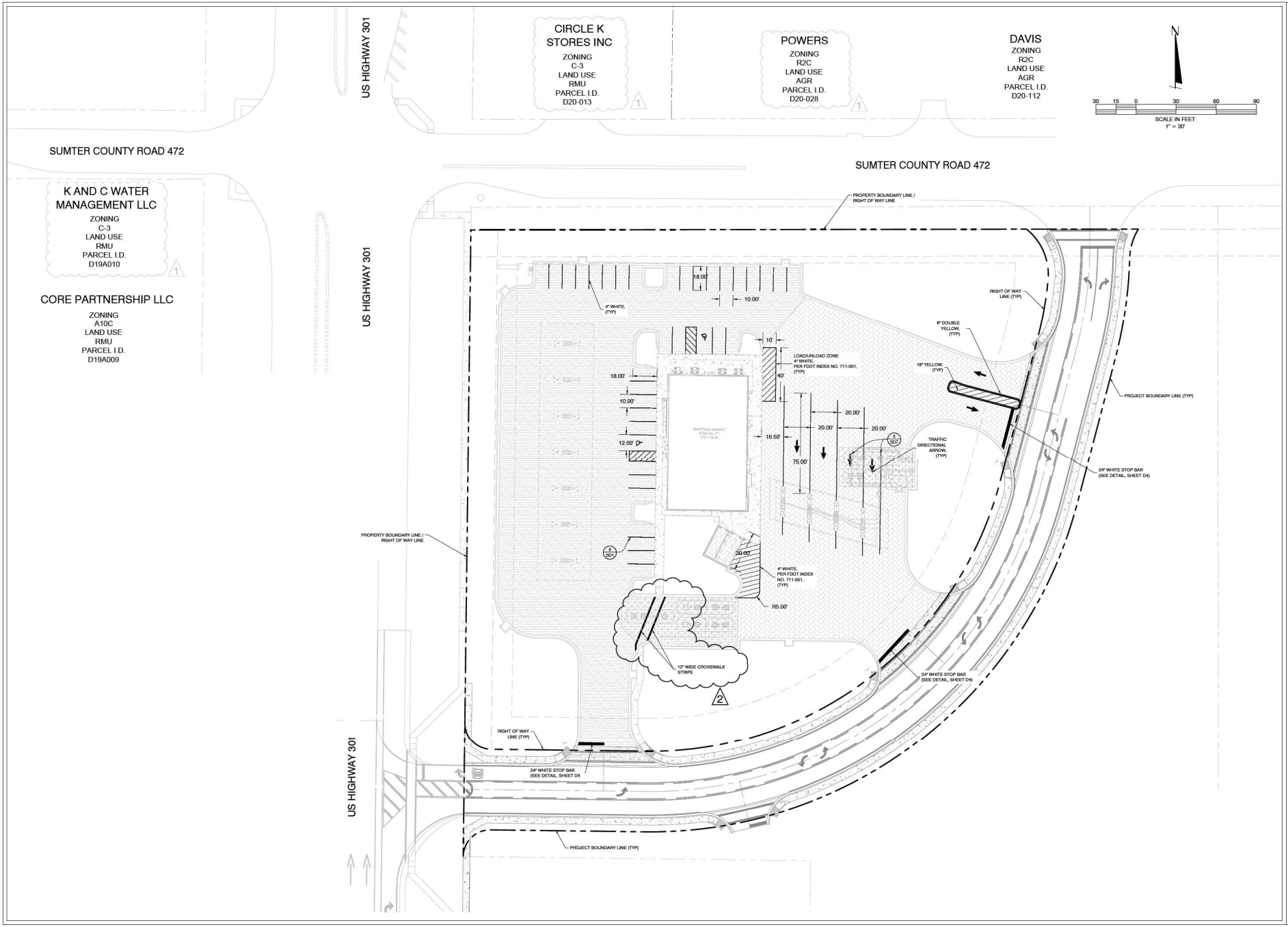
UTILITY PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	09 UTIL.dwg
SHEET NO.	09
VERSION	2025/05/23 3:22 PM



STRIPING PLAN

1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

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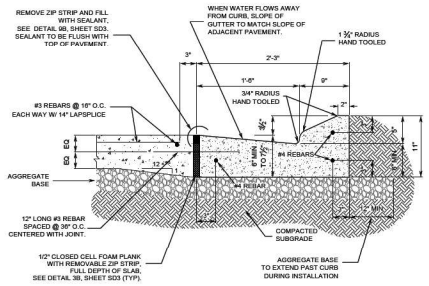
NO.	DATE
1	RAI #4

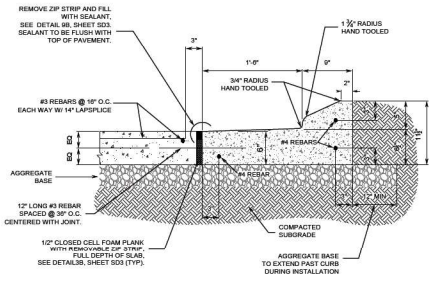
DRAWN BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	10 STRIPING.dwg
SHEET NO.	10
VERSION	2025/03/03 3:22 PM



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

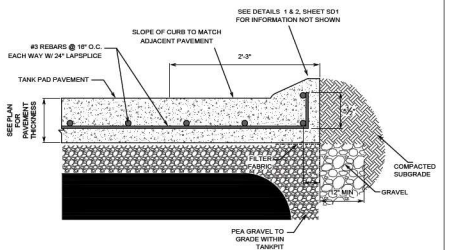
1 SD1 CATCH CURB DETAIL @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNERS REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

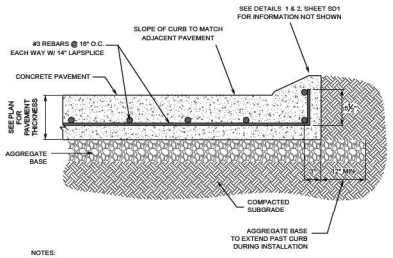
2 SD1 SHED CURB DETAIL @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

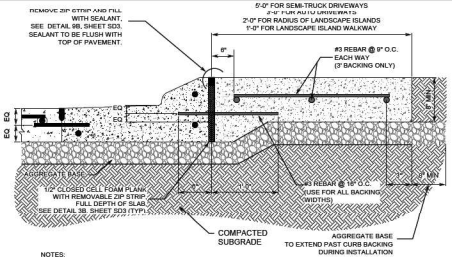
3 SD1 TANK AREA CURB DETAIL
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

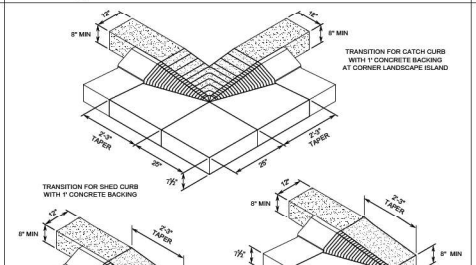
4 SD1 MONOLITHIC CURB DETAIL
NTS



NOTES:

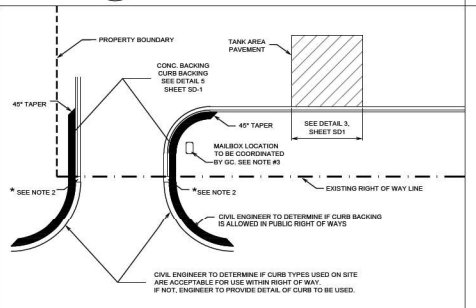
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNERS REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB
NTS



SEE SITE PLAN FOR EXACT LOCATIONS

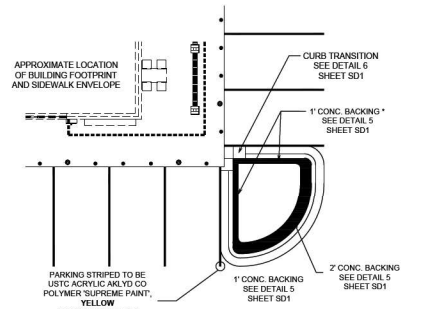
6 SD1 CURB TRANSITION DETAILS
NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW
NTS

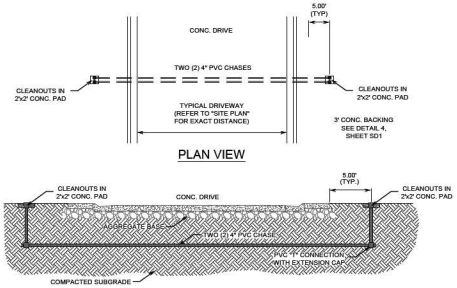


NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

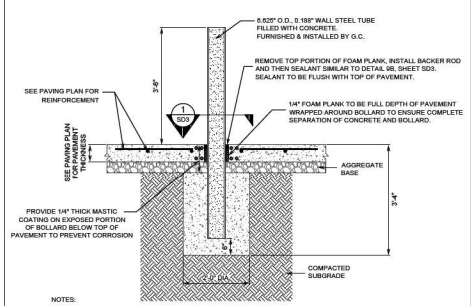
8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL
NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

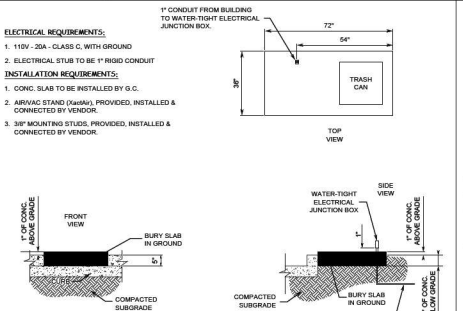
9 SD1 PVC CHASE DETAIL
NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

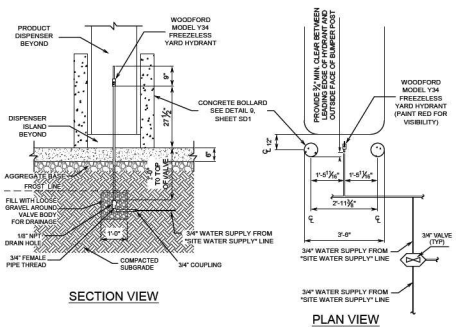
10 SD1 CANOPY BOLLARD DETAIL
NTS



NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) 3/8"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL
NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 YARD HYDRANT DETAIL
NTS

NO.	DATE

TYLER COUNTY LICENSE No 59025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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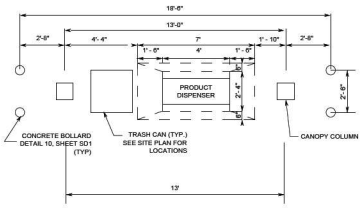
(770) 431-7600

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

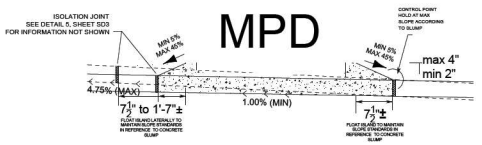
DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	
DRAWING NAME:	12 DETAILS.dwg

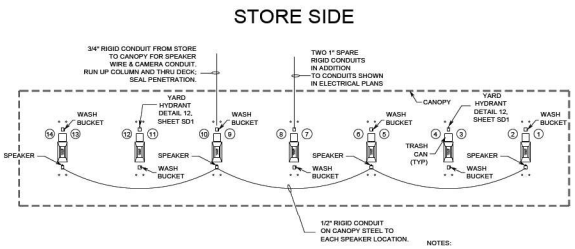
SD1 — SHEET NO.
302555116 7:07 AM — VERSION



1 SD2 DISPENSER ISLAND DETAIL

NTS NOTE: ISLAND TO SIT 2" MIN / 4" MAX FROM EXISTING GRADE

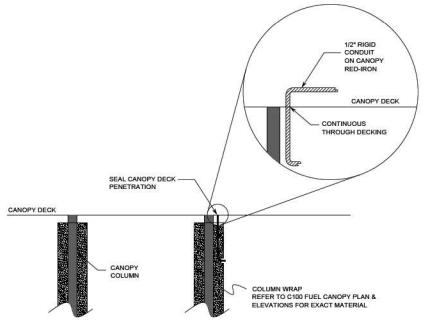




NOTES:
1. SINGLE ROW OF SEVEN (7) DOUBLE COLUMN MPD'S.
2. FOURTEEN (14) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
4. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

2 SD2 CANOPY ACCESSORIES LAYOUT

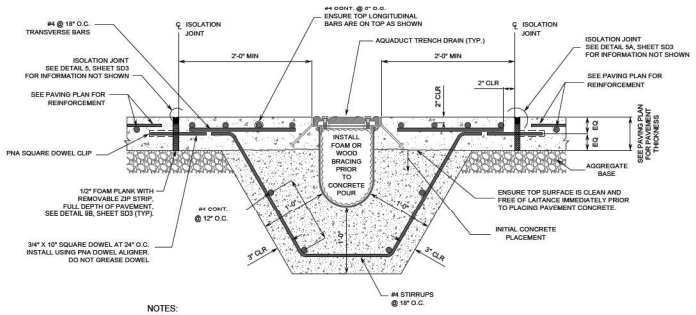
NTS



REFER TO C100 FUEL CANOPY PLAN & ELEVATIONS FOR EXACT MATERIAL

3 SD2 CONDUIT PENETRATION DETAIL

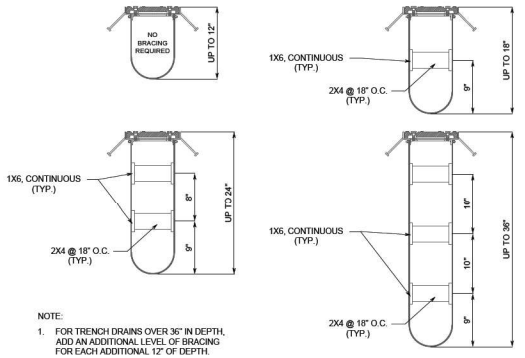
NTS



NOTES:
1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

NTS

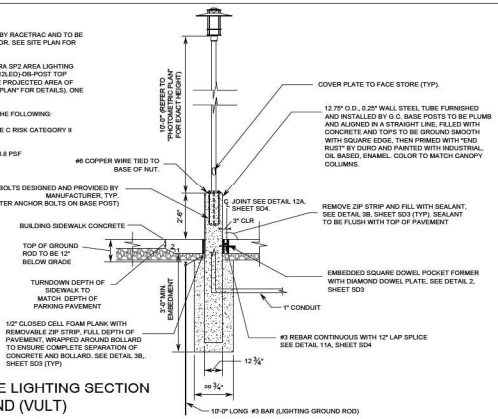


NOTE:
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

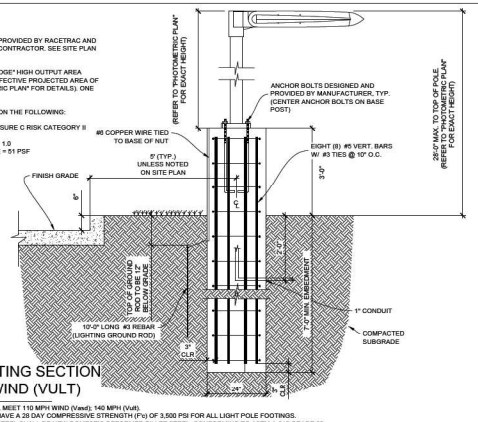
NOTES:
1. LIGHT POLES TO BE AAL, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-09-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
A. ASCE 7-10
B. Vult=140 MPH WITH EXPOSURE C RISK CATEGORY II
C. Vasd=110 MPH
D. IMPORTANCE FACTOR I = 1.0
E. DESIGN WIND PRESSURE = 28.8 PSF



7 SD2 DECORATIVE LIGHTING SECTION 140 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 110 MPH WIND (Vasd); 140 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:
1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
A. ASCE 7-10
B. Vult=140 MPH WITH EXPOSURE C RISK CATEGORY II
C. Vasd=110 MPH
D. IMPORTANCE FACTOR I = 1.0
E. DESIGN WIND PRESSURE = 51 PSF



8 SD2 SITE LIGHTING SECTION 140 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 110 MPH WIND (Vasd); 140 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

NO.	DATE
1	10/04/24

1. CLIENT REVIEW COMMENTS

TYLER COUNTS LICENSE No. 59025 STATE OF GEORGIA PROFESSIONAL ENGINEER

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(770) 431-7600

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD2	20250516 7:32 AM
SHEET NO.	VERSION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. ** DO NOT PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
4. AGGREGATE BASE MATERIAL INSTALLATION:
   A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 5 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
      C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
      C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PLACEMENT INSTALLATIONS.
   D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. DO NOT ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
      - AMBIENT CONDITIONS - 35° AND RISING
      - AGGREGATE BASE TEMP - 45° AND RISING
      - CONCRETE TEMPERATURE - 65° (+/- 5°)
      - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR LAST 30 TESTS. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED AGGREGATE ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. DELIVER READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR-ENTRAINED CONCRETE AND HOT WEATHER, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   A. CEMENT - ASTM C 150.
      1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2. IF TOTAL ABRADED SHARGE AMP FINE AGGREGATES PER SAT DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      [1] LARGEST COARSE AGGREGATE SIZE TO BE 94 STONE. RETAIN 3% TO 6% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      [2] NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      [3] NO. 100 SIEVE TO BE 2% TO 5%.
   3. GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   C. WATER: CLEAN AND POTABLE.
   D. AIR ENTRAINMENT: ASTM C260.
   E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   F. RETARDER: ASTM C494, TYPE B OR D.
   G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   L. FIRM PREFORMED JOINT FILLER (PIF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "EDCS-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, 1" DOWEL CLIP SYSTEM BY PNA
   Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 25% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
   A. FLY ASH
      CLASS C FLY ASH: 25%
      CLASS F FLY ASH: 20%
   B. SLAG: 50%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ASSURED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL CONFORM TO ACI 318 AND THE FOLLOWING PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
   A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/- 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [N0] [F0] [F1] [F2] [F3]. SALT EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE CONCRETE MIXTURES FOR CONCRETE WITH [N0] [F0] [S0] [C0] EXPOSURE CATEGORIES.

COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].

18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
   A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -1/4 INCH.
   B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
   C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¾ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF ¾ INCH MORE THAN THE SPECIFIED THICKNESS.
   D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -5.
   E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DEGLOGGING OF AGGREGATE. UNLESS RAVELING OR DEGLOGGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. USE THE SPECIFIED TEMPERATURE TO ESTIMATE AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX AIR TEMPERATURE FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

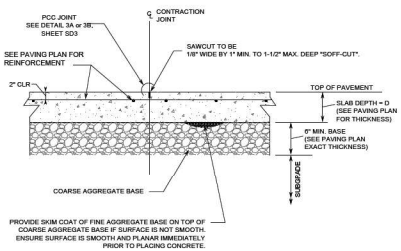
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DARKENED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD [MINIMUM OF SEVEN CONSECUTIVE DAYS].
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. LOCATION IT, AND PLACE ALL EMBEDDED ITEMS SHOWN OR ITE UNSHOWN OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
   A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
   B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING:
      STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-6495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER [INCLUDING QUALITY CONTROL PERSONNEL], AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING, PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
   C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: NASHVILLE & BELOW (SEE CONCRETE PAVEMENT NOTE #5)

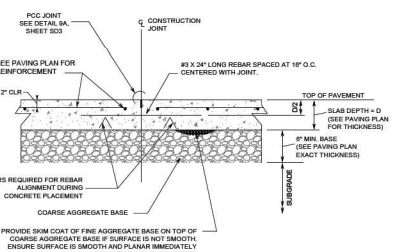
SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	0.00 < SO_4 < 0.10	0 < SO_4 < 150	I	0.55	3500
MODERATE	0.10 < SO_4 < 0.20	150 < SO_4 < 1500	II	0.50	4000
SEVERE	0.20 < SO_4 < 2.00	1500 < SO_4 < 10,000	V	0.45	4500
VERY SEVERE	SO_4 > 2.00	SO_4 > 10,000	V PLUS POZZOLAN	0.40	5000

NOTE TO CIVIL ENGINEERING COMPANY

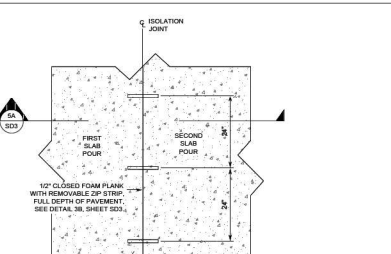
TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



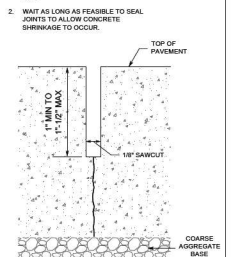
3 SD3 — SLAB CONTRACTION JOINT SECTION — NTS



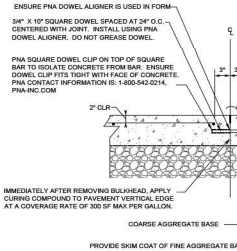
4A SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



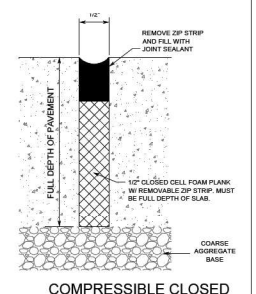
5 SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL — NTS



3A SD3 — PCC JOINT DETAIL — NTS

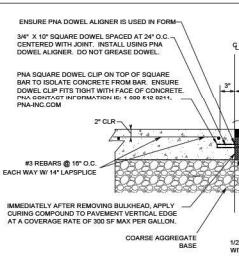


3A SD3 — PCC JOINT DETAIL — NTS

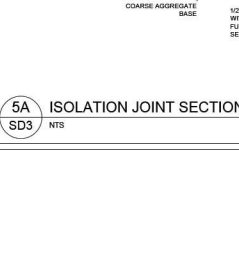


COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL

3B SD3 — NTS

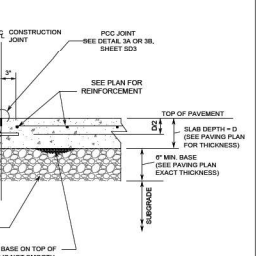


4B SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS

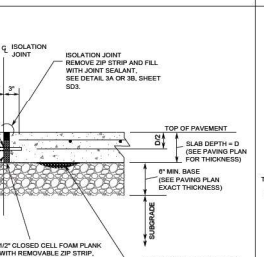


5A SD3 — ISOLATION JOINT SECTION — NTS

2 SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP) — NTS

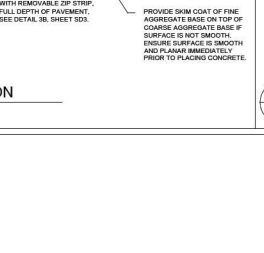


4 SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL — NTS



CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL

4C SD3 — NTS



ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION

5B SD3 — NTS

TYLER COUNTRYMAN LICENSE No. 59025 STATE OF FLORIDA REGISTERED ENGINEER

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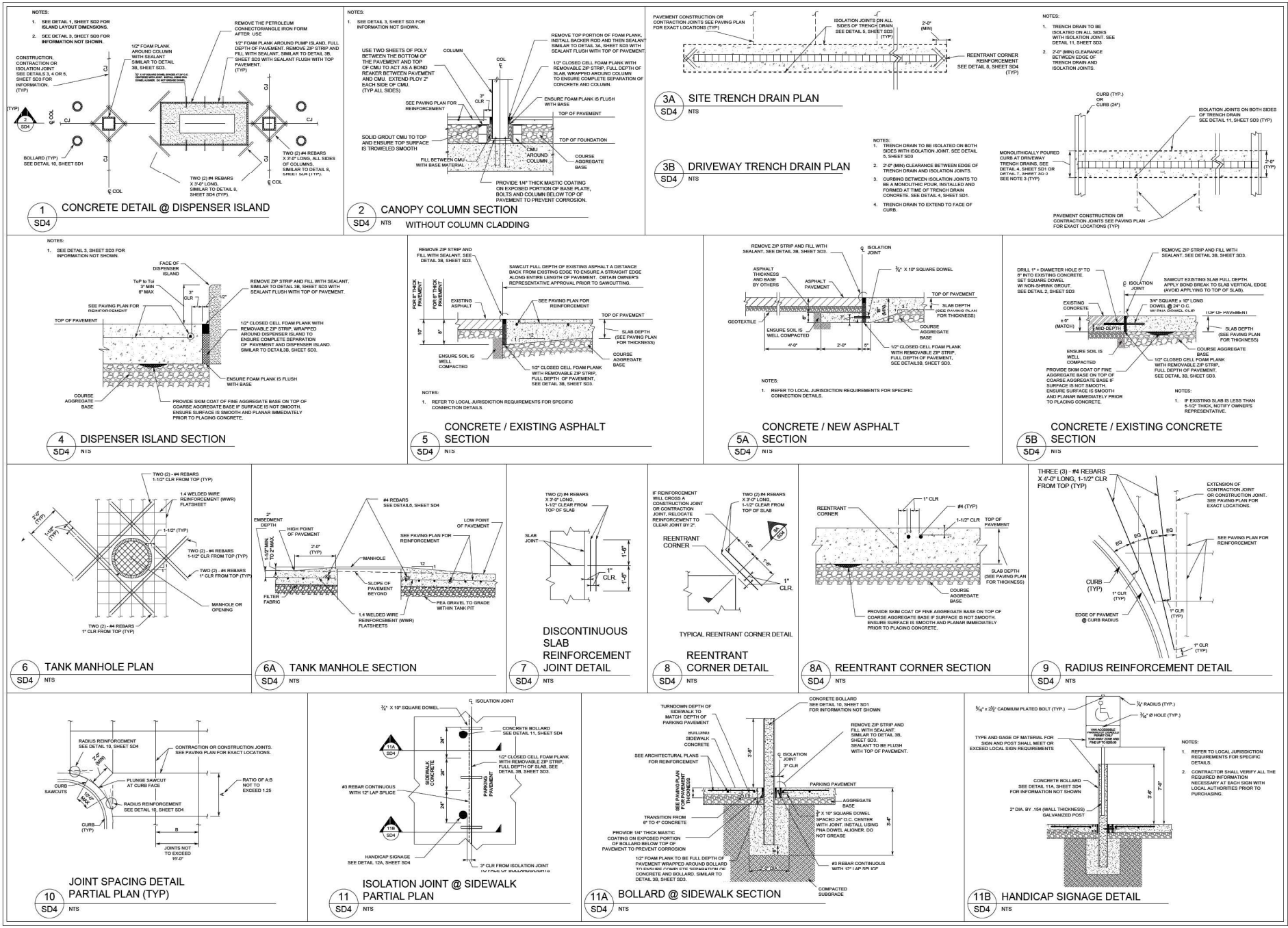

DATE

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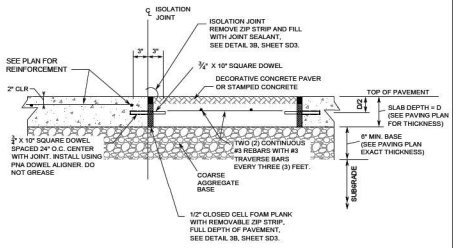
(770) 431-7600

GENERAL DETAILS

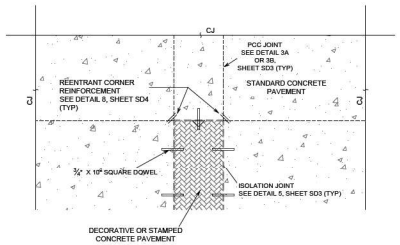
1692 - WILDWOOD EDO

US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

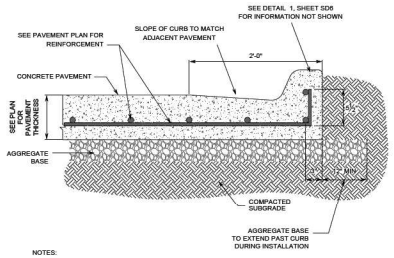
DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD4	2025/05/16 7:02 AM
SHEET NO.	VERSION



1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS

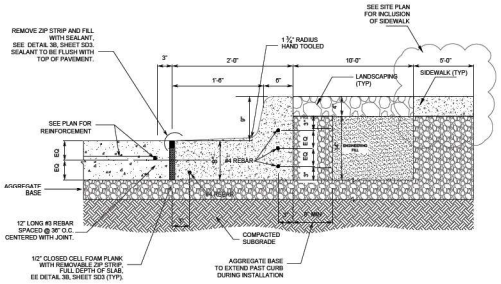


2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 MONOLITHIC CURB (L-BACK) DETAIL
NTS



NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

4 SD5 TRUCK PARKING CURB
NTS

NO.	DATE

TYLER COUNTS LICENSE No 99035 STATE OF FLORIDA PROFESSIONAL ENGINEER

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US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
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SD5	2025/05/16 7:02 AM
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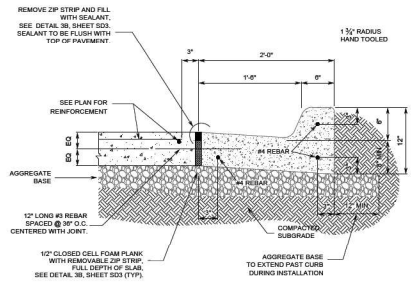
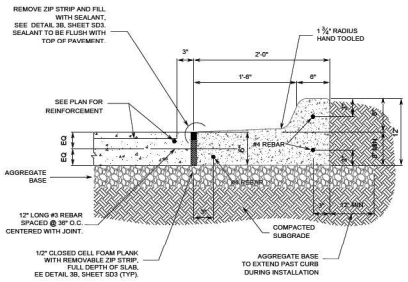


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

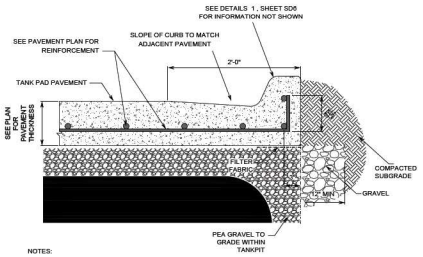
1 SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

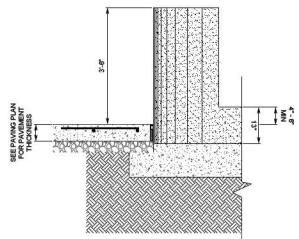
2 SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

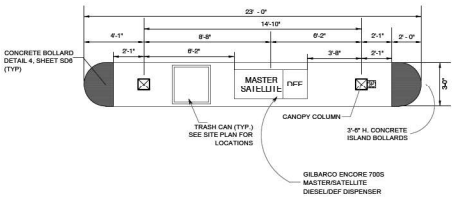
3 SD6 TANK AREA CURB DETAIL NTS



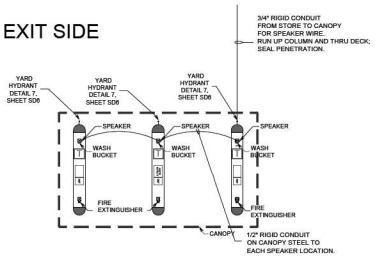
NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL, COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

4 SD6 DIESEL CANOPY BOLLARD DETAIL NTS



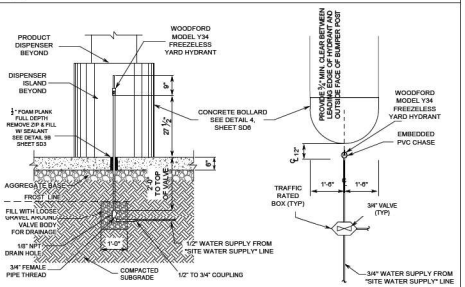
5 SD6 EDO DISPENSER ISLAND DETAIL NTS



NOTES:

1. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
2. SEVEN (7) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.

6 SD6 EDO CANOPY ACCESSORIES LAYOUT NTS



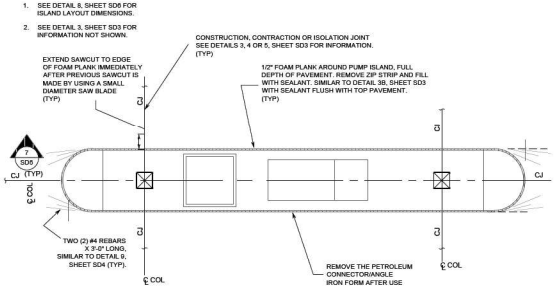
NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 SD6 YARD HYDRANT DETAIL NTS

NOTES:

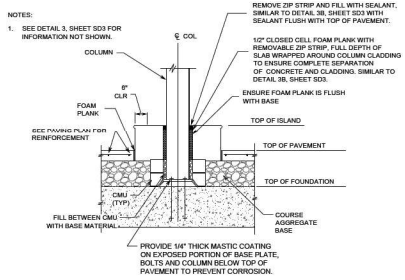
1. SEE DETAIL 8, SHEET SD6 FOR ISLAND LAYOUT DIMENSIONS.
2. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



8 SD6 CONCRETE DETAIL @ DISPENSER ISLAND NTS

NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



9 SD6 CANOPY COLUMN SECTION NTS WITH COLUMN CLADDING

DATE

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US301 @ CR472
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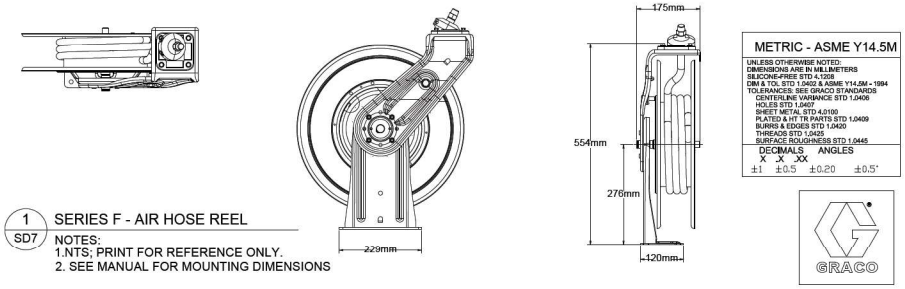
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD6	20250516 7:32 AM
SHEET NO.	VERSION

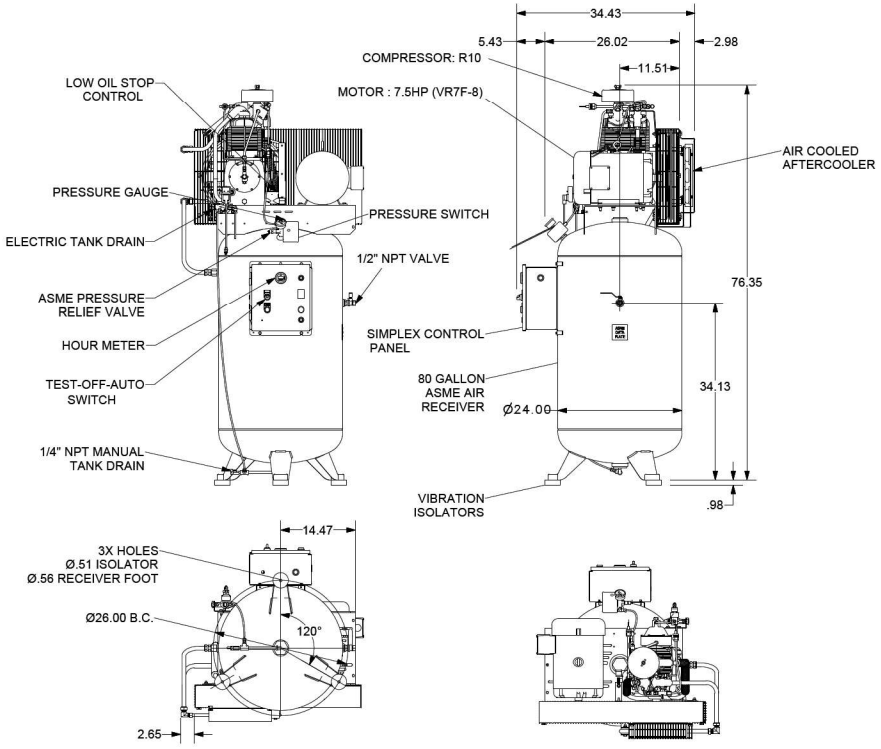


METRIC - ASME Y14.5M
UNLESS OTHERWISE NOTED: DIMENSIONS ARE IN MILLIMETERS SILICONE-FREE STD 4.7208 DIM & TOL STD 1.0402 & ASME Y14.5M - 1994 TOLERANCES: SEE GRACO STANDARDS CENTERLINE VARIANCE STD 1.0406 HOLES STD 1.0407 SHEET METAL STD 4.0100 PLATED & HT TR PARTS STD 1.0409 BURRS & EDGES STD 1.0420 THREADS STD 1.0425 SURFACE ROUGHNESS STD 1.0445
DECIMALS X .X .XX ANGLES ±1 ±0.5 ±0.20 ±0.5°

GRACO

1 SD7 SERIES F - AIR HOSE REEL

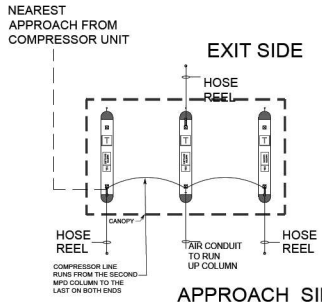
NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



2 SD7 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

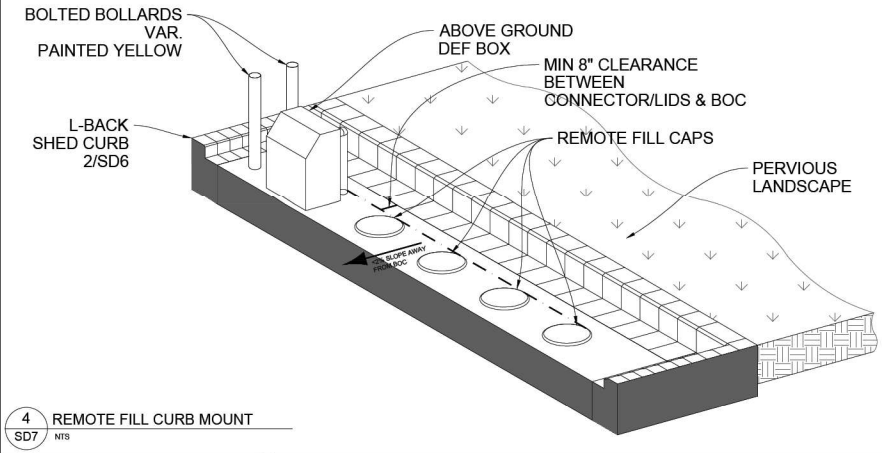
NOTES:
1. NTS
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA. SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.	CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF GARDNER DENVER, INC. IT IS NOT FOR PUBLIC DISCLOSURE. POSSESSION OF THE INFORMATION DOES NOT CONVEY ANY RIGHT TO LOAN, SELL OR DISCLOSE THE INFORMATION. UNAUTHORIZED REPRODUCTION OR USE OF THE INFORMATION IS PROHIBITED. THIS DOCUMENT IS TO BE RETURNED TO GARDNER DENVER, INC. UPON THE COMPLETION OF THE PURPOSE FOR WHICH IT IS LOANED OR UPON REQUEST.
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOL. ON DECIMALS: .X = ± .05 TOL. ON DECIMALS: .XX = ± .02 TOL. ON DECIMALS: .XXX = ± AS SPECIFIED TOL. ON ANGLES: = ±1°-30'	DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009 THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI B1.20.1 & B1.20.3
THIRD ANGLE PROJECTION	Gardner Denver



3 SD7 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE 6 SD6 FOR ALL OTHER ACCESSORY LAYOUTS



4 SD7 REMOTE FILL CURB MOUNT NTS

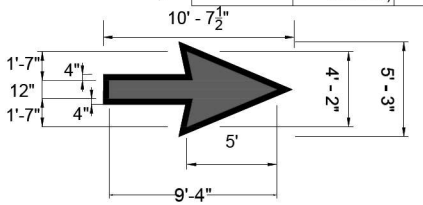
USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK

STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

5 SD7 TRUCK COURT PAINT SPEC NTS

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



NO. DATE

TYLER COUNTY LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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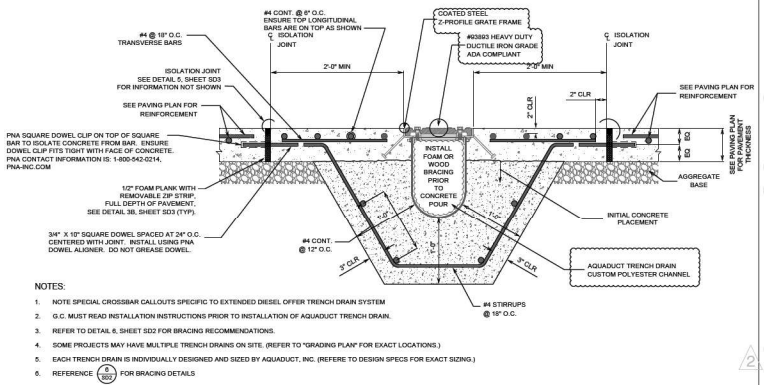
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

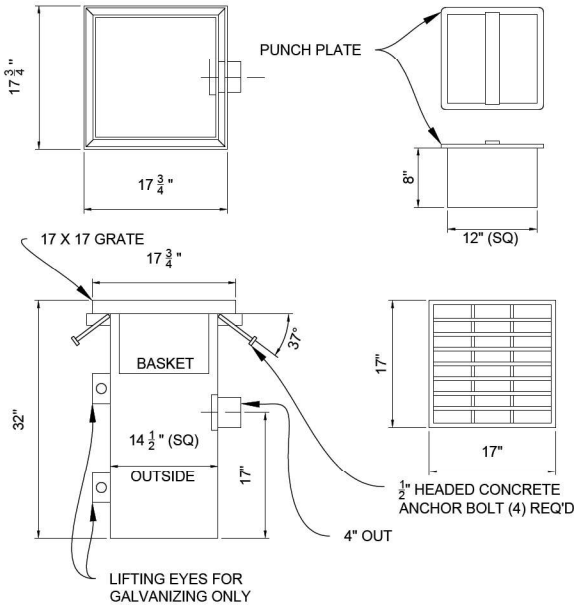
DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD7	2025/05/16 7:32 AM
SHEET NO.	VERSION



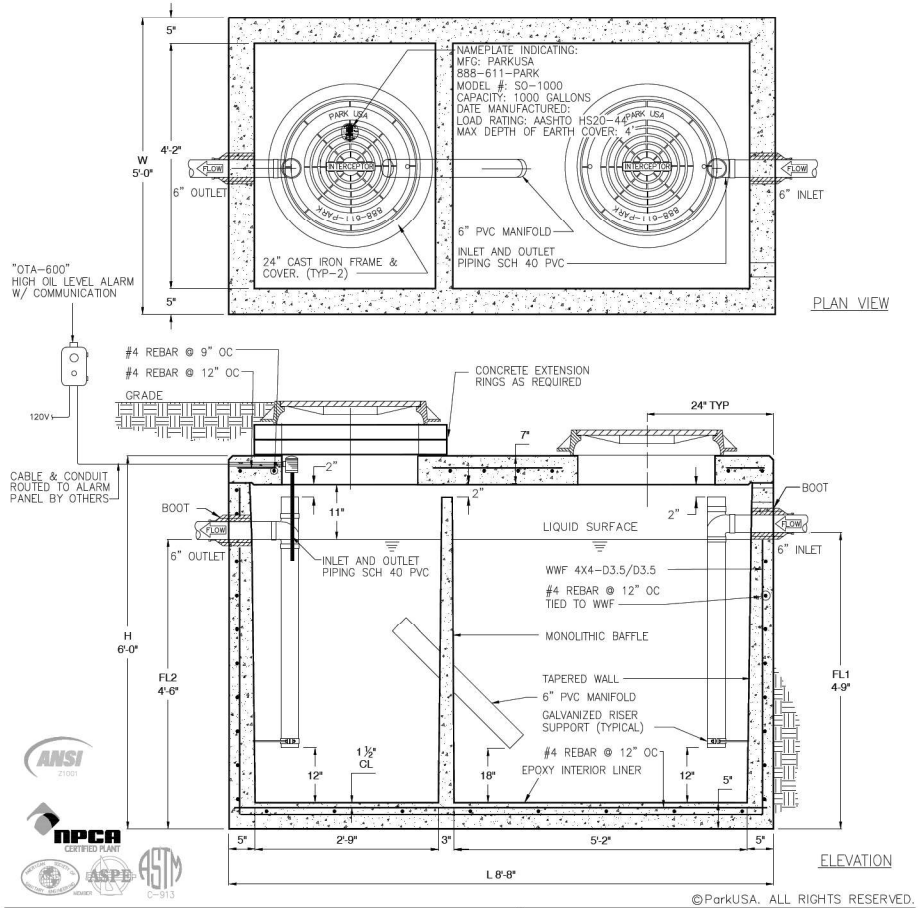
NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
3. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
6. REFERENCE (6 / SD2) FOR BRACING DETAILS

1 / SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM
NTS



2 / SD8 DIESEL ISLAND CATCH BASIN (TYP.)
NTS



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SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613"

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

NOTES:

1. Contractor to place OTA-600 alarm within 500 feet of oil water separator. CAT-5 cable to be run from building data closet to alarm location, the maximum length of the CAT-5 cable is 350 feet.

888.611.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1000
MODEL SIZE 1,000 GALLONS

3 / SD8 OIL WATER SEPERATOR
IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH LPM FOR EQUIVALENT

NO.	DATE
1	10/4/24
	2/21/25
	REVISED SHEET FRAME
	CITY OF FRUITVILLE PAVER

Tyler County License No 99025 State of Florida Professional Engineer

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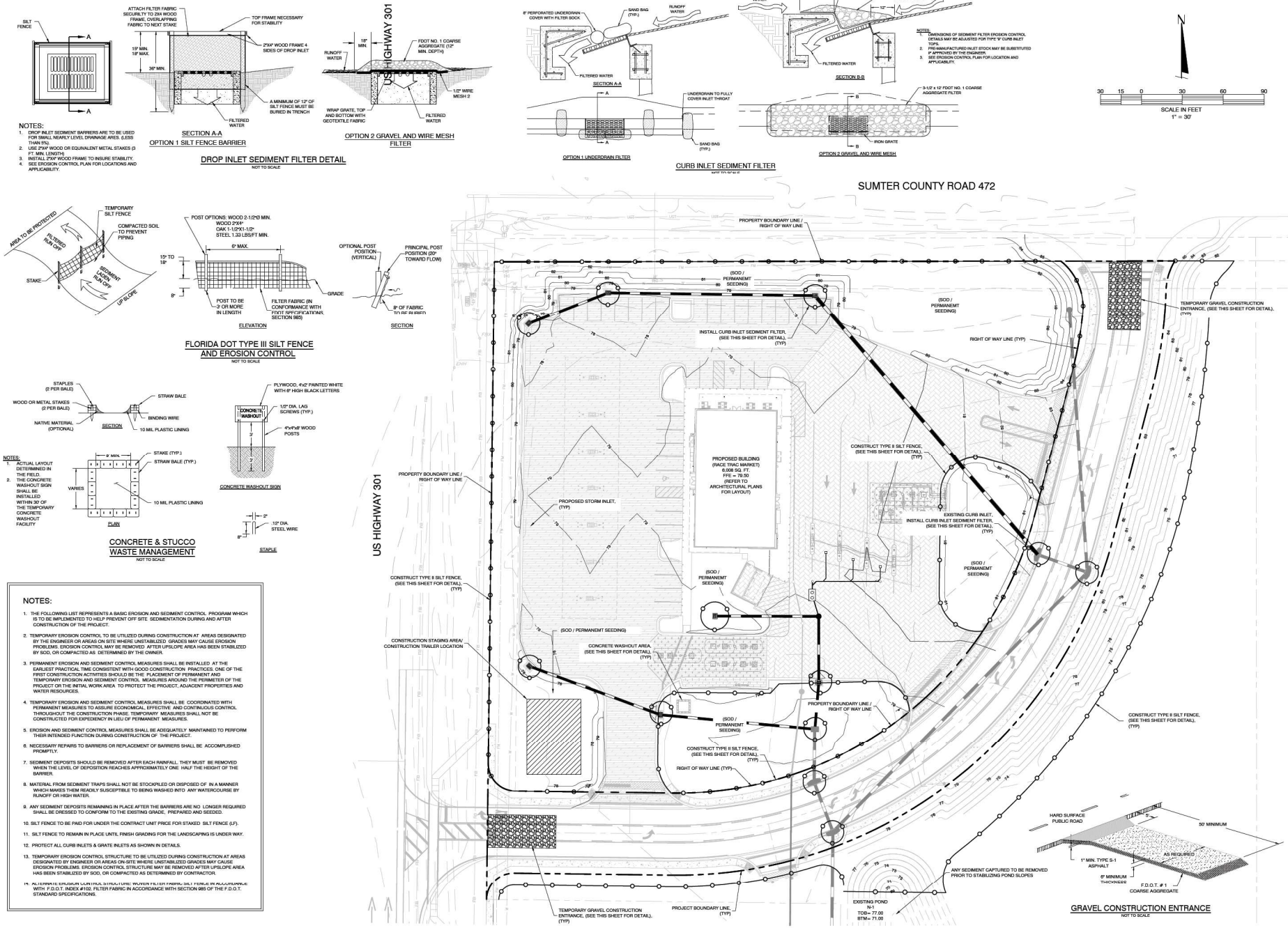
(770) 431-7600

GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
SD8	2025/02/16 7:32 AM
SHEET NO.	VERSION



NO.	DATE
1	12-5-24

1 - UPDATED & ADDED PHASES INFORMATION

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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EROSION CONTROL PLAN
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	1"=30'
DRAWING NAME:	11 EROSION.dwg
EC-1	2025/05/23 3:09 PM
SHEET NO.	VERSION

POTABLE WATER DISTRIBUTION SYSTEM

SCOPE:

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE:

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, AS WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CONVEYING POTABLE WATER. THE PIPE SHALL BE CONNECTED BY RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SMITH A.Y. CLASS DR-18, ALL PIPING 2"-3" SHALL BE AWWA C900, CLASS 200 PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE PIPE SHALL BE HOMOGENEOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED.

AWWA C901 – STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 –STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING (CTS – 0.D.)

PE 4710 RESIN, ENDOT ENDOPURE ONLY, BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.01-83 (AWWA C151-86) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 50,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SEAL COATED (INSIDE) IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI A21.11 (AWWA C115). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 50. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST- APPROVED MANUFACTURERS: TYLER–UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES:

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW-V-54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT-WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST-. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT CONNECTIONS, NON-RISING STEMS, AND 2" SQUARE OPERATING NUTS. RESILIENT-WEDGE GATE VALVES SHALL BE MUELLER A2360 SERIES OR C3 FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD WATER DETAIL				
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL		STD. NUMBER W-01 1 OF 5
		POTABLE WATER DISTRIBUTION SPECIFICATIONS		

TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, CJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 3" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES TS 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-4L OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES TS 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100-4L OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #461-S, SIP, OR APPROVED EQUAL. FINE GRAIN CAST IRON MONUMENT BOXES WITH A 5-1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD "WATER" PERMANENTLY CAST IN IT.

BLOW-OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW-OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. CONSTRUCTION SHALL CONSIST OF A GATE VALVE, CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW-OFF VALVES ON DEAD-END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U-BRANCH OR Y-BRANCH AS APPLICABLE, AND A METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:

DUAL BOX – DFW ROTEC #2MF BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE ANY LOCATION OPTION.

SINGLE BOX – DFW ROTEC #2MF BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE ANY LOCATION OPTION.

ALL METER SETTERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR APPROVAL.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE-IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL, COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH, THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL-LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. AND THE PIPE SHALL BE LAID IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" TYPE JOINT, LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

CITY OF WILDWOOD WATER DETAIL				
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL		STD. NUMBER W-01 2 OF 5
		POTABLE WATER DISTRIBUTION SPECIFICATIONS		

MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE CHANGES DIRECTION MORE THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7° IN DEPTH SHALL BE RESTRAINED WITH 2"STAINLESS STEEL, ALL-THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A TPS TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE WATER MAIN BY A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCHECKED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE VALVE BOX SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR RECLAIMED WATER PIPELINE SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR RECLAIMED WATER PIPELINE SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE CROSSED UTILITY AS POSSIBLE. IN NO CASE SHALL A WATER MAIN JOINT BE LESS THAN 3 FEET HORIZONTALLY FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PRESSURE-TYPE WASTEWATER, RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ALL JOINTS IN RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. ANY OF THESE PIPELINES CROSSING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALIGNED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PVC OR DUCTILE IRON PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

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

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. WHERE THE REQUIRED HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS 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.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C. FOR THE OTHER PIPELINE IF IT IS GRAVITY-TYPE OR VACUUM-TYPE PIPELINE.

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE, OR

C. USE OF WATER-TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO HOLD THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINE PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO INCLUDE THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE LINE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ALL JOINTS IN RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. ANY OF THESE PIPELINES CROSSING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(6) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALIGNED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR STRUCTURE.

(7) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PVC OR DUCTILE IRON PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE WATER MAIN, AND

CITY OF WILDWOOD WATER DETAIL				
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL		STD. NUMBER W-01 3 OF 5
		POTABLE WATER DISTRIBUTION SPECIFICATIONS		

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, AND SUFFICIENT EXCESS MATERIAL MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE RETURNED SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AND TO INSPECT CONNECTIONS AND OPEN VALVES AND APPURTENANCES SHALL BE OPERATED UNDER THE DIRECTION OF THE UTILITY. THE NEW SYSTEM SHALL BE FILLED AND CHLORINATED WITH A HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE CONTRACTOR'S WORK, THE CONTRACTOR SHALL BE REQUIRED TO REPEAT THE TESTS AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE VALVE BOX COVER SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

CITY OF WILDWOOD WATER DETAIL				
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL		STD. NUMBER W-01 4 OF 5
		POTABLE WATER DISTRIBUTION SPECIFICATIONS		

BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, AND SUFFICIENT EXCESS MATERIAL MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE RETURNED SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

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UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE CONTRACTOR'S WORK, THE CONTRACTOR SHALL BE REQUIRED TO REPEAT THE TESTS AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE VALVE BOX COVER SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA, LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS. WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

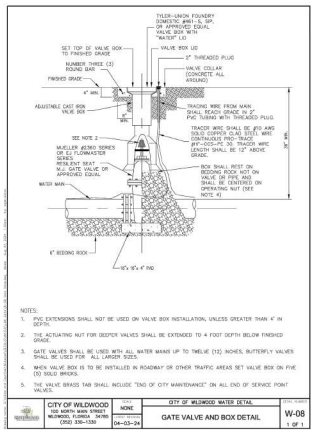
CITY OF WILDWOOD WATER DETAIL				
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE 04-03-24	CITY OF WILDWOOD WATER DETAIL		STD. NUMBER W-01 5 OF 5
		POTABLE WATER DISTRIBUTION SPECIFICATIONS		

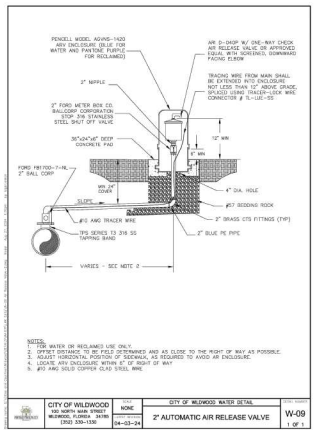
NON-POTABLE WATER DISTRIBUTION SYSTEM

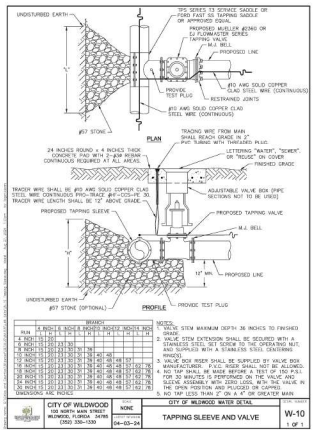
SCOPE:

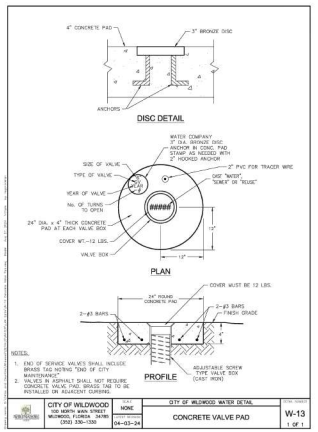
THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES, VALVE BOXES, AND FIRE HYDRANTS NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

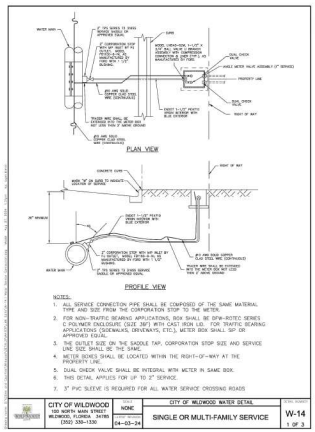
THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. ITEMS DESCRIBED HEREIN AND NOT INCLUDED ON THE DRAWIN

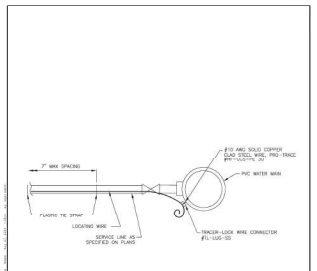


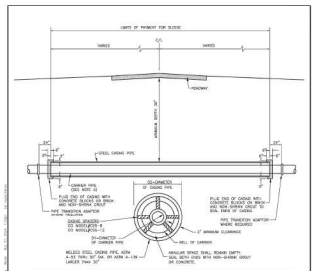


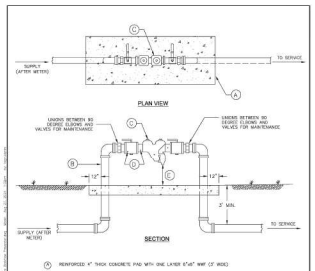


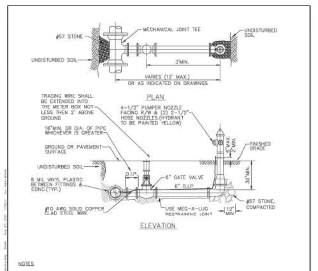


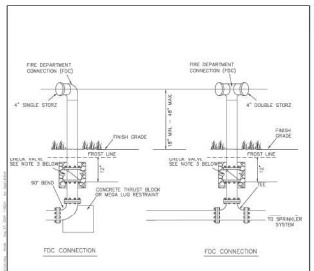


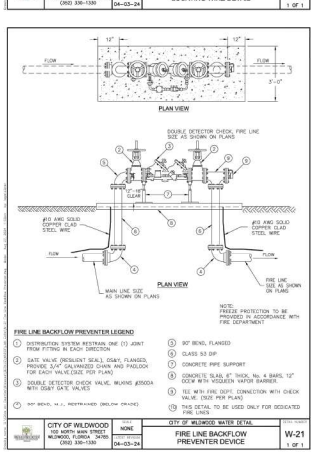












CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-08 1 OF 1
	04-03-24	GATE VALVE AND BOX DETAIL	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-09 1 OF 1
	04-03-24	2" AUTOMATIC AIR RELEASE VALVE	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-10 1 OF 1
	04-03-24	TAPPING SLEEVE AND VALVE	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-13 1 OF 1
	04-03-24	CONCRETE VALVE PAD	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-14 1 OF 3
	04-03-24	SINGLE OR MULTI-FAMILY SERVICE	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-15 1 OF 1
	04-03-24	LOCATING WIRE DETAIL	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-16 1 OF 1
	04-03-24	UTILITY SLEEVE DETAIL	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-17 1 OF 1
	04-03-24	REDUCED PRESSURE BACKFLOW PREVENTER	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-19 1 OF 1
	04-03-24	FIRE HYDRANT ASSEMBLY	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-20 1 OF 1
	04-03-24	FIRE DEPARTMENT CONNECTION (4" OR GREATER) WITH CHECK VALVE	
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	NONE	CITY OF WILDWOOD WATER DETAIL	W-21 1 OF 1
	04-03-24	FIRE LINE BACKFLOW PREVENTER DEVICE	

NO.	DATE

TYLER COUNTS
LICENSE
No. 90063
STATE OF FLORIDA
PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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200 GALLERIA PARKWAY SE
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(770) 431-7600

CITY OF WILDWOOD DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
DATE	9/30/2024
SCALE	N/A
DRAWING NAME:	12 DETAILS.dwg
D2	20250516 7:52 AM
SHEET NO.	VERSION

WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, AS SHOWN ON THE PLANS AND AS SPECIFIED HEREIN. ALL MATERIALS INCORPORATED INTO THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, INTERCONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 12'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 12'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES CDATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER SO SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS. THEY SHALL BE EXACTLY PARALLEL WITH A 2: 1 SLOPE AND NOMINAL 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST. JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR PARKER PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PPG-PPS&GS.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL-TAR EPOXY. THE MATERIAL SHALL BE APPLIED AT A RATE OF NOT LESS THAN 16 MILS DRY FILM THICKNESS OR THE RATE OF ONE GALLON PER 100 SQ.FT. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. THE SHALL BE ALLOWED TO CURE FOR NOT LESS THAN 72 HOURS BEFORE BACKFILLING. THE COAL-TAR EPOXY SHALL BE APPLIED SO AS TO HAVE NO EFFECT ON THE FIRST COAT. THE COAL-TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED. CASTINGS SHALL BE TOUGH GRAY IRON AND SHALL BE TESTED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65-45-12, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN THIS CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN H20-44 LOADING AS PER AASHTO STANDARDS. FRAMES AND COVERS SHALL BE MACHINED TO PROVIDE A FIRM, NON-ROCKING BEARING.

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125-8 SHORING – THE RESPONSIBILITY SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125-8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. WHERE THIS CONSTRUCTION IS CUTTING THROUGH EXISTING PAVEMENT, THE MATERIAL SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AT THE EXPENSE OF THE CONTRACTOR AT EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 LF, AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR THE WEATHER IS UNSUITABLE FOR THE WORK, EXCEPT BY SPECIAL PERMISSION. WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THE STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE OR JOINT. AT THE CLOSE OF EACH DAY'S WORK, AND AT ANY OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE ENDS OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE-FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS-BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS NEAR VERTICAL AS THE MATERIAL WILL PERMIT. THE WYE FITTING SHALL BE LOCATED AT THE POINT THAT SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. DEBT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER-TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN ENS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION PLANS OR BY THE ORANGE, CITY OR CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEFECTIVE WORK SHALL BE REMOVED AND CORRECTED AT THE TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPLETION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE MADE BY PASSING A LIGHT OF SUFFICIENT CANDLE POWER THROUGH EACH SECTION. EACH SECTION OF SEWER LINE SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. FULL PIPE SHALL SHALL BE PULLED THROUGH EACH SECTION OF SEWER LINE. IMMEDIATELY AFTER WHICH BACKFILLING AND COMPACTION MAY PROCEED TO THE TOP OF THE TRENCH. NO CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL MAKE THE CORRECTIONS AS DIRECTED.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW-PRESSURE AIR TEST IN FOR IN ACCORDANCE WITH ZONE LOSS). ALL TEST REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION UNI-B-6-90 "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC., AND SHALL PERFORM THE TESTS IN THE PRESENCE OF THE CITY INSPECTOR OR ENGINEER. THE CITY INSPECTOR OR ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTIONS AND REPAIR OR REPLACE THE DEFECTIVE PIPE, FITTING, JOINT OR OTHER APPURTENANCE AS DIRECTED BY THE CITY INSPECTOR OR ENGINEER. AFTER MAKING THE REPAIRS AND SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN AVG MORE THAN 0.25" OF SAG SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL DRAINS MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF PRECAST SECTIONS SHALL BE SEALED WITH PRE-MOLDED PLASTIC JOINT SEALER (RAM-NEK OR APPROVED EQUAL) TO PROVIDE A WATER-TIGHT JOINT. ADJUSTMENT TO THE PREFORMED HOLES WILL NOT BE PERMITTED. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE HOLE OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON-SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER-TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. THE MAXIMUM HEIGHT OF ADJUSTMENT RINGS SHALL NOT EXCEED TWO PARTS SAND. LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLOATING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. NO MORE THAN TWO RINGS SHALL BE USED. IF MORE THAN TWO RINGS ARE REQUIRED TO ADJUST TO FINISH SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE COVER SHALL BE SET TO GRADE AND THE ADJUSTMENT RINGS SHALL BE SET FLUSH WITH THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON TWO CONCRETE SECTION IN A RING OF MORTAR AT LEAST 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTHLY AND CONCAVE SHAPE TO SHEDDER BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE. THE AREA OUTSIDE THE MANHOLE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST-INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR TROWELED SMOOTH. THE CHANNELS SHALL BE FORMED TO THE SIZE OF THE PIPE TO BE CONNECTED AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZE OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE NEAREST DOWN STREAM MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS-BUILT DRAWINGS.

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.

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO THE MANHOLE. THE CONNECTOR SHALL BE CAPABLE OF ACCOMMODATING THE PIPE AND SHALL PROVIDE A FLEXIBLE WATER-TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO REMEDIES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM D412 AND CONSIST OF STYRN AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE OILS. THE CONNECTOR SHALL BE EQUIPPED WITH A STAINLESS STEEL BAND. AFTER THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW SHALL BE CAPABLE OF BEING TIGHTENED TO A MINIMUM OF A BRAKAWAY TORQUE WRENCH AVAILABLE FROM THE PIPE MANUFACTURER'S SUPPLIER AND NOT TO EXCEED 60 INCH POUNDS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY CUTTING THE EXPANDING CORE DRILLED HOLE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS AND WHERE CONNECTIONS ARE INTO EXISTING MANHOLES OR STRUCTURES, UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST EXTENT POSSIBLE CONSISTENT WITH THE NEW WORK.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING CONSTRUCTION CEMENT OR "NET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NO GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL. THE INVERT OF THE PIPE SHALL BE CAREFULLY FORMED TO PROVIDE A SMOOTH FLOW CHANNEL. THE FLOOR SHALL BE REFINISHED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE SHALL BE ADJUSTED TO CONFORM TO THE GRADE OF THE NEW PAVEMENT. ADJUSTMENTS SHALL BE MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIGNATED GRADE OF THE STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

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.

PAVEMENT REPLACEMENT

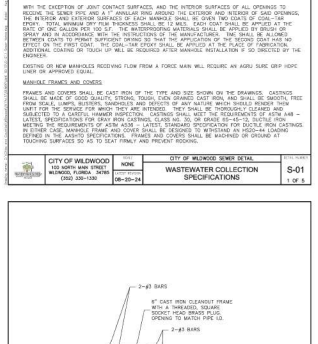
WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY THE ENGINEER, AS EXISTED PRIOR TO THE BEGINNING OF THE WORK. THE REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT WITHIN THE RIGHT-OF-WAY OF ANY ROADWAY UNDER THE JURISDICTION OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

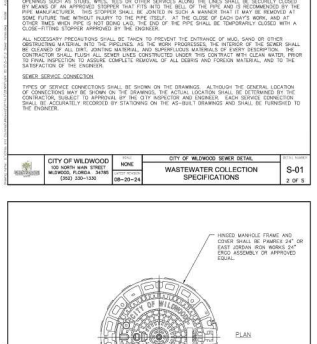
CLEARANCE REQUIREMENTS

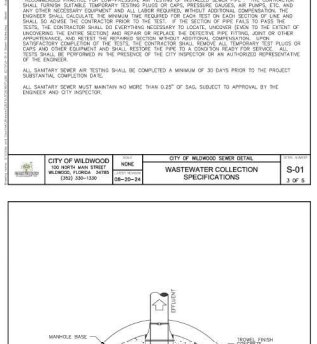
MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

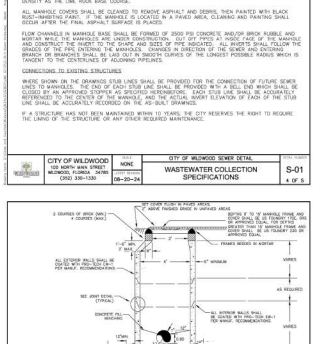
GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE RIMS SHALL BE SET AT FINISHED GRADE. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLE SHALL BE REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES TO THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. ALL MATERIALS APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.





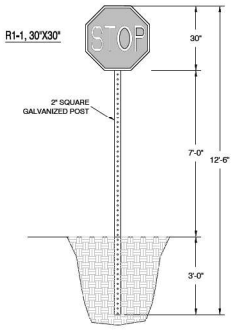




PRECAST CONC. MANHOLE

NOTES

1. MINIMUM WAL



STOP SIGN DETAIL
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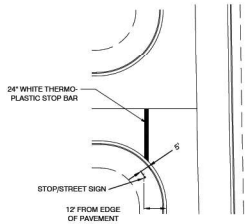

STOP SIGN & STOP BAR LOCATION DETAIL
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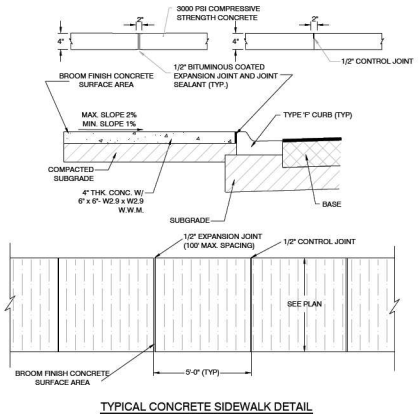

TYPICAL CONCRETE SIDEWALK DETAIL
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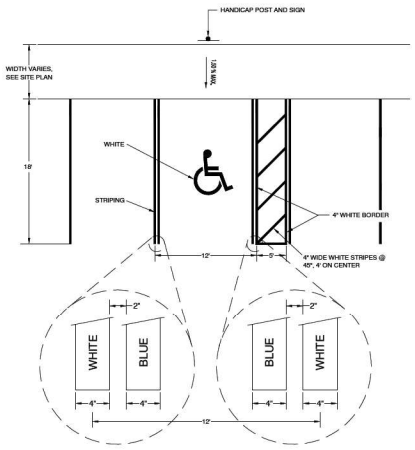

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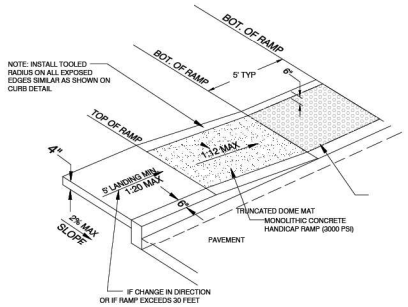

HANDICAP SIDEWALK RAMP DETAIL
NOT TO SCALE

NO.	DATE

TYLER COUNTS LICENSE No 99025 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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GENERAL DETAILS
1692 - WILDWOOD EDO
US301 @ CR472
WILDWOOD, FLORIDA
SUMTER, COUNTY

DRAWN-BY	JTHOMAS
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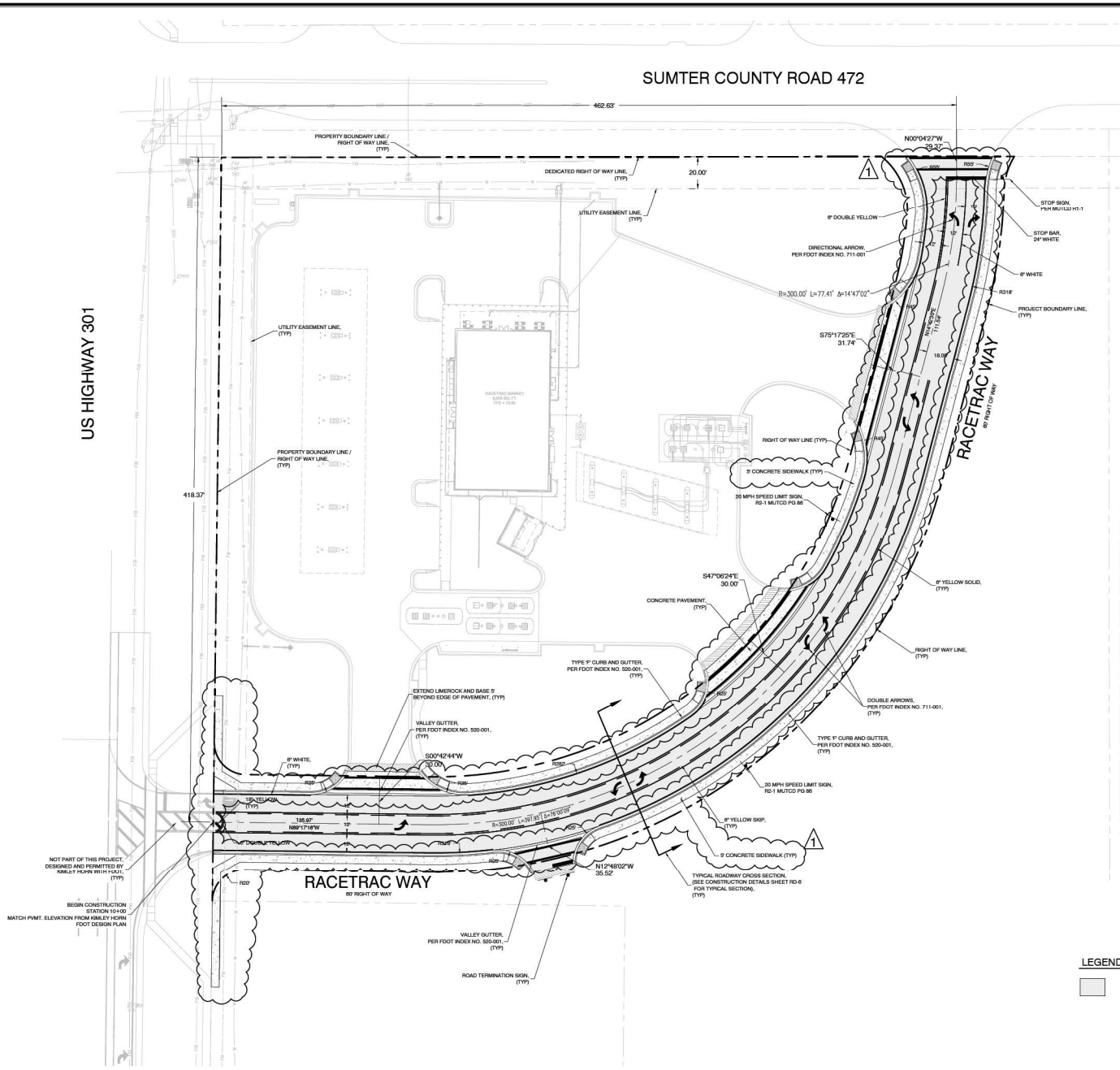


NOTE:

1. ROADWAY SHALL BE DEDICATED TO THE CITY OF WILDWOOD AFTER THE TWO-YEAR DEVELOPER MAINTENANCE PERIOD

TAX PARCEL ID = D20-120
PROPERTY OWNER = OXFORD CROSSINGS, LLC
ZONING = RM-10
LAND USE = RMU (RESIDENTIAL MIXED USE)
ACRES = 51.69

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 RUN S89°30'51"E A DISTANCE OF 134.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE RUN S00°42'10"W A DISTANCE OF 63.01 FEET TO A LINE THAT IS 50.00 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 472; THENCE S0.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE RUN N89°25'33"E A DISTANCE OF 415.60 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°25'33"E A DISTANCE OF 83.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 43.00 FEET AND A CHORD BEARING AND DISTANCE OF S16°41'49"W, 22.51 FEET TO WHICH A RADIAL LINE BEARS N59°07'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'01", AN ARC DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°11'20", AN ARC DISTANCE OF 75.98 FEET TO THE POINT OF TANGENCY; THENCE S14°42'26"W A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°00'09", AN ARC DISTANCE OF 437.74 FEET TO THE POINT OF TANGENCY; THENCE N89°17'16"W A DISTANCE OF 115.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'04", AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; THENCE ALONG A NON-TANGENT LINE AND SAID EAST RIGHT-OF-WAY LINE RUN N00°42'10"E A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S44°17'33"E, 28.28 FEET TO WHICH A RADIAL LINE BEARS N89°17'50"W; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°50'28", AN ARC DISTANCE OF 31.41 FEET TO THE POINT OF TANGENCY; THENCE S89°17'16"E A DISTANCE OF 115.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°00'09", AN ARC DISTANCE OF 368.15 FEET TO THE POINT OF TANGENCY; THENCE N14°42'26"E A DISTANCE OF 111.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'58", AN ARC DISTANCE OF 44.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 43.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°55'35", AN ARC DISTANCE OF 42.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.02 ACRES, MORE OR LESS.

LEGEND

PROPOSED PAVEMENT, (SEE CONSTRUCTION SITE DETAILS SHEET FOR PAVEMENT SECTION)

BY	REVISIONS	DATE
KFM	RAI #4	5-15-25

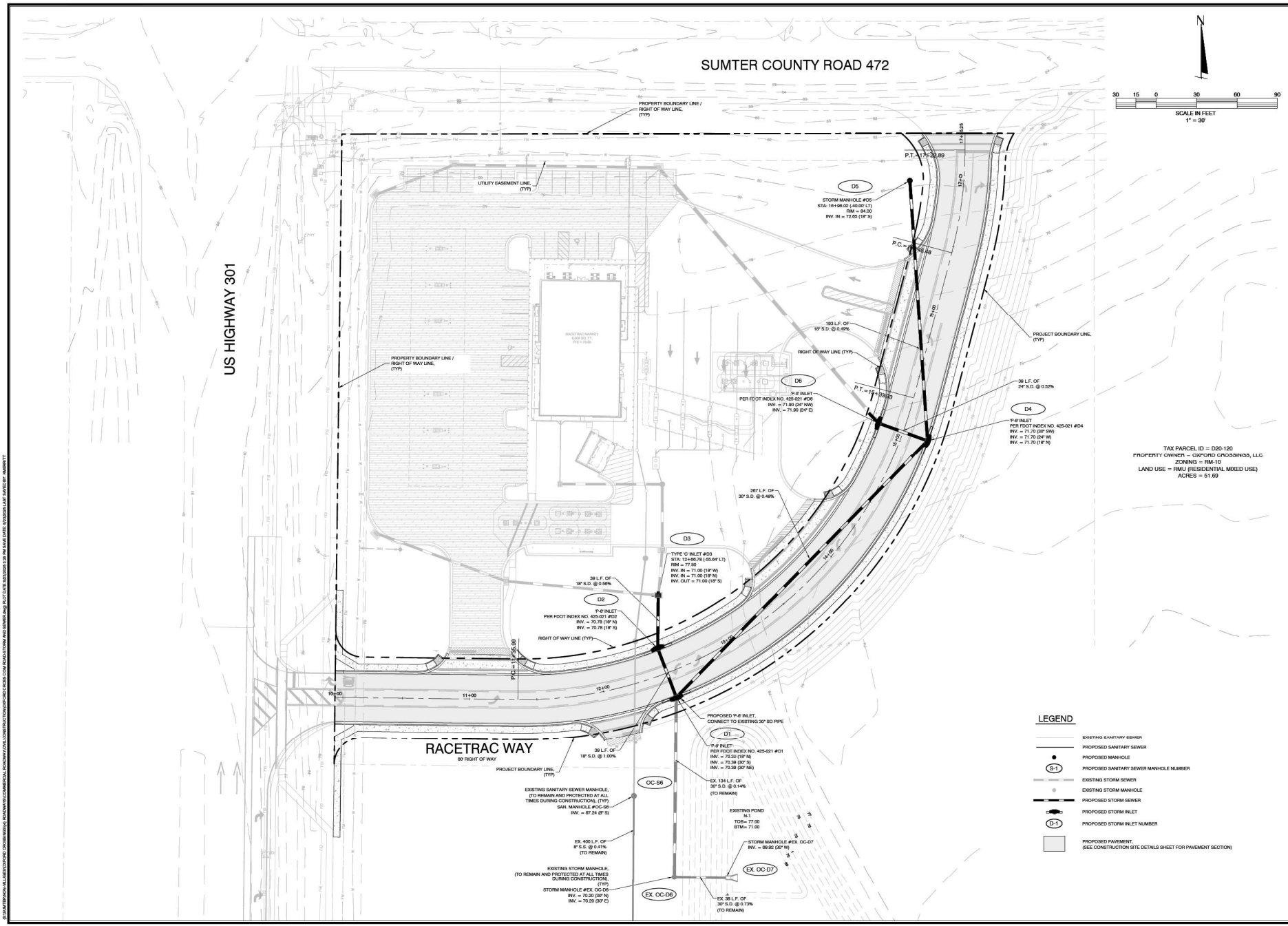
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3139

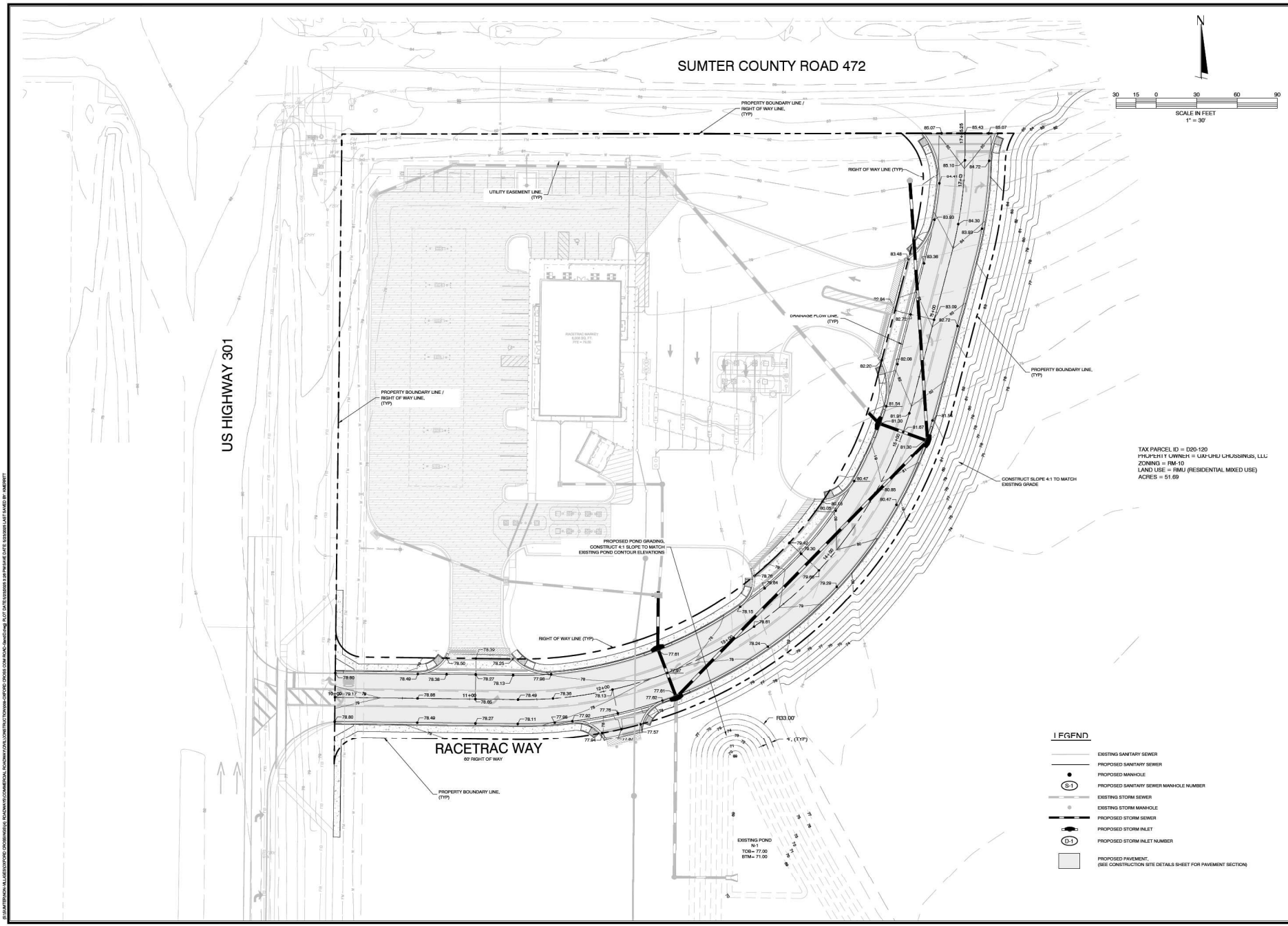
OXFORD CROSSINGS COMMERCIAL ROADWAY WILDWOOD, FL
HORIZONTAL CONTROL AND GEOMETRY PLAN

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	007-OXFORD CROSS COM ROAD-SITE PLAN.dwg

This item has been digitally signed and sealed by Tim Clymer on the date adjoined to the seal. Signature must be verified on any electronic copies.

SHEET NUMBER RD-1


SUMTER COUNTY ROAD 472
US HIGHWAY 301
RACETRAC WAY
60' RIGHT OF WAY
N
SCALE IN FEET
1" = 30'
PROPERTY BOUNDARY LINE / RIGHT OF WAY LINE, (TYP)
UTILITY EASEMENT LINE, (TYP)
PROJECT BOUNDARY LINE, (TYP)
RIGHT OF WAY LINE (TYP)
D5
STORM MANHOLE #D5
STA: 16+96.02 (-40.00' LT)
RIM = 84.00
INV. IN = 72.65 (18" S)
193 L.F. OF 18" S.D. @ 0.69%
D6
P-6' INLET
PER FDOT INDEX NO. 425-021 #D6
INV. = 71.90 (24" NW)
INV. = 71.90 (24" E)
39 L.F. OF 24" S.D. @ 0.52%
D4
P-6' INLET
PER FDOT INDEX NO. 425-021 #D4
INV. = 71.70 (30" SW)
INV. = 71.70 (24" W)
INV. = 71.70 (18" N)
TAX PARCEL ID = D20-120
PROPERTY OWNER = OXFORD CROSSINGS, LLC
ZONING = RM-10
LAND USE = RMU (RESIDENTIAL MIXED USE)
ACRES = 51.69
267 L.F. OF 30" S.D. @ 0.49%
D3
TYPE 'C' INLET #D3
STA: 12+66.78 (-55.64' LT)
RIM = 77.50
INV. IN = 71.00 (18" W)
INV. IN = 71.00 (18" N)
INV. OUT = 71.00 (18" S)
39 L.F. OF 18" S.D. @ 0.56%
D2
P-6' INLET
PER FDOT INDEX NO. 425-021 #D2
INV. = 70.78 (18" N)
INV. = 70.78 (18" S)
39 L.F. OF 18" S.D. @ 1.00%
D1
P-6' INLET
PER FDOT INDEX NO. 425-021 #D1
INV. = 70.39 (18" N)
INV. = 70.39 (30" S)
INV. = 70.39 (30" NE)
PROPOSED P-6' INLET, CONNECT TO EXISTING 30" SD PIPE
EX. 134 L.F. OF 30" S.D. @ 0.14% (TO REMAIN)
OC-S6
EXISTING SANITARY SEWER MANHOLE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION), (TYP)
SAN. MANHOLE #OC-S6
INV. = 67.24 (8" S)
EX. 400 L.F. OF 8" S.S. @ 0.41% (TO REMAIN)
EXISTING STORM MANHOLE, (TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION), (TYP)
STORM MANHOLE #EX. OC-D6
INV. = 70.20 (30" N)
INV. = 70.20 (30" E)
EX. OC-D6
EXISTING POND N-1
TOB= 77.00
BTM= 71.00
STORM MANHOLE #EX. OC-D7
INV. = 69.92 (30" W)
EX. OC-D7
EX. 36 L.F. OF 30" S.D. @ 0.73% (TO REMAIN)
LEGEND
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED MANHOLE
S-1
PROPOSED SANITARY SEWER MANHOLE NUMBER
EXISTING STORM SEWER
EXISTING STORM MANHOLE
PROPOSED STORM SEWER
PROPOSED STORM INLET
D-1
PROPOSED STORM INLET NUMBER
PROPOSED PAVEMENT, (SEE CONSTRUCTION SITE DETAILS SHEET FOR PAVEMENT SECTION)
BY
REVISIONS
DATE
CFB
CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3739
OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL
STORM AND SANITARY SEWER PLAN
SAVE DATE 5/23/2025
DRAWN BY JT
CHECKED BY TC
PROJECT # EP2024-00918
FILE NAME OXFORD CROSS COM ROAD-STORM AND SEWER.dwg
This item has been digitally signed and sealed by Tim Clymer on the date adjacent to the seal. Signature must be verified on any electronic copies.
SHEET NUMBER RD-2



REVISIONS

DATE	BY

CFB CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE MIDDELTON, FL 34762
(352) 746-3126

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

GRADING AND DRAINAGE PLAN

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	009-OXFORD CROSS COM ROAD-Grand1.dwg

This item has been digitally signed and sealed by Tyler Counts on the date adjacent to the seal. Signature must be verified on any electronic copies.

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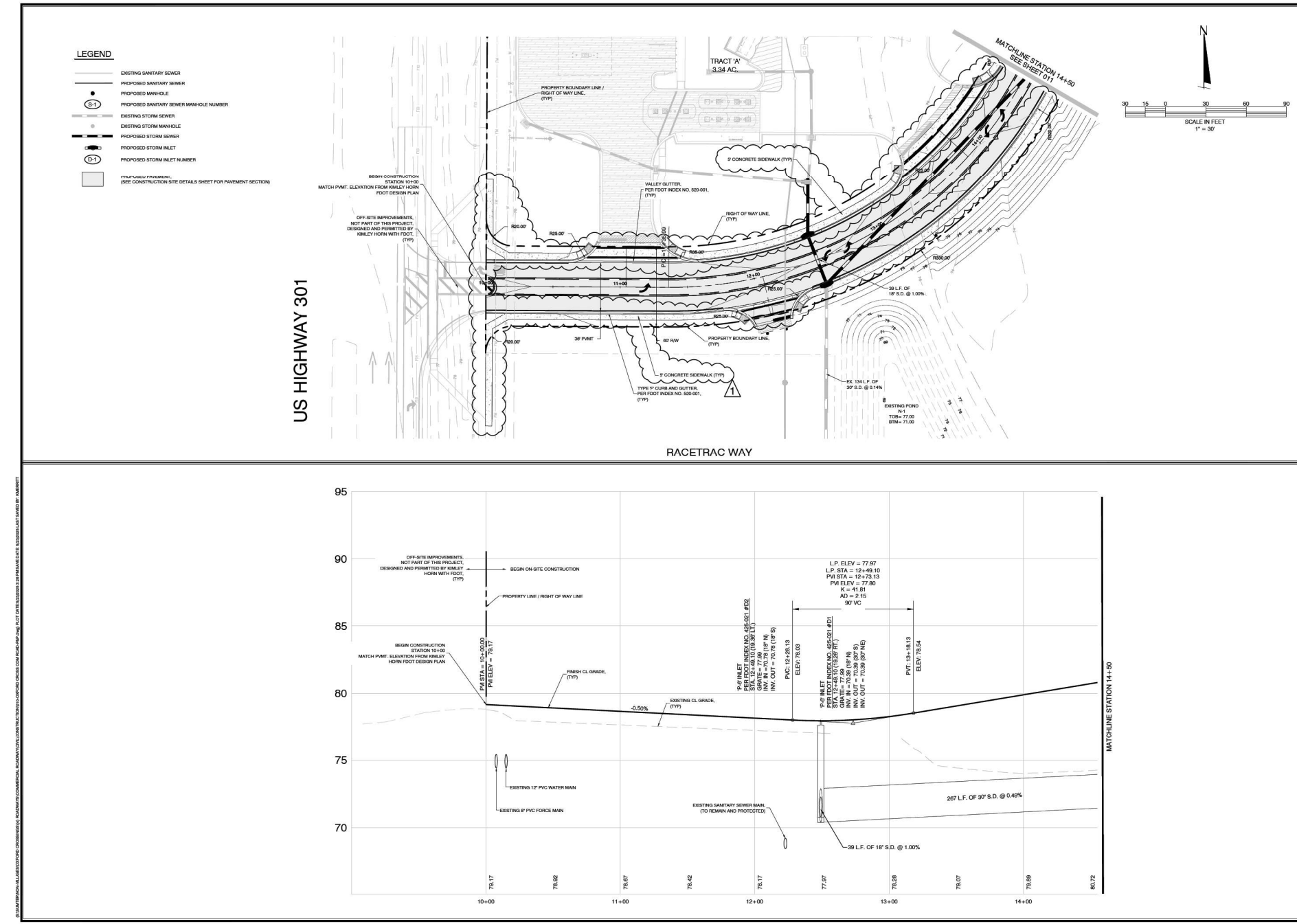
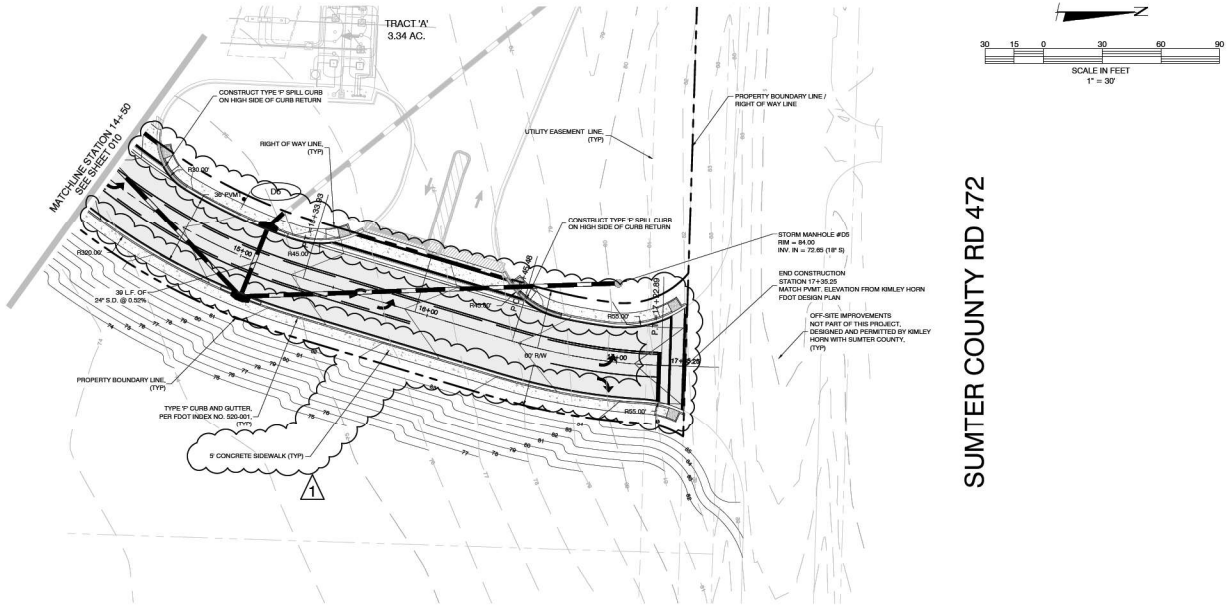
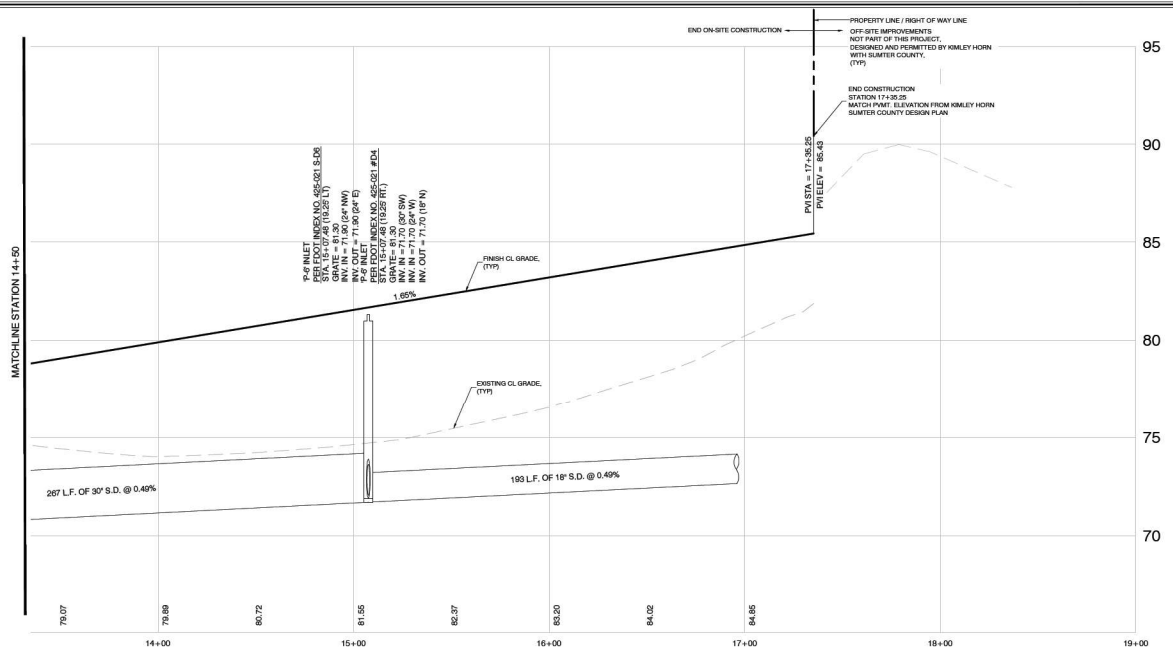


I:\01-MATTRACK-N-LUCE\OXFORD_DROBBINS\Civil_ROADWAY\COMMERCIAL ROADWAY\CONSTRUCTION\OXFORD CROSS COM ROAD-PMT.dwg PLOT DATE:5/23/2025 9:34 PM BASE DATE: 5/23/2025 LAST SAVED BY: AMERRITT



PACETRAC WAY



BY	KFM
REVISIONS	
4 RAI #4	
DATE	5/15/25

CFB CLYMER FARMER BARLEY
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3139

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

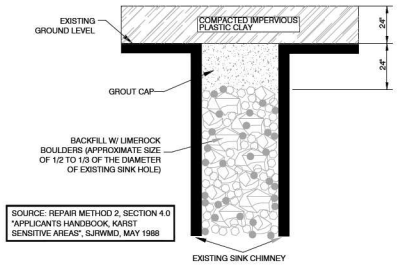
ROADWAY PLAN AND PROFILE

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918
FILE NAME	010-OXFORD CROSS COM ROAD-PAP.dwg

This item has been digitally signed and sealed by Tyler Clymer on the date adjacent to the seal. Printed copies of this document are not to be considered signed and sealed and the signature must be verified on any electronic copies.

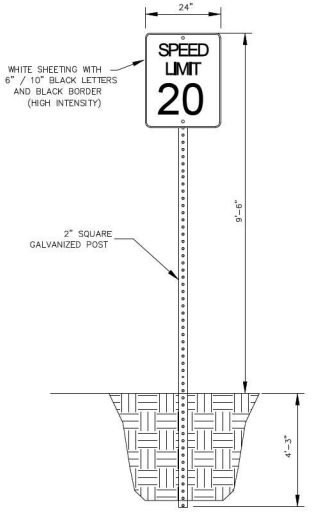
SHEET NUMBER RD-5

I:\S-M\TRACK\ALL\OXFORD_DROBO\010\(4) ROADWAY\05 COMMERCIAL ROADWAY\CIVIL\CONSTRUCTION\OXFORD CROSS COM ROAD-PAP.dwg, PLOT ON 5/15/2025 5:14:09 PM BY AMERRITT, LAST SAVED BY: AMERRITT

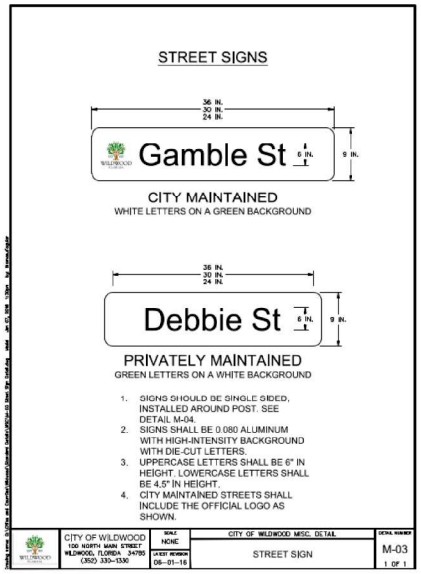


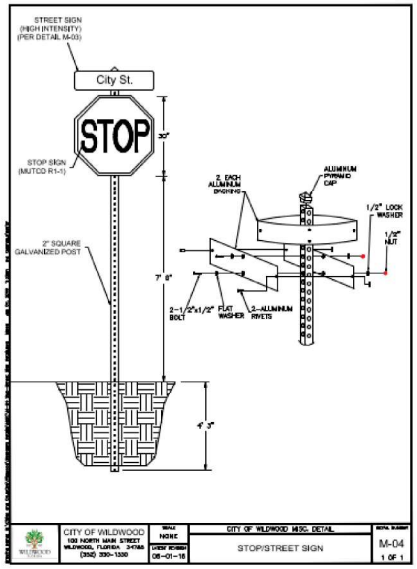
IF SINK HOLE ACTIVITY OCCURS, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER PRIOR TO REPAIR

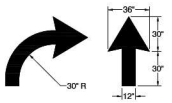
TYPICAL SINK CHIMNEY REPAIR DETAIL
NOT TO SCALE



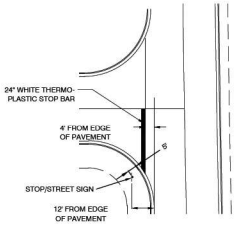
DETAIL #2
SPEED LIMIT SIGN #R02-01
N.T.S.



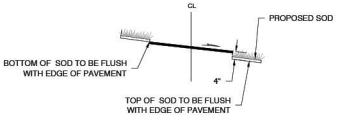




PAVEMENT MARKING DETAILS
NOT TO SCALE

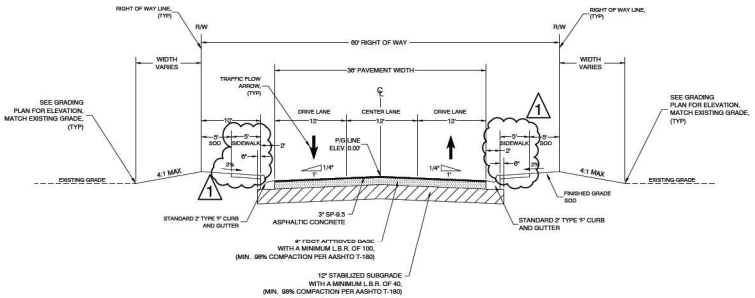


STOP SIGN & STOP BAR LOCATION DETAIL
NOT TO SCALE



SOD PLACEMENT DETAIL
N.T.S.

NOTE:
CONTRACTOR TO INSTALL SOD BOTTOM 4" BELOW EDGE OF PAVEMENT AND ENSURE POSITIVE DRAINAGE AWAY FROM ROADWAY ON THE LOW SIDE. BOTTOM OF SOD TO BE INSTALLED FLUSH WITH EDGE OF PAVEMENT ON THE HIGH SIDE AND ENSURE POSITIVE DRAINAGE OVER THE ROADWAY.



TYPICAL ROADWAY SECTION
NOT TO SCALE

BY	DATE	REVISIONS
KFM	5-15-25	RAI #4

CLYMER FARMER BARLEY
CFB
CLYMER FARMER BARLEY, Inc.
7413 ALFORD AVENUE MIDDLETON FL 34762
(352) 748-3739

OXFORD CROSSINGS
COMMERCIAL ROADWAY
WILDWOOD, FL

ROADWAY DETAILS

SAVE DATE	5/16/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00918 011-OXFORD
FILE NAME	CROSS COM ROAD-DETAILS (NG

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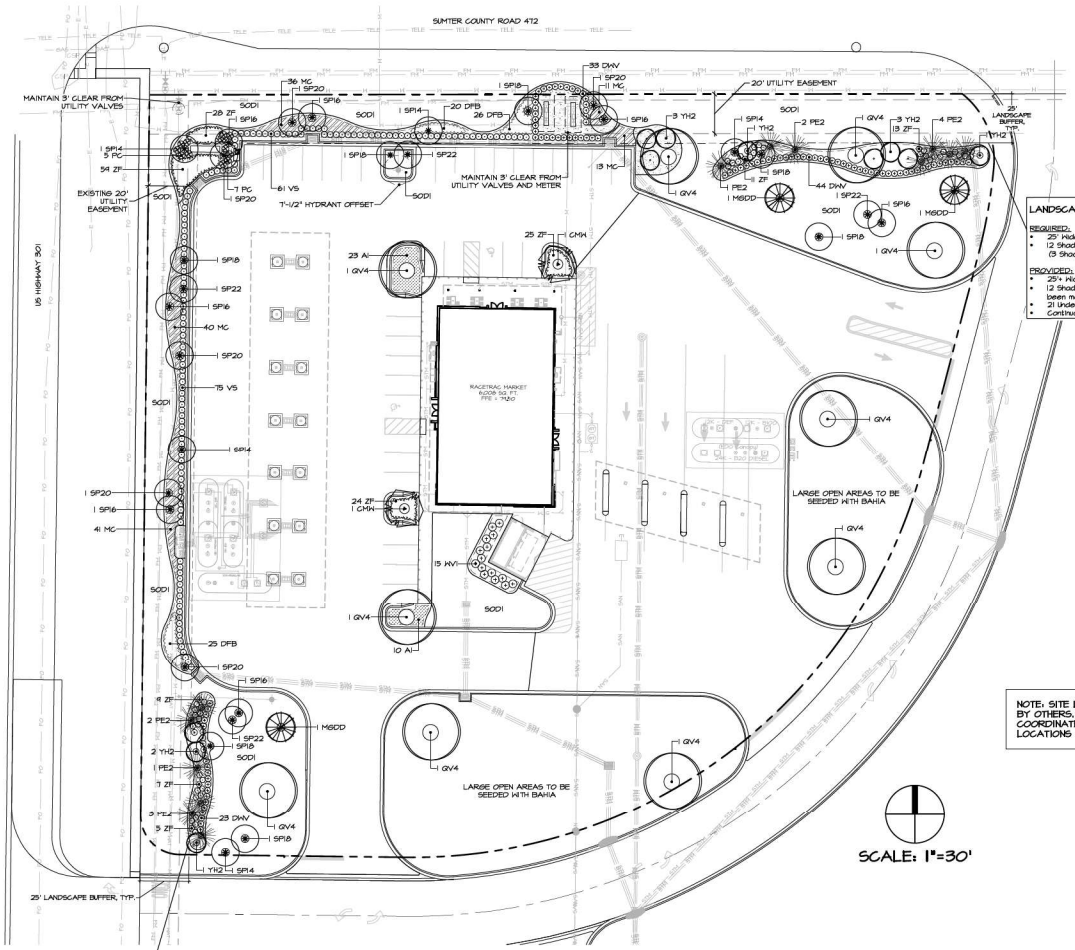
SHEET NUMBER RD-6



LANDSCAPE BUFFER ALONG NORTH BOUNDARY (416 LF)

REQUIRED:
- 25' Wide
- 12 Shade Trees, 21 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

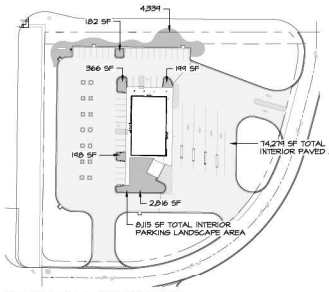
PROVIDED:
- 25+ Wide
- 12 Shade Trees (due to utility easement, some shade trees have been moved to open space areas)
- 21 Understory Trees
- Continuous Hedge

NOTE: SITE LIGHTING DESIGN PREPARED BY OTHERS. LIGHT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS

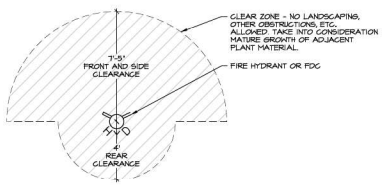
LANDSCAPE BUFFER ALONG WEST BOUNDARY (388 LF)

REQUIRED:
- 25' Wide
- 12 Shade Trees, 19 Understory, Continuous Hedge (3 Shade, 5 Understory per 100 LF)

PROVIDED:
- Modified 21' wide Buffer provided due to existing utilities and utility easement
- 12 Shade Trees (due to utility easement, some shade trees have been moved to open space areas)
- 19 Understory Trees
- Continuous Hedge



INTERIOR LANDSCAPE DIAGRAM (N.T.S.)



HYDRANT CLEARANCE OFFSET

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 3.34 Ac. (145,666 sf)

Design District: Community

NO TREE MITIGATION REQUIRED
No existing trees on this site

Landscape Buffers

NORTH BOUNDARY - See Plan
WEST BOUNDARY - See Plan

NO OTHER BUFFERS REQUIRED

Parking Lot Requirements
36 Paved Parking spaces, 74,264 s.f. paved area

Required: 1 canopy tree and 3 shrubs per 25 spaces
(2 Canopy Trees, 6 Shrubs total required for 36 spaces)

Provided: 2 canopy trees and 82 shrubs

Required: Landscape area equal to 10% of paved area 7,428 sf for 74,279 sf paved area)

Provided 8,115 s.f. (11%) SEE DIAGRAM THIS SHEET

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS PRESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A PROPOSED IRRIGATION 1" METER WITH BACKFLOW PREVENTION DEVICE, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.
9. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	33	African Iris, white Dietes vegeta - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
CMX	2	Crape Myrtle, white Lagerstroemia indica 'Natchez' - (CMX)	#30/B+B; 8' min ht x 5½ spr; multi-trunk; 2" DBH (aggregate)	25' ht x 20' spr; prune no more than 1/2" wood
DFB	71	Dwarf Firebush Hamelia patens 'Compacta' - (DFB)	#3; 12-18" ht x 12"+ spr; 3' oc	Prune back by 1/3 in February
DMV	100	Dwarf Walters Viburnum Viburnum obovatum 'Mrs. Schiler's Delight' - (DMV)	#3, 18"+ ht x 16"+ spr; 3' oc	30" ht x full mass
MC	141	Muhly Grass Muhlenbergia capillaris - (MC)	#3; full; 3' oc	Allow natural growth; remove weeds; cut back after last frost annually
MGDD	3	D.D. Blanchard Magnolia Magnolia grandiflora 'D.D. Blanchard' - (MGDD)	#45; 10-12' ht x 5½ spr; 2" DBH min (3" cal)	Allow natural growth; prune only for form or dead wood
PC	12	Plumbago Plumbago capensis - (PC)	#3; 18" x 18"+; 42" oc	4' ht x full mass; maintain informally; do not shear
PE2	13	Slash Pine Pinus elliottii - (PE2)	#45; 10-12'+ ht x 5'+ spr; 2" DBH min (3" cal)	Allow natural growth; prune dead wood
QV4	10	Live Oak Quercus virginiana - (QV4)	#65; 12-14' ht x 6'+ spr; 2" DBH min (3" cal)	Allow natural growth; prune only for form or dead wood
SP14	5	Sabal Palm Sabal palmetto - (SP14)	BR; hurricane cut; 14' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP16	7	Sabal Palm Sabal palmetto - (SP16)	BR; hurricane cut; 16' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP18	7	Sabal Palm Sabal palmetto - (SP18)	BR; hurricane cut; 18' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP20	6	Sabal Palm Sabal palmetto - (SP20)	BR; hurricane cut; 20' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP22	4	Sabal Palm Sabal palmetto - (SP22)	BR; hurricane cut; 22' CT ht	Allow natural growth; prune only dead fronds to keep full round head
VS	136	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 3'+ ht x 3' spr; 3' oc	3' ht x 3'; full hedge
WVI	15	Walters Viburnum Viburnum obovatum - (WVI)	#7; 36"+ ht x 24" spr	4' ht x 3'; full hedge
YH2	11	Yaupon Holly, tree type Ilex vomitoria - (YH2)	#45; 6-8' ht x 3-4' spr; multi-trunk; 2" DBH (aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
ZF	181	Coontie Zamia floridana - (ZF)	#3; full; 18"+ spr; 30" oc	Allow natural growth; prune only dead fronds
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SODI		Argentine Bahia Paspalum notatum 'Argentine' - (SODI)	Pallet	Unirrigated

NOTES:

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

REVISIONS

DATE	BY

Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

REGISTERED LANDSCAPE ARCHITECT
SUZANNE M. STANZIL
LA 6666662
STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stanzil on 01/17/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

OXFORD CROSSING RACETRAC
WILDWOOD, FLORIDA

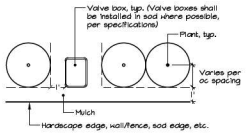
LANDSCAPE PLAN

DATE 01-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 1 OF 2

L-1

F:\OXFORD CROSSING\RACETRAC\BDP\LANSCAPE 24 06 RACETRAC LS SHEETS



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

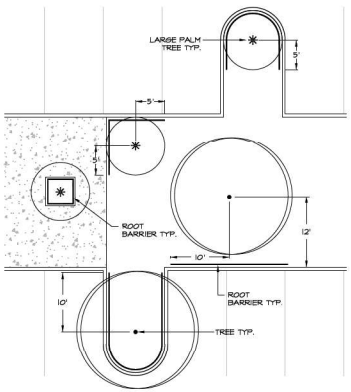
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY: NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

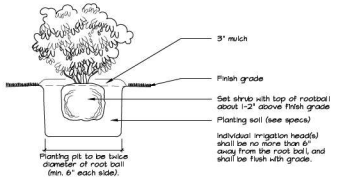


ROOT CONTROL BARRIER DETAIL
1" = 10'

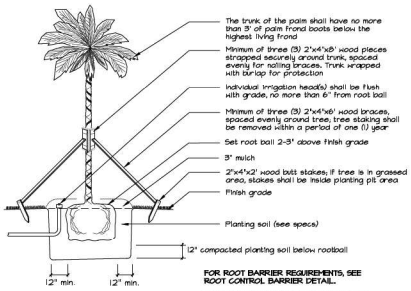
LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Proper location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



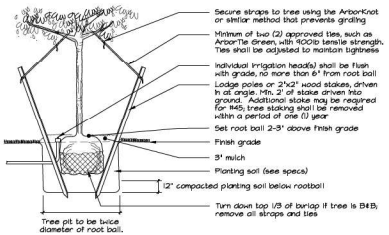
SHRUB INSTALLATION DETAIL



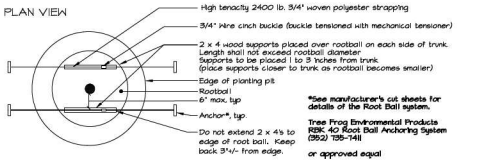
FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL.

SEE LETHAL BRONZING INOCULATION NOTE.

PALM INSTALLATION DETAIL



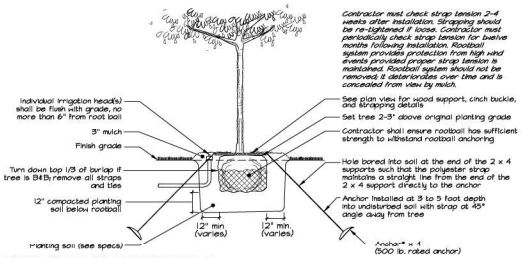
TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



***See manufacturer's cut sheets for details of the Root Ball system.**

Tree Frog Environmental Products RBK 40 Root Ball Anchoring System (352) 735-1411

or approved equal



Contractor must check strap tension 2-4 weeks after installation. Strapping should be re-tightened if loose. Contractor must periodically check strap tension for twelve months following installation. Rootball system provides protection from high wind events provided proper strap tension is maintained. Rootball system should not be removed; it deteriorates over time and is concealed from view by mulch.

TREE INSTALLATION DETAIL
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

LICENSED LANDSCAPE ARCHITECT RICHARD M. SCHULTZ LA 6666662 STATE OF FLORIDA

This item has been electronically signed and sealed by Richard M. Schultz on 01/17/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

OXFORD CROSSING RACETRAC
HILDWOOD, FLORIDA

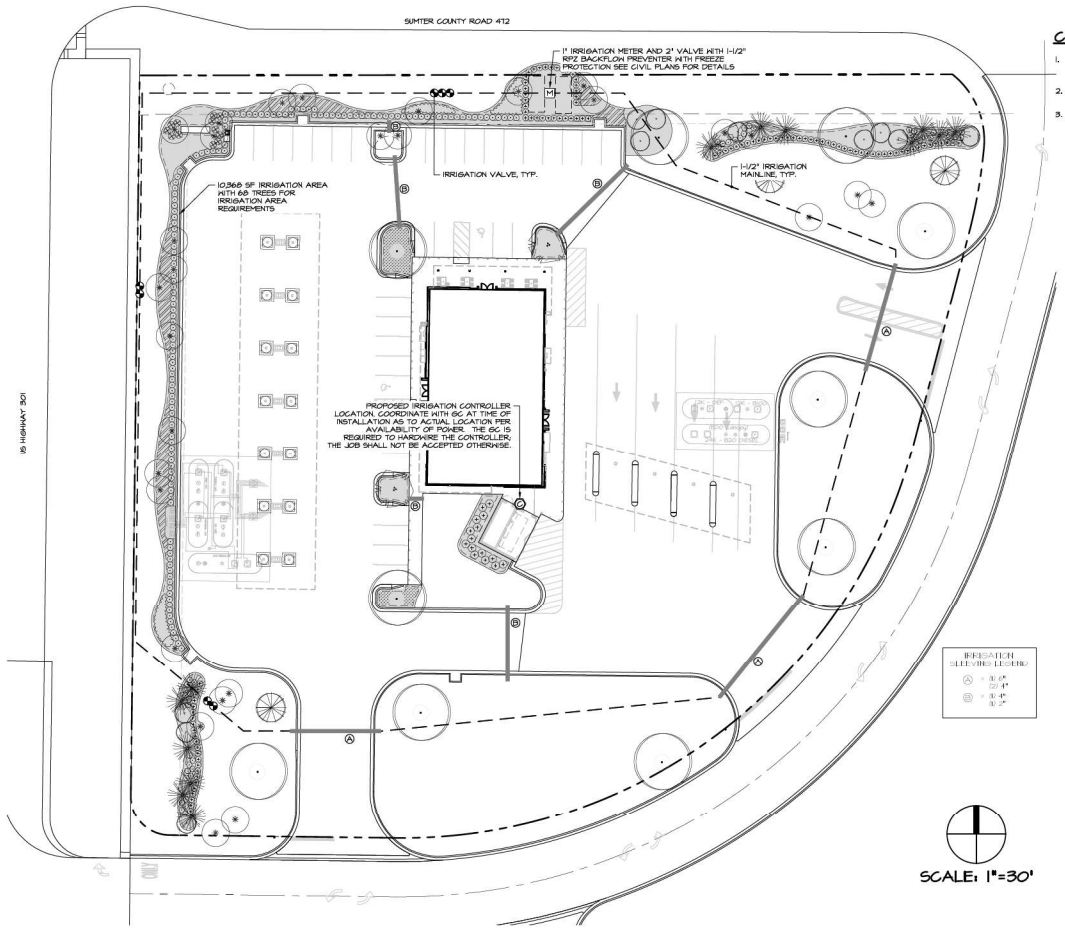
LANDSCAPE PLAN

DATE 01-17-25
DWN. BY JRT
CHKD. BY SMS

SHEET 2 OF 2

L-2

F:\OXFORD CROSSING\RACETRAC\BID PLANS\L-2 PLAN.DWG, 1-17-25 6:06:00 PM, RACETRAC LS SIGNS



SCALE: 1"=30'

CONTRACTORS:

1. YOU ARE ADVISED TO CONFIRM WITH MICHAEL PAPE & ASSOCIATES THAT THIS IS THE FINAL PLAN PRIOR TO BIDDING AND CONSTRUCTION.
2. READ AND FOLLOW THE SEPARATE SPECIFICATION DOCUMENT THAT MUST ACCOMPANY THIS PLAN.
3. ANY DAMAGE TO ANY EXISTING LANDSCAPING OR IRRIGATION ON ADJACENT SITES CAUSED BY ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.

IRRIGATION DEMAND:

The anticipated irrigation demand for this site shall be 6,887 gallons per week or 3,444 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH, OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ISA-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2022.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER 'GRADES AND STANDARDS FOR NURSERY PLANTS', STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE A 1" POTABLE METER WITH BACKFLOW PREVENTION DEVICE. SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOD MAY BE UNIRRIGATED.
8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contract shall generally include the following work:
   - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
   - C. Documentation and submittal of actual water supply performance prior to commencing installation.
   - D. Separation of zones covering annuals for independent operation where applicable.
   - E. Adjustment of pipe, head or valve locations or depths to allow for landscaping.
   - F. Adjustment of nozzle pattern or relocation of heads to minimize overthrow onto pavement or structures and to provide satisfactory coverage to all plant material
   - G. Programming of and labeling of controller(s) and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
   - H. Submittal of two Owner's Manuals with contents as described in the specifications.
   - I. Submittal of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
   - J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
   - A. Observing and reporting any conditions which would affect the performance of the system
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
   - G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - H. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his or her cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

CITY OF WILDWOOD IRRIGATION CODE:

ALL LANDSCAPING WILL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL (IRRIGATION SYSTEM, HOSE, ETC.). REUSE WATER MUST BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS AND F.S. § 373.62, FOR RAIN SENSOR SHUT-OFF DEVICES FOR LANDSCAPE IRRIGATION INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE, AND/OR MEET THE CURRENT REQUIREMENTS STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. MICRO-IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED IT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPING SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE.

(a) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;

(b) BACK FLOW PREVENTION VALVE;

(c) SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;

(d) MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E., ROTORS AND SPRAY HEADS ON SEPARATE ZONES);

(e) USE OF PRESSURE REGULATED VALVES AND HEADS;

(f) 100% OVERLAPPING (HEAD TO HEAD) COVERAGE;

(g) MAXIMUM FLOW VELOCITY OF FIVE FEET (5') PER SECOND;

(h) CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN;

(i) APPROPRIATE IRRIGATION SCHEDULING THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 ½) INCHES OF TOTAL MOISTURE (RAIN AND IRRIGATION) PER WEEK, AND LESS IN BED AREAS, AND

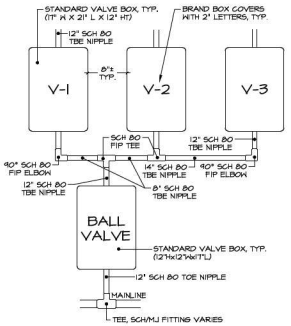
(j) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REALIGN OR REPLACE ROTORS AND SPRAY HEADS AS NEEDED.

ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 373, OR AS AMENDED.

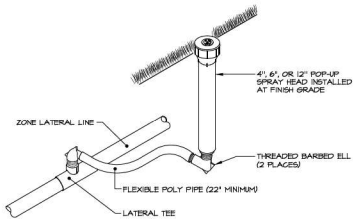
NOTES:

VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

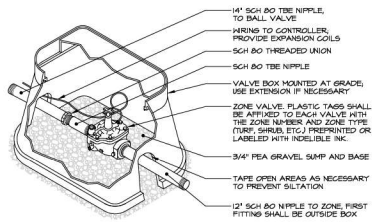
PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.
INSTALL REDUCERS AND ALL-THREAD AS NECESSARY AT EACH VALVE LOCATION.
INSTALL EACH VALVE TAP IN A VERTICAL ORIENTATION TO ASSURE THE PROPER VALVE DEPTH.

ZONE VALVE
SCALE: N.T.S.

REVISIONS	DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

LA 0666802 — STATE OF FLORIDA

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OXFORD CROSSING RACETRAC
WILDWOOD, FLORIDA
IRRIGATION PERMIT PLAN

DATE 01-17-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

IR-1

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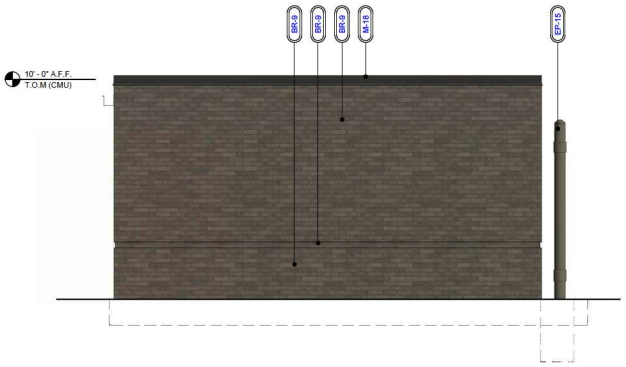
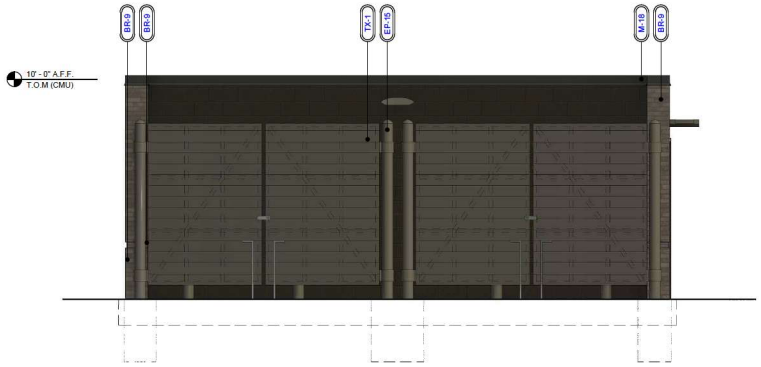
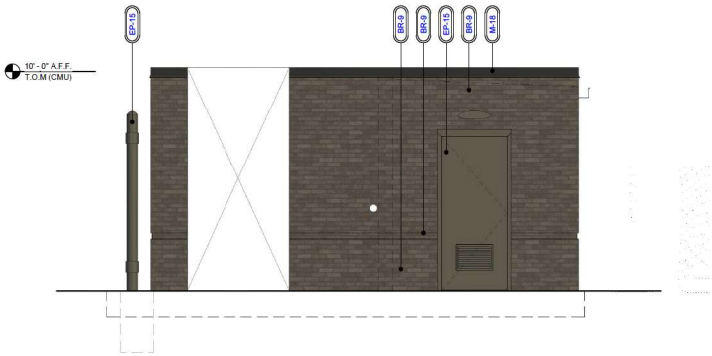


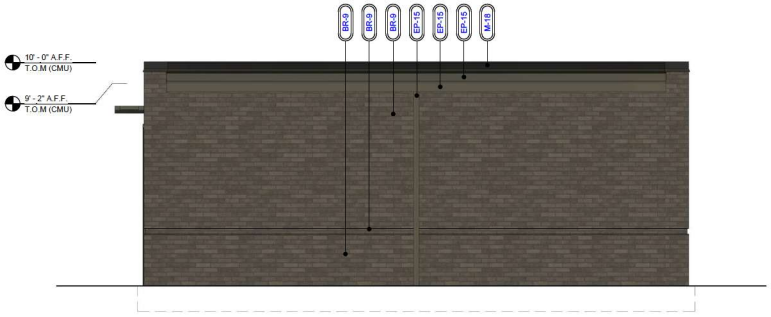
4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"



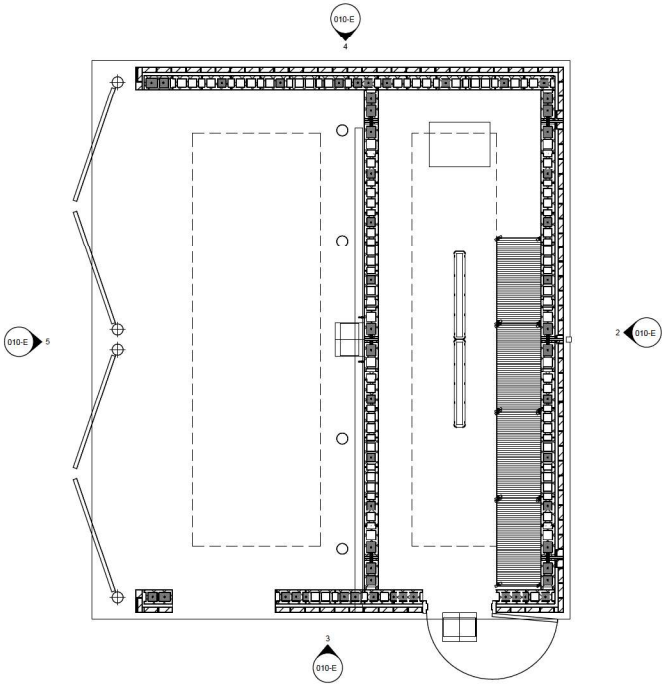
5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

DUMPSTER FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.
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DESIGN PROFESSIONALS

Mark S. Salopek, LLC
701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

Mark Salopek
Digitally signed by Mark Salopek
DN: CN=Mark Salopek, O=QUADGRAC, OU=PD, E=MarkS@quadgrac.com, L=Mentor, S=Ohio, C=US
Reason: I am the author of this document
Date: 2024.08.06 09:00:47-04'00'

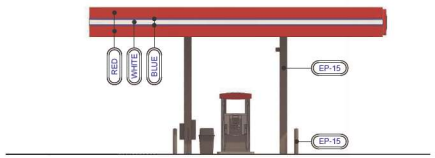
STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT
08/06/24

PROJECT NUMBER
2024157.22

SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER
010-E

2 CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 CANOPY ELEVATION
1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	STT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

This item has been digitally signed and sealed by M. Salopek on the date adjacent to the seal.

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC
701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/06/24	PRELIM PACKAGE

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 **DATE** 05/17/24

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PROFESSIONAL SEAL

STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT

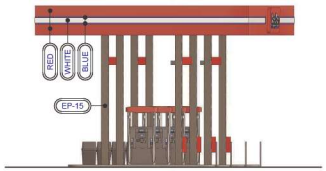
08/06/24

PROJECT NUMBER
2024157.22

SHEET TITLE
FUEL CANOPY ELEVATIONS

SHEET NUMBER
100

2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

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FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	STT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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DESIGN PROFESSIONALS

Mark S. Salopek, LLC
701 W. LAKESIDE AVE. APT# 503
CLEVELAND, OH 44113

ISSUE/REVISION RECORD

DATE	DESCRIPTION
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RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

#1692

PROTOTYPE SERIES 2024

2024 LH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 **DATE** 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT

08/06/24

PROJECT NUMBER

2024157.22

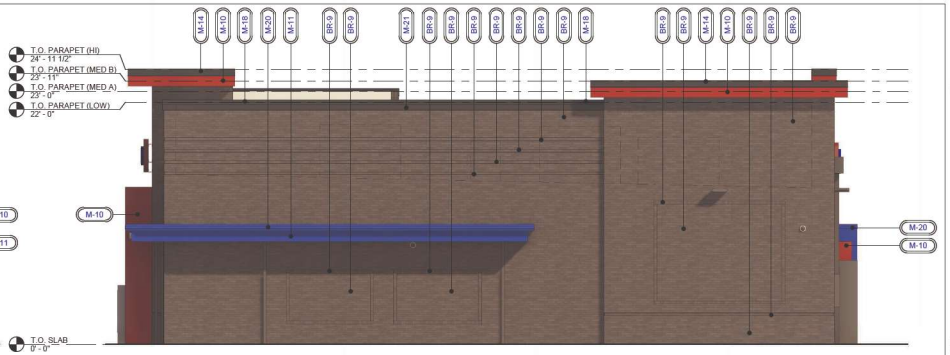
SHEET TITLE

EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER

200

4 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

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EXTERIOR MATERIAL SCHEDULE

BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
CEMENT BOARD			
HP-1	JAMES HARDIE	SMOOTH LAP SIDING (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE. SEE A600
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCHED #3) OR APPROVED ALTERNATE. SEE A600
METAL			
M-3	OLDCASTLE (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-7	VERSATEX	WPA TONGUE AND GROOVE 1"X6"X8' (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675
M-10	ALPOLIC		TRD RED
M-11	ALPOLIC		HYB BLUE
M-14	ALPOLIC	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-15		PREFINISHED 6" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-17		BRAKE METAL	METAL TO MATCH STOREFRONT DARK BRONZE 740
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-20	ALPOLIC	PREFINISHED 5" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "HYB BLUE"
M-21	ALPOLIC		CNC CHARCOAL
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN
WINDOW FILM			
WF-1		WINDOW FILM: 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-2		WINDOW FILM; OPAQUE	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

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CLEVELAND, OH 44113

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08/06/24	PRELIM PACKAGE

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200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER
#1692

PROTOTYPE SERIES 2024
2024 LH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

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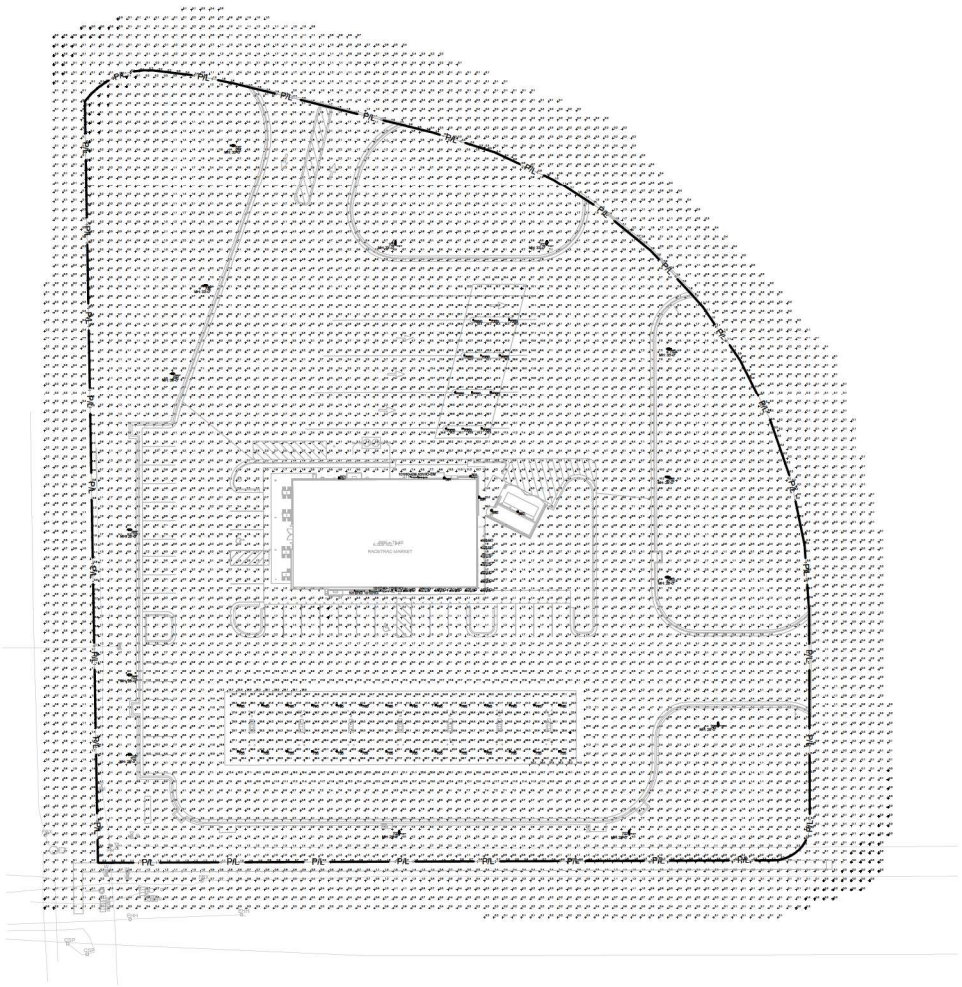
PROFESSIONAL SEAL
STATE OF FLORIDA
MARK S. SALOPEK
AR91472
REGISTERED ARCHITECT
08/06/24

PROJECT NUMBER
2024157.22

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
300



1 SP-1 SITE PHOTOMETRY PLAN
SCALE: 1/32"=1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705	28	701948-5W-WT-M150 -P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE WHITE FINISH	LEDS.	701948-5WT WT3-M150.IES	Absolute	1.00	118.5
	705B	12	701948-5W-BZ-M150 -P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE BRONZE FINISH	LEDS.	701948-5BZ WT3-M150.IES	Absolute	1.00	118.5
	101HO-EM	2	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z-EL10WCP	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38
	101HO	12	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38
	702	14	RSX2 LED-P6 -40K-R4-MVOLT -RPA-ODBXD	LITHONIA - RSX2 OUTDOOR LED AREA LIGHT	LEDS.	RSX2_LED_ P6_40K_R4 _HS.IES	Absolute	1.00	244
	501	4	ARC2-LED-P5-40K -MVOLT-ODBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDS.	ARC2_LED_P4 _40K.IES	Absolute	1.00	51
	502	2	ARC2-LED-P4-40K -MVOLT-ODBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDS.	LSI XWM-FT-LED -04-50.IES	Absolute	1.00	30
	101EHO	4	LBR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-U0Z	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDS.	LR6.IES	3300	1.00	38

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.6 fc	2.4 fc	0.0 fc	N / A	N / A
Canopy	+	36.6 fc	43.3 fc	19.8 fc	2.2:1	1.8:1
Site	+	4.3 fc	34.9 fc	0.1 fc	349.0:1	43.0:1
Vehicle	*	5.8 fc	34.9 fc	0.7 fc	49.9:1	8.3:1
Property Line	+	0.9 fc	3.0 fc	0.1 fc	30.0:1	9.0:1
EDO Canopy	+	40.0 fc	52.8 fc	11.6 fc	4.6:1	3.4:1

GENERAL NOTES

1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
2. MOUNT AREA LUMINAIRE TYPE '702' AT 28'-0" AFG (INCLUDING POLE BASE)
3. MOUNT AREA LUMINAIRE TYPE '702' IN TRUCK AREA AT 33'-0" AFG (INCLUDING POLE BASE)
4. FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
5. COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
   - 5.1. AREA LIGHTING - 4000K
   - 5.2. BUILDING MOUNTED - 4000K
   - 5.3. DECORATIVE POLE - 4000K
   - 5.4. CANOPY - 5000K
   - 5.5. CANOPY DOWNLIGHTS - 5000K

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DESIGN PROFESSIONALS

GPD GROUP, INC.*
LIC. # - 30920
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

ISSUE/REVISION RECORD

DATE	DESCRIPTION
10/28/24	PHOTOMETRIC PLAN

RaceTrac.
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

WILDWOOD

WILDWOOD
FL 34484
US-301 @ CR 472

RACETRAC STORE NUMBER

#1692

PROTOTYPE SERIES TC

2024 LH MO

PLAN MODIFICATION NOTICE

SPB NO. DATE

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PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER

2024157.22

SHEET TITLE

SITE PHOTOMETRY PLAN

SHEET NUMBER

SP-1

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site storm water retention, in 3.34 acres MOL. The subject parcel is generally located at the southeast corner of US Hwy 301 and CR 472.

Case Number: SP 2410-003 Oxford Crossings Racetrac

Applicant(s): Joe Nisbett, Manager with Oxford Crossings LLC

Owner(s): Oxford Crossings LLC, Joe Nisbett, Manager

Parcel(s): D20-121 & D20-120

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:

satisfy City Attorney outstanding comments

☐ recommends denial.

Dated: July 1, 2025

Lindsay C.T. Holt

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-003 SoLiv at Wildwood**

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

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2407-003 SoLiv at Wildwood
Parcel Number	G05-134, G05-148, G05-151, G05-157, and G05M001
Acreage	24.732 Acres, MOL
Property Location	The property is generally located at the NW corner of Powell Road and Huey Street
Owner	SoLiv Wildwood LLC
Applicant	David Roache with SoLiv Wildwood LLC
Date	06/24/2025

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will feature 162 one-bedrooms, 155 two-bedrooms and 54 three-bedrooms.

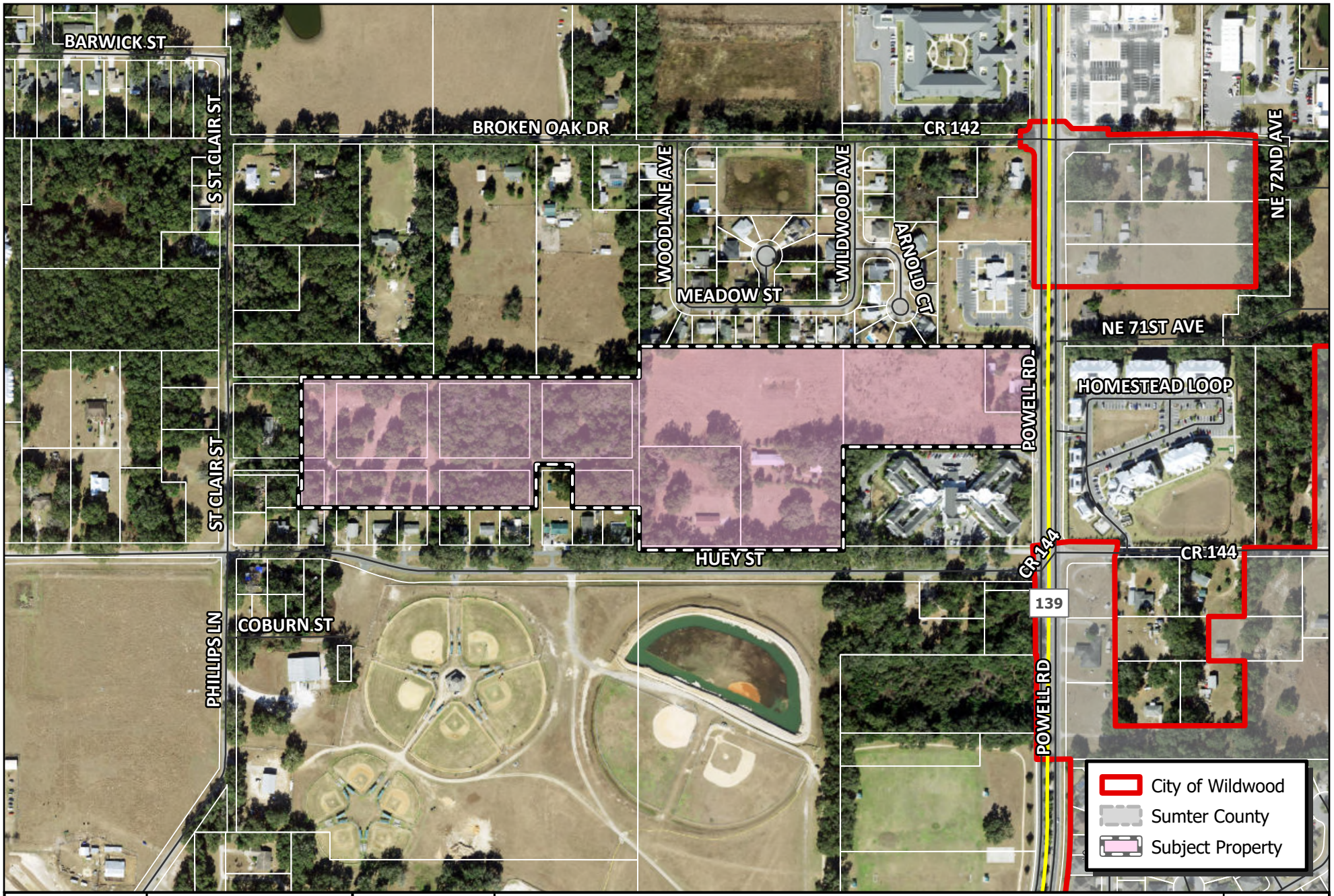
The project will provide twenty-five (25) Florida ADA-accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 24.732 acres MOL, as per the attached plans. The Developer entered into a Developer's Agreement for this project, which went before the June 9 City Commission Meeting for final consideration.

SP 2407-003 meets the criteria set forth within the Land Development Regulations, the Design

District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 7/8/2025

Wendy Then, AICP, CFM
Assistant Director Development Services



WILDWOOD
EST. 1877
FLORIDA

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

N

US Feet
0 35 70 140

SP 2407-003

SOLIV AT WILDWOOD

PARCELS G05-134, G05-148, G05-151, G05-157 & G05M001

MAP 1B

LOCATION MAP

JUL 2024

MAJOR SITE PLAN FOR
SOLIV AT WILDWOOD

ERP APP ID/PERMIT NO: 891530/43047705.000

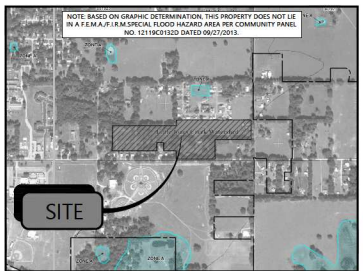
1419 HUEY STREET
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

TAX PARCEL(S): G05-134, G05-148, G05-151, G05-157 & G05M001

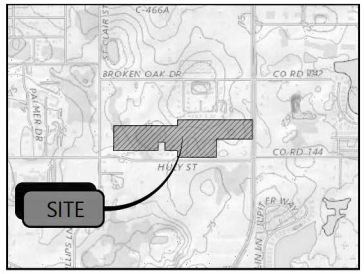
AERIAL MAP
1" = 1000'

VICINITY MAP
1" = 1000'

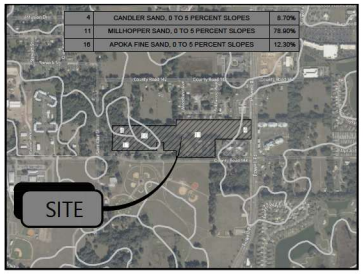
WETLAND MAP
1" = 1000'



FEMA MAP
1" = 1000'



USGS QUAD MAP
1" = 1000'



SOIL MAP
1" = 1000'

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 CORNER 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.

STATEMENT OF INTENDED USE

SOLIV AT WILDWOOD PROPOSES A 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT COMPOSED OF A COMBINATION OF ONE TYPE A BUILDING AND EIGHT TYPE B BUILDINGS (SEE TABLE BELOW) WITH AN AMENITY CENTER INCLUDING A POOL, DOG PARK, PICKLEBALL COURTS, AND A YOGA LAWN.

BUILDING INFORMATION

Unit	Description	NRSF	Building Type A Unit Count					Building Type B Unit Count				
			Level 1	Level 2	Level 3	Level 4	(1)BLDG-A	Level 1	Level 2	Level 3	(8)BLDG-B	Total
One Bedroom Units												
A1	1 Bed / 1 Bath	756	22	20	20	20	82	0	0	0	0	82
A2	1 Bed / 1 Bath	832	3	3	3	3	12	0	0	0	0	12
A4	1 Bed / 1 Bath	754	0	0	0	0	0	4	2	2	64	64
A5	1 Bed / 1 Bath	712	1	1	0	0	2					2
A6	1 Bed / 1 Bath	818	1	1	0	0	2					2
Total 1 Br Units		763	27	25	23	23	98	4	2	2	64	162
		743										
Two Bedroom Units												
B1	2 Bed / 2 Bath	1,072	5	8	8	8	29	0	0	0	0	29
B1-B	2 Bed / 2 Bath	1,148	4	4	4	4	16	0	0	0	0	16
B1-C	2 Bed / 2 Bath	1,227	1	1	1	1	4	0	0	0	0	4
B2	2 Bed / 2 Bath	1,294	2	2	2	2	8	0	0	0	0	8
B3	2 Bed / 2 Bath	1,330	4	4	4	4	16	0	0	0	0	16
B4	2 Bed / 2 Bath	1,006	0	0	0	0	0	0	2	2	32	32
B5	2 Bed / 2 Bath	1,161	0	0	0	0	0	2	2	2	48	48
B6	2 Bed / 2 Bath	1,358	0	0	1	1	2	0	0	0	0	2
Total 2 Br Units		1,142	16	19	20	20	75	2	4	4	80	155
		1,124										
Three Bedroom Units												
C1	3 Bed / 2 Bath	1,807	1	1	2	2	6	0	0	0	0	6
C2	3 Bed / 2 Bath	1,458	0	0	0	0	0	2	2	2	48	48
Total 3 Br Units		1,472	1	1	2	2	6	2	2	2	48	54
		1,472										
Totals			44	45	45	45	179	8	8	8	192	371

DEVELOPMENT TEAM

OWNER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

APPLICANT / DEVELOPER
SOLIV WILDWOOD LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: DAVID ROACHE

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVE., SUITE 1350
ORLANDO, FL 32801
PHONE: (704) 351-5227
CONTACT: DAVID GASTEL, P.E.

SURVEYOR
BOWMAN
5404 CYPRESS CENTER DR., SUITE 140
TAMPA, FL 33609
PHONE: (813) 474-7424
CONTACT: MAX R. GEORGE, PSM

UTILITY PROVIDERS

WATER & SEWER
CITY OF WILDWOOD
711 HUEY ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
CONTACT: DAVID WATSON

ELECTRIC
DUKE ENERGY
4306 E. COUNTY ROAD 462
WILDWOOD, FL 34785
PHONE: (407) 942-9401
CONTACT: AMY FINNEY

TELEPHONE / INTERNET
CHARTER COMMUNICATIONS
2850 S. LECANTO HWY
LECANTO, FL 34461
PHONE: (352) 527-2189
CONTACT: DUFFY MCCLELLAND

SOLID WASTE
WASTE MANAGEMENT OF WILDWOOD
8708 NE 44TH DR
WILDWOOD, FL 34785
PHONE: (352) 460-7565
CONTACT: EDWARD ROCK

GAS
TECO
316 SW 33RD AVE
OCALA, FL 34474
PHONE: (352) 302-7096
CONTACT: DANIEL WALLER

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NOTE:
THE APPLICANT, SOLIV WILDWOOD, LLC, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADS, RETENTION PONDS, LIFT STATION, COMMON AREAS AND UNDERGROUND UTILITIES SUCH AS WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS WITHIN ITS PROPERTY BOUNDARY.

THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION ON CONCURRENCY REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

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

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

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24 HOUR EMERGENCY CONTACT

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SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
COVER SHEET

DATE 03/30/2024

REVISIONS
1 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2 07-15-2024 PER SJRWMD COMMENTS
3 09-30-2024 CITY OF WILDWOOD COMMENTS
4 11-07-2024 CITY OF WILDWOOD COMMENTS
5 01-15-2025 SRD CITY OF WILDWOOD COMMENTS
6 05-21-2025 ADM CITY OF WILDWOOD COMMENTS

Digitally signed by Kaleen Lu
Reason: Kaleen Lu, State of Florida, Professional Engineer, License No. 89404.
This item has been digitally signed and sealed by Kaleen Lu on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Contact info: klu@atwell-group.com
Date: 2025.05.21 19:40:57-04'00'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C000

CAD FILE: 1019-C000 COVER
NOT-ISSUED-FOR-CONSTRUCTION

GENERAL NOTES:

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

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

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

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

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

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

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

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

9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION SHALL RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS. ONCE RECEIVED FROM THE CONTRACTOR THE ENGINEER WILL REVIEW AND SUBMIT ALL CONTRACTOR SUBMITTALS TO THE APPROPRIATE AGENCY (CITY, CITY UTILITY DEPT., COUNTY, ETC.) FOR REVIEW PRIOR TO RETURNING TO THE CONTRACTOR

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

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

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

13. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. ALL DEWATERING SHALL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. A PRE-WORK MEETING SHALL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

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

15. "AS-BUILT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR.

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

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

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

GOVERNING SPECIFICATIONS:

THE FOLLOWING SPECIFICATIONS AND REGULATIONS SHALL DICTATE THE MATERIALS, INSTALLATION AND INSPECTIONS FOR THIS PROJECT:

1. THIS SET OF CONSTRUCTION PLANS.
2. LATEST EDITION OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
3. CITY OF WILDWOOD, FLORIDA.
4. SUMTER COUNTY, FLORIDA.
5. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
6. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
7. GEOTECHNICAL REPORT PUBLISHED BY UNIVERSAL ENGINEERING SERVICES, LLC, DATED SEPTEMBER 2024

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.
2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.
3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.
4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.
5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.
6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES.

EXCAVATION, GRADING AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE. EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIALS AS DIRECTED BY THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED SEPTEMBER 19, 2024. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.
8. CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.
10. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.
11. CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
14. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.
15. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES:

1. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATION.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION
3. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 48-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.
6. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.
7. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTOR'S COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE MUNICIPAL AUTHORITY.
8. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWING SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
9. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
10. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.
11. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.
12. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

1. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.
3. EXISTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION. EXISTING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/MUNICIPALITY.
4. CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.
5. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ENGINEER.
6. SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.
7. SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA. CONFORMING TO FDOT STANDARD 700-010-1, AND LISTED IN THE FDOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LENGTH OF SIGN COLUMN SUPPORTS PRIOR TO FABRICATION.
8. ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS.
9. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL FULLY ELIMINATE ANY TRACE OF THE PREVIOUS MARKINGS. METHOD USED MUST RECEIVE PRE-APPROVAL OF THE MUNICIPAL AUTHORITY.
10. PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DURING THE INITIAL 30-DAY CURE PERIOD, AND FINAL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED AFTER THE 30-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FDOT STANDARD 711-001.
11. PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 711-001.
12. CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT STANDARD 711-001.
13. ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION. PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.
14. CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

DEMOLITION NOTES:

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

UTILITY RE-LOCATION/CONNECTION NOTES:

CONTRACTOR SHALL:

1. COORDINATE REMOVAL, LOWERING AND REPLACEMENT OF ALL UTILITIES (PHONE, TV, WI-FI, POTABLE WATER, SANITARY FM, ETC.) WITH ALL UTILITY PROVIDERS OF UTILITIES AFFECTED BY CONSTRUCTION OF THIS PROJECT PRIOR TO PROJECT COMMENCEMENT. BOTH IN AND OUT OF THE PUBLIC RIGHT-OF-WAY
2. EXCAVATE AND DETERMINE THE DEPTH TO ALL EXISTING UTILITIES BOTH IN AND OUT OF THE RIGHT-OF-WAY AND PROVIDE IN THE PROJECT AS-BUILT SURVEY.

OFFSITE IMPROVEMENTS NOTES:

1. CONTRACTOR SHALL COMPLETE AND CLEAR OFFSITE IMPROVEMENTS BEFORE BEGINNING ANY ON-SITE DEMOLITION AND CONSTRUCTION.

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
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SUNSHINE STATE ONE CALL CENTER
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811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN NATURE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE MEANS, METHODS OF THE WORK, OF ANY PERSONS IN CONNECTION WITH THE WORK, OTHER THAN THEIR OWN EMPLOYEES, OR OF ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GENERAL NOTES

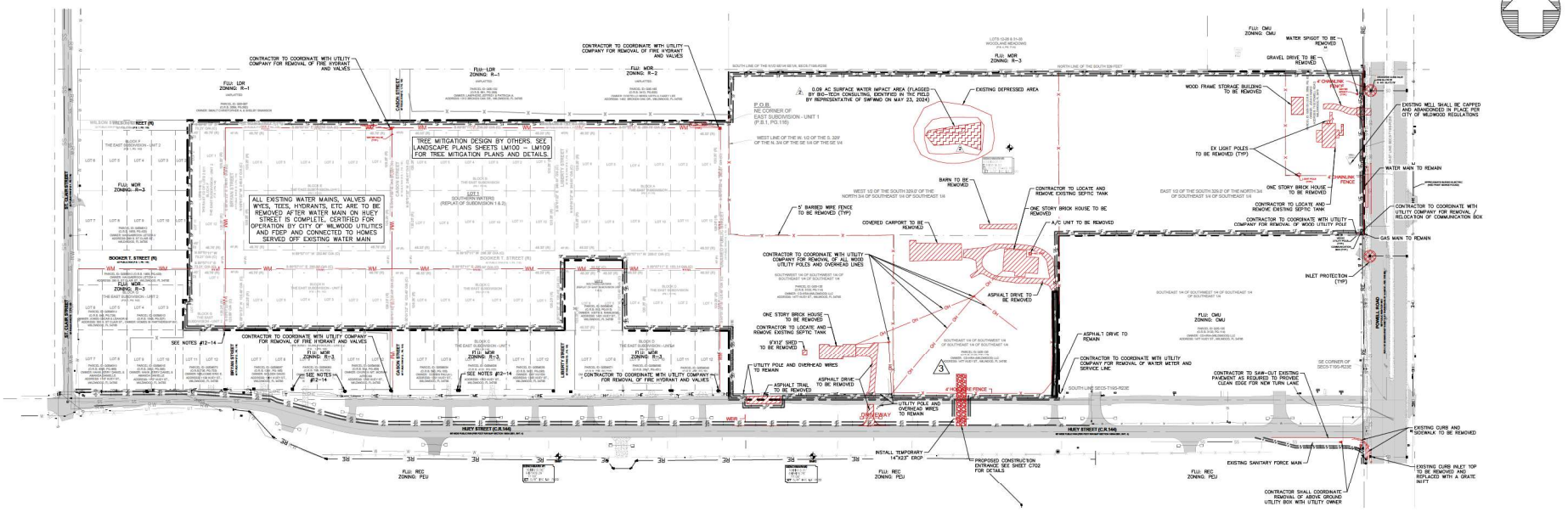
DATE 03/30/2024

1. 05-10-2024 - PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 - PER SJRWMD COMMENTS
3. 09-30-2024 - CITY OF WILDWOOD COMMENTS
4. 11-07-2024 - 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 - 3RD CITY OF WILDWOOD COMMENTS
6. 05-21-2025 - 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C001

NOT--ISSUED--FOR--CONSTRUCTION CAD FILE 1019-C100 GENERAL NOTES



PLAN LEGEND

	PROJECT BOUNDARY LINE
	CHAIN LINK FENCE & DOUBLE ROW SILT FENCE (SEE DETAILS SHEET C702)
	ROAD RIGHT-OF-WAY LINE
	INLET PROTECTION (SEE DETAILS SHEET C702)
	CONSTRUCTION ENTRANCE (SEE DETAILS SHEET C702)
	EXISTING MATERIAL TO BE REMOVED
	SURFACE WATER IMPACT AREA (0.09 AC. – TOTAL PERMANENT IMPACT ACREAGE)

Symbol Definitions

- ARROW - DESIGNED (LEFT)
- CLEANOUT
- DRAINAGE INLET
- FIRE HYDRANT
- GUY ANCHOR
- IRON ROD
- MAILBOX
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- WATER METER
- MITERED END SECTION
- ELECTRIC PULL BOX/METER
- TELEPHONE PULLBOX
- FIBER OPTIC PULLBOX
- SIGN SINGLE-SUPPORT
- FIBER OPTIC MARKER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL/RISER
- GAS MARKER/VALVE
- IRRIGATION CONTROL VALVE
- FORCE MAIN VALVE COVER
- TELEVISION RISER
- WATER VALVE COVER
- WOODEN POWER POLE

Abbreviations

RCP	REINFORCED CONCRETE PIPE
MES	MITERED END SECTION
INV	INVERT
IRC	IRON ROD & CAP
PVC	POLYVINYL CHLORIDE

- FENCE LINE
- SANITARY SEWER LINE
- STORM WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- WATER MAIN LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE

DEMOLITION AND UTILITY ADJUSTMENT NOTES:

1. DEMO LIMITS REPRESENT EXPECTED AREA OF DEMOLITION. ANY ROADWAYS, GUTTERS, CURBS, DRIVEWAYS, OR SIDEWALKS LOCATED WITHIN THESE LIMITS MAY NEED TO BE REMOVED DURING THE INSTALLATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL ATTEMPT TO REDUCE THE REQUIRED DEMO AREA AND AVOID REMOVAL OF CURBS, SIDEWALKS, AND DRIVEWAYS WHEN POSSIBLE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED AND REMAIN IN SERVICE UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY PLAN DISCREPANCIES OR FIELD CONFLICTS AND NOTIFYING THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF SUCH DISCREPANCY OR CONFLICT AND PRIOR TO PROCEEDING.
4. SEE C000 - COVER SHEET FOR UTILITY PROVIDER CONTACT INFORMATION. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, OR REMOVALS WITH UTILITY COMPANY.
5. ALL DISTURBED SURFACE AREAS SHALL BE RESTORED TO EXISTING OR IMPROVED CONDITIONS.
6. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LOCATION AND CROSSINGS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ADVANCE NOTIFICATION TO RESPECTIVE UTILITY COMPANY AND COORDINATE ACTIVITIES WITHIN THE PROJECT SITE. NO UTILITY ADJUSTMENTS OR RELOCATIONS SHALL OCCUR WITHOUT THE CONTRACTOR RECEIVING APPROVAL FROM THE UTILITY OWNER.
8. NO UTILITY ADJUSTMENTS, RELOCATIONS, OR MODIFICATIONS SHALL BE PERFORMED OUTSIDE THE RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE RESPECTIVE PROPERTY OWNER. ALL INDIVIDUAL SERVICES SHALL BE MAINTAINED AT ALL TIMES.
9. EXISTING UTILITY SERVICES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL EMPLOY TEMPORARY FACILITIES AND CONTROLS AS LONG AS NEEDED FOR THE SAFE AND PROPER COMPLETION OF THE WORK. REMOVE ALL SUCH TEMPORARY FACILITIES AND CONTROLS AS RAPIDLY AS PROGRESS OF THE WORK WILL PERMIT, OR AS DIRECTED BY THE OWNER.
10. REFER TO THE SITE PLAN SHEETS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT SURVEY INFORMATION DURING CONSTRUCTION OF ALL UTILITY ADJUSTMENTS, RELOCATIONS, REMOVALS, AND INSTALLATIONS. THE CONTRACTOR SHALL PROVIDE A DETAILED AS-BUILT SURVEY CERTIFIED BY A PROFESSIONAL SURVEYOR, MEETING ALL CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP, AND UTILITY PROVIDER REQUIREMENTS, TO THE ENGINEER OF RECORD.
12. ALL EXISTING WATER SERVICE LATERALS SHALL BE REMOVED AT THE METER AND RECONNECTED TO THE PROPOSED 10 INCH WATER MAIN ON HUEY STREET AFTER CLEARANCE BY FDEP.
13. THE RESIDENCE CONNECTED TO THE EXISTING WATER MAIN ON THE NORTH SIDE OF THE RESIDENT SHALL BE DISCONNECTED AND RECONNECTED TO THE 10 INCH WATER MAIN ON HUEY STREET AFTER THE 10 INCH LINE IS CLEARED BY FDEP. A NEW WATER METER SHALL BE INSTALLED TO THE RESIDENCE.
14. THE 2 INCH EXISTING WATER MAIN ON THE NORTH SIDE OF HUEY STREET SHALL BE DISCONNECTED FROM THE EXISTING 10 INCH WATER MAIN, PLUGGED AND FILLED WITH CONCRETE GROUT AFTER THE 10 IN INCH PVC LINE ON HUEY STREET IS CLEARED BY FDEP AND ALL RESIDENCES ON HUEY STREET ARE CONNECTED AND APPROVED BY THE ENGINEER OF RECORD AND WILDWOOD UTILITIES FOR OPERATION.

DEFINITIONS:

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

NOTES:

VERTICAL DATUM NAVD 1988

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS HAS BEEN OBTAINED BY ONE OR MORE OF THE FOLLOWING METHODS: (1) INFORMATION FURNISHED BY UTILITY OWNERS/OPERATORS IN RESPONSE TO STATUTORY REQUIREMENTS; (2) MARKINGS PERFORMED BY UTILITY OWNERS/OPERATORS IN RESPONSE TO STATUTORY REQUIREMENTS; (3) MARKINGS PERFORMED BY LOCATORS EMPLOYED BY THE OWNER; (4) INFORMATION FURNISHED BY THE OWNER'S REPRESENTATIVES; (5) SURFACE EVIDENCE FOUND BY THE ENGINEER; AND (6) OTHER SOURCES OF INFORMATION. THE CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR ANY AND ALL DISCREPANCIES IN THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S METHODS OF PERFORMING HIS WORK, NOR SHALL THEY BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS.

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
EROSION CONTROL AND DEMOLITION PLAN

DATE 03/30/2024

1	05-19-2024 PER CLIENT COMMENTS & SJRWMD
2	07-15-2024 PER SJRWMD COMMENTS
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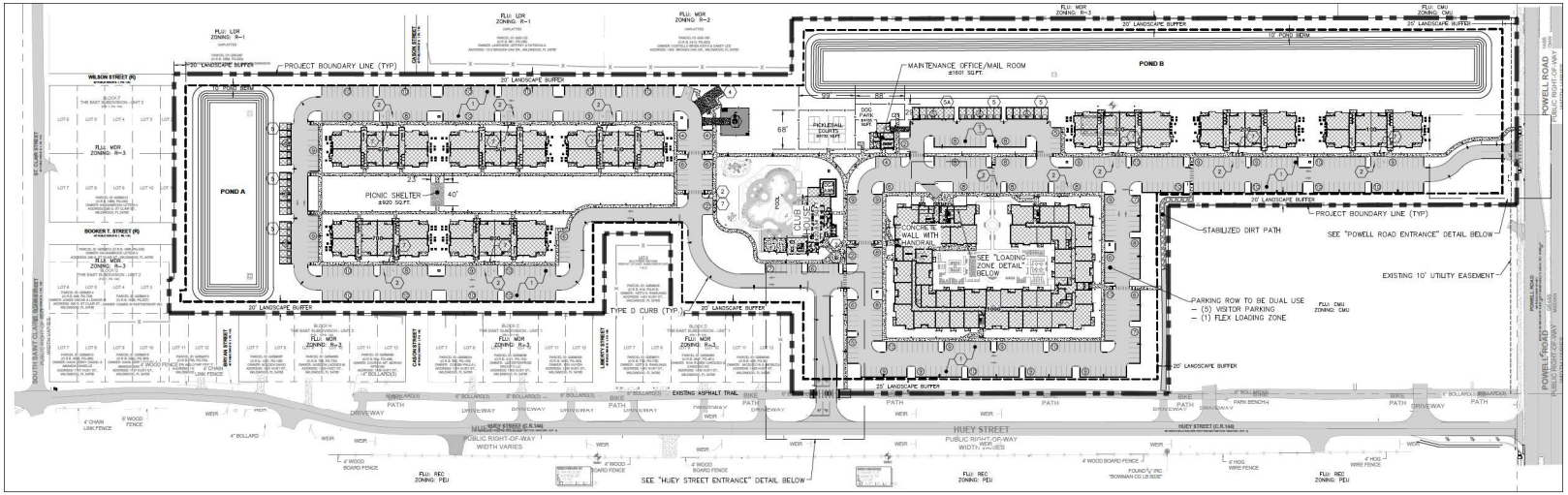
5	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6	05-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

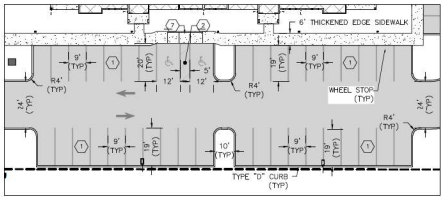
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C100

CAD FILE: C100 EROSION CONTROL & DEMOLITION PLAN



PLAN LEGEND

	PROJECT BOUNDARY LINE
	BUFFER / SETBACK / EASEMENT
(X)	PARKING COUNT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STABILIZED DIRT PATH
	PROPOSED PAVERS
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	CURB RAMP

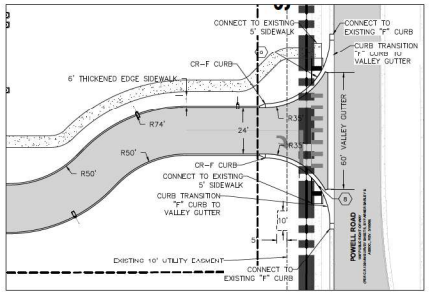


TYPICAL PARKING DETAIL

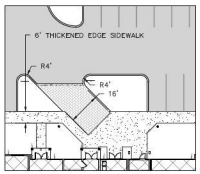
PARKING NOTES:
1. ALL PARKING STALLS ABUTTING SIDEWALK SHALL INCLUDE WHEEL STOPS
2. ALL RADII ALONG PARKING STALLS AND PARKING ISLANDS SHALL MEASURE 4' AT EDGE OF PAVEMENT
3. PARKING ISLANDS SHALL MEASURE 10' FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN NOTES

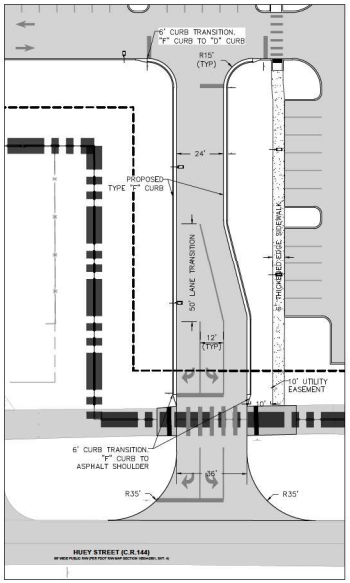
1. ALL RADII AT INTERNAL INTERSECTIONS AND ALONG DRIVELANES SHALL MEASURE 15' INTERNAL RADIUS AT THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001 AND THE LATEST EDITION OF THE MUTCD
3. ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACCORDING FDOT INDEX 522-001
4. ALL CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT INDEX 522-002



POWELL ROAD ENTRANCE



LOADING ZONE DETAIL



HUEY STREET ENTRANCE

DATA TABLE

1. PARCEL IDENTIFICATION NUMBER
   G05-157, G05-148, G05M001, G05-151, & G05-134
2. LAND USE DESIGNATION
   HDR (HIGH-DENSITY RESIDENTIAL)
3. ZONING INFORMATION
   a. ZONING CLASSIFICATION:
      R-6 (RESIDENTIAL HIGH DENSITY)
   b. SETBACKS - LDR TABLE 3-4:
      30-FEET FRONT SETBACK
      15-FEET REAR SETBACK
      25-FEET MINIMUM BUILDING SEPARATION
4. REQUIRED BUFFER WIDTHS - DDS CHAPTER 2 (HV4):
   NORTH: 20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
   EAST: 0' (ABUTTING RESIDENTIAL)
   SOUTH: 20' (ABUTTING CMU ZONING), 0' (ABUTTING RESIDENTIAL)
   WEST: 0' (ABUTTING RESIDENTIAL)
   a. LANDSCAPE BUFFER REQUIREMENTS - DDS CHAPTER 2 (HV5):
      POWELL ROAD: 25'
      HUEY STREET: 25'
5. BUILDING HEIGHTS:
   a. BUILDINGS 100-800: 44.52 FT (3 STORIES)
   b. BUILDING 1000: 53.81 FT (4 STORIES)
   c. CLUBHOUSE: 32.13 FT (1 STORY)
6. PROJECTED NUMBER OF EMPLOYEES: 3
7. OVERLAY ZONES
   DOWNTOWN DISTRICT
8. GROSS SITE ACREAGE OF ALL INITIAL AND ANTICIPATED PARCELS, AND IF DIFFERENT, THE ACREAGE OF THE DEVELOPMENT AREA, TO THE NEAREST HUNDREDTH OF AN ACRE
   +- 24.732 AC.
9. EXISTING AND PROPOSED USES
   EXISTING: VACANT
   PROPOSED: MULTIFAMILY RESIDENTIAL, 371 UNITS
10. LISTING OF SITE COVERAGE (IN SQUARE FOOTAGE, ACREAGE AND PERCENTAGE):
    a. EXISTING AND PROPOSED BUILDING COVERAGE BY INTENDED USE WITH GROSS FLOOR AREA AND LEASABLE/INTERIOR AREA

EXISTING:	21,576 SF	0.50 AC	0.02%
PROPOSED:	156,816 SF	3.60 AC	14.55%

    b. EXISTING AND PROPOSED GROSS IMPERVIOUS AREA

EXISTING:	22,568 SF	0.52 AC	0.02%
PROPOSED:	306,227 SF	7.03 AC	28.42%

    c. PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO OR RESIDENTIAL DENSITY
       RESIDENTIAL DENSITY: 371 UNITS / 24.73 AC = 15 DWELLING UNITS/ACRE
    d. EXISTING AND PROPOSED NATURAL OPEN SPACE, IMPROVED OPEN SPACE, OPEN WATER, AND WETLANDS

EXISTING:	1,077,674 SF	24.74 AC	100%
REQUIRED:	393,020 SF	9.02 AC	25%
PROPOSED:	614,632 SF	14.11 AC	57.03%

10. NUMBER OF REQUIRED AND PROVIDED PARKING SPACES
    REQUIRED: 557
    PROVIDED: 940 (614 SURFACE SPACES PLUS 35 GARAGE SPACES)
    ADA SPACES: 35 (12' x 20')
11. PROJECTED DAILY TRIP GENERATION AND A.M./P.M. PEAK HOUR TRAFFIC VOLUME (PER TIA)
    1,723 NET NEW DAILY TRIPS
    152 AM NET NEW TRIPS
    145 PM NET NEW TRIPS
12. FEMA FLOOD ZONE DESIGNATION:
    ZONE X, PER FEMA MAP 12119C0132D DATED 9/17/2013.

SITE PLAN KEYNOTES

1	9'X19' PARKING STALL (TYP)
2	12'X20' ADA PARKING STALL
3	LIFT STATION (SEE DETAILS SHEET C712)
4	TRASH COMPACTOR (SEE DETAILS SHEET C700)
5	GARAGE PARKING (TYP)
5A	ADA GARAGE PARKING (TYP)
6	CR-A CURB RAMP (TYP) PER FDOT INDEX 522-002
7	CR-C CURB RAMP (TYP) PER FDOT INDEX 522-002
8	CR-F CURB RAMP (TYP) PER FDOT INDEX 522-002

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

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OVERALL SITE PLAN

DATE: 03/30/2024

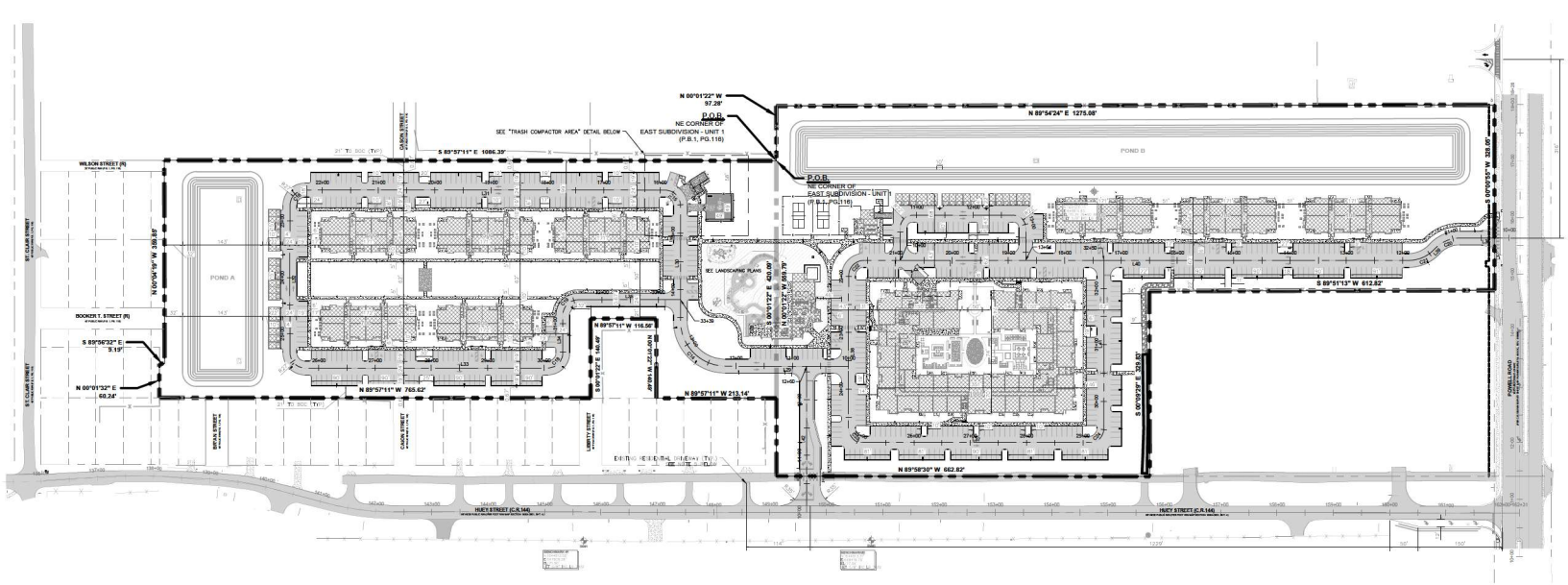
1	05-16-2024 PER CLIENT COMMENTS & SIRWMD
2	07-15-2024 PER SIRWMD COMMENTS
3	09-30-2024 CITY OF WILDWOOD COMMENTS
4	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6	06-23-2025 4TH CITY OF WILDWOOD COMMENTS

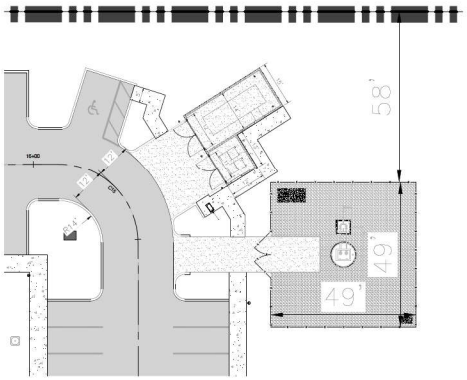
REVISIONS

0 50' 100'

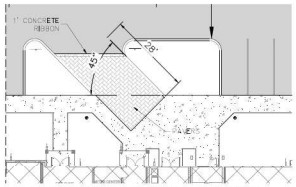
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C200

CAD FILE: 1036x230 OVERALL SITE PLAN





TRASH COMPACTOR AREA
SCALE: 1"=20'



LOADING ZONE DETAIL
SCALE: 1"=20'

NOTES:

1. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS ON THIS SHEET WITH ARCHITECTURAL (BUILDING AND LANDSCAPE) PLANS AND DIMENSIONS PRIOR TO START OF LAYOUT AND CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT ANY AND ALL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL ALL DISCREPANCIES ARE CORRECTED.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW AND SUBMITTAL TO CITY FOR APPROVAL
5. RESIDENTIAL DRIVEWAYS ARE NOT CONSIDERED INTERSECTIONS

CURVE TABLE								
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	PC STATION	PT STATION
C14	80.00'	125.66'	N44°59'58"W	113.14'	90°00'03"	80.00'	12+18.69	13+44.36
C15	27.00'	42.41'	N44°59'57"W	38.18'	90°00'00"	27.00'	15+48.79	15+91.20
C16	27.00'	42.41'	S45°00'03"W	38.18'	90°00'00"	27.00'	22+30.27	22+72.68
C18	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	30+06.36	30+48.77
C19	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	31+15.26	31+57.67
C20	62.00'	48.69'	S67°30'03"W	47.45'	45°00'00"	25.68'	10+87.27	11+35.96
C21	62.00'	48.69'	S67°30'03"W	47.45'	45°00'00"	25.68'	11+40.70	11+89.39
C22	27.00'	42.41'	S45°00'03"W	38.18'	90°00'00"	27.00'	21+56.57	21+98.98
C23	27.00'	42.41'	S44°59'57"E	38.18'	90°00'00"	27.00'	24+68.89	25+11.30
C24	27.00'	42.41'	N45°00'03"E	38.18'	90°00'00"	27.00'	29+10.30	29+52.71

LINE TABLE				
LINE	LENGTH	BEARING	START STATION	END STATION
L29	218.69	N90°00'00.00"W	10+00.00	12+18.69
L30	204.44	N0°00'03.07"E	13+44.36	15+48.79
L31	639.06	N89°59'56.93"W	15+91.20	22+30.27
L32	260.89	S0°00'03.07"W	22+72.68	25+33.57
L33	430.37	S89°59'56.93"E	25+75.98	30+06.36
L34	66.49	N0°00'03.07"E	30+48.77	31+15.26
L35	181.69	S89°59'56.93"E	31+57.67	33+39.36
L36	87.27	N89°59'56.94"W	10+00.00	10+87.27
L37	399.00	S89°59'56.93"E	25+11.30	29+10.30
L38	269.91	S0°00'03.07"W	21+98.98	24+68.89
L39	4.74	S45°00'03.07"W	11+35.96	11+40.70
L40	967.18	N89°59'56.93"W	11+89.39	21+56.57
L41	296.91	N0°00'03.02"E	29+52.71	32+49.62
L42	259.73	N0°00'00.00"E	10+00.00	12+59.73

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NOTICE:

CONSTRUCTION OBSERVATION BY ATWELL IS NOT RESPONSIBLE FOR THE CONTRACTOR'S PRIMARY RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION. ATWELL IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ATWELL IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE GEOMETRY PLAN

DATE 03/30/2024

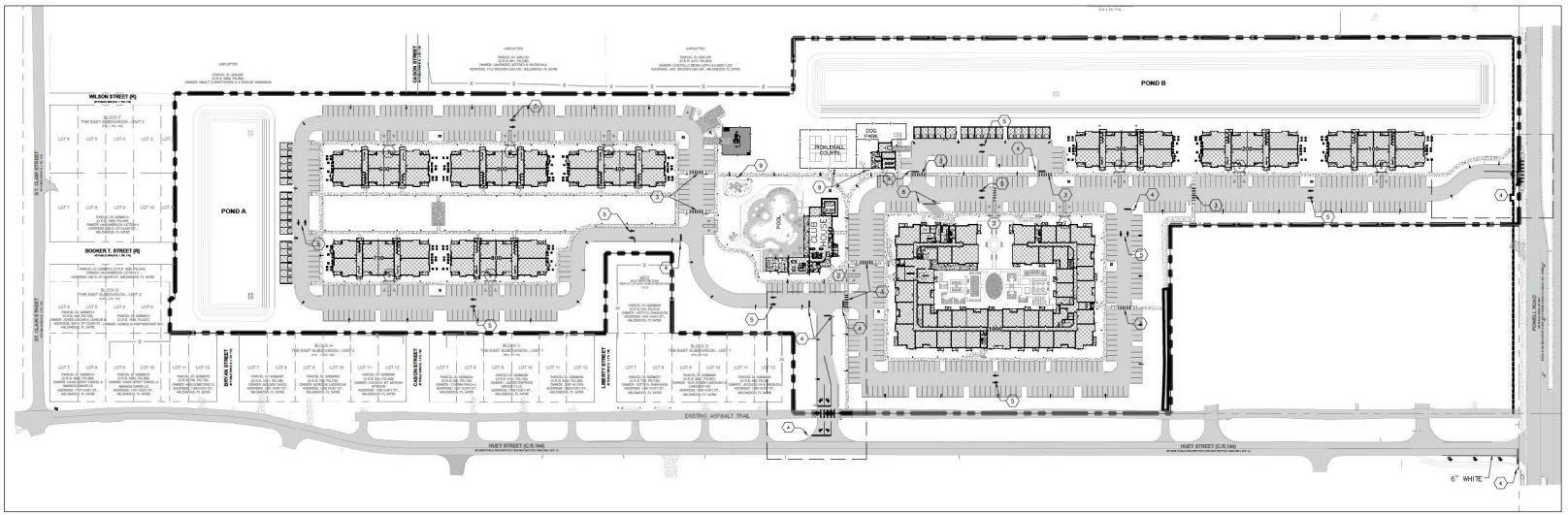
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 PER CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C201

CAD FILE: 1019-C200 SITE GEOMETRY PLAN

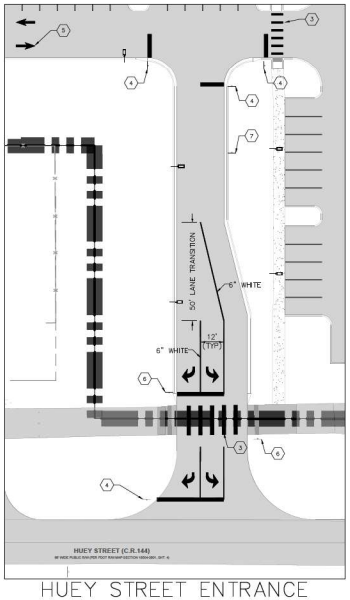


PLAN LEGEND

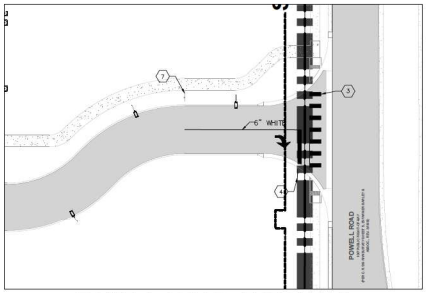
	PROJECT BOUNDARY LINE
	ADA PARKING (SEE DETAILTHIS SHEET)
	LEFT/RIGHT TURN ONLY MARKING (PER FDOT INDEX 711-001)

KEYNOTES

1	9'X19' PARKING STALL (TYP)
2	12'X20' ADA PARKING STALL (TYP)
3	PEDESTRIAN CROSSWALK
4	R-1 STOP SIGN W/ 24" STOP BAR
5	TRAFFIC THROUGH ARROWS
6	PEDESTRIAN CROSSING SIGN
7	20 MPH SPEED LIMIT SIGN
8	LOADING & UNLOADING SIGN
9	DAWN TO DUSK SIGN



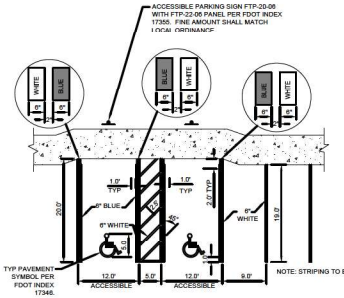
HUEY STREET ENTRANCE
SCALE: 1"=30'



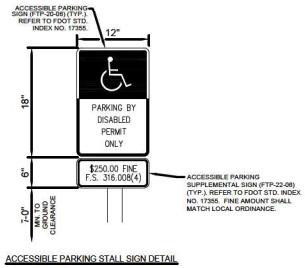
POWELL ROAD ENTRANCE
SCALE: 1"=30'

SIGNAGE & STRIPING NOTES

1. ALL PAVEMENT MARKINGS SHALL FOLLOW FDOT INDEX 711-001
2. ALL SIGNS SHALL BE INSTALLED AND DISPLAYED ACCORDING TO STANDARDS SET BY FDOT INDEX 700-010, MUTCD 11TH EDITION, AND CITY OF WILDWOOD LDR



ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAIL
NTS



ACCESSIBLE PARKING STALL SIGN DETAIL

DAWN TO DUSK SIGNAGE DETAIL
NTS

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SIGNAGE & STRIPING PLAN

DATE 03/30/2024

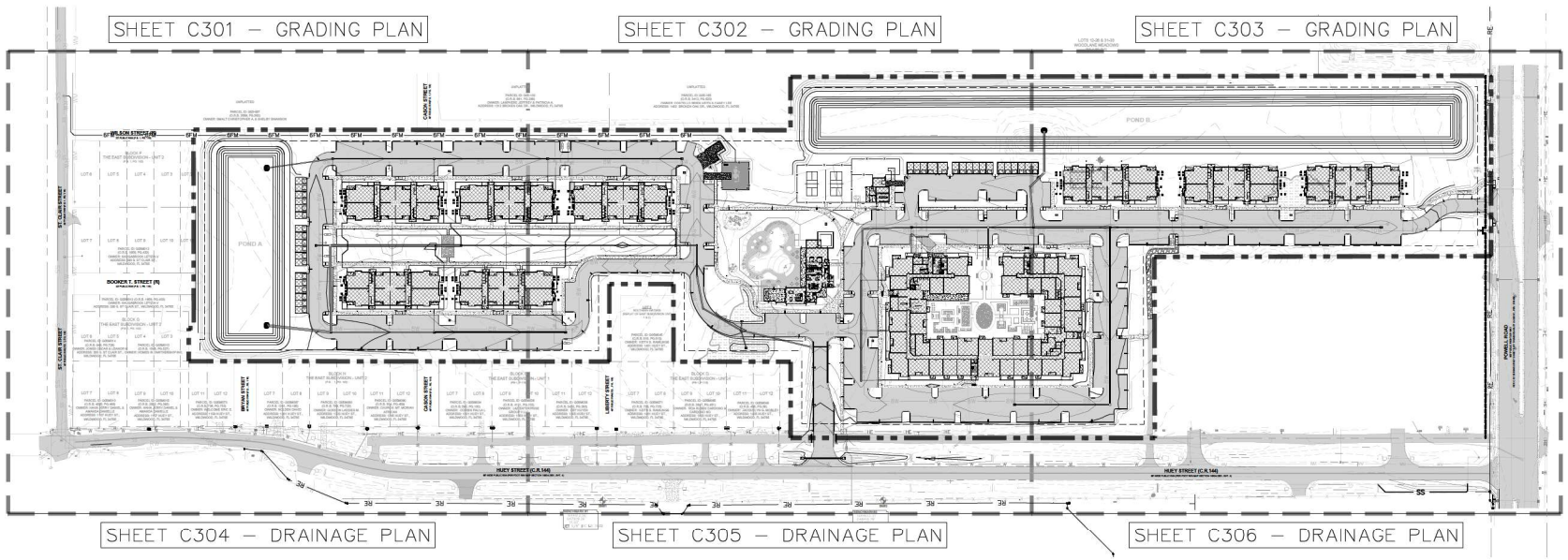
1. 05-16-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM
CHECKED BY: DD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C202

CAD FILE: 1039-C202 SIGNAGE & STRIPING PLAN



PLAN LEGEND

— · — · — · —	PROJECT BOUNDARY LINE
- - - - - - - -	BUFFER / SETBACK / EASEMENT
— — — —	MATCHLINE

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1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

OVERALL GRADING & DRAINAGE PLAN

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM

CHECKED BY: RB

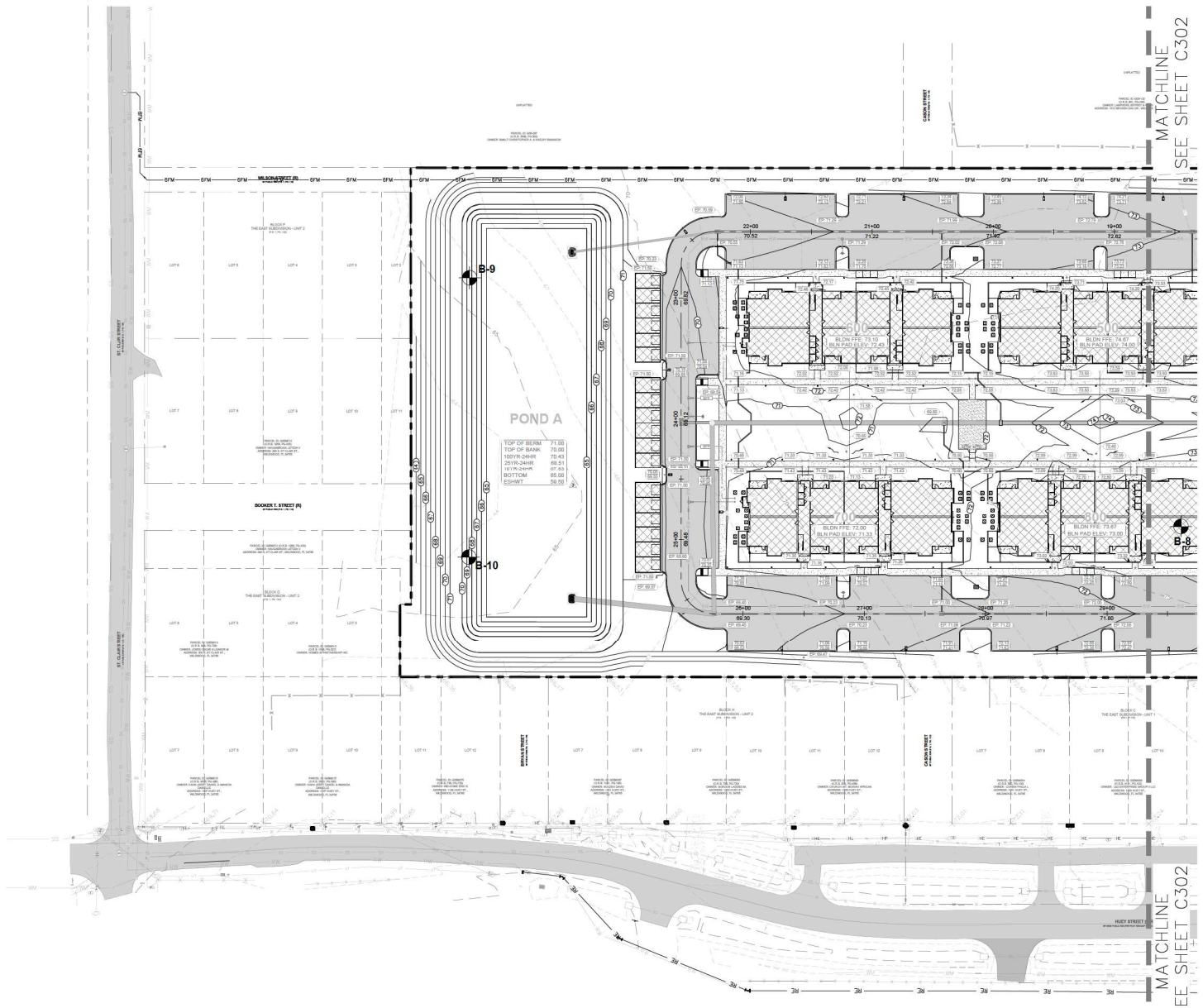
PROJECT MANAGER: LR

JOB #: 23001039

FILE CODE: ##

SHEET NO. C300

CAD FILE: 1039-C300 OVERALL GRADING AND DRAINAGE



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- 8W — PROPOSED POTABLE WATER PIPE
- 6FM — PROPOSED FORCEMAIN PIPE
- 70 — EXISTING CONTOUR
- 74 — PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MH — MANHOLE (MH)
- MITERED END SECTION
- XX.XX — PROPOSED GRADE ELEV.
- EP: XX.XX — EDGE OF PAVEMENT ELEV.
- XX.XX / XX.XX — EDGE OF PAVEMENT / TOP OF CURB ELEV.
- MEG @ XX.XX — MATCH EXISTING GRADE ELEV.
- BLDN FFE: XX.XX / BLN PAD ELEV: XX.XX — BUILDING PAD / FINISHED FLOOR ELEV.
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 8, 2024)

GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   - MANHOLES (INDEX #425-001, 425-010)
   - DITCH BOTTOM INLETS (INDEX #425-60)
   - MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND ARE NOT GUARANTEED TO BE ENTIRELY AND/OR ACCURATELY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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ORLANDO, FL 32801
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COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

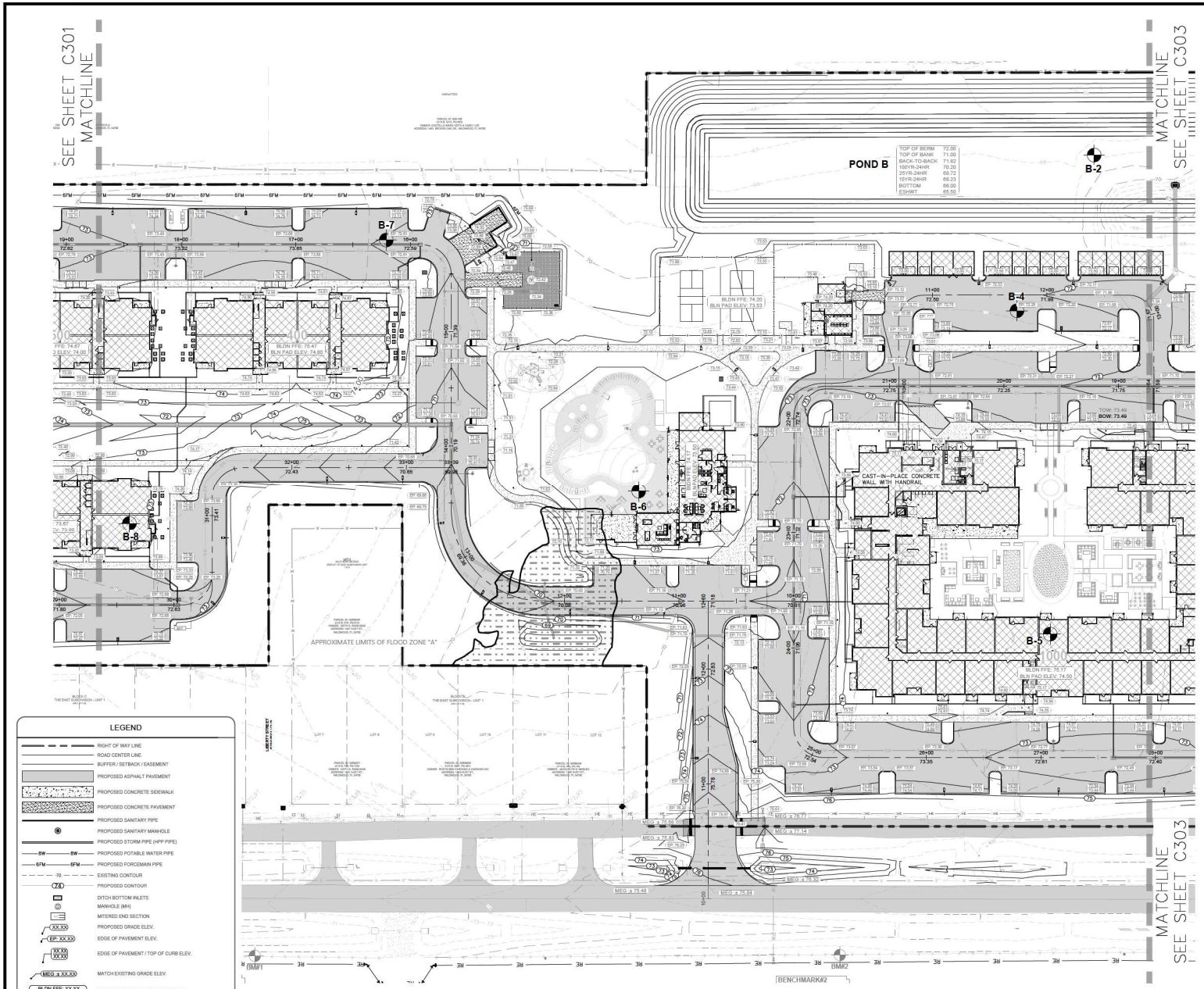
DATE: 03/30/2024

REVISIONS
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C301

CAD FILE: 1039-C301-C3D3 GRADING PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- 8W — PROPOSED POTABLE WATER PIPE
- 6FM — PROPOSED FORCEMAIN PIPE
- 70 — EXISTING CONTOUR
- 72 — PROPOSED CONTOUR
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- XX.XX — PROPOSED GRADE ELEV.
- EP: XX.XX — EDGE OF PAVEMENT ELEV.
- XX.XX / XX.XX — EDGE OF PAVEMENT / TOP OF CURB ELEV.
- MEG ≥ XX.XX — MATCH EXISTING GRADE ELEV.
- BLDN FFE: XX.XX / BLN PAD ELEV: XX.XX — BUILDING PAD / FINISHED FLOOR ELEV.
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 6, 2024)

GENERAL NOTES

1. BUILDING GRADE PRIOR TO CONSTRUCTION IS FINISHED FLOOR MINUS 8".
2. LOT GRADE PRIOR TO BUILDING CONSTRUCTION SHALL EXTEND 5' BEYOND BUILDING/SIDEWALK PERIMETER.
3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
6. ELEVATIONS SHOWN HEREIN ARE PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).
7. THE FOLLOWING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT DESIGN STANDARDS:
   - -MANHOLES (INDEX #425-001, 425-010)
   - -GRATED INLET (LINK INLC-13 (INDEX #425-05)
   - -MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS OR ON ANY PLANS ARE NOT TO BE BLINDLY RELIED UPON AS BEING EXACTLY OR EXHAUSTIVELY VENDERED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

DATE: 03/30/2024

REVISIONS
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
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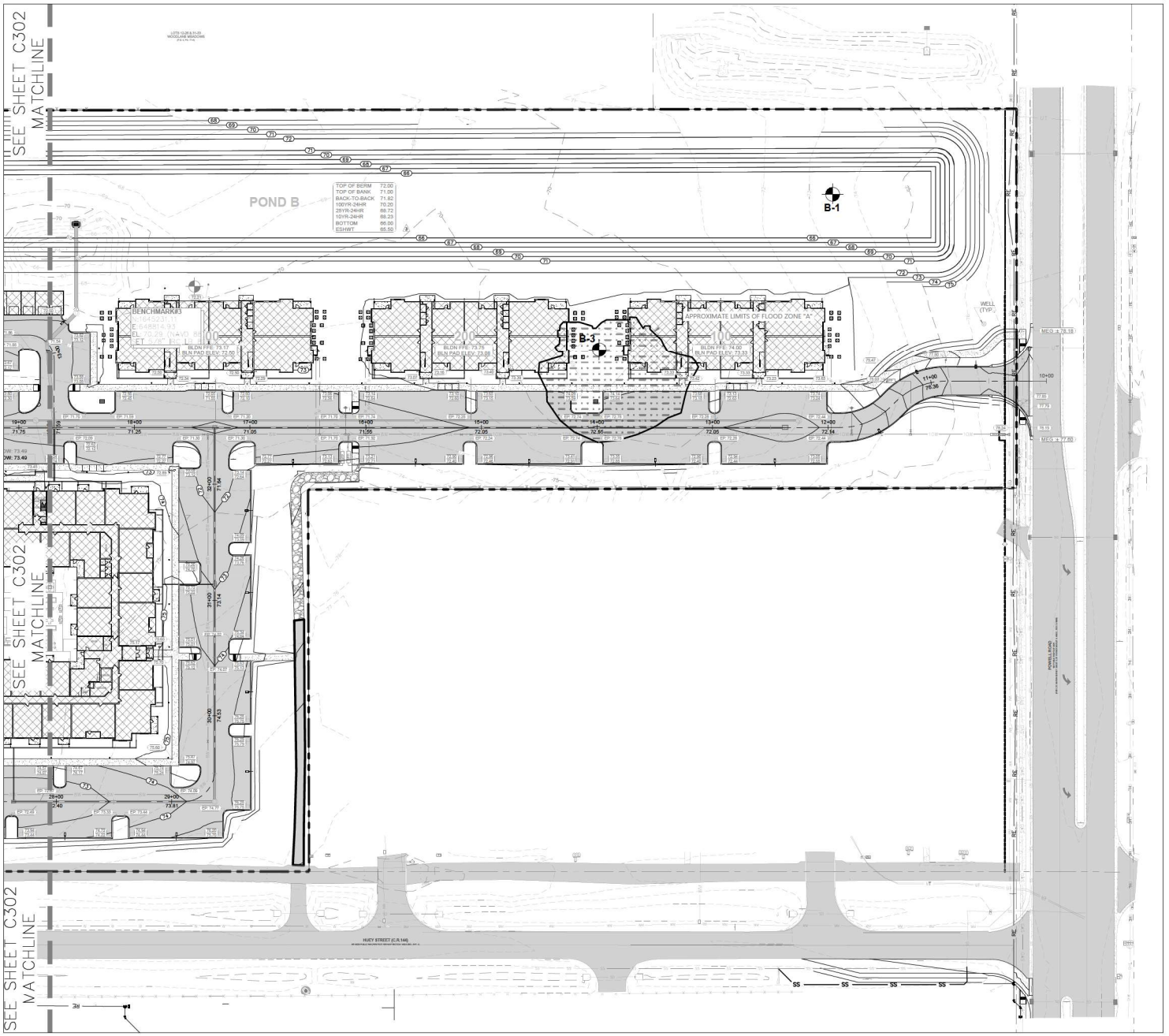
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C302

CAD FILE: 103\C302\C302 GRADING PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
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- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- 8W — PROPOSED POTABLE WATER PIPE
- 6FM — PROPOSED FORCEMAIN PIPE
- 70 — EXISTING CONTOUR
- 74 — PROPOSED CONTOUR
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- MANHOLE (MH)
- MITERED END SECTION
- XX.XX — PROPOSED GRADE ELEV.
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3. ALL GRADES ARE TO TOP OF SOD.
4. HPP PIPE STANDS FOR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE. POLYPROPYLENE COMPOUND FOR PIPE AND FITTING SHALL BE IMPACT MODIFIED COPOLYMER MEETING THE MATERIAL REQUIREMENTS OF ASTM F2881, SECTION 5 AND AASHTO M330, SECTION 6.1.
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   - DITCH BOTTOM INLETS. (INDEX #425-05)
   - MITERED END SECTIONS (INDEX #430-02)
8. NATURAL GRADE SHALL BE MAINTAINED WITHIN THE DRIPLINE/CRITICAL ROOT ZONE OF ALL EXISTING TREES TO BE PRESERVED. WHERE CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH A CERTIFIED ARBORIST OR REGISTERED LANDSCAPE ARCHITECT FOR ROOT PRUNING TECHNIQUES AND EXTENTS OF POSSIBLE TIMBER RETAINING WALL.

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SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
GRADING PLAN

DATE 03/30/2024

1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
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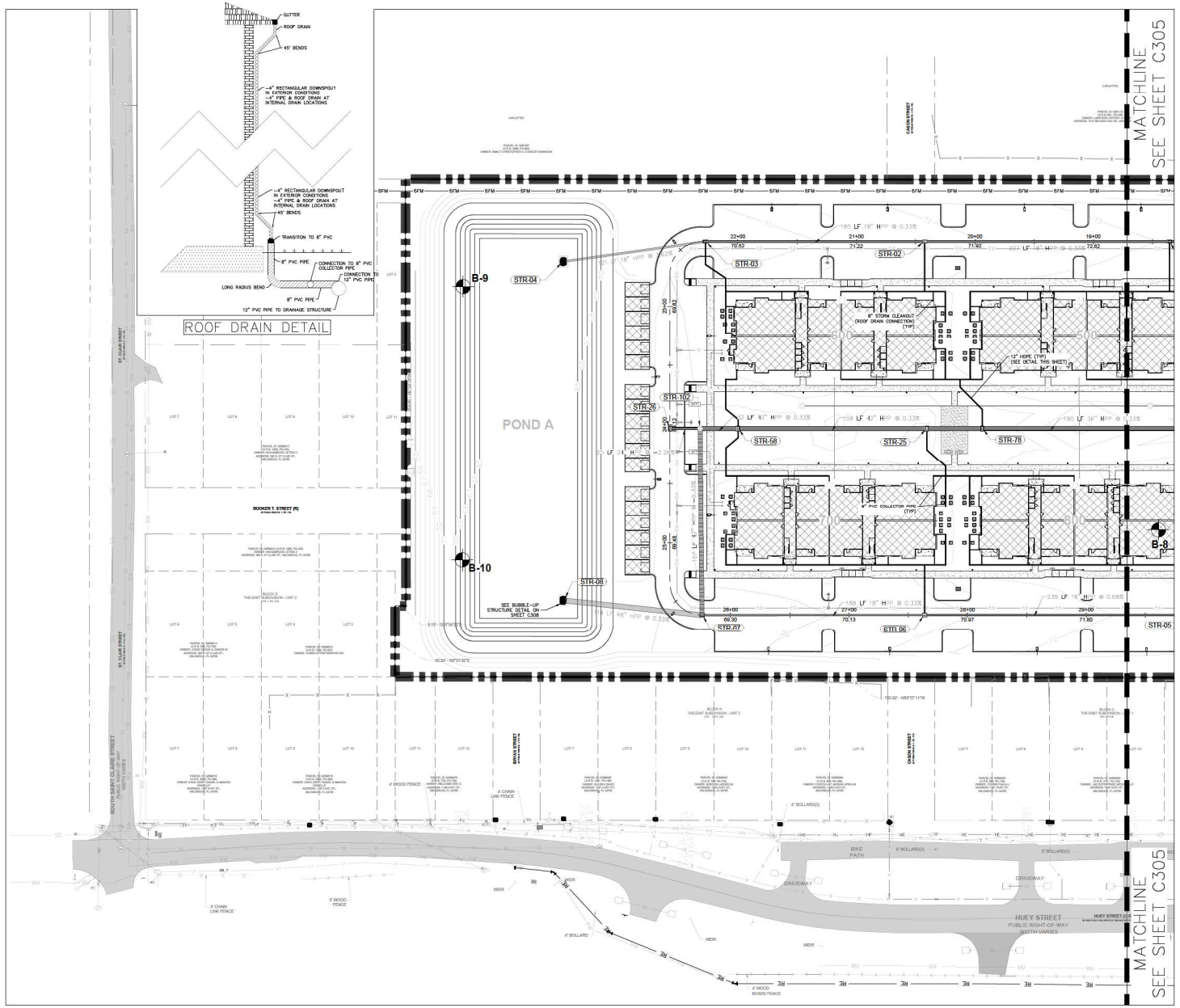
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C303

CAD FILE: 103\C303\C303 GRADING PLAN



LEGEND

- RIGHT OF WAY LINE
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- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
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- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- BORING LOCATIONS (PER GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SERVICES ON FEBRUARY 6, 2024)

STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-02	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.62	PIPES IN: FROM STR-01, 18" HPPP INV 65.49 PIPES OUT: TO 01, 18" HPPP INV : 65.49
STR-03	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.33	PIPES IN: FROM STR-02, 18" HPPP INV 64.88 PIPES OUT: TO 02, 18" HPPP INV : 64.88
STR-04	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 65.50	PIPES IN: FROM STR-03, 18" HPPP INV 60.50 PIPES OUT: TO 03, 18" HPPP INV : 60.50
STR-06	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.67	PIPES IN: FROM STR-05, 18" HPPP INV 66.37 PIPES OUT: TO 06, 18" HPPP INV : 66.37
STR-07	TYPE "C" INLET W. TYPE "J" BOTTOM PER FDOT INDEX #425-052 TOP: 69.10	PIPES IN: FROM STR-06, 18" HPPP INV 65.75 PIPES OUT: TO 06, 18" HPPP INV : 65.75
STR-08	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 65.50	PIPES IN: FROM STR-07, 18" HPPP INV 58.88 PIPES OUT: TO 07, 48" HPPP INV : 58.88
STR-25	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.80	PIPES IN: FROM STR-78, 42" HPPP INV 60.91 PIPES OUT: TO 78, 42" HPPP INV : 60.91
STR-26	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.10	PIPES IN: FROM STR-102, 24" HPPP INV 62.36 PIPES OUT: TO 102, 24" HPPP INV : 62.36
STR-58	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.31	PIPES IN: FROM STR-25, 42" HPPP INV 60.39 PIPES OUT: TO 25, 42" HPPP INV : 60.39
STR-78	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.00	PIPES IN: FROM STR-10, 36" HPPP INV 61.57 PIPES OUT: TO 10, 36" HPPP INV : 61.57
STR-102	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 70.51	PIPES IN: FROM STR-58, 42" HPPP INV 60.28 PIPES OUT: TO 58, 42" HPPP INV : 60.28

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5. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330.
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   - DITCH BOTTOM INLETS (INDEX #425-60)
   - MITERED END SECTIONS (INDEX #430-02)
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SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

DATE: 03/30/2024

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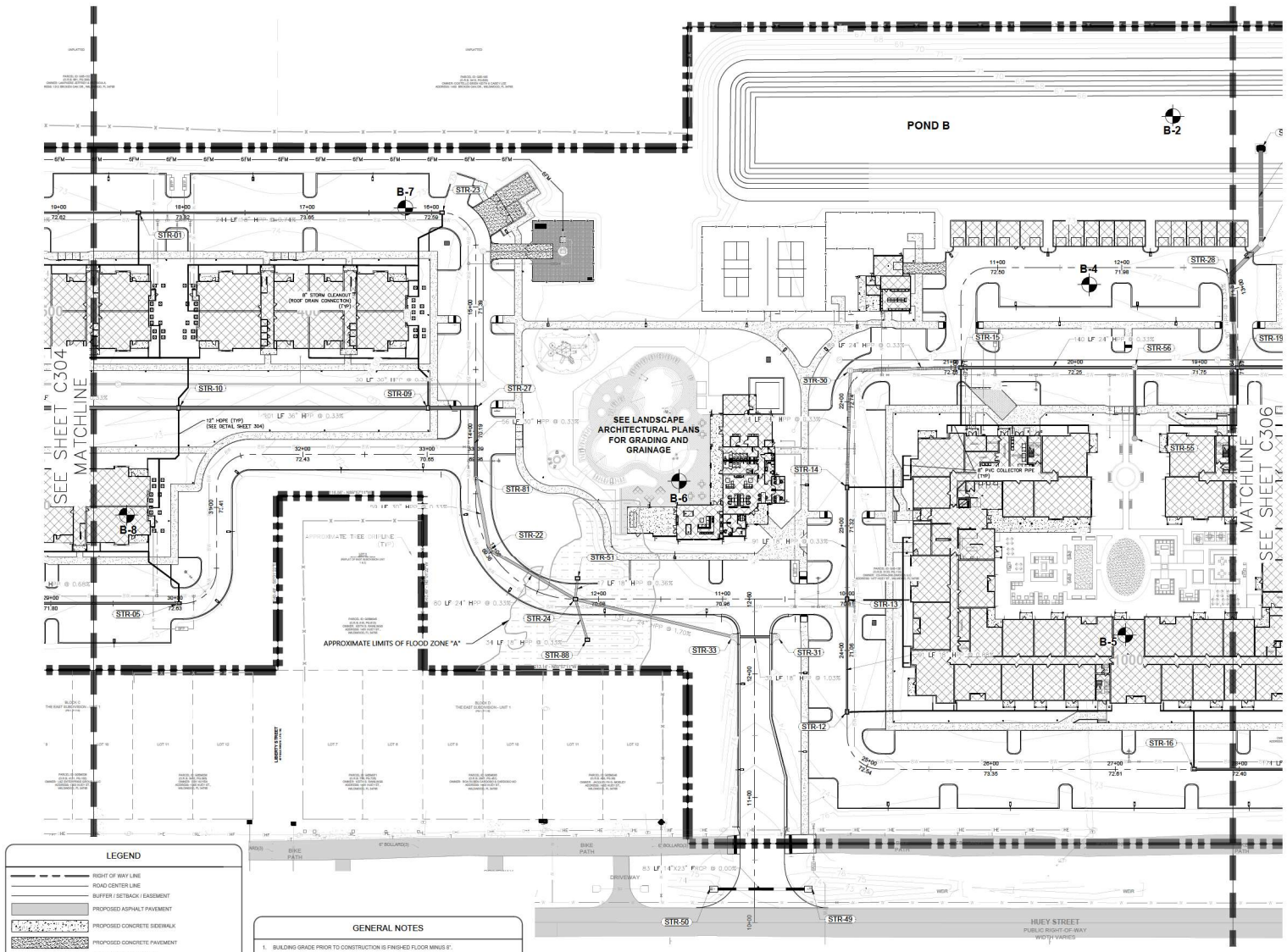
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C304

CAD FILE: 1039-C304-C308 DRAINAGE PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUILDING SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
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- SW — PROPOSED POTABLE WATER PIPE
- 6"M — PROPOSED FORCEMAIN PIPE
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STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-01	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 73.07	PIPES IN: FROM STR-23, 18" HPPP INV 66.18 PIPES OUT: TO 23, 18" HPPP INV : 66.18
STR-05	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.66	PIPES IN: FROM STR-06, 18" HPPP INV 68.00 PIPES OUT: TO 06, 18" HPPP INV : 68.00
STR-09	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.81	PIPES IN: FROM STR-10, 36" HPPP INV 62.86 PIPES OUT: TO 10, 36" HPPP INV : 62.86
STR-10	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.55	PIPES IN: FROM STR-09, 36" HPPP INV 62.20 PIPES OUT: TO 09, 36" HPPP INV : 62.20
STR-12	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.79	PIPES IN: FROM STR-13, 18" HPPP INV 66.79 PIPES OUT: TO 13, 18" HPPP INV : 66.79
STR-13	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.81	PIPES IN: FROM STR-12, 18" HPPP INV 65.99 PIPES OUT: TO 12, 18" HPPP INV : 65.99
STR-14	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.79	PIPES IN: FROM STR-13, 18" HPPP INV 65.69 PIPES OUT: TO 13, 18" HPPP INV : 65.69
STR-15	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.71	PIPES IN: FROM STR-30, 24" HPPP INV 64.59 PIPES OUT: TO 30, 24" HPPP INV : 64.59
STR-16	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.25	PIPES IN: FROM STR-29, 18" HPPP INV 66.46 PIPES OUT: TO 29, 18" HPPP INV : 66.46
STR-22	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.38	PIPES IN: FROM STR-81, 30" HPPP INV 63.87 PIPES OUT: TO 81, 30" HPPP INV : 63.87
STR-23	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.48	PIPES IN: FROM STR-01, 18" HPPP INV 67.98 PIPES OUT: TO 01, 18" HPPP INV : 67.98
STR-24	TYPE "C" INLET W/ ALTERNATE A STR BOTTOM PER FDOT INDEX #425-052 TOP: 69.91	PIPES IN: FROM STR-33, 24" HPPP INV 64.63 PIPES OUT: TO 33, 24" HPPP INV : 64.63
STR-27	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.41	PIPES IN: FROM STR-81, 30" HPPP INV 63.49 PIPES OUT: TO 81, 30" HPPP INV : 63.49
STR-28	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.53	PIPES IN: FROM STR-19, 30" HPPP INV 59.52 PIPES OUT: TO 19, 30" HPPP INV : 59.52
STR-30	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 73.04	PIPES IN: FROM STR-14, 24" HPPP INV 64.88 PIPES OUT: TO 14, 24" HPPP INV : 64.88
STR-31	TYPE "S" CURB INLET PER FDOT INDEX #425-020 TOP: 72.20	PIPES IN: FROM STR-33, 18" HPPP INV 67.75 PIPES OUT: TO 33, 18" HPPP INV : 67.75
STR-33	TYPE "S" CURB INLET PER FDOT INDEX #425-020 TOP: 72.20	PIPES IN: FROM STR-31, 18" HPPP INV 67.35 PIPES OUT: TO 31, 18" HPPP INV : 67.35
STR-49	24" MITERED END SECTION PER FDOT INDEX #430-021 TOP: 74.75	PIPES IN: FROM STR-50, 24" HPPP INV 72.00 PIPES OUT: TO 50, 24" HPPP INV : 72.50
STR-50	24" MITERED END SECTION PER FDOT INDEX #430-021 TOP: 74.75	PIPES IN: FROM STR-49, 24" HPPP INV 72.50 PIPES OUT: TO 49, 24" HPPP INV : 72.50
STR-51	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 69.02	PIPES IN: FROM STR-24, 18" HPPP INV 65.19 PIPES OUT: TO 24, 18" HPPP INV : 65.19
STR-55	YARD DRAIN TOP: 74.30	PIPES IN: FROM STR-56, 18" HPPP INV 70.31 PIPES OUT: TO 56, 18" HPPP INV : 70.31
STR-56	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 72.01	PIPES IN: FROM STR-15, 24" HPPP INV 60.54 PIPES OUT: TO 15, 24" HPPP INV : 60.54
STR-81	48" MANHOLE TOP: 69.73	PIPES IN: FROM STR-22, 30" HPPP INV 63.67 PIPES OUT: TO 22, 30" HPPP INV : 63.67
STR-88	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.50	PIPES IN: FROM STR-24, 18" HPPP INV 65.24 PIPES OUT: TO 24, 18" HPPP INV : 65.24

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CO.# 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

DATE 03/30/2024

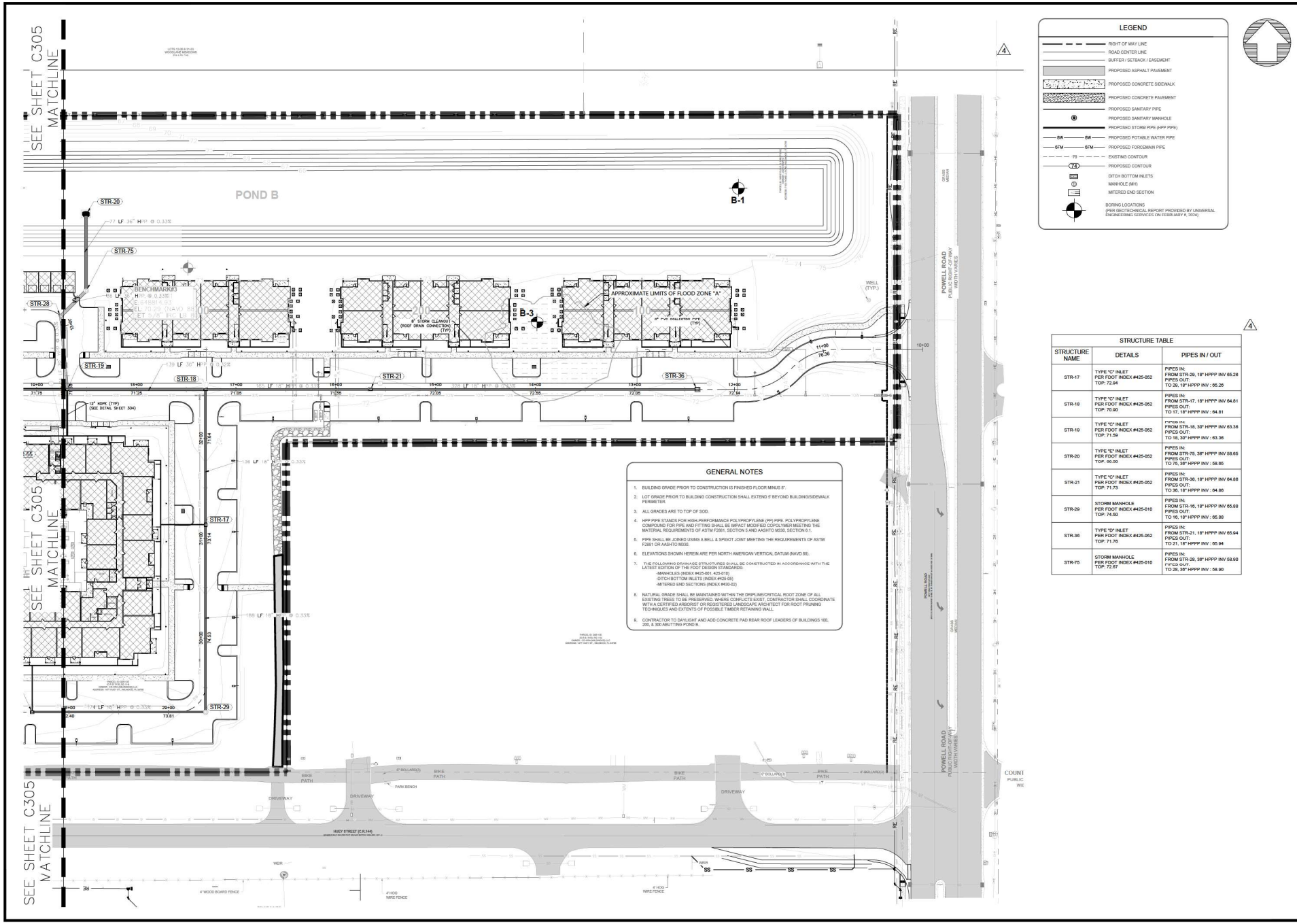
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 03-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C305

CAD FILE: 105\23\CAD\SB DRAINAGE PLAN



STRUCTURE TABLE

STRUCTURE NAME	DETAILS	PIPES IN / OUT
STR-17	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 72.94	PIPES IN: FROM STR-29, 18" HPPP INV 65.26 PIPES OUT: TO 29, 18" HPPP INV : 65.26
STR-18	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 70.90	PIPES IN: FROM STR-17, 18" HPPP INV 64.81 PIPES OUT: TO 17, 18" HPPP INV : 64.81
STR-19	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.59	PIPES IN: FROM STR-18, 30" HPPP INV 63.38 PIPES OUT: TO 18, 30" HPPP INV : 63.38
STR-20	TYPE "E" INLET PER FDOT INDEX #425-052 TOP: 00.00	PIPES IN: FROM STR-75, 36" HPPP INV 58.65 PIPES OUT: TO 75, 36" HPPP INV : 58.65
STR-21	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 71.73	PIPES IN: FROM STR-36, 18" HPPP INV 64.86 PIPES OUT: TO 36, 18" HPPP INV : 64.86
STR-29	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 74.50	PIPES IN: FROM STR-16, 18" HPPP INV 65.88 PIPES OUT: TO 16, 18" HPPP INV : 65.88
STR-36	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 71.78	PIPES IN: FROM STR-21, 18" HPPP INV 65.04 PIPES OUT: TO 21, 18" HPPP INV : 65.04
STR-75	STORM MANHOLE PER FDOT INDEX #425-010 TOP: 72.67	PIPES IN: FROM STR-28, 36" HPPP INV 58.90 PIPES OUT: TO 28, 36" HPPP INV : 58.90

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
DRAINAGE PLAN

DATE 03/30/2024

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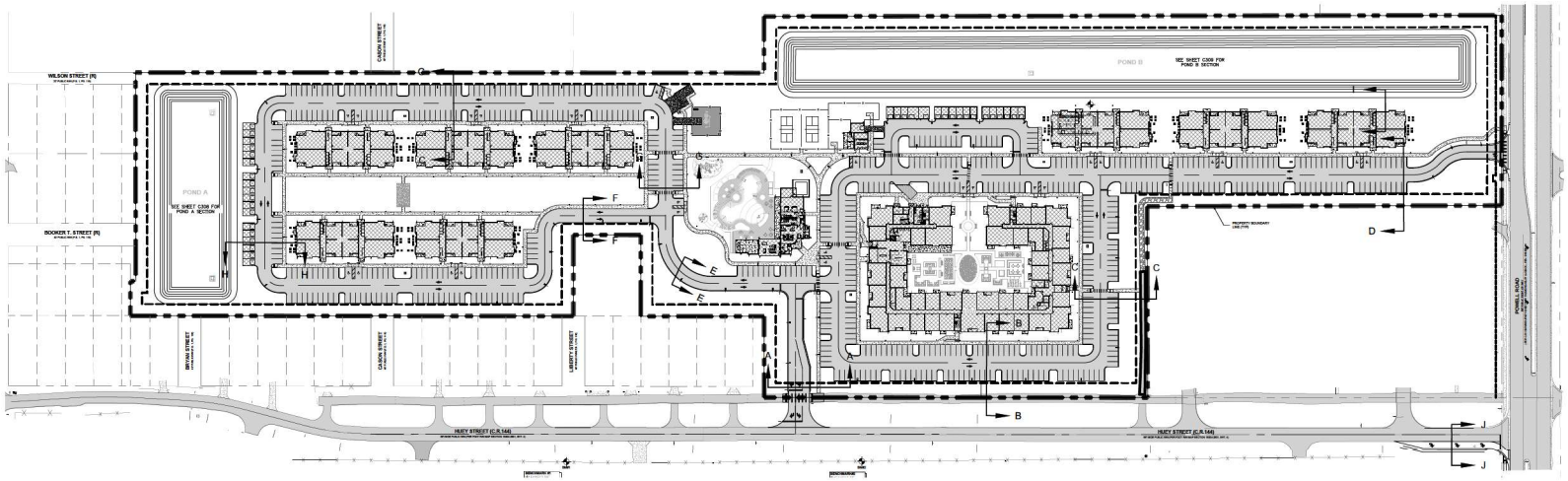
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

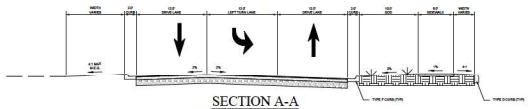
REVISIONS

0 20' 40'

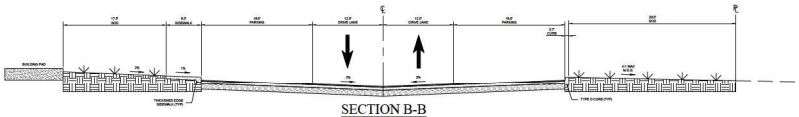
DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C306

CAD FILE: 103\23\04\CS\06 DRAINAGE PLAN

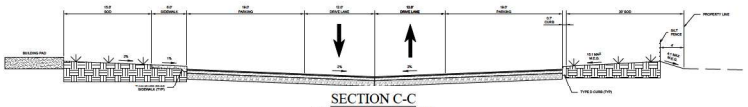




SECTION A-A
MAIN ENTRANCE



SECTION B-B
TYPICAL SECTION



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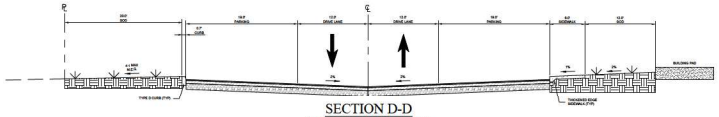

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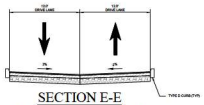

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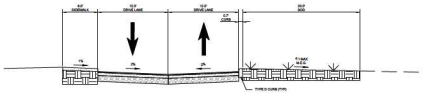
TYPICAL SECTION



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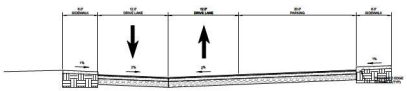
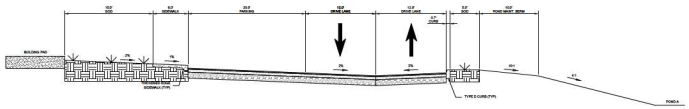
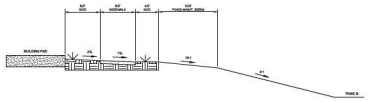
TYPICAL SECTION



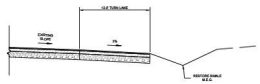
SECTION G-G
TYPICAL SECTION



SECTION H-H
TYPICAL SECTION



SECTION I-I
TYPICAL SECTION



SECTION J-J
TYPICAL SECTION

811
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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
TYPICAL SECTIONS

DATE 03/30/2024

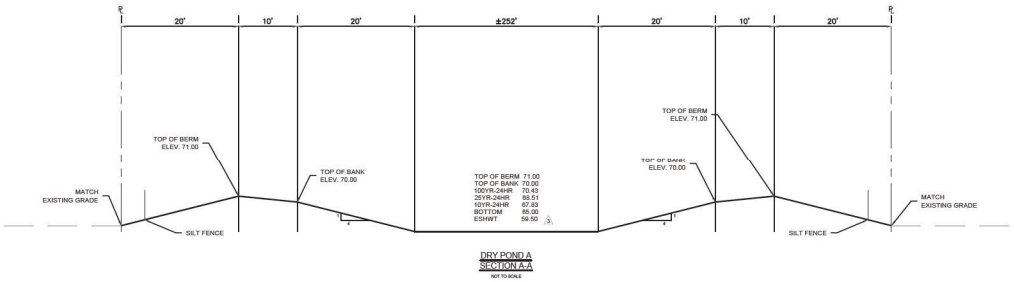
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

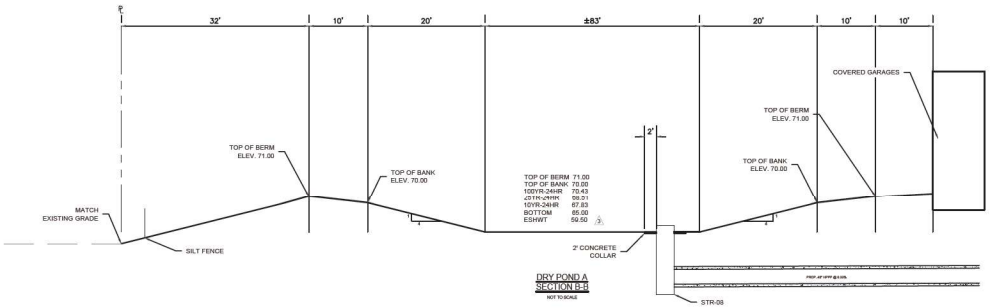
0 50' 100'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C307

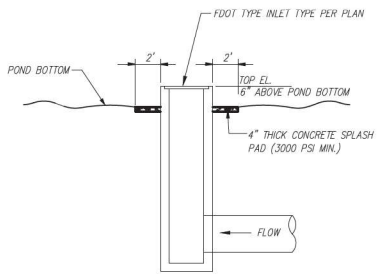
CAD FILE: C304 TYPICAL SECTIONS



DRY POND A
SECTION A-A
NOT TO SCALE

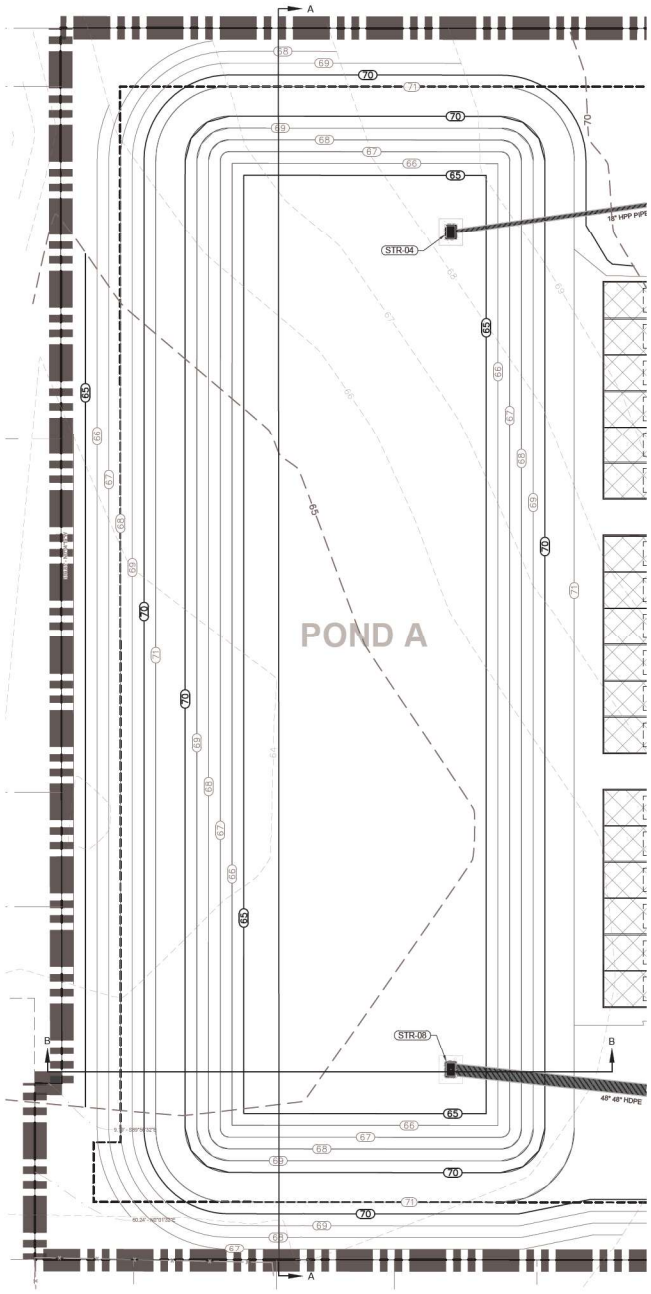


DRY POND A
SECTION B-B
NOT TO SCALE



TYPICAL BUBBLE UP STRUCTURE DETAIL
SCALE: NONE

4



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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND A SECTIONS

DATE 03/30/2024

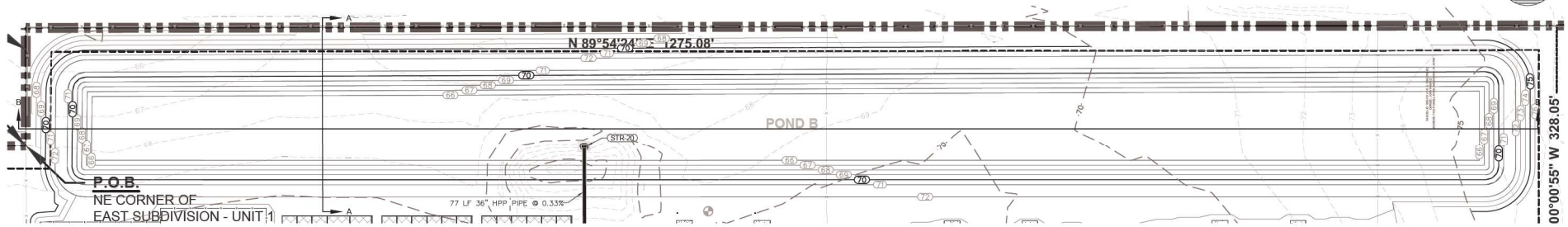
1 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2 07-15-2024 PER SJRWMD COMMENTS
3 09-30-2024 CITY OF WILDWOOD COMMENTS
4 11-27-2024 CITY OF WILDWOOD COMMENTS
5 01-10-2025 SBD CITY OF WILDWOOD COMMENTS
6 04-23-2025 ADM CITY OF WILDWOOD COMMENTS

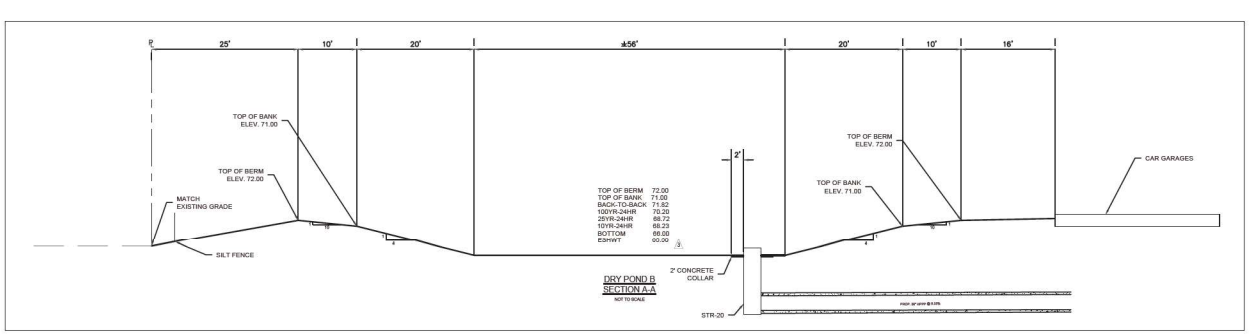
REVISIONS

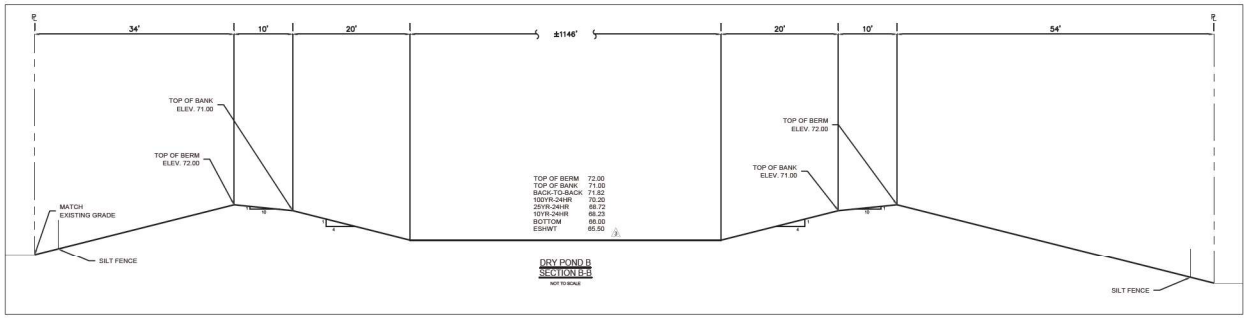
0 10' 20'

DRAWN BY: SAM
DESIGNED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C308

CAD FILE: C305 POND SECTIONS







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COA# 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
POND B SECTIONS

DATE 03/30/2024

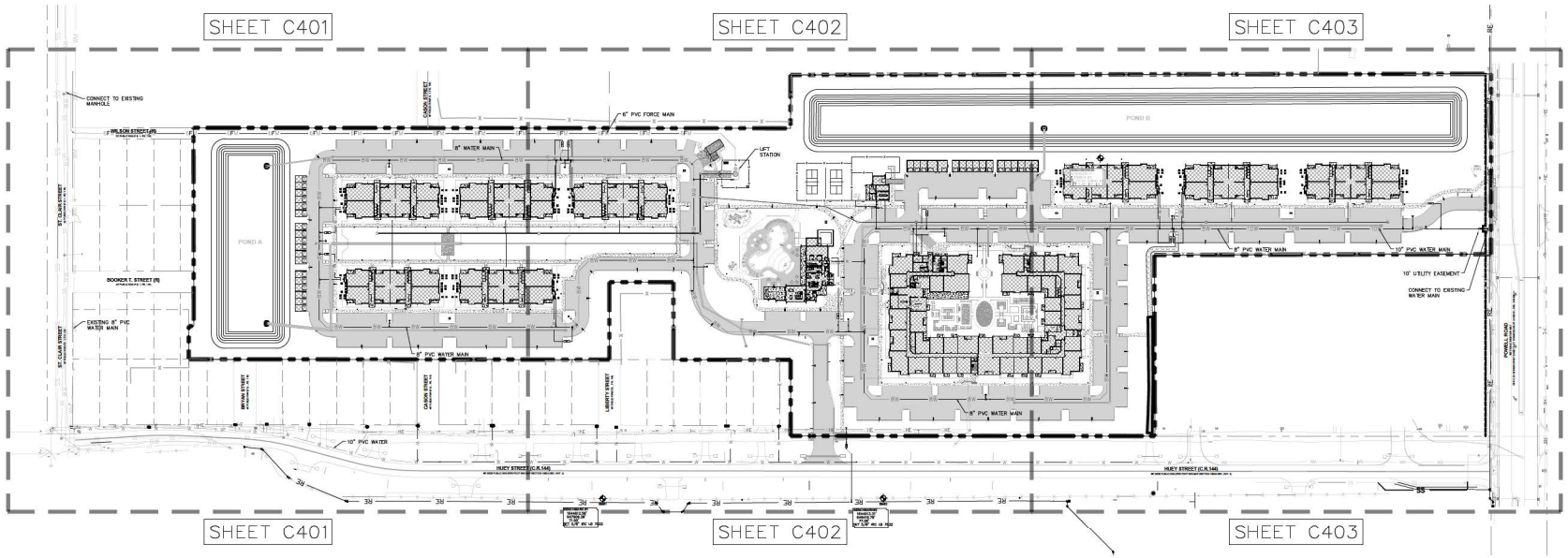
1. 05-10-2024 PER CLIENT COMMENTS & SIRWIMD
2. 07-15-2024 PER SIRWIMD COMMENTS
3. 08-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C309

CAD FILE: C305 POND SECTIONS



UTILITY NOTES

1. ALL FIRE LINE BACKFLOW PREVENTERS SHALL HAVE AUTOMATIC FREEZE PROTECTION. SEE DETAILS BELOW.

PLAN LEGEND

— · — · —	PROJECT BOUNDARY LINE
— — —	MATCHLINE

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1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

OVERALL UTILITY PLAN

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
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4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 50' 100'

DRAWN BY: SAM

CHECKED BY: RB

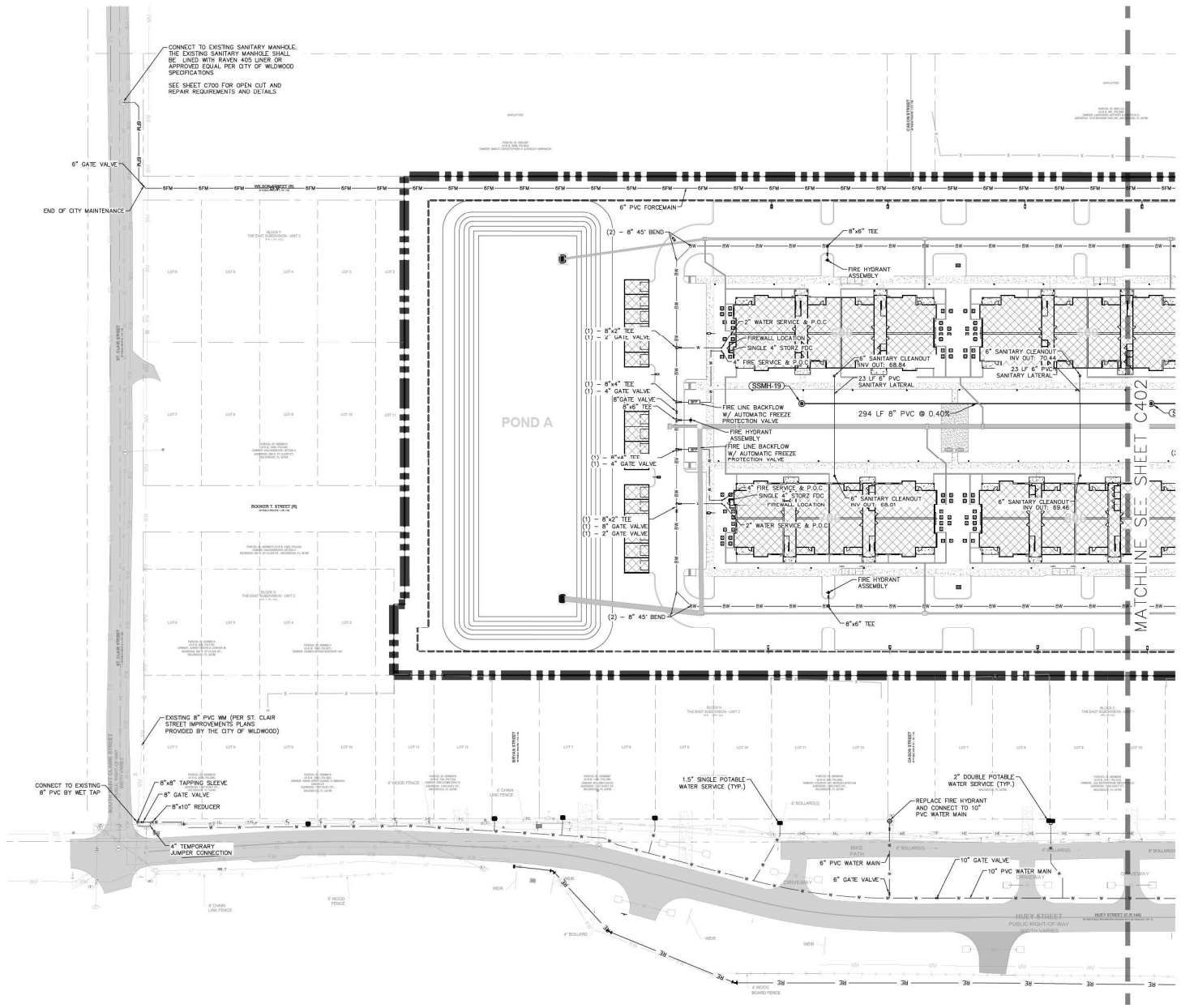
PROJECT MANAGER: LR

JOB #: 23001039

FILE CODE: ##

SHEET NO. C400

CAD FILE: 1039-C400 OVERALL UTILITY PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED RECLAIM WATER PIPE
- PROPOSED FORCEMAIN PIPE
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- 4" SINGLE STORZ FDC

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-19	48" MANHOLE RIM: 71.42 INV OUT: 68.87	N: 1645094.97 E: 647499.0634

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY NOT BE COMPLETE. BEFORE ANY EXCAVATION IS BEGUN, THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES BY CONTACTING THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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24 HOUR EMERGENCY CONTACT

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407.74.3.3224
COA # 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

DATE: 03/30/2024

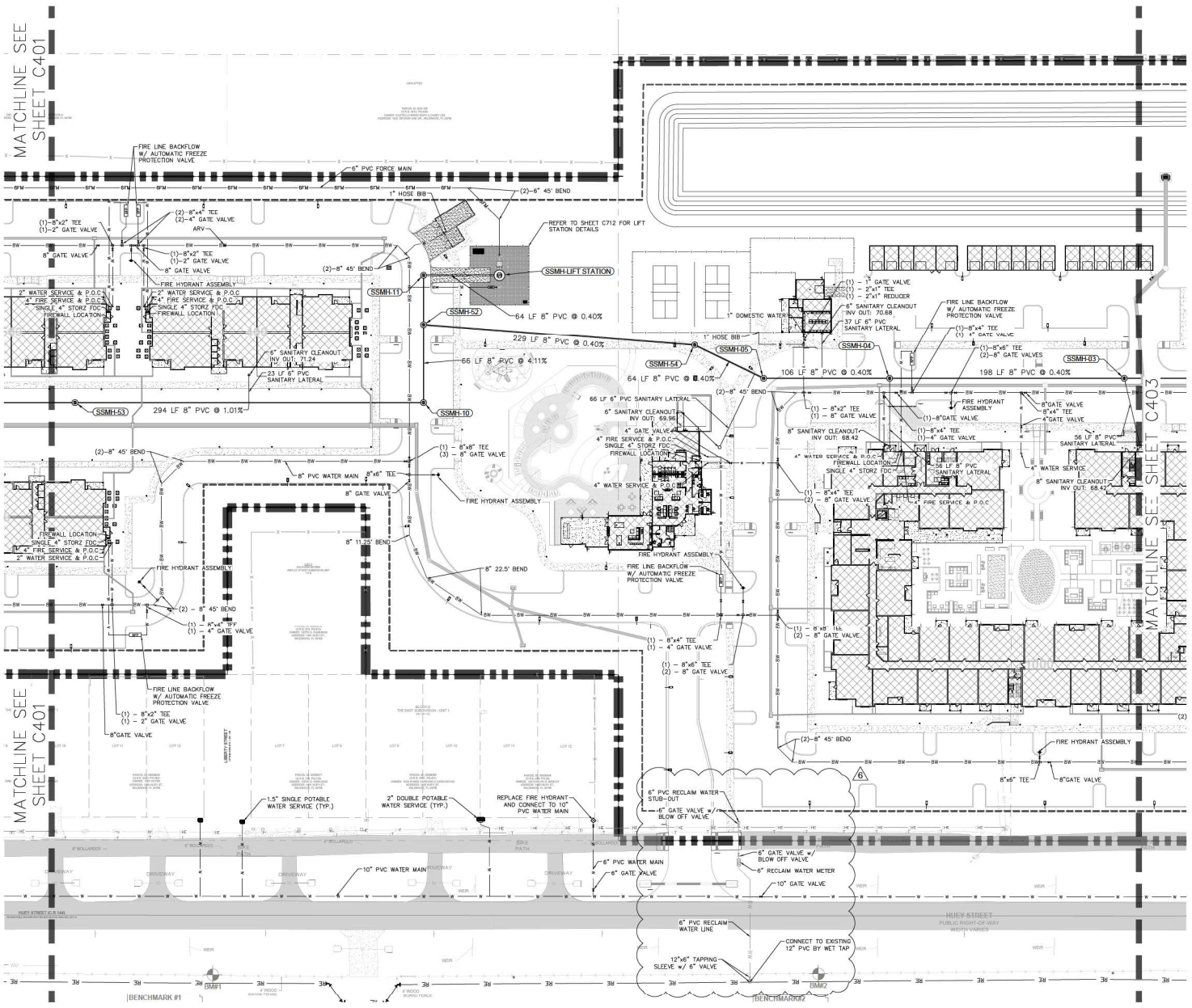
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-02-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C401

CAD FILE: 1039-CADD-C401 UTILITY PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED RECLAIM WATER PIPE
- PROPOSED FORCEMAIN PIPE
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- 4" SINGLE STORZ FDC

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-03	48" MANHOLE RIM: 71.80 INV IN: 64.51 INV OUT: 64.41	N: 1645115.24 E: 648677.6105
SSMH-04	48" MANHOLE RIM: 72.79 INV IN: 63.62 INV OUT: 63.52	N: 1645115.24 E: 648479.7557
SSMH-05	48" MANHOLE RIM: 73.54 INV IN: 63.09 INV OUT: 62.99	N: 1645115.25 E: 648373.5092
SSMH-10	48" MANHOLE RIM: 70.76 INV IN: 64.62 INV OUT: 64.52	N: 1645094.97 E: 648086.8160
SSMH-11	48" MANHOLE RIM: 72.04 INV IN: 61.45 INV OUT: 61.35	N: 1645202.41 E: 648086.8160
SSMH-52	48" MANHOLE RIM: 71.55 INV IN: 61.82 INV IN: 61.72 INV OUT: 61.62	N: 1645160.79 E: 648086.8160
SSMH-53	48" MANHOLE RIM: 72.87 INV IN: 67.69 INV OUT: 67.59	N: 1645094.97 E: 647792.9396
SSMH-54	48" MANHOLE RIM: 72.84 INV IN: 62.74 INV OUT: 62.64	N: 1645143.25 E: 648315.4169
SSMH-LIFT STATION	96" LIFT STATION RIM: 72.42 INV IN: 61.10	N: 1645202.41 E: 648150.8300

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLAN IS APPROXIMATE AND NOT GUARANTEED OR WARRANTED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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407.74.3324
CO.# 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

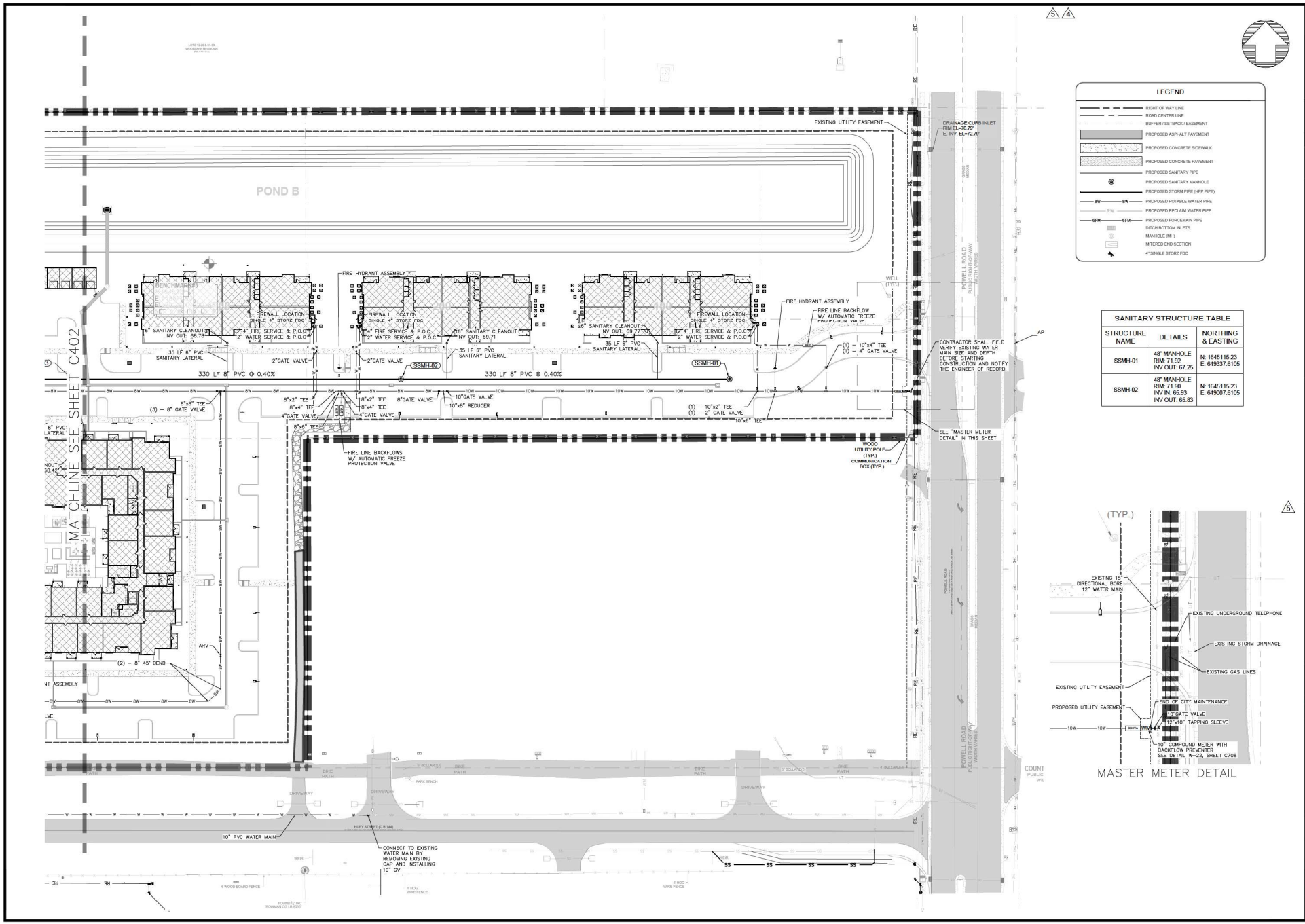
DATE: 03/30/2024

REVISIONS
1. 05-16-2024 - PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 - PER SIRWMD COMMENTS
3. 09-30-2024 - CITY OF WILDWOOD COMMENTS
4. 11-27-2024 - 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 - 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 - 4TH CITY OF WILDWOOD COMMENTS

0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C402

CAD FILE: 103\CAD\C402 UTILITY PLAN



LEGEND

- RIGHT OF WAY LINE
- ROAD CENTER LINE
- BUFFER / SETBACK / EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE (HPP PIPE)
- PROPOSED POTABLE WATER PIPE
- PROPOSED RECLAIM WATER PIPE
- PROPOSED FORCEMAIN PIPE
- DITCH BOTTOM INLETS
- MANHOLE (MH)
- MITERED END SECTION
- 4" SINGLE STORZ FDC

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DETAILS	NORTHING & EASTING
SSMH-01	48" MANHOLE RIM: 71.92 INV OUT: 67.25	N: 1645115.23 E: 649337.6105
SSMH-02	48" MANHOLE RIM: 71.90 INV IN: 65.93 INV OUT: 65.83	N: 1645115.23 E: 649007.6105

MASTER METER DETAIL

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON ANY CONSTRUCTION PLANS IS APPROXIMATE AND NOT NECESSARILY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL OF FLORIDA (SUNSHINE) 811 BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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COA # 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
UTILITY PLAN

DATE 03/30/2024

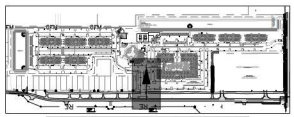
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-21-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

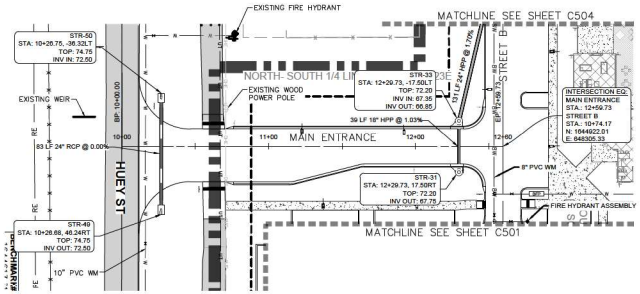
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C403

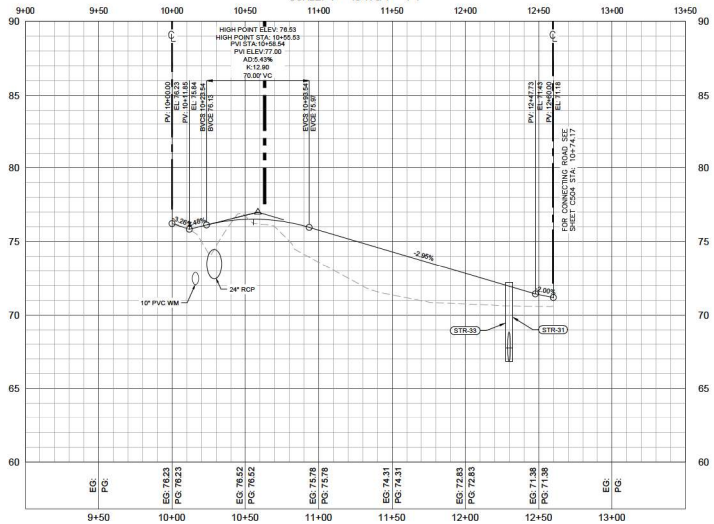
CAD FILE: 103\CAD\C403 UTILITY PLAN



LOCATION KEYMAP



PROFILE - MAIN ENTRANCE
From Station: 9+00.00 to Station 13+50.00
SCALE: 1" = 40' H & 1" = 4' V



Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE PLANS HAVE BEEN DETERMINED FROM AVAILABLE RECORDS AND/OR FIELD SURVEY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFEGUARDING OF ALL UTILITIES AND SERVICES SHOWN OR NOT SHOWN ON THE PLANS. IF DURING THE COURSE OF CONSTRUCTION, UTILITIES NOT SHOWN ON THE PLANS OR IN A DIFFERENT LOCATION FROM THAT SHOWN ON THE PLANS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY AND THE ENGINEER.

NOTICE:
CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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COA # 29091

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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-MAIN ENTRANCE-PLAN & PROFILE

DATE 03/30/2024

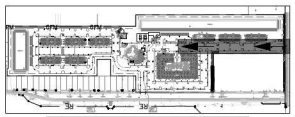
1. 06-19-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 1ST CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

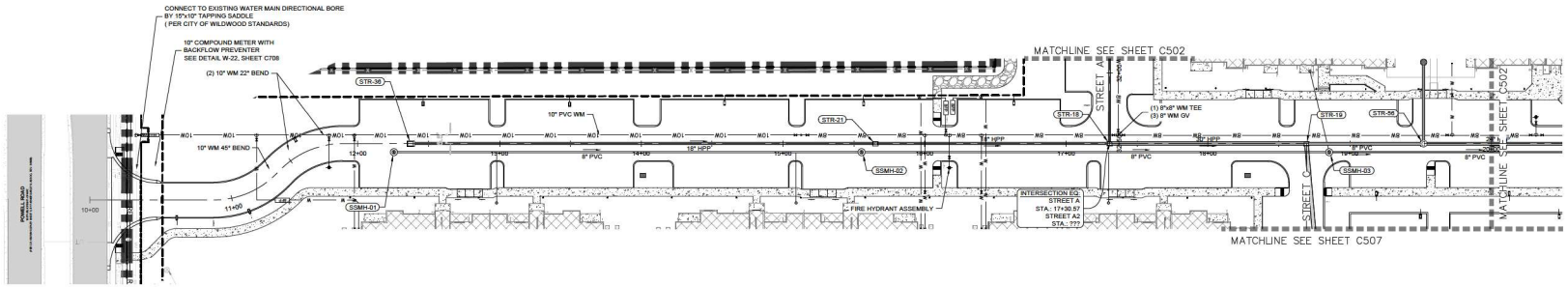
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C500

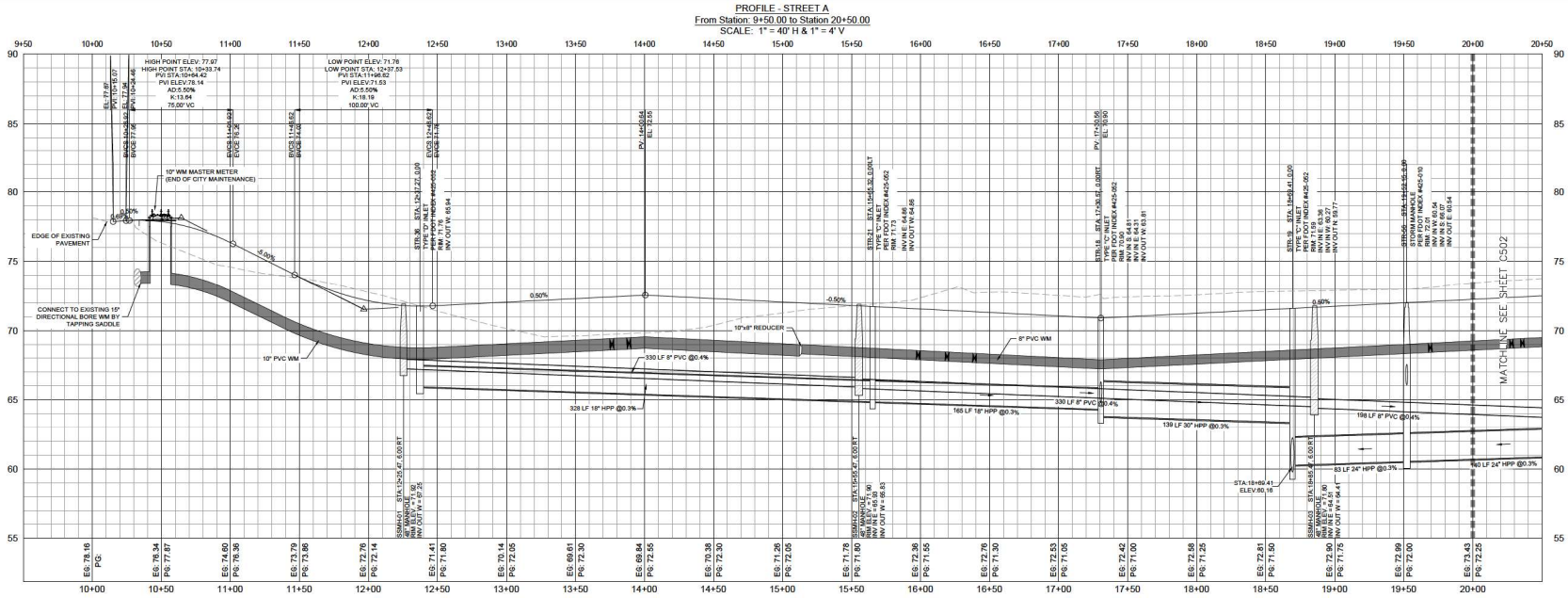
CAD FILE: 1039-C500 P&P MAIN ENTRANCE



LOCATION KEYMAP



PROFILE - STREET A
From Station: 9+50.00 to Station 20+50.00
SCALE: 1" = 40' H & 1" = 4' V



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

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

NOTICE:

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

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COA# 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET A-PLAN & PROFILE

DATE 03/30/2024

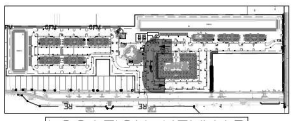
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

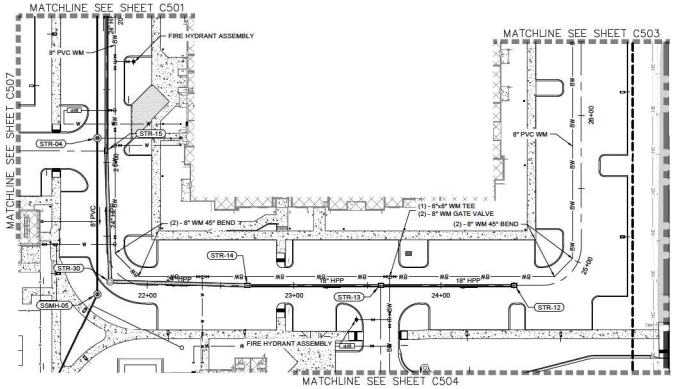
REVISIONS

0 250' 500'

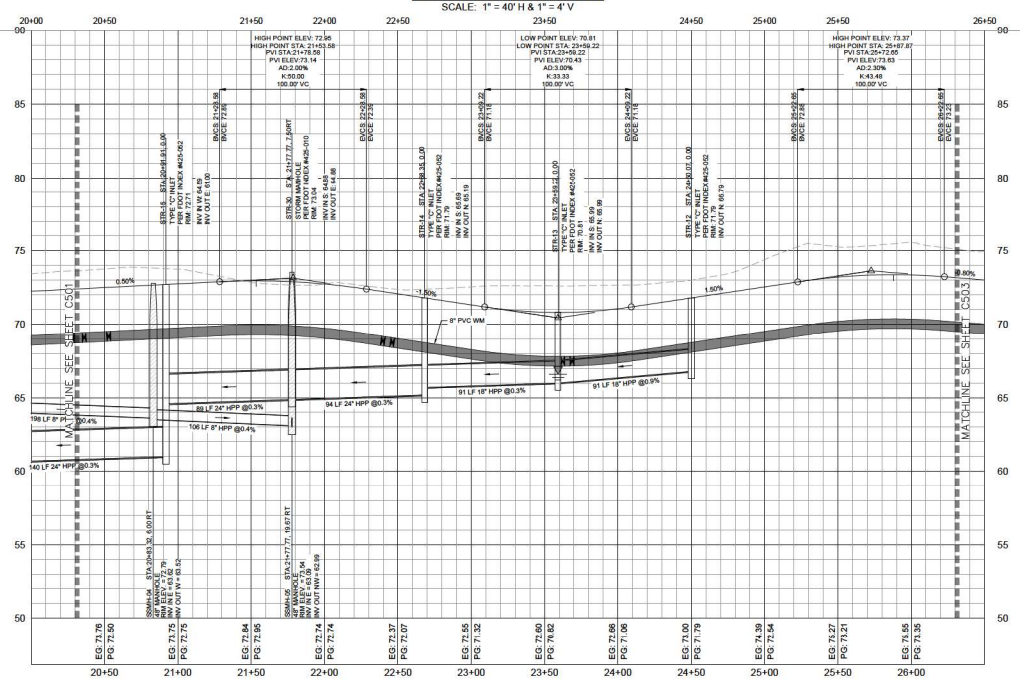
DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C501

CAD FILE: 1039-C501-C503 PMP STREET A





PROFILE - STREET A
From Station: 20+00.00 to Station 26+50.00
SCALE: 1" = 40' H & 1" = 4' V



NOTES:
NO GROUNDWATER ENCOUNTERED PER THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC. (SEE UES REPORT NO. 2068032)

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND/OR BY INDEPENDENTLY FIELDING BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 FOR FIELD LOCATING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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COA # 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET A2-PLAN & PROFILE

DATE 03/30/2024

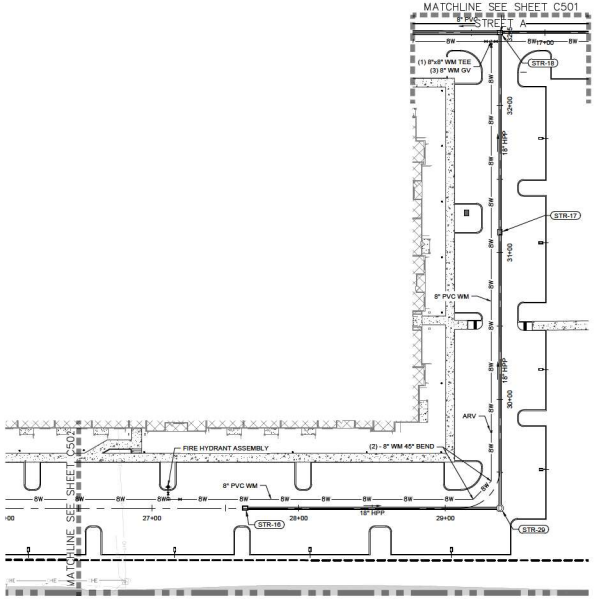
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

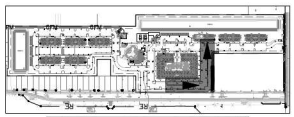
REVISIONS

0 25' 50'

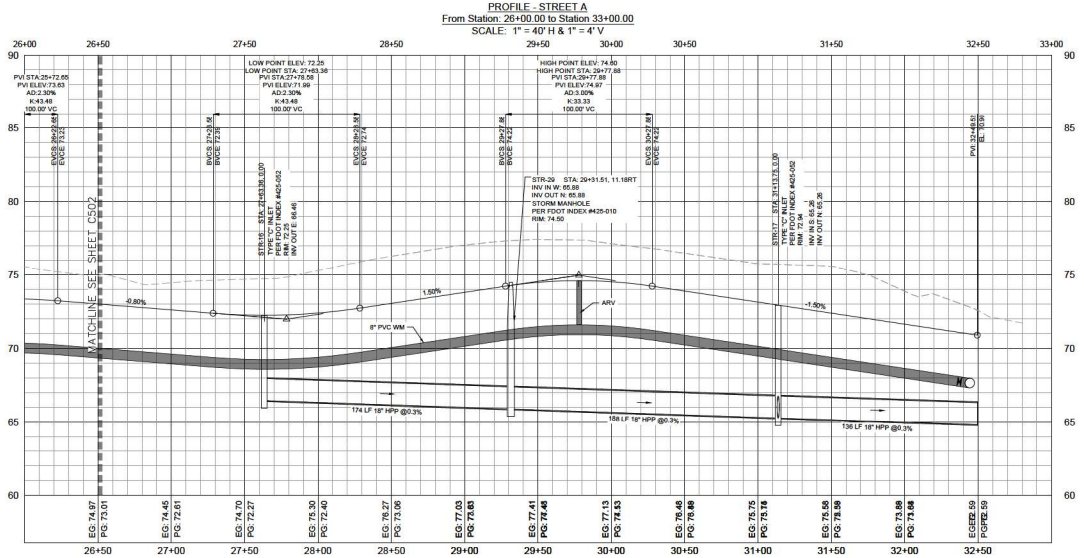
DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C502

CAD FILE: 1019-C501-C503 P&P STREET A





LOCATION KEYMAP



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

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

NOTICE:

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

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COA# 29091

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1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

PRIVATE ROAD-STREET A3-PLAN & PROFILE

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-11-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 20' 40'

DRAWN BY: SAM

CHECKED BY: RB

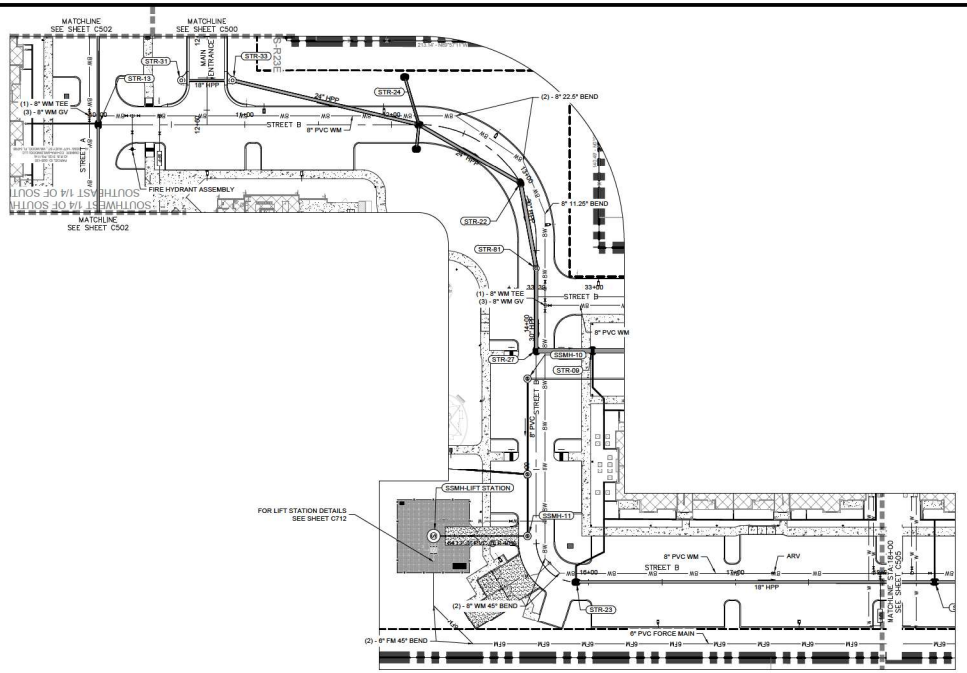
PROJECT MANAGER: LR

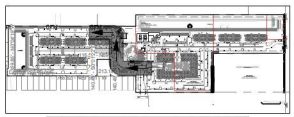
JOB #: 23001039

FILE CODE: ##

SHEET NO. C503

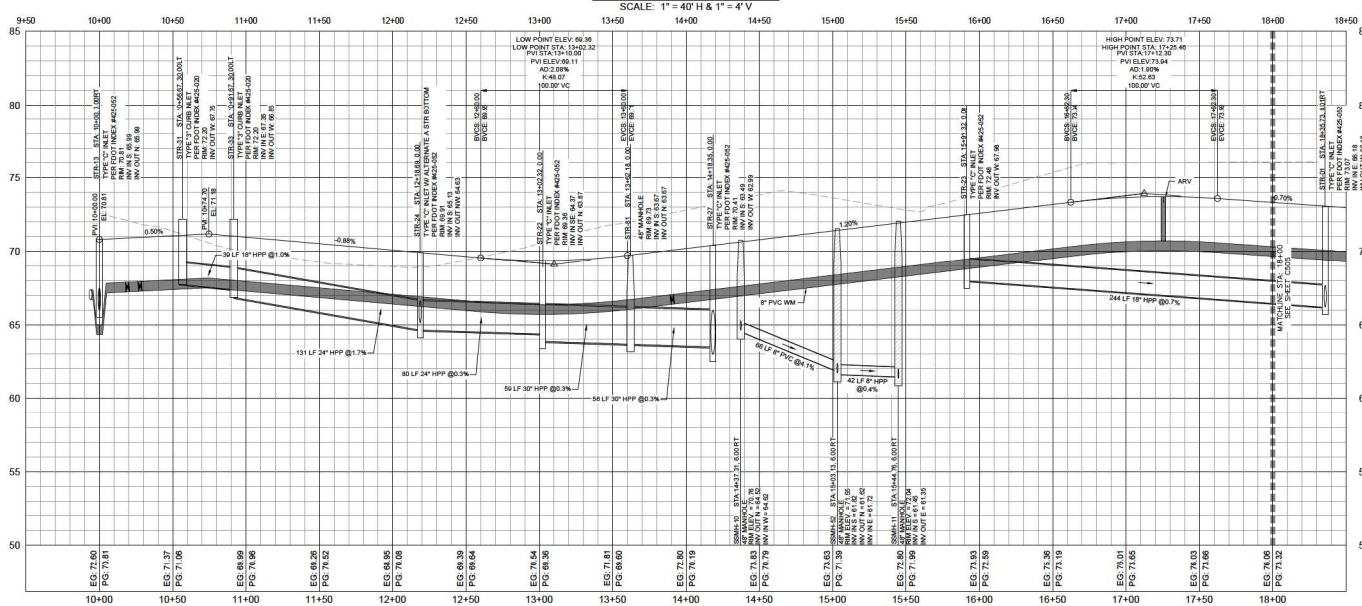
CAD FILE: 1039-C501-C503 PMP STREET A





LOCATION KEYMAP

PROFILE - STREET B
From Station: 9+50.00 to Station 18+50.00
SCALE: 1" = 40' H & 1" = 4' V



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ORLANDO, FL 32801
407.743.3524
COA# 29091

SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET B-PLAN & PROFILE

DATE 03/30/2024

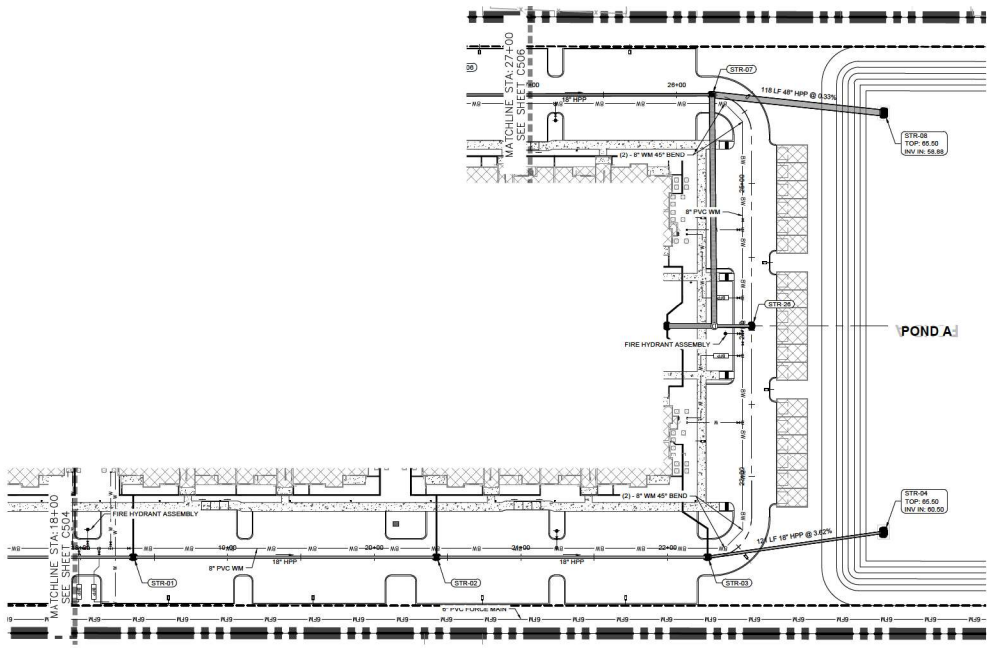
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

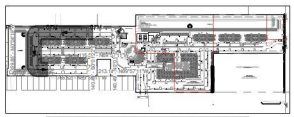
REVISIONS

0 250' 500'

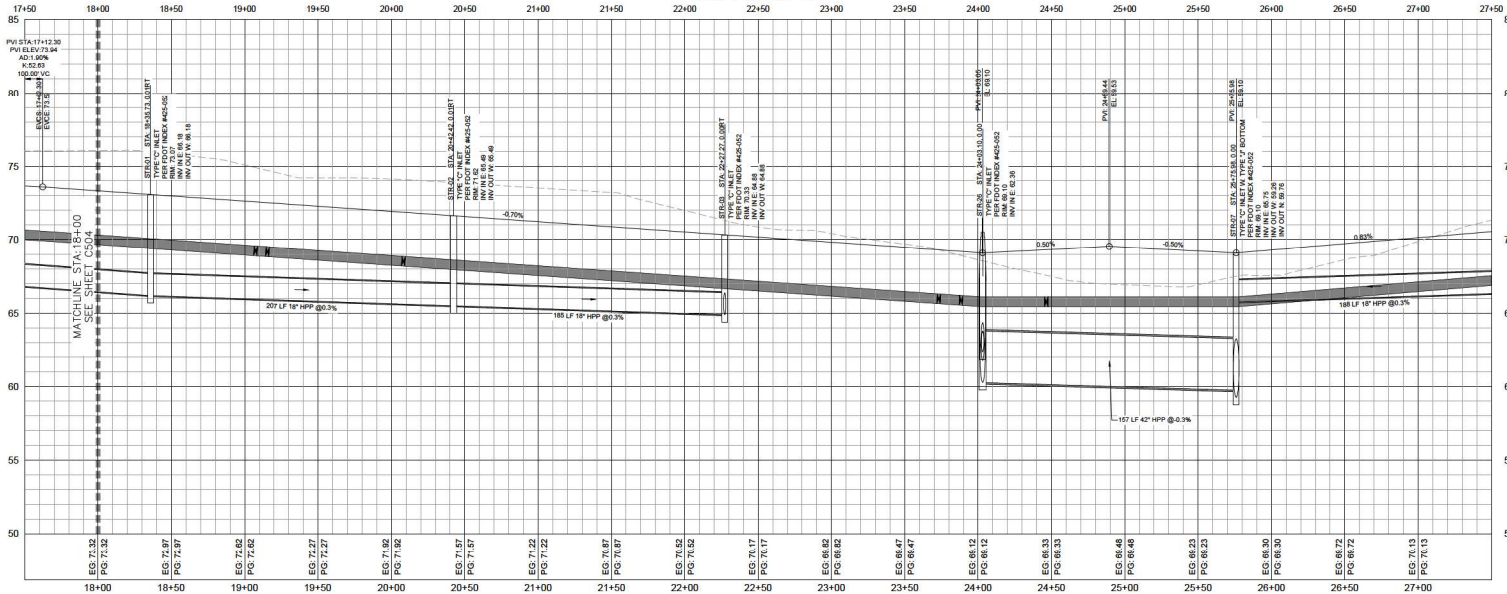
DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C504

CAD FILE: 1039-C504-C506 PMP STREET B





PROFILE - STREET B
From Station: 17+50.00 to Station 27+50.00
SCALE: 1" = 40' H & 1" = 4' V



Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE CONSTRUCTION PLANS ARE NOT GUARANTEED BY ANY OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE FOR THE EXACT LOCATIONS OF UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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COA # 29091

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
PRIVATE ROAD-STREET B2-PLAN & PROFILE

DATE 03/30/2024

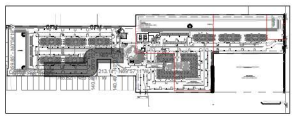
1. 05-10-2024 PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-07-2024 CITY OF WILDWOOD COMMENTS
5. 01-16-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

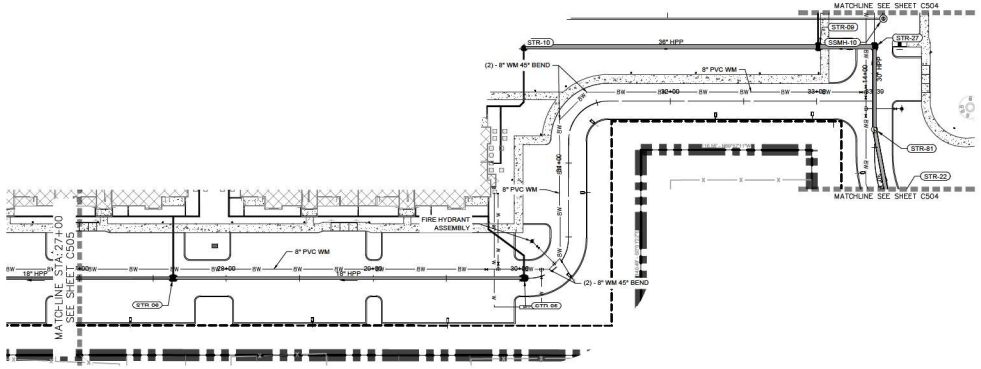
REVISIONS

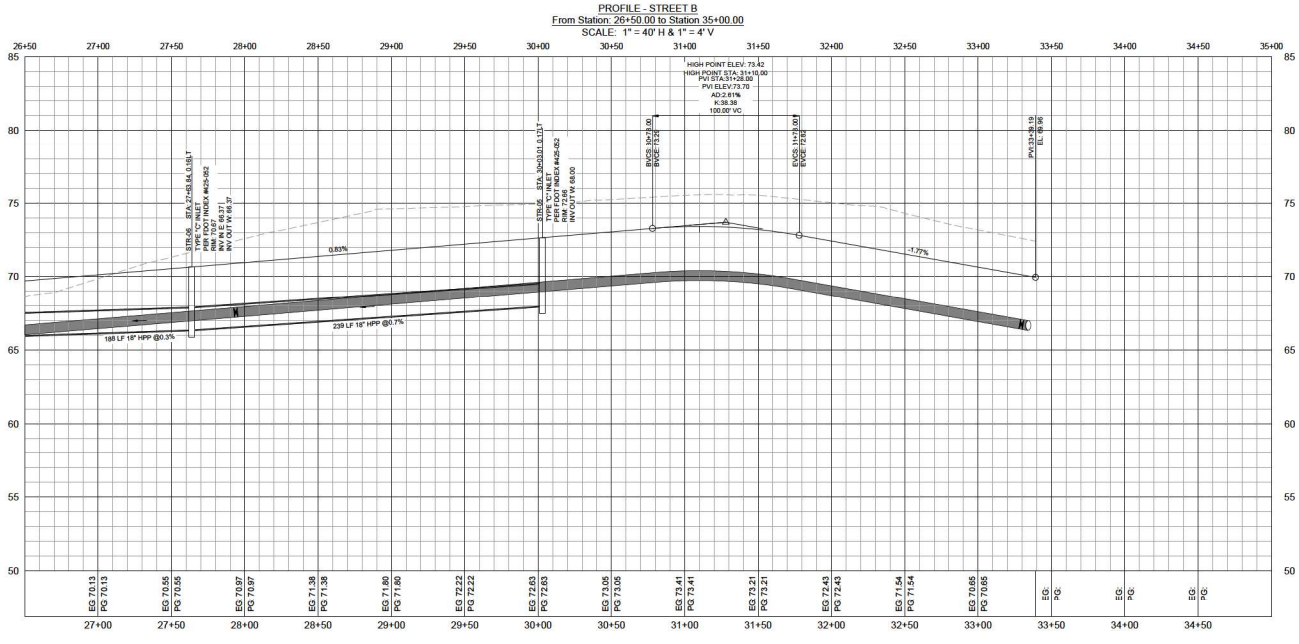
0 250' 500'

DRAWN BY: SAM
DESIGNED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C505

CAD FILE: 105425042500 P&P STREET B







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1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

PRIVATE ROAD-STREET B3-PLAN & PROFILE

DATE 03/30/2024

1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 250' 500'

DRAWN BY: SAM

CHECKED BY: RB

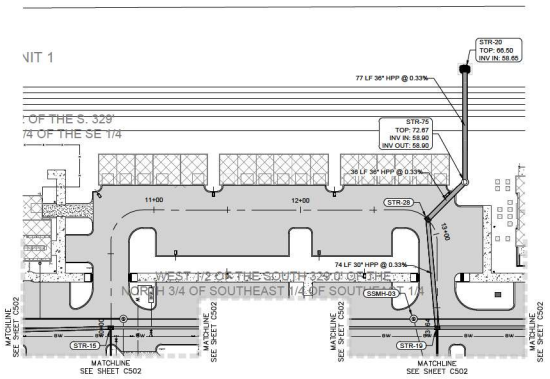
PROJECT MANAGER: LR

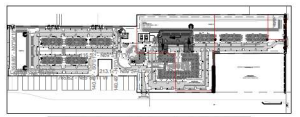
JOB #: 23001039

FILE CODE: ##

SHEET NO. C506

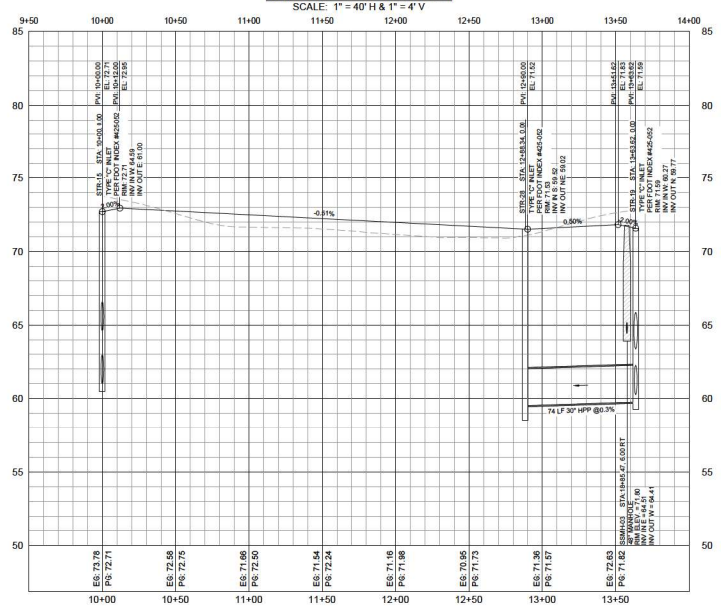
CAD FILE: 1039-C506-C506 PMP STREET B





LOCATION KEYMAP

PROFILE - STREET C
From Station: 9+50.00 to Station 14+00.00
SCALE: 1" = 40' H & 1" = 4' V



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SEC 5 | TOWNSHIP 19S | RANGE 23E

1419 HUEY STREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

PRIVATE ROAD-STREET C-PLAN & PROFILE

DATE 03/30/2024

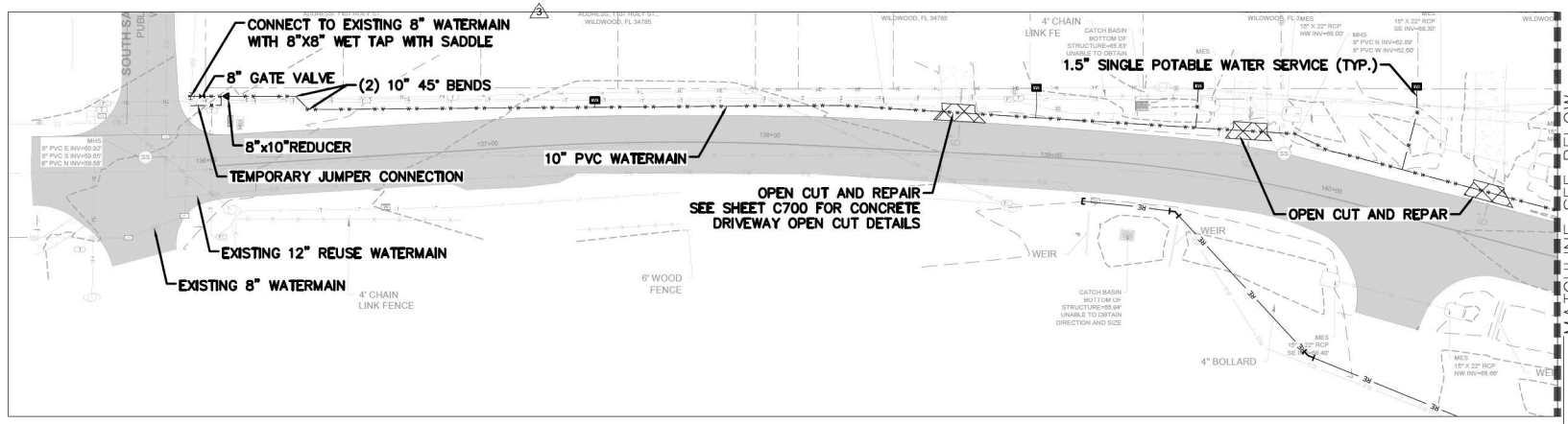
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

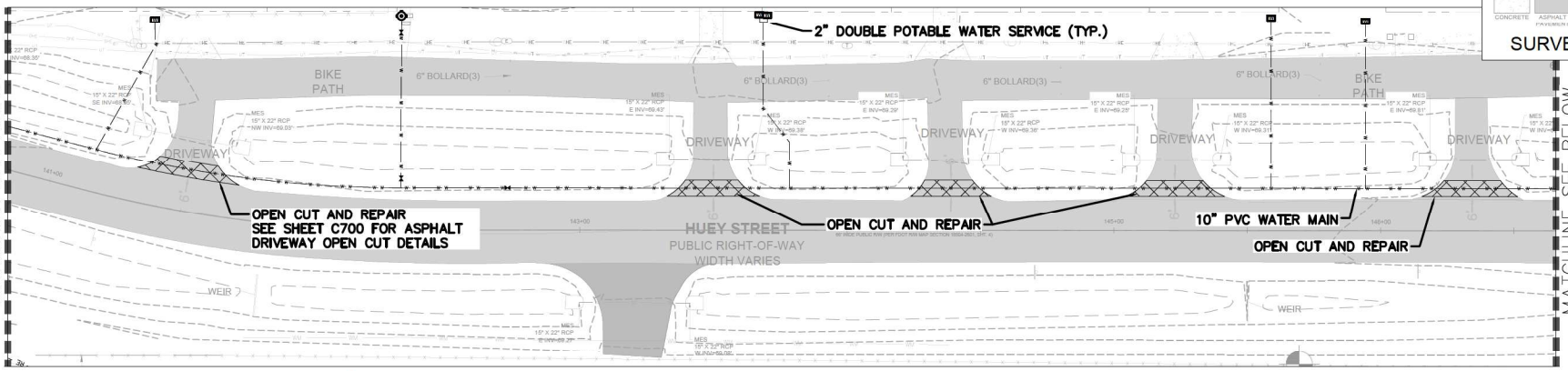
REVISIONS

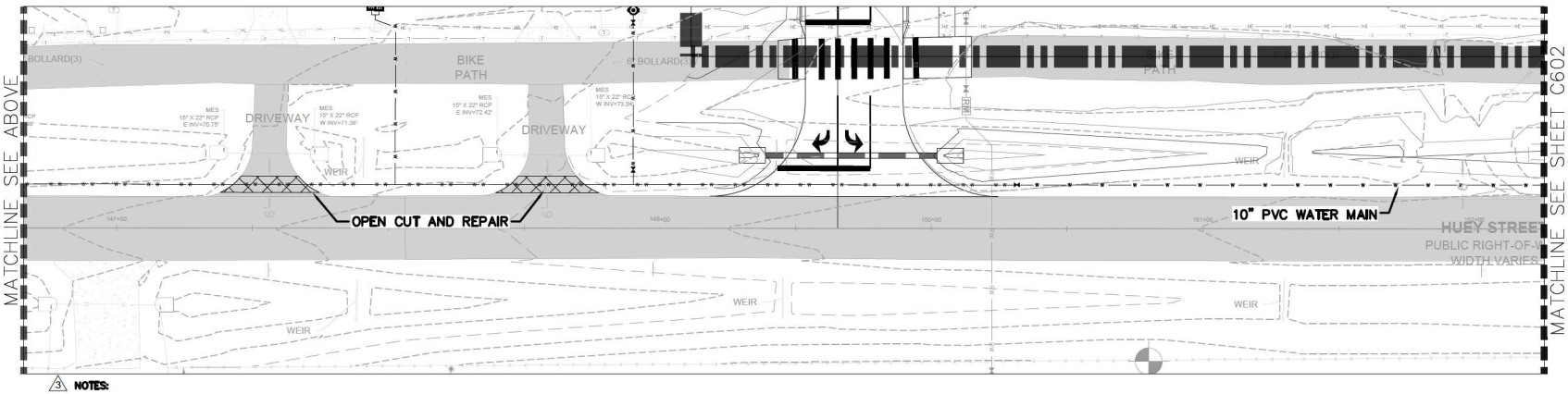
0 20' 40'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C507

CAD FILE: C507 PRIVATE ROAD-STREETS C-PLAN & PROFILE







SURVEY LEGEND

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

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COA # 29091

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

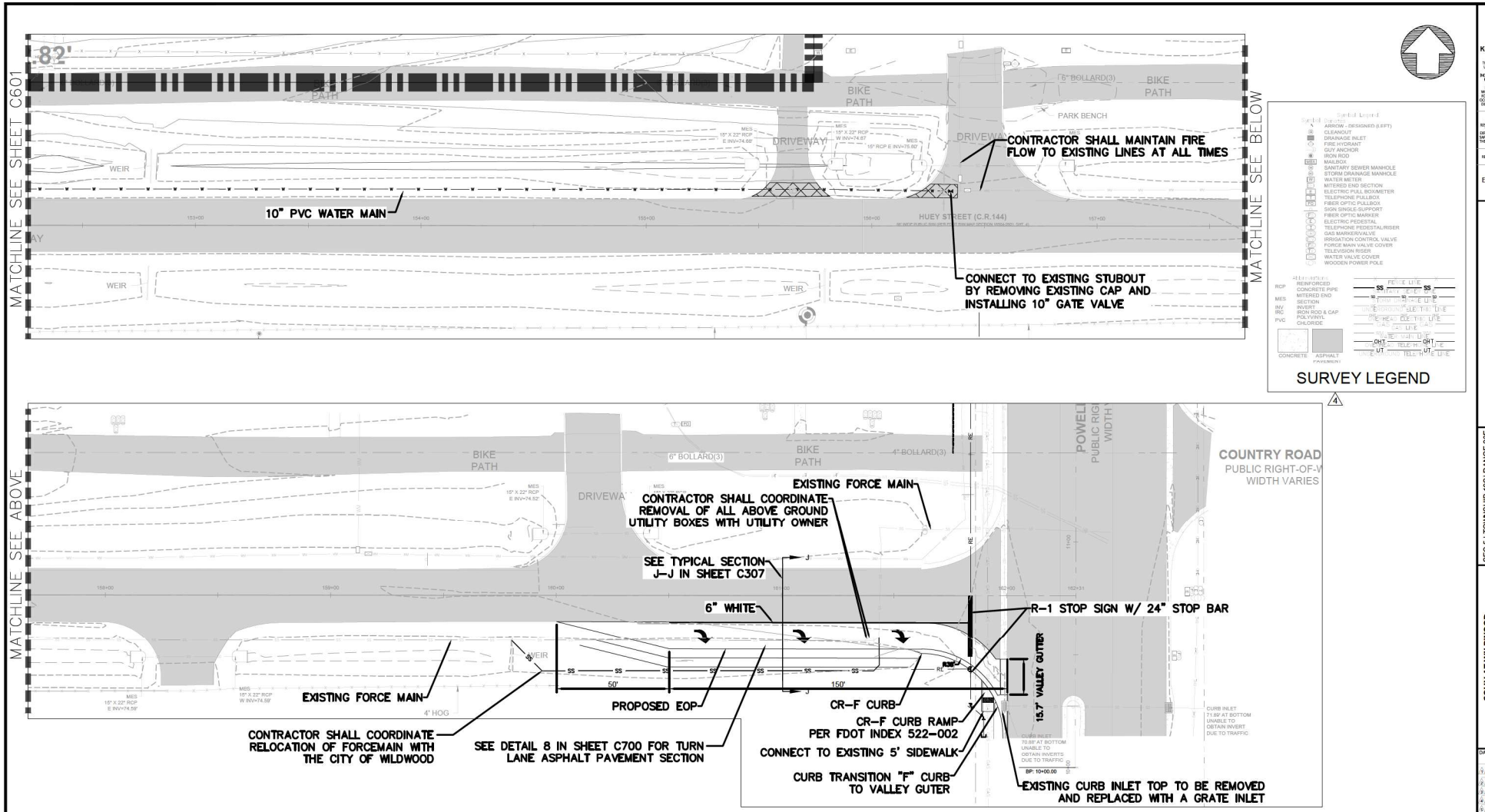
SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

DATE 03/30/2024

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C601

CAD FILE: C601-C602 OFFSITE IMPROVEMENTS-HUEY STREET



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SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

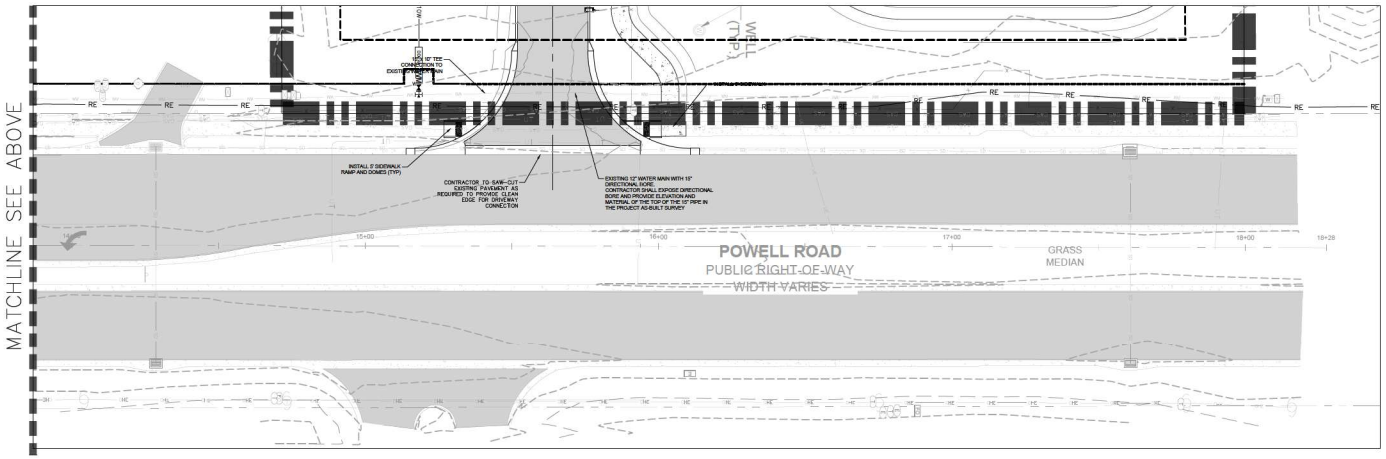
SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - HUEY STREET

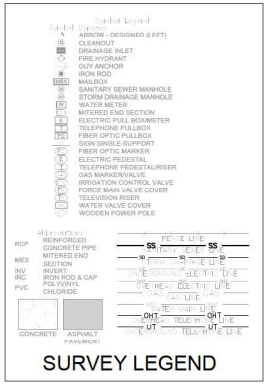
DATE 03/30/2024

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C602

CAD FILE: C601-C602 OFFSITE IMPROVEMENTS-HUEY STREET





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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
OFFSITE IMPROVEMENTS - POWELL ROAD

DATE 03/30/2024

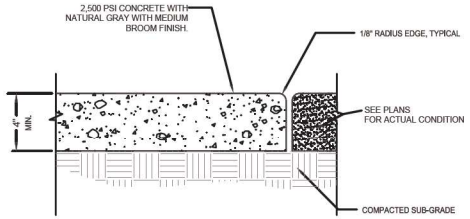
1. 05-10-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

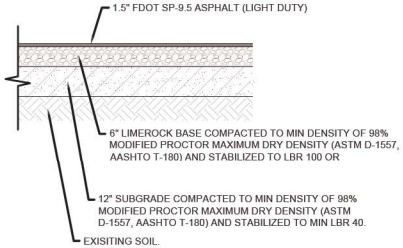
0 10' 20'

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C603

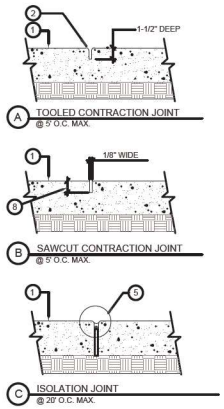
CAD FILE: C603 OFFSITE IMPROVEMENTS - POWELL ROAD

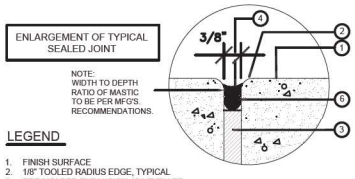


C700 1 NTS SIDEWALK CONCRETE PAVEMENT SECTION



C700 2 NTS ASPHALT PAVEMENT SECTION

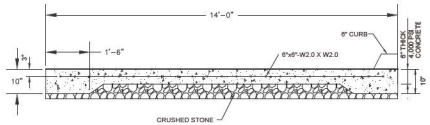




LEGEND

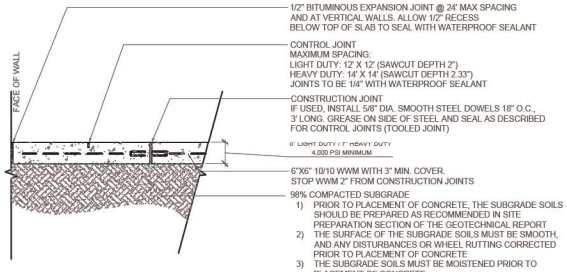
1. FINISH SURFACE.
2. 1/8" TOOLED RADIUS EDGE, TYPICAL.
3. PRE-MOLDED EXPANSION JOINT FILLER.
4. MASTIC SEALANT, COLOR TO SELECTED BY OWNER. FOR PAVEMENT THAT IS THEMED CONCRETE, AS DIRT, CRUSH COLORED CONCRETE INTO GRANULES AND APPLY ON TOP OF WET CAULK.
5. SEALED JOINT, SEE DETAIL ENLARGEMENT ABOVE
6. FOAM BACKER ROD
7. VERTICAL EXPANSION JOINT AT 20' O.C. MAX., ALIGN WITH ADJACENT HORIZONTAL EXPANSION JOINTS WHERE POSSIBLE.
8. DEPTH OF CUT TO BE 1/4 THE DEPTH OF SLAB PLUS 1/4". * MAKE ALL SAW CUTS WITHIN 12 HR. OF CONCRETE POUR.

C700 3 NTS CONCRETE PAVEMENT DETAILS

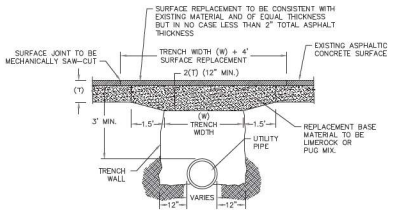


C700 4 TRASH COMPACTOR PAD DETAIL

N.T.S.

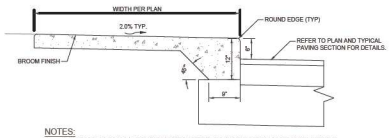


C700 5 NTS CONCRETE PAVEMENT SECTION



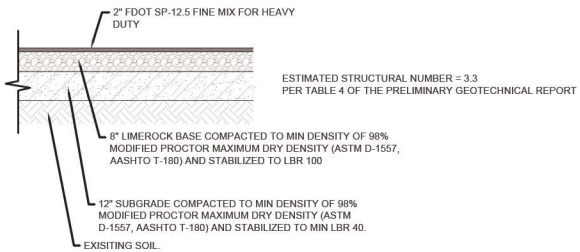
NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

C700 6A NTS ASPHALT DRIVEWAY OPEN-CUT DETAIL

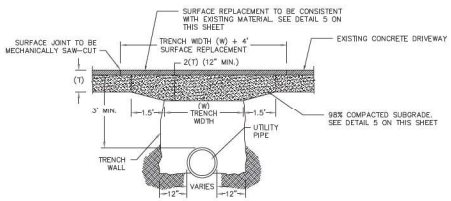


NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95 % OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND THE CURRENT FDOT STANDARD INDEX 522-002.

C700 7 NTS THICKENED EDGE SIDEWALK DETAIL



C700 8 NTS TURN LANE ASPHALT PAVEMENT SECTION



NOTES:
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

C700 6B NTS CONCRETE DRIVEWAY OPEN-CUT DETAIL

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE PROFESSIONAL IS DIRECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF, OR INSURE PERSONS ENGAGED IN THE WORK, OR ANY PUBLIC STRUCTURES, OR OF ANY OTHER PERSONS.

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE DETAILS

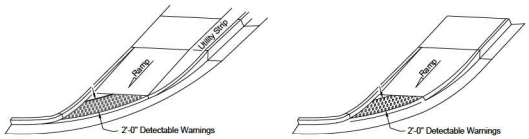
DATE 03/30/2024

1	05-10-2024 PER CLIENT COMMENTS & SJRWMD
2	07-15-2024 PER SJRWMD COMMENTS
3	09-30-2024 CITY OF WILDWOOD COMMENTS
4	11-27-2024 CITY OF WILDWOOD COMMENTS
5	01-10-2025 SRD CITY OF WILDWOOD COMMENTS
6	04-23-2025 SDM CITY OF WILDWOOD COMMENTS

REVISIONS

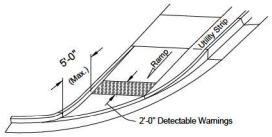
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C700

CAD FILE: SITE DETAILS

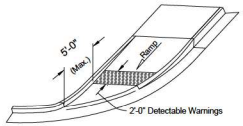


OPTION A

OPTION A

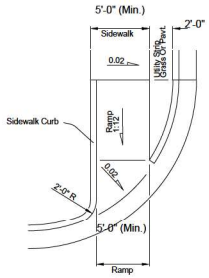


OPTION B



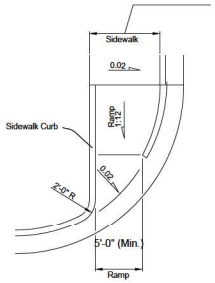
OPTION B

ISOMETRIC VIEW

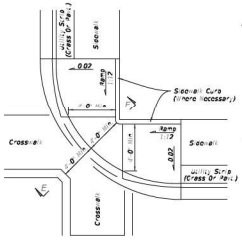


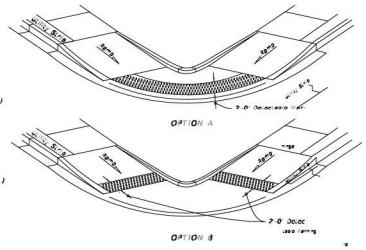
CR-F

ISOMETRIC VIEW 6'-0" (Min.)

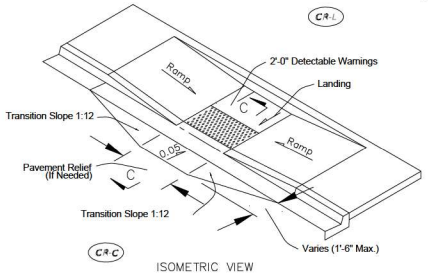


CR-G



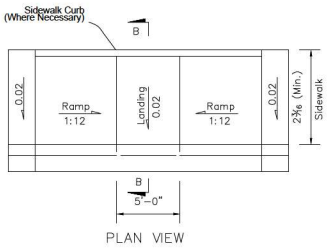


CR-L



CR-C

ISOMETRIC VIEW

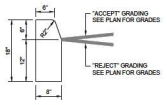


PLAN VIEW

C701 1 CURB RAMP DETAILS
NTS

DETECTABLE WARNINGS NOTES:

1. INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH FDOT SPECIFICATION 527.
2. PLACE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT.



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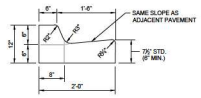

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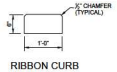
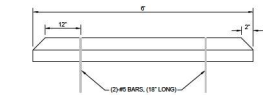


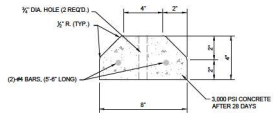
RIBBON CURB

CONCRETE CURB NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT INDEX 300
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED WITHIN 10' OF EACH SIDE OF INLETS, AND EVERY 500'±.
4. AN EXPANSION JOINT WILL BE PLACED AT THE END OF ALL RETURNS AT INTERVALS NOT TO EXCEED 50' WITH CONTRACTION JOINTS AT 10' INTERVALS
5. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION MATERIAL

C701 2 CURB AND CURB AND GUTTER DETAILS
NTS





C701 3 PRECAST CONCRETE WHEEL STOP
NTS

3

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1419 HUEY STFREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SITE DETAILS

DATE: 03/30/2024

1. 05-16-2024 PER CLIENT COMMENTS & SIR/MND
2. 07-15-2024 PER SIR/MND COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C701

CAD FILE: SITE DETAILS

Know what's below. Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONSTRUCTION PLANS IS APPROXIMATE AND MUST BE INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811 OF FLORIDA (811) AT LEAST 48 HOURS BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR ANY DUTY IN CONNECTION WITH THE WORK OF ANY WORKER CONSTRUCTION OR ANY OTHER PERSONS.

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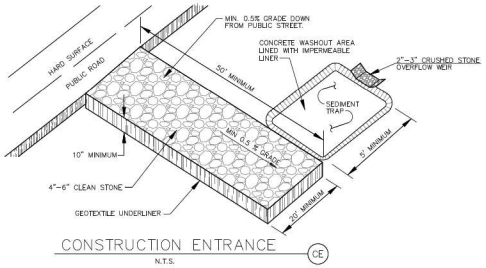


CONSTRUCTION ENTRANCE

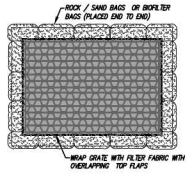
N.T.S.

CONSTRUCTION SPECIFICATIONS

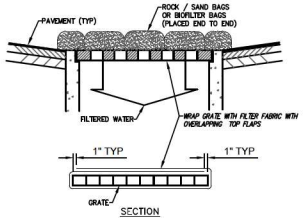
1. STONE - USE COARSE AGGREGATE (2"-3" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO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

STABILIZED CONSTRUCTION ENTRANCE/ EXIT

(NTS)



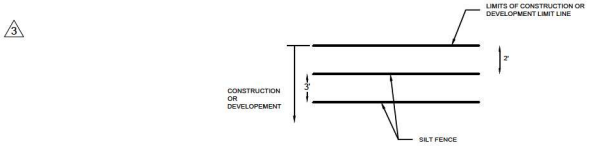
PLAN



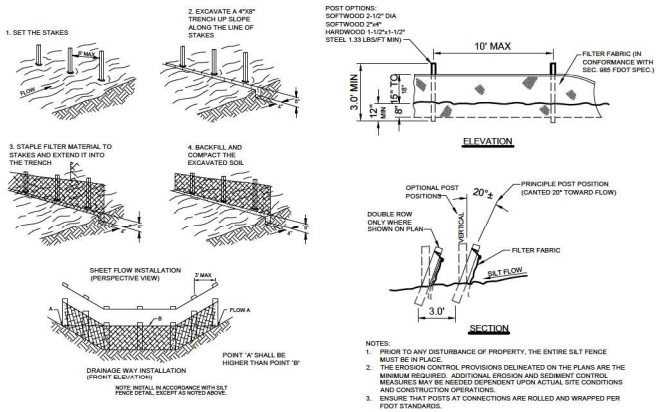
SECTION

INLET SEDIMENT FILTER DETAIL

(NTS)



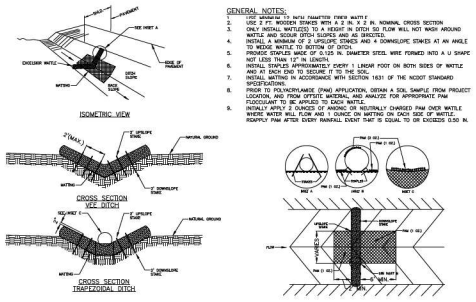
NOTES:
1. CONSTRUCT A STAKED SINGLE OR DOUBLE ROW OF SILT FENCE 2 FEET OFF THE LIMITS OF CONSTRUCTION WHERE APPLICABLE.
2. SILT FENCE NEED TO BE TRENCHED IN AT ALL TIMES.
3. COORDINATE ANY CONSTRUCTION ACTIVITIES WITHIN 5 FEET OF LIMITS OF CONSTRUCTION WITH CONSTRUCTION MANAGER.



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

SILT FENCE DETAILS

(NTS)



GENERAL NOTES:
1. USE MINIMUM 13 MIL DIAMETER FIBER MATT F
2. USE 2 FT. WOODEN STAKES WITH A 2 IN. X 2 IN. NOMINAL CROSS SECTION
3. ONLY INSTALL MATTLESS TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND MATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.
4. INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE MATTLE TO BOTTOM OF DITCH.
5. STAPLES SHALL BE MADE OF 11 GA. 0.5 IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.
6. INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF MATTLE AND AT END TO SECURE IT TO THE SOIL.
7. INSTALL MATTING IN ACCORDANCE WITH SECTION 1631 OF THE NCDOT STANDARD SPECIFICATIONS.
8. PRIOR TO POLYACRYLAMIDE (PAM) APPLICATION, OBTAIN A SOIL SAMPLE FROM PROJECT LOCATION AND HAVE IT TESTED BY A CERTIFIED LAB TO ANALYZE FOR APPROPRIATE PAM FLOCCULANT TYPE AND APPLICATION RATE.
9. INITIALLY APPLY 2 OUNCES OF ANIONIC OR NEUTRALLY CHARGED PAM OVER MATTLE WHERE WATER WILL FLOW AND 1 OUNCE ON MATTING ON EACH SIDE OF MATTLE. REAPPLY PAM AFTER EVERY RAINFALL EVENT THAT IS EQUAL TO OR EXCEEDS 0.50 IN.

TEMPORARY WATTLE CHECK DAM WITH MATTING AND OPTIONAL PAM

(NTS)

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

EROSION CONTROL NOTES

(NTS)

TREE AND NATIVE VEGETATION PROTECTION DURING CONSTRUCTION:

(1) DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 8. ACREDENTIALED CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MAYNEY STUDY OF JANUARY 2021.

(2) DURING CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY A TREE REMOVAL PERMIT, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY TREE THAT IS REQUIRED TO BE PRSERVED IN ITS ORIGINAL LOCATION. A CREDENTIALED CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILDWOOD TREE MARKET STUDY OF JANUARY 2021.

(3) NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE DURING CONSTRUCTION OR DEVELOPMENT.

(4) UNLESS OTHERWISE AUTHORIZED BY THE TREE REMOVAL PERMIT, NO SOIL SHALL BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE THAT IS TO REMAIN IN ITS ORIGINAL LOCATION.

(5) PROTECTIVE BARRIERS AND MEASURES:

(a) ALL PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE;

(b) THE APPLICANTS FOR A TREE REMOVAL PERMIT SHALL, AT THE TIME OF APPLICATION, DESIGNATE AN ON-SITE QUALIFIED AND CREDENTIALED REPRESENTATIVE FOR THE INSTALLATION AND MAINTENANCE OF ALL TREE AND SHRUB PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON-SITE AT ALL TIMES DURING THE VEGETATION CLEARING OPERATIONS;

(c) THE CIRCUMFERENCE OF AN AREA TO BE PRESERVED SHALL BE PROTECTED DURING LAND DEVELOPMENT AND CONSTRUCTION BY PLACING 2-INCH BY 2-INCH (2"X2") WOOD STAKES A MAXIMUM OF TWENTY FEET (20') APART AROUND THE PERIMETER AND BY TYING FLUORESCENT RIBBON, SURVEY FLAGGING, ETC., FROM STAKE TO STAKE ALONG THE PERIMETER OF THE AREAS TO BE PRESERVED; AND

(d) WHEN PROTECTION OF INDIVIDUAL TREES IS REQUIRED, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE BASE OF THE TREE AT A DISTANCE NOT LESS THAN THE DRIP LINE UNLESS OTHERWISE SPECIFIED IN WRITING BY A FLORIDA LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED CREDENTIALED ARBORIST.

TREE PROTECTION NOTES

(NTS)

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN ANY CONTRACT DOCUMENTS ARE APPROXIMATE AND NOT NECESSARILY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING BUTURE CONFLICTING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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

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24 HOUR EMERGENCY CONTACT

—

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SEC 5 | TOWNSHIP 19S | RANGE 23E

1419 HUEY STFREET

CITY OF WILDWOOD

SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD

SOLIV WILDWOOD, LLC

MAJOR SITE PLAN

EROSION CONTROL DETAILS

DATE: 03/30/2024

1. 05-16-2024 PER CLIENT COMMENTS & SIR/WMD
2. 07-15-2024 PER SJRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 12-20-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 04-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

CAD FILE: EROSION CONTROL DETAILS

DRAWN BY: SAM

CHECKED BY: RD

PROJECT MANAGER: LR

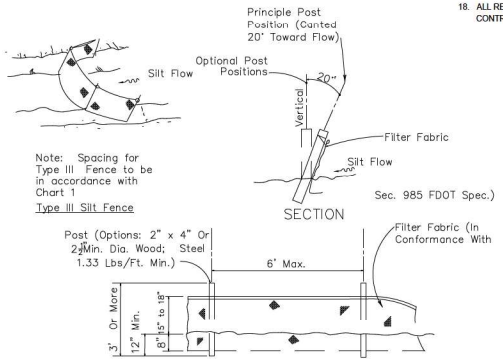
JOB #: 23001039

FILE CODE: ##

SHEET NO. C702

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

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



NOTE:
ALL SILT FENCING SHALL COMPLY WITH THE LATEST FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL, SECTION 4.06

TYPE III SILT FENCE

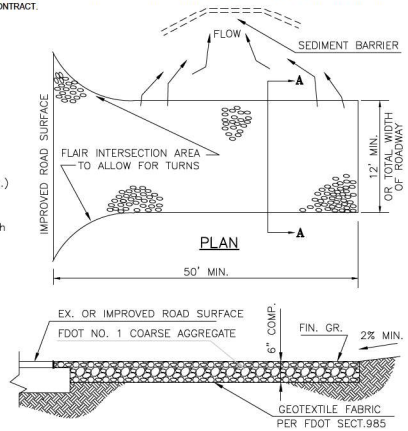
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

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

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

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



SECTION A–A

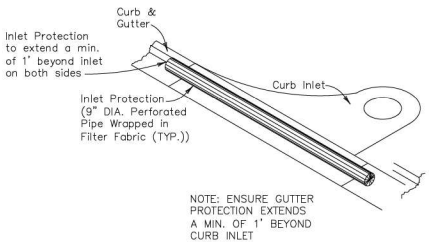
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

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

DEVELOPER CONTACT INFORMATION
SOLIV WILDWOOD, LLC
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (781) 233-3190
CONTACT: MARK PROCOPIO



NOTE: ENSURE GUTTER PROTECTION EXTENDS A MIN. OF 1' BEYOND CURB INLET

INLET PROTECTION

NOT TO SCALE

STORMWATER POLLUTION PREVENTION PLAN NOTES:

LOCATION: THE 24± ACRE SITE IS LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 24± ACRES WILL BE DISTURBED DURING CONSTRUCTION.

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

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

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

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

CONTRACTOR CERTIFICATION

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

SIGNATURE _____ DATE _____

PROJECT MANAGER _____

NAME AND TITLE _____

COMPANY _____

ADDRESS (CONTRACTING FIRM) _____

ADDRESS (CONSTRUCTION SITE) _____

TELEPHONE: _____
AREA CODE NUMBER

ABBREVIATIONS:

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A.D.A. - AMERICAN DISABILITY ACT

HDPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND SHOULD NOT BE INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES A MINIMUM OF 48 (FORTY-EIGHT) HOURS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SWPP NOTES DETAILS

DATE 03/30/2024

REVISIONS
1. 05-16-2024 - PER CLIENT COMMENTS & SJRWMD
2. 07-15-2024 - PER SJRWMD COMMENTS
3. 09-30-2024 - CITY OF WILDWOOD COMMENTS
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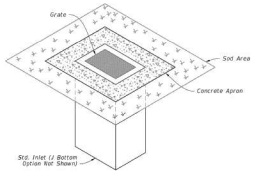
5. 01-10-2025 - 3RD CITY OF WILDWOOD COMMENTS
6. 06-25-2025 - 4TH CITY OF WILDWOOD COMMENTS

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C703

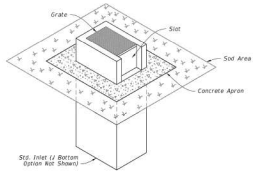
CAD FILE: SWPP NOTES DETAILS

GENERAL NOTES:

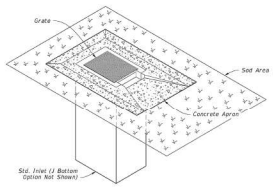
1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ½" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.
6. Slots are not permitted on sides with grate seats.



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown – Type D, E, and H Similar, Pipe Connection Not Shown)

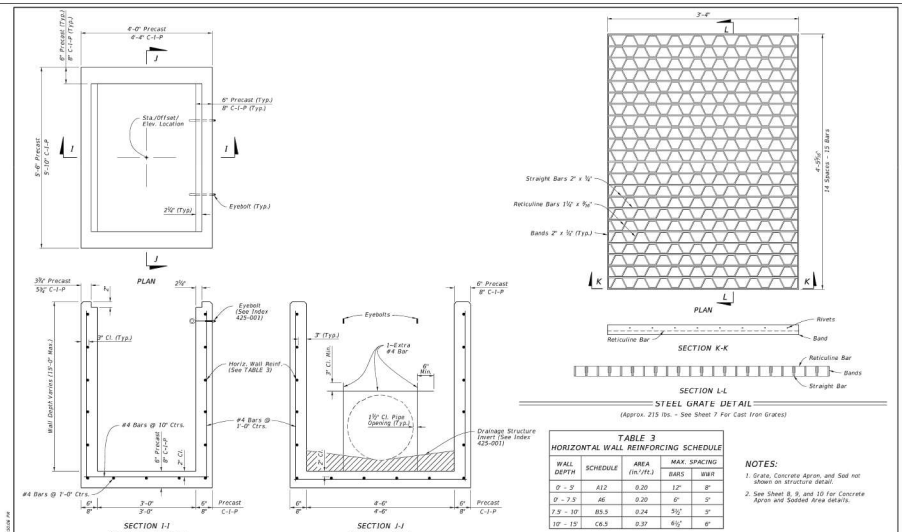


DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/23					425-052	1 of 14



DIMENSIONAL AND REINFORCING DETAILS

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B15.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
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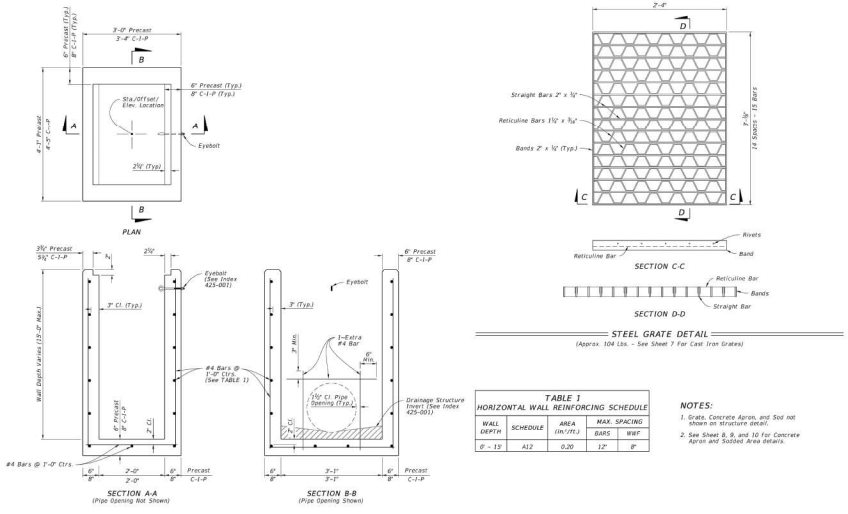


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

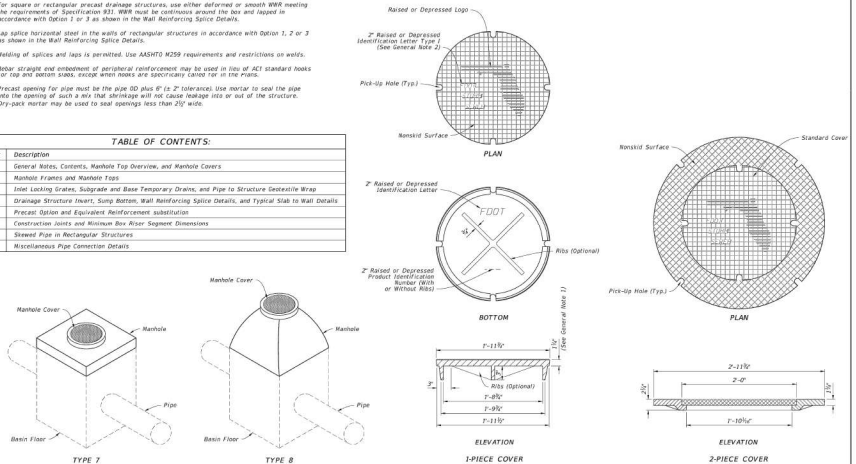
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20					425-052	2 of 14

GENERAL NOTES:

1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for on the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
STORMWATER DETAILS

DATE: 03/30/2024

1.	05-15-2024 PER CLIENT COMMENTS & SIRWMD
2.	07-15-2024 PER SJRWMD COMMENTS
3.	09-30-2024 CITY OF WILDWOOD COMMENTS
4.	11-07-2024 2nd CITY OF WILDWOOD COMMENTS
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6.	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

N.T.S.

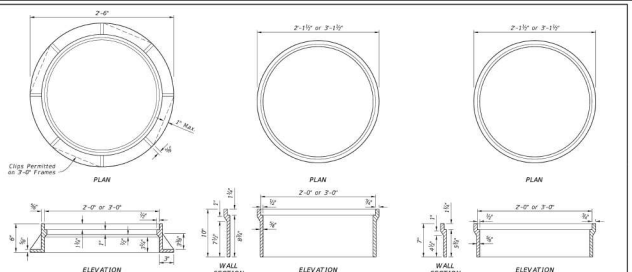
DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C704

CAD FILE: STORMWATER DETAILS

TABLE 1
WEIGHT OF CASTINGS (lb)

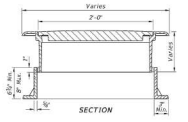
Frame Type	2'-0" OPENING Frame	2'-0" OPENING 2-Piece Cover	3'-0" OPENING Frame	3'-0" OPENING 2-Piece Cover Inside	3'-0" OPENING 2-Piece Cover Outside	3'-0" OPENING 2-Piece Cover Total
I	155	190	220	190	220	410
II	145	190	255	190	320	410
III	90	190	180	190	220	410

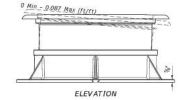
NOTE: Frame Type I in Table 1, includes Adjustable frames.



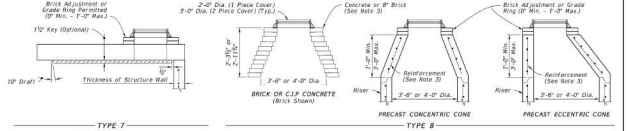
TYPE I (For Manholes) — TYPE II (For Curb Inlets Types 1, 2, 3, & 4) — TYPE III (For Curb Inlets Types 7 & 8)

MANHOLE FRAMES





TYPE I ADJUSTABLE FRAME



TYPE 7 — TYPE 8

NOTES:
1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

MANHOLE TOPS

MANHOLE FRAMES AND MANHOLE TOPS

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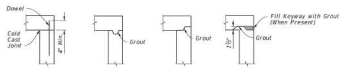
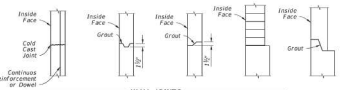
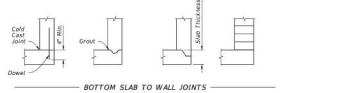


TOP SLABS TO WALL JOINTS



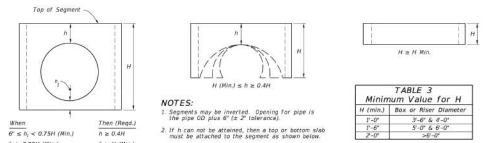
WALL JOINTS



BOTTOM SLAB TO WALL JOINTS

NOTES:
1. One or more types of joints may be used in a single structure, except brick wall structure. Brick wall construction is permitted on circular units only.
2. All grouted joints are to have a maximum thickness of 1".
3. Keyways are to be a minimum of 1½" deep.
4. Joint dowels are to be #4 bars, 12" long with a minimum of 6 bars per joint approximately evenly spaced for circular structures or at maximum 12" spacing for rectangular structures. Bars may be either Adhesive Bonded Dowels in accordance with Specification 416, or placed approximately 6" into fresh concrete leaving the remainder to extend into the secondary cast. Welded wire reinforcement may be substituted for the dowel bar in accordance with the equivalent steel area table on Sheet 5.
5. Minimum cover on dowel reinforcing bars is 2" to outside face of structure.
6. Seal joints between wall segments and between wall segments and top or bottom slabs with preformed plastic gasket material inaccordance with Specification 430 or non-shrink grout in accordance with Specification 934.
7. Insert products approved by the engineer may be used in lieu of dowel embedment.

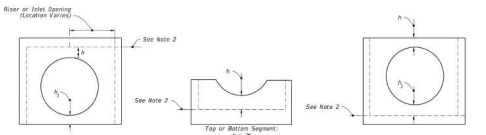
CONSTRUCTION JOINT OPTIONS



NOTES:
1. Segments may be inverted. Opening for pipe is the pipe OD plus 8" (± 2" tolerance).
2. If h can not be attained, then a top or bottom slab must be attached to the segment as shown below.

RISER SEGMENTS OTHER THAN DOWEL

TABLE 3 Minimum Value for H	
H (min.)	Box or Riser Diameter
1'-0"	3'-0" & 4'-0"
1'-6"	5'-0" & 6'-0"
2'-0"	≥6'-0"



NOTES:
1. h may be less than 6" when approved by the Engineer, but not for inlet segments at finish grade elevation.
2. Dowel construction joint or monolithic cast only.

SEGMENTS FOR SLAB TO WALL DOWEL CONSTRUCTION JOINTS OR MONOLITHIC CAST

MINIMUM BOX AND RISER SEGMENT DIMENSIONS

CONSTRUCTION JOINT OPTIONS AND MINIMUM BOX AND RISER SEGMENT DIMENSIONS

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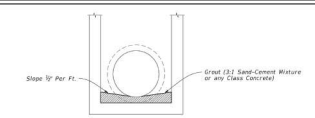
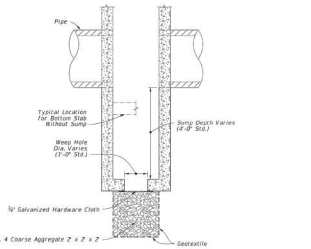


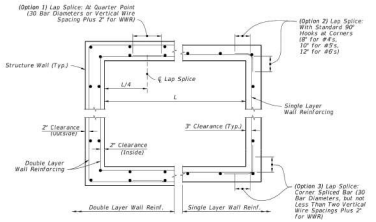
NOTE: For all structures unless excluded by special detail.

DRAINAGE STRUCTURE INVERT

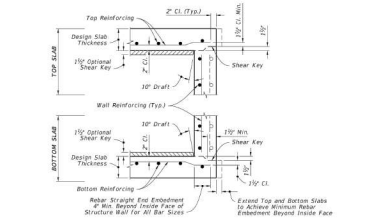


NOTES:
1. Construct sumps in inlets and manholes connecting to French Drains unless excluded in the Plans.
2. Construct sumps only where called for in the Plans at all other locations.
3. Construct weep holes in sump bottom only where called for in the Plans.
4. Install Type D-3 geotextile in accordance with Specification 514.

SUMP BOTTOM



WALL REINFORCING SPLICE DETAILS



NOTES:
1. See Sheet 6 for optional construction joints.
2. Bend bars as required to maintain cover.

TYPICAL SLAB TO WALL DETAILS (PRECAST STRUCTURE SHOWN)

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

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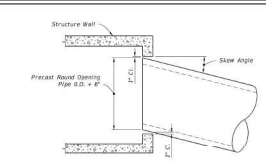
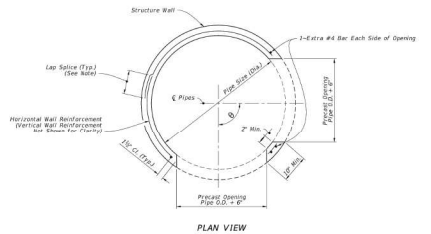


TABLE 4 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS												
	WALL THICKNESS	PIPE SIZE 18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
MAXIMUM SKEW ANGLE	6"	19°	17°	16°	16°	15°	14°	13°	13°	13°	12°	12°	12°
	8"	21°	20°	18°	17°	17°	16°	15°	15°	14°	14°	13°	13°

NOTE: These values are based on 2" clearance for precast structures. Larger skews are possible for Cast-In-Place Structures or elliptical pipe openings when approved by the Engineer.

MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS



NOTE: Lap splice: 20 bar diameter for deformed wire or bar, but not less than vertical wire spacing plus 2" for WWR or 40 bar diameters for smooth wire.

MULTIPLE PIPE CONNECTIONS - PRECAST ROUND STRUCTURES

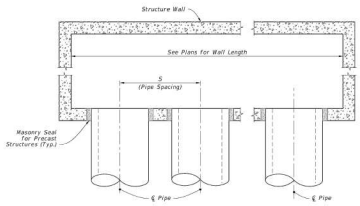


TABLE 5 - MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS	
PIPE SIZE	PIPE SPACING (S)
18"	2'-10"
24"	3'-3"
30"	4'-3"
36"	5'-1"
42"	6'-0"
48"	6'-8"
54"	7'-8"
60"	8'-6"
66"	9'-5"
72"	10'-4"
78"	10'-9"
84"	11'-8"

MULTIPLE PARALLEL PIPE CONNECTIONS - RECTANGULAR STRUCTURES

MISCELLANEOUS PIPE CONNECTION DETAILS

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1419 HUEY STREET
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SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
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REVISIONS

N.T.S.

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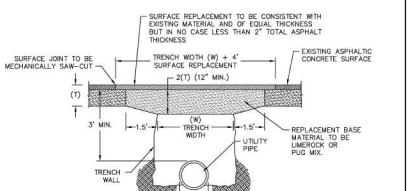
CAD FILE: STORMWATER DETAILS



NOTES:

1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T-180 MODIFIED PROCTER.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: M-02
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SYSTEM VERSION: 06-05-12	ROADWAY OPEN-CUT	1 OF 1

POTABLE WATER DISTRIBUTION SYSTEM

SCOPE

THE WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIAL, LABOR AND TRANSPORTATION AND PERFORMING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND VALVE BOXES NECESSARY FOR A COMPLETE AND WORKABLE UNIT AS DETAILED ON THE DRAWINGS AND FURTHER DESCRIBED IN THESE SPECIFICATIONS.

THE PIPING AND OTHER MATERIAL AND EQUIPMENT SHALL BE OF THE SIZE, TYPE AND NUMBER SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN.

PIPE

PLASTIC PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN PVC COMPOUND, WITH A CELL CLASSIFICATION OF 12454-B, WITH PLASTIC PIPE INSTITUTE (PPI) AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL FOR CARRYING POTABLE WATER. THE PIPE SHALL BE CONNECTED WITH RING-TITE COMPRESSION RING IN WHICH THE BELL IS AN INTEGRAL PART OF THE PIPE. NO SOLVENT WELDED JOINTS WILL BE ALLOWED FOR PIPES 2" AND OVER. ALL PIPING 4" AND GREATER SHALL BE SHALL BE AWWA C-900 DR-18. ALL PIPING 2"-3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING. ALL PIPING LESS THAN 2" SHALL BE HDPE DR-11 WITH COMPRESSION BRASS FITTINGS. ALL PIPE SHALL BE SOLID-WALL BLUE PIPE AND SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN.

POLYETHYLENE WATER SERVICE PIPE SHALL BE USED FOR SINGLE AND MULTIPLE SERVICES OF 2" AND LESS DIAMETER. THE P.E. PIPE OR TUBING SHALL BE HOMOGENOUS THROUGHOUT AND FREE OF VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECTS. IT SHALL BE UNIFORM IN COLOR, OPACITY, DENSITY AND OTHER PHYSICAL PROPERTIES. ALL POLYETHYLENE PIPE AND TUBING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS IN THE LATEST REVISION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE SPECIFIED:

AWWA C901 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING AND FITTINGS, 1/2" THROUGH 3", FOR WATER

ASTM D1248 – STANDARD SPECIFICATION FOR POLYETHYLENE MOLDING AND EXTRUSION MATERIALS

ASTM D2737 – STANDARD SPECIFICATION FOR POLYETHYLENE (P.E.) PLASTIC TUBING (CTS – O.D.)

PE 4710 RESIN, ENDOT ENDOPURE ONLY, BLUE WITH VIRGIN CLEAR CENTER

DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI STANDARD A21.51–86 (AWWA C151–86) – LATEST DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS. PIPE SHALL HAVE DESIGN VALUES OF 60,000 PSI TENSILE STRENGTH, 42,000 PSI YIELD STRENGTH, AND 10% MINIMUM ELONGATION. PIPE SHALL BE CEMENT-LINED AND SHALL UTILIZE PUSH-ON JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.11 (AWWA C111). THE PRESSURE RATING, METAL THICKNESS CLASS, NET WEIGHT OF PIPE WITHOUT LINING, LENGTH OF PIPE, AND NAME OF MANUFACTURER SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. FOR DUCTILE IRON PIPE, ANSI WALL THICKNESS SHALL BE A MINIMUM OF THICKNESS CLASS 56. UNDERGROUND METAL PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL.

ALL UNDERGROUND FITTINGS 4" AND LARGER FOR DUCTILE IRON PIPE AND PVC PIPE SHALL BE DUCTILE IRON FITTINGS AND HAVE MECHANICAL JOINT ENDS, SHALL BE CEMENT MORTAR LINED AND BITUMINOUS SEALED, SHALL BE CLASS 250 MINIMUM AND SHALL CONFORM TO ANSI A21.10 (AWWA C110) –LATEST OR ANSI A21.53 (AWWA C153) LATEST. APPROVED MANUFACTURERS: TYLER–UNION, SIP, OR APPROVED EQUAL.

ALL DUCTILE IRON PIPE REQUIRING RESTRAINTS SHALL UTILIZE GRIPPING RESTRAINTS.

VALVES

GATE VALVES SMALLER THAN 2" SHALL MEET FEDERAL SPECIFICATION WW–V–54 TYPE I, CLASS A. VALVES SHALL HAVE THREADED ENDS, ROUGH BODIES AND FINISHED TRIMMINGS, AND RISING STEMS.

GATE VALVES 2" AND OVER IN SIZE SHALL BE RESILIENT–WEDGE WITH CAST IRON OR DUCTILE IRON BODIES MEETING AWWA C509 OR AWWA C515 –LATEST. VALVES SHALL HAVE EITHER THREADED OR MECHANICAL JOINT ENDS AS REQUIRED, NON-RISING STEMS AND 2" SQUARE OPERATING NUTS. RESILIENT–WEDGE GATE VALVES SHALL BE MUELLER #2360 SERIES OR EJ FLOWMASTER SERIES OR APPROVED EQUAL.

VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

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TAPPING SLEEVES AND VALVES

FOR TAPS 4" AND LARGER ON MAIN LINES 6" AND LARGER, THE TAPPING SLEEVE SHALL BE A FORD FAST TAPPING SLEEVE, ROMAC, OR APPROVED EQUAL, AND THE TAPPING VALVE SHALL BE A MUELLER T2360, EJ FLOWMASTER, OR APPROVED EQUAL.

FOR TAPS SMALLER THAN 4" ON MAIN LINES LARGER THAN 2" AND LESS THAN 6", THE SADDLE SHALL BE A TAPPING BAND, TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP OR A RESILIENT SEATED GATE VALVE. FOR A SERVICE LINE, THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

WHEN TAPPING A MAIN LINE 3" OR LESS, THE SADDLE SHALL BE TPS SERIES T3 316SS OR APPROVED EQUAL. THE TAPPING VALVE SHALL BE A BRASS CORPORATION STOP, FORD FB1100–NL OR APPROVED EQUAL.

VALVE BOXES

VALVE BOXES FOR VALVES SHALL BE TYLER UNION FOUNDRY DOMESTIC #46–S, SIP, OR APPROVED EQUAL. FINE GRAIN CAST IRON ROADWAY BOXES WITH A 5–1/4" SHAFT, ADJUSTABLE HEIGHT BY SCREWING FOR THE TRENCH DEPTH SPECIFIED ON THE DRAWINGS. BOXES ARE TO BE COMPLETE WITH TOP AND BASE SECTION AND DROP TOP COVER WITH THE WORD 'WATER' PERMANENTLY CAST IN IT.

BLOW–OFF VALVE ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL BLOW–OFF ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL CONSIST OF A BLOW–OFF BRANCH, 2" EJ FLOWMASTER THREADED MODEL GATE VALVE W/ 2" OPERATING NUT, CAP, FITTINGS, METER, INTER–CONNECTING PIPING AND THRUST BLOCKING. SIZES SHALL BE AS SHOWN IN THE DETAIL DRAWING. PIPE AND FITTINGS SHALL BE AS SPECIFIED IN THE PRECEDING PARAGRAPHS. CITY HAS THE RIGHT TO REQUIRE AUTOMATIC BLOW–OFF VALVES ON DEAD–END LINES.

METER BOX ASSEMBLY

THE CONTRACTOR SHALL FURNISH AND INSTALL METER BOX ASSEMBLIES IN THE LOCATIONS SHOWN ON THE DRAWINGS. EACH ASSEMBLY SHALL INCLUDE AN ANGLE METER VALVE, A U–BRANCH OR Y–BRANCH AS APPLICABLE, AND A WATER METER BOX.

ACCEPTABLE MANUFACTURERS SHALL BE:
DUAL BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.
SINGLE BOX – DFW ROTEC #36F BLACK COMPLETE W/ CI READER, DFW PLASTICS 1200 OR 1500, OR APPROVED EQUAL. BOX LID MUST HAVE AMR LOCATOR OPTION.

ALL WATER METERS WILL BE INSTALLED BY THE CITY. A INTEGRAL DUAL CHECK VALVE OR DOUBLE CHECK VALVE SHALL BE INSTALLED WHERE APPROPRIATE. BACKFLOW DEVICES SHALL BE INSTALLED BY THE DEVELOPER/OWNER. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND THE RESULTS SUBMITTED TO THE WATER DEPARTMENT FOR VERIFICATION.

PIPE LAYING

PRIOR TO CONNECTION OF NEW MAINS TO EXISTING STUBS, THE UTILITY SHALL INSTALL A LOCKING VALVE BOX COVER ON THE EXISTING TIE–IN VALVE TO PREVENT UNSUPERVISED OPENING OF THE VALVE.

THE APPROXIMATE LOCATION OF THE WATER LINES WILL BE STAKED IN THE FIELD BY THE SURVEYOR, BUT INSTALLATION OF THE WATER LINE WILL BE ROUTED AROUND ANY AND ALL TREES, ROOTS AND OTHER OBSTRUCTIONS ON LINE.

UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS, OR SO ORDERED BY THE ENGINEER, THE PIPE SHALL BE BURIED TO A DEPTH TO OBTAIN AT LEAST 36" OF COVER.

THE CONTRACTOR SHALL INSTALL EARLY WARNING TAPE 18" ABOVE TOP OF PIPE. IN ADDITION, THE CONTRACTOR SHALL INSTALL A #10 AWG STEEL COPPER CLAD WIRE OR APPROVED EQUAL CONTINUOUS FOR TRACING.

BEFORE THE PIPE IS LAID IN THE TRENCH THE EARTH FORMING THE BED SHALL BE CAREFULLY FREED OF ALL STONES, ROOTS, ETC. THE BOTTOM OF THE TRENCH WILL BE EXCAVATED BY HAND AND A FIRM FULL–LENGTH SUPPORT FORMED FOR ALL PIPE, VALVES AND FITTINGS. THE PIPE SHALL BE LAID BY SNAKING IN THE TRENCH.

ALL SURFACES OF THE PORTIONS OF THE PIPE AND JOINTING MATERIAL TO BE JOINED SHALL BE CLEAN AND DRY. FOR THE INSTALLATION OF PIPE WITH THE "COMPRESSION RING" FITTING, A BELL RING LUBRICANT SHALL BE APPLIED TO THE BEVELED PORTION OF THE SPIGOT END. SUCH LUBRICANT SHALL BE OF THE TYPE AND QUALITY AS RECOMMENDED BY THE PIPE MANUFACTURER. CARE SHALL BE EXERCISED TO INSURE THAT THE COMPRESSION RING IS PROPERLY SEATED AND THE PIPE IS COMPLETELY INSERTED SO THAT THE REFERENCE MARKS ON THE SPIGOT END CAN JUST BE SEEN.

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MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL POINTS WHERE THE LINE BENDS GREATER THAN 10° AND AT ALL WYES, TEES, CAPS, VALVES AND REDUCERS.

MECHANICAL JOINTS GREATER THAN 7° IN DEPTH SHALL BE RESTRAINED WITH 3/4"STAINLESS STEEL ALL–THREAD RESTRAINTS.

CONNECTIONS WILL BE MADE TO THE EXISTING AND/OR CONSTRUCTED FACILITIES IN ACCORDANCE WITH STANDARD PLUMBING PRACTICE. ANY CONNECTIONS MADE BETWEEN ANY WATER PIPE AND ANY OTHER TUBE PIPE SHALL BE MADE USING CONNECTORS AND ADAPTERS DESIGNED FOR THE PURPOSE OF CONNECTING THE TWO TYPES OF PIPE.

SINGLE AND MULTIPLE SERVICES SHALL BE AS SPECIFIED AND SHALL BE MADE BY INSTALLING A 'IPS' TAPPING BAND OF THE APPROPRIATE SIZE FOR THE MATERIAL USED AND A CTS THREAD ADAPTER DESIGNED FOR USE WITH THE POLYETHYLENE PIPE. THE POLYETHYLENE PIPE SHALL THEN BE INSTALLED TO THE PROPER ALIGNMENT AND DEPTH AND CONNECTED TO THE METER BOX ASSEMBLY WITH A COMPRESSION TYPE ADAPTER DESIGNED FOR USE WITH PE TUBING.

VALVE BOXES SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE AFTER ALL BASE CONSTRUCTION HAS BEEN COMPLETED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE VALVE SHALL BE UNCOVERED AND THE VALVE BOX SO PLACED AS TO ACCURATELY MEET THE FINISHED PAVEMENT GRADE. THE AREA EXCAVATED IN THE LIME ROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE VALVE BOX TO GRADE SHALL BE BACKFILLED WITH LIME ROCK AND COMPACTED TO THE SAME DENSITY AS THE LIMEROCK BASE COURSE.

AT THE END OF EACH WORK DAY AND/OR WHEN THE PIPE IS LEFT OPEN FOR LONG PERIODS, ALL OPEN ENDS OF THE PIPE WILL BE SUFFICIENTLY COVERED TO PREVENT ENTRANCE OF TRASH OR WILDLIFE.

ANY PIPE INSTALLED AND SUBSEQUENTLY REMOVED SHALL NOT BE REINSTALLED AND SHALL IMMEDIATELY BE REMOVED FROM THE JOB SITE.

CLEARANCE REQUIREMENTS

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER PIPELINES:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY–TYPE OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER LINES SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(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 18" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(3) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (1) AND (2) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 10' FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWER LINES, STORM SEWER LINES, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, FAC. AND AT LEAST 10' FROM ALL JOINTS IN GRAVITY–TYPE OR PRESSURE–TYPE SANITARY SEWER LINES, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, FAC.

(4) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.

B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO ANY CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN 3' HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

A. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

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B. USE OF PIPE OR CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25"–THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER LINES, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

(1) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER LINE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, FAC.

(2) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER LINE.

(3) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY–TYPE OR PRESSURE–TYPE SANITARY SEWER LINE, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWER LINES SHALL BE REDUCED WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.

(4) NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE PER FDEP REQUIREMENTS 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–6002, F.A.C.

(5) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:

A. USE OF PRESSURE–RATED PIPE CONFORMING TO THE AWWA STANDARDS INCORPORATED INTO RULE 62–555.330, FAC. FOR THE OTHER PIPELINE IF IT IS GRAVITY–TYPE OR VACUUM–TYPE PIPELINE;

B. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR

C. USE OF WATER–TIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

TESTING

AFTER THE PIPE HAS BEEN CONNECTED AND LAID IN THE TRENCHES, ENOUGH BACKFILL BETWEEN JOINTS WILL BE MADE TO INSURE THE ANCHORAGE OF THE PIPE IN THE TRENCH AND THE LINES PRESSURE TESTED. THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND FILL THE LINE WITH WATER. THE VALVE SHALL BE CLOSED AND LOCKED AFTER LINE FILLING AND THE CONTRACTOR SHALL INSTALL THE NECESSARY FIXTURES PUMPS, GAUGES, ETC. TO SUBJECT THE LINES TO A HYDROSTATIC GAUGE PRESSURE OF 150 PSI.

EACH INDIVIDUAL BRANCH LINE OF LOOP SHALL BE SUBJECTED TO THE 150 PSI PRESSURE AND MAINTAINED FOR AT LEAST 2 HOURS. ANY DEFECTS OR LEAKS REVEALED WILL BE LOCATED AND REPAIRED AND ANOTHER PRESSURE TEST RUN BEFORE BACKFILLING.

AFTER THE TESTING OF THE INDIVIDUAL BRANCH LINES, THOSE PORTIONS OF THE LINE WILL BE APPROVED FOR BACKFILL, BUT THE JOINTS WHERE EACH BRANCH LINE CONNECTS TO A MAIN OR ANOTHER BRANCH LINE SHALL REMAIN OPEN. AFTER TESTING OF ALL BRANCH LINES AND THE COMPLETE CONNECTION OF THE ENTIRE DISTRIBUTION SYSTEM, A PRESSURE TEST WILL BE RUN ON THE ENTIRE SYSTEM. A PRESSURE OF 150 PSI WILL BE PUT ON THE SYSTEM AND WILL BE MAINTAINED FOR AT LEAST 2 HOURS WITH NO LOSS IN PRESSURE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN AWWA MANUAL NO. 23 AND AWWA C605 FOR PVC WATER MAINS OR AWWA C600 FOR DUCTILE IRON WATER MAINS. AFTER THE SYSTEM MAINTAINS THE TEST PRESSURE, THE ENTIRE SYSTEM MAY BE BACKFILLED.

ALL WATER DISTRIBUTION SYSTEM PRESSURE TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE OR AS REQUIRED BY THE CITY ENGINEER.

THE CITY HAS THE RIGHT TO REQUIRE A VALVE TO VALVE PRESSURE TEST IF THE ENTIRE SYSTEM HAS A FAILURE.

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BACKFILLING

TRENCHES SHALL BE BACKFILLED WITH THE EXCAVATED MATERIALS FROM WHICH LARGE CLODS OR STONES HAVE BEEN REMOVED AND SHALL BE CAREFULLY DEPOSITED IN LAYERS NOT TO EXCEED 12" AND THOROUGHLY AND CAREFULLY RAMMED UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN 2' ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MAY THEN BE PLACED AND SHOULD BE MOISTENED AND TAMPED TO INSURE PROPER COMPACTION.

BACKFILL SHALL NOT BE PLACED OVER ANY PLASTIC PIPE WHILE IT IS IN A HEATED CONDITION. BEFORE BACKFILLING THE PIPE, THE TEMPERATURE SHALL BE BROUGHT TO THE APPROXIMATE TEMPERATURE OF THE GROUND EITHER BY RUNNING WATER THROUGH IT OR BY BACKFILLING IN THE EARLY MORNING WHEN THE PIPE AND GROUND ARE AT THE SAME TEMPERATURE.

WHENEVER THE TRENCHES HAVE NOT BEEN PROPERLY FILLED, OR IF SETTLEMENT OCCURS, THEY SHALL BE REFILLED, COMPACTED, SMOOTHED OFF, AND FINALLY MADE TO CONFORM TO THE SURFACE OF THE GROUND. BACKFILL IN OPEN TRENCHES ACROSS ROADWAYS OR OTHER AREAS WHICH ARE TO BE REPAVED SHALL BE MADE AS SPECIFIED ABOVE EXCEPT THAT THE ENTIRE FILL ABOVE PIPE SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 12" IN THICKNESS, MOISTENED AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180 SO THAT WHEN BACKFILLING IS COMPLETED, THE ROADWAY PAVING MAY BE PLACED IMMEDIATELY.

DISINFECTING

DISINFECTING THE WATER MAIN AND CONDUCTING BACTERIOLOGICAL SURVEYS AND EVALUATIONS MUST BE DONE IN ACCORDANCE WITH AWWA C651.

AFTER THE INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTACT THE UTILITY TO UNLOCK THE VALVE BOX COVER AT THE POINT OF CONNECTION AND THE WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY FLUSHED AND THEN DISINFECTED BY THE APPLICATION OF CHLORINE, EITHER GASEOUS OR IN HYPOCHLORITE FORM, UNTIL A RESIDUAL CHLORINE CONTENT OF AT LEAST 50 PPM IS OBTAINED THROUGHOUT THE SYSTEM. THIS CHLORINATED WATER SHALL REMAIN IN THE LINES FOR A PERIOD OF 24 HOURS, DURING WHICH TIME THE VALVES SHALL BE OPENED SEVERAL TIMES IN ORDER TO WET ALL OF THE PARTS.

UPON COMPLETION OF THE FLUSHING AND DISINFECTION OF THE WATER LINES, THE CONTRACTOR SHALL HAVE WATER SAMPLES TESTED FOR BACTERIOLOGICAL MAIN CLEARANCE IN ACCORDANCE WITH APPLICABLE STATE OF FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (F.D.E.P.) REQUIREMENTS. IN THE EVENT THAT THESE TESTS FAIL DUE TO CONTAMINATION, INADEQUATE STERILIZATION, OR FOR ANY OTHER CAUSE DIRECTLY RELATED TO THE WORK OF THE CONTRACTOR, THE WATER LINES SHALL BE DISINFECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE COST OF THE NECESSARY RETESTING FOR BACTERIOLOGICAL MAIN CLEARANCE SHALL BE CHARGED DIRECTLY TO THE CONTRACTOR OR DEDUCTED FROM ANY PAYMENT DUE.

EXCEPT AS REQUIRED FOR FLUSHING, DISINFECTION, AND BACTERIOLOGICAL MAIN CLEARANCE SAMPLING, THE TIE–IN VALVE SHALL REMAIN CLOSED AND LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR SERVICE BY THE F.D.E.P.

PLUMBING CODE

ALL PIPING AND RELATED FITTING SHALL BE INSTALLED ACCORDING TO THE PLUMBING CODE OF THE STATE OF FLORIDA. LOCAL AUTHORITIES AND MANUFACTURER'S RECOMMENDATIONS WHEREVER THESE SPECIFICATIONS AND/OR DRAWINGS EXCEED THE REQUIREMENTS OF SAID CODES, THESE DOCUMENTS TAKE PRECEDENCE. THE PIPING MUST BE INSTALLED IN A STRONG, NEAT AND WORKMANLIKE MANNER, SUBJECT TO THE RESTRICTIONS INDICATED.

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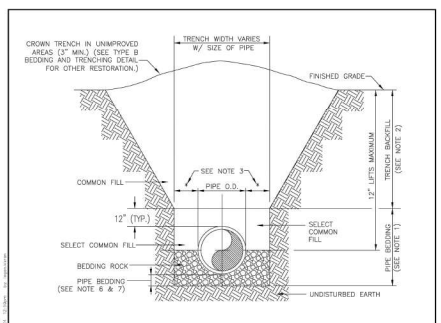
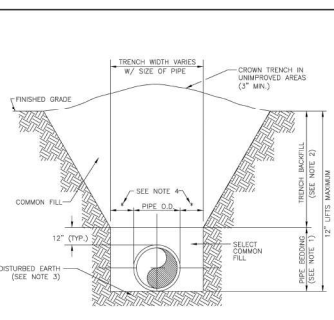


NOTES:

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


TRENCH WIDTH VARIES W/ SIZE OF PIPE
CROWN TRENCH IN UNIMPROVED AREAS (3" MIN.)
FINISHED GRADE
SEE NOTE 3
PIPE O.D.
COMMON FILL
12" (TYP.)
TRENCH BACKFILL (SEE NOTE 2)
12" LIFTS MAXIMUM
SELECT COM

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 DISTANCE 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 DISTANCE FOR GRAVITY, 18 INCHES IS THE MINIMUM AND 24 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.

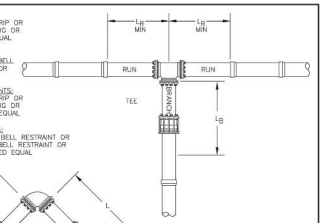
CITY OF WILDWOOD | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: SEPARATION OF WATER MAINS | DETAIL NUMBER: W-05 | 1 OF 1

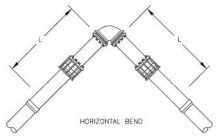
DI FITTING RESTRAINTS:
TYLER-UNION 1000 TUF GRIP OR EBBA SERIES 1100 MEGALUG OR SIP EZD OR APPROVED EQUAL

DI PIPE BELL RESTRAINTS:
EBBA SERIES 1760 SPLIT BELL RESTRAINT OR SIP EZPTP OR APPROVED EQUAL

PVC C900 FITTING RESTRAINTS:
TYLER-UNION 2000 TUF GRIP OR EBBA SERIES 2000 MEGALUG OR SIP EZPVC OR APPROVED EQUAL

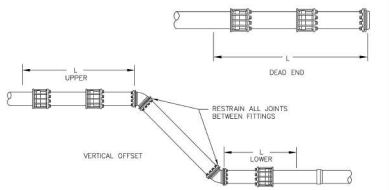
PVC PIPE BELL RESTRAINTS:
TYLER SERIES 3000 SPLIT BELL RESTRAINT OR EBBA SERIES 1900 SPLIT BELL RESTRAINT OR SIP EZPVCPTP OR APPROVED EQUAL





HORIZONTAL BEND

ALL JOINTS WITHIN LENGTH "L" OF FITTING MUST BE RESTRAINED.



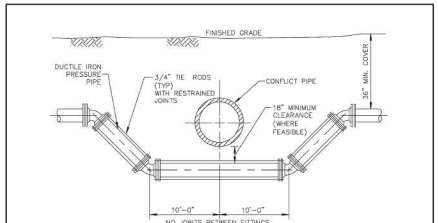
CITY OF WILDWOOD | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 | 1 OF 2

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)

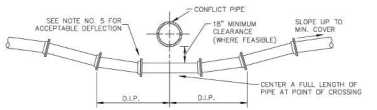
FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	20"	24"	30"
90° HORIZ. BEND		17	24	31	37	43	49	55	66	76	89
45° HORIZ. BEND		7	10	13	15	18	20	23	28	32	37
22.5° HORIZ. BEND		3	5	6	7	9	10	11	13	15	18
11.25° HORIZ. BEND		2	2	3	4	5	5	6	7	8	9
45° VERT. OFFSET	UPPER BEND	16	22	29	34	41	46	52	64	74	89
	LOWER 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	46	–	–	–	–	–	–
	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 | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: MECHANICAL JOINT RESTRAINTS | DETAIL NUMBER: W-06 | 2 OF 2



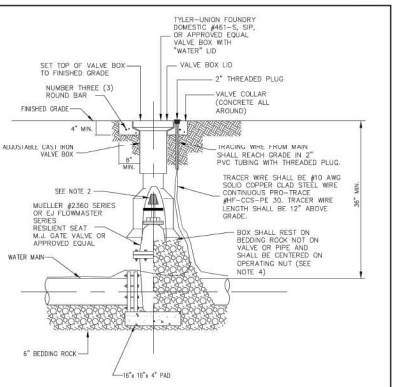
FITTING TYPE



DEFLECTION TYPE

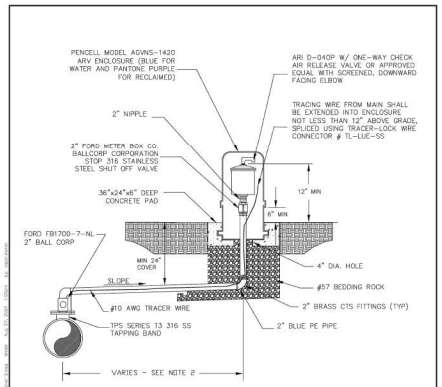
NOTES
1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH TUF GRIP OR MEGALUG RESTRAINTS
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
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 | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: WATER/ SEWER PIPE CONFLICT DETAIL | DETAIL NUMBER: W-07 | 1 OF 1



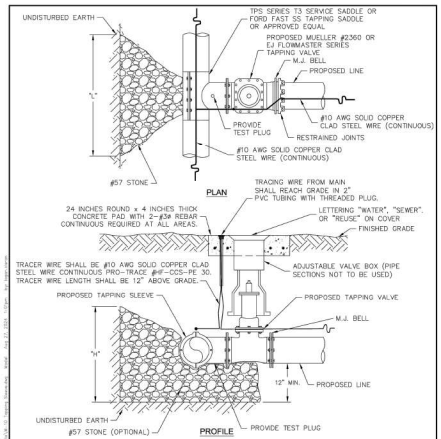
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION, UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES, BUTTERFLY VALVES SHALL BE USED 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 | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: GATE VALVE AND BOX DETAIL | DETAIL NUMBER: 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 | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: 2" AUTOMATIC AIR RELEASE VALVE | DETAIL NUMBER: W-09 | 1 OF 1

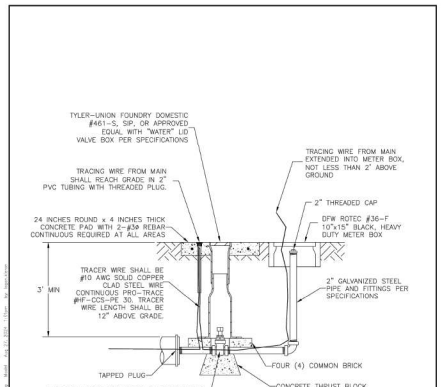


RUN	BRANCH 4 INCH H	4 INCH L	6 INCH H	6 INCH L	8 INCH H	8 INCH L	10 INCH H	10 INCH L	12 INCH H	12 INCH L	14 INCH H	14 INCH L
4 INCH	15	20										
6 INCH	15	20	23	30								
8 INCH	15	20	23	30	31	39						
10 INCH	15	20	23	30	31	39	40	48				
12 INCH	15	20	23	30	31	39	40	48	48	57		
16 INCH	15	20	23	30	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. NO TAP LESS THAN 2" ON A 4" OR GREATER MAIN

CITY OF WILDWOOD | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: TAPPING SLEEVE AND VALVE | DETAIL NUMBER: W-10 | 1 OF 1



NOTE:
CITY CAN REQUIRE AUTOMATIC BLOW OFF (SEE DETAIL FOR AUTOMATIC BLOW OFF VALVE)

CITY OF WILDWOOD | 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330 | SCALE: NONE | LATEST REVISION: 04-03-24 | CITY OF WILDWOOD WATER DETAIL: 2" BLOW-OFF | DETAIL NUMBER: W-11 | 1 OF 1

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NOTICE:
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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
WATER DETAILS

DATE: 03/30/2024

1	05-15-2024 PER CLIENT COMMENTS & SJRWMD
2	07-15-2024 PER SJRWMD COMMENTS
3	09-30-2024 CITY OF WILDWOOD COMMENTS
4	11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5	01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6	06-25-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

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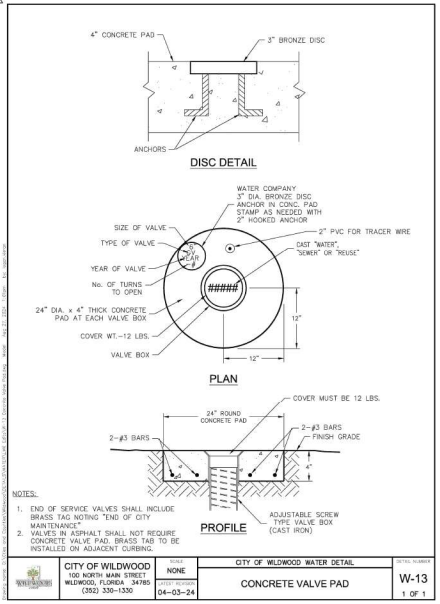
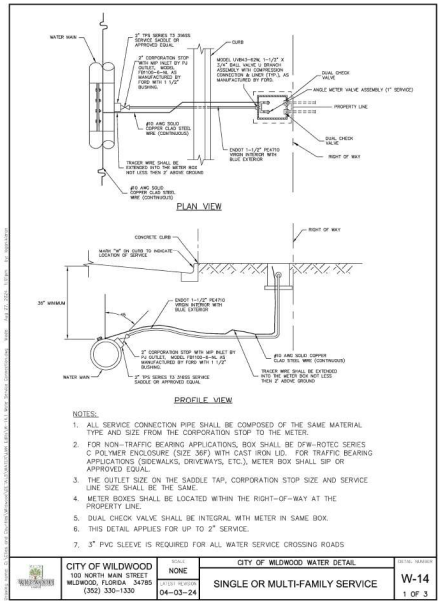
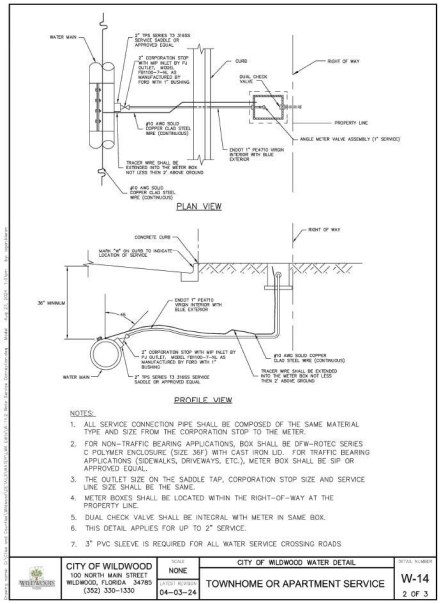
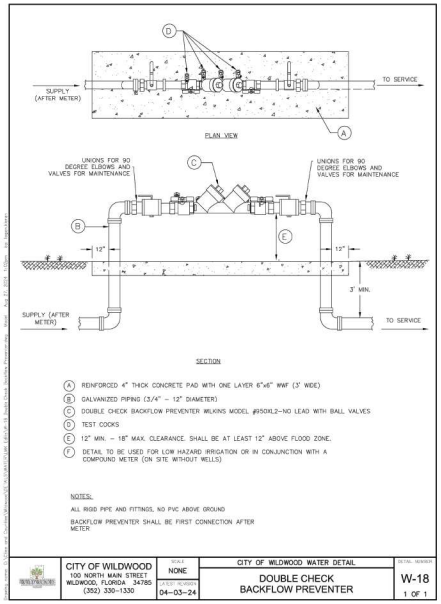
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C707

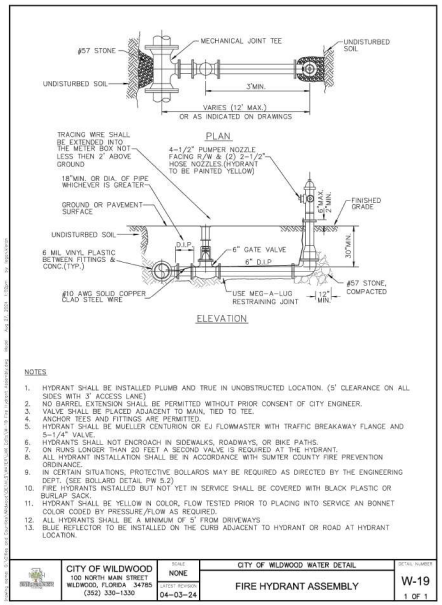
CAD FILE: SEWER DETAILS

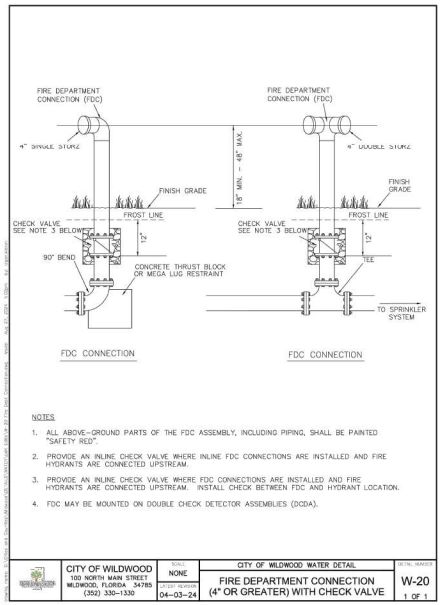


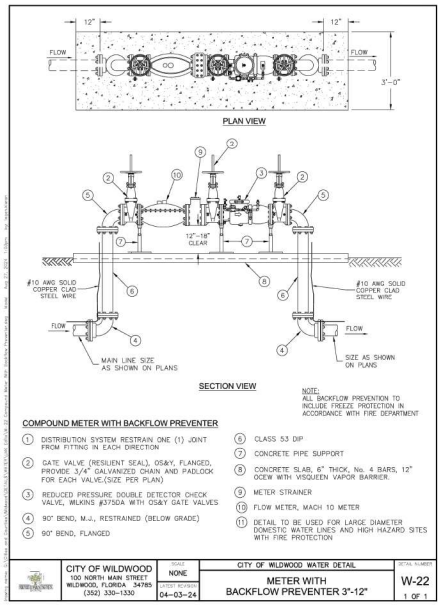












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SOLIV AT WILDWOOD
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CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C708

CAD FILE: BENCH DETAILS

WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, RECONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYL CHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE SECTIONS, COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS; THEY SHALL BE EXACTLY PARALLEL WITH A 2:1 SLOPE, WITH NO TAPER OR TAPERED JOINTS. THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 –LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL-TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS SHALL BE 12 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIAL SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT. THE COAL-TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON. THEY SHALL BE SMOOTH AND FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65-45-12, DUCTILE IRON, MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20-44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. WHERE THE CONSTRUCTION IS OUTSIDE THESE LIMITS, THE THIRD STAGE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING IN DRY CONDITIONS. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE-FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER OR THE CITY INSPECTOR AND THE EXACT CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS-BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER-TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEVIATION OR OMISSION SHALL BE CORRECTED AT ONCE. ALL TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. A FULL PIPE CIRCLE SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW-PRESSURE AIR TEST (3.5 PSIG) HELD FOR 5 MINUTES WITH ZERO LOSS. ALL TEST PROCEDURES SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

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"RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF SAG, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PRE MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK", OR HAVE AN O-RING GASKET INSTALLED IN THE PREFORMED RECESS. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON-SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER-TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND; LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER SO PLACED TO ACCURATELY MEET THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON THIS CONCRETE SECTION IN A RING OF MORTAR NOT LESS THAN 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE LIMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST-INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OUT THE INSIDE WALLS OF THE MANHOLE AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZES OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPES ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED BY DISTANCE FROM THE NEAREST MANHOLE. THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS-BUILT DRAWINGS.

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.

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE SALE ELEMENT RELIED ON TO ASSURE A FLEXIBLE WATER-TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS. ALL STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET FOR 60"/LBS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE FLOOR SHALL BE REFORMED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE CUT DOWN OR EXTENDED, AND MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIRED GRADE OF THE NEW STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

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.

PAVEMENT REPLACEMENT

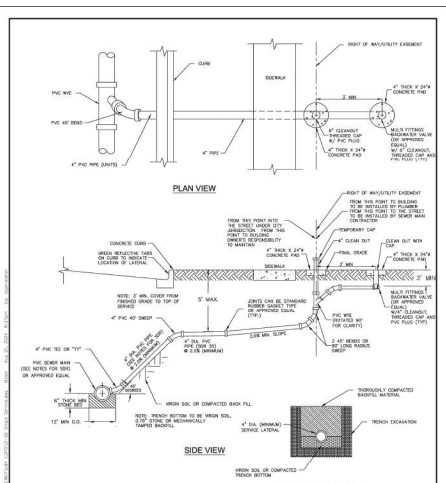
WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

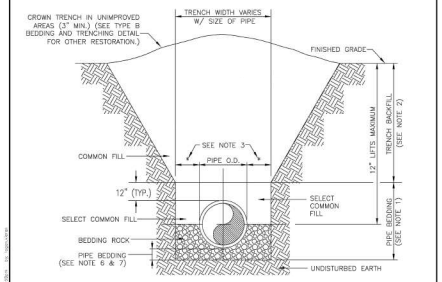
CLEARANCE REQUIREMENTS

MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

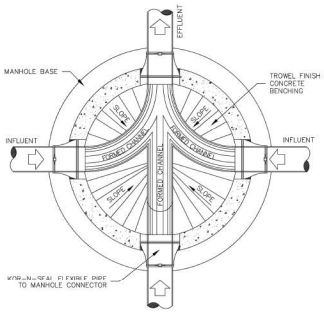

PLAN VIEW
SIDE VIEW
RIGHT OF WAY/UTILITY EASEMENT
CURB
SIDEWALK
PVC WYE
PVC 45° BEND
4" PVC PIPE (UNITS)
4" PIPE
4" THICK X 24"X CONCRETE PAD
3' MIN
6" CLEANOUT THREADED CAP W/ PVC PLUG
MULTI FITTINGS BACKWATER VALVE (OR APPROVED EQUAL)
6" CLEANOUT THREADED CAP AND PVC PLUG (TYP.)
4" THICK X 24"X CONCRETE PAD
FROM THIS POINT INTO THE STREET UNDER CITY JURISDICTION. FROM THIS POINT TO BUILDING OWNER'S RESPONSIBILITY TO MAINTAIN
TEMPORARY CAP
4" CLEAN OUT WITH CAP
FINAL GRADE
CONCRETE CURB
GREEN REFLECTIVE TAPE ON CURB TO INDICATE LOCATION OF LATERAL
NOTE: 3' MIN. COVER FROM FINISHED GRADE TO TOP OF SERVICE
5' MAX.
4" PVC 45° SWEEP
JOINTS CAN BE STANDARD RUBBER GASKET TYPE OR APPROVED EQUAL (TYP.)
4" DIA. PVC SCH. 40 (OR SDR 26) @ 2



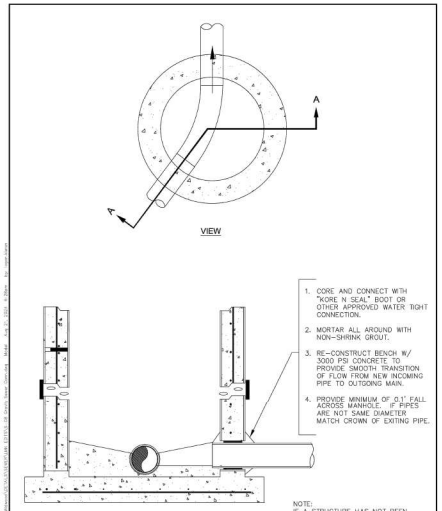
NOTES:

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.

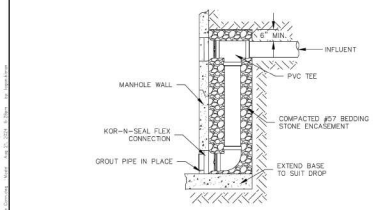
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER: W-03
	LATEST REVISION: 04-03-24	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	1 OF 1



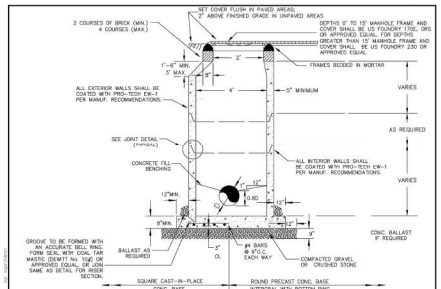
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-07
	LATEST REVISION: 08-20-24	TYPICAL MANHOLE PLAN	1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-08
	LATEST REVISION: 08-20-24	GRAVITY SEWER CONNECTION	1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-09
	LATEST REVISION: 08-20-24	STANDARD DROP MANHOLE CONNECTION	1 OF 1



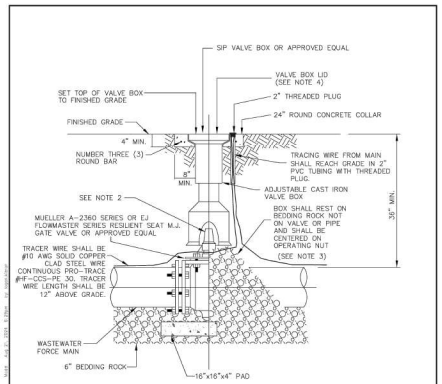
PRECAST CONC. MANHOLE

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 HOPE 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

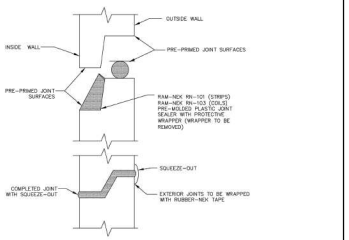
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-10
	LATEST REVISION: 08-20-24	PRECAST CONCRETE MANHOLE	1 OF 1



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 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-13
	LATEST REVISION: 08-20-24	GATE VALVE AND BOX DETAIL	1 OF 1



CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER: S-16
	LATEST REVISION: 08-20-24	PRECAST CONCRETE MANHOLE JOINT CONSTRUCTION	1 OF 1

Know what's below. Call before you dig.

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NOTICE:

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SEC 5 | TOWNSHIP 19S | RANGE 23E
1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
SEWER DETAILS

DATE: 03/30/2024

6	05-19-2024 PER CLIENT COMMENTS & SIR/WMD
5	05-15-2024 PER SIR/WMD COMMENTS
4	05-30-2024 CITY OF WILDWOOD COMMENTS
3	04-03-2024 2ND CITY OF WILDWOOD COMMENTS
2	01-19-2023 3RD CITY OF WILDWOOD COMMENTS
1	08-23-2023 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

N.T.S.

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO.: C710

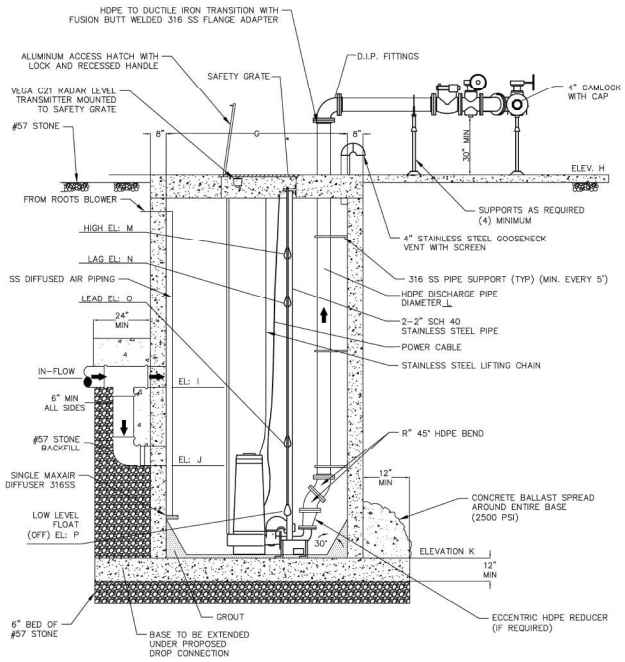
CAD FILE: SEWER DETAILS

LIFT STATION DATA

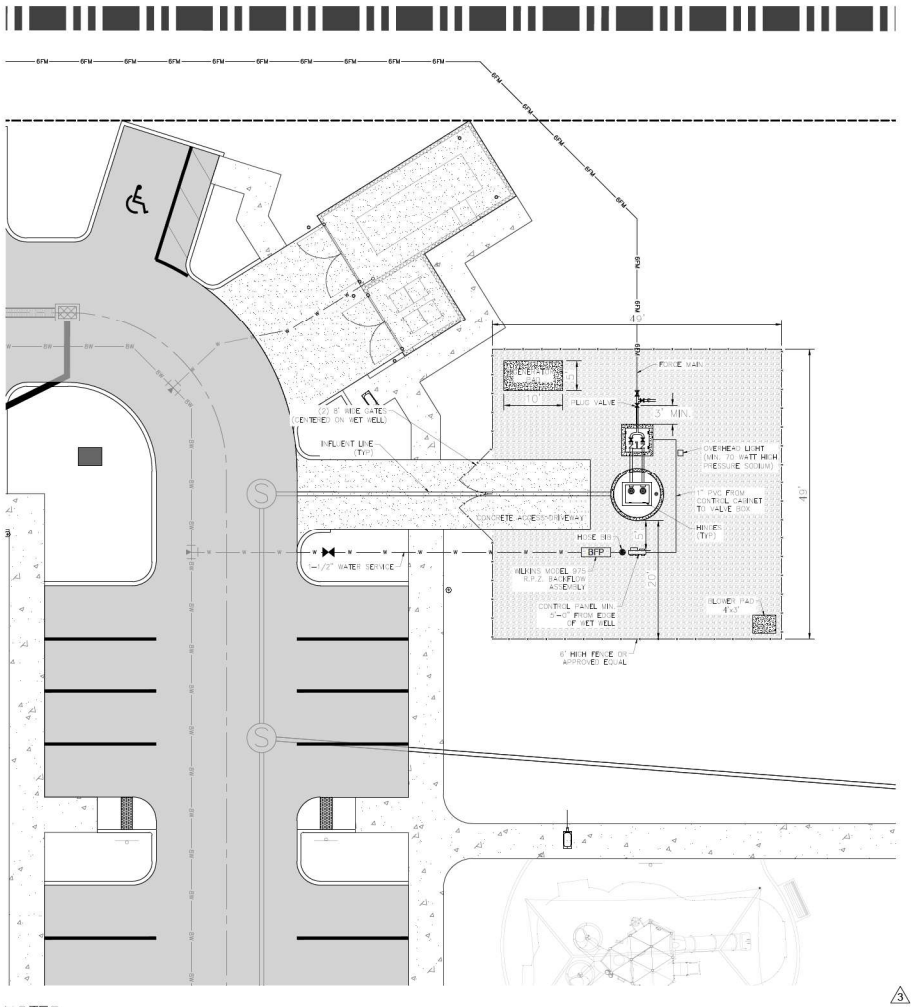
PUMPING STATION	DIMENSION/ ELEVATION
G	8 FT
H	72.42 FT
I	61.10 FT

PUMPING STATION	DIMENSION/ ELEVATION
J	56.12 FT
K	54.12 FT
L	6 IN

PUMPING STATION	DIMENSION/ ELEVATION
M	60.60 FT
N	60.10 FT
O	59.60 FT
P	56.12 FT
Q	N/A
R	6 IN



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



NOTES:
1. CONTRACTOR SHALL SUPPLY A LIFT STATION GENERATOR AND BLOWER AS SPECIFIED IN SECTION 9 OF THE CITY OF WILDWOOD STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER.
2. SEE DETAIL S-21 IN SHEET C712 FOR PUMP SPECIFICATIONS.

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

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1419 HUEY STREET
CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
LIFT STATION PLAN

DATE: 03/30/2024

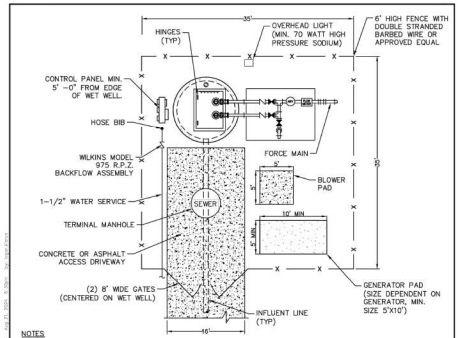
1. 05-16-2024 PER CLIENT COMMENTS & SIRWMD
2. 07-15-2024 PER SIRWMD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-19-2025 3RD CITY OF WILDWOOD COMMENTS
6. 06-23-2025 4TH CITY OF WILDWOOD COMMENTS

REVISIONS

0 5' 10'

DRAWN BY: SAM
CHECKED BY: RB
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C711

CAD FILE: LIFT STATION PLAN

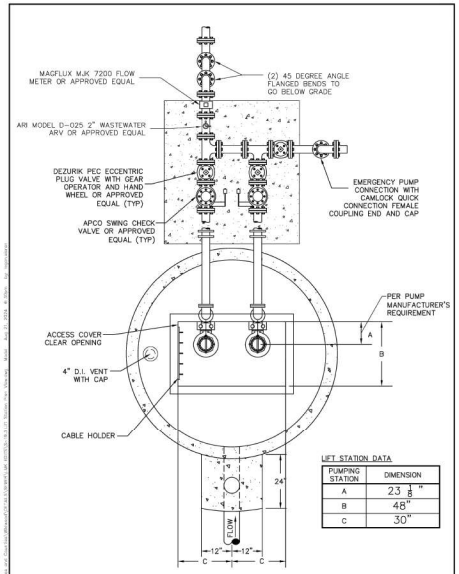


NOTES

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'.

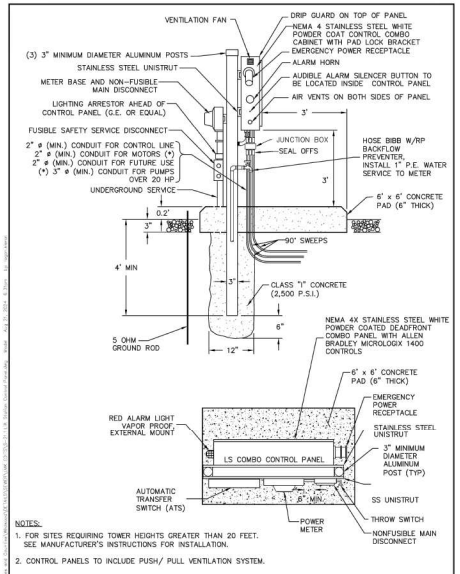
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL: TYPICAL LIFT STATION LAYOUT DETAIL	DETAIL NUMBER: S-19 1 OF 3
	DATE: 08-20-24		



LIFT STATION DATA

PUMPING STATION	DIMENSION
A	23 1/8"
B	48"
C	30"

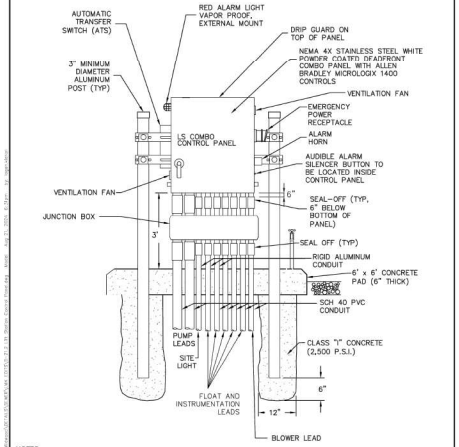
CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL: LIFT STATION PLAN VIEW	DETAIL NUMBER: S-19 3 OF 3
	DATE: 08-20-24		



NOTES:

1. FOR SITES REQUIRING TOWER HEIGHTS GREATER THAN 20 FEET. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CONTROL PANELS TO INCLUDE PUSH/ PULL VENTILATION SYSTEM.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL: LIFT STATION CONTROL PANEL	DETAIL NUMBER: S-21 1 OF 4
	DATE: 08-20-24		



NOTES:

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2. CONTROL PANELS TO INCLUDE PUSH/PULL VENTILATION SYSTEM.

CITY OF WILDWOOD 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL: LIFT STATION CONTROL PANEL	DETAIL NUMBER: S-21 2 OF 4
	DATE: 08-20-24		

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

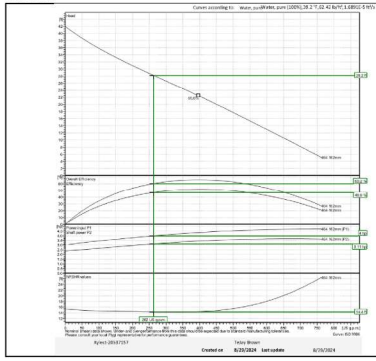
LIFT STATION PUMP SPECIFICATIONS

PUMP MANUFACTURER	FLYGT		
PUMP MODEL	NP 3102 MT 3 ~ ADAPTIVE 464		
IMPELLER SIZE	162 MM		
DESIGN POINT	259 GPM	27.29	HEAD
PUMP POWER AND SPEED	5 HP	1745	RPM
ELECTRICAL DATA	3 PHASE	230	VOLTS
INTAKE PIPE DIAMETER	100 MM		
DISCHARGE PIPING DIAMETER	4 IN.		

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 100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL: PUMP SPECIFICATIONS	DETAIL NUMBER: S-21 4 OF 4
	DATE: 08-20-24		

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CITY OF WILDWOOD
SUMTER COUNTY, FLORIDA

SOLIV AT WILDWOOD
SOLIV WILDWOOD, LLC
MAJOR SITE PLAN
LIFT STATION DETAILS

DATE: 03/30/2024

REVISIONS

1. 05-15-2024 PER CLIENT COMMENTS & SIR/MWD
2. 07-15-2024 PER SIR/MWD COMMENTS
3. 09-30-2024 CITY OF WILDWOOD COMMENTS
4. 11-27-2024 2ND CITY OF WILDWOOD COMMENTS
5. 01-10-2025 3RD CITY OF WILDWOOD COMMENTS
6. 03-21-2025 4TH CITY OF WILDWOOD COMMENTS

DRAWN BY: SAM
CHECKED BY: RD
PROJECT MANAGER: LR
JOB #: 23001039
FILE CODE: ##
SHEET NO. C712

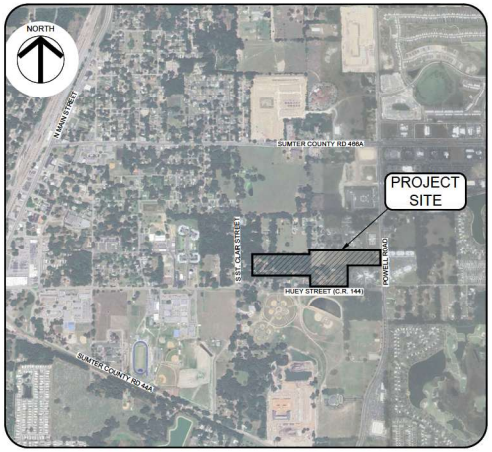
CAD FILE: LIFT STATION DETAILS

CODE MINIMUM LANDSCAPE PLANS FOR

SOLIV AT WILDWOOD

CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

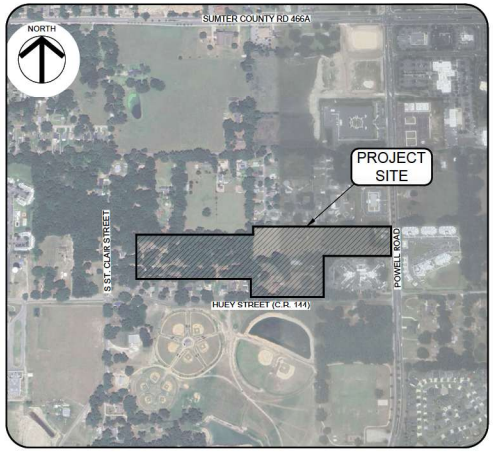
TAX PARCEL: G05-157, G05-148, G05M001, G05-151, & G05-134



PROJECT LOCATION MAP

NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
COVER	COVER
L000	GENERAL NOTES
LM-100	TREE MITIGATION PLAN
LM101	TREE MITIGATION PLAN
LM102	TREE MITIGATION PLAN
LM103	TREE MITIGATION PLAN
LM104	TREE MITIGATION PLAN
LM105	TREE MITIGATION PLAN
LM106	TREE MITIGATION PLAN
LM107	TREE MITIGATION PLAN
LM108	TREE MITIGATION PLAN
LM109	TREE MITIGATION PLAN
LP100	LANDSCAPE REFERENCE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP500	PLANTING DETAILS
LP600	LANDSCAPE NOTES AND SPECIFICATIONS
LP601	LANDSCAPE SCHEDULE
LI500	IRRIGATION DETAILS



PROJECT SITE MAP

NO SCALE

PROPERTY DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED IN WILDWOOD, FL 34785 WITHIN SUMTER COUNTY, STATE OF FLORIDA. THE PROPERTY, KNOWN AS TAX PARCELS G05-157, G05-148, G05M001, G05-151, & G05-134 , IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF POWELL ROAD AND HUEY STREET. THE TOTAL ACREAGE OF THE PROPOSED PROPERTY IS 22.21 +/- ACRES. THE SITE INCLUDES EXISTING PLATTED RIGHT-OF-WAYS THAT WILL NEED TO BE VACATED IN ORDER TO BE USED. CURRENTLY, THE PARCELS OF INTEREST ARE MOSTLY VACANT WITH MINIMAL DEVELOPMENT; A PORTION OF THE PROPERTY WAS PREVIOUSLY USED AS FARMLAND WITH AN ENCLOSED BARN LOCATED ON SITE. AS WELL AS TWO PARCELS ZONED AS SINGLE FAMILY HOMES, EACH WITH A RESIDENTIAL HOUSE ON SITE. MOST OF THE SUBJECT PROPERTY IS PERVIOUS.

DEVELOPED BY:

SoLiv AT WILDWOOD, LLC.
35 VILLAGE ROAD, SUITE 702
MIDDLETON, MA 01949
PHONE: (713) 851-6592

CONSULTANT INFORMATION

CLIENT:
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ENGINEER:
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PHONE: (407) 743-3524
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ENVIRONMENTAL:
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(407) 489-6898
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SURVEYOR:
ATWELL SURVEYING, INC.
2600 MAITLAND CENTER PARKWAY, SUITE 262, MAITLAND, FL 32751
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EMAIL: TRACY W. BIRCH, P.S.M., R.P.L.S. TBIRCH@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT:
RVI PLANNING + LANDSCAPE ARCHITECTURE
111 N MAGNOLIA AVENUE, SUITE 1350, ORLANDO, FLORIDA 32801
PHONE: (407) 680-0650
EMAIL: ROBERT BIAS, P.L.A. RBIAS@RVIPLANNING.COM

RVi
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Orlando, Florida 32801
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www.rviplanning.com

DOUGLAS PETER DIERLICH
LANDSCAPE ARCHITECT
STATE OF FLORIDA
LA0001695

DOUGLAS DIERLICH
LA0001695

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

SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

COVER

COVER

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-COVER.dwg 11/2/2024 doug dierlich

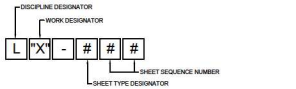
PLAN SET FORMAT DESCRIPTION:

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

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

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

PLAN SHEETS:

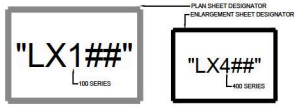


'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
M	- MITIGATION
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS
'X'	- USER DEFINED

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

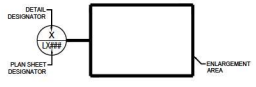
PLAN REFERENCES:

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

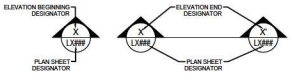


MATCHLINE
A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.

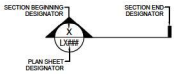
DETAIL ENLARGEMENT
A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.



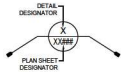
ELEVATION
A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.



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

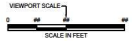


DETAIL CALL-OUTS
A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.

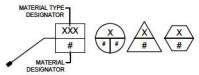


REVISION CLOUD & NUMBER
THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.

GRAPHIC SCALE

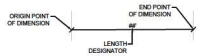


MATERIAL CALL-OUTS
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.



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

DIMENSION



LEADER LABEL

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

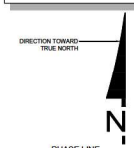
NOTE: / IMPORTANT!!
"NOTE TEXT "

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

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

NOTES:

NORTH ARROW

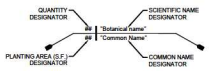


PROJECT PHASE LINE
A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

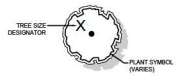
PHASE LINE

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

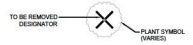
PLANT LABEL
A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.



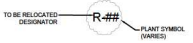
PLANT SYMBOL
A SYMBOL REPRESENTING EACH SPECIFIC PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.



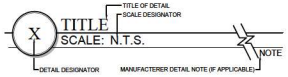
PLANT TO BE REMOVED
A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.



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



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



ABBREVIATION LEGEND:

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

SYMBOL LEGEND:

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

BASE PLAN & SURVEY DATA:

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

CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACKS BEFORE CONSTRUCTION. CONTRACTOR MUST HAVE PROPERTY LINES STAKED AND LOCATED, AND MUST VERIFY PLAN DIMENSIONS AND FIELD CONDITIONS ARE CONSISTENT. ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO INV PLANNING + LANDSCAPE ARCHITECTURE, AND THE OWNER. CONTRACTOR SHALL VERIFY THEY ARE IN POSSESSION OF THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER BEFORE COMMENCING CONSTRUCTION.

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

Call Before You Dig

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

CONSTRUCTION INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
2. PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
4. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FINISH GRADE IS TO BE WITHIN .1' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
7. STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LAYOUT TO INITIATE AT THE ORIGIN PINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
9. ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE STATE OF FINAL ACCEPTANCE BY THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR CAUSED BY BROKEN UNDERGROUND UTILITIES AND THE REPAIR OF THESE UTILITIES SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BY AT THE EXPENSE OFF THE CONTRACTOR.
17. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNER'S APPROVAL.
18. ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 98% DENSITY.
19. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
20. PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN, BEYOND ANY EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

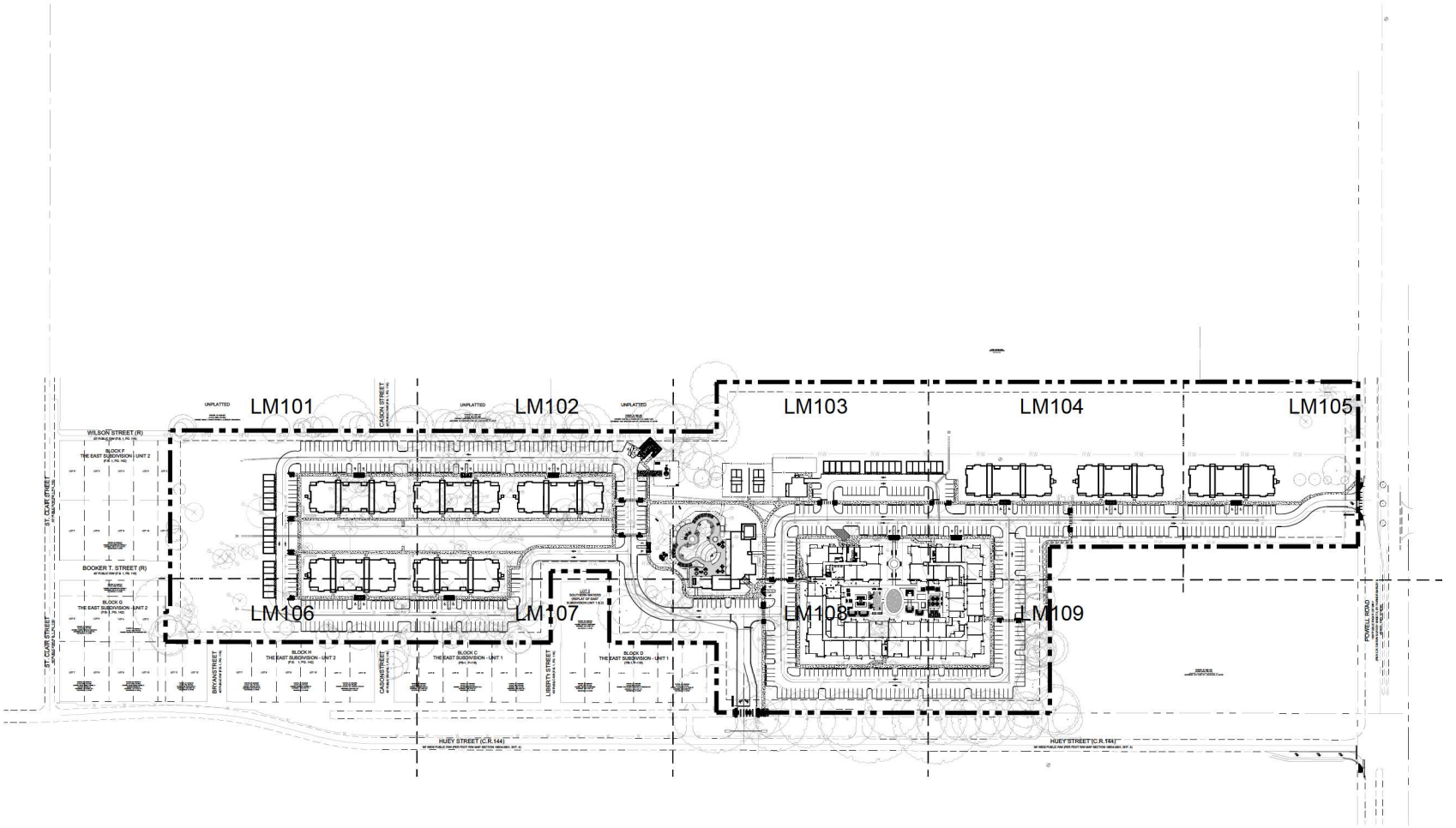
REVISIONS
1 REVISED PER CITY COMMENTS

GENERAL NOTES

L000

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-GENERAL NOTES.dwg - 10/2/2024 - doug.dierlich



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WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM100

CMLA SUBMITTAL

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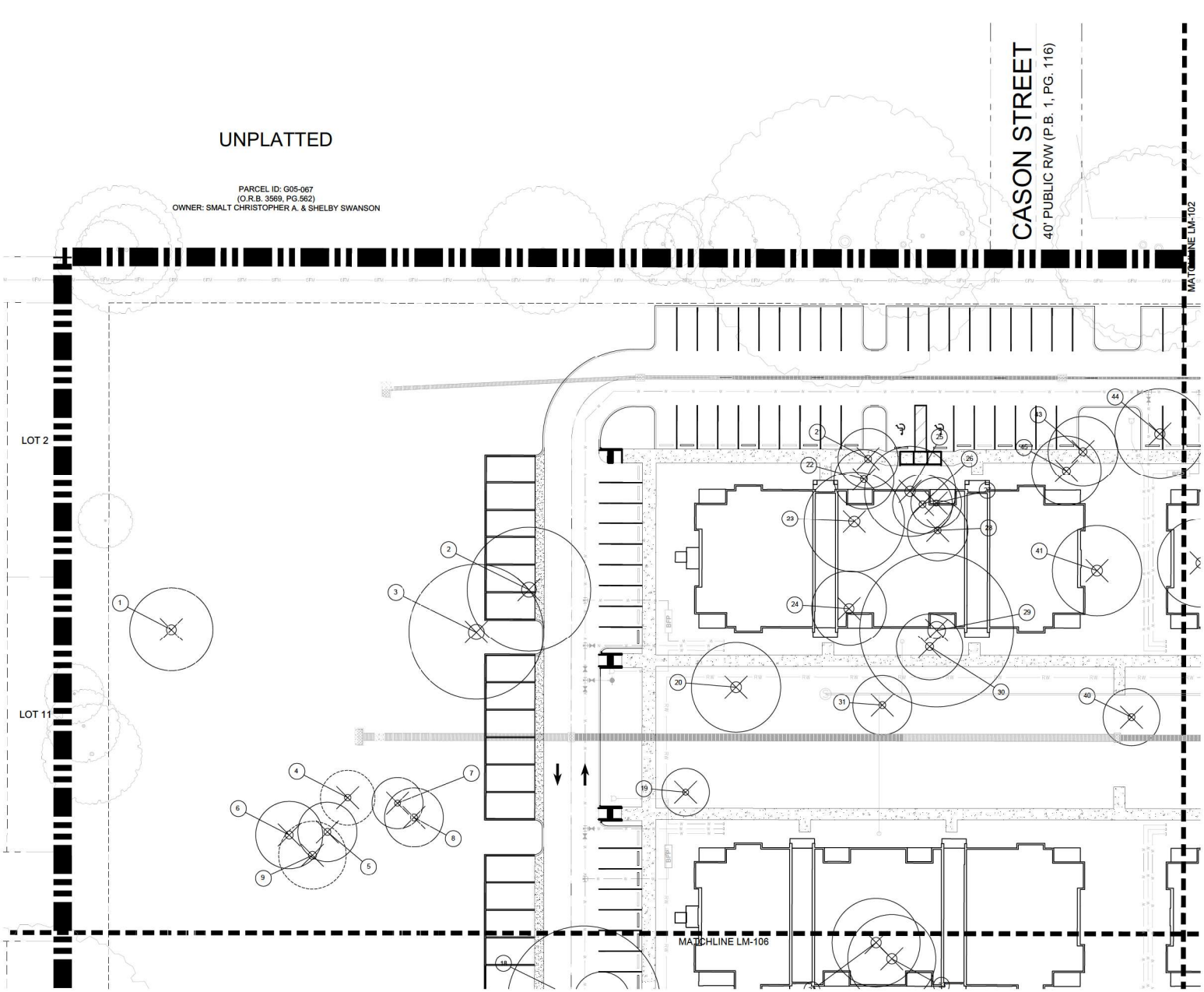
SCALE: 1"=20'-0"



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

- ALL TREE MITIGATION IN ACCORDANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS CHAPTER 6, SECTION 6.10 - TREE PROTECTION.
- ALL REPLACEMENT TREES ARE IN ACCORDANCE WITH CHAPTER 6, SECTION 6.10.(H). OF THE CITY'S LAND DEVELOPMENT REGULATIONS AND MEET ALL THE MINIMUM PLANTING SIZE REQUIREMENTS.
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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

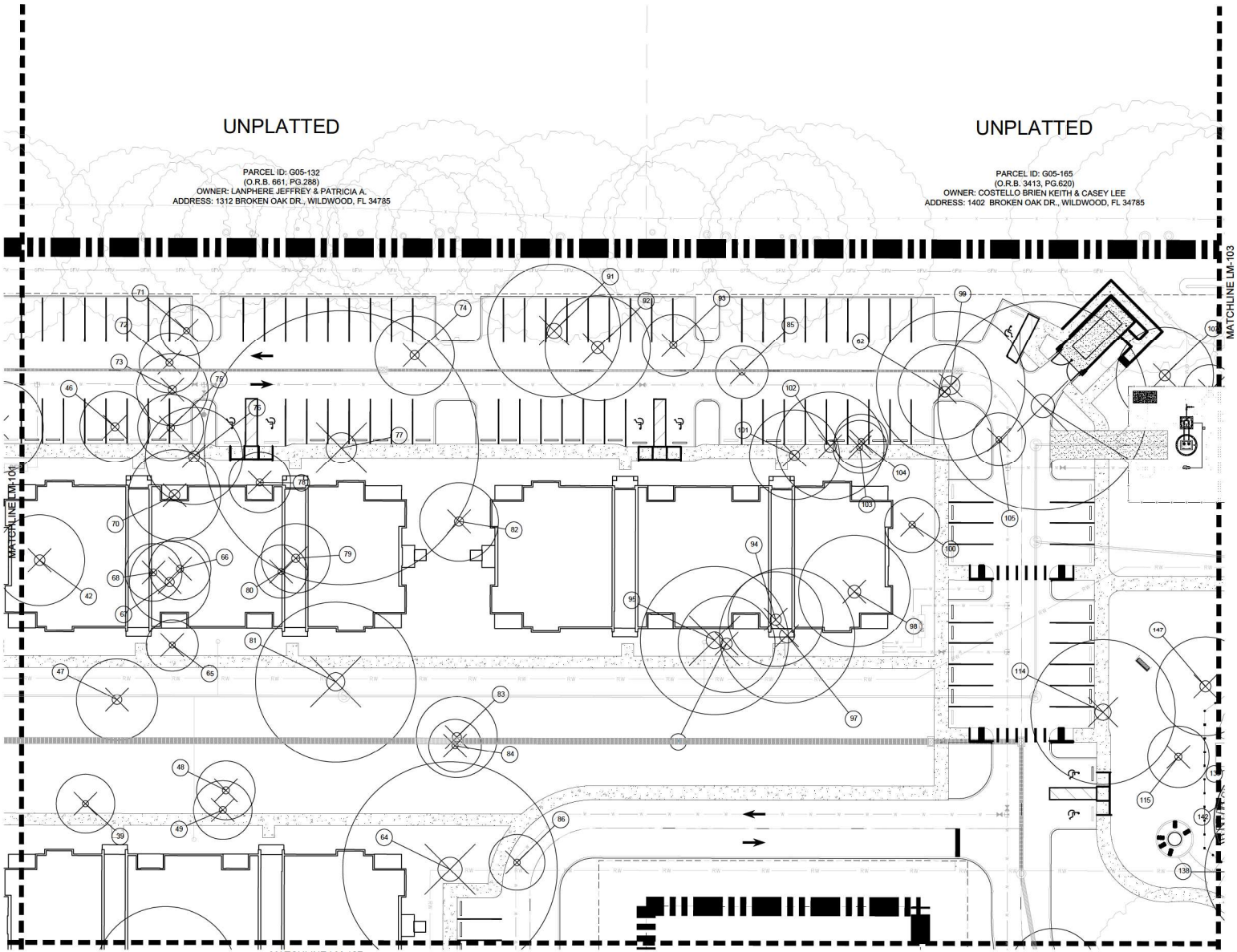
PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM101

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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DOUGLAS DIERLICH
LA0001006

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

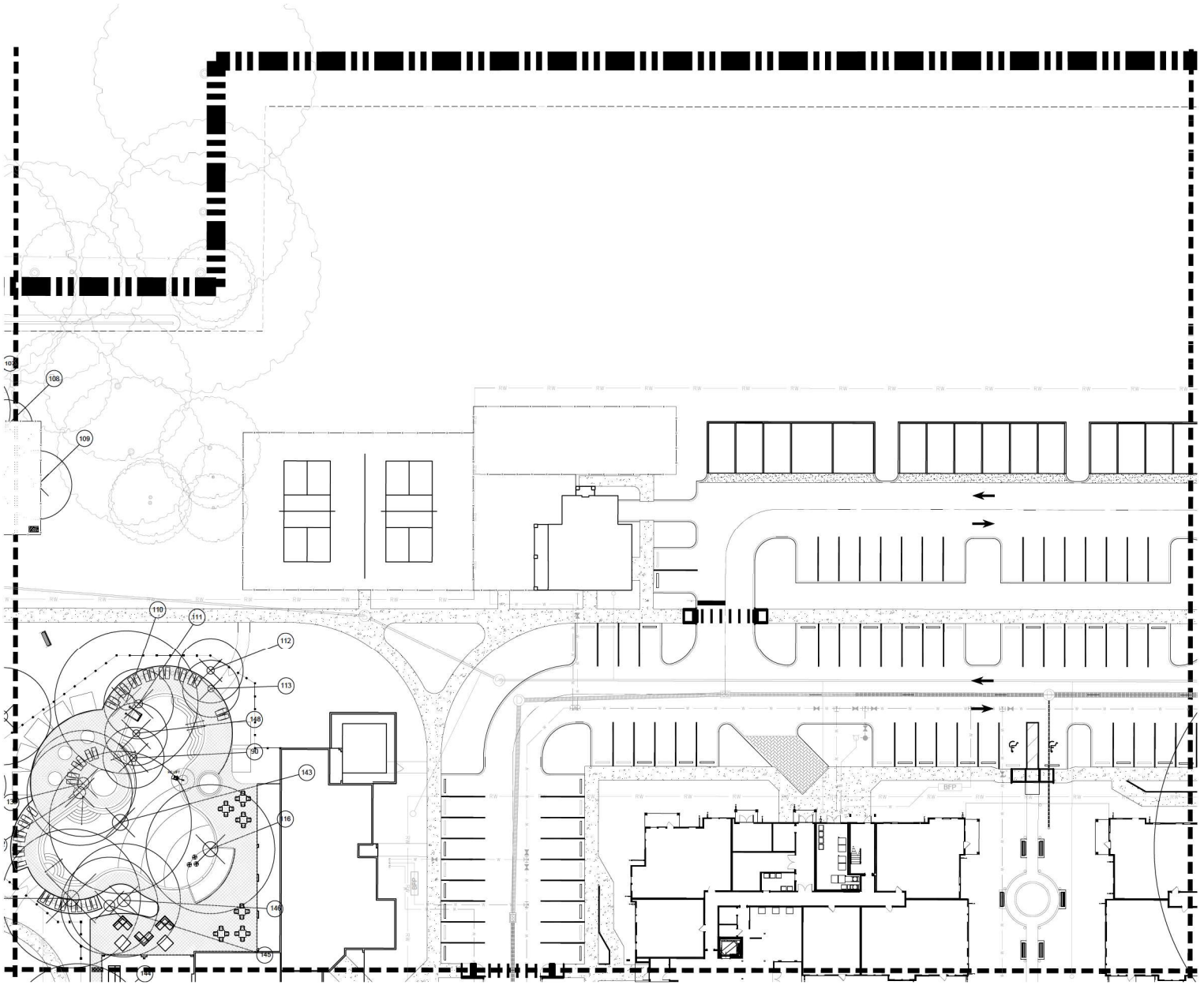
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM102

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

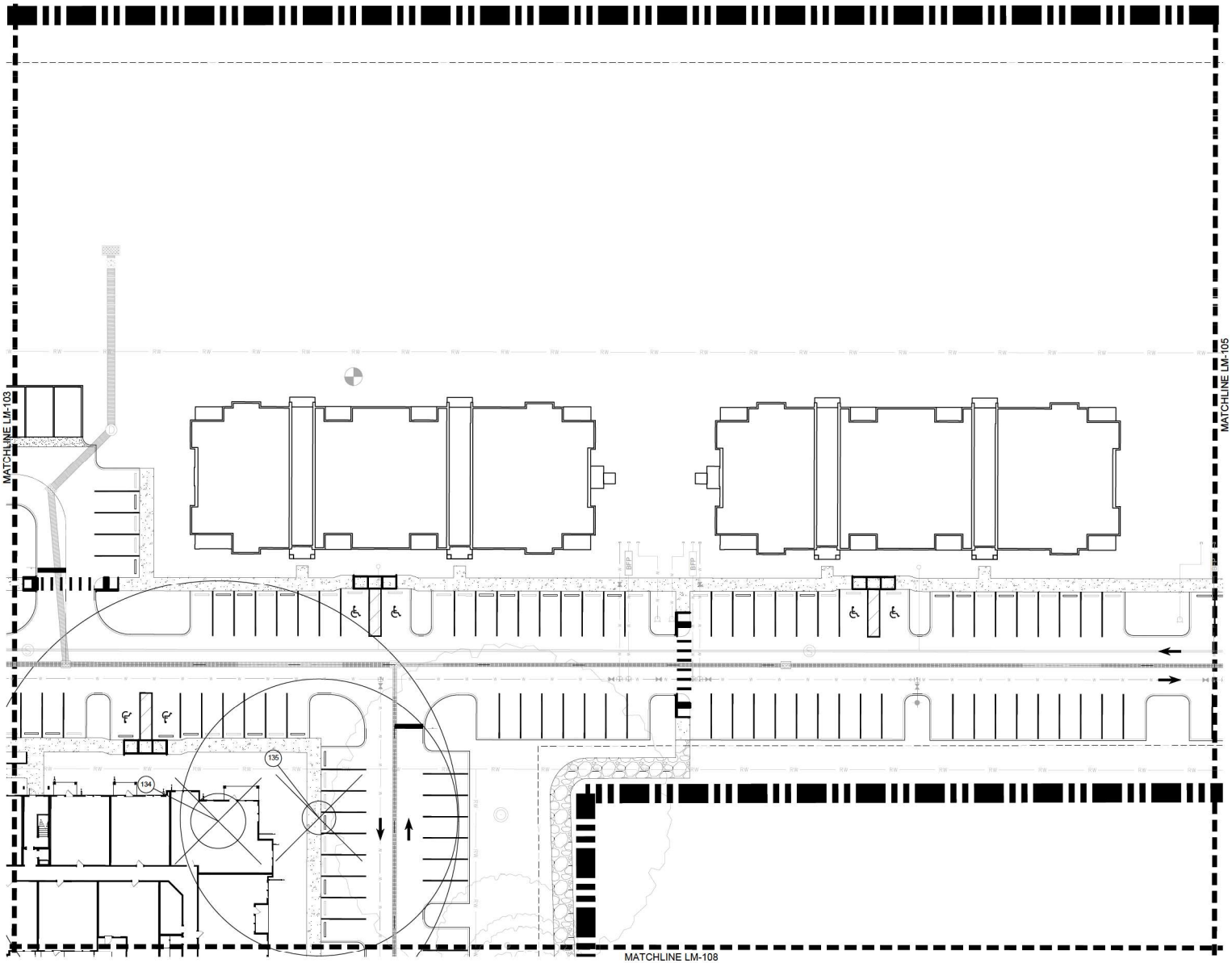
PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM103

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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LA0001656

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SOLIV AT WILDWOOD
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WILDWOOD, FLORIDA

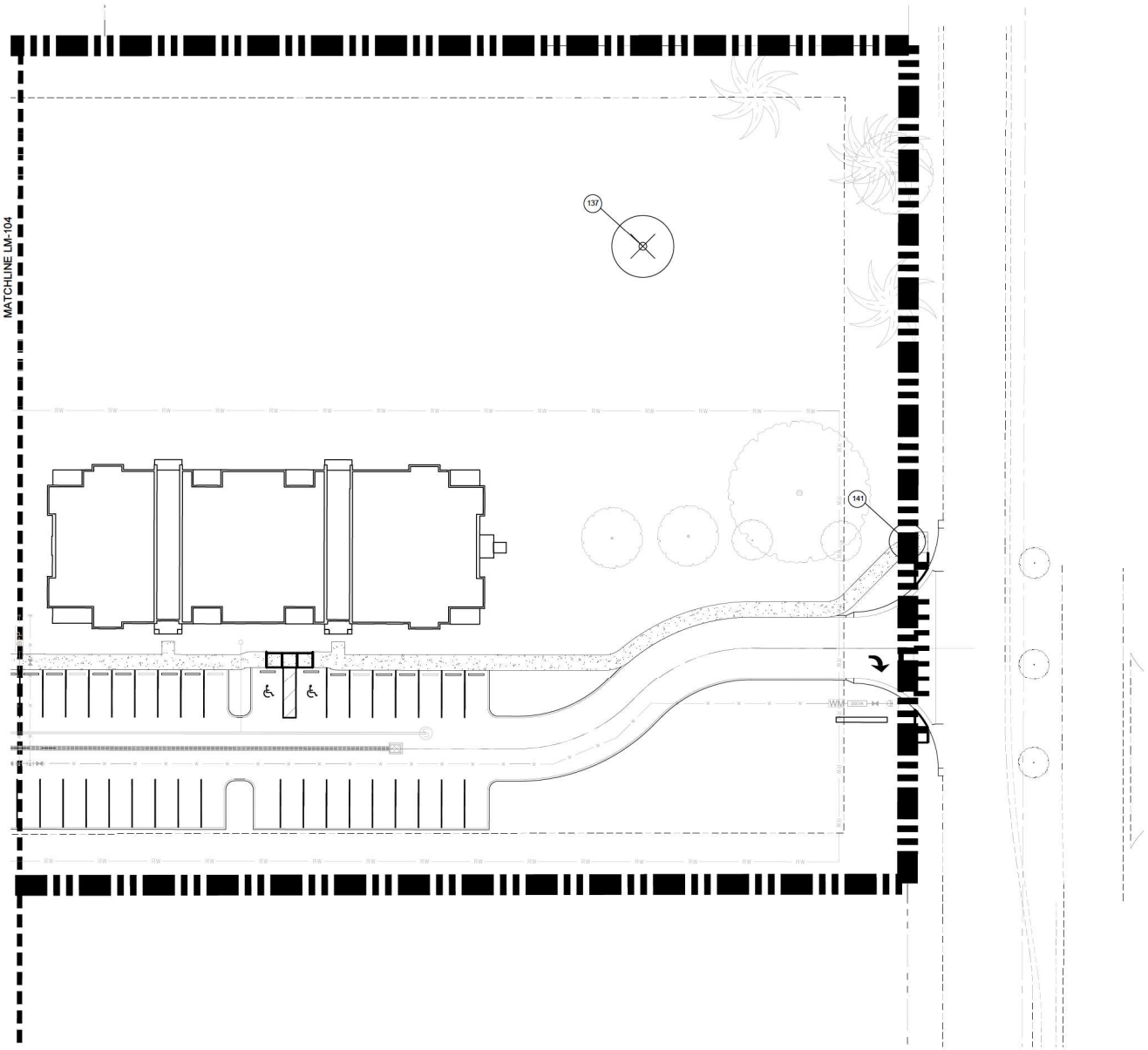
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM104

CMLA SUBMITTAL



TREE MITIGATION LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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WILDWOOD, FLORIDA

PROJECT NO.:	23003867
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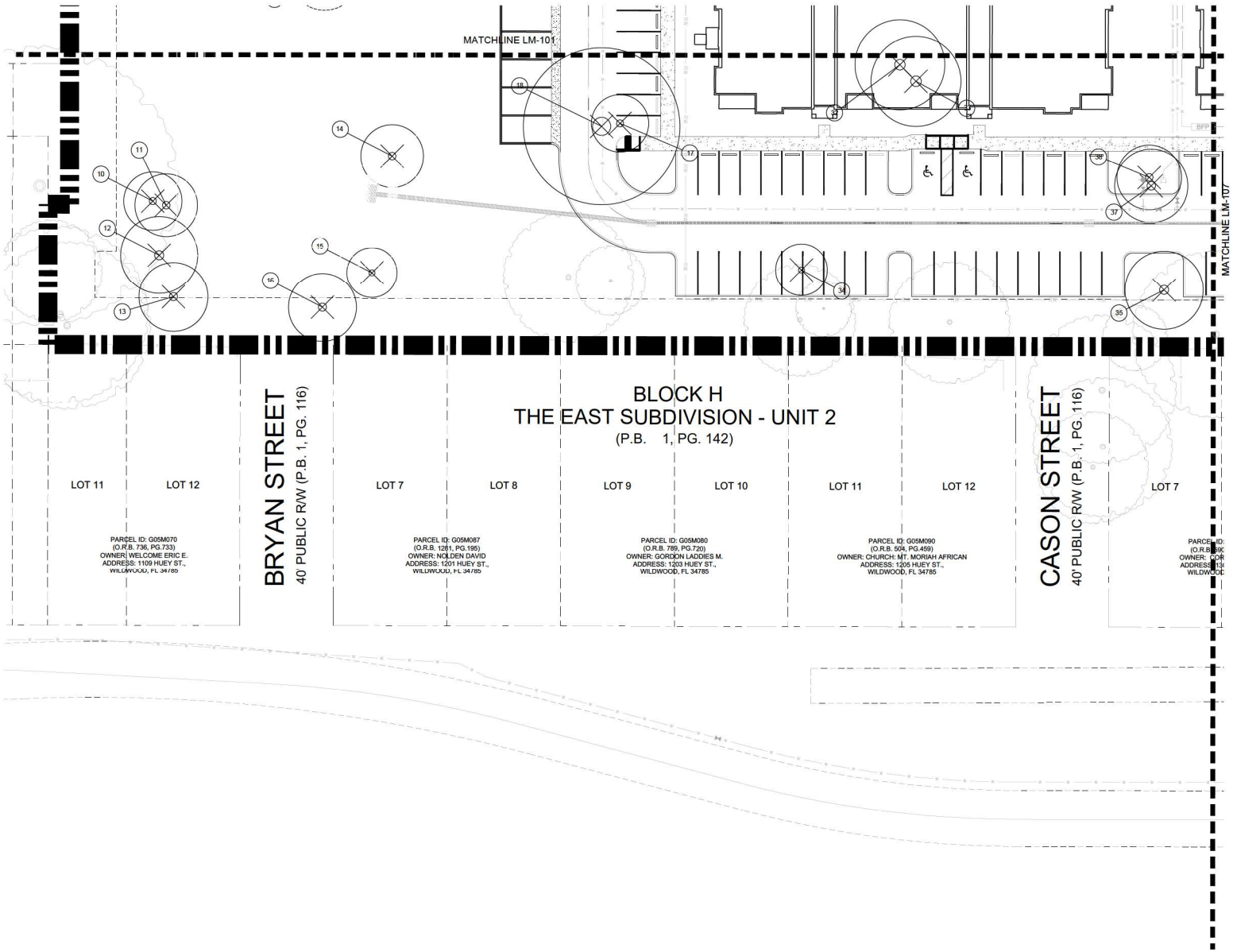
REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM105

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LM105-MITIGATION_PLN_SHEETS.dwg 10/2/2024 doug.dierlich



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

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NOTES:

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2. ALL BUFFERS SHOULD BE EXCLUSIVE OF ANY RIGHT OF WAY OR FUTURE DEDICATIONS.
3. CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

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LA0001006

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

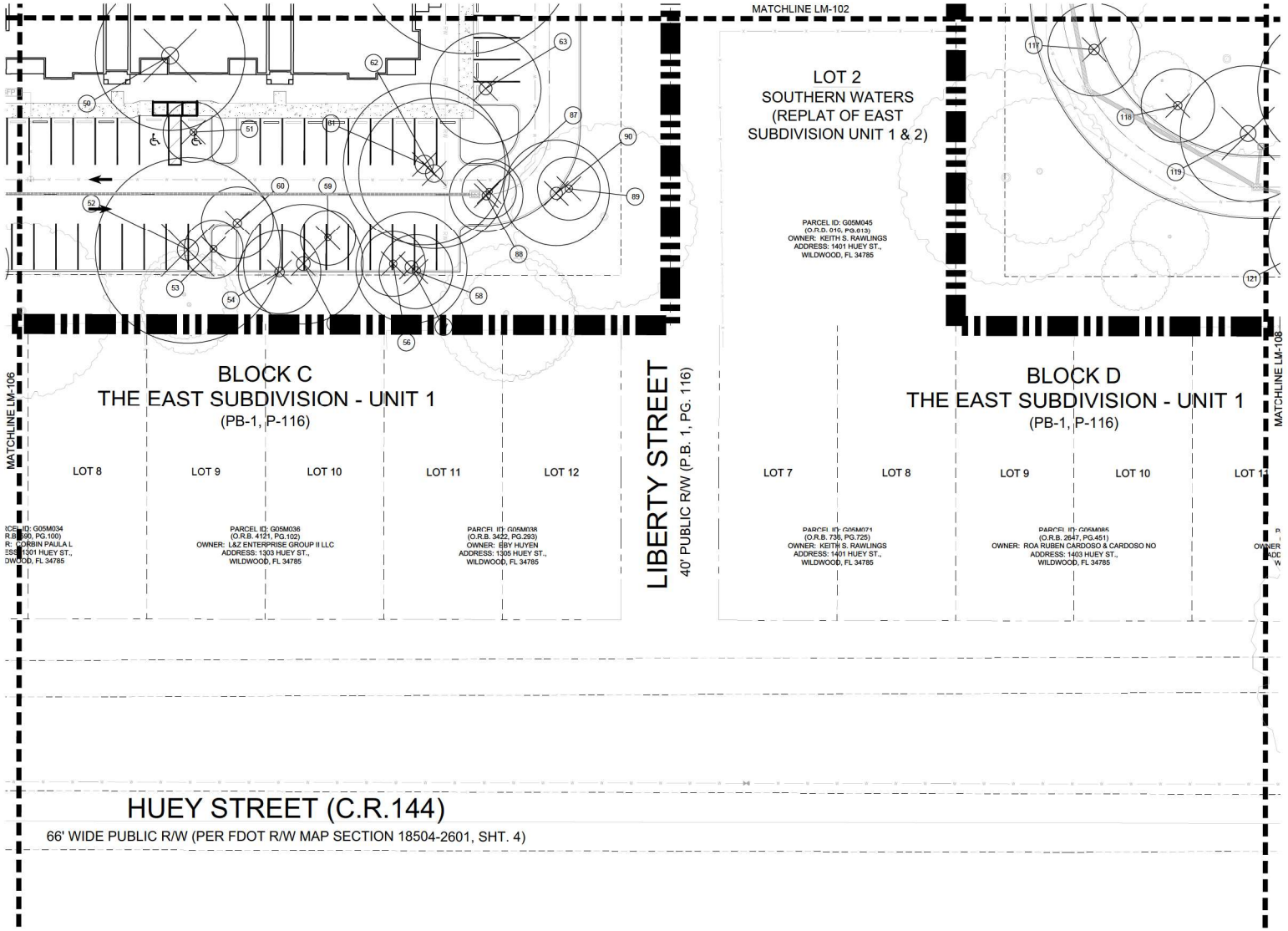
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM106

CMLA SUBMITTAL



TREE MITIGATION LEGEND

- PROPERTY LINE
- MATCHLINE
- EXISTING TREE TO BE PRESERVED
- TREE NUMBER
- EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

- ALL TREE MITIGATION IN ACCORDANCE WITH CITY OF WILDWOOD'S LAND DEVELOPMENT REGULATIONS CHAPTER 6, SECTION 6.10 - TREE PROTECTION.
- ALL REPLACEMENT TREES ARE IN ACCORDANCE WITH CHAPTER 6, SECTION 6.10.(H). OF THE CITY'S LAND DEVELOPMENT REGULATIONS AND MEET ALL THE MINIMUM PLANTING SIZE REQUIREMENTS.
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DOUGLAS DIERLICH
LA0001606

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

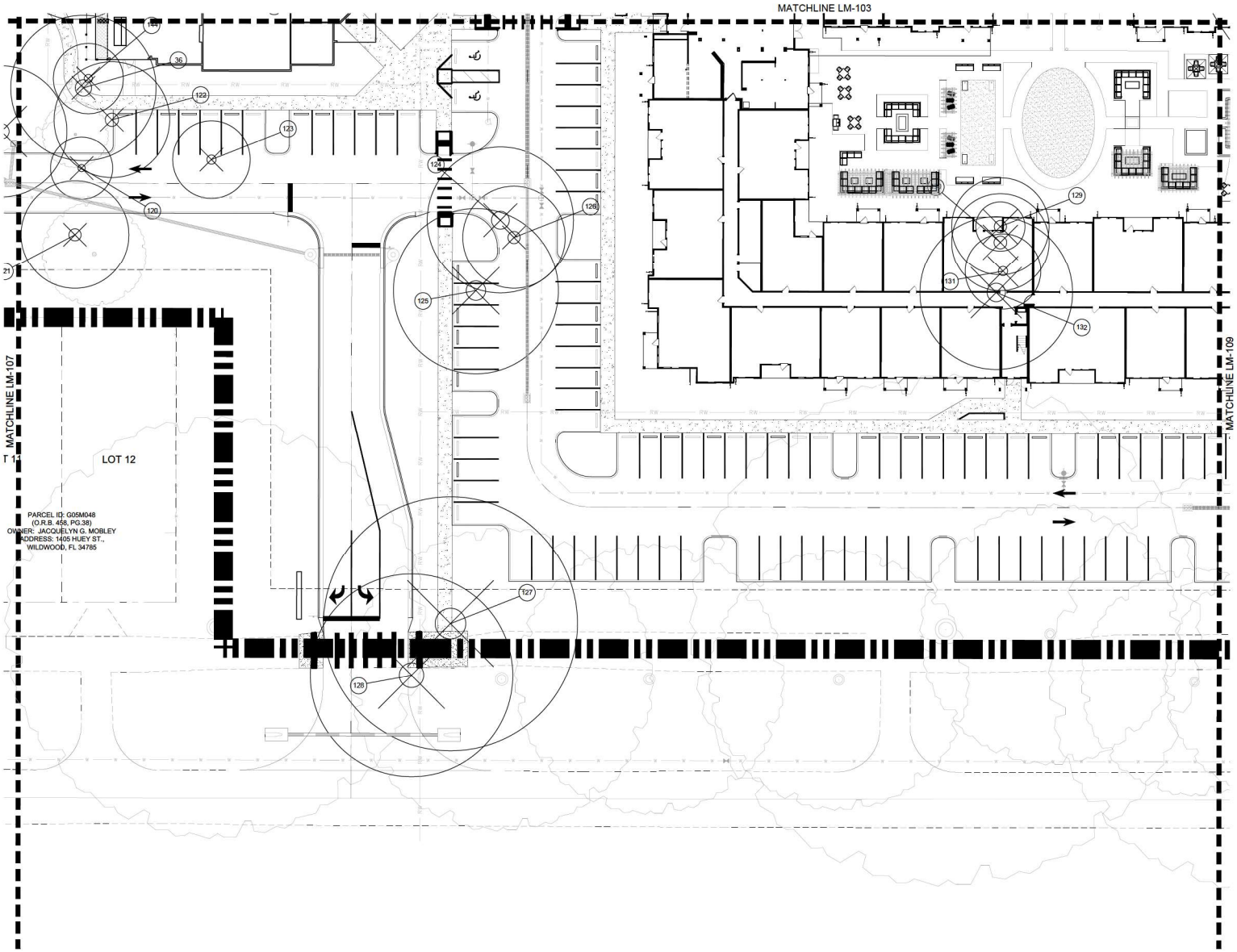
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

TREE MITIGATION PLAN

LM107

CMLA SUBMITTAL



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MATCHLINE

EXISTING TREE TO BE PRESERVED

1 TREE NUMBER

EXISTING TREE TO BE REMOVED

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WILDWOOD, FLORIDA

PROJECT NO :	23003867
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REVISIONS
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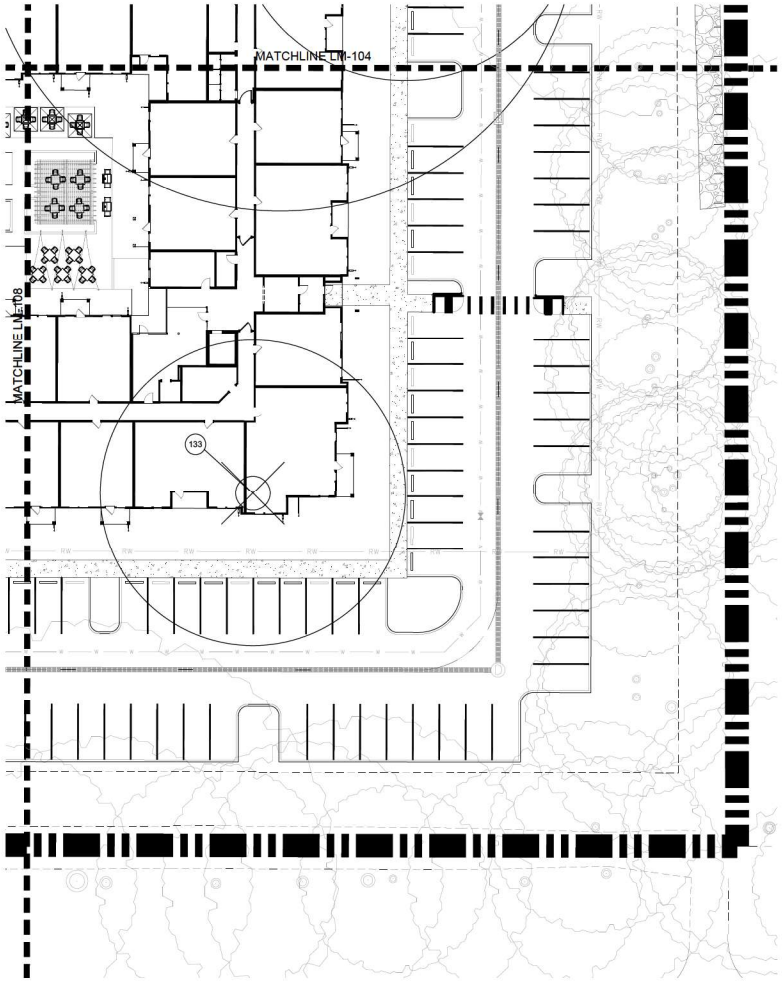
TREE MITIGATION PLAN

LM108

CMLA SUBMITTAL



SoLiv AT WILDWOOD - TREE TABULATIONS (TREES 10' AND ABOVE)

LIVE OAKS

CITY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE	QTY REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10" DBH	0	0	0
	11" DBH	0	0	0
	12" DBH	0	0	0
	13" DBH	0	0	0
	14" DBH	2	28	2
	15" DBH	1	15	1
	16" DBH	0	0	0
	17" DBH	0	0	0
SPECIMAN (3:1)	18" DBH	1	18	3
	19" DBH	0	0	0
	20" DBH	1	20	3
	21" DBH	0	0	0
	22" DBH	0	0	0
	23" DBH	0	0	0
	24" DBH	1	24	3
	25" DBH	1	25	3
	26" DBH	0	0	0
	27" DBH	0	0	0
	28" DBH	0	0	0
	29" DBH	0	0	0
	30" DBH	0	0	0
	31" DBH	0	0	0
	32" DBH	2	64	6
	33" DBH	0	0	0
	34" DBH	0	0	0
	35" DBH	1	35	3
HISTORIC (4:1)	36" DBH	2	72	8
	48" DBH	1	48	4
	55" DBH	1	55	4
	60" DBH	1	60	4
	66" DBH	1	66	4
	108" DBH	1	108	4

SoLiv AT WILDWOOD - TREE TABULATIONS (TREES 10' AND ABOVE)

OTHER TREES

CITY CLASSIFICATION/ RATIO OF REPLACEMENT TREES TO REMOVED TREES	SIZE	QTY REMOVED	TOTAL INCHES REMOVED	REPLACEMENT TREES REQUIRED
PROTECTED (1:1)	10" DBH	1	10	1
	11" DBH	0	0	0
	12" DBH	17	204	17
	13" DBH	8	104	8
	14" DBH	17	238	17
	15" DBH	3	45	3
	16" DBH	18	288	18
	17" DBH	1	17	1
SPECIMAN (3:1)	18" DBH	9	162	27
	19" DBH	1	19	3
	20" DBH	4	80	12
	21" DBH	6	126	18
	22" DBH	9	198	27
	23" DBH	2	46	6
	24" DBH	5	120	15
	25" DBH	1	25	3
	26" DBH	3	78	9
	27" DBH	0	0	0
	28" DBH	0	0	0
	29" DBH	0	0	0
	30" DBH	5	150	15
	31" DBH	0	0	0
	32" DBH	6	192	18
	33" DBH	0	0	0
	34" DBH	0	0	0
	35" DBH	1	35	3
HISTORIC (4:1)	36" DBH	3	108	12
	38" DBH	1	38	4
	40" DBH	1	40	4
	46" DBH	1	46	4
	48" DBH	1	48	4
	60" DBH	1	60	4

SoLiv AT WILDWOOD - TREE REMOVAL AND REPLACEMENT TABLE

CITY CLASSIFICATION	TREES REMOVED TREE SIZE (DBH)	RATIO OF REPLACEMENT TREES TO REMOVED TREES	TOTAL INCHES REMOVED	TOTAL REPLACEMENT TREES REQUIRED
PROTECTED LIVE OAK	10"-17" DBH	1:1	43	3
SPECIMAN LIVE OAK	18"-35" DBH	3:1	186	21
HISTORIC LIVE OAK	36" + DBH	4:1	409	28
			TOTAL	52
PROTECTED OTHER TREES	10"-17" DBH	1:1	906	65
SPECIMAN OTHER TREES	18"-35" DBH	3:1	1,231	156
HISTORIC OTHER TREES	36" + DBH	4:1	340	32
			TOTAL	253

	REQUIRED	PROVIDED
2" DBH x 8' HT PROPOSED LIVE OAK	52	174
2" DBH x 8' HT PROPOSED OTHER TREE	253	138
TOTAL TREES REQUIRED	305	312

No	Removed inches	Type	Condition
1	20	Laurel Oak	Poor
2	30	Laurel Oak	Poor
3	32	Live Oak	Fair
4	13	Laurel Oak	Dead
5	16	Laurel Oak	Poor
6	16	Laurel Oak	Poor
7	12	Laurel Oak	Poor
8	14	Laurel Oak	Poor
9	16	Laurel Oak	Dead
10	14	Laurel Oak	Poor
11	15	Black Cherry	Poor
12	18	Laurel Oak	Poor
13	16	Laurel Oak	Poor
14	15	Live Oak	Fair
15	12	Black Cherry	Poor
16	16	Laurel Oak	Poor
17	14	Laurel Oak	Poor
18	36	Laurel Oak	Poor
19	12	Laurel Oak	Poor
20	22	Laurel Oak	Poor
21	14	Live Oak	Poor
22	14	Laurel Oak	Poor
23	23	Laurel Oak	Poor
24	20	Live Oak	Fair
25	21	Laurel Oak	Poor
26	14	Mimosa	Invasive
27	12	Black Cherry	Poor
28	14	Black Cherry	Poor
29	36	Live Oak	Fair
30	16	Laurel Oak	Poor
31	16	Laurel Oak	Poor
32	21	Laurel Oak	Poor
33	21	Laurel Oak	Poor
34	12	Laurel Oak	Poor
35	18	Laurel Oak	Poor
36	32	Live Oak	Poor
37	17	Laurel Oak	Poor
38	15	Laurel Oak	Poor
39	12	Laurel Oak	Poor
40	14	Laurel Oak	Poor
41	22	Laurel Oak	Fair
42	21	Laurel Oak	Poor
43	16	Laurel Oak	Poor
44	21	Black Cherry	Poor
45	16	Laurel Oak	Poor
46	16	Chinaberry	Invasive
47	19	Laurel Oak	Poor
48	14	Laurel Oak	Poor
49	14	Laurel Oak	Poor
50	32	Laurel Oak	Fallen
51	13	Laurel Oak	Poor
52	40	Laurel Oak	Poor
53	13	Laurel Oak	Poor
54	18	Laurel Oak	Poor
55	26	Laurel Oak	Poor
56	14	Black Cherry	Dead
57	24	Laurel Oak	Poor
58	16	Laurel Oak	Poor
59	12	Laurel Oak	Poor
60	16	Laurel Oak	Poor
61	35	Laurel Oak	Poor
62	33	Laurel Oak	Poor
63	24	Laurel Oak	Poor
64	48	Laurel Oak	Poor
65	12	Black Cherry	Poor
66	14	Laurel Oak	Poor
67	18	Black Cherry	Poor
68	13	Black Cherry	Poor
69	13	Black Cherry	Poor
70	21	Black Cherry	Poor
71	12	Cherry Laurel	Poor
72	14	Black Cherry	Dead
73	16	Black Cherry	Poor
74	18	Black Cherry	Poor
75	15	Laurel Oak	Poor
76	22	Laurel Oak	Poor
77	60	Laurel Oak	Poor
78	14	Laurel Oak	Poor
79	16	Laurel Oak	Poor
80	12	Black Cherry	Poor
81	36	Laurel Oak	Poor
82	18	Laurel Oak	Poor
83	18	Laurel Oak	Poor
84	12	Black Cherry	Poor
85	12	Laurel Oak	Poor
86	13	Laurel Oak	Poor
87	12	Laurel Oak	Poor
88	16	Laurel Oak	Poor
89	14	Black Cherry	Dead
90	23	Laurel Oak	Poor
91	30	Laurel Oak	Poor
92	24	Laurel Oak	Poor
93	14	Black Cherry	Poor
94	22	Laurel Oak	Poor
95	32	Laurel Oak	Poor
96	22	Laurel Oak	Poor
97	30	Laurel Oak	Poor
98	25	Laurel Oak	Poor
99	36	Laurel Oak	Poor
100	13	Laurel Oak	Poor
101	20	Laurel Oak	Poor
102	20	Laurel Oak	Poor
103	12	Laurel Oak	Poor
104	12	Laurel Oak	Poor
105	12	Laurel Oak	Poor
106	46	Laurel Oak	Poor
107	22	Laurel Oak	Poor
108	12	Laurel Oak	Poor
109	16	Black Cherry	Dead
110	32	Laurel Oak	Poor
111	16	Black Cherry	Poor
112	15	Laurel Oak	Poor
113	13	Black Cherry	Poor
114	32	Laurel Oak	Poor
115	14	Live Oak	Poor
116	30	Laurel Oak	Poor
117	20	Laurel Oak	Poor
118	16	Laurel Oak	Poor
119	30	Laurel Oak	Poor
120	14	Laurel Oak	Poor
121	22	Laurel Oak	Poor
122	26"	Laurel Oak	Poor
123	18	Laurel Oak	Poor
124	35	Live Oak	Poor
125	38	Laurel Oak	Poor
126	24	Laurel Oak	Fair
127	60	Live Oak	Fair
128	48	Live Oak	Fair
129	24	Live Oak	Fair
130	25	Live Oak	Poor
131	18	Live Oak	Poor
132	36	Live Oak	Poor
133	55	Live Oak	Good
134	108	Live Oak	Poor
135	66	Live Oak	Fair
136	10	Queen Palm	Fair
137	14	Magnolia	Fair
138	32	Laurel Oak	Poor
139	24	Laurel Oak	Poor
140	18	Sabal Palm	Fair
141	8	Laurel Oak	Poor
142	24	Laurel Oak	Fair
143	32	Laurel Oak	Poor
144	16	Laurel Oak	Poor
145	22	Laurel Oak	Poor
146	14	Laurel Oak	Poor
147	22	Laurel Oak	Poor
148	14	Black Cherry	Poor

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CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

PROJECT NO.: 23003867
DATE.: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

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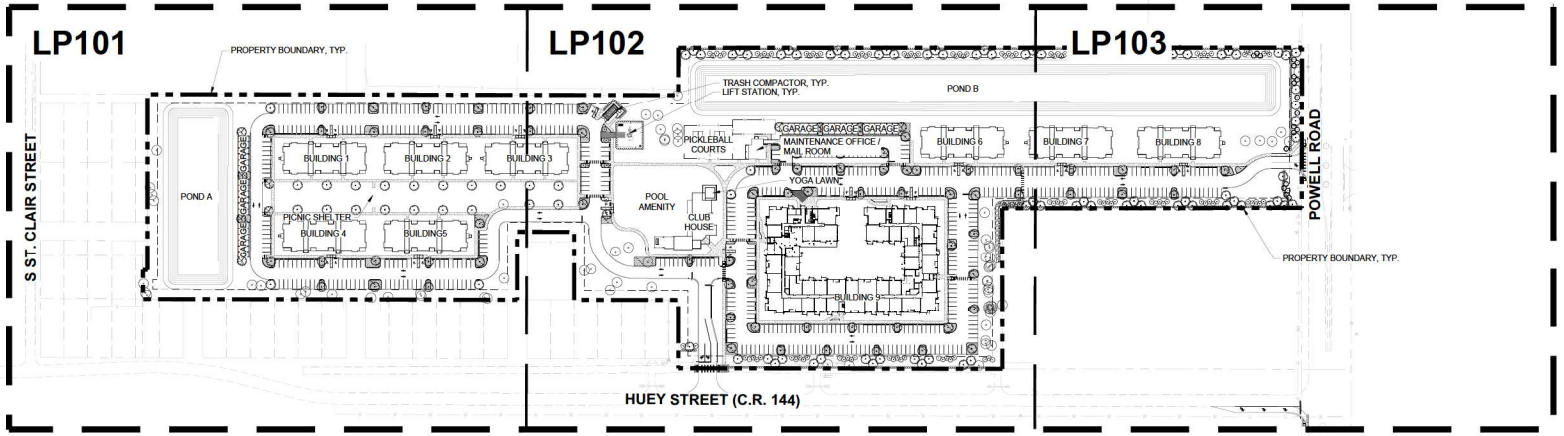
TREE MITIGATION PLAN

LM109

CMLA SUBMITTAL



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LANDSCAPE PLACEMENT NOTES:

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

NOTES:

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5. PROJECT WILL BE IN COMPLIANCE WITH ARTICLE II. - RULES AND REGULATIONS GOVERNING THE PROTECTION OF TREES AND NATIVE VEGETATION WITHIN THE CITY (CITY OF WILDWOOD, FLORIDA) - CODE OF ORDINANCES SEC. 18-29(c).

0 60' 120' 240'
SCALE: 1" = 120'-0"

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111 North Magnolia Avenue
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Orlando, Florida 32801
Tel: 407.880.0855
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STATE OF FLORIDA
LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001656

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SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

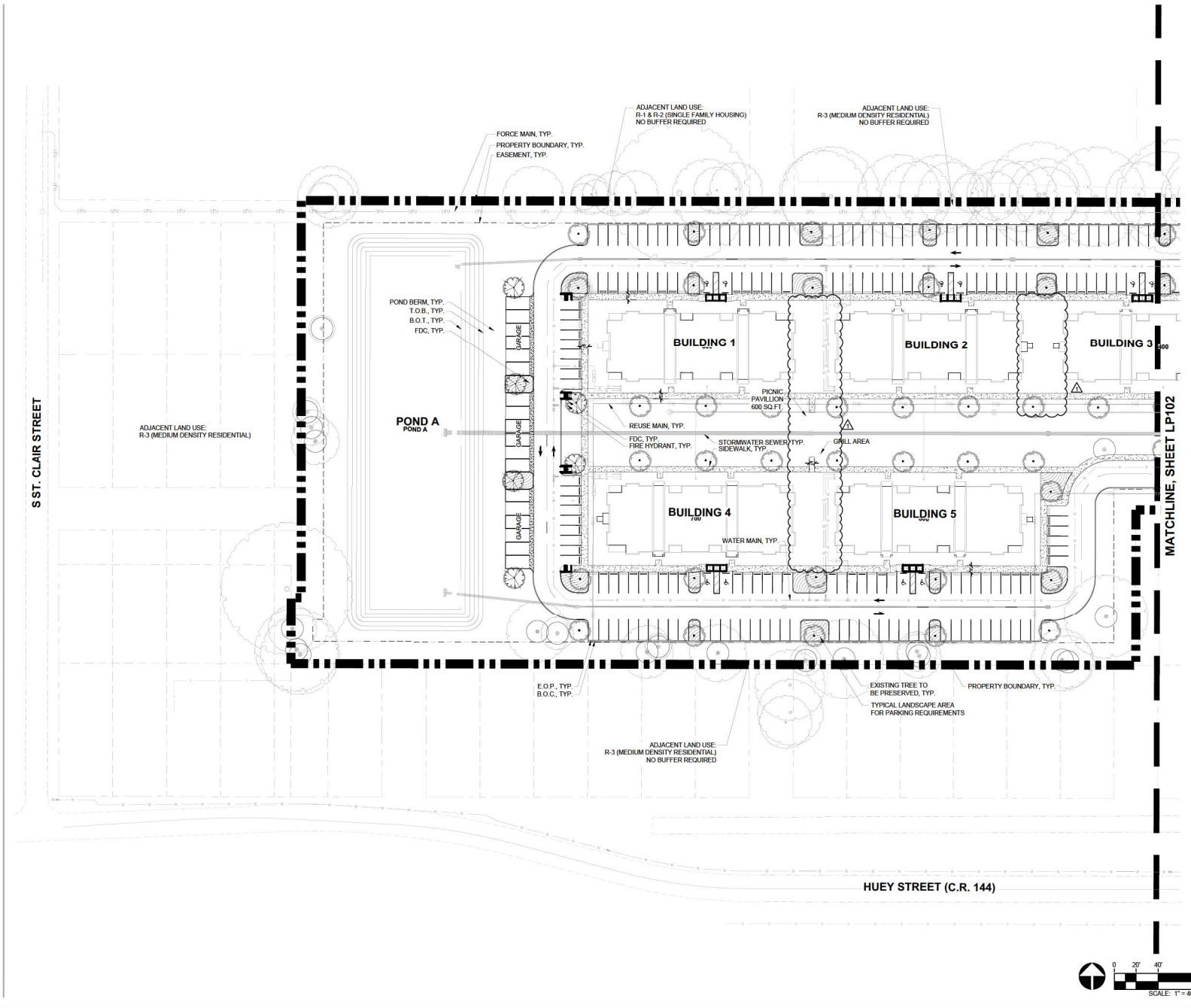
PROJECT NO.: 23003867
DATE.: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE REFERENCE PLAN

LP100

CMLA SUBMITTAL



LANDSCAPE LEGEND & NOTES

PROPERTY LINE
MATCHLINE

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BUFFER REQUIREMENT

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NOTE: SEE FULL LANDSCAPE SCHEDULE ON SHEET, LP601

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WILDWOOD, FLORIDA

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DRAWN:	JH
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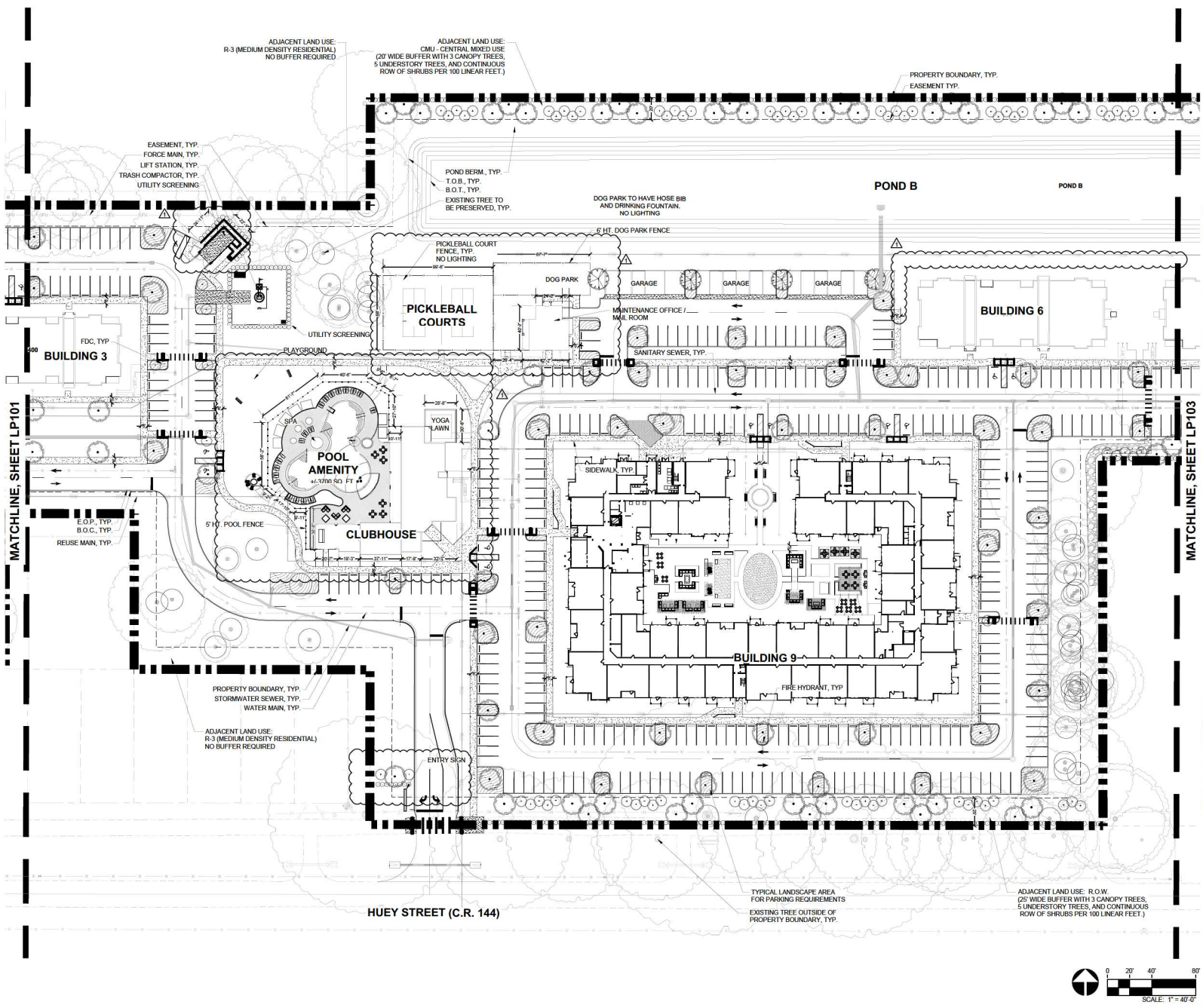
REVISIONS
⚠ REVISED PER CITY COMMENTS

LANDSCAPE PLAN

LP101

CMLA SUBMITTAL



LANDSCAPE LEGEND & NOTES

PROPERTY LINE
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SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

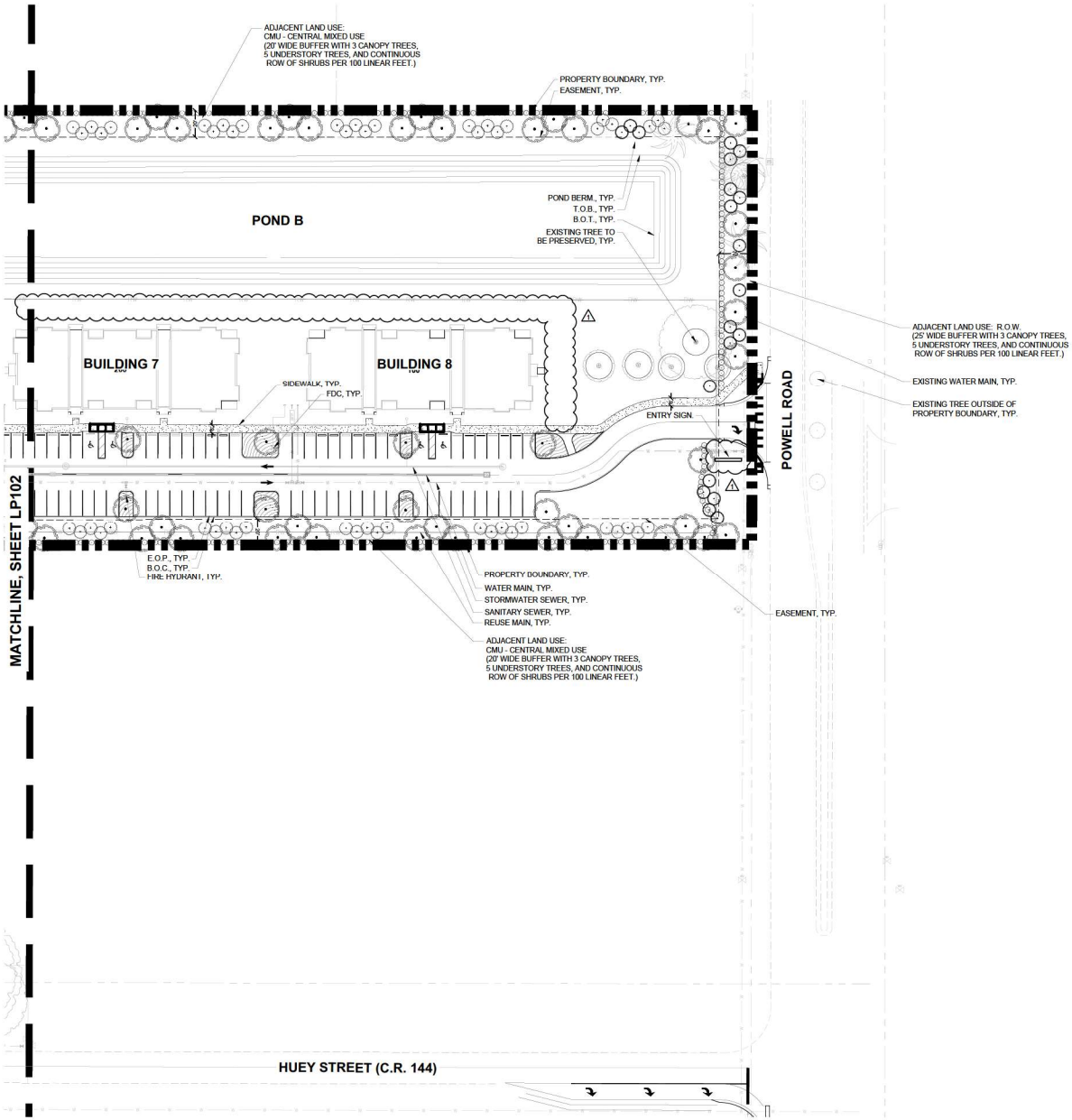
PROJECT NO :	23003867
DATE :	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE PLAN

LP102

CMLA SUBMITTAL



LANDSCAPE LEGEND & NOTES

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0 20' 40' 80'
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SOLIV AT WILDWOOD

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WILDWOOD, FLORIDA

PROJECT NO :	23003867
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DRAWN:	JH
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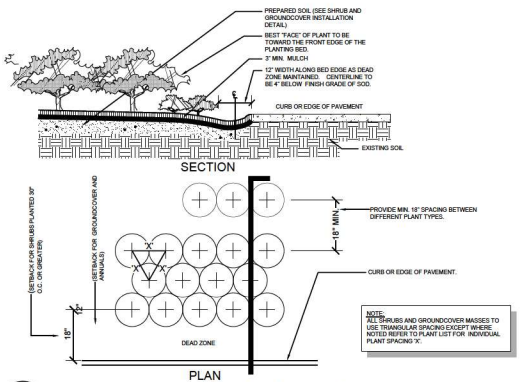
REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE PLAN

LP103

CMLA SUBMITTAL



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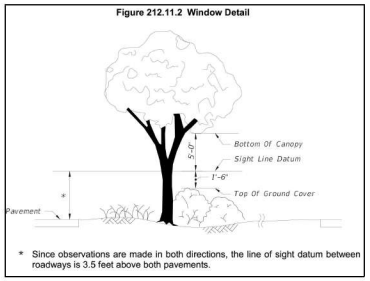

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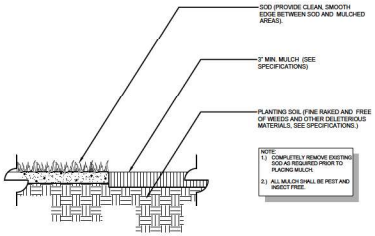

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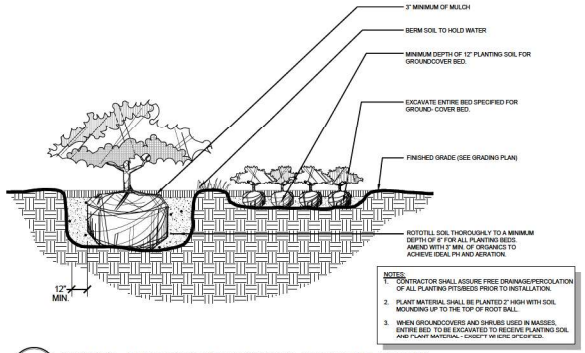

E SHRUB AND GROUNDCOVER INSTALLATION
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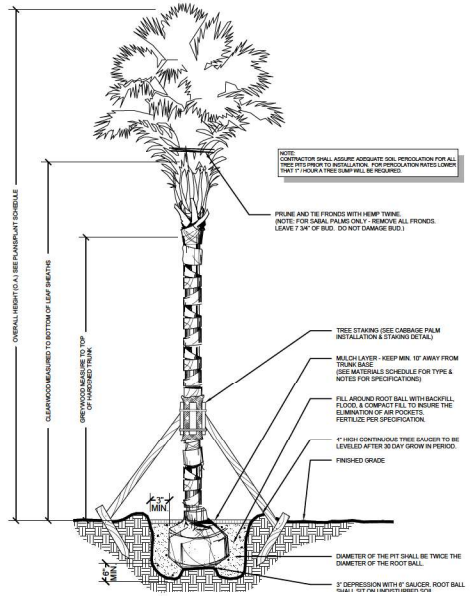

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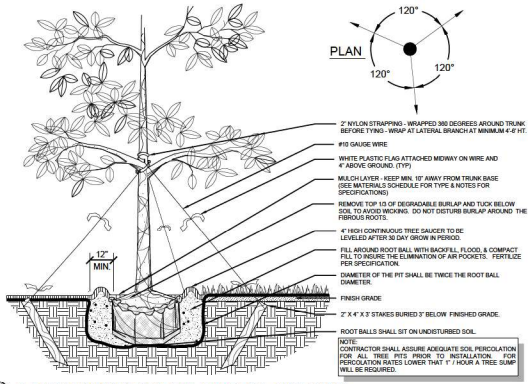
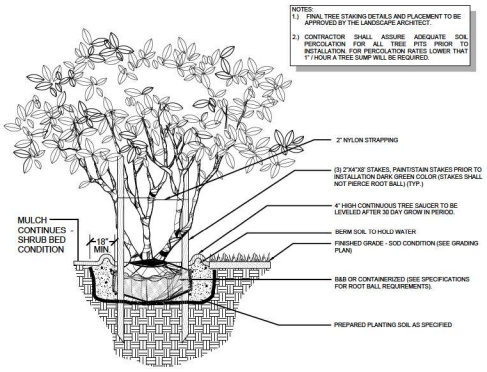
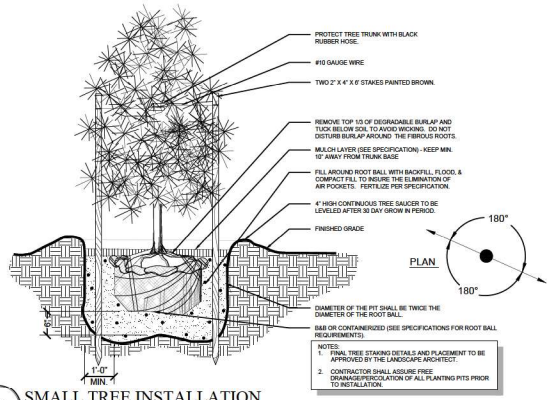


A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



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



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

RVi
111 North Magnolia Avenue
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DOUGLAS PETER DIERLICH
LICENSE NUMBER
STATE OF FLORIDA
LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001656

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SOLIV AT WILDWOOD
CODE MINIMUM LANDSCAPE PLANS (CMLA)
WILDWOOD, FLORIDA

PROJECT NO.:	23003867
DATE.:	07/01/2024
DRAWN:	JH
REVIEWED:	DD / RB

REVISIONS
REVISED PER CITY COMMENTS

PLANTING DETAILS

LP500

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\08 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LMDSCPE_DETAIL_SHEETS.dwg 10/2/2024 doug dierlich

GENERAL LANDSCAPE:

1. TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (⅔) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE III- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT OBSTRUCTION.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL, UNLESS SHOWN ABOVE. CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE USE OF RETAINING WALLS, BRIDGING, AND SIMILAR TECHNIQUES. DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES INFORMATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE.
   "INVESTIGATE BEFORE YOU EXCAVATE"
   CALL SUNSHINE STATE ONE
   1-800-432-4770 TOLL FREE
   FL STATUTE 553.851 (1974) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'PROJECT BOUNDARY' (LIMITS, ETC...) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO EXPEDITE THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED SITE. ACTUAL PLANT MATERIAL LOCATIONS WILL VARY TO COMPLIMENT EXISTING VEGETATION, SITE CONDITION FEATURES, AND TO PROVIDE SAFETY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PROJECT SUBMITTALS:

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

REQUIRED SUBMITTAL FORM

Submittal/Category	Submitted	Rejected	Re-submitted	Approved
General Submittals				
Emergency Numbers				
MOT Hours				
Licenses				
Locate Tickets				
Project Schedule				
Landscape Submittals				
Plant Nursery List				
All Nursery State Inspection Certificates				
Mulch				
Pesticide Licenses				
Sealing Methods				
Soil Test Results Analysis				
Fertilizer				
Irrigation Submittals				
Poly Pipe, Class 200 PVC				
SCH 40 PVC Pipe Fittings				
Solvented Class 200 PVC				
Ductile Iron Fittings				
Valve Boxes				
Valves				
Weather Data Tubing & Sensors and Fittings				
Netafim Disc Filter				
Netafim DPC Valve				
Netafim Flush Valve				
Magnetic Detector Tape				
Grounding Rod				
Wire				
Wire Connector				
Printer and Date				

SAMPLE

PROJECT SCHEDULE:

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

LIQUIDATED DAMAGES:

1. THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE TERM "SUBSTANTIAL COMPLETION" SHALL REFER TO THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK, AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.
2. BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.
3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY TO THE OWNER OR CONSTRUCTION MANAGER THE OWNER MAY SETOFF FROM SUMS COMING DUE THE SUCCESSFUL BIDDER LIQUIDATED DAMAGES AT THE RATE OF $0.00 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.
4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF LIQUIDATED DAMAGES REPRESENT A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT THE OWNER WOULD INCUR IF THE WORK IS NOT SUBSTANTIALLY COMPLETE BY THE FORGOING DATES. THESE LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
5. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TREE CARE:

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

SUBSTANTIAL COMPLETION

1. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.
2. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THE FOLLOWING: (1) COPIES OF ALL BUILT DRAWINGS, (2) COPIES OF ALL NURSERY INSPECTION CERTIFICATES, (3) COPIES OF ALL PLANT MATERIAL TAGS, (4) COPIES OF ALL NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.
3. MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES UNLESS OTHERWISE NOTED ON THE PLANS.

INSTALLATION:

PLANTING LAYOUT:

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

TRANSPLANTING

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

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED PLANTING MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR TO ADD NO SOIL AMENDMENTS WITHIN ONE-WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE CONSTRUCTION DESCRIPTIONS. CONTACT LANDSCAPE ARCHITECT OF ANY ADDITIONAL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS DAMAGED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. ALL WOODEN STAKES, BOARDS, BRACES AND BATTENS SHALL BE PAINTED/SOLID STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED CUTS AND BRUISES AFTER INSTALLATION.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR AS MULCH AS SPECIFIED IN THE PLANT LEGEND.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT THE ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)

SOIL PREPARATION AND SOIL MIX:

1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.
   A.) APPLY BOUNDARY 20 MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
   B.) ROCK AND DEBRIS INCLUDING TROPICAL TOXIC EUGENIA, SURFACE GLOVES OF STONES (1 INCH DIAMETER AND LARGER), SEEDING, PURSLANE, DELETERIOUS GRASSES (BERMUDA ROBUSTA) AND ROOTS (LARGER THAN 0.5 DEPTH OF 6", SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
   C.) ESTABLISH FINISH GRADE AS INDICATED ON GRADING PLANS INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
   D.) CONTRACTOR TO VERIFY TOPSOIL OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND APPLICATION.
   E.) PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   1. TREES
      50% CLEAN O.O.T. SAND
      30% APPROVED TOPSOIL MIX
   2. PALMS
      50% CLEAN O.O.T. SAND
      10% APPROVED TOPSOIL MIX
   3. SHRUBS, AND GROUND COVERS
      50% CLEAN O.O.T. SAND
      20% APPROVED TOPSOIL MIX
   4. TOPSOIL
      30% APPROVED FLORIDA TOPSOIL
      10% APPROVED PEAT MOSS OR PEAT
      60% APPROVED SAND
      TOPSOIL SPECIFICATIONS Q.P.-108
      SECTION 1.13 A,B,C,D, SUBSECTION 2.1 A,B,C,D,E,F,G
   F.) TOPSOIL MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE SHREDDED TO MAKE IT FREE OF ALL VIABLE WEED SEEDS OR OTHER UNDESIRABLE WEEDS.
   G.) TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM QUALITY AND SHALL CONSIST OF LOAM, SILTY LOAM, OR CLAY LOAM MIXTURE OF SILT, CLAY, AND SAND. IT SHALL BE FREE OF STONES, LUMPS, PLANTS AND PART BOOTS, STICKS, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 4 INCHES THROUGHOUT ALL AREAS TO BE PLANTED AND SEEDED IN ALL GRASS AND GROUND COVER AREAS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER.
   H.) SMOOTH AND PREPARED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. CONTRACTOR TO PROVIDE SMOOTH AND UNIFORM DEPTH OF TOPSOIL MIXTURE TO A MINIMUM 12 INCHES BELOW GRADE IN AREAS TO BE SODDED.

   FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY AND ALL WATER POCKETS WHICH MAY COLLECT WATER.

   TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE TESTED PRIOR TO PLANTING AND IN THE RANGE OF 5.5 TO 7.5 OR AS DIRECTED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER ALIGNMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO WITHIN THE RANGE OF 5.5 TO 7.5.

2. INITIAL INSTALLATION FERTILIZATION
   ALL TREES, SHRUBS AND GROUND PLANTINGS SHALL RECEIVE AN APPROVED SLOW RELEASE FERTILIZER. ALL TREE PLANTINGS SHALL RECEIVE AN APPROVED MYCORRHIZA ADDITIVE. (CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY OR GOVERNMENT AGENCY).

TREES 12 LBS PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TREES 12 LBS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER
SHRUBS AND GROUND COVERS 8 LBS PLUS MINOR ELEMENTS - SLOW RELEASE 1/2 LB. FERTILIZER PER 1/2 INCH CALIPER	TURF 8 LBS MINOR ELEMENTS - SLOW RELEASE 1 LB. FERTILIZER PER 1000 SF

- THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

PLANT MATERIAL:

1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT SHALL, IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANTS SHALL CONFORM TO OR EXCEED THE SPECIFICATIONS FOR NO. 1 GRADE OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SCME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT. ALL PALMS TO BE SUN GROWN.
3. ALL SIZES SHOWN ON THE PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANT LEGEND, ALSO BE MINIMUM FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
4. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AT PLANTING OR DELIVERY.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
6. ANY TREE WITH A TRUNK FORMING "V" SHAPE CROTCH WILL BE REJECTED.
7. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND PROVIDE CLEARANCES.
8. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
9. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE UNIFORMLY AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. * ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED B&B MATERIAL.
10. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL BE HARDENED OFF FOR SATISFACTORY GROWTH AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE CAUSE FOR REJECTION AND REPLACEMENT AT CONTRACTORS EXPENSE.
11. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING. LAID WITH TIGHTLY BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
12. ALL THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
13. ALL NEW PLANT MATERIAL TO BE INSTALLED IN A DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
14. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL. NEW PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
15. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED).
16. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERIMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

GENERAL LANDSCAPE NOTES

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

PLANTING NOTES (UTILITY & METER):

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

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HT	SPD	REMARKS
TREES							
	72	EXISTING TREES TO REMAIN / EXISTING TREES TO REMAIN	-				
	127	DAHOON HOLLY / ILEX CASSINE	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
	10	D.D BLANCHARD MAGNOLIA / MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
	20	LITTLE GEM DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	
	174	LIVE OAK / QUERCUS VIRGINIANA	25 GAL.	2" CAL	10'-12' HT.	4'-5' SPD.	NATIVE
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE			REMARKS
SHRUBS							
	752	WALTER'S VIBURNUM / VIBURNUM OBOVATUM	5 GAL	18"-24" HT X 18"-24" SPR			NATIVE
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING		REMARKS
SHRUB AREAS							
	4,271	SHRUBS AND GROUNDCOVER / SHRUBS AND GROUNDCOVER	3 GAL	30"H X 24" S	24" O.C.		

PLANTING NOTES (UTILITY & METER):

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

GENERAL NOTES:

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

TREE PLANTING NOTES:

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

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.880.0855
www.rviplanning.com

DOUGLAS PETER DIERLICH
LA STATE OF FLORIDA LANDSCAPE ARCHITECT

DOUGLAS DIERLICH
LA0001695

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

SOLIV AT WILDWOOD

CODE MINIMUM LANDSCAPE PLANS (CMLA)

WILDWOOD, FLORIDA

PROJECT NO.: 23003867
DATE: 07/01/2024
DRAWN: JH
REVIEWED: DD / RB

REVISIONS
1 REVISED PER CITY COMMENTS

LANDSCAPE SCHEDULE

LP601

CMLA SUBMITTAL

L:\2023\23003867 - SoLiv at Wildwood\06 LANDSCAPE ARCHITECTURE\02 CMLA\02 CURRENT PLANS\03 SHEETS\23003867-LMDSCPE_SCHEDULE.dwg 10/2/2024 doug.dierlich

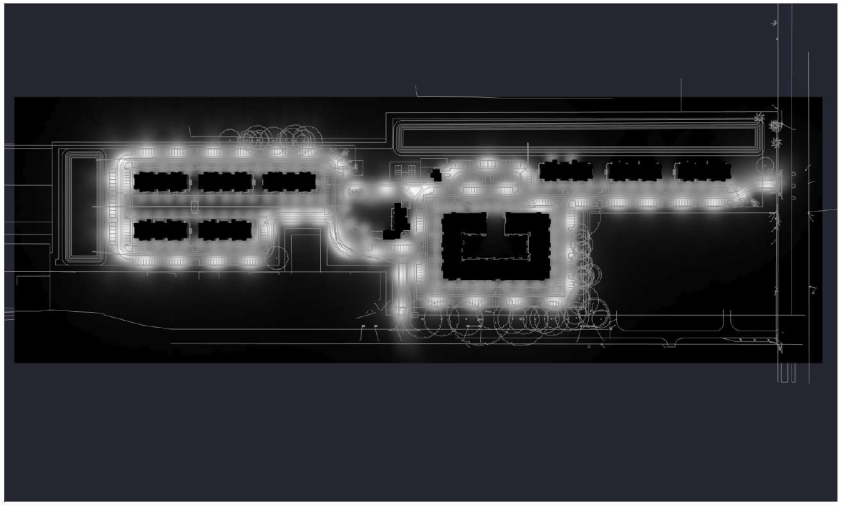
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	2289.24	OPF-S-A03-840-T4M	SIGNIFY CANADA LTD
	115	B	Single	1113	1.000	20	2300	FCB6C-36L02-UNV-39-4K-11L	FC Lighting

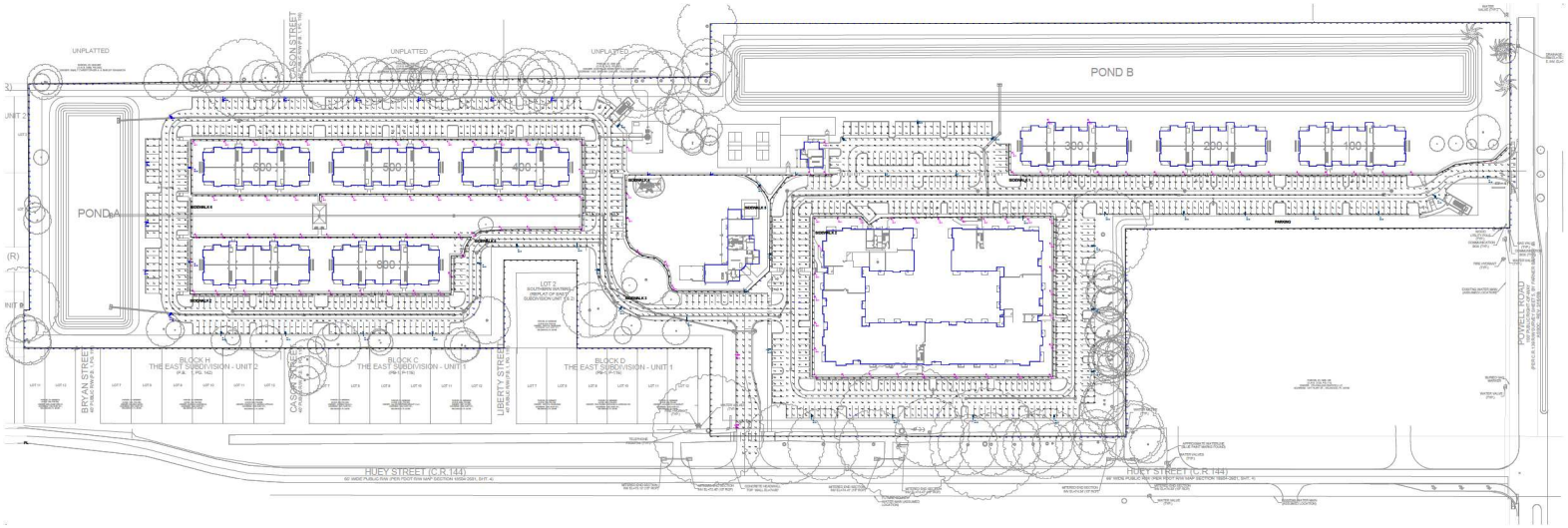
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.
SIDEWALK 3	Illuminance	Fc	1.39	3.3	0.4	3.48	8.25	N.A.
SIDEWALK 4	Illuminance	Fc	1.89	3.1	0.8	2.36	3.88	N.A.
SIDEWALK 5	Illuminance	Fc	2.48	3.3	1.4	1.77	2.36	N.A.
SIDEWALK 6	Illuminance	Fc	0.80	2.6	0.2	4.00	13.00	N.A.
SIDEWALK 7	Illuminance	Fc	1.04	2.8	0.3	3.47	9.33	N.A.
SIDEWALK 8	Illuminance	Fc	1.78	2.8	0.8	2.23	3.50	N.A.

TARGETING:

IESNA
0.2 FC MIN
20:1 MAX:MIN

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LOCATIONS ARE PROPOSED





PHOTOMETRY - SITE
Scale: 1 inch= 80 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product offering. This information provided is based on standardized industry procedures.

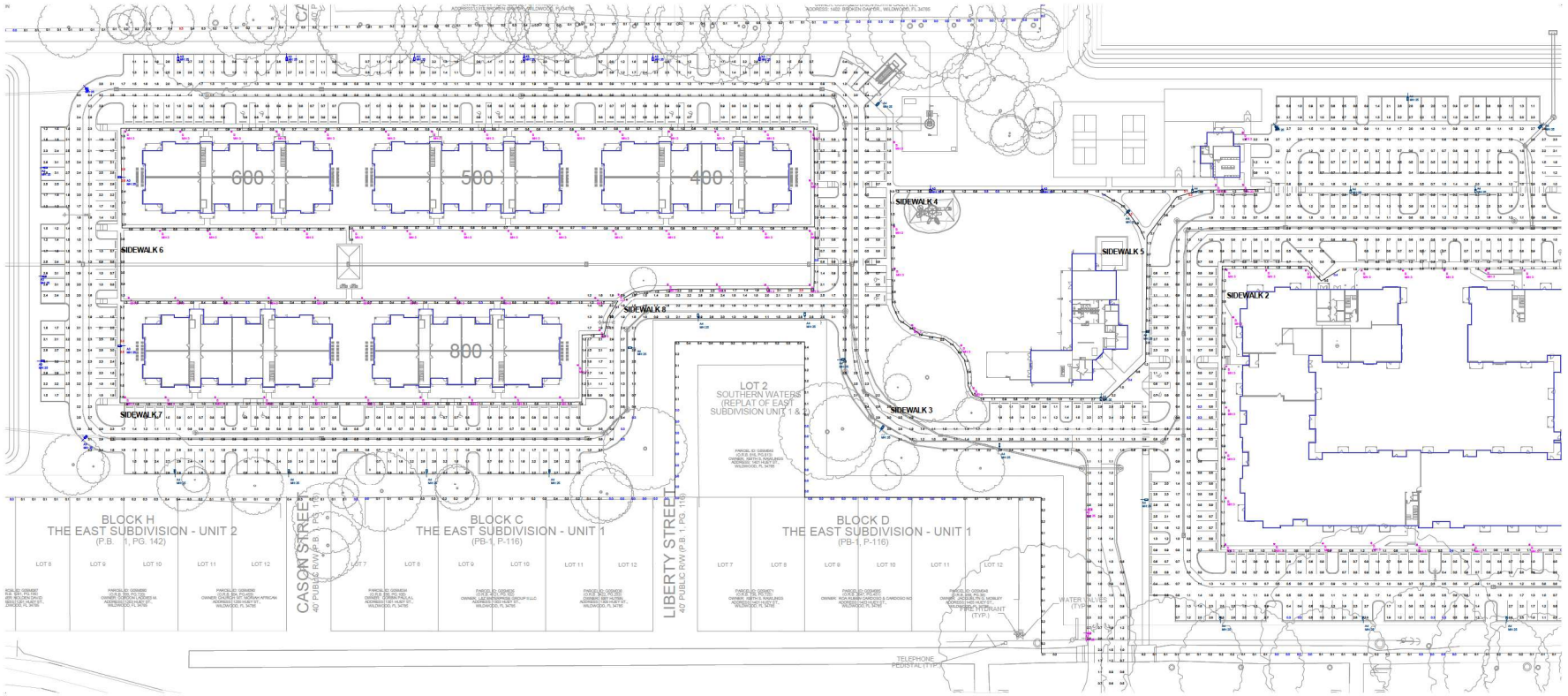
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep:JESSY NORTON
Office: ORLANDO
Contact: (407) 629-6100
Processed By: D. GILMORE
Filename: 09-10-2024 SOLIV-WILDWOOD.AGI

SOLIV @ WILDWOOD

Date:9/10/2024



PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

SESCO LIGHTING

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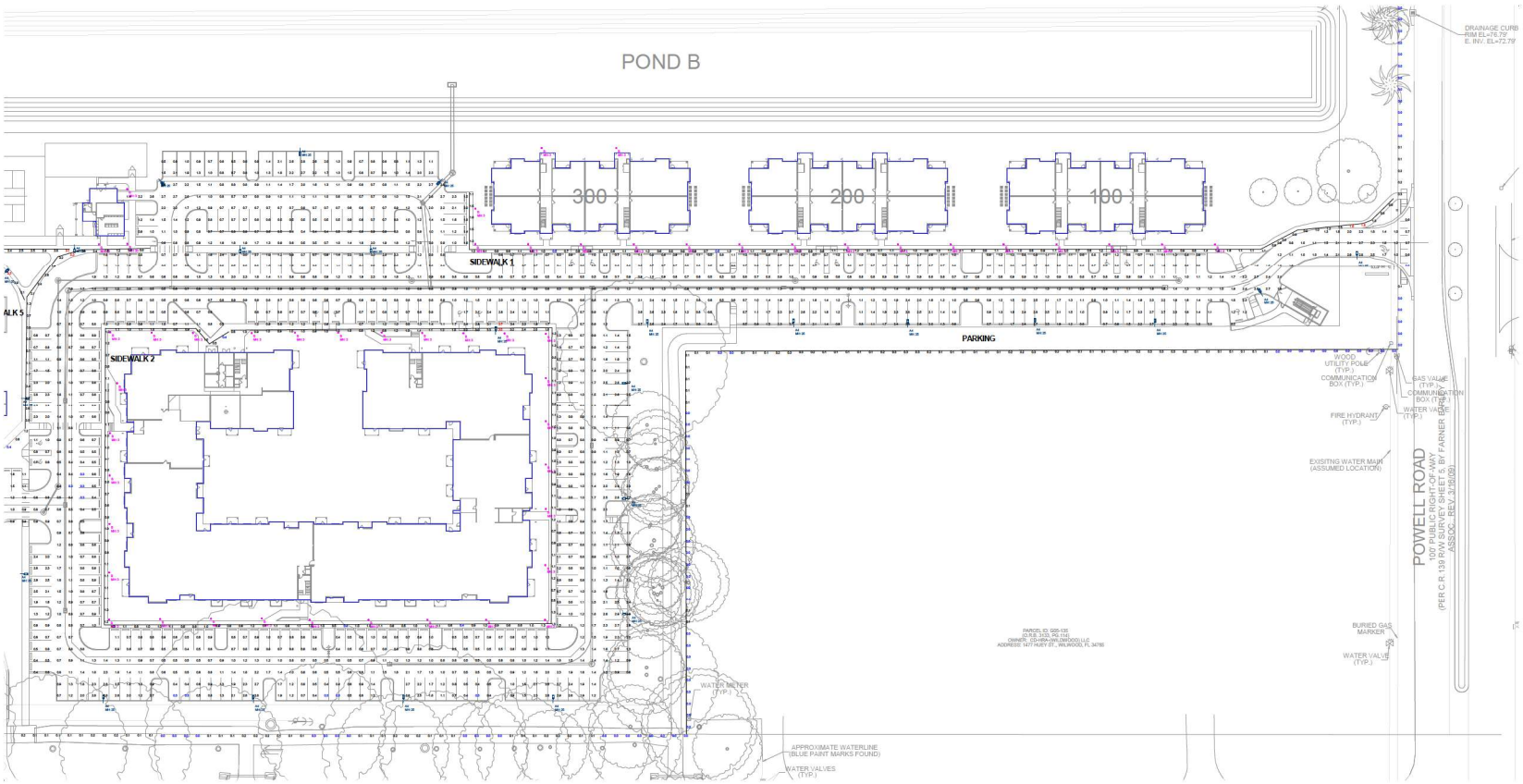

PHOTOMETRY - SITE
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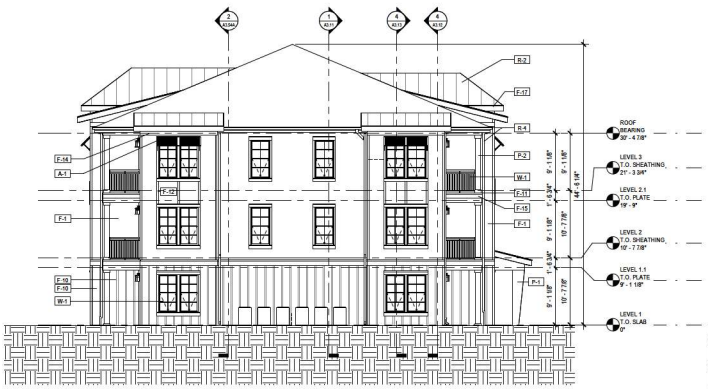
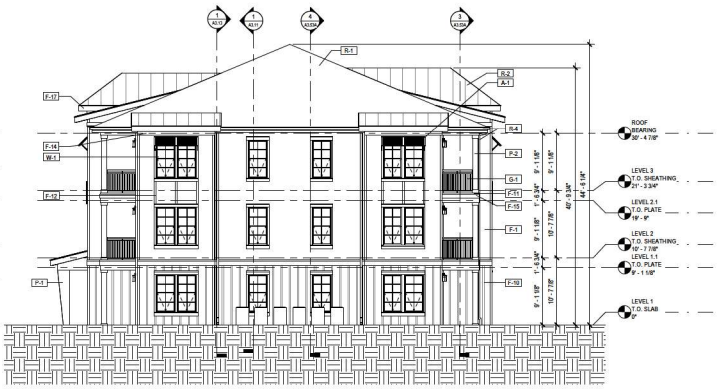


3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO COINCIDUDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
13. ALL EXERIOR LAP SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW6166 GREY CLOUDS
14. ALL LAP SIDING IN BREEZEWAYS UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7648 FLEUR DE SEL
15. ALL TRIM AT SIDING PAINT COLOR SW6166 GREY CLOUDS & COASTAL GRAY SHALL BE TRIM PAINT COLOR SW7062 ROCK BOTTOM
16. ALL BOARD AND BATTEN SIDING UNLESS NOTED OTHERWISE SHALL BE PAINT COLOR SW7666 FLEUR DE SEL
17. ALL TRIM AT SIDING PAINT COLOR SW 7666 FLEUR DE SEL SHALL BE TRIM PAINT COLOR SW7666 FLEUR DE SEL
18. ALL JAMB & SILL TRIM SHALL BE 5/4"x4" U.N.O.
19. ALL WINDOW AND DOOR HEAD TRIM SHALL BE 5/4"x6" U.N.O.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
F-17	FASCIA BOARD
F-10	FIBER CEMENT BATTEN
F-1	FIBER CEMENT PANELBOARD AND BATTEN 1
F-11	FIBER CEMENT TRIM 1X3
F-12	FIBER CEMENT TRIM 1X4
F-14	FIBER CEMENT TRIM 1X8
F-15	FIBER CEMENT TRIM 1X9
P-1	POST
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
O-2	UNGLAZED OPENING - OPEN TO BREEZEWAY
G-1	VINYL GUARDRAIL
W-1	WHITE VINYL WINDOW W/ SURROUND. TYP IF C SURROUND AT LAP, PANEL AND BOARD & BATTEN
P-2	WRAPPED COLUMN

ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0264
DRAWN: ZS
CHECKED: AS

BUILDING B ELEVATIONS

A2.21

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

4 PLAN EAST ELEVATION
1/8" = 1'-0"

3 PLAN NORTH ELEVATION
1/8" = 1'-0"

2 PLAN WEST ELEVATION
1/8" = 1'-0"

1 PLAN SOUTH ELEVATION
1/8" = 1'-0"

KEY PLAN

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
10. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
12. INSTALL EXTERIOR LIGHTING FIXTURES AT ELEVATIONS SHOWN, SEE ELECTRICAL DRAWINGS FOR CONNECTION REQUIREMENTS.
13. ACCESSIBLE ROUTES - COORDINATE FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
14. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.

FINISH SCHEDULE

TAG	MATERIAL
A-1	AWNING
B-1	BEAM, SEE STRUCTURAL
B-2	FAUX BRICK FIREPLACE
F-1	FIBER CEMENT PANELBOARD AND BATTEN 1
F-10	FIBER CEMENT BATTEN
F-11	FIBER CEMENT TRIM 1X3
F-14	FIBER CEMENT TRIM 1X8
R-1	POST
R-1	SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF
R-4	ROOF GUTTER & DS, DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-1	WHITE VINYL WINDOW W SURROUND, TYP IF C SURROUND AT LAP, PANEL AND BOARD & BATTEN
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE

ISSUE DATE: 08-29-2024

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

BSB DESIGN
www.bsbdesign.com

JOB NO: 24-0254
DRAWN: MD
PROJ MGR: AS
CHECKED: AS

CLUBHOUSE ELEVATIONS

08-29-2024 - 100% DESIGN DEVELOPMENT - - NOT FOR CONSTRUCTION

A2.31

MAIL BUILDING DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR SIZE			DOOR				LABEL DOOR & FRAME	FRAME						DETAILS				REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING		TYPE	MATERIAL	FINISH	GLAZING	SIDELITE	TRANSOM	HEAD	JAMB	THRESHOLD	HARDWARE SET	
LEVEL 1																				
1.M	MAINTENANCE	3' - 0"	8' - 0"	1 3/4"	SS															
2.M	MAINTENANCE	6' - 0"	7' - 0"	1 3/4"	RS															
3.M	MAIL	3' - 0"	6' - 8"	1 3/8"	434															
4.M	OFFICE	3' - 0"	6' - 8"	1 3/8"	434															
5.M	TOILET	3' - 0"	6' - 8"	1 3/8"	434															

ATTIC VENTILATION SCHEDULE

LEVEL	AREA NAME	ATTIC AREA SF	REQUIRED NET FREE VENTED AREA SI	50% REQUIRED NET FREE VENTED AREA SI	VENTING HIGH (40% - 50% OF TOTAL)									LOW VENTS (BALANCE OF TOTAL)						LOW VENTS (BALANCE OF TOTAL)	% LOW	ADEQUATE LOW VENTING
					RIDGE VENTS			BOX VENTS			TOTAL PROVIDED HIGH VENTING SI	% HIGH	ADEQUATE HIGH VENTING	SOFFIT VENTS			OFF-RIDGE VENTS			TOTAL PROVIDED LOW VENTING SI		
					PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI	QUANTITY	TOTAL PROVIDED SI				PROVIDED SI/LF	LF	TOTAL PROVIDED SI	PROVIDED SI/LF	LF	TOTAL PROVIDED SI			
ROOF	ROOF AREA	1769 SF	849	424	18	23' -0"	414	0	0	0	414	49	YES	5	181' -0"	905	0	0'	0	905	107	NO (HIGH)

ROOF DRAINAGE SCHEDULE

LOCATION	ROOF DATA				RAINFALL DATA		DOWNSPOUT DATA							GUTTER DATA				REMARKS
	ROOF AREA	ROOF PITCH	ROOF PITCH FACTOR	ADJUSTED AREA	RAINFALL INTENSITY PER IPC APPENDIX B	REQ'D GPM	DS TYPE	NOMINAL SIZE	ACTUAL SIZE	DS CAPACITY (GPM EACH) PER IPC TABLE 1106.3	REQ'D NUMBER OF DS	DS SHOWN	TOTAL DS CAPACITY (GPM)	ADEQUATE DS	WIDTH	MIN. DEPTH	GUTTER CAPACITY PER IPC TABLE 1106.6	ADEQUATE GUTTERS	
ROOF AREA	1769 SF	6" / 12"	1.1	1945 SF	4.5	8249	RECT	4	3.93	192	1	6	1152.00	YES	5' - 0"	5" - 0"	260	YES	

ROOF PLAN LEGEND

- GUTTER AND DOWNSPOUT
- SERVICE WALKPAD WITH ADD. LAYER OF TPO
- CONDENSER UNIT, 3'0"X28"X28" MOUNTING PAD UNDER EACH
- RIDGE VENT
- POD ROOF VENT
- 6:12 ROOF PITCH
- OUTSIDE FACE OF STUD, BELOW
- RD ROOF DRAIN
- SD SECONDARY ROOF DRAIN
- FIRE WALL
- 1-HOUR RATED ROOF ACCESS
- ATTIC DRAFTSTOPPING

ROOF PLAN NOTES

1. FLASH ALL ROOF PENETRATIONS PER MANUFACTURERS' REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY.
2. ALL ROOF PENETRATIONS (PLUMBING STACK VENTS, ETC.) TO BE PAINTED TO MATCH FINISHED ROOFING COLOR.
3. COPING TO INCLUDE CONTINUOUS CLEAT AT EXTERIOR SIDE AND MECHANICAL ATTACHMENT AT INTERIOR SIDE OF ROOF.
4. SEE A8.X SERIES SHEETS FOR RELEVANT ROOF AND WATERPROOFING DETAILS.
5. NO ROOF PENETRATIONS TO OCCUR WITHIN 4' FEET HORIZONTAL AT EACH SIDE OF TERMINATION OF 2-HOUR FIRE WALLS.
6. TPO TO BE MECHANICALLY FASTENED.
7. MAINTAIN 12" MINIMUM FROM END OF HIP/RIDGE VENT TO ROOF EDGE/INTERSECTION.
8. PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM PER ASTM E96 ON THE WARM SIDE OF THE ATTIC INSULATION.
9. USE 5" PREFINISHED ALUMINUM GUTTERS AND 3" X 4" DOWNSPOUTS. FINISH COLOR TO BE SELECTED BY ARCHITECT. PROVIDE SPLASH GUARD EXTENSIONS AT VALLEYS TO DIRECT OVERFLOW.
10. ALL ROOF OVERHANGS ARE 24" UNLESS NOTED OTHERWISE.
11. ALL ROOF PITCHES SHALL BE 6:12 UNLESS OTHERWISE NOTED.
12. ATTIC ACCESS, 22" X 36" MINIMUM W/ INSULATION ON TOP OF ACCESS PANEL.
13. PROVIDE DRAFTSTOPPING WITH MINIMUM OF 3/8" OSB TO SUBDIVIDE THE ATTIC INTO SPACES OF 3,000 SQUARE FEET MAXIMUM AREAS, TYPICAL.
14. PROVIDE SELF-CLOSING, 24" X 84" MINIMUM, UNLESS NOTED OTHERWISE, ACCESS DOOR PANEL IN DRAFT STOP ASSEMBLY WHERE SHOWN FOR FIRE DEPARTMENT ACCESS TO ATTIC COMPARTMENT FROM COMMON AREA.
15. PROVIDE 3/4" PLYWOOD WALK FROM ATTIC ACCESS TO DRAFT STOP PANEL(S) FOR INSPECTION ACCESS, TYP.
16. PROVIDE VALLEY FLASHING 18" UP EACH SLOPED FACE
17. DOWNSPOUTS TO BE TIED IN TO SUB-SURFACE DRAINAGE SYSTEM; REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
18. CONTRACTOR TO VERIFY AND COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS WITH MEP DRAWINGS.

BUILDING PLAN NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
2. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
3. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
4. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
5. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL AND SHEAR WALL LOCATIONS.
6. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
7. AT LOCATIONS WHERE 2HR UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE WALL RATING WILL BE REQUIRED TO EXTEND TO FURTHEST EXTERIOR WALL.
8. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
9. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
10. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.
11. SEE UNIT PLANS FOR ALL INTERIOR DIMENSIONS.

ELEVATIONS NOTES

1. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND DIMENSIONED LOCATIONS.
2. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
3. PROVIDE DRIP CAP FLASHING AT ALL STOREFRONT & DOOR HEADS.
4. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
5. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE IBC AND AS NOTED IN THE WINDOW ELEVATIONS.
6. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
7. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
8. MASONRY VENEERS SHALL BE INSTALLED PER STRUCTURAL DRAWINGS AND AS SHOWN AND DETAILED ON THE ELEVATIONS, SEE MASONRY CONTROL JOINT NOTES.
9. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR HIGHER THAN 30 FEET ABOVE THE BRICK LEDGE. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
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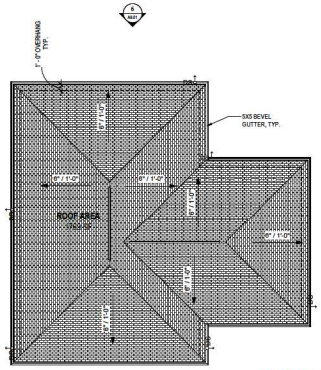
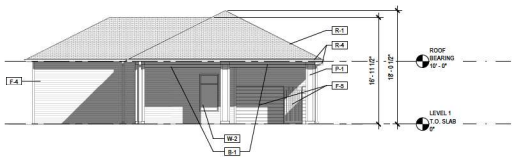
FINISH SCHEDULE

TAG	MATERIAL
F-3	BEAM SIZE STRUCTURAL
F-4	FIBER CEMENT LAP SIDING 1
F-5	PET WASH ENCLOSURE AND GATE; MATERIAL BY OWNER
O-1	OVERHEAD DOOR
P-1	POST
P-2	WRAPPED COLUMN
R-1	SHINGLE ROOF
R-4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL
W-2	ALUMINUM STOREFRONT, SEE SCHEDULE



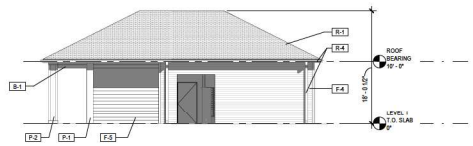
Add lap siding to finish palette

2 ROOF PLAN
1/8" = 1'-0"

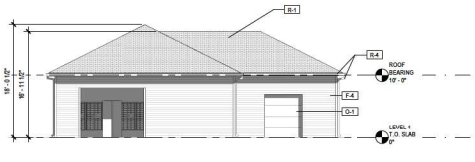


6 PLAN NORTH ELEVATION
1/8" = 1'-0"

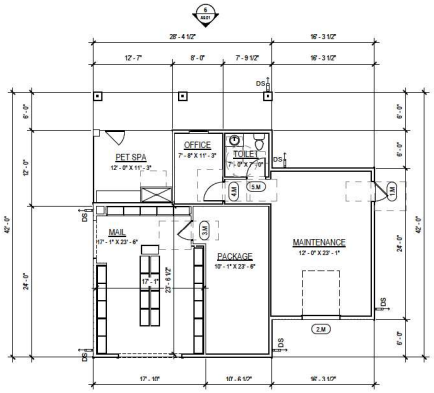
4 PLAN EAST ELEVATION
1/8" = 1'-0"



5 PLAN WEST ELEVATION
1/8" = 1'-0"



3 PLAN SOUTH ELEVATION
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"

ISSUE DATE: 2024-08-29

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REVISIONS

HUEY ST WILDWOOD - MAIL BUILDING

WILDWOOD, FLORIDA

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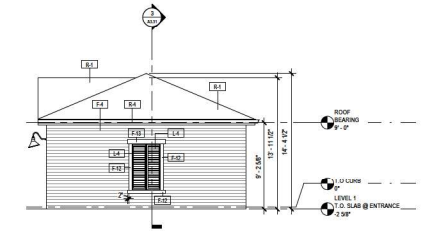
(813) 280-4457

JOB NO: 24-0254 PROJ MGR: [PM]
DRAWN: [MDL] CHECKED: [QC]

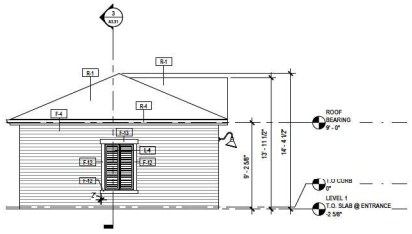
MAIL BUILDING PLANS, ELEVATIONS AND DOOR INFORMATION

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

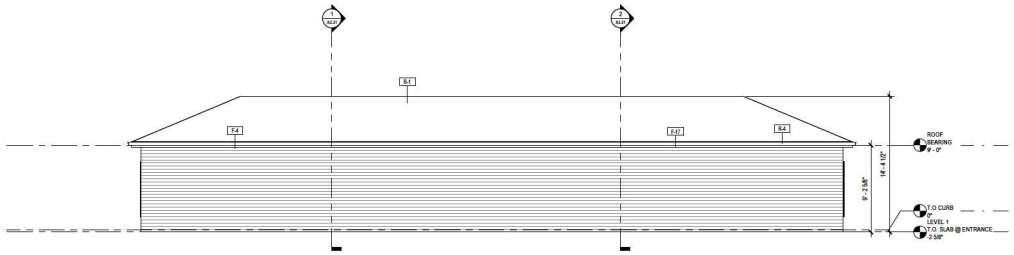
A9.01



4 RIGHT ELEVATION
3/16" = 1'-0"



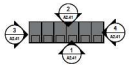
3 LEFT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



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FINISH SCHEDULE

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F-3	FIBER CEMENT VERTICAL SIDING 1
F-4	FIBER CEMENT LAP SIDING 1
F-12	FIBER CEMENT TRIM 1X4
F-13	FIBER CEMENT TRIM 1X6
F-17	FASCIA BOARD
L-1	LIGHT FIXTURE 1, REF ELECTRICAL DRAWINGS
L-4	LOUVER
O.1	OVERHEAD DOOR
R.1	SHINGLE ROOF
R.4	ROOF GUTTER & DS. DS TO TIE INTO METAL BOOT, REFER TO CIVIL

ISSUE DATE: 2024-08-29

REVISIONS

HUEY ST WILDWOOD RENTAL COMMUNITY

WILDWOOD, FLORIDA

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

BSB DESIGN
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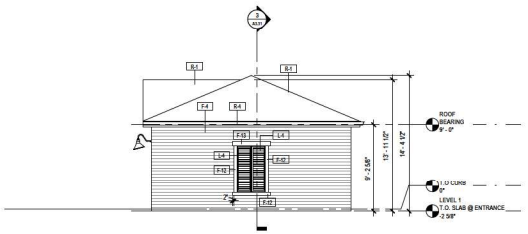
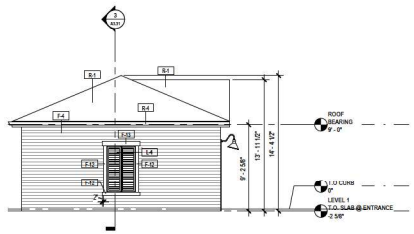
JOB NO: 24-0254
DRAWN: AK
CHECKED: ML

TYPICAL GARAGE ELEVATIONS

A2.41



4 RIGHT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
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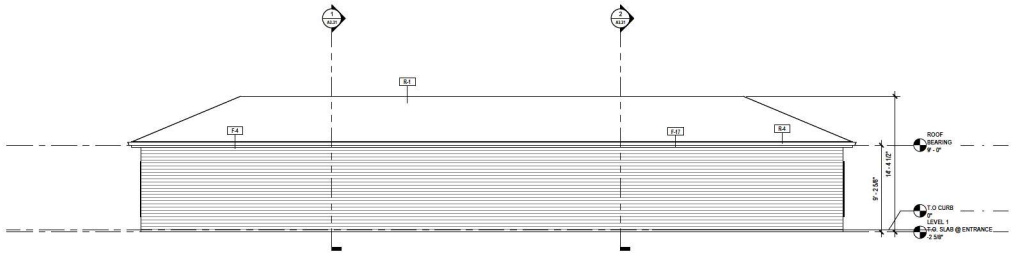

2 REAR ELEVATION
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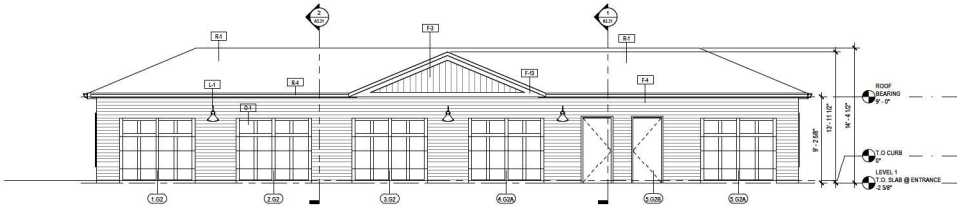
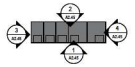


1 FRONT ELEVATION
3/16" = 1'-0"

KEY PLAN



ELEVATIONS NOTES

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WILDWOOD, FLORIDA

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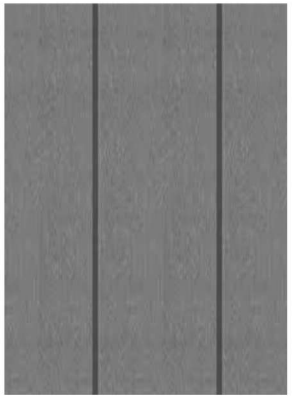
JOB NO: 24-0254
DRAWN: AK CHECKED: ML

2024-08-29 - 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

ACCESSIBLE GARAGE ELEVATIONS

A2.45

Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal



Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal

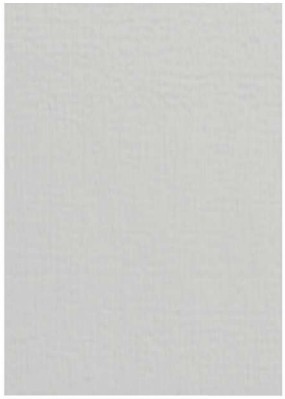
Horizontal Lap Siding
James Hardie “Khaki Brown”
SW7508 “Tavern Taupe” or equal

Metal Louver Awning
PAC-CLAD “Charcoal”
or equal

Vinyl Window & Doors “White” or equal

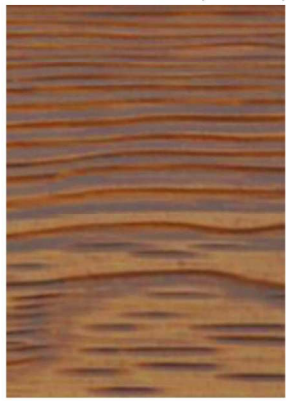
Painted Porch Ceiling
SW6799 “Solar” or equal

Board and Batten Siding
James Hardie “Arctic White”
or equal



Panel Siding
James Hardie “Arctic White”
or equal

Horizontal Lap Siding
James Hardie “Arctic White”
(Maintenance & Garage Buildings)
or equal



Wood Panelled Trellis, Pergolas & Columns
TREX “Classic White Finish”
Hardie WoodTone - Rustic Series
“Old Cherry”or equal

Fiber Cement Trim
Faux Wood Columns
Fiber Cement Panel Siding
James Hardie “Arctic White”
or equal

Aluminum Balcony Railing
“Black” or equal

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal

Horizontal Lap Siding
James Hardie “Khaki Brown”
SW7508 “Tavern Taupe”
or equal

Faux Wood Columns
Fiber Cement Panel Siding
James Hardie “Arctic White”
or equal

Horizontal Lap Siding
James Hardie “Arctic White”
or equal

Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal

Faux Wood Columns
Ceraclad Fiber Cement Faux Panels
Hardie WoodTone - Rustic Series
“Old Cherry”or equal

Vinyl Windows & Doors
"White" or equal

Board and Batten Siding
James Hardie “Arctic White”
or equal

PROCOPIO COMPANIES

APARTMENT MATERIALS
WILDWOOD
WILDWOOD, FLORIDA

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November 19, 2024 | MR230446.00

Standing Seam Metal Roof
PAC-CLAD “Musket Gray”
or equal

Panel Siding
James Hardie “Arctic White”
or equal

Brick Veneer
Charokee Brick Antique Hard Tan
Mississippi Handcrafted
or equal

Architectural Asphalt Shingles
Owens Corning “Estate Gray”
or equal

Metal Louver Awning
PAC-CLAD “Charcoal”
or equal

Aluminum Frame Storefront
Windows & Doors
"Black" or equal

Wood Panelled Trellis & Pergola
TREX “Classic White Finish”
Hardie WoodTone - Rustic Series
“Old Cherry”or equal

PROCOPIO
COMPANIES

CLUBHOUSE MATERIALS
WILDWOOD
WILDWOOD, FLORIDA

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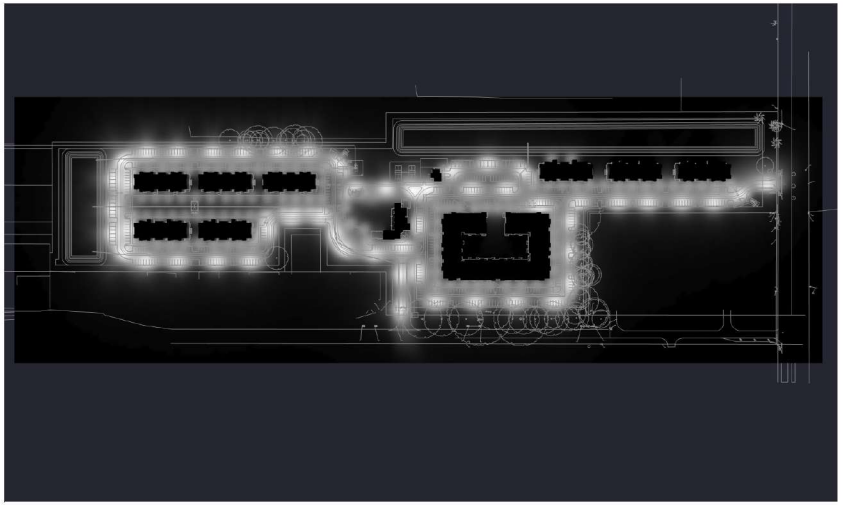
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	[MANUFAC]
	2	A2	Single	9840	1.000	63.59	127.18	OPF-S-A03-840-T2M	SIGNIFY CANADA LTD
	15	A3	Single	9762	1.000	63.59	953.85	OPF-S-A03-840-T3M	SIGNIFY CANADA LTD
	36	A4	Single	9893	1.000	63.59	2289.24	OPF-S-A03-840-T4M	SIGNIFY CANADA LTD
	115	B	Single	1113	1.000	20	2300	FCB6C-36L02-UNV-39-4K-11L	FC Lighting

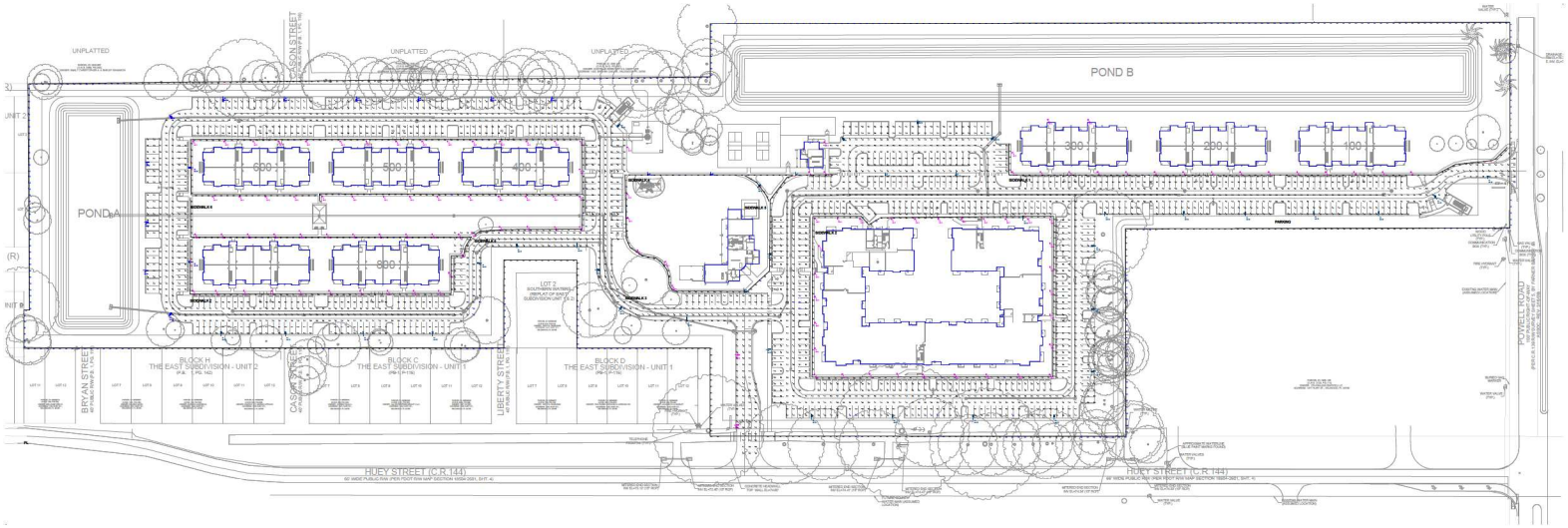
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.30	3.7	0.3	4.33	12.33	0
PL	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	0.98	1.8	0.5	1.96	3.60	N.A.
SIDEWALK 2	Illuminance	Fc	1.05	3.5	0.4	2.63	8.75	N.A.
SIDEWALK 3	Illuminance	Fc	1.39	3.3	0.4	3.48	8.25	N.A.
SIDEWALK 4	Illuminance	Fc	1.89	3.1	0.8	2.36	3.88	N.A.
SIDEWALK 5	Illuminance	Fc	2.48	3.3	1.4	1.77	2.36	N.A.
SIDEWALK 6	Illuminance	Fc	0.80	2.6	0.2	4.00	13.00	N.A.
SIDEWALK 7	Illuminance	Fc	1.04	2.8	0.3	3.47	9.33	N.A.
SIDEWALK 8	Illuminance	Fc	1.78	2.8	0.8	2.23	3.50	N.A.

TARGETING:

IESNA
0.2 FC MIN
20:1 MAX:MIN

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LOCATIONS ARE PROPOSED





PHOTOMETRY - SITE
Scale: 1 inch= 80 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product offering. This information provided is based on standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.).

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

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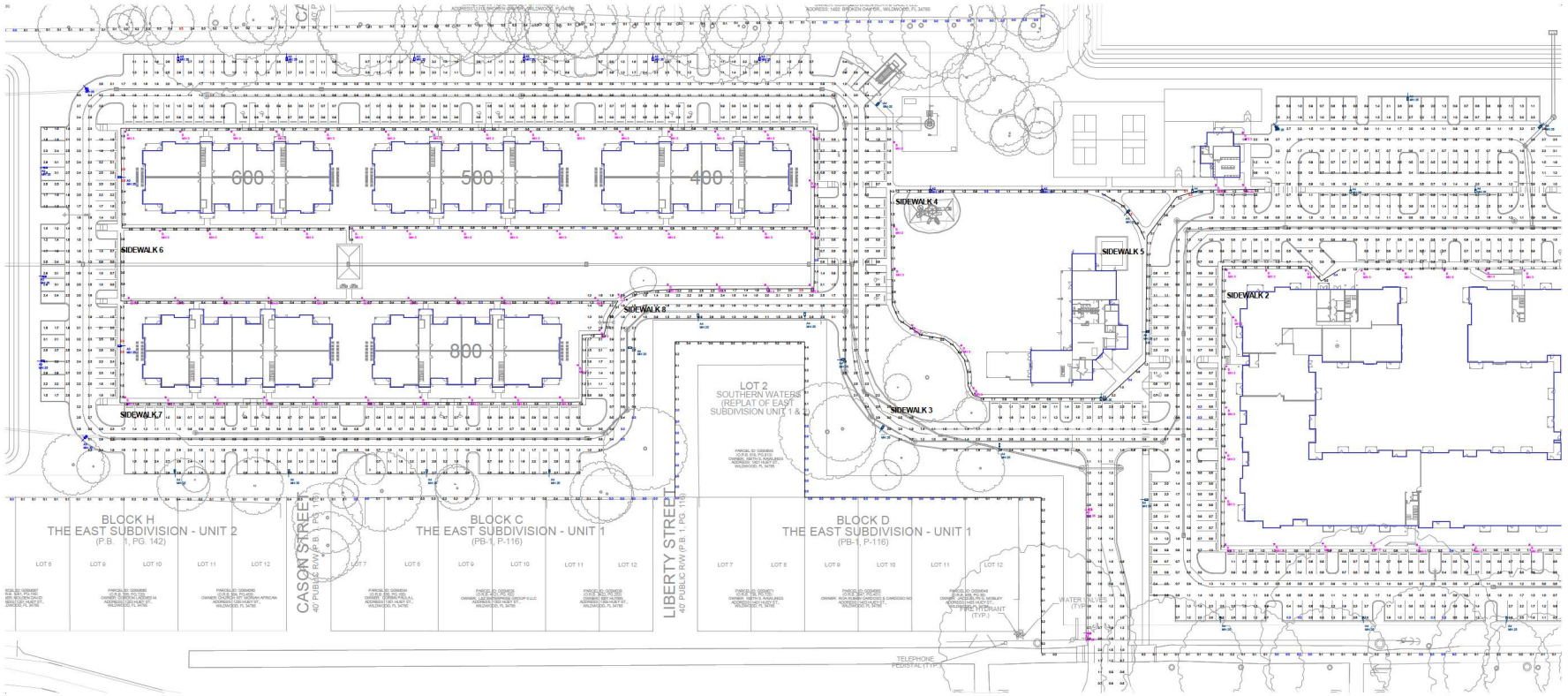
Office: ORLANDO
Contact: (437) 629-6100
Processed By: D. GILMORE
Filename: 09-10-2024 SOLIV-WILDWOOD.AGI

SOLIV @ WILDWOOD

Date:9/10/2024



PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

SESCO LIGHTING

Disclaimer:
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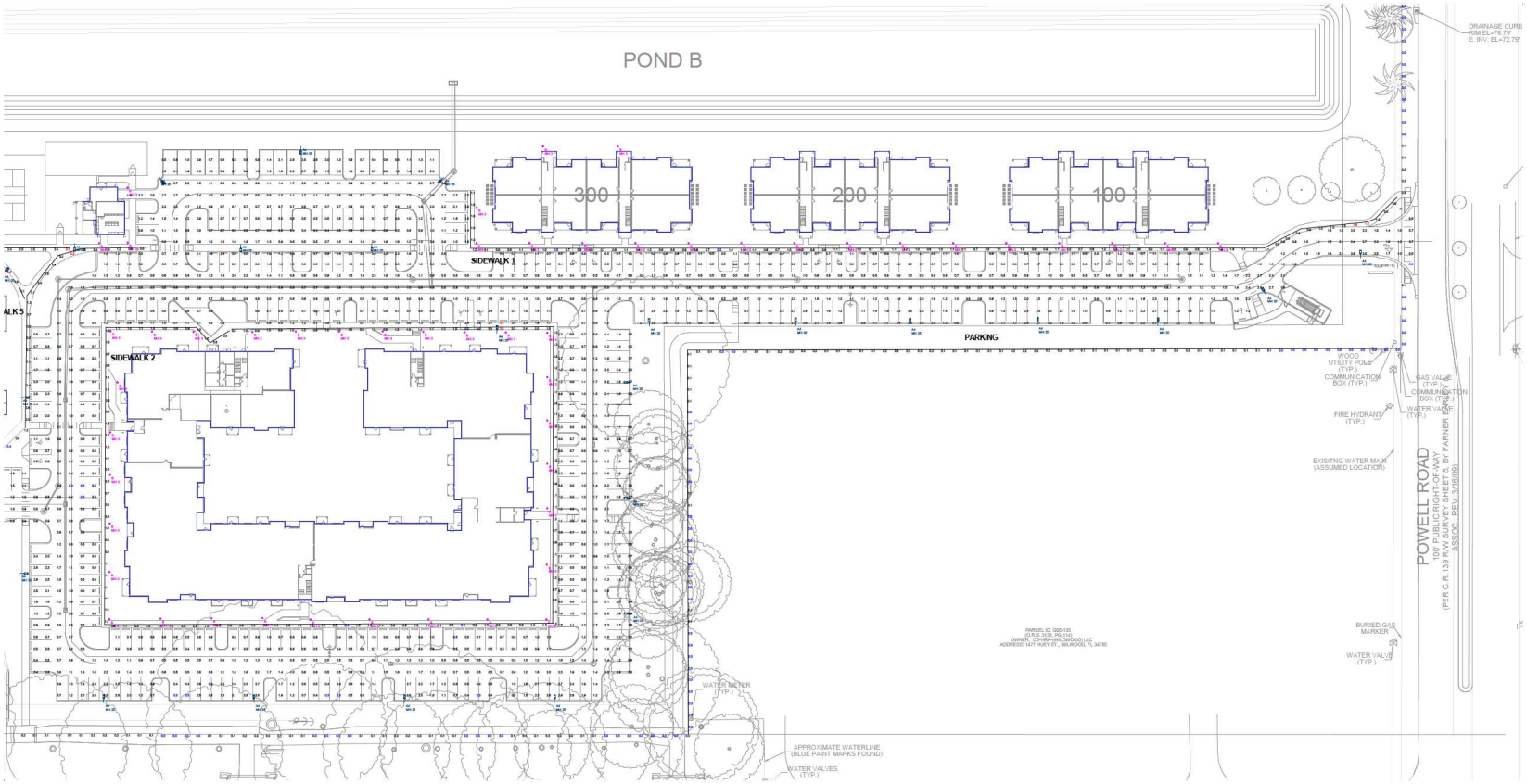
SOLIV @ WILDWOOD

Date:9/10/2024



PHOTOMETRY - SITE
Scale: 1 inch= 40 Ft.

SESCO LIGHTING

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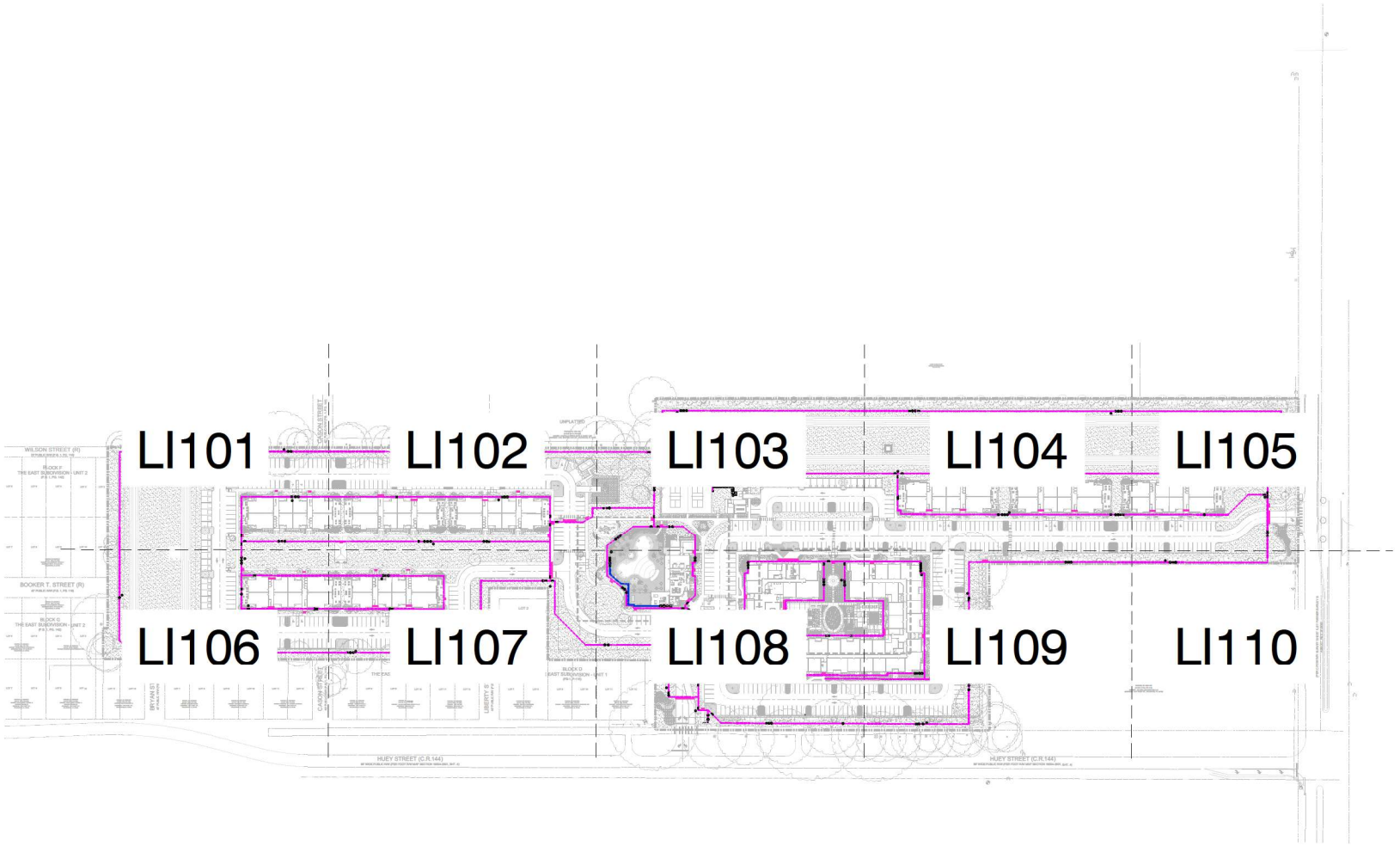
Date:9/10/2024

Page 3 of 3



SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

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

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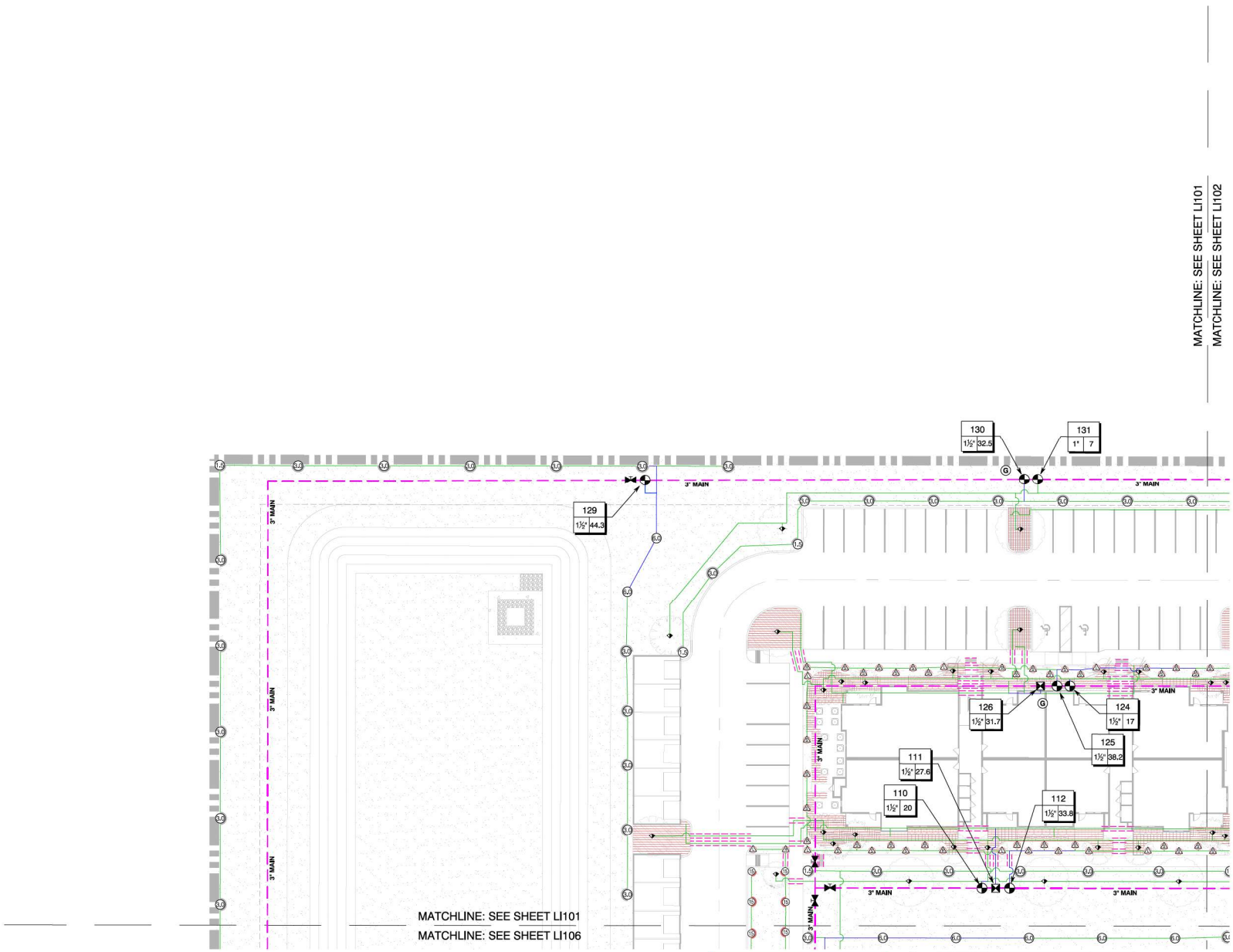
IRRIGATION KEY MAP

LI100

01_ORIGNAL ISSUE



SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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IRRIGATION PLAN

LI101

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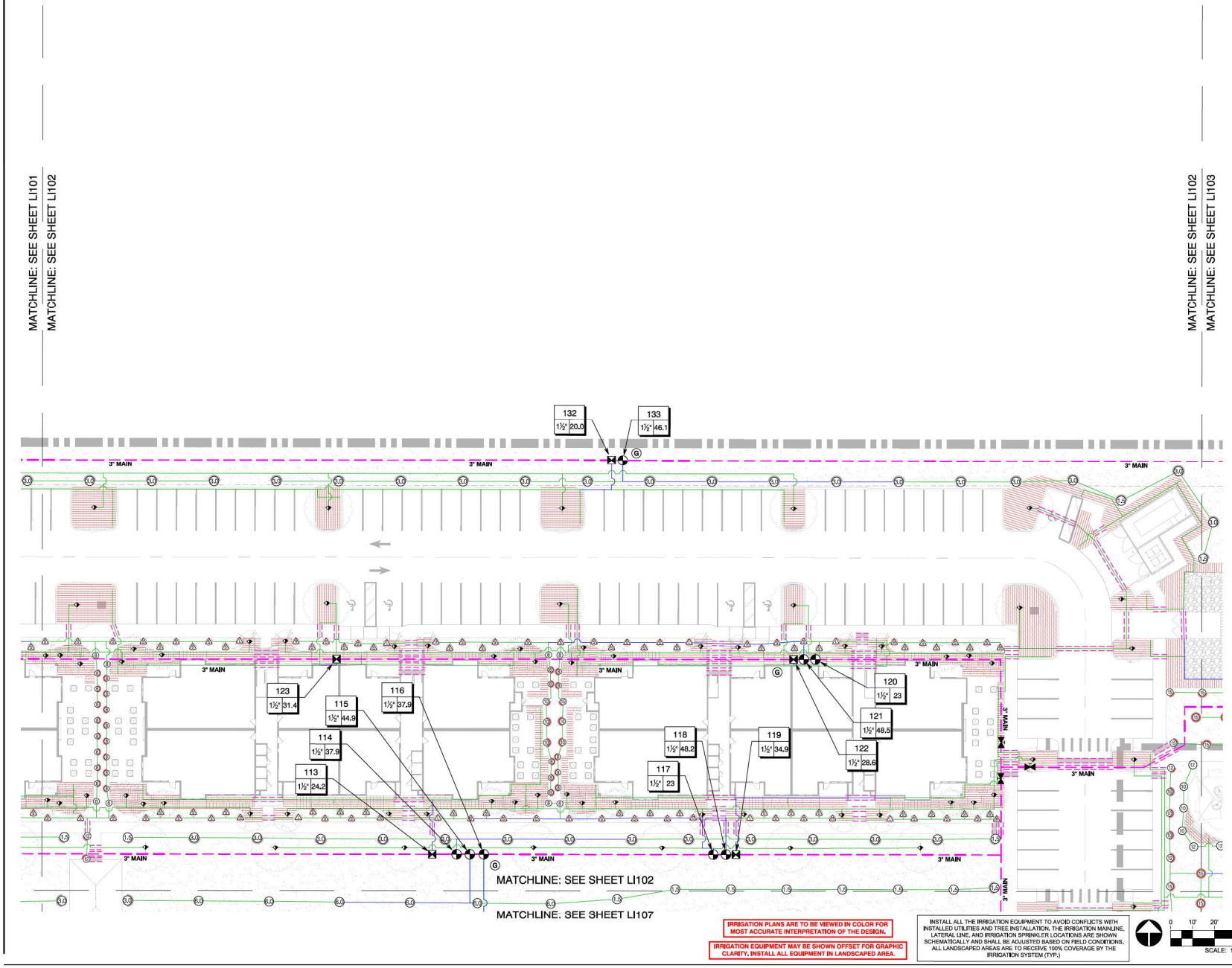

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0 10' 20' 40'
SCALE: 1" = 20'-0"

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

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IRRIGATION PLAN

LI102

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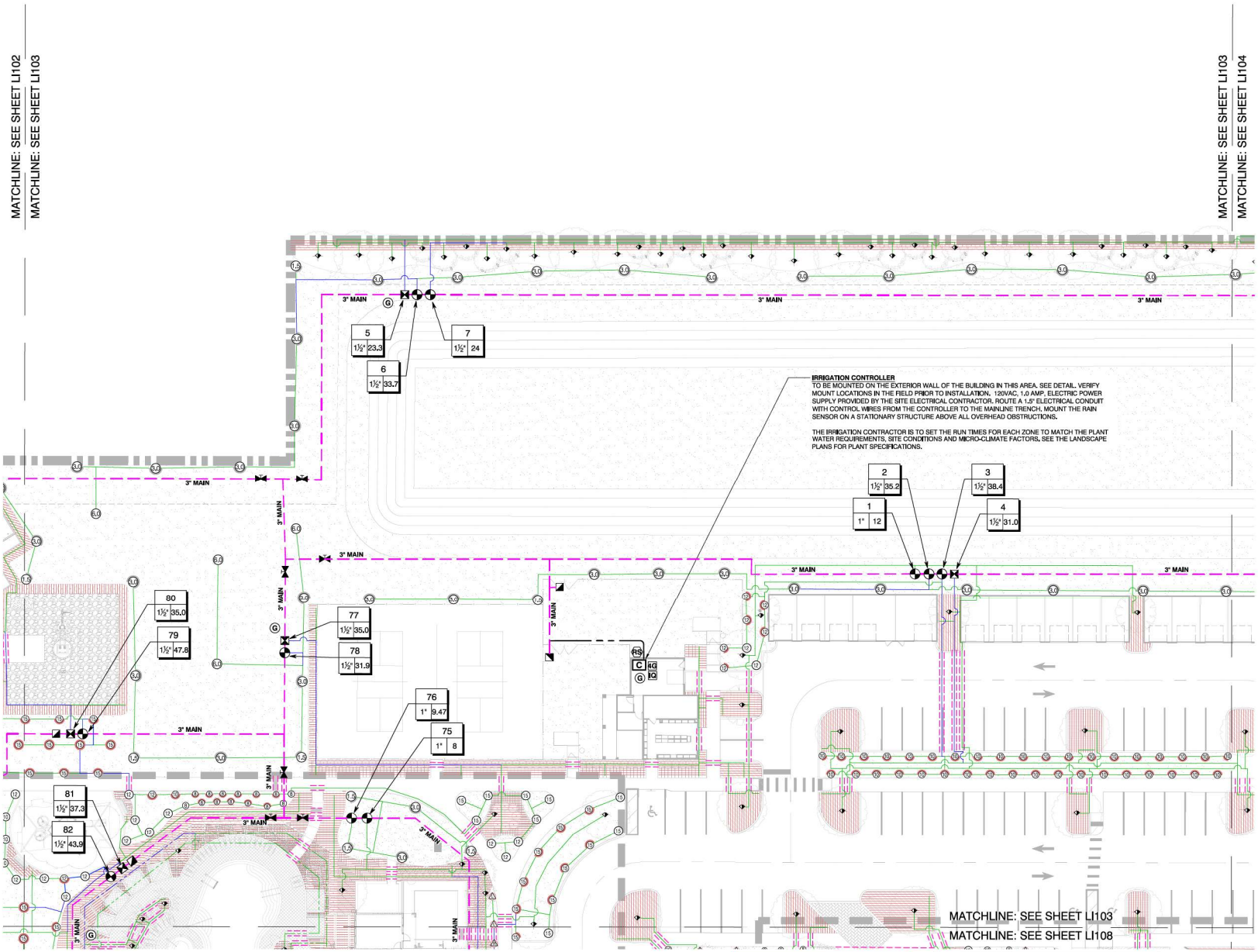

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0 10' 20' 40'
SCALE: 1" = 20'-0"

CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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LI103

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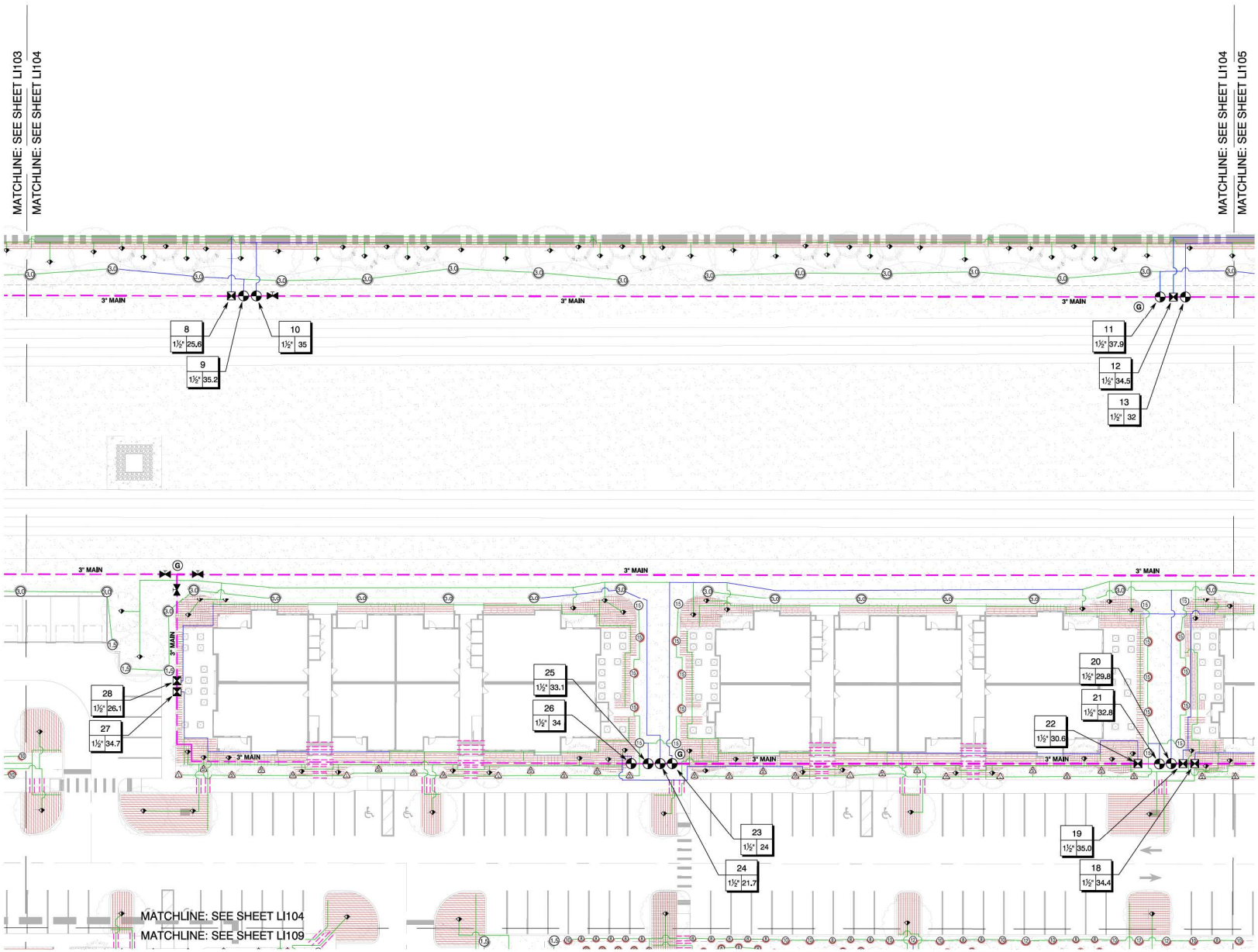

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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LI104

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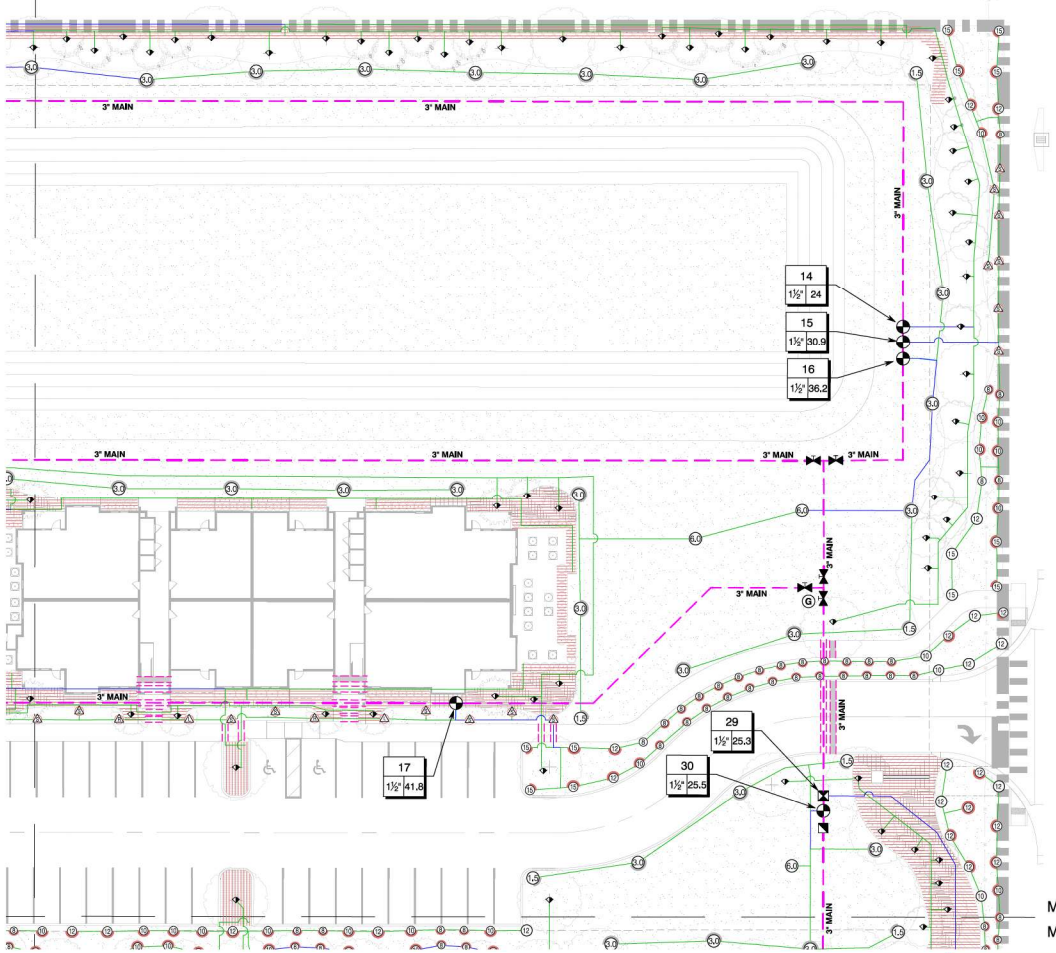
MATCHLINE: SEE SHEET LI104
MATCHLINE: SEE SHEET LI105



MATCHLINE: SEE SHEET LI105
MATCHLINE: SEE SHEET LI110

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0 10' 20' 40'
SCALE: 1" = 20'-0"

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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IRRIGATION PLAN

LI105

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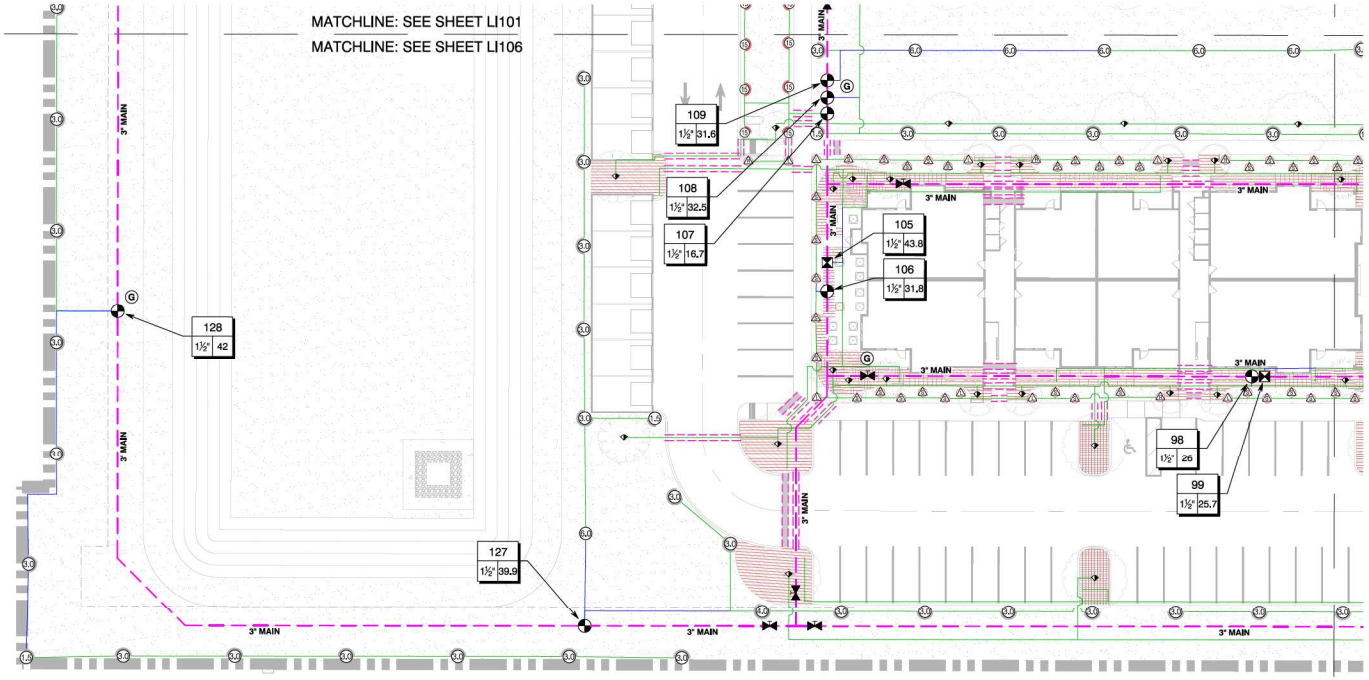

MATCHLINE: SEE SHEET LI106
MATCHLINE: SEE SHEET LI107

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3558

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Orlando, Florida 32801
Tel: 407.680.0650
www.rviplanning.com

Douglas P Dierlich
DOUGLAS PETER DIERLICH
LANDSCAPE ARCHITECT
Digitally signed by Douglas P Dierlich
DN: c=US, o=Landscape Architecture, ou=Landscape Architecture, cn=Douglas P Dierlich, email=dpdierlich@rvi.com
Date: 2024.11.27 12:01:18 -05'00'
LA0001696

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SOLIV AT WILDWOOD
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

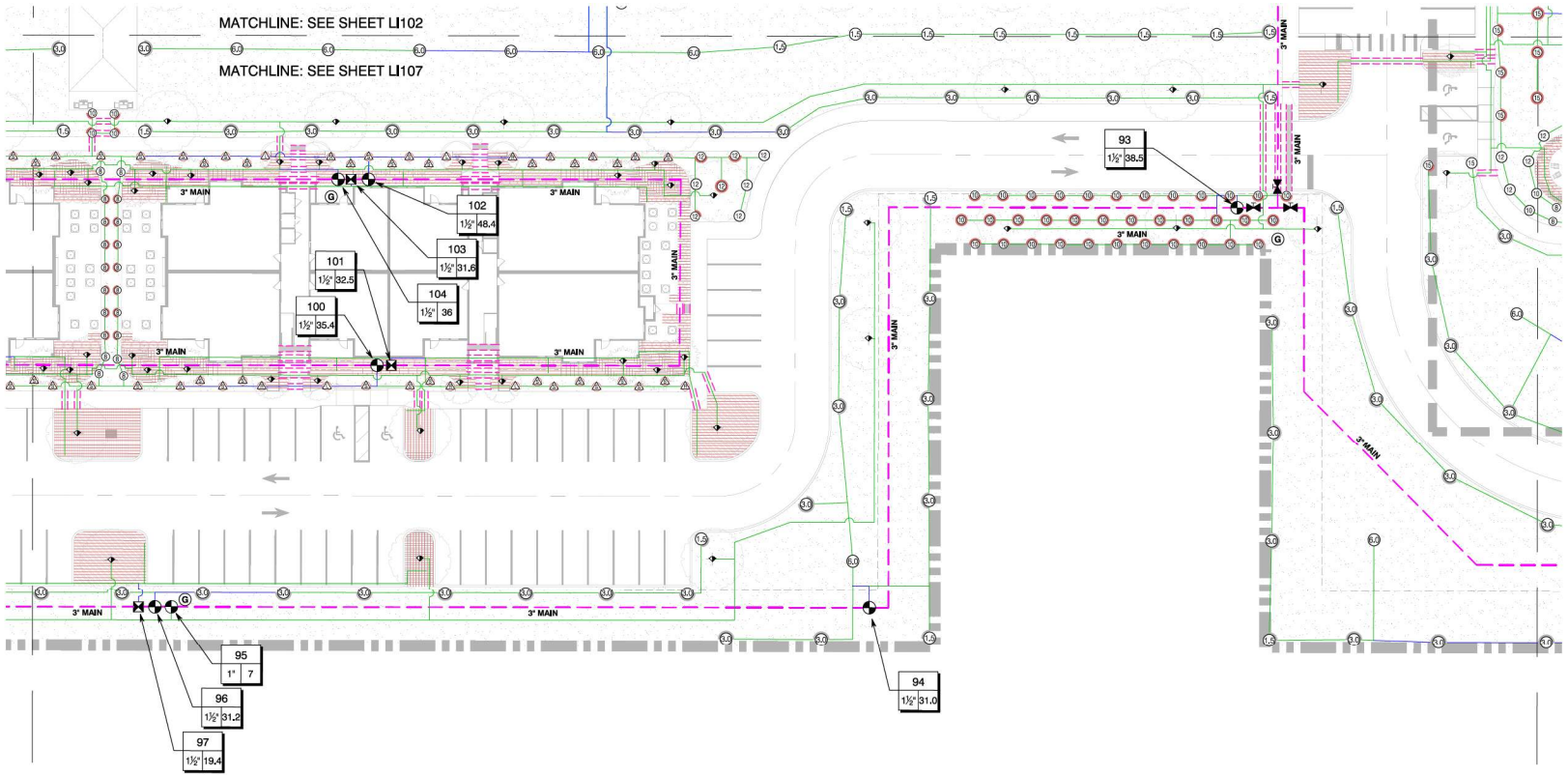
PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION PLAN

LI106

01_ORIGINAL ISSUE



MATCHLINE: SEE SHEET LI106
MATCHLINE: SEE SHEET LI107

MATCHLINE: SEE SHEET LI107
MATCHLINE: SEE SHEET LI108

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	1.5"

LATERAL LEGEND	
	1"
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	2"
	2.5"

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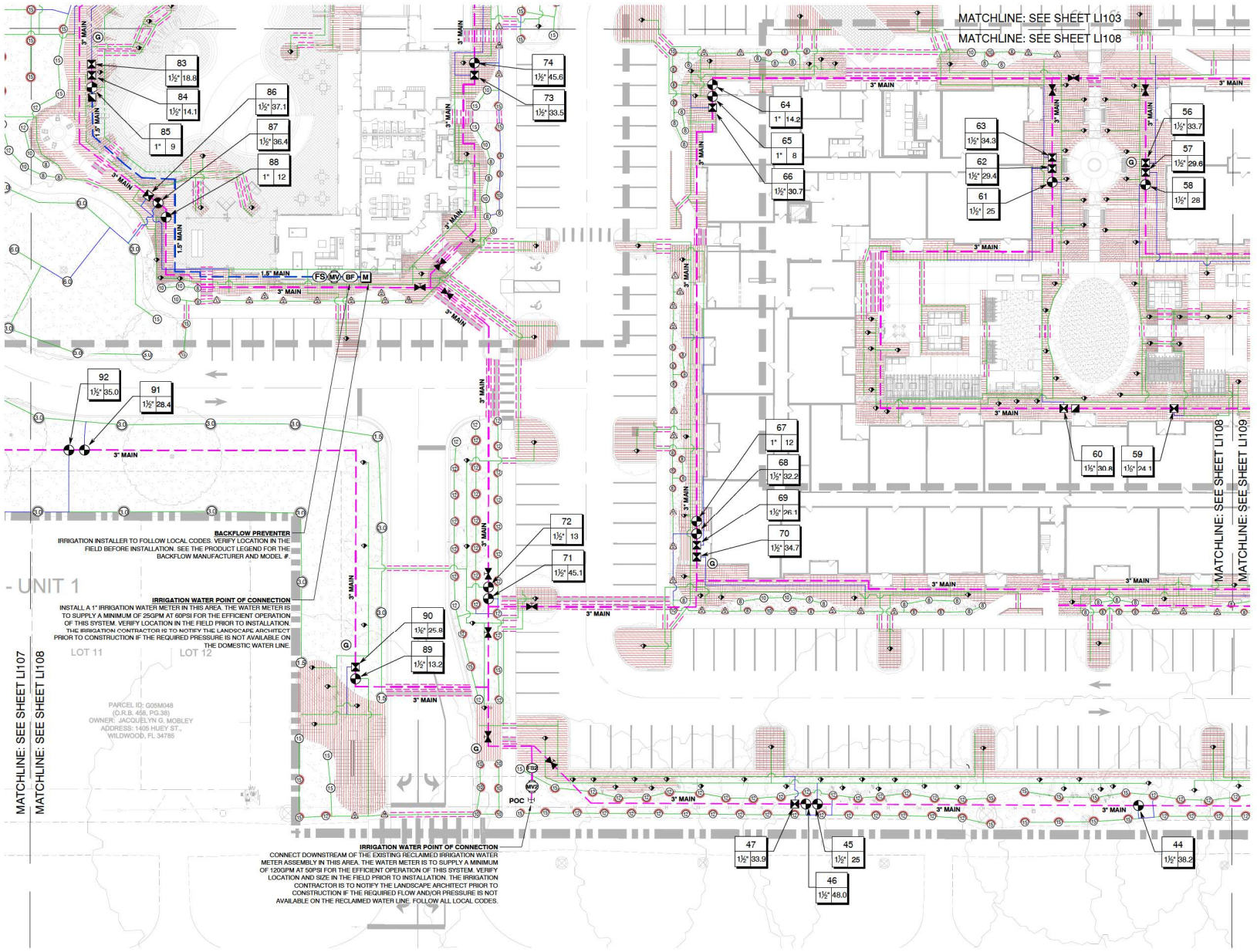

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IRRIGATION PLAN

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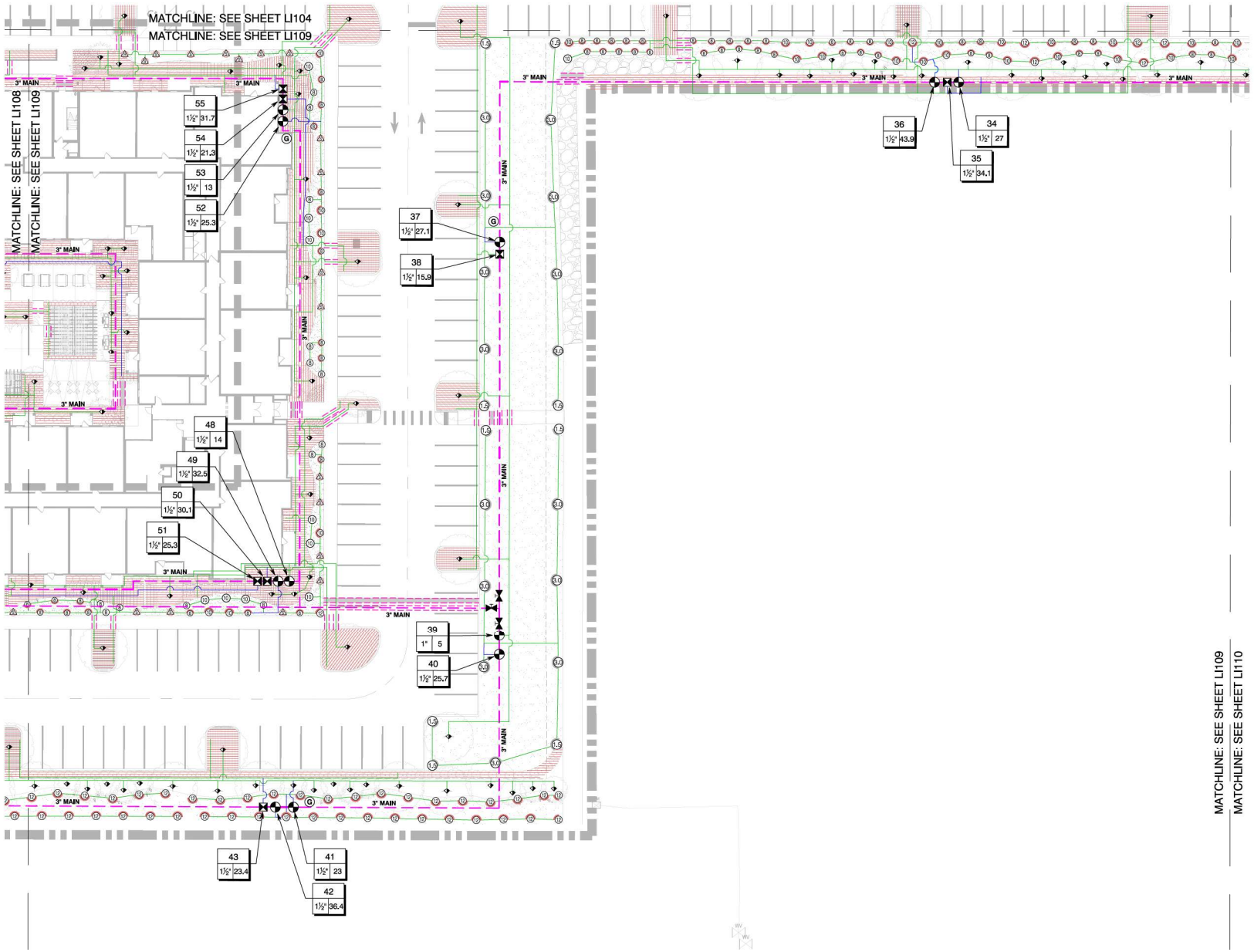

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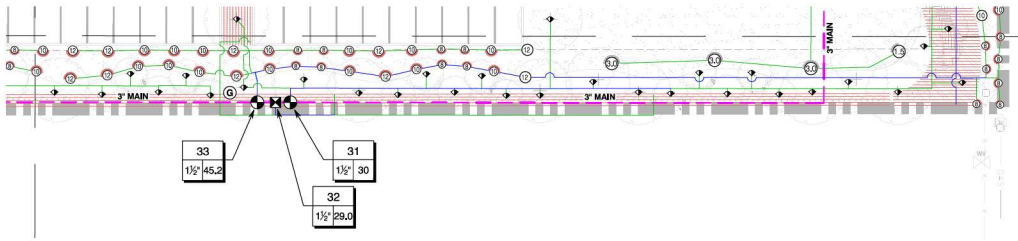

MATCHLINE: SEE SHEET LI105

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IRRIGATION PLAN

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IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNERS REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
5. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
6. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
7. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
8. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
9. 100% HEAD TO HEAD COVERAGE IS REQUIRED, ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
10. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
11. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
12. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
13. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
15. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
16. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
17. WHEN THE IRRIGATION MAINLINE IS 3" OR LARGER, ALL CHANGES OF DIRECTION SHALL BE ACCOMPLISHED WITH THE USE OF DUCTILE IRON ELBOWS AND TEES W/ PROPER THRUST BLOCKING.
18. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
20. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
21. ALL IRRIGATION HEADS ARE TO BE INSTALLED AT THE END OF PARKING SPACES IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB.
22. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE DESIGNATED FOR CONTROL WIRES.
23. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
24. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
25. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

PRE-CONSTRUCTION MEETING

PRIOR TO INSTALLATION OF TWO-WIRE IRRIGATION SYSTEM, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH PROJECT OWNER'S REPRESENTATIVE, INSTALLING CONTRACTOR, AND IRRIGATION TWO-WIRE MANUFACTURER AT NO ADDITIONAL COST FROM MANUFACTURER.

*CONTACT THE PRODUCT MANUFACTURER FOR TECHNICAL SUPPORT.

TWO-WIRE NOTES

1) EACH REMOTE CONTROL VALVE FOR EACH CONTROLLER SHALL BE INSTALLED WITH A LXIVMSOL INTEGRATED VALVE MODULE WITH 2-WIRE DECODER/SOLENOID, SYSTEM WIRE TO BE PAIGE ELECTRIC CABLE P7072D 14-2 AWG 2-CONDUCTOR CABLE DIRECT BURIAL WIRE. LXIVMSD SURGE PROTECTION DEVICE SHALL BE INSTALLED AT THE END OF EACH 2-WIRE PATH AND ALONG THE THE 2-WIRE PATH AT AN ON CENTER SPACING NOT TO EXCEED 500 FEET OR EVERY 15 DEVICES; WHICHEVER IS SMALLER. INSTALL THE LXIVMSD SURGE PROTECTION DEVICE AND GROUNDING ROD IN A RAIN BIRD VB ROUND VALVE BOX. INSTALL ONE LXIVMSD SURGE DEVICE MINIMUM 8' FROM CONTROLLER. INSTALL PER RAIN BIRD MANUFACTURERS RECOMMENDATIONS.
2) PAIGE ELECTRIC - THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8' COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A RAIN BIRD VB 10" ROUND VALVE BOX, NO SYMBOL N/A/ 120 VOLTS ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN VERIFY ACTUAL LOCATION IN THE FIELD.

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"
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CONTROL WIRE
ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

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DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE), FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS, D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL. CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST, IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

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IRRIGATION NOTES

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-PRS 15 STRIP SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	331	30
Q T H F	RAIN BIRD 1806-U-PRS U8 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	175	30
Q T H F	RAIN BIRD 1806-U-PRS U10 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	146	30
Q T H F TQ F	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	144	30
Q T H TT TQ F	RAIN BIRD 1806-U-PRS U15 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	82	30
8 SHE-VAN 10 SHE-VAN 12 SHE-VAN 15 SHE-VAN	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	156	30
1401 1402 1404 1406	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	596	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS
5.0	RAIN BIRD 5006-PC 1.5 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	57	35	34'
8.0	RAIN BIRD 5006-PC 3.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	253	35	38'
4.0	RAIN BIRD 5006-PC 4.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	1	35	40'
6.0	RAIN BIRD 5006-PC 6.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE.	25	35	43'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-150-IVMQ HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. SMART VALVE W/ FACTORY INSTALLED IVM-SOL. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	48
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	2,195 LF
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12-NP XFS NON POTABLE SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	90,399 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	RAIN BIRD PEBR-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH RECLAIMED PURPLE HANDLE	84
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	7
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	45
MV2	NETAFIM REED SWITCH REGISTER 3-8 4" 3IN. TO 8IN. MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. FLANGE CONNECTION, REED SWITCH REGISTER.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
MV	RAIN BIRD PEB-IVM-PRS-D (MASTER VALVE) 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1	
BF	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
C	RAIN BIRD ESPLXIVMP 240 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVMP 240-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX - INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (N) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
IQ	RAIN BIRD IQ4-CLOUD IQ4 CLOUD (FREE) SOFTWARE PACKAGE FOR CONTROLLING AND MONITORING SINGLE OR MULTI-SITE SYSTEMS VIA A CLOUD-BASED SYSTEM. COMMUNICATES WITH ESP-LX FAMILY OF CONTROLLERS WHEN UPGRADED TO A SATELLITE CONTROLLER WITH A NCC- (4G) (EM) (RS) CARTRIDGE. (FIVE COMMUNICATION TYPES AVAILABLE, SPECIFY DIRECT OR SERVER/CLIENT COMMUNICATION OPTION FOR EACH CONTROLLER AT EACH SITE) PLEASE CONTACT RAIN BIRD REP. FOR SITES SPECIFIC COMPONENTS & MODEL NUMBERS	1	
4G	RAIN BIRD IQ4G-USA IQ NCC 4G CELLULAR CARTRIDGE UPGRADES ESP-LX SERIES CONTROLLERS TO IQ SATELLITE, FOR COMMUNICATION WITH IQ CENTRAL CONTROL. INCLUDE IQEXTANT4G EXTERNAL ANTENNA FOR METAL OR STAINLESS STEEL CABINET/PEDESTAL. USED FOR DIRECT OR SERVER SATELLITE APPLICATIONS	1	
G	RAIN BIRD LXIVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXIVM(P) CONTROLLER, 2 WIRE PATH. INSTALL (1) LXIVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	27	
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	
FS2	NETAFIM PHOTO DIODE REGISTER 3-8 4" 3IN. TO 8IN. MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. FLANGE CONNECTION, PHOTO DIODE REGISTER, HIGH FREQUENCY.	1	
FS	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
POC	POINT OF CONNECTION CONNECT DOWNSTREAM OF THE EXISTING IRRIGATION METER.	1	
M	POINT OF CONNECTION 1"RECORDALL WATER METER OR EQUAL PROVIDED BY OTHERS.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP	52,326 LF	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	790.3 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21-NP	13,955 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	191.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE & LATERAL LINE SLEEVE.	3,278 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 2" CONTROL WIRE CONDUIT SLEEVE.	727.8 LF	

Valve Callout

Valve Number
Valve Flow
Valve Size

THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
2	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.22	0.54 in/h
3	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.44	1.42 in/h
4	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.98	1.44 in/h
5	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	23.33	1.44 in/h
6	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	33.68	0.44 in/h
7	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
8	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.61	1.44 in/h
9	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.23	0.42 in/h
10	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	35	3.4 in/h
11	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.94	0.42 in/h
12	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.55	1.44 in/h
13	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	32	3.4 in/h
14	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
15	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	30.86	1.47 in/h
16	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	36.19	0.35 in/h
17	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	41.83	1.38 in/h
18	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.38	1.44 in/h
19	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.95	1.44 in/h
20	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	29.81	0.43 in/h
21	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.83	1.07 in/h
22	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.6	1.44 in/h
23	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	24	3.4 in/h
24	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	21.67	0.58 in/h
25	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	33.1	1.02 in/h
26	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	34	3.4 in/h
27	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.7	1.44 in/h
28	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	26.13	1.44 in/h
29	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.34	1.44 in/h
30	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	25.54	0.43 in/h
31	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	30	3.4 in/h
32	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.03	1.45 in/h
33	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.23	1.37 in/h
34	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	27	3.4 in/h
35	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.07	1.45 in/h
36	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	43.94	1.43 in/h
37	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	27.08	0.5 in/h
38	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	15.9	1.44 in/h
39	RAIN BIRD PEBR-IVM	1"	BUBBLER	5	3.4 in/h
40	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	25.72	0.51 in/h
41	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
42	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	36.4	1.56 in/h
43	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	23.39	1.44 in/h
44	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.2	1.63 in/h
45	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	25	3.41 in/h
46	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	47.97	1.5 in/h
47	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.9	1.44 in/h
48	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	14	3.4 in/h
49	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.5	1.7 in/h
50	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.12	1.44 in/h
51	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.26	1.44 in/h
52	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	25.32	1.64 in/h
53	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	19	3.4 in/h
54	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	21.35	1.44 in/h
55	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.73	1.44 in/h
56	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.71	1.44 in/h
57	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.64	1.44 in/h
58	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	28	3.4 in/h
59	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	24.12	1.45 in/h
60	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.78	1.45 in/h
61	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	25	3.41 in/h
62	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	29.43	1.44 in/h
63	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.31	1.44 in/h
64	RAIN BIRD PEBR-IVM	1"	TURF SPRAY	14.2	1.41 in/h
65	RAIN BIRD PEBR-IVM	1"	BUBBLER	8	3.41 in/h
66	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	30.71	1.44 in/h
67	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
68	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	32.19	1.67 in/h
69	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	26.12	1.44 in/h
70	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.7	1.45 in/h
71	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.08	1.62 in/h
72	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	13	3.4 in/h
73	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	33.47	1.44 in/h
74	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	45.63	1.42 in/h
75	RAIN BIRD PEBR-IVM	1"	BUBBLER	8	3.4 in/h
76	RAIN BIRD PEBR-IVM	1"	TURF ROTOR	9.47	0.78 in/h
77	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	35.03	1.45 in/h
78	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.94	0.34 in/h
79	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	47.76	1.51 in/h
80	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	35.0	1.44 in/h
81	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	37.26	1.44 in/h
82	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	43.91	1.49 in/h
83	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	18.84	1.45 in/h
84	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	14.12	1.44 in/h
85	RAIN BIRD PEB-IVM	1"	BUBBLER	9	3.4 in/h
86	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	37.1	1.44 in/h
87	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	36.42	0.6 in/h
88	RAIN BIRD PEBR-IVM	1"	BUBBLER	12	3.4 in/h
89	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	13.19	1.25 in/h
90	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.83	1.44 in/h
91	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	28.44	0.4 in/h
92	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	35.03	0.39 in/h
93	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.54	1.43 in/h
94	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	30.96	0.42 in/h
95	RAIN BIRD PEBR-IVM	1"	BUBBLER	7	3.4 in/h
96	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.16	0.75 in/h
97	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	19.38	1.44 in/h
98	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	26	3.4 in/h
99	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	25.67	1.44 in/h
100	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	35.39	2.11 in/h
101	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	32.46	1.44 in/h
102	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.39	1.83 in/h
103	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.61	1.44 in/h
104	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	36	3.4 in/h
105	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	43.83	1.44 in/h
106	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	31.75	2.03 in/h
107	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	16.74	1.34 in/h
108	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	32.5	0.56 in/h
109	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	31.57	0.55 in/h
110	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	20	3.41 in/h
111	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	27.63	1.44 in/h
112	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	33.83	1.84 in/h
113	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	24.15	1.44 in/h
114	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.93	0.65 in/h
115	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	44.89	0.36 in/h
116	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	37.93	0.67 in/h
117	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
118	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.24	2.16 in/h
119	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	34.92	1.44 in/h
120	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	23	3.4 in/h
121	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	48.52	2.03 in/h
122	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	39.63	1.44 in/h
123	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.38	1.44 in/h
124	RAIN BIRD PEBR-IVM	1-1/2"	BUBBLER	17	3.4 in/h
125	RAIN BIRD PEBR-IVM	1-1/2"	TURF SPRAY	38.21	1.99 in/h
126	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	31.73	1.44 in/h
127	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	39.89	0.65 in/h
128	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	42	0.41 in/h
129	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	44.33	0.52 in/h
130	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	32.51	0.66 in/h
131	RAIN BIRD PEBR-IVM	1"	BUBBLER	7	3.4 in/h
132	RAIN BIRD XCZ-150-IVMQ	1-1/2"	AREA FOR DRIPLINE	19.98	1.44 in/h
133	RAIN BIRD PEBR-IVM	1-1/2"	TURF ROTOR	46.06	0.74 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: 2" RECLAIMED NEPTUNE WATER METER OR EQUAL PROVIDED BY OTHERS.

FLOW AVAILABLE	
Custom Max Flow:	120 GPM
Flow Available	120 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	120 GPM
Flow Available at POC:	120 GPM
Residual Flow Available:	0 GPM
Critical Station:	20
Design Pressure:	35 PSI
Friction Loss:	4.26 PSI
Fittings Loss:	0.43 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.61 PSI
Pressure Req. at Critical Station:	43.3 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	4.25 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	0.75 PSI
Critical Station Pressure at POC:	48.3 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	1.71 PSI

P.O.C. NUMBER: 02
Water Source Information: 1" RECORDALL WATER METER OR EQUAL PROVIDED BY OTHERS.

FLOW AVAILABLE	
Custom Max Flow:	25 GPM
Flow Available	25 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18.84 GPM
Flow Available at POC:	25 GPM
Residual Flow Available:	6.16 GPM
Critical Station:	83
Design Pressure:	30 PSI
Friction Loss:	1.53 PSI
Fittings Loss:	0.15 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5 PSI
Pressure Req. at Critical Station:	36.7 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	1.49 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.0 PSI
Loss for Master Valve:	3.9 PSI
Critical Station Pressure at POC:	54.0 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	5.95 PSI

IDS
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Douglas P Dierlich
LA0001696

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

SOLIV AT WILDWOOD
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

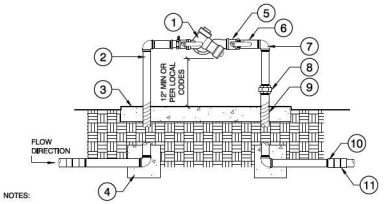
PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION SCHEDULES

LI112

01_ORIGINAL ISSUE



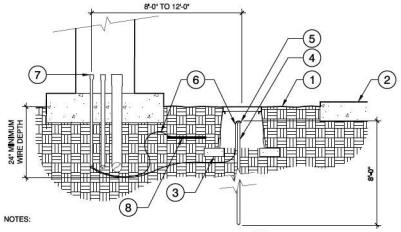
NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYORS STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE, SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

1 BACKFLOW PREVENTION DEVICE

N.T.S. I-RBD-01



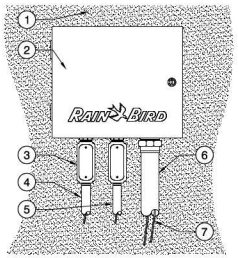
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

2 GROUNDING ROD

N.T.S. I-RBD-03



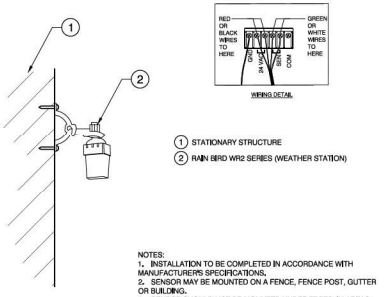
1. WALL, FENCE, OR BUILDING
2. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO, INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURERS RECOMMENDATIONS
3. JUNCTION BOX
4. CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
5. CONDUIT AND FITTINGS FOR GROUND WIRE, ONLY FOR OUTDOOR INSTALLATIONS
6. CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
7. MAXI CABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH. MINIMUM WIRE PATHS PREFERRED PER CONTROLLER.

NOTES:

1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.
5. MAINTAIN MINIMUM SEPARATE BETWEEN POWER CABLES AND CONTROL CABLES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. ADD POWER FILTER TO IVM TO PROTECT POTENTIAL 2 WIRE SIGNAL INTERFERENCE.
7. PART NUMBERS FOR GSP-IVM FILTER SKU M01344, CONSISTING OF CAPACITOR, KEMET # C274ACF5100SA0J AND CHOKE, SCHAFFNER # RD5123-6-0M6 INSTALLED IN ACCORDANDANCE WITH RAIN BIRD ESP-LXIVM CONTROLLER TROUBLESHOOTING GUIDE (P29).

3 ESP-LXIVM/PRO TWO-WIRE CONTROLLER

N.T.S. I-RBD-05

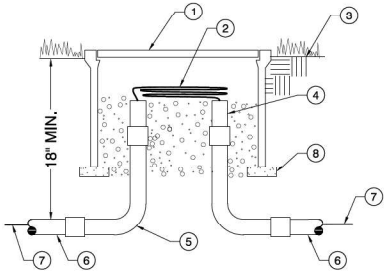


1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

4 RAIN BIRD - WR2 SERIES WEATHER STATION

N.T.S. I-RBD-10

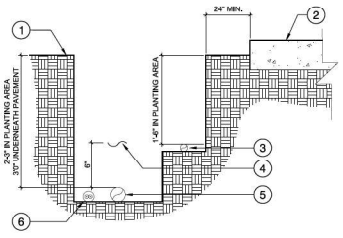


1. STANDARD RECTANGULAR VALVE BOX EVERY 250' MAXIMUM
2. 36" LOOP OF TWO-WIRE CABLE IN PULL BOX
3. FINISHED GRADE
4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE (IF REQUIRED)
5. 90 DEGREE SWEEP ELL (IF REQUIRED)
6. 1-1/2" CONDUIT (MINIMUM)
7. TWO-WIRE CABLE
8. BRICK (1 OF 4)

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5 TWO-WIRE PULL BOX (LOW VOLTAGE)

N.T.S. I-RBD-11



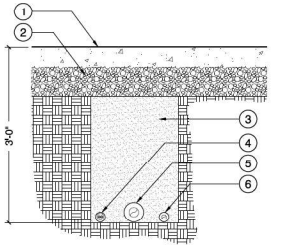
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
3. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. TWO WIRE CONTROL WIRES IN CONDUIT

6 IRRIGATION TRENCHING - TWO WIRE

N.T.S. I-RBD-13



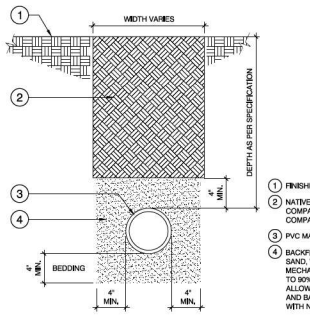
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEERS PLANS
4. TWO-WIRE CONTROL WIRES IN CONDUIT, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE, BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

7 PIPE BENEATH PAVEMENT - TWO WIRE

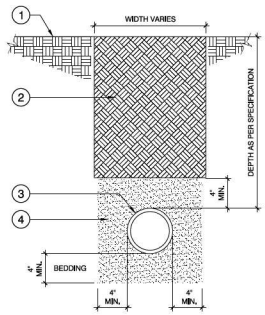
N.T.S. I-RBD-15



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY, ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

8 MAINLINE WITH SAND BEDDING

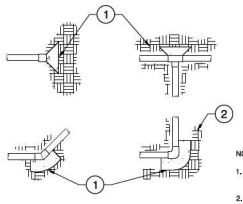
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY, ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

9 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. BEARING SURFACE
2. EXISTING OR MODIFIED SOIL (SEE SPECIFICATION FOR SOIL MODIFICATION)

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET²	0.63 FEET²	0.34 FEET²
2"	0.69 FEET²	0.97 FEET²	0.53 FEET²
2-1/2"	1.0 FEET²	1.41 FEET²	0.77 FEET²
3"	1.48 FEET²	2.10 FEET²	1.14 FEET²
4"	2.43 FEET²	3.45 FEET²	1.87 FEET²
6"	5.25 FEET²	7.41 FEET²	4.02 FEET²
8"	9.08 FEET²	12.83 FEET²	6.96 FEET²
10"	14.93 FEET²	21.07 FEET²	11.44 FEET²

NOTES:

1. SIZE THRUST BLOCKS SHALL BE SPECIFIED AS SHOW IN THE TABLE.
2. CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
3. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS OR BOLTS.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
5. THRUST BLOCKS SHALL BE A MINIMUM OF 6" THICK.
6. ONE 80 LBS. SACK OF CONCRETE SHALL COVER .6 FT.³

10 THRUST BLOCK

N.T.S. I-RBD-18

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SOLIV AT WILDWOOD
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION DETAILS

LI113

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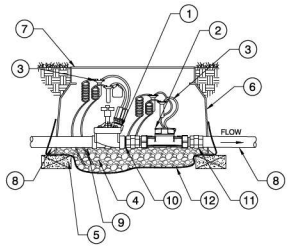


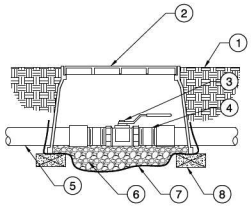
1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ¾" WELDED WIRE MESH

NOTES:
1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.25	0	0.3 - 50 GPM
UFS150	1.5"	1.70	<0.316	0.5 - 110 GPM
UFS200	2"	2.849	0.1439	1.0 - 200 GPM

1 RAINBIRD MASTER VALVE & UFS (FLOW SENSOR)

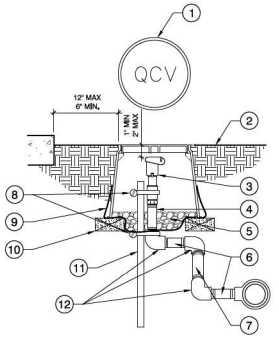
N.T.S. I-RBD-19



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. BRASS BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

2 BRASS BALL ISOLATION VALVE

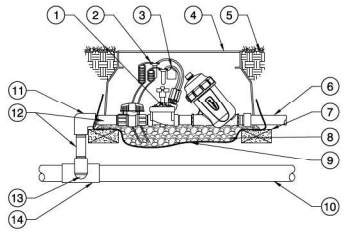
N.T.S. I-RBD-23



1. 10" DIAMETER VALVE BOX, HEAD BRAND 'QVC' ON LID WITH 2" HIGH CHARACTERS.
2. FINISH GRADE
3. QUICK COUPLING VALVE (PER SCHEDULE)
4. GALV.NIPPLE, LENGTH AS REQ
5. 3/4" MINUS WASHED GRAVEL
6. 3" PVC SCHEDULE 80 NIPPLE
7. 12" PVC SCHEDULE 80 NIPPLE,
8. TWO STAINLESS STEEL CLAMPS
9. WIRE FABRIC CLOTH
10. BRICK (1 OF 4)
11. 1/2" X 36" GALV STEEL PIPE
12. THREE PVC SCH 80 ELLBOWS

3 QUICK COUPLING VALVE IN BOX

N.T.S. I-RBD-24

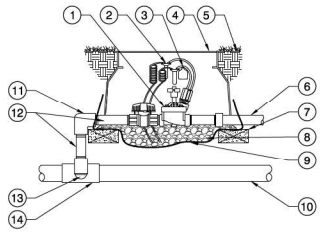


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTES:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN THE VALVE BOX FOR EASY SERVICING.
2. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

4 1.5" RAIN BIRD DRIP CONTROL ZONE KIT W/IVM-SOL

N.T.S. I-RBD-28

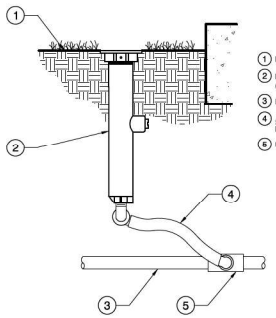


1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION AND TWO-WIRE PATH
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN THE VALVE BOX FOR EASY SERVICING.

5 RAIN BIRD REMOTE CONTROL VALVE W/IVM-SOL

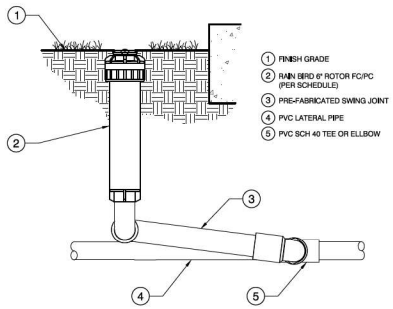
N.T.S. I-RBD-30



1. FINISH GRADE
2. RAIN BIRD 6" POP-SPRAY (PER SCHEDULE)
3. PVC LATERAL PIPE
4. ¾" POLYETHYLENE FLEXIBLE TUBING, LENGTH AS REQUIRED
5. PVC SCH 40 TEE OR ELLBOW

6 6" POP-UP SPRAY W/FLEX ASSEMBLY

N.T.S. I-RBD-31



1. FINISH GRADE
2. RAIN BIRD 6" ROTOR FC/PC (PER SCHEDULE)
3. PRE-FABRICATED SWING JOINT
4. PVC LATERAL PIPE
5. PVC SCH 40 TEE OR ELLBOW

7 6" ROTOR W/SWING JOINT

N.T.S. I-RBD-33

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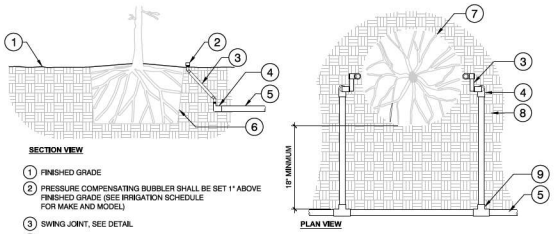


SECTION VIEW **PLAN VIEW**

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

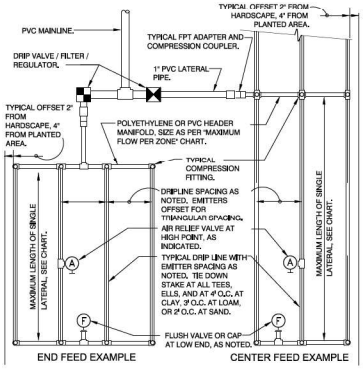
NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

1 IRRIGATION BUBBLER (2) W/ LAYOUT

N.T.S.

I-RBD-36



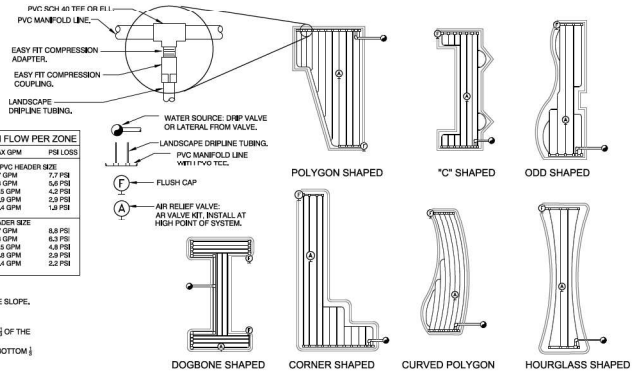
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.8 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



2 TYPICAL DRIPLINE REQUIREMENTS

N.T.S.

I-RBD-38

RVi
111 North Magnolia Avenue
Suite 1350
Orlando, Florida 32801
Tel: 407.660.0690
www.rvi-planning.com

Douglas P. Dierlich
LA0001696

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

SOLIV AT WILDWOOD
DESIGN DEVELOPMENT
WILDWOOD, FLORIDA

PROJECT NO :	23003867
DATE :	11/27/2024
DRAWN:	IDS
REVIEWED:	CZ

REVISIONS

IRRIGATION DETAILS

LI115

01_ORIGINAL ISSUE

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3656

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will feature 162 one-bedrooms, 155 two-bedrooms and 54 three-bedrooms, on 24.732 acres MOL. The property is generally located at the NW corner of Powell Road and Huey Street.

Case Number: SP 2407-003 SoLiv at Wildwood

Applicant(s): David Roache with SoLiv Wildwood LLC

Owner(s): SoLiv Wildwood LLC

Parcel(s): G05-134, G05-148, G05-151, G05-157, and G05M001

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:

Satisfaction of outstanding City attorney comments

☐ recommends denial.

Dated: July 1, 2025

Lindsay C.T. Holt

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Rehab and Epoxy Coating of 4 Lift Station Wet Wells for the Amount of $98,183.04**

REQUESTED ACTION: Staff Recommends Approval.

CONTRACT: Vendor/Entity: Engineered Spray Solutions

Effective Date: 06/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 24/25 fiscal year budget. Funds for this project are available in account 401-535-60-6250 (Lift Station Upgrades)

HISTORY/FACTS/ISSUES:

The city's central sewer system needs preventative and periodic maintenance on a yearly basis. To keep the system's integrity sound and functional without interruption in service, the Wastewater Division is requesting to rehab/epoxy coat 4 lift station wet wells within the collection system, utilizing an existing "piggyback" contract. This is part of an ongoing maintenance program that is budgeted each year. The total cost of the project will be $98,183.04. Attached are both the contract and a quote from Engineered Spray Solutions, piggyback contract #PW2020-05 with the City of St Augustine. Staff recommend approval to have Engineered Spray Solutions conduct the annual maintenance of the 4 lift station wet wells for the amount of $98,183.04.

1306 Banana Road, Lakeland, Florida 33810
Office • 863-577-4821

ENGINEERED SPRAY SOLUTIONS
AN ALLCLEAR COMPANY

June 25, 2025

To: Scott Alier
City of Wildwood Utilities
711 Huey St,
City of Wildwood, FL32785

Project: City of Wildwood- Four (4) Lift Stations to be rehabilitated with SprayWall Polyurethane Lining System.

Pricing for this proposal and scope of work is based upon the St. Augustine unit price schedule for sanitary and storm manhole & structures rehabilitation bid RFP#PW2020-05. The contract was approved and ratified by the St. Augustine Board of Commissioners on October 18th, 2020.

- Mobilization of competent crew of four (4) and capable equipment to the City of Wildwood, FL project sites.
- The four (4) lift stations measured a total of 929 square feet to be lined.
- 5,000 psi high pressure water cleaning of the surface within host structure.
- Make suitable preparation to surface areas to prepare surface for the Euclid v100 has been estimated for proper surface preparation.
- Stop any leaks with MasterRoc MP 355-1k polyurethane chemical grout.
- Spray-apply up to 250 mils of SprayWall Polyurethane Protective Lining system to ceiling, walls, and fillet. A termination groove will be cut at the fillet to ensure proper adhesion. The sump is to remain unlined to prevent cracking due to normal pump vibrations.
- Visually inspect and electronic holiday inspection on SprayWall Polyurethane Protective Lining to ensure a 100% pinhole free monolith coating.
- Provide Maintenance of Traffic as needed.
- Bypassing has been accounted for in this proposal.
- Three to four (3-4) weeks of work estimated to complete this project.

Included: ESS professional crew and equipment, MOT, Bypassing of any Wastewater

Exclusions: Dewatering, bonding

Notes: Twenty-four (24) gallons of 355 1k chemical grout for water stop is accounted for in this proposal. However, chemical grout for water stop if required beyond twenty-four gallons, will be invoiced at $125.00/gallon, at a minimum of 6 gallons, with approved change order. Standby of crew for situations beyond our control could result in additional charges. Any items not included in the above Scope of Work are considered excluded and would be completed only by approved change order. Project is bid based on standard daylight work hours. Balance is due upon completion. Proposal price is valid for 30 days.

City of Wildwood- Four (4) Lift Station Rehabilitation Project

Lift Station 16-	$14,371.00
Lift Station 16 Bypassing-	$6,012.09
Lift Station 19-	$19,239.00
Lift Station 19 Bypassing-	$6,125.88
Lift Station 42-2-	$14,747.00
Lift Station 42-2 Bypassing-	$6,153.18
Lift Station 43-3-	$21,690.00
Lift Station 43-3 Bypassing-	$9,844.88

Total - $98,183.04

Respectfully Submitted,

Christian Hubbard

Christian Hubbard
Business Development
(863) 999-2790
chubbard@ess-1.net

It is mutually understood that in undertaking to correct/repair conditions present, other conditions that were hidden may become known. Such consequences will be beyond ESS's control, and ESS assumes no responsibility for such consequences. ESS will however, use its best skills and experience to avoid or minimize them. The owner assumes responsibility for any hazardous waste uncovered at this site.

1. The *buyer* has furnished pre-bid information used in planning the work covered in this proposal to ESS, and ESS assumes no responsibility for its accuracy. If the conditions are not in accordance with the information furnished to ESS by the *buyer* or others, the recommended procedures and scope of work in this proposal may not apply. The *buyer* will reimburse any additional expenses incurred by ESS as a result of this difference to ESS.

2. Any items of work not specifically included in this proposal shall not be the responsibility of ESS. Any alteration or deviation from the attached or referenced specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control.

3. It is mutually agreed that ESS shall retain all rights conferred upon it by the lien statutes of any State, Federal, or Territorial Government and will exercise lien rights if necessary. If ESS is not paid when required by this contract, interest of 1.5% will be charged per month. If the delinquent amount is referred to an attorney for collection, the buyer will pay all costs of collection including reasonable attorney fees and court costs. Should any legal action be required as a result of this contract, venue for such action shall be Polk County, Florida.

4. Our proposal is based on carrying out the work in a continuous manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control we will be compensated for standby of the crew and equipment.

5. If conditions beyond ESS's control make it impossible for us to render performance as specified, and buyer elects to terminate the contract, ESS will be entitled to a cancellation charge for any job set-up, in addition to reimbursement in full for all of ESS's costs (including labor, materials, and overhead), plus reasonable profit for all work performed to date of written notification by the buyer.

By executing this contract, owner agrees that all vendor requirements, including but not limited to pre-qualification, insurance, W-9, etc., have been adequately met.

FINAL BID FORM 1 - COATING METHOD - POLYURETHANE					
UNIT PRICE SCHEDULE FOR SANITARY AND STORM MANHOLE & STRUCTURES REHABILITATION BID RFP#PW2020-05					
Bidders must provide prices for each line item for their bid to be considered responsive. City of Wildwood 4 Lift Stations					
Item No.	**Description**	**Unit**	**Qty**	**Unit Price($)**	**Amount ($)**
A - MANHOLE & STRUCTURES COATING - POLYURETHANE					
1	Manhole Protective Resin Based Lining 48" Diameter 1/8" Minimum Thickness	VF	0	$ 328.00	$ -
2	Manhole Structural Resin Based Lining 48" Diameter 1/4" Minimum Thickness	VF	25	$ 376.00	$ 9,400.00
3	Manhole Structural Resin Based Lining 48" Diameter 1/2" Minimum Thickness	VF	0	$ 521.00	$ -
4	Manhole Structural Resin Based Lining 48" Diameter 1" Minimum Thickness	VF	0	$ 811.00	$ -
5	Manhole Proctective Resin Based Lining 60" Diameter 1/8" Minimum Thickness	VF	0	$ 410.00	$ -
6	Manhole Structural Resin Based Lining 60" Diameter 1/4" Minimum Thickness	VF	0	$ 470.00	$ -
7	Manhole Structural Resin Based Lining 60" Diameter 1/2" Minimum Thickness	VF	0	$ 651.25	$ -
8	Manhole Structural Resin Based Lining 60" Diameter 1" Minimum Thickness	VF	0	$ 1,013.75	$ -
9	Structure / Manhole Protective Resin Based Lining 1/8" Minimum Thickness	SF	0	$ 26.50	$ -
10	Structure / Manhole Structural Resin Based Lining 1/4" Minimum Thickness	SF	629	$ 31.00	$ 19,499.00
11	Structure / Manhole Structural Resin Based Lining 1/2" Minimum Thickness	SF	0	$ 42.00	$ -
12	Structure / Manhole Structural Resin Based Lining 1" Minimum Thickness	SF	0	$ 65.00	$ -
SUBTOTAL A - MANHOLE & STRUCTURES LINING - POLYURETHANE					**$ 28,899.00**
B - MANHOLE & STRUCTURES REPAIR					
13	Removal of Existing Manhole or Wetwell Lining System (Excluding T-Lock Epoxy or Polyurea Liners)	SF	0	$ 9.00	$ -
14	Removal of Existing Manhole or Wetwell T-Lock, Epoxy or Polyurea Liners	SF	0	$ 22.00	$ -
15	Patching & Profiling - Cementitious Grout Only	SF	929	$ 12.00	$ 11,148.00
16	Infiltration Control - Chemical Grout	GAL	24	$ 125.00	$ 3,000.00
17	Surface Preparation - Sand Blasting	SF	0	$ 10.00	$ -
18	Bench and Invert Channel Repair	LF	0	$ 225.00	$ -
19	Chimney Repairs	VF	0	$ 225.00	$ -
20	Chimney Replacement	VF	0	$ 675.00	$ -
21	Chimney sealing (Construction Joint at Ring and Cover)	EA	0	$ 285.00	$ -
22	Manhole Rim & Cover Replacement (STD 24" Diameter) - Paved Areas	EA	0	$ 1,150.00	$ -
23	Manhole Rim & Cover Replacement (STD 24" Diameter) - Grassed Areas	EA	0	$ 950.00	$ -
24	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Paved Areas	EA	0	$ 1,550.00	$ -
25	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Grassed Areas	EA	0	$ 1,250.00	$ -
26	Raise / Re-Level Existing Frame and Cover for Street Adjustment (up to 4")	EA	0	$ 600.00	$ -
27	Provide and Install Manhole Cover lid & Pick Hole seals	EA	0	$ 275.00	$ -
28	Install Rain Water Protector STD 24" Stainless	EA	0	$ 365.00	$ -
29	Install Rain Water Protector Large 31.5" Stainless	EA	0	$ 485.00	$ -
30	Install Rain Water Protector STD 24" HDPE	EA	0	$ 135.00	$ -
31	Install Rain Water Protector Large 31.5" HDPE	EA	0	$ 190.00	$ -
SUBTOTAL B - MANHOLE & STRUCTURES REPAIR					**$ 14,148.00**

C - CLEANING, TELEVISING AND ASSESSMENT					
32	Cleaning Manholes for Rehabilitation	EA	0	$ 150.00	$ -
33	Cleaning Structures for Rehabilitatioin	EA	4	$ 1,000.00	$ 4,000.00
34	Pre and Post Photographs(USB) Manholes for Rehabilitation	EA	0	$ 150.00	$ -
35	Pre and Post Photographs(USB) Structures for Rehabilitation	EA	4	$ 300.00	$ 1,200.00
36	Mobilization (Inspection only)	WK	0	$ 1,500.00	$ -
37	Manhole Inspection Level 1	EA	0	$ 125.00	$ -
38	Manhole Inspection Level 2	EA	0	$ 185.00	$ -
39	Structure (Wet Well) Inspection Level 1	EA	0	$ 1,300.00	$ -
40	Structure (Wet Well) Inspection Level 2 (Includes scan)	EA	0	$ 1,750.00	$ -
41	Cleaning Sewer Manholes (CCTV purposes only)	EA	0	$ 45.00	$ -
42	Cleaning Stormwater Structures (CCTV purposes only)	EA	0	$ 65.00	$ -
43	Cleaning Wetwells (CCTV / Inspection purposes only)	EA	0	$ 600.00	$ -
44	Light Storm Drain Cleaning From ROW (Right of way) 8"-10"	LF	0	$ 4.75	$ -
45	Light Storm Drain Cleaning From ROW (Right of way) 12"-15"	LF	0	$ 8.25	$ -
46	Light Storm Drain Cleaning From ROW (Right of way) 16"-24"	LF	0	$ 12.25	$ -
47	Light Storm Drain Cleaning From ROW (Right of way) 30"-36"	LF	0	$ 29.00	$ -
48	Light Storm Drain Cleaning From Side and Rear Easements 8"-10"	LF	0	$ 9.40	$ -
49	Light Storm Drain Cleaning From Side and Rear Easements 12"-15"	LF	0	$ 16.40	$ -
50	Light Storm Drain Cleaning From Side and Rear Easements 16"-24"	LF	0	$ 24.75	$ -
51	Light Storm Drain Cleaning From Side and Rear Easements 30"-36"	LF	0	$ 58.50	$ -
52	Increase for "Medium" cleaning of storm drain to above line items 44-51	LF	0	$ 1.75	$ -
53	Increase for "Heavy" cleaning of storm drain to above line items 44-51	LF	0	$ 3.50	$ -
54	Storm Drain CCTV 8" - 10"	LF	0	$ 3.75	$ -
55	Storm Drain CCTV 12" - 18"	LF	0	$ 3.75	$ -
56	Storm Drain CCTV 18 - 24"	LF	0	$ 3.75	$ -
57	Storm Drain CCTV 24" - 30""	LF	0	$ 3.75	$ -
58	Storm Drain CCTV 30" - 42"	LF	0	$ 3.75	$ -
59	Storm Drain CCTV 42" - 54"	LF	0	$ 3.75	$ -
60	Storm Drain CCTV 54" - 66"	LF	0	$ 3.75	$ -
61	Box Culvert Top Scan	LF	0	$ 10.50	$ -
62	Box Culvert Bottom Debris Mapping scan	LF	0	$ 5.50	$ -
63	CCTV Sanitary pipe inspection - includes light cleaning 8”-10” Diameter	LF	0	$ 3.00	$ -
64	CCTV Sanitary pipe inspection - includes light cleaning 12”-15” Diameter	LF	0	$ 3.25	$ -
65	CCTV Sanitary pipe inspection - includes light cleaning 16”-24” Diameter	LF	0	$ 6.50	$ -
66	Dye Testing of Sewer	EA	0.00	$ 850.00	$ -
67	Dye Flooding of Sewer	EA	0.00	$ 1,250.00	$ -
68	Wastewater Flow Monitoring Equipment Rental and Installation in existing Structures	EA	0.00	$ 2,750.00	$ -
69	Wastewater Flow Monitoring Monitoring and Maintenance	EA / Month	0.00	$ 650.00	$ -
70	Rainfall Monitoring Equipment Rental and Installation in existing Structures	EA	0.00	$ 850.00	$ -
71	Rainfall Monitoring Monitoring and Maintenance	EA / Month	0.00	$ 300.00	$ -
72	Line cleaning / Jetting for Sanitary	LF	0	$ 3.25	$ -
73	Increase for "Medium" cleaning of sanitary sewer line, ADD to above line item 72	LF	0	$ 1.25	$ -
74	Increase for "Heavy" cleaning of sanitary sewer line, ADD to above line item 72	LF	0	$ 2.50	$ -
75	GPS Mapping of Requested Manholes	EA	0	$ 150.00	$ -
SUBTOTAL C - CLEANING, TELEVISING AND ASSESSMENT					**$ 5,200.00**

D - ANCILLARY SERVICES					
76	Plug Rental 6" - 10"	DAY	0	$ 125.00	$ -
77	Plug Rental 10" - 16"	DAY	0	$ 150.00	$ -
78	Plug Rental 16" - 24"	DAY	0	$ 200.00	$ -
79	Plug Rental 24" - 36"	DAY	0	$ 250.00	$ -
80	Bypass Pumper Truck	HOUR	0	$ 325.00	$ -
81	Bypass Vac-Truck	HOUR	0	$ 325.00	$ -
82	Maintenance of Traffic (MOT) -Arterial (single lane closure)	EA	0	$ 1,250.00	$ -
83	Maintenance of Traffic (MOT) - FDOT (single lane closure)	EA	0	$ 1,500.00	$ -
84	Maintenance of Traffic (MOT) - Neighborhood (Simple MOT including Flagmen)	EA	20	$ 600.00	$ 12,000.00
85	Mobilization Standard (per Crew)	WK	4.00	$ 2,450.00	$ 9,800.00
86	Mobilization Emergency (per crew)	EA	0	$ 3,750.00	$ -
87	Meals/Hotel/Lodging (per crew)	DAY	0	$ 600.00	$ -
SUBTOTAL D - ANCILLARY SERVICES					**$ 21,800.00**
E - COST of INVOICE PLUS OH/P ON MISCELLANEOUS SERVICES			**BUDGET**		
88	**Lift Staiton 16 Bypassing**	**WK**	**$ 5,110.28**	**15% OH/P**	**$ 6,012.09**
89	**Lift Station 19 Bypassing**	**WK**	**$ 5,207.00**	**15% OH/P**	**$ 6,125.88**
90	**Lift Station 42-2 Bypassing**	**WK**	**$ 5,230.20**	**15% OH/P**	**$ 6,153.18**
91	**Lift Station 43-3 Bypassing**	**WK**	**$ 8,368.15**	**15% OH/P**	**$ 9,844.88**
92	Extra / Miscellaneous		$ -	15% OH/P	$ -
93	Extra / Miscellaneous		$ -	15% OH/P	$ -
SUBTOTAL E - COST PLUS ON MISCELLANEOUS SERVICES					**$ 28,136.04**
SUMMARY OF BID FORM 1 - LINING METHOD - POLYURETHANE					
SUBTOTAL BID PRICE (A) MANHOLE AND STRUCTURES COATING - POLYURETHANE (SUM ITEMS 1 -12)					**$ 28,899.00**
SUBTOTAL BID PRICE (B) MANHOLE AND STRUCTURES REPAIR (SUM ITEMS 13 - 31)					**$ 14,148.00**
SUBTOTAL BID PRICE (C) CLEANING, TELEVISING AND ASSESSMENT (SUM ITEMS 32-75)					**$ 5,200.00**
SUBTOTAL BID PRICE (D) ANCILLARY SERVICES (SUM ITEMS 76-87)					**$ 21,800.00**
SUBTOTAL BID PRICE (E) COST PLUS ON MISCELLANEOUS SERVICES (SUM ITEMS 88-93)					**$ 28,136.04**
TOTAL BID PRICE 1-LINING METHOD - POLYURETHANE					**$98,183.04**
Bond amount calculated at 3% of total bid Price 1		**3%**			**$ -**
Bond Amount	**Multiplier 3% (for use on projects over $100,000.00**			**Total project**	**$ 98,183.04**

SECOND RENEWAL OF THE AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS RENEWAL AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE (the "City"), whose mailing address is P. O. Box 210, St. Augustine, Florida 32085, and ENGINEERED SPRAY SOLUTIONS LLC, ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810.

The City entered into an Agreement with Contractor on October 9, 2020 for Sanitary Sewer Manhole Inspections and Rehabilitation Project for a term ending on September 30, 2021. The Agreement included the option to renew up to four (4) consecutive years. On August 11, 2021, the Agreement was renewed for an additional two (2) year term, October 01, 2021 through September 30, 2023. The City and Contractor now desire to renew the Agreement for an additional two (2) year term, October 1, 2023 through September 30, 2025 (Renewal #2).

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree to the following:

1. The Agreement, Contract No. PW2020-05, is renewed for an additional two (2) year term beginning October 1, 2023 and ending September 30, 2025. For satisfactory performance of the Work outlined in the Contract during this additional term period, the City agrees to pay Contractor in accordance with the Agreement's Cost Schedule.

All other terms and conditions of the Agreement are hereby ratified and continue in full force and effect.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
City Clerk

By: _____

Printed Name: John P. Regan

(SEAL)

Title: City Manager

Date: 5/26/23

ENGINEERED SPRAY SOLUTIONS LLC

Signed, sealed and delivered
in the presence of:

Jim Collier
Witness

By: Jim Collier (May 25, 2023 09:32 EDT)

Printed Name: Jim Collier

Title: Authorized rep/project manager

Adam Webb
Adam Webb (May 25, 2023 09:37 EDT)
Witness

Date: May 25, 2023

Printed Name: Adam Webb

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Isabelle C. Lopez, City Attorney

Contract PW2020-06 Renewal #2 PAT for Sanitary Sewer Cleaning, Inspection, and Renewal.

Final Audit Report 2023-05-25

Created:	2023-05-18
By:	Joshua Pfieffer (jPfieffer@citystaug.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoNb0-hgT55dkgtp9swh1sCtUdD6gXm9h

"Contract PW2020-06 Renewal #2 PAT for Sanitary Sewer Clea ning, Inspection, and Renewal." History

Document created by Joshua Pfieffer (jPfieffer@citystaug.com)
2023-05-18 - 8:54:06 PM GMT

Document e-signed by Joshua Pfieffer (jPfieffer@citystaug.com)
Signature Date: 2023-05-18 - 8:56:40 PM GMT - Time Source: server

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2023-05-18 - 8:56:42 PM GMT

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2023-05-19 - 12:34:56 PM GMT

Document e-signed by Sharon Whitener (swhitener@citystaug.com)
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2023-05-19 - 12:40:59 PM GMT

Signer sslaughter@citystaug.com entered name at signing as Stephen Slaughter
2023-05-19 - 12:42:03 PM GMT

Document e-signed by Stephen Slaughter (sslaughter@citystaug.com)
Signature Date: 2023-05-19 - 12:42:05 PM GMT - Time Source: server

Adobe Acrobat Sign

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2023-05-19 - 12:42:07 PM GMT

Email viewed by rfranklin@citystaug.com
2023-05-19 - 12:46:01 PM GMT

Signer rfranklin@citystaug.com entered name at signing as Reuben Franklin
2023-05-19 - 12:46:35 PM GMT

Document e-signed by Reuben Franklin (rfranklin@citystaug.com)
Signature Date: 2023-05-19 - 12:46:37 PM GMT - Time Source: server

Document emailed to Diane Partridge (dpartridge@aegion.com) for signature
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2023-05-19 - 3:44:10 PM GMT

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2023-05-25 - 7:27:15 PM GMT

Document e-signed by Diane Partridge (dpartridge@aegion.com)
Signature Date: 2023-05-25 - 7:28:00 PM GMT - Time Source: server

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2023-05-25 - 10:12:06 PM GMT

Document e-signed by Ursula Youngblood (uyoungblood@aegion.com)
Signature Date: 2023-05-25 - 10:12:56 PM GMT - Time Source: server

Agreement completed.
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Adobe Acrobat Sign

CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

August 13, 2021

Engineered Spray Solutions, LLC
Attn: Mr. James Collier
1306 Banana Road
Lakeland, FL 33810

RE: Renewal #1 to Contract #PW2020-05 for Sanitary Sewer Manhole Inspections and Rehabilitation

Dear Mr. Collier:

Accompanying this cover letter for your firm's records is the completely executed Renewal #1 between the City of St. Augustine and Engineered Spray Solutions, LLC for Sanitary Sewer Manhole Inspections and Rehabilitation. We look forward to continuing an excellent working relationship.

Please feel free to contact me at my office (904) 209-4305 or, via email, at swhitener@citystaug.com if you have any questions.

Sincerely,

S Whitener

Sharon F. Whitener, CPPO
Procurement Manager

SFW

Enclosure

xc: John P. Regan, City Manager
Meredith L. Breidenstein, Assistant City Manager
Reuben C. Franklin, Jr., Public Works Director
Todd J. Grant, Utilities Director
James C. Piggott, General Services Director
File

FIRST RENEWAL OF THE AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS RENEWAL AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE (the "City"), whose mailing address is P. O. Box 210, St. Augustine, Florida 32085, and ENGINEERED SPRAY SOLUTIONS LLC, ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810.

The City entered into an Agreement with Contractor on October 9, 2020 for Sanitary Sewer Manhole Inspections and Rehabilitation Project for a term ending on September 30, 2021. The Agreement included the option to renew up to four (4) consecutive years. The City and Contractor now desire to renew the Agreement for an additional two (2) year term, October 1, 2021 through September 30, 2023 (Renewal #1).

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree to the following:

1. The Agreement, Contract No. PW2020-05, is renewed for an additional two (2) year term beginning October 1, 2021 and ending September 30, 2023. For satisfactory performance of the Work outlined in the Contract during this additional term period, the City agrees to pay Contractor in accordance with the Agreement's Cost Schedule.

2. **EMPLOYMENT ELIGIBILITY.** Contractor must comply with F.S. 448.095 and use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by Contractor during the term of this Agreement to work in Florida. Additionally, if Contractor uses subcontractors to perform any portion of the Work (under this Agreement), Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the Work. Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the work. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

All other terms and conditions of the Agreement are hereby ratified and continue in full force and effect.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
City Clerk

By: _____

Printed Name: John P. Regan

(SEAL)

Title: City Manager

Date: 8/11/21

ENGINEERED SPRAY SOLUTIONS LLC

Signed, sealed and delivered
in the presence of:

_____
Witness

By: _____

Printed Name: Adam Webb

Printed Name: Lewis G. Collier

Title: CEO & Owner

_____
Witness

Date: 8-3-2021

Printed Name: Jessica Morales

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Isabelle C. Lopez, City Attorney

CITY OF
ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

RECEIVED
OCT 18 2020
BY:

October 15, 2020

Engineered Spray Solutions, LLC
Attn: Mr. James Collier
1306 Banana Road
Lakeland, FL 33810

RE: Agreement for RFP #PW2020-05 for Sanitary Sewer Manhole Inspections and Rehabilitation

Dear Mr. Collier:

Accompanying this cover letter for your firm's records is the completely executed Agreement between the City of St. Augustine and Engineered Spray Solutions, LLC for Sanitary Sewer Manhole Inspections and Rehabilitation. We look forward to an excellent working relationship.

Please feel free to contact me at my office (904) 209-4305 or, via email, at swhitener@citystaug.com if you have any questions.

Sincerely,

SWhitener

Sharon F. Whitener, CPPO
Procurement Manager

SFW

Enclosure

xc: John P. Regan, City Manager
Meredith L. Breidenstein, Assistant City Manager
Reuben C. Franklin, Jr., Public Works Director
Todd J. Grant, Utilities Director
James C. Piggott, General Services Director
File

CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF ST. AUGUSTINE AND ENGINEERED SPRAY SOLUTIONS LLC FOR THE SANITARY SEWER MANHOLE INSPECTIONS AND REHABILITATION PROJECT

THIS AGREEMENT is entered into by and between the CITY OF ST. AUGUSTINE ("the City"), whose address is P. O. Box 210, St. Augustine, Florida 32085-0210, and ENGINEERED SPRAY SOLUTIONS LLC ("Contractor"), whose address is 1306 Banana Road, Lakeland, Florida 33810. All references to the parties hereto include the parties, their officers, employees, agents, successors, and assigns.

In consideration of the payments hereinafter specified, the covenants and conditions of this Agreement, and other good and valuable consideration, the adequacy of which is hereby acknowledged, Contractor agrees to furnish and deliver all materials and perform all services and labor required for ("the Work"). In accordance with RFP Number PW2020-05, Contractor shall complete the Work in conformity with this Agreement, which consists of and incorporates all of the following documents: (1) advertisement for proposals; (2) Instructions to Respondents; (3) addenda; certifications, and affidavits; (4) proposal submittals; and (5) this Agreement, including the Scope of Work, Specifications, General Conditions and any Special Conditions or other attachments. If any provision in the body of this Agreement conflicts with any attachment hereto, the terms of this Agreement shall prevail unless the referenced attachment is a requirement pursuant to grant funding. This Agreement, including attachments, shall take precedence over all solicitation documents (items 1 - 4). The parties hereby agree to the following terms and conditions.

1. TERM OF AGREEMENT

(a) The term of this Agreement shall run from the Effective Date to the Final Completion Date. Time is of the essence for each and every aspect of this Agreement. Where additional time is allowed to complete the Work, the new time limit shall also be of the essence. All provisions of this Agreement that by their nature extend beyond the Completion Date shall survive termination or expiration of this Agreement.

(b) **Effective Date.** The Effective Date is the date upon which the last party to this Agreement has dated and executed the same.

(c) **Completion Date**. The Completion Date of this Agreement is September 30, 2021, unless extended by mutual written agreement of the parties. The Completion Date for specific work orders shall be the time for completion stated in the work order; which shall be agreed upon by both parties.

(d) This Agreement may be renewed by mutual and written consent of each party for no more than a total of four (4) consecutive years.

2. COMMENCEMENT OF WORK

(a) Contractor shall commence the Work within fourteen (14) days of issuance of a Work Order by the City, this date shall be known as the "Commencement Date." Contractor shall prosecute the Work regularly, diligently, and uninterruptedly so as to complete the Work ready for use in accordance with the Scope of Work and the time for completion stated therein. Contractor shall not commence the Work until any required submittals are received and approved.

3. LIQUIDATED DAMAGES

(a) If Contractor neglects, fails, or refuses to satisfactorily complete the Work by the Completion Date, Contractor shall, as a part of the consideration for this Agreement, pay the City the amount stipulated herein, not as a penalty, but as liquidated damages for such breach, for each calendar day Contractor is in default thereafter. This amount is fixed and agreed upon between the parties due to the impracticability and extreme difficulty of ascertaining the actual damages the City would sustain in such event. The amount of liquidated damages shall be $500.00 per day. Liquidated damages shall be deducted from payments as they become due and may be deducted from the retainage due upon completion. They constitute an agreed-upon liquidated sum solely for consequential damages attributable to delay and are not a substitute for any other consequential damages incurred by the City, such as the cost of finding a replacement Contractor for completion of the Work if this Agreement is terminated by the City for non-performance.

(b) Contractor shall not be charged with liquidated damages or any excess cost when the City determines that Contractor's reasons for the time extension are acceptable in accordance with **FORCE MAJEURE; DELAYS; EXTENSION OF COMPLETION DATE, as described below**. A written extension of the Completion Date constitutes a waiver of liquidated damages to the new Completion Date unless expressly provided therein to the contrary.

4. DELIVERABLES

(a) The Work is specified in the Scope of Work, Exhibit A. Contractor shall deliver all products and deliverables as stated therein. Contractor is responsible for the professional quality, technical accuracy, and timely completion of the Work. Both workmanship and materials shall be of good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials provided. Unless otherwise specifically provided for herein, Contractor shall provide and pay for all materials, labor, and other facilities and equipment necessary for performance of the Work. The City's Project Manager shall make a final acceptance inspection of the deliverables when completed and finished in all respects.

(b) If not otherwise addressed in the Scope of Work and/or Specifications, upon written request, Contractor shall submit written progress reports to the City's Project Manager at the frequency requested in the form approved by the Project Manager at no additional cost to the City. The progress report shall provide an updated progress schedule, taking into account all delays and approved changes in the Work. Failure to provide a progress report will be cause to withhold payment.

5. OWNERSHIP OF DELIVERABLES

All deliverables, including Work not accepted by the City, are City property when Contractor has received compensation therefor, in whole or in part. Any City source documents or other City or non-City documents, specifications, materials, reports, or accompanying data developed, secured, or used in the performance of the Work, excluding proprietary materials, as outlined in the Statement of Work, are City property and shall be safeguarded and provided to the City upon request. City plans and specifications shall not be used on other work and, with the exception of the original plans and specifications, shall be returned to the City upon request. This obligation shall survive termination or expiration of this Agreement.

6. **FUNDING OF AGREEMENT**

(a) For satisfactory performance of the Work, the City agrees to pay Contractor in accordance with the Unit Price Schedule, Exhibit D and as set forth in each Work Order and billed in accordance with the terms of the Work Order.

7. **PAYMENT OF INVOICES**

(a) Contractor shall submit monthly itemized invoices by one of the following two methods: (1) by mail to the City of St. Augustine, Financial Management, P. O. Box 210, St. Augustine, FL 32085-0210, or (2) by e-mail to purchasing@citystaug.com. Each invoice shall be submitted in detail sufficient for proper pre-audit and post-audit review. If necessary, for audit purposes, Contractor shall provide additional supporting information as required to document invoices.

8. **CONTRACT PAYMENT AND COMPLIANCE WITH THE LOCAL GOVERNMENT PROMPT PAYMENT ACT**

(a) Each month, the Contractor shall submit an application for payment for work performed to that point. The Owner will process and issue payment in compliance with the requirements of the Florida Local Government Prompt Payment Act as described below. Final payment in the amount of ten percent (10%) of the total project amount will be retained pending final inspection and acceptance of the project by the Owner and proof of complete payment to all subcontractors and suppliers.

(b) All invoices shall include the following information: (1) City contract number; (2) City encumbrance number; (3) City work-order number, if applicable; (4) Contractor's name and address (include remit address, if necessary); (5) Contractor's invoice number and date of invoice; (6) City Project Manager or Work Order Manager, if applicable; (7) Contractor's Project Manager; (8) supporting documentation as to cost and/or project completion (as per the cost schedule and other requirements of the Statement of Work; for work-orders, see special requirements under **WORK ORDERS**); (9) Progress Report (if required); (10) Diversity Report (if otherwise required herein). Invoices that do not correspond with this paragraph shall be returned without action, stating the basis for rejection. Payments shall be made within twenty (20) business days of receipt of an approved invoice. Disputes regarding invoice sufficiency are resolved pursuant to the dispute resolution procedure of this Agreement.

(c) As conditions precedent to final payment under this Contract, the Contractor shall furnish any manufacturers' guarantees or warranties for materials provided or equipment installed in the Work; shall have performed all other requirements pursuant to the Contract Documents; shall warrant all workmanship for a period of one (1) year after the date of final acceptance of the Work by the Owner and shall furnish signed copies of the Contractor's Warranty Guarantees signed by Contractor, subcontractors, materialsmen, suppliers, laborers or others furnishing work, labor, materials, machinery or fixtures in the performance of the Work. The City shall be the expressly designated beneficiary of any and all Warranty Guarantees. Acceptance of any Work or any possession taken by Owner shall not operate as a waiver of any provision of the Contract Documents or any right or power reserved to Owner, including any right to damages provided in the Contract Documents.

(d) In order to comply with the provisions of the Florida Local Government Prompt Payment Act, the City designates the following as its Agent:

1. James Wheeler, P.E.
   Public Works Department
   City of St. Augustine
   P.O. Box 210
   St. Augustine, FL 32085-0210
   904-209-4276 (Office)
   904-209-4286 (Fax)
   Email: jwheeler@citystaug.com

2. The City's Agent is required to review invoices or payment requests prior to processing for payment.

3. The due date for payment of construction services by the City shall be determined as follows:

   a) If the City's agent must approve the payment request or invoice submitted by the Contractor before the payment request or invoice is submitted to the City, payment shall be due twenty-five (25) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S. The Contractor may send the City an overdue notice. If the payment request or invoice is not rejected within four (4) business days after delivery of the overdue notice, the payment request or invoice shall be deemed accepted, except for any portion of the payment request or invoice that is fraudulent or misleading.

   b) If the City's agent need not approve the payment request or invoice submitted by the Contractor, payment is due twenty (20) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S.

   c) If a payment request or invoice submitted by the Contractor does not meet the contract requirements, the City must reject the payment request or invoice within twenty (20) business days after the date on which the payment request or invoice is stamped as received as provided in Section 218.74(1), F.S. The rejection must be written and must specify the deficiency and the action necessary to make the payment request or invoice proper.

   d) If a payment request or invoice is rejected and the Contractor submits a payment request or invoice which corrects the deficiency, the corrected payment request or invoice must be paid or rejected ten (10) business days after the date the corrected payment request or invoice is stamped as received as provided in Section 218.74(1), F.S.

   e) If a dispute between the City and the Contractor cannot be resolved by the procedure described above, the dispute shall be resolved in accordance with the dispute resolution procedure described in Section 217.76(2), F.S.

f) If the City disputes only a portion of a payment request or invoice submitted by the Contractor, the City shall pay the undisputed portion in a timely manner in accordance with subsections (a) and (b) above.

4. Punch List

a) For projects less than $10,000,000.00.
Within thirty (30) calendar days of reaching Substantial Completion of the Work as defined in the Contract or, if not defined in the Contract, upon reaching beneficial occupancy or use, the City's Project Manager, the Project Engineer and the Contractor shall review the work, note any deficiencies and develop a single list of items required to render the construction services purchased by the City complete, satisfactory and acceptable. The list shall be delivered to the

Contractor no later than five (5) calendar days after it has been developed and reviewed.

b) For projects more than $10,000,000.00.
Within thirty (30) calendar days or, if extended by Contract, up to sixty (60) calendar days, of reaching Substantial Completion of the Work or, if not defined in the contract, upon reaching beneficial occupancy or use, the City's Project Manager, the Project Engineer and the Contractor shall review the Work, note any deficiencies and generate a list of items required to render the construction services purchased by the City complete, satisfactory and acceptable. The list shall be delivered to the Contractor no later than five (5) days after it has been developed and reviewed.

c) The Final Contract Completion Date shall be no fewer than thirty (30) days after delivery of the list of items. If the list is not provided to the Contractor by the agreed upon date for delivery of the list, the Contract Term for completion shall be extended by the number of days the City exceeded the delivery date.

(e) **Payments withheld.** The City may withhold or, on account of subsequently discovered evidence, nullify, in whole or in part, any payment to such an extent as may be necessary to protect the City from loss as a result of: (1) defective Work not remedied; (2) failure of Contractor to make payments when due to subcontractors or suppliers for materials or labor; (3) failure to maintain adequate progress in the Work; (4) damage to another contractor; or (5) any other material breach of this Agreement. Amounts withheld shall not be considered due and shall not be paid until the ground(s) for withholding payment have been remedied.

(f) **Payments.** The City shall pay Contractor one hundred percent (100%) of each approved invoice.

9. **COST OF LIVING INCREASES.** A Consumer Price Index ("CPI") – based Cost Schedule increase may be requested in writing no later than three months before the contract renewal date. The increase will be limited to the lesser of five percent or the result of the CPI percentage increase calculation expressed below. The CPI percentage increase shall be calculated by using the Consumer Price Index for All Urban Consumers ("CPI-U") numbers provided by the Bureau of Labor Statistics. The CPI percentage increase shall be calculated by subtracting from the most recent May CPI-U number the CPI-U number for the previous May, then dividing the remainder

by the previous May's number, and finally, multiplying the quotient by 100. Cost Schedule increases shall be prorated based upon the number of calendar months in the City's fiscal year that the contract has been in effect. (For example, a cost schedule increase for renewal of a contract initiated in March (six months into the City's fiscal year), would be limited to the lesser of either one-half of the CPI percentage increase or 2.5 percent upon renewal in October.) In the event this contract includes a provision for fuel adjustment, and an upward fuel adjustment is made during the contract year, the CPI percentage increase shall be multiplied by the percentage of the Total Compensation allocated to non-fuel costs. For example, if it is determined that the cost of fuel is 20 percent of the Total Compensation, the CPI percentage increase shall be multiplied by 0.8.

10. **PAYMENT AND RELEASE** Contractor's acceptance of final payment shall constitute a release in full of all Contractor claims against the City arising from the performance of this Agreement, with the exception of any pending claims for additional compensation that have been documented and filed as required by this Agreement.

11. **INDEMNIFICATION** Contractor shall indemnify and hold harmless, release, and forever discharge the City, its public officers, employees, agents, representatives, successors, and assigns, from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor, its employees or sub-contractors, in the performance of the Work and resulting from damages to property, personal injury, or loss of life.

12. **INSURANCE AND PERMITS.** Contractor shall acquire and maintain, at its own expense, all permits, and licenses required by law and shall maintain the same in full force and effect. Contractor is responsible for conformance with all State and Federal regulations and requirements. City of St. Augustine permit fees shall be waived.

    Contractor shall provide all insurance required by Exhibit B, Insurance Requirements, and shall not commence Work until it has provided Certificates of Insurance to the City as per Exhibit B. Receipt of Certificates of Insurance indicating less coverage than required does not constitute a waiver of the Insurance Requirements. Contractor waives its right of recovery against the City to the extent permitted by its insurance policies. Contractor's insurance shall be considered primary, and City insurance shall be considered excess, as may be applicable to Contractor's obligation to provide insurance.

13. **FUNDING CONTINGENCY.** This Agreement is at all times contingent upon funding availability, which may include a single source or multiple sources, including, but not limited to: (1) ad valorem tax revenues appropriated by the City's Commission; (2) annual appropriations by the Florida Legislature, or (3) appropriations from other agencies or funding sources. Agreements that extend for a period of more than one Fiscal Year are subject to annual appropriation of funds in the sole discretion and judgment of the City's Commission for each succeeding Fiscal Year. Should the Work not be funded, in whole or in part, in the current Fiscal Year or succeeding Fiscal Years, the City shall so notify Contractor and this Agreement shall be deemed terminated for convenience five (5) days after receipt of such notice, or within such additional time as the City may allow. For the purpose of this Agreement, "Fiscal Year" is defined as the period beginning on October 1 and ending on September 30.

14. **PROJECT MANAGEMENT AND PERSONNEL**

    (a) The Project Managers listed below shall be responsible for overall coordination and management of the Work. Either party may change its Project Manager upon three (3) business

days prior written notice to the other party. Written notice of change of address shall be provided within five (5) business days. All notices shall be in writing to the Project Managers at the addresses below and shall be sent by one of the following methods: (1) hand delivery; (2) U.S. certified mail; (3) national overnight courier; (4) e-mail or, (5) fax. Notices via certified mail are deemed delivered upon receipt. Notices via overnight courier are deemed delivered one (1) business day after having been deposited with the courier. Notices via e-mail or fax are deemed delivered on the date transmitted and received.

CITY	CONTRACTOR
James Wheeler, P.E., Project Manager	James J. Collier, Project Manager
City of St. Augustine	Engineered Spray Solutions LLC
P.O. Box 210	1306 Banana Road
St. Augustine, Florida 32085-0210	Lakeland, Florida 33810
904-209-4276 (office)	863-577-4821 (office)
904-209-4286 (fax)	863-853-8593 (fax)
E-mail: jwheeler@citystaug.com	E-mail: jcollier@ess-1.net

(b) The City's Project Manager shall have sole and complete responsibility for transmitting instructions, receiving information, and communicating City policies and decisions regarding all matters pertinent to performance of the Work, and may approve minor deviations in the Work that do not affect the Total Compensation or Completion Date or otherwise significantly modify the terms of the Agreement. For Work Order-based contracts, the City may designate a "Work Order Manager" on the Work Order, who will serve as the Project Manager for that Work Order and shall have the same responsibilities as the City's Project Manager. The City's Project Manager may approve minor deviations in the Work that do not affect the Total Compensation or Completion Date or otherwise significantly modify the terms of the Agreement. The City's Project Manager and, as appropriate, other City employees, shall meet with Contractor when necessary in the City's judgment to provide decisions regarding performance of the Work, as well as to review and comment on reports.

(c) Contractor shall provide efficient supervision of the Work, using its best skill and attention. Contractor shall keep on the worksite during its progress a competent superintendent, satisfactory to the City. The superintendent shall not be changed except with the City's consent, unless the superintendent proves to be unsatisfactory to Contractor and/or ceases to be in its employ. The superintendent shall represent Contractor in the absence of Contractor's Project Manager. All directions given to him shall be as binding as if given to Contractor. If the City produces documented evidence and informs the Contractor that any person on the job is incompetent, disorderly, or is working contrary to the Agreement or the City's instructions, that person shall thereupon be immediately dismissed from the project and shall not be given employment on any work connected with this Agreement. The City may request Contractor replace its Project Manager if said manager fails to carry the Work forward in a competent manner, follow instructions or specifications, or for other reasonable cause.

(d) Contractor shall maintain an adequate and competent professional staff. Contractor's employees, subcontractors, or agents shall be properly trained to meet or exceed any specified licensing, training and/or certification applicable to their profession. Upon request, Contractor shall furnish proof thereof.

15. **SCHEDULING AND WORK PLANNING; PROGRESS REPORTING**

(a) **Pre-work Conference.** Within ten (10) days after execution of this Agreement, Contractor shall schedule a pre-work conference with the City's Project Manager to discuss scheduling and other matters. Contractor shall provide a work plan for the City's approval not fewer than five (5) days prior to the pre-work conference. The City shall have ten (10) days to review the work plan. Not less than five (5) days prior to the pre-work conference, Contractor shall provide the City a list of each subcontract exceeding ten percent (10%) of the Total Compensation. The list shall include: (1) name, address, contract, phone number and email address of subcontractor, (2) description of subcontract work, and (3) estimated value of work.

(b) **Progress Reports**. Contractor shall provide to the City the project schedule and update/status reports as provided in the Scope of Work. Reports will provide detail on progress of the Work and outline any potential issues affecting completion or the overall schedule. Reports may be submitted in any form agreed to by City's Project Manager and Contractor, and may include emails, memos, and letters.

(c) **Daily Reporting.** The City may require Contractor to provide a daily report regarding the progress of the Work. The need for a daily report shall be determined at the pre-work conference. If required, a form shall be completed for each day any Work is performed until the project is accepted by the City. Completed forms shall be submitted to the City's Project Manager or other authorized representative by 9:00 a.m. of the following day.

(d) **Progress Meetings.** The City may elect to conduct on-site progress meetings with Contractor on a frequency to be determined by the City. In such event, Contractor shall make available its Project Manager and/or superintendent and other appropriate personnel to discuss matters pertinent to the Work.

(e) **Failure to Meet Schedule.** If progress of the Work falls five percent (5%) or more behind schedule, except as a result of City-approved delays, Contractor shall take all necessary steps to augment the work effort to get the project back on schedule. Should the progress of the Work fall ten percent (10%) or more behind schedule, the City may advise Contractor through a "cure" notice that this Agreement is subject to termination for cause if the failure is not cured within the time frame specified in said notice.

16. **FORCE MAJEURE; DELAYS**

(a) **Force Majeure.** Contractor shall not be liable for failure to carry out the terms of this Agreement to the extent such failure is due to a Force Majeure event, except for failures that could have been reasonably foreseen and guarded against so as to avoid or reduce the adverse impact thereof. A Force Majeure event is hereby defined as the failure to carry out any of the terms of this Agreement due to any one of the following circumstances beyond the control of Contractor: (a) the operation and effect of rules, regulations, or orders promulgated by any commission, county, municipality, or governmental agency of the State of Florida or the United States, (b) a restraining order, injunction, or similar decree of any court of competent jurisdiction, (c) war, (d) flood, (e) earthquake, (f) fire, (g) severe wind storm, (h) acts of public disturbance, (i) quarantine restrictions, (j) epidemics, (k) strikes, (l) freight embargoes, or (m) sabotage. The times specified herein for performances include delays that can ordinarily be anticipated due to adverse weather conditions. The

City is not obligated to grant an extension of time due to adverse weather conditions unless such conditions rise to the level of Force Majeure.

(b) **Delay.** Contractor shall not be compensated for delays caused by Contractor's inefficiency, rework made necessary by Contractor's error, failure to perform the Work as scheduled, or any other corrective or productivity measures made necessary by errors, omissions, or failures to properly perform the Work. Neither shall the Contractor be compensated for delays caused by events by force majeure as described in sub-para (a) above. Within ten (10) days after the onset of a delay, Contractor shall notify the City in writing of the delay, which shall provide: (1) a detailed description the delay and its probable duration, (2) the specified portion of the Work affected, and (3) an opinion as to the cause of the delay and liability (if any) for the delay. Notices provided more than ten (10) days after the inception of the delay shall only be effective as to additional time incurred during the ten (10) day period preceding receipt of such notice. In the case of continuing cause delay for the same cause, only one notice of delay is necessary. **Failure to provide this notice waives any claim for extension of time resulting from such delay**. If the delay is due to the failure of another City contractor to complete its work in a timely manner, changes ordered in the Work, a Force Majeure event, or any other cause which the City, in its sole judgment and discretion, determines to justify the delay, then the Completion Date may be extended as necessary to compensate for the delay. All time extensions shall be in the form of a written amendment signed by both parties.

17. **MODIFICATION OF SPECIFICATIONS; CHANGE ORDERS; EMERGENCY CHANGES IN WORK**

(a) **Modification of Specifications.** No oral agreement or conversation with any officer, agent, or employee of the City after execution of this Agreement shall affect or modify any of its terms. No one is authorized to change any provision of the specifications without written authorization of the City. The presence or absence of a City inspector shall not relieve Contractor from any requirements of this Agreement.

(b) **Change Orders**

(i) The City may alter, add to, or deduct from the Work by executing a Change Order without liability to Contractor, except for the reasonable cost of any additional Work. All such Work within Contractor's capacity to perform shall be performed pursuant to the Change Order. Any associated claim for extension of time will be adjusted when the Change Order is issued. The parties shall negotiate the cost of the Change Order on an equitable basis, which may be determined in one or more of the following ways: (1) estimate and acceptance of a lump sum, (2) unit prices named in the contract or subsequently agreed upon, (3) costs and percentage or by (4) cost and a fixed fee. If the parties cannot agree upon cost, Contractor shall implement the Change Order and shall maintain and present in such form as the City Project Manager may direct the correct amount of the net cost of labor and materials, together with vouchers. The Project Manager will certify the amount due Contractor, including reasonable allowances for overhead and profit. Pending a final determination of value, payments will be based upon the City Project Manager's certification. Final resolution of the amount due to Contractor shall be pursuant to the dispute resolution procedure.

(ii) For any Change Order requests submitted by Contractor, the City may determine that City instructions to correct deficient Work, to stop the Work due to deficiencies in the Work, or any other matters that impose additional costs upon Contractor, do not warrant an increase in the Total Compensation or extension of the Completion Date. If Contractor disputes this determination, final resolution shall be pursuant to the dispute resolution procedure.

(c) **Emergency Changes in Work.** In the event an emergency endangering life or property requires immediate action, the City may give Contractor an oral instruction to proceed with an emergency change in the Work, which will be confirmed in writing within five (5) days. Within fifteen (15) days after commencement of the emergency change in the Work, Contractor shall provide the City with a written estimate of any increased costs or delays as a result thereof. **Failure to so notify the City constitutes a waiver of any right to an extension of time or increase in compensation**. Within fifteen (15) days after receipt of Contractor's estimate, the parties shall negotiate a Change Order. If unable to reach agreement, disputed issues shall be resolved pursuant to the dispute resolution procedure. In no event shall Contractor decline to perform the emergency change in the Work.

18. **TERMINATION AND SUSPENSION**

(a) **City Termination for Cause.** The Agreement may be terminated by the City for cause in the event of any breach hereof, including, but not limited to, Contractor's: (1) failing to carry forward and complete the Work as provided herein; (2) failing to comply with applicable laws, regulations, permits, or ordinances; (3) failing to timely correct defective Work; (4) making a general assignment for the benefit of its creditors; (5) having a receiver appointed because of insolvency; (6) filing bankruptcy or having a petition for involuntary bankruptcy filed against it; (7) failing to make payments when due to subcontractors, vendors, or others for materials or labor used in the Work; (8) making a material misrepresentation to the City regarding the Work, or (9) any other material breach of this Agreement. In such event, the City shall provide Contractor with written notice of its intention to terminate this Agreement, stating the nature of the deficiency and the effective date of termination. At the City's sole judgment and discretion, the City may afford Contractor an opportunity to cure said deficiency, in which event the notice shall specify the time allowed. Upon termination, the City may take possession of the premises and of all materials thereon and finish the Work by whatever means it deems expedient. In such event, Contractor shall not receive any further payment until the Work is completed by the City. Contractor shall be liable for all costs involved in completing the Work, including additional managerial and administrative services, which shall be offset against any amount due to Contractor.

(b) **City Termination for Convenience.** Notwithstanding any other provision hereof, the City may at any time terminate this Agreement or any Work issued under it, in whole or in part, without cause, upon thirty (30) days written notice to Contractor. In such event, Contractor shall be compensated for any Work performed prior to the date of termination and for materials that were ordered prior to receipt of notice of termination that cannot be returned to the vendor, which shall become City property. Upon receipt of notice, Contractor shall discontinue the Work on the date and to the extent specified therein and shall place no further orders for materials, equipment, services, or facilities, except as needed to continue any portion of the Work not terminated. Contractor shall also make every reasonable effort to cancel, upon terms satisfactory to the City, all orders or subcontracts related to the terminated Work. Contractor may not claim any compensation not specifically provided

for herein, including, but not limited to: loss of anticipated profits; idle equipment, labor, and facilities; any additional claims of subcontractors and vendors.

(c) **City Suspension for Cause.** The City may issue a written partial or full Stop Work Notice in the event Contractor fails to comply with or is negligent in performing any provision hereof. All performance shall immediately cease as per such notice and no further billable costs shall be incurred. The City may terminate this Agreement if Contractor fails or refuses to comply with a Stop Work Notice.

(d) **City Suspension for Convenience.** The City may direct Contractor to stop Work, in whole or in part, whenever, in the City's sole judgment and discretion, such stoppage is necessary to ensure proper completion of the Work, avoid injury to third persons, or otherwise meet the City's objectives. The City shall provide Contractor not fewer than five (5) days written notice, except in emergency circumstances. Contractor shall immediately comply with such notice. Should such stoppage increase Contractor's cost, an equitable adjustment will be made by Change Order. The notice shall be effective until rescinded in writing, unless the period of suspension is stated in the notice.

(e) **Contractor's Right to Stop Work or Terminate Agreement**

(i) **Stop Work.** Contractor may stop work only under the following circumstances: (1) the Work is ordered temporarily discontinued by a court or other public authority; (2) it is necessary to stop work in order to protect the safety of Contractor or third persons; or (3) the City fails to pay Contractor when due any undisputed and adequately documented sum certified for payment by the City Project Manager. In such event, Contractor shall provide the City not fewer than seven (7) days prior written notice of its intention to stop work, except in emergency circumstances or when necessary to prevent injury to persons or property.

(ii) **Termination.** Contractor may terminate this Agreement under only the following circumstances: (1) the Work is ordered discontinued by a court or other public authority, through no act or fault of Contractor, for a period of not fewer than three months; (2) the City fails to pay Contractor when due any undisputed and adequately documented sum certified for payment by the City Project Manager. In such event, Contractor shall provide not fewer than twenty (20) days written notice of its intention to terminate and afford the City the opportunity to cure said deficiency within said time period.

(iii) **Duty to Perform.** Except as expressly provided above, in the event of any event, dispute, or other matter arising under this Agreement, Contractor shall fully perform the Work in accordance with the City's written instructions and may claim additional compensation as a Change Order, subject to the dispute resolution procedure.

19. **PROTECTION OF WORK.** Contractor shall protect and prevent damage to all finished and unfinished portions of the Work including, but not limited to, the protection of the same from damage by the elements, theft or vandalism. Restoration of such damage shall be the sole responsibility

of Contractor and shall not be cause for an increase in the Contract Consideration nor any extension of the Term.

20. **TRENCH SAFETY.** In the performance of this contract, Contractor may be requested to supply cost estimates for trench excavation to a depth exceeding five feet. Section 553.62, F.S., incorporates the Occupational Safety and Health Administration's excavation safety standards, 29 CFR s. 1926.650 Subpart P, as the standard. Contractor shall separately estimate the cost of compliance with those standards as required by Section 553.63, F.S. Such estimate shall be based on the linear feet of trench to be excavated and shall include written assurance of compliance with those standards and any applicable special shoring requirements.

21. **NO ASSIGNMENT.** The Contractor may not assign this Contract without the advance written approval of the City. For the purposes of this paragraph, assignment shall be interpreted to include any transfer of more than fifty (50%) percent of the ownership interests of the Contractor whether or not the Contractor is a sole proprietorship, partnership, corporation, limited liability company, limited partnership or any other business, organization or entity.

22. **COMPLIANCE WITH PUBLIC RECORDS ACT**

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

Telephone:	(904) 825-1007
Email:	recordsrequest@citystaug.com
Mailing Address:	City of St. Augustine Darlene Galambos, City Clerk Public Records Custodian P.O. Box 210 St. Augustine, Florida 32085-0210

Pursuant to Chapter 119, Florida Statutes, the Contractor shall comply with the provisions of the Florida Public Records Act, specifically to:

1. Keep and maintain public records required by the City to perform the Work.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
4. Upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall

meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

5. A request to inspect or copy public records relating to the City's contract for services must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify the Contractor of the request, and the Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time.
6. If the Contractor does not comply with the City's public records request for records, the City shall consider such noncompliance a material default of the terms of the contract and shall seek such remedies for such default as provided in the contract or at law.
7. A contractor who fails to provide the public records to the City within a reasonable time may be subject to penalties under F.S. 119.10.

23. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing in this agreement shall be construed as a waiver of sovereign immunity beyond that provided in Section 768.28, F.S., nor shall anything in this Agreement be construed as increasing the limits of the sovereign immunity of the City as provided in Section 768.28, F.S.

24. **ACCESS; WORK AREA; GATES**

(a) **Access.** The City will provide sufficient access to accomplish Work performed on City property. Contractor shall maintain all on-site roadways and paved and unpaved access roadways to and from the worksite in an acceptable and passable condition at no additional cost to the City, and shall, upon conclusion of the Work, return said roadways to City in their original condition. Land access to construction sites is restricted to the route designated by the City. Contractor is responsible for improvements and repairs to access routes required during construction. All access routes shall be used for the purpose of construction only. Contractor shall not disturb lands or waters outside the area of construction, except as may be found necessary and authorized by the City.

(b) **Work Area.** All Work shall be confined to the designated work area(s). Contractor shall obtain written approval from the City before making any adjustments.

25. **ASSIGNMENT AND SUBCONTRACTS**

(a) Contractor shall not sublet, assign, or transfer any Work involving more than fifteen percent (15%) of the total cost of the Work, or assign any monies due hereunder, without the City's prior written consent. As soon as practicable after signing this Agreement, but not fewer than seven (7) business days prior to the effective date of any subcontracts, Contractor shall notify the City's Project Manager in writing of the name of any subcontractor that has not been previously disclosed in the procurement process. Within five (5) business days, after the City receipt of said notification, the City shall indicate its approval or disapproval, which shall not be unreasonably withheld. Failure to timely provide such approval or disapproval shall constitute approval. Neither City approval of a subcontractor nor any other provision of this Agreement creates a contractual relationship between any subcontractor and the City. Contractor shall be allowed a maximum 10% markup of their subcontractor's work for oversight and management.

(b) Contractor is responsible for fulfilling all work elements in any subcontracts and payment of all monies due. Contractor is fully responsible to the City for the acts and omissions of

its subcontractors and persons directly or indirectly employed by them and shall hold the City harmless from any liability or damages resulting from any subcontract to the extent allowed by law.

26. **AUDIT; ACCESS TO RECORDS.** Until the expiration of three (3) years after expenditure of funds hereunder, the City or its duly authorized representatives shall have access to examine any of Contractor's books and other records involving transactions related to this Agreement. Contractor shall preserve all such records for a period of not fewer than three (3) years. Contractor shall refund any payment(s) that are found to not constitute allowable costs based upon audit examination. All required records shall be maintained until an audit has been completed and all questions arising from it are resolved. Contractor will provide proper facilities for access to and inspection of all required records.

27. **BONDS**

Pursuant to Chapter 255.05 F.S., prior to commencing the work, the Selected Contractor shall execute and record in the public records of St. Johns County a payment and performance bond with a surety insurer authorized to do business in the State of Florida. A certified copy of the recorded bond shall be provided to the City prior to commencement of the work.

(a) Payment Bond. A payment bond equal to the Total Compensation is required for fixed price contracts and fixed price Work Orders greater than $100,000; provided, however, that the bond may be reduced by the City, in its sole judgment and discretion, to that amount necessary to ensure payment of all subcontractors and materialmen. The City may require, in its sole judgment and discretion, a payment bond for fixed price contracts and Work Orders of $100,000 or less in which event the bonding requirement shall be disclosed in the Invitation for Bids or Work Order specifications.

(b) Performance Bond. A performance bond equal to one hundred twenty-five percent (125%) of the Total Compensation is required for fixed price contracts and Work Orders greater than $200,000. The City may require, in its sole judgment and discretion, a performance bond for fixed price contracts and Work Orders of $200,000 or less in which event the bonding requirement shall be disclosed in the Invitation for Bids or Work Order specifications.

(c) Completed bonds shall be delivered to and accepted by the City prior to commencement of the Work. Bond premiums shall be paid by Contractor. Bonds shall be (1) either in the reproduced form provided in the Bid Documents or in a form approved by the City, and (2) written through a licensed agency that fulfills the requirements of Section 287.0935, F.S.

(d) **Qualification-Management and Strength**. The Surety executing a bond must be rated no less than "Excellent" for both financial strength and issuer credit, with a rating outlook of stable or positive for both, and must have a financial size rating of VII or better according to the latest information available from A.M. Best Company, Inc.'s rating and analysis web site.

(e) In lieu of the bond, a Contractor may submit an alternative form of security in the form of cash, money order, certified check, cashier's check, irrevocable letter of credit, or other security acceptable to the City.

28. **CIVIL RIGHTS.** Pursuant to Chapter 760, F.S., Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, age, handicap, or marital status.

29. **CLEANUP; EQUIPMENT REMOVAL.** Upon expiration or termination of this Agreement, Contractor shall restore the worksite to its original condition, except for replacement of vegetation, unless otherwise required by this Agreement. Contractor shall remove from City property and all public and private property all machinery, equipment, supplies, surplus materials, temporary structures, rubbish, and waste materials resulting from its activities. After twenty (20) days, the City may sell or dispose of any materials left at the worksite as it sees fit and deduct the cost of sale or disposal from any amounts due to Contractor. Any revenues obtained shall be applied toward costs incurred by the City, with excess revenues paid to Contractor.

30. **COORDINATION WITH THE CITY AND OTHER CITY CONTRACTORS**

(a) The City may let other contracts in connection with the Work. Wherever work done by the City or another City contractor is contiguous to Contractor's Work, the respective rights of the various interests shall be established by the City so as to secure completion of the Work. Contractor shall arrange its Work so as not to interfere with the City or other City contractors and join its Work to that of others in a proper manner, and in accordance with the intent of the Scope of Work. Contractor shall perform its Work in the proper sequence in relation to that of other City contractors, as may be directed by the City. Contractor shall afford other City contractors' reasonable opportunity for introduction and storage of their materials and execution of their work and shall properly conduct and coordinate its Work with theirs. Contractor shall take into account all contingent work to be done by others and shall not plead its want of knowledge of such contingent work as a basis for delay or non-performance. Contractor shall be liable for any damage it causes to the work performed by other City contractors.

(b) If any part of the Work depends for proper execution or results upon the work of other City contractors, Contractor shall inspect and promptly report any defects in the other contractor's work that render it unsuitable for Contractor's Work. **Failure to so inspect and report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of its Work, except as to defects which may develop in the other contractor's work after execution of the Work.**

31. **CORRELATION AND INTENT OF DOCUMENTS; QUESTIONS OR ISSUES REGARDING PERFORMANCE OF THE WORK**

(a) This Agreement and all attachments are complementary. What is called for by one is as binding as if called for by all. The intent is to include all labor and materials, equipment, transportation, and incidentals necessary for the proper and complete execution of the Work. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

(b) It is the City's intention to fully assist Contractor in the successful performance of the Work and to respond in a timely manner to questions or issues that arise. Contractor should discuss any questions or issues with the City's Project Manager and communicate such questions or issues in writing when required by this Agreement. The City shall respond through its Project Manager.

32. **DAVIS BACON ACT.** This contract is federally funded and is subject to the provisions of the Davis-Bacon Act (40 U.S.C. 276a to a-7), as supplemented by the Department of Labor Regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing minimum wage rates and fringe benefits for corresponding classes of laborers and mechanics employed on similar projects in the area. In addition, construction-related subcontracts of more than $2,000 must include a provision for compliance with the Davis-Bacon Act.

33. **DISPUTE RESOLUTION.**

(a) **During the course of work.** In the event any dispute arises during the course of the Work, Contractor shall fully perform the Work in accordance with the City's written instructions and may claim additional compensation. Contractor is under a duty to seek clarification and resolution of any issue, discrepancy, or dispute by submitting a formal request for additional compensation, schedule adjustment, or other dispute resolution to the City's Project Manager no later than fifteen (15) calendar days after the precipitating event. If not resolved by the Project Manager within five (5) business days, the Project Manager shall forward the request to the Office of the City Manager, which shall issue a written decision within fifteen (15) calendar days of receipt. This determination shall constitute final action of the City and shall then be subject to judicial review upon completion of the Work. **Contractor shall proceed with the Work in accordance with said determination. This shall not waive Contractor's position regarding the matter in dispute.**

(b) **Invoices.** In the event the City rejects an invoice as improper, and the Contractor declines to modify the invoice, the Contractor must notify the City in writing within ten (10) calendar days of receipt of notice of rejection that the Contractor will not modify the invoice and state the reason(s) therefor. Within five (5) business days of receipt of such notice, if not informally resolved through discussion with the City Project Manager, the Project Manager shall forward the disputed invoice and the Contractor's written response to the Office of the City Manager. The matter shall then proceed as described in subsection (a), above.

34. **DIVERSITY REPORTING.** The City is committed to the opportunity for diversity in its procurement activities and encourages its prime vendors (contractors and suppliers) to make a good faith effort to ensure that women and minority-owned business enterprises (W/MBE) are given the opportunity for maximum participation as sub-contractors. The City will assist Contractor by sharing information on W/MBEs. Contractor shall provide with each invoice a report describing the company names for all W/MBEs, the type of minority, and the amount spent with each at all levels. The report will also denote if there were no W/MBE expenditures.

35. **DUTY TO INSPECT AND REPORT DEFICIENCIES IN PLANS AND SPECIFICATIONS**

(a) For any Work that is dependent upon conditions at the worksite, Contractor's acceptance of contract award represents and warrants that Contractor has inspected and satisfied itself concerning the nature and location of the Work and general and local conditions, including, without limitation: (1) conditions affecting transportation, disposal, handling, and storage of materials; (2) availability and quality of labor; (3) availability and condition of roads; (4) climatic conditions and seasons; (5) hydrology of the terrain; (6) topography and ground surface conditions; (7) nature and quantity of surface materials to be encountered; (8) equipment and facilities needed preliminary to and during the Work; and (9) all other

matters that can affect the Work and the cost thereof. Contractor's failure to acquaint itself with such conditions will not relieve it from its responsibility for properly estimating the time required or cost of performing the Work. Where the City has investigated subsurface conditions, this data may be provided to Contractor or is available upon request. Contractor must either seek clarification concerning the data or assume the responsibility for its interpretation.

(b) If Contractor discovers hidden or subsurface conditions that differ materially from those normally expected or indicated in the technical specifications, Contractor shall immediately, and before such conditions are disturbed, notify the City in writing of: (1) subsurface or latent physical conditions differing materially from those indicated in the technical specifications, or (2) unknown physical conditions of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for herein. The City shall promptly investigate the conditions and determine whether they materially differ so as to cause an increase or decrease in Contractor's cost. Where the differing site conditions materially impact Contractor's cost, an equitable adjustment shall be made and the Agreement modified accordingly. No claim will be allowed if Contractor fails to provide the required notice.

(c) If Contractor in the course of the Work finds any defect in the plans and specifications, including, but not limited to, any discrepancy between the drawings and the physical conditions at the worksite, or any errors or omissions in the drawings or in the layout, as given by points and instructions, it shall immediately inform the City in writing, which shall be promptly verified by the City. Any Work done after such discovery, until authorized, will be done at Contractor's risk as to cost overruns and modifications necessary to correct deficiencies in the Work. To ensure the proper execution of its subsequent Work, Contractor shall measure Work already in place or completed and shall immediately report any discrepancy between the executed Work and the drawings or other specifications.

36. **EMPLOYMENT ELIGIBILITY.** Contractor must use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by Contractor during the term of this Agreement to work in Florida. Additionally, if Contractor uses subcontractors to perform any portion of the Work (under this Agreement) valued in excess of $3,000, Contractor must include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the Work. Within 30 days of this Agreement's Effective Date, Contractor must provide the City with evidence that Contractor is enrolled in the E-Verify system. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

37. **GOVERNING LAW, VENUE, ATTORNEY'S FEES, WAIVER OF RIGHT TO JURY TRIAL.** This Agreement shall be construed according to the laws of Florida and shall not be construed more strictly against one party than against the other because it may have been drafted by one of the parties. As used herein, "shall" is always mandatory. In the event of any legal proceedings arising from or related to this Agreement: (1) venue for any state legal proceedings shall be in a court of competent jurisdiction located in St. Johns County; (2) venue for any federal legal proceeding shall be in the federal court for the Middle District of Florida, Jacksonville Division; (3) each party shall bear its own attorney's fees, including appeals; (4) for civil proceedings, the parties hereby consent to trial by the court and waive the right to jury trial.

38. **INTEREST IN THE BUSINESS OF CONTRACTOR; NON-LOBBYING.** Contractor certifies that no officer, agent, or employee of the City has any material interest, as defined in Chapter 112, F.S., either directly or indirectly, in the business of Contractor to be conducted under this Agreement, and that no such person shall have any such interest at any time during the term of this Agreement. Pursuant to Section 216.347, F.S., monies received from the City pursuant to this Agreement shall not be used to lobby the Florida Legislature or any other state agency.

39. **INDEPENDENT CONTRACTOR.** Contractor is an independent contractor. Neither Contractor nor Contractor's employees are employees or agents of the City. Contractor controls and directs the means and methods by which the Work is accomplished. Contractor is solely responsible for compliance with all labor, wage and hour and tax laws pertaining to it, its officers, agents, and employees, and shall indemnify and hold the City harmless from any failure to comply with such laws. Contractor's duties include, but not be limited to: (1) providing Workers' Compensation coverage for employees as required by law; (2) hiring employees or subcontractors necessary to perform the Work; (3) providing any and all employment benefits, including, but not limited to, annual leave, sick leave, paid holidays, health insurance, retirement benefits, and disability insurance; (4) payment of all federal, state and local taxes, income or employment taxes, and, if Contractor is not a corporation, self-employment (Social Security) taxes; (5) compliance with the Fair Labor Standards Act, 29 U.S.C. §§ 201, et seq., including payment of overtime as required by said Act; and (6) providing employee training, office or other facilities, equipment and materials for all functions necessary to perform the Work. In the event the City provides training, equipment, materials, or facilities to meet specific City needs or otherwise facilitate performance of the Work, this shall not affect Contractor's duties hereunder or alter Contractor's status as an independent contractor. This paragraph does not create an affirmative obligation to provide any employee benefits not required by law.

40. **INSPECTION AND TESTING OF WORK; REJECTION OF WORK AND MATERIALS; TOOLS, PLANT, AND EQUIPMENT; MATERIAL SUBSTITUTION**

(a) **Standards for Quality and Workmanship.** All materials, equipment, and supplies furnished by Contractor for permanent incorporation into the Work shall be new and of the quality standards specified. Unless otherwise specified, all material and workmanship shall meet the requirements in the applicable standards specifications of the American Society for Testing and Materials. If two or more brands, makes of material, devices, or equipment are shown or specified, each should be regarded as the equal of the other. First-calls and the finished product shall be equal to the best-accepted standards of the trade class. The finished product shall be equal to the best-accepted standards of the trade for the category of Work performed. The City's intent is to obtain a high-quality job that will operate and function with the lowest possible maintenance costs. Inspection standards will be established to ensure that this objective is achieved.

(b) **Materials and Equipment Schedules.** The City shall have the right of prior approval for all materials or equipment incorporated into the Work. Within ten (10) days after the date of contract award and before any material or equipment is purchased, Contractor shall submit to the City's Project Manager a complete list of materials or equipment to be incorporated into the Work. The list shall include catalog cuts, diagrams, drawings, and such other descriptive data as may be required. The use of materials or equipment not in accordance with this Agreement may be rejected.

(c) **Inspection.** The Work and all materials or equipment used therefor are subject to inspection by the City at all times in order to ensure compliance herewith. Upon request,

Contractor shall provide samples of the type and quantity of the various materials used in the Work, as determined and directed by the City. The City's Project Manager and inspector(s) shall be provided access to the Work wherever it is in preparation or progress. Contractor shall provide proper facilities for such access and inspection. Construction contractors shall maintain one complete copy of the drawings and specifications for the Work at the worksite, which shall be made available to the City upon request.

(d) **Re-examination of Work.** The City may order re-examination of questioned Work and, if so ordered, the Work shall be uncovered by Contractor. If such Work is found to be in accordance with specifications, the City will pay the cost of re-examination and replacement. If such Work is found to be not in accordance with specifications, Contractor will pay such cost.

(e) **Testing.**

(i) The City may require that materials be tested prior to incorporation in the Work. In some instances, it may be expedient to make these tests at the source of supply. Therefore, upon request, Contractor shall furnish the City with information identifying the source of supply before incorporating material into the Work. Upon request, Contractor shall furnish two (2) copies of the manufacturer's certificate of compliance with these specifications covering manufactured items. All tests performed by a laboratory to ascertain whether the material, as placed, meets the required specification will be paid for by Contractor. This paragraph does not obligate the City to perform tests for acceptance of material or relieve Contractor of its responsibility to furnish satisfactory material.

(ii) If the specifications, the City's instructions, laws, ordinances, or any public authority require any Work to be specifically tested or approved, Contractor shall give the City's Project Manager timely notice of its readiness for inspection. If inspection is by an authority other than the City's Project Manager, Contractor's Project Manager shall supply the City's Project Manager with 72 hours prior notice of such inspection. Inspections by the City's Project Manager will be made promptly and, where practicable, at the source of supply. If any Work should be covered up without the prior approval of the City's Project Manager, it shall, if required by the City, be uncovered for examination at Contractor's expense.

(f) **Rejection of Work and Materials.** Contractor shall promptly notify the City of any defective material and shall not incorporate such material into the Work. The City may reject all Work and material that does not conform to this Agreement, which shall be removed and replaced with approved quality material at no additional cost to the City. If the City deems any portion of the Work unsatisfactory, Contractor shall rework those areas so that the total Work is completed in a manner satisfactory to the City. If disputed, Contract may submit a Change Order, subject to the dispute resolution procedure.

(g) **Tools, Plant, and Equipment.** If at any time before commencement of or during progress of the Work, tools, plant, or equipment appear to the City to be insufficient, inefficient, or inappropriate to secure the quality of Work or the proper rate of progress, the City may order Contractor to increase its efficiency, to improve its character, or to augment the number of or substitute new tools, plant, or equipment, as the case may be. Contractor shall conform to such order. If Contractor maintains that any such order is not in conformance with this Agreement, is unnecessary, or requires Contractor to incur excessive costs or

delays, Contractor may submit a Change Order, subject to the dispute resolution procedure. Failure of the City to make such demand shall not relieve Contractor of its obligation to secure the quality of the Work and the rate of progress necessary to timely complete the Work.

(h) **Material substitution.** Except where otherwise indicated, whenever a material or a piece of equipment required in the Work is shown in the specifications by using the name of the proprietary product or that of a particular manufacturer or vendor, any material, equipment, device, or article that will in the City's opinion at least equally perform the same duties imposed by the general design, considering quality, workmanship, economy of operation, and suitability for the purpose intended, may be considered "equal" and substituted for the material or piece of equipment originally specified. In the event Contractor desires the City to consider an item for substitution, Contractor shall submit a written request, which shall give all pertinent details and comparisons of the substitute with the item specified. The City will notify Contractor in writing of its acceptance or rejection. In all cases, new material shall be used. Contractor shall pay all costs resulting from inspection or testing of materials or equipment proposed for substitution.

41. **LAND AND WATER RESOURCES.** Contractor shall not discharge or permit the discharge, directly or indirectly, of any fuels, oils, calcium chloride, acids, insecticides, herbicides, wastes, toxic or hazardous substances, or other pollutants or harmful materials, onto any lands or into any surface or ground waters, including, but not limited to, streams, lakes, rivers, canals, ditches, or reservoirs. Contractor shall investigate and comply with all applicable federal, state, county, and municipal laws concerning toxic wastes, hazardous substances, and pollution of surface and ground waters. If any waste, toxic or hazardous substance, or other material that can cause pollution, as defined in Section 403.031, F.S., is dumped or spilled in unauthorized areas, Contractor shall notify the City thereof within one (1) workday and thereafter shall remove the material and restore the area to its original condition. If necessary, contaminated ground shall be excavated and disposed of as directed by the City and replaced with suitable fill material, compacted and finished with topsoil, and planted as required to re-establish vegetation. All cleanup and disposal costs shall be borne by Contractor.

42. **LIENS.** Acknowledging that the City's property is not subject to liens, neither final payment nor payment of any part of the retainage shall become due until Contractor delivers to the City releases of all labor and material cost liens arising from Contractor's performance of the Work, including Contractor and any subcontractor(s), and an affidavit by Contractor stating that the releases and receipts include all labor and material costs for which a lien could be filed. If any subcontractor refuses to furnish Contractor a release or a receipt in full, Contractor may furnish to the City a bond satisfactory to the City, indemnifying the City against any such potential lien. If any lien or potential lien remains unsatisfied, the City may discharge the same forthwith and deduct the cost thereof from any amounts due to Contractor. In the event Contractor has been fully paid or the amount of such lien exceeds the amount due to Contractor, Contractor shall refund to the City all monies that the City paid in discharging such lien, including all costs and a reasonable attorney's fee. The discharging of such a lien by the City shall not constitute a waiver of any claims of defenses that Contractor may have against the lienor.

43. **NUISANCE.** Contractor shall exercise every reasonable means to avoid creating or continuing a public or private nuisance resulting from the Work, including, but not limited to: (1) excessive noise associated with radio or other forms of electronic entertainment for persons at the worksite; (2) dust from construction operations, and (3) the uncontrolled flow of surface waters.

44. **PERMITS AND LICENSES; COMPLIANCE WITH LAW.** Contractor shall comply with all applicable federal, state and local laws and regulations, including those pertaining to wages, health and safety. Contractor shall include this requirement in all subcontracts. All materials used and work performed must conform to the laws of the United States, the State of Florida and county and municipal ordinances. Contractor represents and warrants that it is duly licensed to perform the Work in accordance with the laws of the State of Florida and the county or municipality in which the Work is to be performed. For out-of-state contractors, Contractor warrants that it is authorized to do business within the state of Florida and registered with the Secretary of State. Unless otherwise provided in the Statement of Work, the responsibility of the parties for obtaining permits is apportioned as follows:

    (a) The City shall procure all permits required from the Florida Department of Environmental Protection, the U.S. Environmental Protection Agency, and the U.S. Army Corps of Engineers.
    (b) Contractor shall procure any permits required by the county or municipality wherein the Work is located.
    (c) Contractor shall: (i) give to the proper authorities all required notices relative to the Work; (ii) obtain and pay for all official permits and any professional or other licenses, code stamps, and inspections that are Contractor's responsibility; and (iii) furnish any bonds, security, or deposits required to permit performance of the Work; (iv) until the Work is accepted as substantially complete, comply with all conditions of governmental permits; and (v) resolve any issues resulting from a finding of noncompliance by any governmental agencies, including all costs for delays, litigation, fines, or other costs.

45. **PETROLEUM STORAGE TANKS.** Any petroleum storage tanks with a capacity of 55 gallons or greater that Contractor brings onto City property must be either double-walled or kept within secondary containment that will contain 110% of the tank volume.

46. **PROTECTION OF THE WORK, CITY EQUIPMENT, AND PROPERTY.** Contractor is responsible for the proper care of the Work and protecting the Work from damage until final acceptance by the City, whether or not the same has been covered by partial payments. Contractor is solely responsible for all City-owned equipment in its possession, if any. Contractor shall adequately protect and maintain all passageways, guard fences, lights, and other facilities as required by public authority or local conditions. Contractor shall conduct the Work so as to minimize damage to existing improvements, and shall restore, as nearly as practical, to its original condition, any such improvements damaged by its operations. In the event of temporary suspension of the Work, or during inclement weather, or whenever the City shall direct, Contractor shall carefully protect the Work from damage. If any Work is damaged due to Contractor's failure to so protect the Work, the loss shall be remedied at Contractor's expense. Contractor shall protect public and privately-owned property, structures, utilities, and work of any kind against damage or interruptions of service resulting from its activities. Contractor shall repair, replace, or restore any damage or loss to any public or private property to the City's satisfaction. Should Contractor fail to perform these obligations, the City may make good any such damage and deduct the cost thereof from Contractor's final payment.

47. **PUBLIC ENTITY CRIME.** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a

contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 F.S., for CATEGORY TWO ($35,000) for a period of 36 months following the date of being placed on the convicted vendor list.

48. **RELEASE OF INFORMATION**. Contractor shall not publish or release any information related to performance of this Agreement, or prepare, publish, or release any news or press release in any way related to this Agreement, without prior City review and written consent.

49. **REMEDIES FOR NON-PERFORMANCE**

(a) **City Remedies.** The remedies enumerated herein are non-exclusive. In addition to the remedies set forth below, the City may avail itself of any statutory and/or common law remedies not set forth herein. In the event of a breach, the City may terminate this Agreement for cause. Alternatively, the City may allow Contractor to correct the deficiency, or may take such action as is necessary to correct such deficiency through City action or that of a third party. Delay or failure by the City to enforce any right or remedy hereunder shall not impair, or be deemed a waiver of, any such right or remedy, or impair the City's rights or remedies for any subsequent breach of this Agreement.

(b) **Contractor Correction of Deficiencies.** The City shall provide Contractor with written notice of deficiency. At the City's sole judgment and discretion, the City may afford an opportunity to correct said deficiency, in which event the notice shall specify the time allowed to cure. If Contractor disputes that a failure of performance has occurred, Contractor shall, nevertheless, perform the corrective action and may submit a request for a Change Order subject to the dispute resolution procedure. Unless authorized through a Change Order, the Completion Date shall not be extended in order to correct deficiencies. Contractor shall bear the cost of correcting all work of other contractors that is destroyed, damaged, or otherwise negatively impacted by its corrective action. Failure to take timely corrective action may result in termination for cause or the City pursuing alternative remedies, as provided herein.

(c) **Alternative Remedies to Correct Deficiency.** If the City determines that it is not in its best interest for Contractor to correct incomplete or damaged Work caused by Contractor's failure of performance, the City may pursue any or all of the following remedies, in whole or in part: (1) accept the Work as is and deduct the reasonable value of the deficient Work from the Total Compensation; (2) complete the Work through the utilization of City employees and deduct the cost thereof from the Total Compensation; (3) contract with a third party to complete the deficient Work and deduct the cost thereof from the Total Compensation.

(d) **City Technical Assistance.** The City may elect to provide technical assistance to Contractor in order to complete satisfactory performance of the Work. If the City is performing a function that Contractor is required to perform, the City may deduct the cost of providing such technical assistance from the Total Compensation. Prior to providing any such technical assistance, the City shall notify Contractor that it considers such assistance to be above and beyond its duties under this Agreement and that it intends to deduct the cost of providing such assistance from the Total Compensation. Contractor shall not be entitled to reject technical assistance when the City determines that such assistance is necessary to complete the Work.

50. **ROYALTIES AND PATENTS.** Contractor certifies that, to the best of its information and belief, the Work does not infringe on any patent rights. Unless provided otherwise herein, Contractor shall: (1) pay all royalties, patent, and license fees necessary for the Work; (2) defend all suits or claims for infringement of any patent rights, and (3) save and hold the City harmless from loss on account thereof; provided, however, that the City shall be responsible for any such losses when the utilization of a particular process or product of a particular manufacturer is specified by the City. If Contractor obtains information that the process or article so specified is a patent infringement, it shall be responsible for such loss unless it promptly so notifies the City.

51. **SAFETY.** For any Work that is to be performed on premises that are owned or controlled by the City (the Premises), Contractor has the sole and exclusive duty for the safety of the premises. Contractor shall provide and maintain sufficient protection for the safety of its employees and other persons who may utilize the Premises, and prevent damage to City property, materials, and equipment. Contractor shall at all times enforce strict discipline and good order among its employees and shall not employ any unfit person or anyone not skilled in the work assigned. Neither Contractor nor its subcontractors shall allow or cause to be allowed any hunting or any weapons, animals, alcohol, or drugs, on or from the Premises or adjacent property. Contractor employees shall not park their vehicles or store equipment or materials adjacent to roads where it may be a hazard to traffic. A clear distance of at least 30 feet from the edge of the pavement or right-of-way shall be kept free of any obstacles unless otherwise authorized by the City. Contractor shall ensure that only authorized personnel are allowed on the worksite and shall post notices warning both employees and the public of all safety hazards created by Contractor.

52. **SUBSTANTIAL COMPLETION; PUNCH LIST.** Contractor shall notify the City in writing when it considers the Work to be substantially complete. "Substantially complete" is the point when the City can beneficially occupy its property and use the Work for its intended purpose, with only minor items remaining in order for the Work to be fully complete. Within thirty (30) days of receipt of such notice, the City shall review the Work and determine whether the Work is substantially complete. If the City agrees that the Work is substantially complete, the City shall, within said 30-day period, develop a list of items ("Punch List") required to render the Work complete, satisfactory, and acceptable in all respects. The Punch List shall be delivered to Contractor not later than five (5) days after it is developed. Contractor shall complete the Punch List items by the Completion Date; provided, however, that if the Completion Date is less than thirty (30) days after the date of delivery of the Punch List, the Completion Date shall be extended to thirty (30) days after delivery of the Punch List. Failure to include any corrective work or pending items not yet completed on the Punch List does not alter Contractor's responsibility to complete all construction services required by the Agreement. Upon completion of all Punch List items, Contractor may request payment of any remaining retainage. If the City disputes the completion of any items on the Punch List, it may withhold 150 percent of the estimated cost of completing any such items and shall return the remainder of the retainage to Contractor. Any disputed matters shall be resolved pursuant to the dispute resolution procedure of this Agreement.

53. **SURVEYS; PRESERVATION OF MONUMENTS; POINTS AND INSTRUCTIONS**

(a) **Surveys.** When necessary to performance of the Work, unless otherwise provided in the Statement of Work, the City will furnish horizontal and vertical control necessary to lay out the Work, including horizontal reference point(s) and a vertical control benchmark within 200 feet of the site. The City will set the horizontal reference point(s) and vertical control only at the beginning of the job. Contractor is responsible for interim staking during the job and all staking and layout work not otherwise furnished by the City. Contractor

shall furnish all construction layout of the Work, including layout, centerline, and grade stakes for access roadways. Contractor shall furnish all personnel, equipment, and materials to make such surveys as are necessary to determine the quantity of Work performed. Field notes and computations for estimates shall be verified by the City's Project Manager as to the quantities estimated.

(b) **Preservation of Monuments.** Contractor shall maintain and preserve all new and existing benchmarks, monuments, markers, reference points, and stakes established by others and/or the City. Should any of the aforesaid be destroyed or damaged by Contractor, the same shall be replaced by Contractor's licensed land surveyor at no cost to the City. Contractor shall be responsible for the cost of any deficiencies in the Work caused by such loss or disturbance.

(c) **Points and Instructions.** Contractor shall provide reasonable and necessary opportunities and facilities for setting points and making measurements. Contractor shall not proceed until it has made a timely request to the City for, and has received, such points and instructions as may be necessary as the Work progresses. The Work shall be done in strict conformity with such points and instructions.

54. **USE OF COMPLETED PORTIONS OF THE WORK.** The City shall have the right to take possession of and use any completed or partially completed portions of the Work, notwithstanding the fact that the time for completing the entire Work or such portions may not have expired. Such taking of possession and use will not be deemed an acceptance of any Work not completed. If such possession and use increases the cost of or delays the Work, Contractor shall be entitled to a Change Order for extra compensation, or extension of time, as necessary, to offset the effect of such prior possession and use.

55. **WARRANTY**

(a) Contractor warrants that the Work, workmanship and material furnished by Contractor shall be new and of specified quality, shall conform to the requirements of this Agreement, shall be free from defects, and shall be free from any security interest, lien, or other encumbrances. This warranty shall remain in effect for a period of twelve (12) months after completion of the Work, unless otherwise specified herein. Any defective Work, workmanship, or material corrected during the warranty period shall be similarly warranted for twelve (12) months following its correction or for such other period as specified herein. The express warranty set forth herein shall not be exclusive and shall not act as a limitation upon any statutory or other warranty of any kind, express or implied, including any implied warranty of merchantability or fitness for a particular purpose.

(b) In the event of breach of this warranty, Contractor shall take the necessary actions to correct the breach in the most expedient manner as dictated by then-existing circumstances. All costs incidental to the repair, replacement, redesign, and testing incurred as a result thereof, including the removal, replacement, and reinstallation of equipment in place when the Work was started, shall be Contractor's responsibility. Upon written notification of a breach, Contractor shall promptly send the necessary personnel to the project site to assume responsibility for corrective action. Time is of the essence. Contractor shall be afforded necessary and reasonable access to perform warranty work. If Contractor fails to promptly correct the breach, the City may take corrective action without waiving any other rights or remedies it may have, and Contractor shall reimburse the City for all expenses reasonably incurred in performing such corrective action.

56. WORK ORDERS

(a) The City reserves the right to award Work Orders based on the ability to perform in a timely manner, availability of required equipment, cost of required equipment, past performance on similar work, availability of qualified staff, and other factors deemed critical to the performance of each Work Order. The City may, at its sole discretion, request a "not to exceed" cost for any Work Order as a method of determining award. The City makes no guarantees of any amount of work to be awarded under the Agreement. The City reserves the right to directly purchase and provide to Contractor all or part of the equipment or materials to be incorporated in the Work.

(b) Contractor shall not proceed with any Work prior to the receipt of a written Work Order and shall commence the Work under each Work Order within fourteen (14) days of receipt, unless an alternate date is stated in the Work Order. All Work shall be done to the satisfaction of the City's Project Manager or Work Order Manager and subject to the other terms of this Agreement. The Contractor must agree to the terms of the Work Order. Commencement of Work pursuant to a Work Order constitutes acceptance of all of the terms and conditions of the Work Order. A representative Work Order is attached as **Exhibit C**.

(c) **Type of Work Order**. When services are needed, the City and Contractor shall agree upon the type of Work Order and the specifics of the Work Order.

(i) Generally, a time and materials Work Order involves projects where field conditions, environmental or cultural resource preservation issues, subsurface and other physical conditions, or other aspects of the Work cannot be accurately defined. This often results in work being modified in the field by the City. Identification of the Work involved is typically concept level drawings with minimal details. The Work Order will describe the general nature of the Work, including specific deliverables, if applicable, along with the total number of hours, days, or weeks estimated for each task; the materials to be incorporated into the work, and the total authorized expenditure amount. If deliverables are specified and materials, equipment, or sub-contractors are necessary to complete the Work, the Work Order shall specify the estimated costs thereof. The City must approve the hiring of sub-contractors in order to ensure they are qualified to perform the Work and have been competitively procured. The Contractor is compensated for equipment and labor based upon the unit costs of this Agreement, and "Other Direct Costs" as defined in sub-paragraph (d)(iv), below. Invoices must be documented as to the number of hours worked and equipment and materials used sufficient for City audit in accordance with the unit costs of this Agreement and the Work Order. The City reserves the right to determine the means and methods of performing the Work and supplying materials.

(ii) A fixed-price Work Order is issued when the extent and cost of the Work is agreed upon. It will describe with specificity the location, quantity, work limits, timeframes, deliverables, progress payments (if any), total cost, and any other matters pertaining to the Work. The fixed price includes all applicable permits, bonds, labor, equipment, supplies, project support, overhead and materials necessary to complete the Work. It is used when the scope of work can be clearly determined, such as when detailed design drawings and/or specifications and supporting documents are available and site conditions are known. It may include a detailed schedule of values, construction schedule, and any other necessary documents.

(iii) A time and materials with not-to-exceed amount Work Order is utilized when a not-to-exceed cost is agreed upon for a time and materials Work Order. All of the terms of a time and materials Work Order apply, subject to the not-to-exceed amount. In addition, the deliverables must be described with the specificity of a fixed price Work Order.

(d) **Additional Provisions Applicable to Time and Materials and Time and Materials with Not-to-Exceed Work Orders.**

(i) **Additional equipment and services.**

a. The City may issue a Work Order requiring the use of additional or specialized equipment not identified in the unit costs of the Agreement. The cost of such equipment may be identified separately and included in the specific Work Order to which it applies, or the Agreement may be amended through a Change Order with an amended cost schedule that includes such equipment. If deliverables are specified and sub-contractors are necessary to complete the Work, the Work Order shall specify the costs of the materials, equipment, and sub-contractors.

b. After a Work Order is issued, the City may require the use of material, equipment and/or subcontracted services not included in the original Work Order. A Change Order will be issued if the cost exceeds the "not to exceed" amount of the Work Order, or if the additional cost exceeds $100,000.

c. If due to an emergency, the City determines that material, equipment and/or subcontracted services that were not included in the original Work Order are required, the City may authorize procurement thereof in a manner that most efficiently and effectively minimizes public risk and economic loss.

(ii) **Equipment substitution.** No provision hereof prohibits substitution of rented or leased equipment for unit cost equipment under the Agreement, or addition of rented or leased equipment not included in the Work Order or cost estimates, provided any such substitution or addition complies with the competitive procurement provisions of this paragraph and has been approved in advance in writing by the City. Should the Work require the use of individual equipment for longer than 30 days or 30 hours per week, the City may compare equipment weekly or monthly rental rates on the open market with the rates in the Cost Schedule and require Contractor to rent the equipment on the open market if the cost is lower than the Cost Schedule. The City will reimburse Contractor this rental cost (with allowable percentage markup in the Cost Schedule) plus the hourly rate for operator with fuel and operation and maintenance.

(iii) **Other Direct Costs.**

a. Subject to prior written City approval, the City will reimburse Contractor for materials purchased by Contractor and incorporated into the Work,

non-contract equipment, leases/rentals, subcontract work, bonds, and permits obtained by Contractor, including applicable sales tax ("Other Direct Costs"), plus the allowable percentage markup in the Cost Schedule, provided Contractor adheres to the following the competitive procedures:

- Cost is $2,500.01 - $15,000 – three documented quotes – oral, written, or on line; or a written explanation to City Purchasing Manager and approval from the City's Purchasing Manager for not receiving three quotes.
- Cost is greater than $15,000 – at least three written quotes, reviewed and approved by City procurement staff, or a written explanation to and approval from the City's Purchasing Manager for not receiving three quotes.
- Documentation of solicitations where cost exceeds $2,500 shall be submitted with the Contractor's cost estimate. If a cost exceeds $15,000, documentation shall include a complete bidders list and the request for quotes that was sent to each prospective bidder.

b. Temporary facilities and temporary use materials required for erosion control and dewatering operations may be considered as Other Direct Costs upon approval by the City.

c. Only equipment or materials that are incorporated into the Work and contracted services directly related to the Work qualify for compensation as Other Direct Costs. Compensation shall not be provided for any other costs associated with the Work not identified on the Cost Schedule or Work Order.

(iv) The City reserves the right to reject any proposed subcontractors.

(e) **Invoicing.** In addition to the general provisions in **PAYMENT OF INVOICES**, supporting documentation shall include:

(i) **Time and Material Work Orders:** (hourly billing for labor and/or equipment and materials):

a. Name of employee and/or type of equipment
b. Employee position title/job classification (if applicable)
c. Hours worked and/or equipment utilized on a daily basis, as documented by Contractor's Daily Record of Hours, signed by Contractor and City staff (attached hereto as revised by the City from time to time).
d. The approved charge rate for each classification of Contractor employee and/or equipment included in Cost Schedule, Attachment ____, and/or the Work Order authorizing the Work. In the absence of an individual rate in the Cost Schedule, the Contractor employee's general classification rate may be utilized.
e. If billed for use of equipment not in the Cost Schedule, documentation of prior authorization for equipment used, including cost and estimated quantities.
f. Documentation of any required competitive procurement for equipment, subcontractors, or materials.

g. Contractor's notarized affidavit shall be provided with the first invoice for those Work Orders not requiring a Payment Bond, stating that payment of subcontractors and materialmen shall be made pursuant to Section 218.735, F.S.

h. Proof of payment of subcontractors and materialmen for which Contractor has already received payment from the City. Proof may be in the form of (1) a cancelled check; (2) a receipt marked paid by subcontractor or materialman; (3) a waiver of claim executed by the subcontractor or materialman; (4) Contractor's sworn affidavit that all subcontractors and materialmen for which payment has been received from the City have been paid by the Contractor; or (5) any other form that has been pre-approved in writing by the City. For the final invoice purposes, proof of payment must be submitted not only as to amounts previously paid by the City, but also as to amounts included in the final invoice.

i. A copy of the original vendor invoice(s) for Other Direct Costs. Altered or amended vendor invoices shall be rejected. If a vendor's invoice is from a supplier other than the one providing the lowest quote, Contractor shall explain the reason for not using the lowest cost supplier. The City reserves the right to reduce the amount reimbursed if a competitive market analysis clearly demonstrates that the invoice exceeds market value. In no event shall Contractor charge the City for any subcontractor's work that exceeds the approved Cost Schedule.

j. Diversity Statement. If W/MBE subcontractors or suppliers are used, provide company names and amount spent with each. If no W/MBE sub-contractors or suppliers are used, so indicate.

k. Contractor may provide a detailed invoice with supporting information, or alternatively, may provide a summary invoice with the information provided from Contractor's payroll or other records as supporting backup material.

ii. **Fixed Price Work Orders**:

a. Description of the Work that has been completed in accordance with the progress/payment schedule of the Statement of Work for the Work Order.

b. Certification that the Work for which payment is requested has been completed in accordance with the Statement of Work for the Work Order, in a format approved by the City Project Manager.

c. Proof of payment of subcontractors and materialmen as described above for Type 1 Work Orders.

d. Diversity Statement. If W/MBE subcontractors or suppliers are used, provide company names and amount spent with each. If no W/MBE sub-contractors or suppliers are used, so indicate.

iii. **Time and Materials with Not-to-Exceed Work Orders**:

a. Description and certification of completion of the work as described above for Fixed Price Work Orders.

b. Hourly billing information for Time and Materials Work Orders, as described above.

c. Proof of payment of subcontractors and materialmen as described above for Time and Materials Work Orders.

57. **WORK SCHEDULE.** As per General Conditions.

58. **CONTRACT INTERPRETATION.** In the event of a conflict between the terms of this Agreement and the General Conditions, the term of the General Conditions shall prevail.

59. **ENTIRE AGREEMENT.** The terms of this Agreement supersede any and all prior or contemporaneous understandings, agreements and representations and constitute the final and complete understandings of the parties.

ADDITIONAL PROVISIONS
(In Alphabetical Order)

DEFINITIONS

ADDENDA: Written or graphic instruments issued prior to the opening of Bids which make additions, deletions, or revisions to the solicitation or contract documents.

AGREEMENT: The written contract between the City and Contractor covering the Work, which includes all documents attached to this Agreement or incorporated herein by reference. The words "contract" and "Agreement" are synonymous in these documents.

AMENDMENT: Any written change made to the terms and conditions of the Agreement.

BID: The written offer of Respondent (when submitted on the reproduced approved forms) to perform the Work and furnish the necessary materials in accordance with the provisions of this Agreement.

BID BOND: The security furnished with a Bid to guarantee that Respondent will enter into a contract and execute, deliver, and perform all other obligations described in the Invitation for Bids if Contractor receives a Notice of Intent to Award the contract from the City.

CHANGE ORDER: A written agreement of the parties after the Commencement Date to amend this Agreement so as to modify the Scope of Work or the Total Compensation or provide for an extension of time.

COMMENCEMENT DATE: The date upon which the Work is authorized to proceed.

COMPLETION DATE: The date by which the Work is required to be completed.

CONTRACTOR: Contractor, its officers, employees, agents, successors, and assigns.

CONTRACTOR's PROJECT MANAGER: The individual designated by the Contractor to be responsible for overall coordination, oversight, and management of the Work for Contractor.

CONTRACTOR's SUPERINTENDENT: Contractor's representative who is present during the progress of the Work and authorized to receive and fulfill instructions from the Contractor's Project Manager or the City.

CPM or CRITICAL PATH METHOD: The use of calculated task duration with no regard for probabilities. A path has no float and is the longest path through the project. A critical path encompasses those project activities that are crucial and cannot be shifted, having calculated task duration. They are the important activities driving the project. Float belongs to the City.

DAY: Each day shown on the calendar.

DELIVERABLES: All Work that is to be performed pursuant to the Scope of Work, in whole or in part, including, but not limited to, all equipment or materials that are incorporated within the Work.

CITY: The City of St. Augustine, its Commission, officers, agents, and employees.

CITY'S PROJECT MANAGER: The City employee designated by the City to be responsible for overall coordination, oversight, and management of the Work for the City.

CITY'S SUPPLEMENTAL INSTRUCTION: Instructions issued by the City's Project Manager to make minor changes in the Work not affecting the Total Compensation or the Completion Date, and consistent with the purpose of the Work.

FINAL RELEASE OF LIENS: The instrument that is to be signed by Contractor and submitted to the City upon completion of the Work showing that all bills from subcontractors have been paid.

INSPECTOR: The City's Project Manager or an authorized representative of the City who is assigned to inspect the Work.

PERFORMANCE AND PAYMENT BOND: The security furnished by Contractor and surety in either the form provided or in a form approved by the City as a guarantee that Contractor will perform all of its contractual obligations in accordance with the terms of the Agreement and pay in full all bills and accounts for material, labor, services, and supplies used directly or indirectly in the performing the Work.

PERSON: Any individual, partnership, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee, or capacity, whether appointed by a court or others, and any combination of individuals.

PRINCIPAL: When used in a Bid, Performance and Payment Bond, the word "principal" means the same as the word "Contractor."

REQUEST FOR BIDS: An advertised solicitation for sealed competitive Bids, with the title, date, and hour of the public opening designated. It includes a detailed description of the goods and/or services sought, the date for submittal of Bids, and all contractual terms and conditions.

RESPONDENT: Any person who submits a Bid in response to a Request for Bids or a proposal in response to a Request for Proposals.

SCOPE OF WORK: The City's written directions, requirements and technical specifications for completing the Work. Standards for specifying materials or testing that are incorporated therein by reference shall have the same force and effect as if fully set forth therein.

SUBCONTRACTORS: Those persons having a direct contract with Contractor relating to performance of the Work, including one who furnishes material worked into a special design in accordance with the plans or specifications of the Work, but not including one who merely furnishes material.

SURETY: The entity bound by a bond to be liable for Contractor's satisfactory performance of the Work and payment of all debts pertaining thereto.

TOTAL BID: The total cost to be paid to Contractor for completion of the Work.

TOTAL COMPENSATION: The total funds to be expended pursuant to this Agreement upon satisfactory completion of the Work.

WORK: All labor, materials, equipment, transportation, supporting documentation, and other products, services, or facilities necessary for complete performance of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate, each of which shall be deemed an original on the day and year first above written.

CITY OF ST. AUGUSTINE,
FLORIDA a municipal corporation

ATTEST:

Name: Darlene Galambos
Darlene Galambos, City Clerk

By: Meredith Breidenstein

Printed Name: ~~Meredith Breidenstein~~

Title: Assistant City Manager

(SEAL)

Date: 10/9/2020

ENGINEERED SPRAY SOLUTIONS LLC

Signed, sealed and delivered
in the presence of:

Melissa Kimball
Witness

By:

Printed Name: Melissa Kimball

Printed Name: James J. Collier

Title: Authorized Representative

Date: 10/5/2020

Witness

Printed Name: Jessica Morales

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Isabelle C. Lopez, City Attorney

Exhibit A: Scope of Work/Technical Specifications
Exhibit B: Insurance Requirements
Exhibit C: Work Order Authorization (sample)
Exhibit D: Unit Price Schedule
Attachment #1 – Requirements for: 2 CFR Part 200 Appendix II
Attachment #2 – Requirement for HUD 24 CFR 85.36
Attachment #3 – Additional Requirements
Attachment #4 – David-Bacon Wage Decisions
Attachment #5 - COSA As-Built Requirements
Attachment #6 - Electronic Drawing File Standards

SECTION 01001
GENERAL WORK REQUIREMENTS

PART 1 - **GENERAL**

1.01 NOTICES

A. All notices or other papers required to be delivered by the Contractor to the City shall be delivered to the City of St. Augustine, Public Works Department, 75 King Street, St. Augustine, FL 32084.

1.02 WORK TO BE DONE

A. The Contractor shall furnish all labor, materials, equipment, tools, services, and incidentals to complete all work required by these specifications and as shown on the RFP documents, at a rate of progress which will ensure completion of the Work within the Work Order Time contracted.

B. The Contractor shall perform the Work complete, in place, and ready for continuous service, and shall include repairs, testing, permits, clean up, replacements, and restoration required as a result of damages caused during this construction.

C. The Contractor shall comply with all City, County, State, Federal, and other codes, which are applicable to the proposed Work.

D. All newly constructed Work shall be carefully protected from injury in any way. No wheeling, walking, or placing of heavy loads on it shall be allowed and all portions damaged shall be reconstructed by the Contractor at his own expense.

E. Scope of Work: See Section 01010 "Summary of Work" and the Unit Price Schedule for details.

1.03 DRAWINGS AND PROJECT MANUAL

A. The Work shall be performed in accordance with the Specifications prepared by the City. All work and materials shall conform to the City Public Works Standards and Specifications Design Manual and Details, latest edition or as indicated in the Work Order.

B. The Contractor shall verify all field dimensions, quantities and details included in each Work Order or other data received from the City, and shall notify same, in writing, of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory Work, faulty construction or improper operation resulting there from, nor from rectifying such conditions.

C. All schedules are given for the convenience of the City and the Contractor and are not guaranteed to be complete. The Contractor shall assume all responsibility for the making of estimates of the size, kind, and quantity of materials and equipment included in the Work to be done under this Contract.

D. Intent:

A. All Work called for in each Work Order applicable to this Contract, but not shown or referenced in the respective Work Order or contract shall be of like effect as if shown or mentioned in both. Work not specified either in the Work Order or in the Contract but involved in carrying out their intent or in the complete and proper execution of the Work, is required and shall be performed by the Contractor as though it were specifically delineated or described.

B. Items of material, equipment, machinery, and the like may be specified in the Work Order and not in the Contract Specifications. Such items shall be provided by the Contractor in accordance standards referenced in the Contract.

C. The apparent silence of the Specifications as to any detail, or the apparent omission from them of a detailed description concerning any Work to be done and materials to be furnished, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of the best quality is to be used, and interpretation of these Specifications shall be made upon that basis.

E. The more detailed work requirement will take precedence of the Contract and Work Order documents.

1.04 PROTECTION AND RESTORATION

A. The Contractor shall be responsible for the preservation of all public and private property and shall use every means of protection necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition similar or equal to that existing before the damage was done, or the Contractor shall make good the damage in other manner acceptable to the City.

B. Protection of Trees and Shrubs

A. Protect with boxes or other barricades.
B. Do not place excavated material so as to injure trees or shrubs.
C. Install pipelines in short tunnels between and under root systems.
D. Support trees to prevent root disturbance during nearby excavation.

C. Tree and Limb Removal

A. Tree limbs, which interfere with equipment operation and are approved for pruning, shall be neatly trimmed and the tree cut coated with tree paint.

B. The City may order the Contractor, for the convenience of the City, to remove trees along the line or trench excavation. The Contractor shall obtain any permits required for removal of trees. Ordered tree removal shall be paid for under the appropriate Contract

Items.

D. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by the Contractor with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.

E. Lawn Areas: All lawn areas disturbed by construction shall be replaced with like kind to a condition similar or equal to that existing before construction. Where sod is to be removed, it shall be carefully removed, and the same re-sodded, or the area where sod has been removed shall be restored with new sod in the manner described in the applicable section.

F. Where fencing, walls, shrubbery, grass strips or area must be removed or damaged incident to the construction operation, the Contractor shall, after completion of the work, replace or restore to the original condition.

G. The cost of all labor, materials, equipment, and work for restoration shall be deemed included in the appropriate Contract Item or items, or if no specific item is provided therefore, as part of the overhead cost of the Work, and no additional payment will be made, therefore.

1.05 PUBLIC NUISANCE

A. The Contractor shall not create a public nuisance including, but not limited to, encroachment on adjacent lands, flooding of adjacent lands, or excessive noise.

B. Noise control shall be in accordance with the City of St. Augustine Code of Ordnances Chapter 11 article IV.

C. No extra charge may be made for time lost due to work stoppage resulting from the creation of a public nuisance.

1.06 WORK HOURS

A. Weekday work hours will be from 7 AM to 7 PM and 10 AM and 6 PM on weekends. Unless specifically authorized in writing from the City.

1.07 MAINTENANCE OF SERVICE

A. The Contractor shall, prior to interrupting any utility service (water, sewer, etc.) for the purpose of performing work, contact the City and make arrangements for the interruption which will be satisfactory to the City.

B. Utilities that are damaged during construction shall be repaired by the Contractor and service restored within 4-hours of the damage. The City retains the option of repairing any damage to storm or Sanitary utility pipes in order to expedite service to the customers. The Contractor will remain responsible for all costs associated with the

repair.

1.08 TRANSFER OF SERVICE

A. When the City has accepted the rehabilitation of a manhole and placed it into operation, the transfer of service is complete. The Contractor may begin the work of removing the existing or temporary facilities.

1.09 LABOR

A. Supervision: The Contractor shall supervise and direct the Work efficiently and with his best skills and attention. The Contractor shall have a competent, English speaking superintendent or representative, who shall be on the site of the Project at all working hours, and who shall have full authority by the Contractor to direct the performance of the Work and make arrangements for all necessary materials, equipment, and labor without delay.

1.10 QUALIFICATION

A. Company:
   1. Documented company QA/QC plan and procedures for all work included in contract PW2020-05.
   2. Storm Sewer Cleaning.
      a. A minimum total of 3 years cleaning and CCTV experience on municipal storm drains.
      b. A total of five (5) projects cleaning municipal storm drains.
      c. Experience with cleaning and CCTV of municipal storm drains 24 to 60" diameter.
      d. Provide name, title, phone number, address of a minimum of 2 references documenting experience with cleaning and CCTV of storm drains 24 to 60" diameter.

B. CCTV inspection shall require a minimum of 1 certified personnel with PACP certifications.
   1. One (1) person shall have PACP certification that will lead or supervise each field CCTV crew for inspection and a minimum of 2-years in the role of a lead person.
   2. This person shall also have experience in the role as a QA/QC management supervisor

C. Each inspection supervisor shall be NASSCO PACP/MACP certified. Use of PACP/MACP certified technicians to review/document defects in the office (post process) is not acceptable.
   1. The CCTV Contractor must have an internal quality assurance/quality control (QA/QC) program in place and all inspection data shall be subjected to the procedures prior to submittal to the City. The City will perform QA/QC audits on submitted data.
   2. A QA/QC shall be performed by NASSCO MACP and PACP certified personnel.

D. Lining or Coating Applicators
   1. Ten (10) recent references of Applicator applying approved coating/lining on a minimum of 12 vertical feet and applied a minimum of 5000 vertical feet with in the last 5 years.

E. Certifications and License.
   1. NASSCO Pipeline Assessment and Certification Program (PACP), Manhole Assessment and Certification Program (MACP) certifications.
   2. OSHA 30-hour training certificate for Site Superintendent.
   3. OSHA 10-hour training certificate for all other personnel.
   4. All personnel involved with site work to have separate Fall Protection and Confined Space Training.
   5. State of Florida Certified Underground Utility and Excavation Contractors License or current Florida State General Contractor License.
   6. Manufacturer's applicator certificate.

1.11 MATERIALS AND EQUIPMENT

A. MANUFACTURER

A. All transactions with the manufacturers or Subcontractors shall be through the Contractor, unless the Contractor and the City request that the manufacturer or Subcontractor communicate directly with the City. Any such transactions shall not in any way release the Contractor from his full responsibility under this Contract.

B. All workmanship and materials shall be of the highest quality. The equipment shall be the product of manufacturers who are experienced and skilled in the field with an established record of research and development. No equipment will be considered unless the manufacturer has designed and manufactured equipment of comparable type and size and have demonstrated sufficient experience in such design and manufacture.

C. No material shall be delivered to the Site without prior submittal approval from the City.

D. All apparatus, mechanisms, equipment, machinery, and manufactured articles for incorporation into the Project shall be the new (most current production at time of bid) and unused standard products of recognized reputable manufacturers.

E. Manufactured and fabricated products:
   1. Design, fabricate and assemble in accord with the best engineering and shop practices.
   2. Manufacture like parts of duplicate units to standard sizes and gauges, to be interchangeable.
   3. Any two or more pieces of material or equipment of the same kind, type or classification, and being used for identical types of service, shall be made by the same manufacturer.
   4. Products shall be suitable for service conditions as specified and as stated by manufacturer.
   5. Equipment capacities, sizes and dimensions shown or specified shall be adhered to unless variations are specifically approved in writing.

6. Do not use material or equipment for any purpose other than that for which it is designed or is specified.

1.12 MANUFACTURER'S SERVICE

A. Where service by the manufacturer is specified to be furnished as part of the cost of the manhole rehabilitation products, the expense of the Work shall be at incorporated into the respective unit price.

B. The services provided shall be by a qualified manufacturer's service representative to demonstrate the product to City personnel, check and verify the completed installation and approve the installed products. Such services cover the period of time and for the number of trips required to meet the technical specification requirements

C. The services shall further demonstrate to the City complete satisfaction that the equipment will satisfactorily perform the functions for which it has been installed.

1.13 INSPECTION AND TESTING

A. General

A. All materials and equipment furnished by the Contractor shall be subject to the inspection, review and acceptance of the City and meet the requirements of the technical specifications, codes and standards. If in the testing of any material or equipment it is ascertained by the City that the material or equipment does not comply with the Contract, the Contractor shall be notified thereof, and the Contractor will be directed to refrain from delivering said material or products, or to remove it promptly from the Site or from the Work and not accepted by the City shall be replaced with acceptable material or products, without cost to the City.

B. The Contractor shall give notice in writing to the City sufficiently in advance of his intention to commence the preparation of materials or products for use in or as part of the permanent construction. Such notice shall contain a request for inspection, the date of commencement and the expected date of completion of the preparation or application of materials. Upon receipt of such notice, the City may arrange to have a representative present at such times during the preparation, application, or testing of the materials or products; or the City will notify the Contractor that the inspection will be waived.

C. When inspection is waived or when the City so requires, the Contractor shall furnish to the City authoritative evidence in the form of Certificates of Proper use, surface preparation and installation from the Manufacturer. This certificate will state that materials used in the Work have been manufactured, installed and tested in conformity with their instructions, applicable standards and in accordance with the Contract Specifications. These certificates shall be notarized and accompany results of physical tests and chemical analysis, where necessary, that have been made directly on the product or on similar products of the manufacturer.

D. The Contractor must comply with these provisions before acceptance of the applied material or products by the City. Such inspections or acceptance by the City shall not release the Contractor from the responsibility for furnishing materials meeting the

requirements of the Contract Specifications.

B. Cost

A. Contractor shall employ and pay for the services of an independent testing laboratory to perform testing indicated in the Contract Specifications, or at the City's discretion to ensure conformity with the Contract Specifications.

B. The cost of field leakage and pressure tests and shop tests of materials and equipment specifically called for in the Contract Specifications shall be borne by the Contractor. Such costs shall be deemed to be included in the Contract unit price.

C. The Contractor shall notify the City a minimum of 48-hours in advance of scheduled field tests.

D. The Contractor shall pay for all work required to uncover, remove, replace, retest, etc., any work not tested due to the Contractor's failure to provide the 48-hours advance notice or due to failed tests.

C. Shop Testing

A. Each material or system for which pressure, duty, capacity, rating, performance, and function or special requirements are specified shall be tested in the shop of the manufacturer in a manner which shall conclusively prove that its characteristics comply fully with the requirements of the Contract Specifications. No such material or products shall be shipped to the worksite until the City notifies the Contractor, in writing, that the results of such tests are acceptable.

B. The manufacturing company shall provide five (2) copies of the manufacturer's actual shop test data and interpreted results signed by a responsible official of the manufacturing company and notarized, showing conformity with the Contract Specifications as a prerequisite for the acceptance of any materials or products used in manhole rehabilitations. The cost of shop tests and of furnishing manufacturer's preliminary and shop test data shall be in the Contract unit price.

D. Field Testing:

A. The City may at any time during the progress of the Work, request additional testing beyond that which is specified in the Contract Specifications. This testing will be at the City's expense. Contractor shall:

1. Arrange and have requested testing performed.
2. Secure and deliver to the laboratory adequate quantities of representative samples of materials proposed to be used and which require testing.
3. Provide to the laboratory the preliminary design mix proposed to be used for concrete, and other material mixes, which require control by the testing laboratory.

E. Demonstration Tests: Upon completion of the Work and prior to final payment, all products installed under this Contract shall be subjected to acceptance or demonstration tests as specified or required to provide compliance with the Contract Specifications. The Contractor shall furnish all labor, fuel, energy, water and all other equipment necessary for the demonstration tests at no additional cost to the City.

F. Final Inspection: Prior to preparation of the final payment application, a final inspection will be performed by the City to determine if the Work is properly and satisfactorily constructed in accordance with the requirements of the Contract Specifications.

G. Inspection by Other Agencies: The Florida Department of Transportation, the Florida Department of Environmental Protection, and other authorized governmental agencies shall have free access to the site for inspecting materials and work, and the Contractor shall afford them all necessary facilities and assistance for doing so. Any instructions to the Contractor resulting from these inspections shall be given through the City. These rights of inspections shall not be construed to create any contractual relationship between the Contractor and these agencies.

1.14 PROJECT SITE AND ACCESS

A. RIGHT-OF-WAY AND EASEMENTS

A. The use of public streets and alleys shall be such as to provide a minimum of inconvenience to the public and to other traffic. Any earth or other excavated material shall be removed by the Contractor and the streets cleaned to the satisfaction of the City.

B. The Contractor shall not enter or occupy private land outside of easements, except by written permission of the property owner.

C. At the time of the Pre-Construction meetings, the Contractor shall become fully acquainted with the status of all easements.

B. ACCESS

A. Neither the material removed, nor the materials or equipment used in the construction of the Work shall be so placed as to prevent free access to all fire hydrants, valves, pumping stations or private utility facilities.

B. Access to businesses located adjacent to the project site must always be maintained. Contractor may prearrange the closing of business access with the business Owner. Such prearranged access closing shall not exceed two (2) hours. Property shall be restored, and all construction debris removed within 48-hours of acceptance of each manhole rehabilitation.

C. Contractor agrees that representatives of the City and any governmental agents will have access to the Work wherever it is in preparation or progress and that the Contractor shall provide facilities for such access and inspection.

1.15 UTILITIES

A. UTILITY CONSTRUCTION

A. Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto, whether owned or controlled by governmental bodies or privately owned by individuals, firms or corporations, used to serve the public with transportation, traffic control, gas, electricity, telephone, sewerage, drainage or water. Other public or private property, which may be affected by the Work, shall be deemed included hereunder.

B. All open excavations associated with manhole rehabilitations shall be adequately safeguarded by providing temporary barricades, caution signs, lights and other means. The Contractor shall, at his own expense, provide suitable and safe bridges and other crossings for accommodating travel by pedestrians and workmen. Bridges provided for access to private property during rehabilitations shall be removed when no longer required.

C. If any excavation becomes a hazard, or if it excessively restricts traffic at any point, the City may require special construction procedures. As a minimum, the Contractor shall conform to the following restoration procedures:

1. Interim Restoration: All excavations shall be backfilled and compacted as specified by the end of each working day or proper barricades shall be in place before the end of the workday. For excavations within existing paved areas; lime rock base or soil cement base (match existing) shall be spread and compacted to provide a relatively smooth surface free of loose aggregate material. At the end of each workweek, the asphaltic surface course shall be completed and opened to traffic. Contractor shall coordinate his construction activity including density tests and inspections to allow enough time to achieve this requirement. All driveway cuts shall be backfilled, compacted, and lime rock base spread and compacted immediately after installation. Contractor shall coordinate with the individual property owners prior to removing the driveway section.
2. All materials and products shall be neatly stored in a location, which will cause the least disturbance to the public. All debris shall be removed and properly disposed of by the end of each working day.
3. Final Restoration Overlay: After completing all installations, testing, and acceptance of the rehabilitation work by the City, final restoration shall be performed. Any additional restoration required after testing shall be repaired in a timely manner at no additional cost to the City.
4. Maintenance of all restored facilities shall be the Contractor's responsibility. This maintenance shall be performed on an on-going basis during construction. The Contractor's Progress Schedule shall reflect the above restoration requirements.
5. Additional Restoration for Work in Business, Commercial or Historic Districts: The Contractor shall restore all private property, damaged by construction, to its original condition. Access to businesses located adjacent to the project site must always be maintained. Contractor may prearrange the closing of business accesses with the business owner. Such prearranged access closing shall not exceed two (2) hours. Property drainage and grading shall be restored within 24-hours of backfilling trench.

B. EXISTING UTILITIES

A. The locations of all existing underground piping, structures and other facilities are not provided in Work Orders. The Contractor will need to be requested "one call" for locates.as needed for rehabilitation work. It is the Contractor's responsibility to verify all existing underground piping, structures and other facilities.

B. The Contractor shall, at all times, employ acceptable methods and exercise reasonable care and skill so as to avoid unnecessary delay, injury, damage or destruction of existing utility installations and structures; and shall, at all times in the performance of the Work,

avoid unnecessary interference with, or interruption of, utility services; and shall cooperate fully with the owners thereof to that end.

C. When existing facilities are found to conflict with the Work, the City reserves the right to modify the scope of work in the respective Work Order to avoid interference with existing facilities and associated delays.

D. All utilities, which do not interfere with the work, shall be carefully protected against damage. Any existing utilities damaged in any way by the Contractor shall be restored or replaced by the Contractor at his expense as directed by the City. Any existing facilities, which require operation to facilitate repairs, shall be operated only by the owner of the respective utility.

E. It is the responsibility of the Contractor to ensure that all utility and/or poles, the stability of which may be endangered by the proximity to rehabilitation work, be temporarily stayed and/or shored in position while work proceeds in the vicinity of the pole and that the utility or other companies concerned be given reasonable advance notice of any such excavation.

C. NOTICES

A. All governmental utility departments and other owners of public utilities, which may be affected by the Work, will be informed in writing by the Contractor one (1) week after the execution of the Work Order covering the Work. Such notice will be sent out in general and directed to the attention of the governmental utility departments and other owners of public utilities for such installations and structures as may be affected by the Work.

B. The Contractor shall comply with Florida Statute 553.851 regarding protection of underground gas pipelines. Evidence of notification to the gas pipeline owner shall be furnished to the City within one (1) week after the execution of the Work Order.

C. It shall be the Contractor's responsibility to contact utility companies at least 72-hours in advance of any excavations required to perform manhole rehabilitations in any area so maintenance personnel can locate and protect facilities, if required by the utility company.

D. The Contractor shall give a minimum five (5) working day notice to utility personnel prior to interrupting a utility service (water, sewer, etc.).

E. Note that notification requirements associated with manhole rehabilitations are included in other Sections that are part of this contract.

1.16 RELATED CONSTRUCTION REQUIREMENTS

A. PUBLIC INFORMATION OFFICER

1. The Contractor shall provide community interaction and coordination through Work Order Manager (WOM). The WOM will provide resolution to complaints and problems from community members affected by the construction for the entire project duration. The City maintains a 24-hour phone number for citizens to call in cases of emergency. The City will field these calls, provide answers to questions, research issues with the project team or appropriate agencies and follow up each complaint in a timely manner. The WOM will maintain a daily diary of call and/or interactions with the community, as well as a complaint log chronicling all issues and proposed resolutions.

2. The WOM shall attend the project progress meetings and provide the project team with a report of public issues since the last progress meeting. The WOM will also disseminate roadway closures, temporary and permanent restoration and other relevant construction information to the community, as well as, when appropriate, to the media, emergency services personnel and other interested agencies.
3. The designated WOM shall have previous experience in providing similar services.

B. TRAFFIC MAINTENANCE

A. Refer to Section 01570 – Maintenance of Traffic

C. BARRIER AND LIGHTS

A. The Contractor shall exercise extreme care in the conduct of the Work to protect health and safety of the workmen and the public. The Contractor shall provide all protective measures and devices necessary, in conformance with applicable local, state and federal regulations. Protective measures shall include but are not limited to barricades, warning lights/flashers and safety ropes.

B. All equipment and vehicles operating within 10-feet of the roadway shall have flashing strobe lights attached.

D. DUST AND EROSION CONTROL

A. The Contractor shall prevent dust nuisance from his operations or from traffic.

B. Contractor is responsible for providing effective temporary erosion and sediment control measures during construction or until final controls become effective.

C. Refer to the City of St. Augustine Standards and Specifications Design Manual and Standards Storm Water Pollution Prevention Plan Sheet N-1 for erosion control requirements associated with manhole rehabilitation work.

E. LINES AND GRADES

A. Maintain existing lines and grades of the rehabilitated manholes. Where frames and covers are replaced refer to grade requirements in Section 02775, Wastewater Manhole Rehabilitation paragraph 3.19.

F. TEMPORARY CONSTRUCTION

A. Temporary fences: If, during the course of the Work, it is necessary to remove or disturb any fencing, the Contractor shall at his own expense, provide a suitable temporary fence which shall be maintained until the permanent fence is replaced.

B. Responsibility for Temporary Structures: In accepting the Contract, the Contractor assumes full responsibility for the sufficiency and safety of all temporary structures or work and for any damage which may result from their failure or their improper construction, maintenance or operation.

G. DAILY REPORTS

A. The Contractor shall submit to the City's Representative daily reports of construction activities excluding non-workdays. The reports shall be complete in detail and shall include the following information:

1. Days from Work Order commencement date.
2. Weather information

3. Work activities, including manpower, equipment and daily production quantities.
4. Major deliveries
5. Visitors to site
6. Test records
7. New problems, and
8. Other pertinent information

B. A similar report shall be submitted for/by each Subcontractor.

C. The report(s) shall be submitted to the City Representative within 2 days of the respective report date. Each report shall be signed by the Contractor's Superintendent or Project Manager.

D. If a report is incomplete, in error, or contains misinformation, a copy of the report shall be returned by the City Representative to the Contractor's Superintendent or Project Manager with corrections noted. When chronic errors or omissions occur, the Contractor shall correct the procedures by which the reports are produced.

H. CLEANING

A. During Construction

1. During construction of the Work, the Contractor shall, at all times, keep the Site free from material, debris and rubbish as practicable and shall remove the same from any portion of the Site if, in the opinion of the City, such material, debris, or rubbish constitutes a nuisance or is objectionable.
2. Provide on-site containers for the collection of waste materials, debris and rubbish and remove such from the Site periodically by disposal at a legal disposal area away from the Site.
3. The Contractor shall remove from the site all surplus materials and temporary structures when no longer necessary to the Work at the direction of the County.

B. Final Cleaning

1. At the conclusion of the Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and the Contractor shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances. Employ skilled workmen for final cleaning. Thoroughly clean all installed equipment and materials to a bright, clean, polished and new appearing condition. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from sight-exposed interior and exterior surfaces. Broom clean exterior paved surfaces; rake clean other surfaces of the grounds.
2. The Work site surrounding the rehabilitated manhole shall be returned to the pre-construction condition documented by video and photographs. The condition is to be equal or better than what existed before the Work.
3. Prior to final completion, or City beneficial occupancy, Contractor shall conduct an inspection of interior and exterior surfaces, and all work areas to verify that the entire Work is clean. The City will determine if the final cleaning is acceptable. or political subdivision having jurisdiction.

PART 2 - **PRODUCTS (NOT USED)**

PART 3 - **EXECUTION (NOT USED)**

END OF SECTION

SECTION 01010
SUMMARY OF WORK

PART 1 - WORK COVERED BY CONTRACT DOCUMENTS

1.01 General

A. This Contract includes the inspection and rehabilitation of Sanitary Sewer manholes, Lift Station Wet Wells, Stormwater Structures, and cleaning and inspection of Stormwater culverts and drains and Sanitary sewer mains as described in Sections of the Annual Contract PW2020-05.

B. Upon the City's acceptance of proposed inspections and/or rehabilitations work a purchase order requisition will be made followed by issuance of a Work Order.

C. The scope of each work order will vary. Initially inspections will be made on individual collection basins.

D. Contract Documents
   1) Section 01001 General Work Requirements
   2) Section 01010 Summary of Work
   3) Section 01200 Project Meetings
   4) Section 01300 Submittals
   5) Section 01516 Collection System Bypass
   6) Section 01570 Maintenance of Traffic
   7) Section 02761 Cleaning Storm and Sanitary Sewer Systems
   8) Section 02762 Televising Storm and Sanitary Sewer Systems
   9) Section 02764 Televising Existing Manholes, Wet Wells, and Stormwater Structures
   10) Section 02775 Wastewater Manhole, Lift Station Wet Well and Storm Water Structure Rehabilitation
   11) City of St. Augustine (COSA) Standards and Specifications Design Manual and Details.
   12) Unit Price Schedule.

E. Refer to section 02775 for qualifications for both manhole inspections and rehabilitations.

F. Work that is covered with cleaning, inspections and rehabilitations in contract PW2020-05:
   1) All submittals in accordance with section 01300.
   2) Attending and participating in work order pre-work meetings in accordance with section 01200.
   3) Submitting and periodically updating work schedules.
   4) Visual documentation of manholes both pre and post rehabilitation.
   5) Maintenance of Traffic in accordance with section 01570.
   6) Collection system bypassing in accordance with section 01516.
   7) Distribute notices, door hangers, to all residents and businesses in the location of work.
   8) Site security and safety.

9) System type product application demonstrations for City personnel prior to application.
10) Externally eliminating infiltration.
11) Interior surface preparation.
12) Cleaning & Inspection of Sanitary Mains, Stormwater Culverts and Drains
13) Inspection and Rehabilitation of Sanitary Lift Station Wet Wells and Stormwater Structures.
14) Inspection of the Interior of Box Culverts
15) Repair or replacement of the manhole invert and bench including sealing of pipe penetrations.
16) Patching/lining/coating of manhole bench/invert, barrel, corbel/cone and chimney.
17) Sealing manhole frame/chimney.
18) Replace manhole frame and cover.
19) Adjusting frame/cover finished grading including roadway or sod repairs.
20) Providing and installing inflow dishes.
21) Providing and installing cover seals.
22) All restorations and cleanup.
23) Testing and documentation of each manhole rehabilitation.
24) Work will not include total reconstruction of the manhole or replacement.

1.02 SEQUENCE OF WORK

A. The Contractor shall establish his work sequence based on the use of crews to facilitate completion of construction and testing within the specified Contract Time.

B. The Contractor shall submit a schedule and work sequence to the Owner at least five (5) days prior to the Notice to Proceed. Work on all utility lines shall be accomplished so that all facilities will stay in operation.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTIONNALLY

SECTION 01200
PROJECT MEETINGS

PART 1 - GENERAL

1.01 REQUIREMENTS INCLUDED

A. Contractor participation in pre-work conferences, and by exception progress meetings and specially called meetings.

B. Progress meeting exception. Progress meetings will be held on a by-weekly frequency for work orders extending 4 calendar weeks or more. Specialty meetings will be held when work issues arise that are solved in the field or product demonstrations are provided.

1.02 MEETINGS CALLED BY THE CITY

A. The City will schedule and administer a pre-work conference, and by exception progress meetings and specific topic meetings throughout the progress of the Work. The City will:
   1. Prepare and distribute a notification of the meeting to required attendees.
   2. Establish, prepare and distribute an agenda with the notification.
   3. Make physical arrangements for the meetings.
   4. Preside at meetings.
   5. Prepare and distribute minutes of meetings including significant proceedings and decisions, within 15 working days after each meeting. Minutes will be forwarded to all participants and to parties affected by decisions made at the meeting.

B. Representatives of the Contractor, Subcontractors and suppliers attending meetings shall be qualified and authorized to act on behalf of the entity each represents.

C. The pre-work meeting location will be held at the 4th floor of City Hall in the Public Works Conference Room and any progress or specialty meetings will be held at the City Field Operations Facilities. All contractor employees may obtain parking passes for the meeting at City Hall. The parking at the operations facilities is informal.

1.03 PRE-CONSTRUCTION CONFERENCE

A. Attendance:
   1. City
   2. Contractor and superintendent
   3. Subcontractors as appropriate to the agenda
   4. Representatives of suppliers and manufacturers as appropriate to the agenda
   5. Other agency representatives (FDOT, SJC, etc.)
   6. Others as requested by the City or Contractor

B. Draft Agenda:
   1. Will be distributed for review and input prior to the meeting.

1.04 PROGRESS MEETINGS

A. See pre-work meeting paragraph 1.03. The Contractor's representative is to attend meetings and have the authority to act on behalf of the entity represented on field related matters. Contractor's representative is to study previous meeting minutes and current agenda items, in order to be prepared to discuss pertinent topics and provide specific information on the agenda.

B. Revision to Minutes:
   1. A draft of the meeting notes will be distributed to the attendees. A time frame will be provided for any suggested changes. Meeting notes will be issued at the end of this time period or when all changes or content is finalized.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01300
SUBMITTALS

PART 1 - GENERAL

Work completed without approved Shop Drawings and/or samples shall be considered installed at the Contractor's risk.

1.01 SHOP DRAWINGS AND DATA

A. Contractor's drawings, certifications, samples, proposed equipment, plans, data sheets and forms shall be clearly marked with specification title and numbers to identify pertinent materials. Delete information which is not applicable to the Work by striking or cross-hatching.

B. If Shop Drawings show variations from Contract requirements because of standard shop practice or for other reasons, the Contractor shall describe such variations in the letter of transmittal. If acceptable, proper adjustment in the Contract shall be implemented where appropriate. If the Contractor fails to describe such variations, the Contractor shall not be relieved of the responsibility for executing the Work in accordance with the Contract, even though such Drawings have been reviewed.

C. All submittals are to be in conformance with applicable standards or codes.

D. Submittals may be provided electronically via portable hard drives, ftp web sites or similar.

1.02 REVIEW OF SHOP DRAWINGS AND SAMPLES

A. The City /Professional's review of submittals and samples as submitted by the Contractor will be to determine if the items(s) generally conform(s) to the information in the Contract Documents.

B. The review of submittals will be general, and shall not be construed:
   1. As permitting any departure from the Contract Documents
   2. As relieving the Contractor of responsibility for any errors, including details, dimensions, and materials
   3. As approving departures from details furnished by the City/Professional, except as otherwise provided herein

C. If the drawings or schedules as submitted describe variations and show a departure from the Contract Documents which the City/Professional finds to be in the interest of the City and to be so minor as not to involve a change in Contract Price or Contract Time, the City/Professional may return the reviewed drawings without noting an exception.

D. "Approved As Noted": Contractor shall incorporate City/Professional's comments into the submittal before release to manufacturer. The Contractor shall send a letter to the City/Professional acknowledging the comments and their incorporation into the Shop Drawing.

E. "Amend and Resubmit": Contractor shall resubmit the Shop Drawing to the City/Professional. The resubmittal shall incorporate the City/Professional's comments highlighted on the Shop Drawing.

F. "Rejected": Contractor shall correct, revise and resubmit Shop Drawing for review by City/Professional.

G. "Record Copy" will be accepted for record purposes only.

H. Resubmittals will be handled in the same manner as first submittals. For resubmittals the Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, to revisions other than the corrections requested by City/Professional on previous submissions. The Contractor shall make any corrections required by the City/Professional.

I. When the Shop Drawings have been completed to the satisfaction of the City/Professional, the Contractor shall carry out the Construction in accordance therewith and shall make no further changes therein except upon written instructions from the City/Professional.

1.03 PRODUCT DATA

A. Submit not less than 1 electronic or 2 -copies, unless approved by the City/Professional. Mark each copy to identify applicable products, models, options and other data. Supplement manufacturers' standard data to provide information unique to the Work.

1.04 SAMPLES

A. Submit the number of samples specified in the respective Specification section, but no less than two (2). After review one (1) will be retained by the City. Reviewed samples that may be used in the Work are indicated in the Specification Section.

B. Samples shall be of sufficient size to clearly illustrate:
   1. Each sample shall have a label indicating:
      a. Name of Project
      b. Name of Contractor and Subcontractor
      c. Material or equipment represented
      d. Place of origin
      e. Location in Project
      f. Specification title and number
      g. Submittal number

1.05 DRAWINGS, PRODUCT DATA AND CERTIFICATES

A. Each letter of transmittal shall identify each and every item transmitted by title, drawing number, revision number and date.

B. The following is applicable to submitted videos, plans, drawings, and certificates:
   1. Each submittal shall identify applicable Standards.

C. When resubmission is required, the City/Professional will return only one (1) marked up copies. A third submission from the same manufacturer will not be accepted.

1.06 SUBSTITUTIONS

A. The substitution requirements of this Section are in addition to the requirements of the General Conditions.

B. When a particular product is specified or called for, it is intended and shall be understood that the proposal tendered by the Bidder includes those products in his Bid. Substitutions will only be considered in cases where original materials are unavailable or in an instance where substitute can be proven superior in its planned application

C. The intent of these specifications is to provide the City with a quality facility without discouraging competitive bidding. For products specified only by reference standards, performance and descriptive methods, without naming manufacturer's products, the Contractor may provide the products of any manufacturer complying with the Contract Documents, subject to the review of product data by the City/Professional as specified herein.
   1. Substitutions will be required to be suitable for the application and provide performance equal to or better than the listed or approved product.
   2. Substituted products will also be required to come with an equivalent or better warranty than the listed or approved.

D. The City/Professional's approval is required for substitutions.

E. The Contract is based on the materials, equipment and methods described in the Contract Documents.

F. Do not substitute materials, equipment or methods unless such substitution has been specifically approved for this Work by the City/Professional in writing. The Contractor must provide a submittal per this Section specifically requesting approval of the substitution. Failure to specifically identify the requested substitution may invalidate approval of a submittal.

1.07 AVAILABILITY OF SPECIFIED ITEMS

A. Verify prior to bidding that all specified items will be available in time for installation during Construction for orderly and timely progress of the Work.

B. In the event that specified items will not be available, notify the City/Professional prior to receipt of proposals.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 SUBMITTAL PROCEDURES

A. On resubmittals, direct specific attention in writing or on the revised Drawings or sample to revisions other than the corrections required by City on previous submissions.

B. In the event that a resubmittal becomes necessary if it is time critical a tabletop review will be arranged to expedite the review.

C. All drawings, schematics, manufacturer's product data, certifications and other drawing submittals required for a system specification shall be submitted at one time as a package to facilitate interface checking.

D. All Shop Drawings shall be accompanied with a transmittal letter providing the following information:
   1. Project Title and Contract Number
   2. Date
   3. Contractor's name and address
   4. The number of each Shop Drawing, project data, and sample required
   5. Notification of Deviations from Contract Documents
   6. Submittal Log Number conforming to specification section numbers
      a. Submit each specification section separately.
      b. Identify each Shop Drawing item required under respective specification section.
      c. Identify resubmittal using specification section followed by A (first resubmittal), B (second resubmittal) …etc.

3.02 CITY'S / PROFESSIONAL'S REVIEW

A. Corrections or comments made on Submittals during review do not relieve the Contractor from compliance with the requirements of the Specifications and standards. This check is only for review of general conformance. Any substitutions or changes shall be properly noted.

B. Review Time:
   1. On a normal basis, each submittal will be returned to the Contractor within 2 working days of the date it is received. CCTV videos will be an exception.
   2. If, for any reason, the above schedule cannot be met, the Contractor will be so informed within a reasonable period.

END OF SECTION

SECTION 01516
COLLECTION SYSTEM BYPASS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. SEWER BYPASSING AND DEWATERING

1. Contractor shall provide all isolation and bypass operations: The Contractor's objective of flow bypass and/or diversion pumping is to maintain an efficient and uninterrupted level of service to wastewater collection system for users while inspections or rehabilitation operations are being performed on the manhole. The main segment(s) being bypassed and/or from which flow is being diverted by:

    a. Ensuring that bypass and diversion pumps are adequately fueled, lubricated and maintained.

    b. Ensuring backup spare parts are expeditiously applied to the flow bypass and/or diversion pumping system in the event of component breakdown.

    c. Ensure an emergency backup plan is smoothly implemented in the event of system failure.

    d. Preventing backup, spillage, flooding or overflow onto streets, yards and unpaved areas or into building, adjacent ditches, storm water mains and waterways while flow bypass or diversion pumping takes place.

    e. Ensuring that installation, startup and subsequent disassembly of the flow bypass and diversion pumping system is smoothly transitioned.

2. Flow bypass and diversion pumping shall be done in such a manner so as not to damage private or public property or create a nuisance or public menace. The pumped sewage shall be in an enclosed hose or pipe that is adequately protected from traffic and shall be redirected into the wastewater collection system. After the work is completed, flow shall be returned to the sewer and all temporary equipment removed.

3. When pumps are operating, an experienced bypass/diversion pump maintenance operator/mechanic and/or deputy shall continuously be on site to monitor the operation of the entire bypass/diversion system. The operator/mechanic shall comprehensively, methodically and continuously:

    a. Adjust pump speed as appropriate so as not to adversely impact upstream or downstream flow condition levels.

b. Check that the effectiveness and security of bulkheads, dams, diaphragms, plugs, valves, weirs and all other flow control devices are working effectively and according to plan.

c. Check the integrity of hoses and couplings along the entire bypass/diversion system.

d. Monitor lubrication levels and top off as necessary.

e. Facilitate minor repairs as required.

f. Report to City on problems arising.

4. The Contractor shall be solely responsible for planning and executing sewer flow control, bypass and diversion pumping operations. The Contractor shall be entirely liable for damages to private or public property that may result from his/her operations and for all cleanup, disinfection, damages, and resultant fines in the event of spillage, flooding or overflow.

5. In the event of accidental overflow or spillage, refer to section 02775 for information regarding an event.

6. Once by-pass pumping is underway at any given site, work shall be completed as efficiently as possible without interruption.

7. The level of noise emitted from pumps must be within regulations/ordinance parameters.

1.02 SUBMITTALS

A. Prior to implementation of any bypass, the Contractor will submit and receive City acceptance of a bypass plan. The Contractor will submit to the County a comprehensive written plan for approval and acceptance that describes the intended bypass for the maintenance of flows during construction. The Contractor will also provide a sketch showing the location of bypass pumping equipment for each pump station or line segment(s) around which flows are being bypassed. The plan will include proposed tanker(s), pump(s), bypass piping, backup plan and equipment, work schedule, monitoring log for bypass pumping, monitoring plan of the bypass pumping operation, and maintenance of traffic plan.

PART 2 - PRODUCTS

2.01 GENERAL

A. The Contractor will provide and maintain adequate equipment, piping, tankers, and other necessary appurtenances in order to maintain continuous and reliable wastewater service in all wastewater lines as required for construction. The Contractor will have tankers,

backup pump(s), piping, and appurtenances ready to deploy immediately.

B. All piping will be designed to withstand at least twice the maximum system pressure or a minimum of 50-psi, whichever is greater.

C. When bypassing a pump station, one (1) back-up pump equal to the primary unit will be provided by the Contractor. Bypass pumps shall have a maximum rating of 55 decibels for sound attenuation.

PART 3 - EXECUTION

3.01 GENERAL

A. The Contractor shall have all materials, equipment and labor necessary to complete the repair, replacement, or rehabilitation on the job site prior to isolating the gravity main segment, manhole, or pump station. The Contractor will demonstrate that the temporary bypass pumping system is in good working order and is sufficiently sized to successfully handle flows by performing a test run for a period of 24-hours prior to beginning the Work.

3.02 TRAFFIC CONSIDERATIONS

A. The Contractor shall locate bypass pumping suction and discharge lines so as to not cause undue interference with the use of streets, private driveways, and alleys, to include the possible temporary trenching of piping at critical intersections. Additional traffic maintenance requirements are found in Section 01570 "Maintenance of Traffic".

3.03 BYPASS OPERATION

A. The Contractor shall submit a bypass plan to the City and the bypass plan must be approved before the bypass is operational to perform the Work. Contractor shall maintain the wastewater system flow and no surcharging will be allowed to occur out of the system.

B. Where Work requires the main or pump station to be taken out service after normal working hours and bypass pumping is being used; the Contractor shall be responsible for monitoring the bypass operation 24-hours per day, 7-days per week. Any electronic monitoring in lieu of on-site monitoring must be detailed in the comprehensive written bypass plan.

C. The Contractor shall ensure that no damage will be caused to private property as a result of bypass pumping operations. The Contractor will complete the Work as quickly as possible and pass all tests and inspections before discontinuing bypassing operations and returning flow to the wastewater manhole, main, or pump station.

D. During bypassing, no wastewater will be leaked, dumped, or spilled in or onto, any area outside of the existing wastewater system.

E. The Contractor shall immediately notify the City should a sanitary sewer overflow (SSO) occur. The Contractor shall take the necessary action to wash down, clean up and disinfect the spillage area to the satisfaction of the City or other governmental agency.

F. The Contractor shall cease bypass operations and return flows to the existing sewer when directed by the City. When bypass operations are complete, all bypass piping shall be drained into the wastewater system prior to disassembly.

3.04 CONTRACTOR LIABILITY

A. The Contractor shall be responsible for all required pumping, equipment, piping, and appurtenances to accomplish the bypass and for any and all damage that results directly or indirectly from the bypass pumping equipment, piping and/or appurtenances. The Contractor shall also be liable for all City personnel labor and equipment costs, penalties and fines resulting from sanitary sewer overflows. It is the intent of these specifications to require the Contractor to establish adequate bypass pumping as required regardless of the flow condition.

B. Refer to Section 02775, Wastewater Manhole Rehabilitation paragraph 1.12 for responsibility for Overflows and Spills.

END OF SECTION

SECTION 01570
MAINTENANCE OF TRAFFIC

PART 1 - GENERAL

1.01 DESCRIPTION

This section includes identifying safety hazards and then furnishing all necessary labor, materials, tools, and equipment including, but not limited, to signs, barricades, traffic drums, cones, flashers, construction fencing, flag persons, variable message boards, uniformed police officers, warning devices, temporary pavement markings, temporary sidewalk, delineators, etc., to maintain vehicular and pedestrian traffic through and adjacent to the project area. These measures and actions shall be taken to safely maintain the accessibility of public and construction traffic by preventing potential construction hazards. All materials, work and incidental costs related to Maintenance of Traffic will be paid for at the contract lump sum price.

1.02 REQUIREMENTS

A. The Traffic Control Plan shall conform to the following standards:
   1. Standard Specifications for Road and Bridge Construction, latest edition including all subsequent supplements issued by the Florida Department of Transportation, (FDOT).
   2. Manual on Uniform Traffic Control Devices for Streets and Highways by U.S. Department of Transportation, Federal Highway Administration.
   3. All references to the respective agencies in the above referenced standards shall be construed to also include the municipality as applicable for this Work.

B. Sequence the Work in a manner that will minimize disruption of vehicular and pedestrian access through and around the construction area.

C. Traffic planning and control for the maintenance and protection of pedestrian and vehicular traffic affected by the Contractor's Work includes, but is not limited to:
   1. Construction and maintenance of any necessary detour equipment and facilities.
   2. Providing necessary facilities for access to residences and businesses.
   3. Furnishing, installing, and maintenance of traffic control and safety devices (e.g. signage, barricades, barriers, message boards, etc.), and flag persons as appropriate during Construction.
   4. Control of water runoff, dust and any other special requirements for safe and expeditious movement of traffic.

D. Planning, maintenance and control of traffic shall be provided at the Contractor's expense. The Contractor will bear all expense of maintaining the vehicle and pedestrian traffic throughout the work area.

E. The Contractor will ensure all personnel involved in traffic control are and capable of communicating with the public. The Contractor may be required to hire off-duty uniformed police officers, in addition to flag persons, to direct and maintain traffic. Locations and conditions requiring such uniformed police officers shall be as directed by the City. The Contractor shall be required to utilize uniformed police officers for work within St. Johns County and FDOT maintained ROW, road closures affecting school traffic and during all night work involving a road closure or crossing on nonresidential roads. The City will arrange for police assistance on City Streets when needed.

F. The Contractor will remove temporary equipment and facilities when no longer required, restore grounds to original, or to specified conditions.

1.03 SUBMITTALS

A. Submit at Contractor's own expense a Traffic Control Plan for approval by the controlling roadway agency (FDOT, St. John's County Public Works or other local government) having jurisdiction over the road for approval.
   1. The Traffic Control Plan will detail procedures and protective measures proposed by the Contractor to provide for protection and control of traffic affected by the Work consistent with the following applicable standards:
      a. Standard Specifications for Road and Bridge Construction, latest edition including all subsequent supplements issued by the Florida Department of Transportation, (FDOT Spec.).
      b. Manual of Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations, FDOT.
      c. Right-of-Way Utilization Regulations, St. John's County, Florida, latest edition.

B. All references to the respective agencies in the above referenced standards shall be construed to also include the municipality as applicable for this Work.

C. The Traffic Control Plan will be developed by a person that is qualified, has experience with and has a current advanced MOT certification in accordance with Florida Statutes and Federal Regulations. The plan shall include proposed locations and time durations of the following, as applicable:
   1. Pedestrian and public vehicular traffic routing.
   2. Lane and sidewalk closures, other traffic blockage and lane restrictions and reductions anticipated to be caused by construction operations. Show and describe the proposed location, dates, hours and duration of closure, vehicular and pedestrian traffic routing and management, traffic control devices for implementing pedestrian and vehicular movement around the closures, and details of barricades.
   3. Location, type and method of shoring to provide lateral support to the side of an excavation or embankment parallel to an open travel-way.

4. Allowable on-street parking within the immediate vicinity of worksite.
5. Access to buildings immediately adjacent to worksite.
6. Driveways blocked by construction operations.
7. Temporary traffic control devices, temporary pavement striping and marking of streets and sidewalks affected by construction
8. Temporary commercial and industrial loading and unloading zones.
9. Construction vehicle reroutes, travel times, staging locations, and number and size of vehicles involved.

D. Obtain and submit prior to erection, or otherwise impacting traffic, all required permits from all authorities having jurisdiction, excluding City of St. Augustine Public Works, if applicable.

E. A right-of-way use permit will be required for work on City Streets. The City will assist with the application of and will issue this permit at no cost to the Contractor.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. The Contractor shall furnish, erect, and maintain all necessary traffic control devices, including flag person, in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways published by the U.S. Department of Transportation, Federal Highway Administration.
   1. FLAG PERSONS
      a. All flag persons used on this Project will adhere to the following requirements:
      b. Any person acting as a flag person on this Project will have attended a training session taught by a Contractor's or subcontractors qualified trainer before the start date of this Contract.
      c. The Contractor's qualified trainer will have completed a "Flag person Train the Trainer Session" in the 5-years previous or before the start date of this Contract and will be on file as a qualified flag person trainer.
      d. The flag person trainer's name and Qualification Number will be furnished by the Contractor at the Pre-Construction meeting. The Contractor will provide all flag persons with the Flag Person Handbook and will observe the rules and regulations contained therein. This handbook will be in the possession of all flag person while flagging on the Project.
      e. Flag persons will not be assigned other duties while working as authorized flag persons.
      f. Any person replacing flag person for break shall have the same training.

PART 3 - EXECUTION

3.01 NOTIFICATIONS

A. The Contractor will notify individual owners, owner's agents, and tenants of buildings affected by the construction, with copies to the city, 72-hours in advance of any construction activities.

B. The Contractor shall notify residents and pedestrians via variable message boards no later than 10 days prior to the closure of any road, lane or pedestrian thoroughfare.

C. The Contractor shall notify Emergency Management Services agencies, St. Johns County EOC no less than 7 days prior to such closures or whenever roads are impassable.

D. Implement closing of vehicle or pedestrian thoroughfare in accordance with the construction drawings and the approved Traffic Control Plan.

E. The Contractor will immediately notify the City of any vehicular or pedestrian safety or efficiency problems incurred as a result of the construction of the Project.

3.02 GENERAL TRAFFIC CONTROL

A. The Contractor will sequence and plan construction operations and will generally conduct Work in such a manner as not to unduly or unnecessarily restrict or impede normal traffic.

B. Unless otherwise provided, all roads within the limits of the Work will be kept open to all traffic by the Contractor. The Contractor will keep the portion of the project being used by public traffic, whether it is through or local traffic, in such condition that traffic will be adequately accommodated.

C. The Contractor will be responsible for installation and maintenance of all traffic control devices and requirements for the duration of the construction period. Necessary precautions for traffic control will include, but not be limited to, warning signs, signals, lighting devices, markings, barricades, canalizations, and hand signaling devices.

D. The Contractor will provide and maintain in a safe condition temporary approaches or crossings and intersections with trails, roads, streets, businesses, parking lots, residences, garages and farms.

E. The Contractor will always provide emergency access to all residences and businesses. Residential and business access will always be restored and maintained outside of the Contractor's normal working hours.

F. Traffic is to be maintained on one section of existing pavement, proposed pavement, or a combination thereof. Alternating one-way traffic may be utilized and limited to a maximum length of 500-feet during construction hours. Lane width for alternating one-way traffic will be kept to a minimum width of 10-feet, or as directed by the City.

G. Travel lanes and pedestrian access will be kept reasonably smooth, dry, and in a suitable condition at all times.

H. The Contractor will make provisions at all "open cut" street crossings to allow for free passage of vehicles and pedestrians, either by bridging or other temporary crossing structures. Such structures will be of adequate strength and proper construction and will be maintained by the Contractor in such a manner as not to constitute an undue traffic hazard.

I. The Contractor will keep all signs in proper position, clean, and legible at all times. Care will be taken so that weeds, shrubbery, construction materials, equipment, and soil are not allowed to obscure any sign, light, or barricade. Signs that do not apply to construction conditions should be removed or adjusted so that the legend is not visible to approaching traffic.

J. The City may determine the need for, and extent of, additional striping removal and restriping.

K. Excavated material, spoil banks, construction materials, equipment and supplies will not be in such a manner as to obstruct traffic, as practicable. The Contractor will immediately remove from the site all demolition material, exercising such precaution as may be directed by the City. All material excavated shall be disposed of so as to minimize traffic and pedestrian inconvenience and to prevent damage to adjacent property.

L. During any suspension, the Contractor will make passable and open to traffic such portions of the Project and/or temporally roadways as directed by the City for accommodation of traffic during the anticipated period of suspension. Passable conditions will be maintained until issuance of an order for the resumption of construction operations. When Work is resumed, the Contractor will replace or renew any Work or materials lost or damaged because of such temporary use in every respect as though its prosecution had been continuous and without interferences.

END OF SECTION

SECTION 02761

CLEANING STORM AND SANITARY SEWER SYSTEMS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The Work covered in this section consists of cleaning stormwater culverts, drains, and sanitary sewer mains prior to the internal television inspection(s) for new or existing storm and wastewater systems.

B. Cleaning: The intent of cleaning is to remove debris that may be causing a reduction in flow capacity, potential culvert or drain backups, or that limits the ability to evaluate the structural condition of the pipe segment. On all cleaning the Contractor shall perform work to an acceptable level as necessary to perform a thorough television inspection of the culvert or drain. An acceptable level is defined as the removal of all debris throughout the pipe segment cleaned. If the pipe condition is such that cleaning may cause a potential collapse, then the pipe shall be televised without attempting to clean it pending approval by the City.

C. Water for Cleaning: The City shall provide access to water via fire hydrants for cleaning and other work items requiring water. The Contractor will be responsible for obtaining a transient water meter and paying for water used during course of cleaning. Additional compensation will be scheduled for extending water for cleaning greater than 500 feet from the main section to be cleaned.

D. Recovering of Equipment: The Contractor will be responsible for recovering any equipment that becomes lodged or lost in the pipeline. The Contractor will be responsible for all costs associated with required evacuation, restoration of roads and easements, and repairs to pipes and manholes as needed to restore the pipeline and appurtenances back to their original conditions.

E. Maintenance of Traffic (MOT)
Refer to General Requirements Section 01570, Maintenance of Traffic requirements.

F. Existing Utilities: The Contractor must take the necessary precautions for the protection of any utility encountered on the project or the restoration of any utility damaged during the work.
   1. If an excavation is required, the Contractor shall notify, at least 48 hours before breaking ground, all public or private service corporations having wire, poles, pipes, conduit, manholes, or other structures that may be affected by this operation, including all structures which are affected and not shown on these plans. Owners of underground utilities, which are members of the state's one call service, can be notified by calling. Non-member underground utility Owners must be called directly.

2. All maintenance, repair, and replacement of existing utilities shall be in accordance with the rules and regulations of the various utility companies having jurisdiction.
3. All existing storm sewers, driveway drains, surface drainpipes and other property, removed or damaged during work to clean and inspect the sewers shall be repaired and reconnected by the Contractor as directed by the City at no additional cost to the City.

G. Request for Supplementary Information

1. It shall be the responsibility of the Contractor to make timely requests of the City for supplemental information, which should be furnished by the City under the terms of this contract, and as required in the planning and execution of the work. Such requests may be submitted from time to time as the need approaches, but each shall be filed in ample time to permit appropriate action to be taken by all parties involved to avoid delay.
2. B. Each request shall be in writing and list the various items and the latest day by which each will be required by the Contractor. The first list shall be submitted within two (2) weeks after contract award and shall be as complete as possible at that time. The Contractor shall, if required, furnish promptly any assistance and information the City may require in responding to these requests of the Contractor. The Contractor shall be fully responsible for all delays arising from failure to comply with this section.

H. Use of Premises

1. The Contractor shall not trespass upon or in any way disturb private property without first obtaining written permission from the property Owner and/or Owner or Prime Contractor as appropriate to do so. A copy of such written permission shall be furnished to the City prior to accessing the site.
2. It shall be the Contractor's responsibility to work equipment around poles, trees, or other obstructions and to do so at his own expense.
3. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.
4. The Contractor shall, at no additional expense, restore such property to the original condition in the sole and unfettered opinion of the property Owner. The Contractor must take photographs and/or videos of existing properties prior to disturbance of each property and make a copy available to the City.
5. All items within the street right-of-way or sewer easement shall be removed, or removed and replaced, or restored as directed by the City.
6. The Contractor shall ensure all employees have a badge or visible identification during any time that they on the project site or within private property. This identification must be worn so that it is readily recognized and readable to the public.

I. Protection of Trees

1. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits, and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be protected with approved pruning spray immediately. The Contractor at no additional expense shall remove any trees damaged beyond saving and make restitution to the Owner (public or private).

J. Fencing
   1. Any fences, including hedge and shrubs, that need to be removed to facilitate the work shall be replaced, in kind or with repairs satisfactory to the Owner, at the Contractor's expense. Replacement of fences, hedges, and shrubs shall be considered incidental to the contract and not measured for payment.

K. Restoration
   1. All roadway berms and drainage ditches disturbed by the work shall be restored, reshaped, and graded to drain.
   2. Pavement restoration, if necessary, shall conform to the City, County, or State standards and specifications depending upon who has jurisdiction for the street. Trench backfill and compaction shall be in conformance with the local street restoration jurisdiction.
   3. The remediation of sunken trenches caused by activities conducted in this contract shall be the Contractor's responsibility. Sunken areas shall be backfilled and compacted to meet adjoining grades; the surface shall be re-seeded or resurfaced with asphalt or concrete matching the existing surfacing.
   4. The Contractor shall restore unpaved areas by seeding and mulching. No direct payment will be made for seeding and mulching.
   5. Driveways shall be restored in accordance with Owner's regulations, or the Owner's Specifications depending upon who has jurisdiction for the driveway.
   6. All disturbed areas shall be restored as nearly as possible to their original condition.
   7. All restoration shall be completed in strict accordance with the appropriate items of the standards, specifications or matching the pre-work conditions as directed by the Owner.
   8. The cost of all restoration of streets, drives, walks; sod, etc. shall be incidental to the contract and not measured for payment.
   9. Restoration shall be kept current with the project work. Failure to keep restoration of these items completed reasonably close shall result in a stop work notice and delay of payment until such restoration is completed to the satisfaction of the Owner.

L. Cleanup
   1. The Contractor shall keep the work area in an uncluttered condition by the frequent removal of debris. The Contractor shall remove all debris and unused material and leave the area in a condition similar to the condition of the area before any work was performed.

M. Property Damage

1. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer section that is being cleaned or televised.
2. The Contractor will be required to notify the City immediately if he causes any damage to private or public property caused by activities related to this contract. The Contractor shall make repairs and/or clean the property immediately in a timeframe that is acceptable to the Owner.

N. Access to Municipal Water Supplies
   1. Will be defined by the City with each work order proposal request.

1.02 CLEANING EQUIPMENT

A. Hydraulically Propelled Equipment:

1. The equipment used shall be of a movable dam type and be constructed in such a way that a portion of the dam may be collapsed at any time during the cleaning operation to protect against flooding of the sewer. The movable dam shall be equal in diameter to the pipe being cleaned and shall provide a flexible scraper around the outer periphery for grease removal. Special precautions to prevent flooding of the sewers and public or private property shall always be taken. Storm/Sewer cleaning balls or other such equipment which cannot be collapsed instantly to provide an immediate unobstructed flow-way during emergency conditions will not be considered as acceptable cleaning equipment. The movable dam shall be of equal diameter as the pipe being cleaned and shall provide a flexible scraper around the outer periphery to ensure total removal of the grease of obstruction.

B. High-Velocity Jet (Hydro-Cleaning) Equipment:

1. All height velocity hydraulic sewer cleaning equipment shall be truck mounted. The equipment shall have a minimum of 500 feet of ¾ inch I.D. high pressure hose with a selection of two or more high velocity nozzles. The nozzles shall have a capacity of 30 GPM at a minimum working pressure of 1000 psi. The nozzles shall be capable of producing a scouring action of 15 to 45 degree in the direction of cleaning and perpendicular to the sewer axis in all size lines designated to be cleaned. Equipment shall also include a high velocity gun for washing and scouring manhole walls and floor. The gun capacity shall equal 3.5 to 27 GPM at between 200 and 800 psi. The gun shall be capable of producing flows from a fine spray to a long-distance solid stream. The equipment shall carry its own 1200-gallon (minimum) water tank capable of holding corrosive or caustic cleaning, sanitizing or degreasing chemicals if required by the City, auxiliary engines and pumps, and hydraulically driving hose reel. All controls shall be located so that the equipment can be operated underground.

C. Mechanically Powered Equipment:

1. Bucket machines shall be in pairs with each machine powered by a minimum of a 16-horsepower engine to ensure sufficient pulling power. Machines shall have an overload device. Machines with direct drive that could cause damage to the pipe will not be used. The belt clutch gear reduction shall be a combination of approximately 83 to 1 reduction in low speed and 55 to 1 in high speed. The power rodding machine shall be either a sectional or continuous rod type capable of holding a minimum of 750-feet of rod. The rod shall be specially heat-treated steel, designed for the purpose intended. The machine shall have a positive rod drive and product a 2,000-pound rod pull. To ensure safe operation, the machine shall be fully enclosed body and an automatic safety throw-out clutch or relief valve. The final pass shall be with a brush large enough to assure that the line has been cleaned sufficiently. This brush shall be mechanically driven, with the power mechanism properly sized. All electrical drops required by the Contractor shall be arranged by the Contractor.

D. Vacuum machines:

1. May be used for removal of materials from manholes when other cleaning equipment is used to dislodge and transport material to the access point.

E. Combination Cleaner:

1. For cleaning small and large diameter sewer, the Contractor may use a combination hydraulic high-volume water and solids separation system. Water volume of up to 250-gpm at or above 2,000-psi will move solids to the downstream manhole in high flow conditions. The separation system will dewater solids to 95 % (passing a paint filter test) and transfer them to a dump truck, if needed, for transport to a water reclamation facility, approved landfill, or other location specified by the County or designee. Wash water will be filtered to a point where it can be used in the pump for continuous cleaning. No bypassing of sewer flows will be necessary. The unit shall be capable of 24-hour operation and the unit shall not leave the manhole until a section is fully cleaned.

1.03 CAPTURE AND REMOVAL OF DEBRIS:

A. The Contractor shall furnish equipment, either specialized or stand in the industry, for the purpose of preventing debris from being washed past the manhole, inlet, or outfall downstream of the line segment being cleaned, and for removing the debris from the structure before any damage is caused to the system performance and or system equipment such as pump/lift stations, check valves, flow-ways, etc. The cost of all system downtime and repairs to restore operational status resulting from construction debris damage that in the City's opinion was reasonably preventable will be borne by the Contractor.

1.04 QUALIFICATIONS

A. Refer to General Requirements Section 01001 article 1.10.A.2 for minimum qualifications.

1.05 SHOP DRAWINGS AND SUBMITTALS

A. Submittals shall be submitted to the City for review and acceptance prior to cleaning.
   1. Schedule of work:
      a. Work Schedule. This schedule shall outline the sequence in which the Contractor proposes to conduct his operations and shall be submitted to the City two weeks in advance of performing work and provide the City a reasonable opportunity to observed and inspect work. The Contractor shall use a time-scaled format listing each segment of sewer to be cleaned. The level of detail of activities shall provide clear, concise communication of the plan of work. At a minimum, activities showing initial mobilization, start-up, and cleaning.
      b. Original and updated schedules must be provided to the City in writing. The software used for producing the schedules must have the capability to tailor the form and format of schedules, and accompanying reports, may be use of Microsoft excel, project with similar formats.
      c. The City may require additional updates to the schedule as changes occur. These additional updates will be submitted to the City within 24 hours of the request. Changes to the schedule are subject to approval of the City.
      d. Schedule is to be updated weekly
   2. Proposed cleaning equipment.
   3. SDS for chemical cleaning products to be used.
   4. Cleaning log in a format acceptable to the City for purposes of recording pertinent information relative to the storm water main and sanitary sewer main and structures being cleaned.

B. Post Cleaning submittal.
   1. Cleaning log including any pertinent information observed during cleaning.
      A daily log shall be maintained to record the location of the manholes and sewer lines, lengths of the lines cleaned, method of cleaning, line sizes, identify type of cleaning (light, medium, or heavy), and type of debris moved. Observations are to be recorded on a cleaning report form.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.01 GENERAL

A. The Contractor shall furnish and maintain, in good condition, all cleaning and equipment necessary for proper execution of the work.

B. Maintaining Flow: It will be the responsibility of the Contractor, throughout the tenure of this contract, to provide and maintain sufficient flow at all times to pass any flash of storm flow of drainage ditches and prevent any backwater flooding due to obstruction caused by cleaning equipment.

C. Work notices are to be provided to property owners 48 hours prior to beginning work. A copy of the notices will also be provided to the City at the time they are provided to property owners.

3.02 SITE VISIT:

B. The Contractor shall be responsible for conducting a physical reconnaissance of the area to be cleaned in order to verify the location of known and/or accepted manholes or inlets.

B. The Contractor shall utilize a magnetic locator to attempt to identify the location of buried manhole covers and notify the City representative so that City personnel can excavate and bring the manhole up to grade prior to cleaning. Under no circumstances shall the Contractor excavate buried manholes without prior authorization from the City.

3.03 QUALITY ASSURANCE:

A. Refer to Section 01001 article 1.10.A for Company quality assurance documentation requirement.

3.04 ISOLATION AND BYPASS OPERATIONS

A. Refer to Section 02762 article 3.04 for provisions regarding isolation and bypass.

3.05 CLEANING PRECAUTIONS

A. All necessary precautions shall be taken to protect the culvert or drain from damage during all cleaning and preparation operations. Precautions shall also be taken to ensure that no damage is caused to public or private property adjacent to or served by the drain or its branches. The Contractor shall pay for and restore, at no additional costs to the City, any damage caused to public or private property because of such cleaning and preparation operations.

B. Satisfactory precautions shall be taken in the use of cleaning equipment. When hydraulically propelled cleaning tools (which depend upon water pressure to provide their cleaning force) or tools which retard the flow in the sewer line are used, precautions shall be taken to ensure that the water pressure created does not damage or cause flooding of public or private property being served by the sewer. No fire hydrant shall be obstructed in case of a fire in the area served by the hydrant. All requirements shall be met when accessing a fire hydrant including but not limited to meters, backflow preventers, and properly trained personnel. It shall be the Contractor's responsibility to meet all state and local requirements.

3.06 HYDRAULIC CLEANING METHODOLOGY:

A. High Velocity Cleaning Methodology: High velocity hydro-cleaning shall consist of cleaning and flushing of the storm water main or sewer line by means of water pumped into the line at a high velocity. This shall be accomplished using approved equipment to deliver water to a self-propelled nozzle to do the necessary cleaning and flushing. As many passes as necessary shall be made to sufficiently clean the storm water main or sewer line.

3.07 MECHANICAL CLEANING METHODOLOGY:

A. Rodding: Cleaning shall be with a power-driven continuous steel rod of sufficient length and gauge with the proper cleaning heads or augers, so as to loosen all solids or other materials. It shall also provide a means to thread a cable for the power winch.

B. Bucket Machine: Removal of all solids, materials and other debris shall be by means of a clam-shell type bucket and/or other appliance dragged through storm water main or sewer line with power winches of suitable size and horsepower.

C. Supplemental Cleaning: After all material has been removed by mechanical cleaning, a minimum of one pass using hydraulic cleaning methods shall be performed to ensure complete removal of material form the walls of the pipe. Any damage to pipes will be repaired.

3.08 SPECIAL CLEANING REQUIREMENTS FOR CAST IRON PIPE:

A. After cleaning pipe of normal deposits such as sand and grease by methods above, the pipe shall be cleaned of tuberculation, including rust build-up and mineral deposits. For pipe diameters greater than 24-inch, the Contractor may choose any equipment necessary to remove the tuberculation, such as a "pig "or rodder; For pipe diameters less than or equal to 24-inch, all tuberculations shall be removed using either a high pressure water blaster capable of delivering a minimum 40 gallons per minute at a pressure of 10,000 psi, mechanically or hydraulically driven chain flail, grinding chain cutters or other suitable means of removal of tuberculation. However, no equipment shall be used which may damage the pipe, manholes, street, or downstream pump stations without arranging emergency provisions to repair or replace the main being cleaned.

3.09 CLEANING

A. If cleaning of an entire culvert, drain or main section cannot be successfully performed from one access point, the equipment shall be set up on the other a connecting access point and cleaning attempted again. If results of the cleaning are favorable, the Contractor will proceed with the TV inspection. All sludge, dirt, sand, rocks, and other solid or semisolid materials resulting from the cleaning operation shall be removed from the downstream manhole of the section being cleaned. The Contractor shall not be responsible for removing mortar or other material that is securely attached to the pipe walls or joints.

B. Materials shall be disposed of from the site at least once at the end of each workday. The Contractor will be responsible for the disposal of materials removed from the culvert or drain system. Refer to paragraph 3.05.D.5.1 of Section 02775 for disposal of debris removed from stormwater culverts and drains.

C. The designated inlet or manhole structure sections shall be cleaned using hydraulically propelled, high-velocity jet, or mechanically powered equipment approved by the City. Cleaning shall consist of normal hydraulic jet cleaning to facilitate the internal CCTV inspection.

D. Types of cleaning of sanitary and storm sewers:

1. Light cleaning of sewers consists of a maximum of 1 pass of the jet nozzle. Light cleaning of laterals will consist of flushing water into a cleanout. Resulting in removal of ¼ pipe diameter depth or less of sand and/or debris from a section of pipe. The removal of roots, barnacles/oysters and/or tuberculation would be considered a separate item.
2. Medium cleaning of sewers consists of 2 to 4 passes of the jet nozzle. Medium cleaning of laterals will consist of 1 to 4 passes with a jet nozzle. Resulting in removal of greater than ¼ and up to and including ½ pipe diameter depth of sand and/or debris from a section of pipe. The removal or roots and/or tuberculation would be considered a separate item.
3. Heavy cleaning consists of 5 or more passes of the jet nozzle such as removing heavy grease, debris, and roots. Resulting in the removal of greater than ½ pipe diameter depth of sand and/or debris from a section of pipe. The removal of roots and/or tuberculation would be considered a separate item.

E. Selection of the equipment used shall be based on the conditions of lines at the time the Work commences. The equipment and methods selected shall be satisfactory to the City. The equipment shall be capable of removing dirt, grease, rocks, sand, debris, other materials, and obstructions from the sewer lines, laterals, and manholes.

F. If cleaning of an entire section cannot be successfully performed from one manhole, the equipment shall be set up on the other manhole and cleaning again attempted. The intent of preparatory cleaning is to provide sufficient cleaning to ensure camera passage and the internal conditions of the pipeline can be fully assessed.

G. If the City establishes that a section of the pipeline cannot be adequately cleaned due to broken, collapsed, or void areas, then the inspection will be attempted up to the obstruction.

3.10 ROOT REMOVAL

A. Roots shall be removed in the designated sections and manholes where root intrusion is a problem and where authorized by the City. Special attention should be used during the cleaning operation to remove roots from the joints. Any roots that could prevent the proper application of chemical sealants or could prevent the proper seating and application of cured-in-place liners shall be removed. Procedures may include the use of

mechanical equipment such as, rodding machines, bucket machines, winches using root cutters, porcupines, and equipment such as high-velocity jet cleaners. Chemical root treatment shall be used before or following the root removal operation, depending on the manufacturer's recommendation. The Contractor shall capture and remove all roots from the line.

3.11 MATERIAL REMOVAL AND DISPOSAL

A. All sludge, dirt, sand, rocks, grease, roots, and other solid or semisolid material resulting from the cleaning operation shall be removed at the downstream structure of the section being cleaned. Contractor shall provide appropriate screening to stop passing of materials into downstream culverts, drains and structures. All solid or semisolid materials dislodged during cleaning operations shall be removed from the culvert or drain by Contractor at the downstream access point of the culvert or drain section being cleaned. The passing of dislodged materials downstream of the segment being cleaned shall not be permitted. In such an event, as observed or detected by the City or any third party, Contractor shall be responsible for cleaning the affected downstream access points in their entirety, at no additional cost to the City.

B. The Contractor shall be responsible for the disposal of all waste materials and shall transport waste materials to the City's Wastewater Treatment Plant for processing. City shall approve all waste material disposal schedules. The selected Contractor(s) shall be responsible for all waste material spills and clean-up in the loading, hauling and unloading of the Contractors equipment.

C. The contractor shall be responsible for conforming to any and all requirements regarding hauling and disposal of waste form each work site in accordance with OSHA regulations and those that may be mandated by federal, state, or local governments. The contractor shall ensure that all waste material transporters possess all required federal, state and local regulations, including but without limitation, 40 CFR Part 263, "Standards Applicable to Transporters of Hazardous Waste" and Chapter 17-730, Part 3 Florida Administration Code, as may be amended from time to time.

D. The Contractor shall keep his haul route and work area(s) neat, clean, and reasonably free of odor, and shall bear all responsibility for the cleanup of any spill.

3.12 ACCEPTANCE OF CLEANING OPERATION

A. Acceptance of sanitary sewer and storm water pipe and structure cleaning shall be made upon the successful completion of the television inspection and shall be to the satisfaction of the City. If television inspection shows the cleaning to be unsatisfactory, the Contractor shall be required to re-clean and re-inspect the sewer line at no additional cost until the cleaning is shown to be satisfactory.

B. In addition, on all sanitary sewers which have sags or dips, to an extent that the television camera lens becomes submerged during the television inspection, the Contractor shall use a high pressure cleaner to draw the water out of the pipe, or other means, to allow the full

circumferential view of the pipe and identification of pipe defects, cracks, holes, and location of service connections.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Unit price line items C.44-51 cover the cost for light level of cleaning of storm drains. Line items C.52 and 53 unit costs will be added to these unit costs when medium or heavy levels of cleaning are required to the respective light cleaning item.

B. Unit price line items C.63 – C.65 cover the cost of both light level of cleaning and CCTV of sanitary sewer gravity mains. Reference Section 02762, Televising Storm and Sanitary Sewer Systems for CCTV inspections.

C. Unit price line item C.72 covers the cost for light level of cleaning of sanitary sewer gravity mains including proper water disposal. Line items C.73 and .74 unit costs will be added to the unit price of line item C.72 when medium or heavy levels of cleaning are required in a main segment

D. Unit price line items C.85 and .87 costs for mobilization and per diem costs will be associated with work performed on line items C.44 – .51, C.52 – .60, C.63 - .65 and C.72.

E. Unit price line item E.91 will be applied when root removal is required.

END OF SECTION

SECTION 02762

TELEVISING STORM AND SANITARY SEWER SYSTEMS

PART 1 - GENERAL

1.01 SCOPE OF WORK

The Work covered within this Section is for the internal closed-circuit television (CCTV) inspection of stormwater culverts, drains and sanitary mains. The Contractor shall perform televising work as necessary to thoroughly document the condition of all the culverts and drains the study area. The stormwater culverts and drains shall be carefully inspected to determine alignment, grade variations, separated joints, location and extent of any deterioration, breaks, obstacles, obstructions, and debris.

The quality of all Work specified in this Section shall meet or exceed the requirements of the National Association of Sewer Service Companies (NASSCO) Recommended Specifications for Sewer Collection System Rehabilitation (latest edition), except as described in this Section. Applicable portions of this Section that inadvertently fall below those standards shall be corrected and maintained at the NASSCO standards as a minimum requirement, at no additional cost to the City.

Refer to General Work Requirements Sections 01001, Summary of Work 01010, Section 01516 Collection System Bypassing, and Section 01570, Maintenance of Traffic, and Section 02761, Cleaning Storm and Sanitary Sewer Systems for requirements related to CCTV inspections.

1.02 REQUIREMENTS

A. The Contractor shall inspect the sewer interior using a color closed circuit television camera (CCTV) and document the inspection on a digital recorder. All inspection video shall be captured in either MPEG or Windows Media Video (.WMV) file format and saved portable hard drives for submittal. Each inspected culvert or drain, referenced structure to structure, inlet to inlet, and inlet or manhole to outfall shall be referenced to the property address and corresponding culvert or drain should have an associated MPEG or WMV file. Digital photographs (.JPG files), inspection reports (.PDF files) and any handwritten inspection logs or field maps shall accompany the video inspections for each sewer reach (manhole-to-manhole) or lateral inspected.

B. Contractor shall provide inspection video, data and reports in accordance with the requirements specified herein. Contractor shall provide all video on portable hard drive as specified. All Work will conform to current NASSCO Pipeline Assessment Certification Program (PACP) coding conventions and all software used by the Contractor will be PACP compliant. An electronic database will be provided by the Contractor in a PACP exported format approved by the City.

C. The Contractor shall provide comments as necessary to fully describe the existing condition of the sewer on the inspection forms.

D. Contractor shall be responsible for modifications to equipment and/or inspection procedures to achieve report material of acceptable quality.

E. No Work shall commence prior to approval of the submitted material by the City. Once accepted, the report material shall serve as a standard for the remaining Work.

F. Site to be restored to pre-inspection conditions.

G. Contractor shall ensure that employee's vehicles display company logo on side doors and company phone numbers. No personal vehicles are to park at the job site.

1.03 QUALIFICATIONS AND QUALITY

A. Refer to Section 01001 paragraph 1.10.B for required certifications and licenses.

1.04 SUBMITTALS

Submittals shall be provided to the City for review and acceptance prior to construction as listed and described in the individual General Requirements and Technical Specification sections. Work performed for which a submittal or shop drawing is required that has not been reviewed by the City or responsible agencies shall be considered installed at the Contractor's risk.

A. Submittals associated with this section submitted under another Section.
   1. Refer to Section 01516 for Generic by-pass pumping plan submittal.
   2. Refer to Section 02761 for SDS submittal.
   3. Work schedule refer to Section 02761, Cleaning Storm Sewer Systems, and article 1.05.A & B for requirements.
   4. Maintenance of Traffic is covered in General Requirements Section 01570.
   5. Previous Work Products: The Contractor shall submit one (1) example of previous closed-circuit televising (CCTV) inspections stormwater culverts and drains work for approval. The approved sample will establish the quality of deliverable to be expected on the project. The submitted example shall be the work of the field supervisor or foreman to be used on this Project.
   6. CCTV video sample, Section 01101.

B. Submittals under this section.
   1. PACP certificate copies of all operators.
   2. Footage calibration report for each camera used.
   3. Work schedule refer to Section 02761, Cleaning Storm Sewer Systems, and article 1.05.A & B for requirements.
   4. Maintenance of Traffic is covered in General Requirements Section 01570.

C. The following deliverables shall be submitted on a portable hard drive at the completion of

inspection:

1. Storm water main work inspection videos saved in MPEG format or Windows Media video format
2. Electronic version (.pdf) of the pipe inspection reports
3. PACP export pipe inspection database (.mdb)
4. Inspection digital photographs in JPEG format
5. Map of sub area depicting area inspected, inspection status, asset identification numbers and mark ups
6. QA/QC report.

D. The above deliverables shall be submitted monthly, or shorter frequency depending on the duration of the work order, to the City for approval. Application for payment shall be made after review and approval by the City.

E. The sewer inspection video, report documents, and sewer inspection database shall be in accordance with NASSCO PACP and ITCP.

1.05 NOTIFICATION

A. Contractor shall notify the City a minimum of 4-work days prior to performing any inspection work. No payment will be made for inspections performed without proper notification.

PART 2 - PRODUCTS

2.01 EQUIPMENT

A. Closed Circuit Television Camera: The television camera used for the inspection shall be one specifically designed and constructed for storm sewer inspection. Lighting for the camera shall be suitable to allow a clear picture of the entire periphery of the pipe. The camera shall be operative in 100 % humidity/submerged conditions. The CCTV camera equipment will provide a view of the pipe ahead of the equipment and of features to the side of the equipment through turning and rotation of the lens. The camera shall be capable of tilting at right angles along the axis of the pipe while panning the camera lens through a full circle about the circumference of the pipe. The lights on the camera shall also be capable of panning 90° (degrees) to the axis of the pipe.

The radial view camera must be solid-state color and have remote control of the rotational lens. The camera shall be capable of viewing the complete circumference of the pipe or culvert. Cameras incorporating mirrors for viewing sides or using exposed rotating heads are not acceptable. The camera lens shall be an auto-iris type with remote controlled manual override.

If the equipment proves to be unsatisfactory, it shall be replaced with adequate equipment. The camera unit shall have sufficient quantities of line and video cable to inspect 2 complete, consecutive sewer reaches with access approximately 750-feet apart.

The camera, television monitor, and other components of the video system shall be capable of producing picture quality to the satisfaction of the City. The television camera, electronic systems and monitor shall provide an image that meets the following specifications, or approved equal:

1. The gray scale shall show equal changes in brightness ranging from black to white with a minimum of five stages.
2. With the monitor control correctly adjusted, the 6-colors; Yellow, Cyan, Green, Magenta, Red, and Blue, plus black and white shall be clearly resolved with the primary colors in order of decreasing luminance. The gray scale shall appear in contrasting shades of gray with no color tint.
3. The picture shall show no convergence or divergence over the whole of the picture. The monitor shall be at least 13-inches diagonally across the picture tube.
4. The live picture on the CCTV monitor shall be capable of registering a minimum of 470 lines horizontal resolution and be a clear, stable image with no interference.
5. Lighting intensity shall be remote controlled and shall be adjusted to minimize reflective glare. Lighting and camera quality shall provide a clear in-focus picture of the entire inside periphery of the sewers and laterals for all conditions except submergence. Under ideal conditions (no fog in the sewer) the camera lighting shall allow a clear picture up to 5 pipe diameter lengths away for the entire periphery of the sewer. The lighting shall provide uniform light free from shadows or hot spots.
6. The camera light head shall include a high-intensity side viewing lighting system to allow illumination of internal sections of lateral sewer connections.
7. Camera focal distance shall be remotely adjustable through a range of 6-inches to infinity.
8. Picture quality and definition shall be to the satisfaction of the City.
9. The monitor and software shall also be able to capture and save screen images of typical sewer details and all defects. Screen images shall be embedded into the pipe inspection report document submitted with the inspection video.
10. The video camera shall be capable of displaying on screen data as specified in paragraph 3.08 herein.
11. Depth gage: The camera shall have a depth gage or approved method to measure deflection in the pipe and joint separation approved by the City. The camera shall have zoom capabilities to be able to view the entire depth of a 20-foot deep manhole from the bottom during inspection.
12. The camera lens shall be kept clear of condensation and debris during the CCTV inspection.
13. Camera equipment must have independent lab approval for use in Class 1, Group 0 Hazardous locations per NFPA.

B. Video Capture System

The video and audio recordings of the sewer inspections shall be made using digital video equipment. A video enhancer may be used in conjunction with, but not in lieu of, the required equipment. The digital recording equipment shall capture sewer inspection on hard drive, with each sewer reach inspection recorded as an individual movie file (.MPEG,

.MPG, or .WMV) or approved equal. The video files will be named in accordance with the City file naming convention contained in paragraph 3.11 herein.

1. The video file names will be referenced in the inspection database and in an inspection, report generated in PDF format. The pipeline collection and real time video capture and data acquisition systems shall be provided.
2. The system shall use the most current PACP compliant application software and shall be fully object oriented or approved equal. It shall be capable of printing pipeline inspection reports with captured images of defects or other related significant visual information on a standard color printer.
3. The imaging capture system shall store digitized color picture images and be saved in digital format on a hard drive or approved equal. Also, this system shall have the capability to supply the City with inspection data reports for each line segment.
4. The Contractor shall have the ability to store the compressed video files in industry standard and approved City format and be transferable with the PACP compliant inspection database.
5. The Contractor's equipment shall have the ability to "Link". "Linking" is defined as storing the video time frame code with each observation or defect with the ability to navigate from/to any previously recorded observation or defect instantaneously.
6. The system shall be able to produce data reports to include, at a minimum, all observation points and pertinent data. All data reports shall match the defect severity codes in accordance with PACP naming conventions
7. The data-sorting program shall be capable of sorting all data stored using generic sort key and user defined sort fields.
8. Camera footage, date & manhole numbers shall be maintained in real time and shall be displayed on the video monitor as well as the video character generators illuminated footage display at the control console. All manhole references will be based on the Cities Facility ID number.
9. Digital video shall be defined as ISO-MPEG Level 1 (MPEG-1) coding having a resolution of 352 pixels (x) by 240 pixels (y) (minimum) and an encoded frame rate of 29.97 frames per second. The digital recording shall include both audio and video information that accurately reproduces the original picture and sound of the video inspection. The video portion of the digital recording shall be free of electrical interference and shall produce a clear and stable image. The audio portion shall be sufficiently free of background and electrical noise so as to produce an oral report that is clear and discernible.
10. Inspection software shall be PACP compliant versions of CUES Granite XP, WinCan, Flexidata, or approved equal.
11. The CCTV equipment/software shall be capable of producing digitized images of all sewer line defects, manhole defects, and sewer line service connections in .jpeg format. Contractor shall plan to take digital still images of each defect, construction features and service connection to clearly depict it. More images may be necessary depending upon the condition of the pipe.

2.02 REPORTING CAPABILITIES

A. The CCTV system shall be capable of printing pipeline inspection reports with pipeline

schematics and captured images of defects and other related significant visual information. The system shall have the ability to display any combination of the following formats and features simultaneously.

The following information is mandatory for all inspections:

1. Inspection Information: Refers to the area of pipe to be inspected between 2 manholes or the address of the lateral to be inspected.
   a. Project Name
   b. Surveyed by (Operator/Surveyor's name)
   c. Operator/Surveyor Certificate number
   d. System Owner
   e. Date
   f. Drainage Area (tributary pump station number)
   g. Time
   h. Sheet number (report sheet number
   i. Street Name and Number
   j. Locality (City of St. Augustine (COSA))
   k. Additional Location Information (e.g. backyard, parking lot, etc)
   l. Upstream Manhole or Structure Number (City standard Facility ID Number)
   m. Upstream manhole or structure rim/grate to invert (depth)
   n. Downstream Manhole or Structure Number (City standard Facility ID Number)
   o. Downstream manhole or structure rim/grate to invert (depth)
   p. Direction of inspection (Upstream or Downstream)
   q. Type of Pipe
   r. Pipe Height
   s. Pipe Width
   t. Pipe Shape
   u. Pipe Material
   v. Lining Material (for lined sewers)
   w. Pipe Joint Length
   x. Purpose of Inspection (Condition evaluation, new line, CIP R/R project, etc.)
   y. Pre-Cleaning (jetter, heavy cleaning, no pre-cleaning)
   z. Media Number (Video file name)
   aa. Weather
   bb. Additional information/Comments
2. Observation Data: Refers to the portion of pipe where an observation is discovered. Observations shall be noted by text descriptions and defect code number using PACP defects codes, still frame pictures and video clips captured and recorded. Each observation shall include the following:
   a. Actual observation footage
   b. Video reference
   c. Location of defect; clock position
   d. Code (Group/Descriptor/Modifier/Severity)
   e. Whether it is a continuous defect
   f. Whether the defect occurs at a joint
   g. Severity level

h. video counter location
i. Final footage
j. Video clip ID for each observation
k. Image reference (file name of photos)
l. Remarks (as appropriate or needed)

3. Formats: Standard and/or custom designed reports shall have the following formats available and shall be able to be produced in hard copy or viewed on the monitor.
   a. Site Observation: Displays detailed site observation reports in landscape or portrait views.
   b. Directory Report: Displays a list of all the projects sorted by pump station number and manhole number.
   c. Picture Reports: Displays site data and include full size single photos or half size double photos of discrepancies.
   d. Pipe Run: Displays a graphical display of the site indicating footage, observations, and comments.
   e. Project Data: Displays the project, client, and Contractor information.
   f. Custom Sort: Creates user-defined reports of selected site, project, and observation data.

PART 3 - EXECUTION

3.01 GENERAL

A. Work notices are to be provided to property owners 48 hours prior to beginning work. A copy of the notices will also be provided to the City at the time they are provided to property owners.

B. Prior to inspection the Contractor shall obtain pipe and manhole or structure asset identification numbers from the City to be used during inspections. Inspections performed using identification numbers other than the City assigned numbers will be rejected.

C. Inspection shall not commence until the sewer section to be televised has been completely cleaned in conformance with Specification Section 02761 "Cleaning Storm and Sanitary Sewer Systems."

D. Inspection of newly installed sewers (not yet in service) shall not begin prior to completion of the following:
   1. Pipe air testing
   2. All manhole or structure work, including installation of inverts

E. After the sewer cleaning operation is completed, the line sections shall be visually inspected internally by means of color closed-circuit television. The television inspection shall be performed one-line section at time.

F. Refer to Section 01001 paragraph 1.10.B for qualifications.

G. Contractor shall perform sewer-televising work within 24-hours of said sewer being cleaned. If said sewer is not televised within the required 24-hour time limit, the sewer shall be re-cleaned prior to televising at no additional expense to the City.

H. The Contractor shall lower the camera into the start manhole and record the camera entry into the sewer, observing the manhole as the camera enters.

I. Pipe or culvert dimension is to be physically measured at the beginning and end of inspections and documented in the CCTV video record.

J. The depth of each manhole or structure shall be measured to the nearest 1/10th of a foot and documented on the inspection forms. Estimates of manhole depths will not be accepted.

K. The CCTV camera shall be positioned as close to the spring line as possible while maintaining the required equipment stability.

L. Wherever possible the inspections shall be performed in the upstream to downstream direction. All sewer segments shall be recorded in a logical order in the same direction they are cleaned and televised.

M. In the event that access to some manholes is restricted, permission may be granted by the City to direct the camera through the sewer in an upstream direction, against the flow.

N. When sewer conditions prevent forward movement of the camera, the camera shall be withdrawn, and Contractor shall televise the line from the opposite direction.

O. The camera shall be directed through the sewer in a downstream direction, with the flow, at a uniform, slow rate. In no case will the video camera record while moving at a speed greater than 30-feet per minute. If, during the course of the Project, the inspection is rejected due to camera speeds exceeding 30-feet per minute, the inspection recordings shall be redone, at no additional cost to the City.

P. If a new manhole or structure is discovered in the field that was not on current maps, a new manhole identification number will be assigned by City. The City shall assign the manhole the next number above the highest manhole number within the sub area. The data / video files shall then be re-named to include the new ID, and a new CCTV inspection shall be started from the new ID. Contractor shall consult with the City for assignment of new manhole or structure identification numbers. Contractor shall note in the inspection form comments that a new ID has been assigned as well as provide a marked-up map indicating the newly found manhole and assigned manhole ID.

Q. Flow levels within existing sewers to be inspected shall not exceed 5% of the pipe diameter. If water levels prevent adequate televising of the sewer, then conducting the Work during low flow periods or other methods like plugging and bypass pumping shall be implemented.

R. For inspection of new sewers (not yet in service), the Contractor shall introduce clean water into the upstream manhole and keep water flowing until flow is observed at the downstream manhole location.

S. The survey unit shall be slowed, stopped, or backed up to perform detailed inspections of significant features. The camera shall be stopped at all defects, changes in material, water level, size, side connections, manholes, structures, junctions, or other unusual areas. When stopped at the defect or feature, the operator shall pan the camera to the area and along the circumference of the pipe. Recording shall document broken sections, root intrusion, miss-aligned joints and other defects for a minimum of 5 seconds.

T. The camera unit shall be paused long enough at areas suspected of leaking to determine if a leak exists currently or if deposits have occurred.

U. At the Contractor's discretion or direction of the City, the camera shall be stopped or backed up (when conditions allow) to view and analyze conditions that appear to be unusual or uncommon for a sound sewer. The lens and lighting shall be readjusted, if need be, in order to ensure a clear, distinct, and properly lighted feature.

V. Video recordings shall include a continuous video display/readout of similar information, as described in paragraph 3.08 herein. A separate digital video file shall be made for each pipe reach inspected.

W. Contractor shall coordinate with the City prior to commencement of Work to ensure inspection is accomplished in a manner acceptable to the City.

X. If the video and/or audio recording is of poor quality, the City has the right to require a re-submittal of the affected sewer sections and no payment will be made until an acceptable video and audio recording is made, submitted to, and accepted by the County.

Y. Measurement for location of defects and actual length of pipe shall be by means of a calibrated meter on the camera with a digital readout on the video monitor. This readout shall be included in the video recording. Marking on cable, or the like, which would require interpolation for depth of manhole, will not be allowed. Measurement will be accurate to 1-foot per 100-feet of inspected pipe.

Z. The distance shall be measured between the exit of the start manhole and the entrance of the finish manhole for a true measurement of the length of the pipe segment, as required by PACP. It shall be recorded in standard units and the video display readout shall display units to one-tenth of a foot.

AA. The Contractor inspection units shall be equipped with adequate back up equipment and spare parts so field repairs to equipment can be made and down time is minimized.

BB. The Contractor shall be responsible for all traffic control measures required to perform the Work.

3.02 QUALITY ASSURANCE

A. Refer to Section 01001 paragraph 1.10 for requirements to have documented QA/QC procedures.

3.03 PRE-CONSTRUCTION INSPECTION

A. Procedure
   1. The pre-construction inspection shall be used to determine whether the line has been cleaned sufficiently; to confirm the location and nature of defects.
   2. The camera shall be moved through the line in either direction at a moderate rate, stopping when necessary to permit documentation of the sewer's condition. In no case will the television camera be pulled at a speed greater than 30-feet per minute. Manual winches, power winches, TV cable, and power rewinds or other devices that do not obstruct the camera view or interfere with proper documentation of the sewer conditions shall be used to move the camera through the sewer line. If, during the inspection operation, the television camera will not pass through the entire culvert or drain section, the Contractor shall set up his equipment so that the inspection can be performed from the opposite access point (reverse set-up).
   3. When manually operated winches are used to pull the television camera through the line, telephones, radios or other suitable means of communication shall be set up between the entry and exit points of the section being inspected to insure good communication between members of the crew.
   4. The importance of accurate distance measurements is emphasized. The location of defects shall be within ± 1 feet.
   5. During the internal inspection the television camera shall be temporarily stopped at each defect along the line. The Contractor shall record the nature and location of the defect. Where defects are also active infiltration sources, the rate of infiltration in gallons per minute shall be estimated by the Contractor and recorded. The camera shall also be stopped at active service connections where flow is discharging. Flows from service connections that are determined to be infiltration/inflow shall also be recorded.

B. Documentation of Television Inspection
   1. Television Inspection Logs: Printed location records shall be kept by the Contractor and will clearly show the location in relation to an adjacent manhole of each infiltration point observed during inspection. In addition, other points of significance such as locations of unusual conditions, roots, connecting sewers, broken pipe, presence of scale and corrosion, and other discernible features will be recorded, and a copy of such records will be supplied to the City. The Contractor shall record all visuals observations on a "Television Inspection Report" form.
   2. Once recorded, the digital data shall be labeled and become the property of the City. The Contractor shall have all readings and necessary playback equipment readily accessible for review by the City during the Project.

3.04 SEWER BYPASSING AND DEWATERING

A. Refer to General Requirement Section 01516, Collection System Bypass, article 1.01 Scope of Work for sewer bypass requirements.

3.05 LINEAR MEASUREMENT

The CCTV camera location footage counter shall be zeroed at the beginning of each inspection. The survey unit location entered on the footage counter at the start of the inspection shall allow for the distance from the accepted start of the length of the sewer to the initial point of observation of the camera (pre-set footage). In the case of resuming an inspection at an intermediate point within a sewer reach, the footage counter shall be set to start at the distance from the upstream manhole or structure to that point, as previously recorded by the counter. The Contractor shall ensure that the footage counter starts to register immediately when the survey unit starts to move.

Prior to commencing inspections, the Contractor shall demonstrate compliance with the linear measurement tolerance specified below:

A. The equipment shall measure the location of the camera unit in 1-foot increments from the beginning (upstream end) of each continuous section. This footage location must be displayed on the CCTV monitor and recorded on the videotapes.

B. The accuracy of the measured location shall be within + 0.5% of the actual length of the sewer-reach being surveyed, or 1-foot, whichever is greater.

3.06 MEASUREMENT OF SAGS

The CCTV camera shall be equipped with a measuring device capable of accurately measuring the depth of standing water up to 3-inches. The measuring device shall be mounted to the front of the unit and be capable of being read as the unit advances through the pipe.

3.07 CCTV MONITOR DISPLAY

The images displayed on the CCTV monitors will be a view of the pipe above the water surface as seen by the CCTV camera as the unit is conveyed through the sewer.

The camera lighting shall be fixed in intensity prior to commencing the survey and the white balance set to the color temperature emitted. In order to ensure color constancy, no variation in illumination shall take place during the survey.

The video equipment shall be checked using an approved test card with a color bar prior to commencing each day's survey. The camera shall be positioned centrally and parallel to the test card at a distance where the full test card just fills the monitor screen. The card shall be illuminated evenly and uniformly without any reflection.

3.08 DATA DISPLAYS

A. The CCTV images shall include an initial data display that identifies the sewer reach being surveyed and a survey status display that provides continuously updated information on the location of the survey unit as the survey is being performed. These data displays shall be in alphanumeric form. The size and position of the data shall not interfere with the main subject of the monitor picture.

B. The on-screen display should be white during inspections where the background behind the display is dark and, conversely, black where the background is light.

C. At the beginning of each reach of sewer being inspected, the following information shall be electronically generated and displayed on the CCTV monitors as well as included in the audio track:
   1. Date of survey
   2. Inspection company name and inspector
   3. Street name or location
   4. Manhole/structure number to manhole/structure number (in order of inspection)
   5. Direction of survey (upstream or downstream)
   6. Time of start of survey

D. During inspections, the following information shall be electronically generated, automatically updated, and displayed on the CCTV monitors:
   1. Survey unit location in the sewer line in feet and tenths of feet from adjusted zero
   2. Sewer diameter
   3. Upstream and downstream manholes reference numbers as per approved Drawings or City GIS.
   4. During Lateral inspections the video display shall contain the lateral location and the footage of the camera within the lateral.

3.09 MANHOLE OR STRUCTURE NUMBERING, INSPECTION FORMS AND DEFECT CODES

A. The Contractor will be required to use the manhole or structure numbering as shown on sewer maps provided by the City when performing the inspections for this project. These numbers are based on the Facility ID the City maintains in their graphics database.

B. Inspection forms, defect codes, inspection database and inspection protocols used for documentation of CCTV work shall be in accordance with the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment and Certification Program (PACP).

3.10 BOX CULVERT INSPECTIONS

A. CCTV Camera will be employed to scan the inside top of the culvert. The camera will be on a propelled skid at a uniform rate. Video images of defects will be captured and referenced in an electronic log so that the defects location is known. These images will be used to evaluate the condition of the inside top of the structure.

B. A CCTV Camera mounted to a motorized skid and deployed inside of the culvert to document debris in the structure. Video images of debris will be recorded documenting flow restrictions that existing in the culvert.

3.11 SANITARY AND STORM SEWER DYE TESTING △

A. Dye test tracing of sewers involves introducing a small quantity of liquid dye concentrate into suspect inflow sources followed with sufficient volume of water clean water to locate the source's discharge point. During each tracing, sanitary and storm sewers and curb inlets will be monitored the discharge of dyed test water.

B. Each dye water flood report will identify the section of sanitary sewers piping tested, the location(s) where the storm water system piping was isolated and flooded, photographs of each setup and CCTV inspection results identifying the locations were dye water entered the sanitary sewer collection system.

3.12 WASTEWATER FLOW MONITORING △

A. Wastewater flow monitoring equipment rental and installation of a Trimble Company Telog Ru-35 wireless multi-channel recording telemetry unit equipped with a FloWav model PSA-35-AV A/V pressure level sensor and doppler level sensor. With a redundant Flow Wave "StingRay" RS-232 or RS-485 ultrasonic level sensor.

B. Wastewater flow monitoring and maintenance.
   1. The telemetry equipment data tracking will be stored on an 'Enterprise' server on a daily basis so that the recorded flow monitoring data (level velocity & discharge volumes) stored on the server is easily accessible. This data will be evaluated to predict the associated groundwater infiltration and storm water inflow levels will also be provided.

3.13 RAINFALL MONITORING △

A. Installation and rental of a Texas Electronics Tipping Bucket Rain Gauge and a Trimble Company Telog RG-32A Remote Telemetry Unit (RTU).

B. Rainfall Monitoring and Maintenance
   1. Digital rainfall data will be recorded as 15-minute intervals over a 24-hour period from each installation locations. Collected data will be used to establish rainfall magnitudes and durations.

3.14 DELIVERABLES

The Contractor will be required to submit the following deliverables at the completion of the post construction video inspection. The pre-construction video inspection deliverables shall be as defined in 3.02 of this specification.

A. Inspection Reports to include:
   1. Inspection session header information (see required fields above)
   2. Defect log report including photo captures from CCTV video
   3. Schematic drawing of pipe showing defects
   4. Format:
      a. Adobe Acrobat PDF files: 1 report PDF per pipe
      b. Sewer inspection report file name:

<From MH/Structure ID>_<To MH/Structure ID>_<Date (year_mo_day format)>.PDF

Example: 30060002_30060001_2018_01_16.pdf

B. Inspection video files on portable hard drive, typed labels shall be attached to the face of each hard drive. The typed index labels shall include the following information:
   1. Content (CCTV)
   2. Contractor name
   3. Purpose of Survey
   4. Reaches included (from Manhole/Structure Number ## to Manhole/Structure Number ##)
   5. Date of survey
   6. Contract Number / Delivery Order Number (if applicable)

C. Sewer video files shall be MPEG or Windows Media File named according to the following standard:

<Upstream MH/Structure ID>_<Downstream MH/Structure ID>-<Inspection>_<Date (year month day)>.wmv

Example: 39540008-39540007_20090805.wmv

In instances where a reverse set up is necessary to perform or complete the inspection the file name shall incorporate a "R" at the end of the file name to indicate "reverse" direction. Using the file example above, if the inspection from the upstream end was halted due to an obstruction and the pipe was televised from the opposite end, the video file from the downstream to upstream direction would be assigned the following file name:

Example:39540008-39540007_20090805_R.wmv

D. Electronic Inspection Data stored and exported in a NASSCO Pipeline Assessment and Certification Program (PACP) compliant Microsoft Access database (.MDB) version 4.4 or newer delivered on portable hard drive.

E. Inspection photograph digital files (jpeg) indexed to NASSCO PACP compliant database.

F. Map of sub area depicting area inspected, inspection status, asset identification numbers and mark ups,

G. Acceptable media for the video recordings portable hard drive.

H. Inspection data noted above shall be provided to the City weekly throughout the inspection work.

I. Contractor Quality Control report detailing data validation performed, pipe inspection records reviewed and results.

J. All inspection data shall be submitted on a portable hard drive. Each hard drive shall be filled with as much data as practical to minimize the number of hard drives submitted. Sections of a single segment of sewer shall not be recorded to more than 1 hard drive. Video footage of recorded segments shall be grouped by area and shall be submitted in sequential order relating to the area mapping designation.

K. Upon approval by the City of all, or portions of, the data delivered via the portable hard drives, the approved CCTV data shall be delivered to the City on a portable hard drive labeled with project information. The hard drive shall clearly indicate the date of the inspection, the designated segment(s) of sewer mains(s) contained on the disk, the name of the project, the project Contract and Work Order number, and Contractor name. The hard drive shall contain separate digital files for each manhole-to-manhole section.

L. The database shall be comprehensive for the entire project, and additional data shall be added to the database each week.

3.15 ACCEPTANCE

A. Inspection deliverables will be validated to check conformance with the specified requirements for file names, formats, quantity, and resolution, data table references, in addition to checks for null fields, asset numbers, duplicate records, connectivity, material, size, and depth. Any data not passing the data validation checks will be returned to the Contractor for resubmittal.

B. Inspection submittals will be reviewed for quality control. A minimum of 5% of the submitted inspections will be randomly reviewed. A quality control check will be performed for each CCTV operator and each operator must exceed 90% accuracy.

C. Throughout the duration of the project, should the City discover inaccuracies in data or quality issues with any of the videos, Contractor shall re-inspect those segments at no additional cost to the City. The City will provide comments regarding acceptance of the data within 21-days of receiving the data from the Contractor. Neither the CCTV inspections nor the WORK inspected is accepted by the City until such time that an acceptance letter is issued by the City.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Unit price line items C54 – C60 includes all work required for close circuit televising and documentation requirements of storm drains/culverts described in this Section.

B. Unit price line items C63 - C65 includes all work required for light cleaning and close circuit televising and documentation requirements of sanitary sewers. Refer to Section 02761 for requirements on light cleaning.

C. Unit price line item C61 and 62 includes all work to inspect and document existing conditions for Box Culverts.

D. Unit price line item C66 includes all work to trace suspected inflow sources. Each will be per defect location on private property to verify inflow source on the property owner's side of the service. Each test is intended to verify if a cross connection is present.

E. Unit price line item C67 includes all work involved with flooding stormwater system piping, CCTV inspection of sanitary gravity sewers dye water infiltration with photographic records of each test setup. Each suspected cross connection that is identified during smoke testing by others will define the location where flooding will be performed.

F. Unit price line item C68 includes all work associated with procurement and installation of wastewater flow monitoring and telemetry equipment.

G. Unit price line item C69 includes maintaining of the equipment installed under line item C68 and documenting results with evaluations of recorded flow conditions and predicting stormwater inflow and infiltrations.

H. Unit Price line items C70 includes all work associated with procurement and installation of rainfall monitoring and telemetry equipment for each installation location.

I. Unit Price line item C71 includes maintaining equipment installed under line item C70 and documenting and analyzing recorded data.

END OF SECTION

SECTION 02764

TELEVISING EXISTING MANHOLES, WET WELLS, AND STORMWATER STRUCTURES

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The Contractor shall perform visual inspections of the existing manholes and structures and record any defect discovered. The visual inspection shall include surface photo, manhole cover and frame, chimney, walls, invert, and all appurtenances

B. The nature of the inspections shall be to verify the physical condition of the manhole and to provide a permanent record of the existing condition as it relates to dimensions, materials, obstructions, breakage, connections, and deterioration. Inspections may be performed by personnel entry or from the surface utilizing pole mounted camera equipment to visually inspect the chimney, cone, wall, bench, pipe seals and invert conditions, and conditions of connecting pipes.

C. Upon completion of inspections a recommendation shall be submitted listing any rehabilitations, if any, for the respective manhole.

1.02 REQUIREMENTS

A. The Contractor shall inspect the manhole surroundings and the manhole interior using visual means and a digital camera for documentation.

B. All inspections shall be recorded on standard manhole forms acceptable to the City.

C. All inspection forms shall be scanned and submitted as .PDF files.

D. All inspection data shall be entered into a NASSCO Manhole Assessment Certification Program (MACP) compliant database. The database shall be submitted along with the scanned .PDF files and all digital photographs in .JPG format.

E. The inspection photographs, report documents, and inspection database shall be in accordance with NASSCO MACP.

F. Contractor shall maintain a copy of all report materials. The Contractor shall provide comments as necessary to fully describe the existing condition of the manhole on the inspection forms.

G. Contractor shall be responsible for modifications to equipment and/or inspection procedures to achieve report requirements.

1.03 QUALITY ASSURANCE

A. Refer to Section 01001 paragraph 1.10.C for certifications and qualifications required for work performed under this Section.

1.04 SHOP DRAWINGS AND SUBMITTALS

A. Submittals shall be provided to the City for review and acceptance. Prior to rehabilitation in accordance with the submittals shall be in accordance with specifications Section 01300.

B. The following deliverables shall be submitted at the completion of inspection:
   1. Electronic version (.pdf) of the manhole inspection reports
   2. Populated NASSCO MACP Standard manhole inspection database (.mdb or Excel) saved on portable hard drives.
   3. Inspection digital photographs in JPEG format saved on portable hard drives.
   4. Recommended rehabilitations for each manhole inspected.
   5. QA/QC report

C. The above deliverables shall be submitted to the City for approval.

D. The manhole inspection reports, and database shall be in accordance with NASSCO MACP standards.

1.05 NOTIFICATION

A. The Contractor shall notify the City a minimum of 48-hours prior to performing any inspection work. The City may be present during part or all of the inspections. No payment will be made for inspections performed without proper schedule notification.

B. The Contractor shall distribute notices, door hangers, 72-hours in advance, to all residents and businesses in the area where inspections are schedule. The areas need to encompass at a minimum a two-block radius of the inspection location. If the location has restricted access, one road in and out all property owners along the access are to receive notices. The Contractor is to notify the City if they are not able, due to a lack of access, to the front door of the house or building in the area where notices are to be distributed. Such notices will not be required during the inspection phase of manhole rehabilitations unless there is restricted access to residences or businesses.

PART 2 - PRODUCTS

2.01 DIGITAL CAMERA FOR REMOTE INSPECTIONS

A. All manhole photographs required as part of this specification shall be obtained using a minimum 4-megapixel digital camera with strobe flash capable of producing digital images with minimum resolution of 2240 x 1680.

PART 3 - EXECUTION

3.01 GENERAL

A. The inspection crew shall mobilize to the site of the manhole inspection and immediately establish traffic control measures per Florida Department of Transportation (FDOT) requirements as well as any measures required to protect pedestrians. The crew shall inspect each manhole and record required information.

B. All manhole and structures shall be located. Metal detectors shall be used to locate buried manholes. Once a buried manhole has been located, it shall be marked with paint and/or flagging, if necessary. All pertinent information available shall be recorded including area photo, address, etc. Contractor shall notify the City weekly with a list of those manholes that could not be fully inspected due to access issues. The City may arrange to have some, or all these manholes exposed, or otherwise made accessible for full inspection. The City will notify Contractor of the status and may authorize re-inspection.

3.02 MANDATORY INSPECTION HEADER INFORMATION

A. The following mandatory information shall be recorded on the inspection form (template is located in the forms section). Note that the mandatory fields noted below are more inclusive than the MACP requirements. All available information shall be collected and recorded for those manholes and structures that are buried, could not open, surcharged, etc.

1. Manhole or Structure Number (City standard Asset Number)
2. Sheet number
3. Work Order No.
4. Date
5. Time
6. Surveyor's Name
7. Certification Number
8. System owner
9. Locality (St. Augustine, Fl.)
10. Drainage area (tributary Pump Station Number)
11. Location (street number and name)
12. Rim or grate to invert (nearest 0.1 foot)
13. Pre-cleaning method (using approved MACP codes)
14. Location code (using approved MACP codes)
15. Manhole or structure surface type (using approved MACP codes)
16. Potential for runoff (using approved MACP codes)

17. Access point type (using approved MACP codes)
18. Inspection status (using approved MACP codes)
19. using street name an address reference)
20. Internal photo image reference (using standard manhole component descriptions)

3.03 MANHOLE OR STRUCTURE COMPONENT OBSERVATIONS

A. The inspection crew shall complete all fields within the manhole component/observation section of the inspection form. The following information shall be collected:
   1. Cover type (solid, vented, bolted)
   2. Cover size (top surface diameter in inches)
   3. Cover material
   4. Number of vent holes
   5. Cover/Frame fit (cover to frame fit, MACP codes)
   6. Cover condition (MACP codes)
   7. Cover insert type
   8. Cover insert condition
   9. Frame condition
   10. Frame seal condition
   11. Frame offset distance
   12. Frame seal inflow
   13. Wall material
   14. Interior wall coating
   15. Wall diameter
   16. Pipe diameters
   17. Pipe materials type
   18. Bench present
   19. Channel installed
   20. Additional remarks relevant to the manhole or structure

3.04 MANHOLE OR STRUCTURE INTERIOR INSPECTION

A. The inspection crew shall determine the types of defects within the manhole, document each defect on the manhole form and take a photograph of each defect. The manhole chimney, cone, wall, bench, and channel shall be inspected for structural integrity, signs of I/I and the presence of roots. All documentation shall follow NASSCO MACP standards. Each defect will be documented on the inspection form with the following information:
   1. Defect number
   2. Component of manhole containing defect
   3. Defect code (using approved MACP codes)
   4. Image Reference (using City approved file naming structure)

3.05 CONNECTING PIPE DETAILS

A. Each pipe entering and exiting the manhole shall be photographed where possible and inspected to determine diameter, pipe material, debris levels, and rim to invert distance (to 0.1-feet). The pipe inspection will include the following information:
   1. Pipe photo (using City main segment numbering)
   2. Pipe direction (incoming or outgoing)
   3. Pipe clock positions (6:00 position = outgoing)
   4. Pipe diameter
   5. Pipe material (using PACP codes)
   6. Rim to invert distance (measured to nearest 1/10th of a foot)
   7. Pipe special condition (drops, force mains, etc. using approved MACP codes)
   8. Debris depth
   9. Connecting structure number; if manhole or cleanout, service line clock position, stubout clock position, etc.
   10. Pipe seal condition (using approved MACP codes)
   11. Pipe seal roots (using approved MACP codes)
   12. Observed pipe defects, obstructions, roots, etc. (using PACP codes)

3.06 MANHOLE OR STRUCTURE SKETCH, MAP UPDATE, AND NOTES

A. The inspection crew shall complete the manhole plan view sketch noting all connecting pipes. Any special observations or notes may be added to the profile sketch on the field form.

B. Influent and effluent lines in each manhole shall be compared to the existing map and corrections noted in the sketch section of the field form.

3.07 NOTIFICATION OF EMERGENCY CONDITIONS

A. Inspection crews shall immediately notify the City and/or on-site inspector of any defects posing imminent danger to the public (missing lids, covers broken during inspection, sink holes, etc.) and any observed pipe blockages or potential overflow conditions.

3.08 COMPLETION

A. Once the inspection is complete the field crew shall make certain the ring is clean and does not have any debris preventing a proper cover fit. The manhole lid shall be replaced, and any displaced items moved back into place.

B. A list of manholes and/or structures that could not be fully inspected, along with the problem explanation, shall be forwarded to the City weekly throughout the inspection work.

C. If the Contractor has completed accessible inspections, and the City authorizes, then Contractor may be required to re-mobilize at the same unit price and complete the

requested inspections. All re-inspections will be at the same contracted unit price.

D. Any map updates shall be consolidated and forwarded to the City with the submitted inspections.

3.09 PHOTOGRAPH REQUIREMENTS

A. During each inspection the following series of photographs shall be taken:
   1. Area Photograph: During the inspection, a photograph shall be taken of the manhole cover showing location within the roadway, shoulder, or easement as appropriate. Photographs shall be taken of any indications of previous overflows such as watermarks and paper or other debris typical of sewer overflows. Surface photographs shall be oriented in the direction of the outgoing pipe to show the pipeline cover and easement condition. The area photographs should show the manhole visible in the foreground where possible. A minimum of 1 area photo is required.
   2. Internal Photograph: Take a photograph of the manhole or structure interior in plan view showing the general arrangement of the incoming and outgoing sewers, manhole walls, and other appurtenances. The internal condition photograph shall be oriented with the direction of the outgoing main line flow at the bottom of the photograph (6:00 position). A minimum of 1 internal photograph is required.
   3. Manhole or Structure Defect Photographs: During manhole inspections digital photographs shall be taken of all defects. Photographs must clearly and accurately show each defect and correspond to defects and photo numbers logged on the manhole inspection form. A minimum of 1 photo for each observed defect is required.
   4. Connecting Pipe Photographs: The camera should then be pointed into all incoming and outgoing pipes where possible to capture general conditions within the pipes. Any obvious blockages or defects should be noted using PACP defect codes. A minimum of 1 photo of each incoming or outgoing pipe is required.

B. During inspections manholes or structures shall be free of steam, fog, water vapor, or other conditions that will impact the quality of photographs.

C. All photographs shall adequately capture the manhole conditions and details of defects. Lighting and camera quality shall provide a clear, in-focus picture of the manhole/structure interior, manhole/structure defects, and manhole/structure. The lighting shall provide uniform light free from shadows or hot spots.

D. If larger than 2240 x 1680 resolution, then photo will be converted to 2240 x 1680. Photos less than 2240 x 1680 are not acceptable and converting upward to 2240 x 1680 is not acceptable. All photographs shall be resized to 2240 x 1680 resolution to minimize file size.

E. The images shall be kept electronically, copied to an external hard drive, and submitted with the inspection forms per paragraph 3.12. Photographs shall be named according to

the photograph naming conventions included herein.

F. All digital photographs shall be referenced on the manhole inspection form and electronic spreadsheet/database.

G. All digital photographs shall be renamed in accordance with the following photo file naming convention:
   1. Area Photo = Manhole/Structure ID, A, Photo Number, jpg
      Example: 3965002A0001.jpg
      Manhole/Structure: 39650002
      A=Area Photo
      Photo No.0001
   2. Internal Photo = Manhole/Structure ID, I, Photo Number, jpg
      Example: 3965002I0001.jpg
      Manhole/Structure: 3965002
      I=Internal Photo
      Photo No.0001
      (Note: Photo oriented with the outgoing pipe on the bottom)
   3. Manhole Defect Photo = Manhole/Structure ID, M, Photo Number, jpg
      Example: 3965002M0015
      Manhole/Structure: 3965002
      M=Manhole Defect Photo
      S=Structure Defect Photo
      Photo No. 0015
   4. Pipe Photo = Manhole/Structure ID, P, Photo Number, jpg
      Example: 3965002P0002.jpg
      Manhole/Structure: 3965002
      P=Pipe Photo
      Photo No. 0002

3.10 MANHOLE/STRUCTURE NUMBERING, INSPECTION FORMS AND DEFECT CODES

A. The Contractor shall use the City manhole/structure numbering system when performing the inspections for this Project. Manhole/structure numbers will be provided by the City.

B. Defect codes shall conform to those specified in the NASSCO MACP specification.

3.11 SITE RESTORATION

After inspecting manholes in an area, the work site shall be cleaned and restored to pre-Work conditions. If manhole is buried and exposed, then restore site by placing material back over exposed manhole. No re-sodding is anticipated or included in the pricing.

3.12 DELIVERABLES

The Contractor will be required to submit the following deliverables at the completion of inspection.

A. Scanned Field Inspection Reports to include:
   1. Inspection session header information (see required fields above)
   2. Component observations
   3. Manhole/Structure inspection details including defects observed and photo image references
   4. Connecting pipe details
   5. Manhole/Structure plan view sketch
   6. Manhole/Structure rehabilitation recommendation for each manhole.
   7. Format:
      a. Adobe Acrobat PDF files: 1 report PDF per manhole or Structure
      b. File name: <MH ID> <Date (year_mo_day format)>.PDF

         Example: 30060002_2010_02_16.pdf

B. Inspection digital photographs file name, format, and resolution shall meet requirements of paragraph 3.08 and stored and submitted on a portable hard drive.

C. Electronic Inspection Data stored and exported in City approved NASSCO Manhole Assessment and Certification Program (MACP) compliant Microsoft Access database (.MDB) version 4.4, or Excel file delivered on portable hard drive.

D. Marked up field maps detailing map corrections and/or discrepancies noted during inspection.

All digital files shall be submitted on portable hard drive.

END OF SECTION

SECTION 02775

WASTEWATER MANHOLE, LIFT STATION WET WELL AND STORMWATER STRUCTURES REHABILITATION

PART 1 - GENERAL

1.01 Manholes, Lift Stations Wet Wells and Stormwater Structures in the City of St. Augustine are in varying conditions of deterioration. Therefore, procedures for rehabilitation demand selection of best industry practices to restore these assets and avoid unnecessary replacements. Therefore, selection of rehabilitation requirements needs to be based on each structures condition.

1.02 QUALIFICATIONS

A. Refer to Section 01001 paragraph 1.10.D for applicator qualifications.

1.03 SCOPE OF WORK

A. Manhole inspections shall be in accordance with NASSCO Manhole Assessment Certification Program (MACP), both level 1 and 2.
   1. Detailed inspections will include digital photographs of the interior. These photographs will be made documenting the entire perimeter of each manhole, wet well or stormwater structure. Digital photos are taken of each defect found inside of the manhole or structure during the inspection.

B. Manhole and Structures inspections is a condition precedent to establishing required rehabilitations.

C. The City will review rehabilitation recommendations that are included in the submitted inspection reports.

D. The City will define approved rehabilitations in each proposal request.

E. All rehabilitation proposals shall include a schedule, statement of compliance with this specification, a work plan with proposed product and system submittals.

F. Submittals shall be made in accordance with Section 01300

G. This specification covers all work necessary for sanitary manhole, lift station wet well and stormwater structure rehabilitations. The Contractor shall provide all labor, materials and equipment necessary for rehabilitation of these structures.

H. After rehabilitation manholes and wet wells shall sealed from inflow and infiltration, be corrosion resistant, and structurally sound.

I. The repair and sealing of the manhole base, bench, invert, walls, corbel/cone, and chimney of brick, block, or precast manholes, includes the removal and proper disposal of any unsound material.

J. After rehabilitation Stormwater structures shall be structurally sound and be protected from corrosion.

K. Installation of manhole external and internal infiltration barriers.

L. Removal and replacement of manhole frames and covers.

M. Horizontal and/or vertical adjustment of and securing misaligned manhole frames and covers to grade.
N. Installation of manhole cover seals and inflow dishes at City designated locations.
O. The inspection and testing of the various types of work to ensure compliance.
P. Related work specified in other Sections.
   1. Section 01001 "General Work Requirements"
   2. Section 01010 "Summary of Work"
   3. Section 01200 "Project Meetings"
   4. Section 01300 "Submittals"
   5. Section 01516 "Collection System Bypass"
   6. Section 01570 "Maintenance of Traffic"
   7. Section 02764 "Televising Existing Manholes"

Q. All work shall adhere to Occupational Health and Safety Administration (OSHA) standards, current edition. All entries into or work within confined spaces shall be performed in accordance with OSHA Standard Title 29 Code of Federal Regulations (CFR) 1910.146 permit required confined spaces. Referencing the Guidance to safety in confined spaces, U.S. Department of Health and Human Services/National Institute for Occupational Safety Health Publication No. 87-113.

1.04 USE OF PREMISES

A. The Contractor shall not trespass upon or in any way disturb private property without first obtaining written permission from the property Owner and/or Owner or Prime Contractor as appropriate to do so. A copy of such written permission shall be furnished to the City prior to accessing the site.
B. It shall be the Contractor's responsibility to work equipment around poles, trees, or other obstructions and to do so at his own expense.
C. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.
D. The Contractor shall, at no additional expense, restore such property to the original condition in the sole and unfettered opinion of the property Owner. The Contractor must take photographs and/or videos of existing properties prior to disturbance of each property and make a copy available to the City.
E. All items within the street right-of-way or sewer easement shall be removed, or removed and replaced, or restored as directed by the City.
F. The Contractor shall ensure all employees have a badge or visible identification during any time that they on the project site or within private property. This identification must be worn so that it is readily recognized and readable to the public.

1.05 WATER FOR CLEANING

A. The City shall provide access to water via fire hydrants for cleaning and other work items requiring water. The Contractor will be responsible for obtaining a transient water meter for water used in performance of work. There will be no cost to the contractor for use of water required for rehabilitation work.

1.06 PROTECTION OF TREES

A. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits, and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be protected with approved pruning spray immediately. The Contractor at no additional expense shall remove any trees damaged beyond saving and make restitution to the Owner (public or private).

1.07 FENCING

A. Any fences, including hedge and shrubs, that need to be removed to facilitate the work shall be replaced, in kind or with repairs satisfactory to the Owner, at the Contractor's expense. Payment for replacement of fences, hedges, and shrubs is covered in Part 4 paragraph 4.01.FF.

1.08 RESTORATION

A. All roadway berms and drainage ditches disturbed by the work shall be restored, reshaped, and graded to drain.
B. Pavement restoration, if necessary, shall conform to the City, County, or State standards and specifications depending upon who has jurisdiction for the street. Trench backfill and compaction shall be in conformance with the local street restoration jurisdiction.
C. The remediation of sunken trenches caused by activities conducted in this contract shall be the Contractor's responsibility. Sunken areas shall be backfilled and compacted to meet adjoining grades; the surface shall be re-seeded or resurfaced with asphalt or concrete matching the existing surfacing.
D. The Contractor shall restore unpaved areas by seeding and mulching. No direct payment will be made for seeding and mulching.
E. Driveways shall be restored in accordance with Owner's regulations, or the Owner's Specifications depending upon who has jurisdiction for the driveway.
F. All disturbed areas shall be restored as nearly as possible to their original condition.
G. All restoration shall be completed in strict accordance with the appropriate items of the standards, specifications or matching the pre-work conditions as directed by the Owner.
H. The cost of all restoration of streets, drives, walks; sod, etc. shall be incidental to the contract and not measured for payment.
I. Restoration shall be kept current with the project work. Failure to keep restoration of these items completed reasonably close shall result in a stop work notice and delay of payment until such restoration is completed to the satisfaction of the Owner.

1.09 CLEANUP

A. The Contractor shall keep the work area in an uncluttered condition by the frequent removal of debris. The Contractor shall remove all debris and unused material and leave the area in a condition similar to the condition of the area before any work was performed.

1.10 PROPERTY DAMAGE

A. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer section upstream of the manhole that is being rehabilitated.

B. The Contractor will be required to notify the City immediately if he causes any damage to private or public property caused by activities related to this contract. The Contractor shall make repairs and/or clean the property immediately in a timeframe that is acceptable to the Owner.

C. The Contractor shall furnish equipment, either specialized or standard in the industry, for the purpose of preventing debris from being washed past the manhole, inlet, or outfall downstream of the line segment being cleaned, and for removing the debris from the structure before any damage is caused to the system performance and or system equipment such as pump/lift stations, check valves, flow-ways, etc. The cost of all system downtime and repairs to restore operational status resulting from construction debris damage that in the City's opinion was reasonably preventable will be borne by the Contractor.

1.11 REFERENCES

A. Applicable Codes, Specifications, and Standards

1. American Society for Testing and Materials (ASTM), Latest Editions
   a. A48, Standard Specification for Gray Iron Castings
   b. A240, Standard Specification for Chromium and Chromium Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications
   c. A479, Standard Specification for Stainless Steel Bars and Shapes for Use in Boilers and Other Pressure Vessels
   d. C109, Standard Test Method for Compressive Strength of Hydraulic-Cement Mortars
   e. C150, Standard Specification for Portland Cement
   f. C157 Standard Test Method for Length Change of Hardened Hydraulic Cement and Polymer Concretes
   g. C216, Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale
   h. C267, Standard Test Method for Chemical Resistance of mortars, grouts and Monolithic Surfacing and Polymer Concrete
   i. C270, Standard Specification for Mortar for Unit Masonry
   j. C293, Standard Test Method for Flexural Strength of Concrete
   k. C308, Standard Test Method for Tensile Strength of Chemical-Resistant Mortar, Grouts, and Monolithic Surfacing.
   l. C321, Standard Test Method for Bond Strength of Chemical Resistant Mortars
   m. C348, Standard Test Method for Flexural Strength of Hydraulic Cement Mortars
   n. C478, Standard Specification for Circular Precast Reinforced Concrete Manhole Sections
   o. C496, Tensile Strength of Chemically Setting Silicate and Silica Chemical Resistant Mortars
   p. C580, Standard Test Method for Flexural Strength and Modulus of Elasticity of

Chemical-Resistant Mortars, Grouts, Monolithic Surfacing, and Polymer Concretes

q. C596, Standard Test Method for Drying Shrinkage of Mortar Containing Hydraulic Cement
r. C882, Standard Test Method for Bond Strength of Epoxy-Resin Systems Used with Concrete by Slant Shear
s. C923, Standard Specification for Resilient Connectors Between Reinforced Concrete Manhole Structures, Pipes, and Laterals
t. Standard Test Method for Bond Strength of Mortar to Masonry Units
u. D412, Standard Test Method for Vulcanized Rubber and Thermoplastic Elastomers – Tension, Tensile Strength and Elongation %
v. D4787, Standard Practice of Continuity Verification of Liquid or Sheet Linings Applied to Concrete Substrates
w. D543, Resistance of Plastics to Chemical Reagents
x. D638, Standard Test Method for Tensile Properties of Plastics.
y. D695, Standard Test Method for Compressive Properties of Rigid Plastics.
z. D790, Standard Test Methods for Flexural Properties of Plastics
aa. D792, Standard Test Methods for Density ad Specific Gravity (Relative Density) of Plastics by Displacement.
bb. D2240, Standard Test Method for Rubber Property – Durometer Hardness
u) D2344/D2344M, Standard Test Method for Short-Beam Strength of Polymer Matrix Composite Materials and Their Laminates
v) D2039, Standard Test Method for Tensile Properties of Polymer Matrix Composite Materials
w) D3039, Standard Test Method for Tensile Properties of Polymer Matrix Composite Materials
x) D4060, Standard Test Method for Abrasion Resistance of Organic Coatings by The Taber Abrader
y) D4414, Standard Practice for Measurement of Wet Film Thickness of Organic Coatings by Notched Gage
z) D4541 Standard Test Method for Pull Off Strength of Coatings Using Portable Adhesion Testers
aa) D4787 Continuity Verification of Liquid or Sheet Linings Applied to Concrete Substrates
bb) D6132 Standard Test Method for Nondestructive Measurement of Dry Film Thickness or Applied Organic Coatings Using an Ultrasonic Coating Thickness Gage.
cc) D7234, Pull-off Strength of Coatings Using a Portable Adhesion Tester
dd) F593, Standard Specification for Stainless Steel Bolts, Hex Cap Screws, and Studs
ee) F2414, Standard Practice for Sealing Sewer Manholes using Chemical Grouting.
ff) F2551, Standard Practice for Installing a Protective Cementitious Liner System in Sanitary Sewer Manholes
gg) G210, Severe Wastewater Analysis Test

2. Federal Specifications
   a. HH-P-117, Jute Packing
3. Steel Structures Painting Council – Surface preparation standards, Society of

Protective Coatings published standards.
   a. SSPC SP-13 Surface Preparation of Concrete
4. NACE International (Formerly the National Association of Corrosion Engineers)
   a. NACE No. 6 Surface Preparation of Concrete
   b. NACE SP0188 – For performing holiday detection

5. City of St. Augustine (COSA) Standards and Specifications Design Manual and Details

1.12 RESPONSIBILITY FOR OVERFLOW AND SPILLS

A. It shall be the responsibility of the Contractor to schedule and perform his work to result in no overflows or spills of sewage from the system. If sewage flows are such that they interfere with the Contractor's ability to perform work, the Contractor shall be responsible for scheduling his work during low flow periods or provide bypass pumping. Bypass pumping shall be provided only with the specific written approval of the City.

B. In the event of overflows caused by the Contractor's work activities, the Contractor shall immediately take appropriate action to contain and stop the overflow, clean up the spillage, and disinfect the area affected by the spill. The Contractor shall also notify the City Utility Manager immediately upon becoming aware of the discharge. They will provide instructions on this notification during and after normal business hours, nights, weekends and holidays.

C. The Contractor will reimburse the City for all sampling, testing and analysis necessary to document that the contamination caused by overflows or spills associated with their work has been eliminated.

D. In the City's opinion, if the Contractor has not taken immediate actions necessary when a spill or overflow occurs the City will provide the labor, equipment, materials and related costs to stop the overflow, clean up the spillage and disinfect the area. The Contractor will be responsible to reimburse the City for all documented costs incurred as a result of spills and overflows related to the Contractor's work.

E. Immediate actions are to be taken to stop the overflow and eliminate the potential public health hazard. Actions to address overflows is a condition precedent to all work.

F. All overflows, regardless of quantity will needed to be documented on a Sanitary Sewer Overflow (SSO) Report and submitted to the Florida Department of Environmental Protection Northeast District Office.

G. Contractor will indemnify and hold harmless the City for any fines or third-party claims for personal or property damage arising out of a spill or overflow that is fully or partially the responsibility of the Contractor. Should fines subsequently be imposed as a result of any overflow for which the Contractor is fully or partially responsible, the Contractor shall pay all such fines and all of the City's legal, engineering, and administrative costs in defending such fines and claims associated with the overflow or spill.

1.13 SHOP DRAWINGS, SUBMITTALS, AND DEMONSTRATIONS

A. Manhole and Structures Condition Assessment Inspection Reports
   1. Manhole and Structures inspection work plan that includes a detailed schedule of activities and working hours. Resubmittal will be required if the sequence, duration,

or dates of inspections change from the initial work plan.
2. Reference Section 02764 Televising Existing Manholes, Wet Wells, and Stormwater Structures for submittal documentation.
3. Reports shall be formatted and coded to be in compliance with NASSCO MACP standards and include text reports with digital photographs of the noted defects.
4. Reports will include rehabilitation recommendations.

B. Manholes wet well and Stormwater Structures assessment submittal approvals will establish the rehabilitation procedures that will be performed on each manhole. All other product and rehabilitation submittals will be based on these procedures.
C. Product data and/or shop drawings for rehabilitations are to be submitted with each work order proposal submittal. In the case where exact products and/or fabrications have been previously approved under a separate work order then these items only require a reference to the work order under which the item was approved.
D. A pre-video of the manhole area and internal conditions is to be submitted prior to rehabilitation work.
E. Plans and procedures are to be submitted prior to starting preparation for manhole rehabilitation in accordance with the General Conditions and 01300 "Submittals."
F. Structural design for manhole and stormwater structure rehabilitation is to be performed by a State of Florida licensed Professional Engineer, if applicable.
G. Work Plan Submittals.
   1. Site Safety Plan
   2. Quality control plan.
   3. Collection System Bypass Plan.
   4. Emergency Plans.
      a. Procedure for health or safety emergency
      b. Overflows, spills, service backups
      c. Hazardous chemical spills

H. Certifications and License.
   1. Refer to Section 01001 paragraph 1.10.E for requirements.

I. Contact list with primary and secondary contacts.
J. Sample public work notifications, door hangers.
K. Warranty certificate form
L. Grout.
   1. Catalog data showing manufacturer's clarifications and updates, ASTM references, material composition, specifications, and physical and chemical properties of grout.
      a. Chemical Grout Information:
         1) Description of chemical grout materials.
         2) Description of proposed additives to be used.
         3) Manufacturers recommended procedures for storing, mixing, testing, and handling of chemical grouts.
         4) SDS sheets for all materials to be used.
   2. Calculations of expected volumes of annular space between packer and pipe wall, to be used in calculating required gel times.

3. Manufacturer's recommended procedures for handling, storing, mixing and injecting grout.
4. Method of Construction.
    a. Access manholes and site locations.
    b. Work dimensions.
    c. Size of working area.
    d. Site access points.
    e. Grout manufacturer's certification that Contractor is approved installer of their system. Certificates of training in handling, mixing, and application of grout for sanitary sewer line and joint and lateral connection sealing for grout truck operator and at least one crewmember involved in sealing process.
    f. Third party lab test results for field installations in United States of same grout system as proposed for actual installation.
    g. a. Test results must verify grout physical and chemical properties specified herein have been achieved in previous field applications.
    h. Documentation for Products and Installers: Engineer's approval required before acceptance or injection of grout.
    i. Proof of grout manufacturer's product liability insurance, if requested by Engineer.
    j. Pump calibration information.
    k. Field sealing records.
    l. Certification of accuracy and calibration of pressure sensing/monitoring equipment by independent testing firm within one month before use of equipment.

6) Upon completion of grouting, submit a report showing the following data for each manhole grouted or attempted to be grouted.
    a. Identification of the Manhole or structure ID number.
    b. Type of manhole, brick or concrete with depth to invert from top of frame rim.
    c. Pass/fail results.
    d. Volume of grout material used.
    e. Gel set time used (cup test results from tanks)
    f. Grout mix record of the batches mixed including amount of grout and catalyst, additives, temperature of the grout solution in tanks.
    g. Operator conducting testing and sealing shall be noted on the reports.

M. Coatings/Linings Applicator Qualifications.
1. Manufacturer's applicator certificate.
2. Application equipment meets Manufactures requirements.
3. Manufacturers' Certificate of Compliance certifying compliance with the applicable Specifications and Standards. The certifications shall list all materials furnished under this Section.

N. Submittals shall include manufacturer's product descriptions and use, Specifications, independent testing reports, handling, storage, mixing, application, curing, and cleanup requirements. If a Safety Data Sheet (SDS) has been developed for the product it shall also be provided.

O. Manhole, Wet Well and Stormwater Structure Liner/Coating Systems/Chemical

Grouts/Chimney Seals: ▲

1. Certified copies of factory tests required by the applicable Standards, the Manufacturer, and this Section.
2. Manufacturer's handling, storage, and installation instructions and procedures.
3. Surface Preparation requirements
4. Pre/Post adherence testing
5. pH test after prep
6. Product data including
   a. Sample of coating products
   b. Surface preparation requirements
   c. Product data

P. Lids and Frames, Inflow Dishes, Lid Seals, Casting Seals, and Adjustment Rings
   1. Product data
   2. Shop Drawings
   3. Installation instructions, if applicable.

Q. Manhole and Stormwater Structure adjustment, Patching and Repair materials. ▲

R. Post rehabilitation report that provides a complete and accurate record of all rehabilitations performed and list of products used. This report shall include a video record of the completed interior and area work.

1.14 PRODUCT MANUFACTURERS DEMONSTRATIONS

A. Use of all materials that require surface preparations, handling, mixing, and curing will require demonstration and explanation of these aspects to City personnel if approved for use on City facilities. This demonstration will be provided at a designated existing manhole, wet well, or stormwater structure at a time approved by the City. This demonstration will need to be provided to the Cities satisfaction prior to further use on City facilities. ▲
B. Demonstrations are to be provided prior to delivery and installation of grout or coating/lining systems approved for use in manhole rehabilitation.

PART 2 - PRODUCTS

2.01 - GENERAL

A. Materials
   1. The materials used shall be designed and manufactured for the rehabilitation of Sanitary Sewer Manholes, Wet Wells and Stormwater Structures. The materials shall have a proven history of extended service performance in this application and be compatible with all existing and new materials used in the manhole rehabilitation.
   2. All materials shall be delivered to the job site in original unopened packages clearly labeled with the manufacturer's identification and printed instructions. ▲

3. All materials shall be stored and handled in accordance with recommendations of the manufacturer.
4. All materials shall be mixed and applied in accordance with the manufacturer's written instructions.
5. The Contractor shall warrant and hold harmless the City against all claims for patent infringement and any loss thereof.
6. Handle and store all materials and dispose of all wastes in accordance with applicable regulations.
7. Each lining system shall be designed for application over wet surfaces (but not active running water) without degradation of the final product and/or the bond between the product and the manhole surfaces.
8. All finished products used in the rehabilitation of manholes shall be suited for its intended purpose, seal and protect the internal surfaces from deterioration due to corrosive conditions and perform and provide extended service life to the extent represented by the product manufacturers.

2.02 INSPECTION SOFTWARE

A. Inspections shall use software that can provide complete survey reports in compliance with current version of NASSCO MACP/PACP software. No payment will be rendered for improperly formatted data.
B. NASSCO MACP and PACP fields, as well as any additional available fields requested by the City or his representative shall be populated during the inspections with valid NASSCO values. All reports and/or submittals shall use NASSCO MACP/PACP Standards as a basis.

2.03 DIGITAL CAMERA FOR REMOTE INSPECTIONS

A. All manhole photographs required as part of this specification shall be obtained using a minimum 4-megapixel digital camera with strobe flash capable of producing digital images with minimum resolution of 2240 x 1680.
B. The camera shall be capable of zoom focus to provide clear photographs of the entire vertical depth of the manhole.
C. The camera equipment/software shall be capable of producing digital images of all manhole, wet well and storm structure defects. The digital photographs shall become the property of the City.

D. Each portable hard drive shall contain the following information and arrangement at the beginning as a title screen:

St. Augustine, Florida
Collection Basin Number
Contract Number
Work Order Number
CONTRACTOR: (Name of Contractor)
DATE: (When photo was taken)
LOCATION: (Description of Location(s) and View(s))

E. Written documentation must coincide with the information on the photograph to make

easy retrieval of locations at a later date.

2.04 GROUT – GENERAL

A. Grout manufacturer will select the type of grout to be used for sealing the manhole based on the manhole installed conditions.
B. While being injected, the grout must be able to react /perform in the presence of water (groundwater).
C. The ability to increase grout mix viscosity, density and gel strength by increased concentration of constituents or the use of approved additives.
D. The cured grout must withstand submergence in water without degradation.
E. The resultant grout formation must be homogeneous and prevent the passage of water (infiltration) through the manhole base, barrel, cone, and chimney.
F. The grout must not be biodegradable.
G. The cured grout should be chemically stable and resistant to organics found in costal ground water and sewage.
H. Residual grout shall be easily removable from the interior surfaces of the manhole to prevent performance of other manhole rehabilitation products.
1. Handle, mix, and store grout in accordance with the manufacturer's recommendations. The materials shall be delivered to the site in unopened original manufacturer's containers.
2. Chemical grout sealing shall be in accordance with ASTM F2414 latest edition Standard Practice for Sealing Sewer Manholes Using Chemical Grout.

2.05 GROUT PRODUCTS

A. Properties and Characteristics.
1. Will perform in presence of infiltrating water (groundwater), during injection.
2. Packaged for field storage, handling requirements with minimum spillage and worker safety.
B. Cured grout:
1. Submergible in water without degrading.
2. Not biodegradable.
a. Additives may be used to meet this requirement, without effecting long-term strength.
3. Chemically stable and resistant to concentrations of acids, alkalis, and organic materials found in normal sewage.
C. Composition.
1. Acrylamide gel:
a. Minimum of 10 percent acrylamide base material by weight in total grout mix.
b. Higher concentration percent of acrylamide base material (maximum 20%) may be used to increase strength or offset dilution during injection.
c. Able to tolerate some dilution and react in moving water during injection.
d. Approximately 2 centipoise viscosity. Can be increased with additives.
e. Constant viscosity during reaction period.
f. Controlled reaction time from 10 seconds to 1 hour.

g. Curing reaction producing a homogenous, chemically stable, non-biodegradable, firm, flexible gel.
h. Able to prevent dehydration and increase-mix viscosity, density and gel strength by use of additives.
i. Diatomaceous earth (Celite 209 or equal) can be added to concentration of five percent.
j. Use of other additives following manufacturer's recommendation and Engineer's approval.
k. Root control additive 2, 6-Dichlorobenzonitrile, may be added following manufacturer's recommendation and Engineer's direction.

2. Urethane gel:
   a. Ratio: One-part urethane prepolymer mixed with 5 to 10 parts water by volume.
   b. Recommended mix ratio: 1-part urethane prepolymer to 8 parts of water (11 percent prepolymer).
   c. Liquid prepolymer:
   d. Solids content: 77 to 83 percent.
   e. Specific Gravity: 1.04 (8.65 pounds per gallon)
   f. Flash Point: 20 degrees F.
   g. Viscosity: 600 to 1,200 centipoises water at 70 degrees F.
   h. Water for reacting prepolymer: pH of 6.5 to 8.
   i. Curing reaction:
      1) Produces chemically stable, non-biodegradable, tough, flexible gel.
      2) Able to increase mix viscosity, density, gel strength and resistance to shrinkage by using additives in water component of grout.
      3) Minimum 15 percent shrink control agent supplied by the same manufacturer.
3. Acrylate gel:
   a. Minimum 10 percent acrylate base material by weight or as specified by the manufacturer.
   b. In total grout mix, a higher concentration (percent) of acrylate base material may be used to increase strength or offset dilution during injection.
   c. If acrylate base material is in 40 percent solution 27.5 percent by weight of total grout mix: 11 percent base material.
   d. Able to tolerate some dilution and react in moving water during injection.
   e. Viscosity: Approximately 2 centipoises.
   f. Can be increased with additives.
   g. Constant viscosity during reaction period.
      Controlled reaction time: 10 seconds to 1 hour.
   h. Curing reaction producing homogeneous, chemically stable, non-biodegradable, flexible gel.
   i. Able to prevent dehydration and to increase-mix viscosity, density and gel strength by use of additives.
      1) Diatomaceous earth (Celite 209 or equal) can be added to concentration of five percent, by volume.
      2) Use of other additives following manufacturer's recommendations and Engineer's approval.
   j. Root control additive 2, 6-Dichlorobenzonitrile, may be added following manufacturer's recommendation and Engineer's direction.

D. Additives
   1. At the CONTRACTOR'S discretion and according to field conditions, additives may be selected and used within the manufacturers recommended quantities.
   2. Strengthening Agents
      a. For joint grouting, a latex or "diatomaceous earth" additive may be added to increase compressive and tensile strength. The quantity of strengthening agent additive shall be as recommended by the manufacturer and approved by ENGINEER. Product Manufacturer:
   3. Root Inhibitor
      a. When roots are present, for joint and lateral connection joint grouting, a root deterrent chemical shall be added to control root re-growth. The quantity of inhibitor shall be as recommended by the manufacturer and approved by ENGINEER.
   4. Dye
      a. A manufacturer approved water soluble dye without trace metals may be added to the grout tank(s) for visual confirmation.
   5. Gel Time Modifier
      a. A gel time extending agent may be used in accordance with the manufacturer's recommendations to extend gel time as necessary.
   6. Freeze/Thaw
      a. In those lines where the grouting material may be exposed to a freeze-thaw cycle, ethylene glycol or other ENGINEER approved additive shall be used to prevent chemical grout cracking once set.
   7. Gel shrink control, and accelerators.
   8. When using non soluble additives the grout tanks must have mechanical mixing devices to keep the additives in suspension and maintain a uniform solution of grout and additive.

2.06 PATCHING OR REPLACEMENT OF INVERT AND BENCH

A. Materials used for bench and trough repairs shall be a rapid setting, high early strength, non-shrink material.
B. Products shall not contain chlorides or metallic particles and shall be mixed and applied in accordance with the manufacturer's recommendations.
C. Repair and patching material shall be compatible with all material components and lining system applied to the manhole.
D. Patching material shall be rapid setting, fiber reinforced, calcium aluminate, corrosion resistant, cementitious material, that meets the following minimum requirements:

Compressive Strength ASTM C109	2400 psi, 24 hours
Bond ASTM C321	2000 psi, 28 days
Cement	Calcium Aluminate, Sulfate resistant
Sulfate Resistance ASTM C267	Inert
Shrinkage ASTM C596	0 percent at 90 percent relative humidity

E. Products shall be Strong-Seal QSR Plus and High-Performance Mix as manufactured by the Strong Company, Pine Bluff, AR; Quadex AluminaLiner as manufactured by Quadex Inc., North Little Rock, AR; EucoRepair V100, Euclid Chemical, Cleveland, OH; or approved equal. ▲

F. Repair shall be top coated to provide protection against chemical and biological corrosion, if this protection is not integral to the product.

2.07 SEALING ACTIVE LEAKS

A. Infiltration control material shall be rapid setting epoxy or cementitious product that is corrosion resistant and specifically formulated for leak control to stop minor infiltration and to make repairs in sanitary sewer concrete and brick structures. Minor infiltration is defined by dripping or seepage where visual water may be on the surface but not projecting beyond the surface of the wall of the structure.

B. Use of Grout materials shall meet the requirements of paragraph 2.05 for severe infiltration control.

2.08 CEMENTITIOUS LINING SYSTEMS GENERAL

A. Cementitious manhole lining materials shall exhibit the following properties:
1. Cementitious restoration products shall be specifically designed for the rehabilitation of manholes and other related wastewater structures.
2. Liner products shall be cement based, fiber reinforced, shrinkage compensated and enhanced with chemical admixtures and siliceous aggregates.
3. Liner products shall be mixed with water per manufacturer's written specifications and applied using equipment specifically designed for troweling, low-pressure spray or centrifugal spin casting application.
4. All cementitious liners shall be troweled to densify and smooth out the surfaces.
5. Materials shall be specifically formulated to withstand H2S (hydrogen sulfide) bacterial corrosion and abrasion in sanitary sewer systems.

B. Spray applied or centrifugally cast structural reinforced cement manhole lining
1. The material applied to the surface of the manhole shall be a cementitious blend of calcium aluminate cement and manufactured calcium aluminate aggregates for constructing a liner that is impervious to the flow of water, is resistant to sulfide attack, and restores structural integrity to existing manhole walls.
2. A monolithic liner shall be formed which covers all interior manhole surfaces and shall have the following minimum requirements at 28-days:

Compressive Strength (ASTM C579)	9,000-psi
Tensile Strength (ASTM C496)	800-psi
Flexural Strength (ASTM C293) (Modified)	1200-psi
Shrinkage (ASTM C596)	0% at 95% R.H.
Bond (ASTM C882)	2000 psi
Density, when applied	130 pcf
pH >1	No deterioration

Sulfide Resistance (ASTM C267) Inert

2.09 MULTI-COMPONENT STRESS SKIN PANEL LINER SYSTEM

A. The material applied onto the surface of the manhole shall be a multi-component stress skin panel liner system designed to withstand the effects of hydrogen sulfide without any deterioration to the liner. The liner shall be a solvent free, two-component polymeric, moisture/chemical barrier specifically developed for the wastewater environment.
The cured epoxy resin system shall conform to the following minimum Structural Standards:

Minimum Structural Standards

Cured Product	Test Method	Results
Tensile Strength	ASTM C496/D638	2000-psi
Flexural Strength	ASTM C293/D790	2500-psi
Bond Strength	ASTM C882/D4541	2000-psi
Shrinkage @ 95% R.H.	ASTM C596	0%
Compressive Strength	ASTM C579	8,000-psi
Compressive Strength	ASTM D695	8,000-psi
Chemical & Biological Corrosion		None @ pH 2.0

1. Manholes in which the pH may be less than 2.0 or less, an additional liner/coating may be required to provide complete corrosion protection.
2. Product to accompany a certified letter from the manufacturer for a 10-year performance warranty.
3. Linings shall be 1/2" minimum thickness and finished surfaces shall conform to the original configuration of the manhole.

2.10 COATING PRODUCTS

A. General
1. Coating products shall be applied to manholes specified to receive a corrosion protective coating sufficiently thick to totally protect the existing host structure from further corrosion, deterioration and water vapor transmission. Coating materials must be compatible with the manhole rehabilitation SYSTEM. Substrate and surface preparation, application conditions, application equipment, material preparation, and curing shall be in strict accordance with the manufacturer's written recommendations.
2. Apply Organic Linings to manhole interior walls and benches.

2.11 EPOXY RESIN AND POLYURETHANE SYSTEM MANHOLE AND STORMWATER STRUCTURE COATINGS

A. The material sprayed onto the surface of the manhole and stormwater structures shall be an epoxy resin or polyurethane system formulated for application within a sanitary sewer

environment. The resin will exhibit suitable corrosion resistance and enhance the structural integrity of the existing manhole or structure. ▲

B. Epoxy shall be microbe resistant.
C. Suitable for all interior surfaces of manhole less frame and cover.
D. Application shall be a monolithic lining.
E. System to be from one manufacturer.
F. Compatible with either Portland cement, concrete block or clay brick surfaces.
G. System to provide abrasion, impact, and chemical resistance to wastewater environment with long detention times and elevated temperatures.
H. The epoxy or polyurethane manhole or stormwater structure liner shall be a chemical resistant (below a pH of 2.0), VOC compliant, moisture tolerant, 100% solids, two (2) component epoxy system with the following properties: ▲

Flexural Strength (ASTM D790)	10,000 psi
Compressive Strength (ASTM D695)	10,000 psi
Tensile Strength (ASTM D638)	6,300 psi
Adhesion (ASTM D4541/7234)	Substrate Failure
Taber Abrasion, CS17 wheel (ASTM D4060)	< 112 mg loss, 1 Kg/1000 cycles
Elongation (ASTM D638)	1.5 %
Shore D Hardness (ASTM D2240)	85

I. Coating Products shall be an Organic Coating for use in Wastewater Manholes:
   1. Raven 405 High Build Epoxy Liner, .3 inches minimum thickness, as manufactured by Raven Lining SYSTEMs Inc., Tulsa, OK.
   2. Structure Guard by Quadex, .3 inches, minimum thickness, manufactured by Vortex Infrastructure, Houston, TX.
   3. Spraywall by SprayRoq, Irondale, Al. ▲
   4. Or Approved Equal systems.

2.12 MANHOLE SEALS

A. Chimney Coating Seals
   1. Chimney seals shall be used for the purpose of preventing leakage of water into the manhole through the frame joint area and the area above the manhole cone including all extensions to the chimney area. Extensions shall include adjustment rings and/or material used to achieve grade.
   2. Coatings shall be 100% solids epoxy, moisture tolerant, high tensile strength, chemically resistant to sulfuric acid and inert to hydrogen sulfide sewer gas.
   3. Chimney Seals shall be:
      a. Flex-Seal as manufactured by Sealing SYSTEMs Inc., Loretto MN, listed on SPL WW-511 Organic Lining for Wastewater Manholes.
      b. NPR-3501 as manufactured by Neopoxy International, Hayward, CA.
      c. Parsonpoxy FP as manufactured by Parson Environmental Products, Inc., Wernersville, PA.
      d. Reactamine 760 as manufactured by Carboline, St. Louis, MO. ▲
      e. Or Approved Equal.

B. Chimney Mechanical Seals
   1. Seals shall be designed to provide an interior flexible watertight seal between the manhole cover frame and cone section. The seal shall be rubber with stainless steel expansion bands. Seal shall be capable of repeated vertical and horizontal movements of not less than 2-inch installation with a minimum 25-year design lift.
   2. Rubber sleeves shall be extruded from a high-grade rubber compound meeting the applicable requirements of ASTM C923. Sleeves shall be double, or triple pleated with a minimum unexpanded vertical height of 8-inches, a minimum thickness of 3/16-inch, and have integrally formed top and bottom expansion band recesses and multiple sealing fins. Any splices shall be factory vulcanized and shall be able to withstand a 180-degree bend with no visible separation at splices.
   3. Expansion Bands shall be 16-gauge thickness, 1-3/4-inches wide and made of stainless-steel meeting ASTM A240, Type 316. Bands shall have an expansion mechanism capable of developing the pressure necessary to provide a watertight seal, a minimum adjustment range of not less than 2-inches and a positive locking mechanism. Bands shall be removable with minimum effort and reusable.

C. Ring Casting Seals
   1. Ring casting seals shall be used for the purpose of eliminating infiltration and forming a bond between the ring casting and grade adjustment ring or cone.
   2. Refer to mechanical seals listed under Chimney Mechanical Seals.

D. Precast Manhole Joint sealing.
   1. Joint seals may be accomplished with use of chemical grout or mechanical type inserts.
   2. Installation or application of the seal needs to be in accordance with the manufacturer's instructions in relation to preparation, mixing, and insertion or installation.
   3. Expanded Gasket, use of an elastomeric polyurethane resin-soaked oakum method, using dry twisted jute oakum meeting Federal Specification HH-P-117 or resin rod with polyurethane resin (water activated).
   4. Manufactured Seal, flexible seal portion of the seal is made of a rubber type product, it shall have a minimum thickness of 3/16", a minimum unexpanded width of 8 inches, and be fabricated from a high-grade rubber compound conforming to the applicable requirements of ASTM C923. The internal seal shall have a double pleated and the external seal a corrugated, coverage shall be made of the same material and have the same minimum thickness as the compressing the sleeve and extension against the manhole shall be fabricated from minimum 16-240, Type 304, for sheet and ASTM A479, Type 304, for rods.. Any screws, bolts or nuts used on these bands shall be stainless steel conforming to ASTM F593, Type 304.

2.13 MANHOLE FRAME AND COVER

A. Manhole frame and cover to meet requirements of City of St. Augustine Storm/Sewer Manhole Cover and Frame shown of Standard Construction Detail SS-1.
   1. Gray iron castings for manhole frames, covers, adjustment rings, and other items shall conform to the ASTM Designation A48, Class 30. Castings shall be true to pattern in form and dimensions and free of pouring faults and other defects which would impair their strength or otherwise make them unfit for the service intended. The seating surfaces between frames and covers shall be machined to fit true. No plugging or

filling will be allowed. Lifting or "pick" holes shall be provided but shall not penetrate the cover. Casting patterns shall conform to those shown or indicated on the STANDARD DETAILS. All manhole frames and covers shall be traffic bearing to meet AASHTO H-20 loadings. Frames shall be suitable for the future addition of a cast iron ring for upward adjustment of top elevation. In certain locations, such as in flood prone areas, install inflow dishes and/or gasketed covers. Locations where dishes and gaskets are to be installed will designated by the CITY.

2.14 MANHOLE ADJUSTMENT RINGS

A. Brick courses shall be a minimum of two (2) and a maximum of four (4). Mortar shall conform to ASTM C270, type M. Bricks shall be made of clay and conform to ASTM C216, grade SW, and sized 3 1/2 inches (w) x 8 inches (l) x 2 ¼ inches (h).

B. Precast concrete grade rings shall be reinforced in accordance with ASTM C478 latest edition. The inside dimension shall match the existing interior surface of the manhole. The exterior dimension shall not be less than the exterior dimension of the manhole at the top of the cone section. The grade ring shall be Type V, 4000 psi at 28 days.

2.15 INFLOW DISH

A. General
   1. An inflow dish shall be installed at manholes designated by the City.
   2. Inflow dishes and components shall be manufactured of material resistant to corrosion from atmospheres containing hydrogen sulfide and dilute sulfuric acid.
   3. The inflow dish material of construction depends on the location of the manhole.
   4. Inflow dishes shall include tethers.
   5. Inflow dishes shall allow venting of sewer gasses.

B. Dish Material
   1. Manholes located in undeveloped areas, gravel surface roads, residential asphalt surfaced roads may be manufacturered from high molecular weight polyethylene (HMWPE), high density polyethylene material, comply with UL Standard, 94-HB and meet all associated ASTM specifications related to Prime HDPE 250. Gaskets shall be closed cell neoprene material, .5" wide, and .125" minimum thickness, with pressure sensitive adhesive on one side. Straps to be woven nylon fastened to the dish body with stainless steel fasteners and washers.
   2. Manholes located on paved high traffic areas are to be manufactured from stainless steel.
      a. Fabricated from 304 or 316 stainless steel with a minimum thickness of 16 gauge.
      b. Gasket, matching HMWPE dishes.
      c. Tether manufactured from 3/16" braided stainless steel attached with a stainless-steel rivet and washers to prevent tether failure. Cable terminal end and eye manufactured from stainless steel.
      d. Relief valve, gas relief valve designed to release at a pressure of .5 to 1.5 psi and release less than 5 gallons of water in 24 hours. Valve is threaded and screwed into a hole drilled in the bottom of the insert. The valve is to be made from

material that is inert from Sulfuric Acid, Hydrogen Sulfide and other substances found in Sanitary Sewer Systems.

e. The City will designate manholes to receive stainless steel dishes.

2.16 MANHOLE LID SEALS

A. Cover seals shall be horizontal style.
B. Gaskets shall be minimum of .6" wide, and .15" thick.
C. Circumference of gaskets shall be capable of sealing with an outside diameter of 36 inches.
D. Cover lid, U-shaped pick hole plugs sized to fit and shall be supplied by Cretex Specialty Products or approved equal.

PART 3 - EXECUTION

3.01 GENERAL

A. Safety:
   1. The Contractor shall perform all work in strict accordance with all applicable OSHA, TOSHA, and manufacturer's safety standards. Each method of manhole rehabilitation is this Section requires some degree of manhole entry by workers. Particular attention is drawn to those safety requirements regarding confined space entry and respiratory protection from airborne particulate materials during cleaning and product mixing and application.
B. Work Notices
   1. Rehabilitation work notifications, door hangers, are to be distributed a minimum of 72 hours prior to commencement of any activities. Notices will not be required during Manhole, Wet Well and Stormwater Structure inspections provided driveways or streets access to and from residences or businesses is not restricted.
C. Maintenance of Traffic
   1. The Contractor must setup and maintain any necessary or required traffic control devices prior to commencing work and continue until work is complete and site restored.
D. Bypassing
   1. All plugging and bypassing must be in place and maintained prior to and until the manhole rehabilitation and testing allows for flow to be restored.
F. Contractor to submit an updated schedule of inspection or rehabilitation activities on a bi-weekly basis.

3.02 INSPECTION PREPARATION

A. Level 1 and 2 inspections shall be made by Confined Space Entry or Camera.
B. Contractor shall insert a measuring rod into the interior of the manhole to verify rim to invert distance measurements of the manhole, as well as the invert of each adjoining pipe.
C. City is responsible for location of buried and/or manhole discovered in field.
D. Contractor is solely responsible for all damages resulting from operations.

E. Upon completing inspections manhole cover and any displaced items moved back into place.
F. Inspection photos, reports and databases shall be delivered on an external hard drive. The external hard drive will become the property of the City.
G. Each inspection report shall be provided in PDF format to the City.
H. All data submittals shall include a data transmittal form indicating the manhole ID, street location, and date of the inspection.

3.03 DIGITAL PHOTOGRAPH VIEWS REQUIRED

A. Complete coverage shall include all surface features within 20-feet of the Work area to be used by the Contractor. Such coverage shall include, but not be limited to, all existing driveways, sidewalks, curbs, ditches, roadways, landscaping, trees, culverts, headwalls, and retaining walls, equipment, structures, pavements, manholes, vaults, handrails, etc. located within the work zone. Photographic coverage shall extend to the maximum height of all structures within this zone.

B. The photographer shall take special efforts to point out defects in the area and internal to the manhole.

C. All photographs shall be done during times of good visibility. No photograph shall be done during periods of visible precipitation, or when more than 10% of the ground area is covered with standing water, unless otherwise authorized by City.

D. The Contractor shall notify the City in writing 48-hours prior to commencement of photograph documentation. The City may provide a designated representative to accompany and observe all photography. Photographs completed without a City Representative present will be unacceptable unless specifically authorized by the City.

3.04 DIGITAL PHOTOGRAPH REQUIREMENTS

A. Major Locations:
   1. The Contractor shall provide color digital photograph of each manhole, wet well, stormwater structure and facilities adjacent to the work before construction starts.
   2. All photographs shall be taken with character generator operating with date, time, and location on photo. All photographs shall be delivered to the City.
   2. All photographs shall maintain viewer orientation. To this end, overall establishing views of all visible house and business addresses shall be used for the area view.
   3. All photographs shall be done during time of good visibility. No photographs shall be done during precipitation, mist or fog. Photographs shall be taken when sufficient sunlight is present to properly illuminate the subjects of photos and to produce bright, sharp images of those subjects.

3.05 GENERAL REHABILITATION PROCEDURES

A. All preparation, application, and finish work shall be in strict compliance with the product or system manufacturer's instructions.

B. Manufacturer's instructions will take precedence over the requirements in this specification.
C. Product or system applicator is required to be an approved applicator/installer from the manufacturer. Certification documentation is part of the required submittals under this section.
D. Cleaning:
    1. All concrete and masonry surfaces to be rehabilitated shall be clean. All grease, oil, laitance, coatings, loose bricks, mortar, unsound brick or concrete, and other foreign materials shall be completely removed.
    2. Water blasting utilizing a 210°F steam unit and proper nozzles shall be the primary method of cleaning; however, other methods such as wet or dry sandblasting, acid wash, concrete cleaners, degreasers, or mechanical means may be required to properly clean the surface.
        a. All surfaces on which these methods are used shall be thoroughly rinsed, scrubbed, and neutralized to remove cleaning agents and their reactant products. Debris resulting from cleaning shall be removed from the manhole and not discharged downstream.
    3. Cleaning and surface preparation will meet the above requirements unless otherwise dictated by the product or system manufacturer.
    4. Manufacturers cleaning and surface preparation requirements will take precedence.
    5. Remove and properly dispose of all debris from cleaning and surface preparations.
        1. All sanitary waste may be disposed of at the City Wastewater Treatment Plant at 501 Riberia Street. There is a designated discharge point at the City's plant for such waste. All other demolition materials will become the Contactor's property and are to be legally disposed. The City will not charge for sanitary waste disposal at the designated point at the plant. ▲
E. Stop Infiltration:
    1. Stop Active Leaks with patching material or infiltration control materials requirements described under paragraph 2.07.A applied according to manufacturer's instructions. Install deep weep holes as required to localize infiltration during application of patching materials. Plug weep holes after application with infiltration control material before applying liner materials.
    2. Severe Infiltration Control:
        a. Severe infiltrations conditions shall be established in the approved assessment report submittal referenced in paragraph 1.13.A/B.
        b. Exterior chemical curtain grouting shall be used to stop severe infiltrations.
        c. Only use manufacturer recommended and approved grouting materials that meet the requirements of paragraphs 2.04 and 2.05.
        d. Grouting shall be performed by manufacturer certified applicators and in strict accordance to their installation instructions. Refer to paragraph 3.04 for further grouting requirements.
F. Patching:
    1. All large holes or voids around joints, or pipes and all spalled areas and all holes caused by missing or cracked brick shall be patched.
    2. All missing mortar shall be repointed using a non-shrink patching mortar.
    3. All cracked or disintegrated material shall be removed from the area to be patched or repointed, exposing a sound subbase.

4. All cracks not subject to movement and greater than 1/16-inch in width shall be routed out to a minimum width and depth of 1/2-inch and patched with non-shrink rapid setting mortar suitable for exposures in Sanitary wastewater manholes meeting product requirements of article 2.06.

G. Flow Control:
   1. The Contractor shall be responsible for plugging or diverting the flow of sewage as needed for approved manhole rehabilitations.

H. Inverts and benches.
   1. Remove all loose grout and rubble from existing channel.
   2. Rebuild channel if required by reshaping and repairing slope of shelves or benches.
   3. Work shall include aligning inflow and outflow ports in such a manner as to prevent the deposition of solids at the transition point.
   4. All inverts shall follow the grades of the pipe entering the manhole.
   5. Changes in direction of the sewer and entering branch or branches shall have a true curve with the largest possible radius and shall be shaped to allow easy entrance of maintenance equipment including buckets or T.V. camera.

I. Lining System.
   1. Each lining system shall be installed in accordance with the manufacturer's recommendation to withstand groundwater pressures.
   2. For manholes greater than 12-feet in depth, the lining shall withstand the pressures associated with a groundwater depth equal to the manhole depth.
   3. Linings for all other manholes shall withstand the pressures associated with groundwater depth of 12-feet.
   4. Measure groundwater depth from manhole bench to top of ground surface.
   5. Application of products shall be by factory/manufacturer certified applicators.
   6. Spray equipment shall be specifically designed to accurately ratio and apply the lining/coating product.
   7. Equipment shall be in proper working order and shall be as recommended by the product manufacturer.
   8. Subsequent top coating or additional coats shall occur within the product's recoat time. Additional surface preparation procedures will be required if this recoat time is exceeded. The product manufacturer's re-coat time for the specific application, based on temperature and project conditions, and shall be strictly followed by the CONTRACTOR.
   9. Edges, corners, crevices, welds, and bolts shall be given a brush coat (stripe coat) for each coating. The stripe coat shall be applied by a brush and worked in both directions. Special attention shall be given to filling all crevices with coating.

3.05 CHEMICAL GROUT

A. Grouting shall be applied to a manhole for the purpose of eliminating infiltration prior to application of a lining, coating or other structural rehabilitation component.
B. Grout types and longevity in different soil conditions must be verified through the grout manufacture.
C. Provide 48-hour notice to the City prior to start of work for equipment testing.
D. Prevent material from entering gravity sewer collection system.
E. Demonstrate acceptable grout volumetric measuring technique.

F. Adjust chemical mixing ratios required for the specific application.
G. Do not block pipes entering/exiting manhole with grout. Use a camera or mirror to confirm pipes are not blocked.
H. Do not damage manhole structure during operations. Repair damage as directed by the City.
I. Manhole Sealing: Follow ASTM F2414 and as specified herein.

J. Brick Manholes.
   1. Drill grout injection holes in the manhole in strategic locations to re-direct flow coming through cracks and other defects in the wall, or to seal the entire exterior surface of the manhole, shall be in accordance with the recommendations of the grout manufacturer.
   2. Grout shall be injected through the drilled holes using the recommended probe and applying pressures that will effectively inject the grout but, not cause damage to the manhole structure or surrounding area.
   3. Injection holes shall be cleaned and patched as recommended by the manufacturer.

K. Precast Manholes
   1. Seal pipe connections as specified by drilling between the pipe and manhole opening and injecting grout.

   2. At precast joints inject grout through holes drilled at leaking joint.

L. Acceptance will be by visual inspection. Drips or running water will not be accepted. Damp spots will be accepted provided that if a cloth towel is rubbed on the surface there will be no transfer of water to the towel and the towel will not be damp/wet.

3.07 REPAIRING/REPLACING INVERT, BENCH

A. Construct invert channels to provide a smooth flow transition waterway with no disruption of flow at pipe-manhole connections.
B. Invert and bench to meet layout in City of St. Augustine Public Works Department applicable sanitary sewer manhole details. In form the City if existing manhole and pipe penetrations will not allow for the invert and/or bench to be replaced according to these details. The City will provide direction on how to proceed with the replacement.
C. Materials used for repair or replacement shall be as approved in the product submittals and include the manufacturers written instructions.
D. Preparation of the surface on which the repair or replacement is to be made is to be in accordance with the submitted and approved written instructions from the product manufacturer.

3.08 SPRAY APPLICATION OF THE CEMENTITIOUS MATERIAL

A. Material hose shall be coupled to an low-velocity spray application nozzle. Pumping of the material shall commence, and the mortar shall be atomized by the introduction of air at the nozzle, creating a low-velocity spray pattern for material application.

B. Spraying shall be performed by starting at the manhole invert and progressing up the wall to the corbel and chimney areas.
C. Material shall be applied to a specified uniform minimum thickness no less than 2-inches. Material shall be applied to the bench area in such a manner as to provide for proper drainage without ponding.

3.09 SPRAY APPLIED LIGHT-WEIGHT STRUCTURAL REINFORCED CEMENT

A. The surface prior to spraying shall be damp without noticeable free water droplets or running water.
B. Materials shall be spray-applied to a minimum uniform thickness to ensure that all cracks, crevices, and voids are filled, and a somewhat smooth surface remains after light troweling. The light troweling is performed to compact the material into voids and to set the bond.
C. The first application shall have begun to take an initial set (disappearance of surface sheen, which could be 15-minutes to 1-hour depending upon ambient conditions) before the second application to assure a minimum total finished thickness of 1/2-inch. The final finished thickness may need to be greater than 1/2-inch as recommended by the manufacturer to withstand groundwater pressures. A depth gauge shall be used during application, at various locations, to verify the required thickness. The surface then shall be troweled to smooth finish with care taken not to over trowel to bring additional water to the surface and weaken it. Manufacturer's recommendations shall be followed whenever more than 24-hours have elapsed between applications.
D. The bench covers used to catch debris shall be removed and the bench and invert sprayed such that a gradual slope is produced from the walls to the invert with the thickness at the edge of the invert being no less than 1/2-inch. The wall-bench intersection shall be rounded to a uniform radius the full circumference of the intersection.
E. No application shall be made to frozen surfaces or if freezing is expected to occur within the manhole for 24-hours after application. If ambient temperatures are in excess of 95°F, precautions shall be taken to keep the mix temperature at time of application below 90°F, using ice if necessary.
F. The final application shall have a minimum of 4-hours cure time before being subjected to active flow.

3.10 CENTRIFUGAL SPIN CASTING APPLICATION OF THE CEMENTITIOUS MATERIAL:

A. Material hose shall be coupled to a high-speed rotating applicator device. The rotating casting applicator shall then be positioned within the center of the manhole at either the top of the manhole chimney or the lowest point elevation corresponding to the junction of the manhole bench and walls.
B. The high-speed rotating applicator shall then be initialized, and pumping of the material shall commence. As the mortar begins to be centrifugally cast evenly around the interior of the manhole, the rotating applicator head shall be raised and/or lowered at a controlled retrieval speed conducive to providing a uniform material thickness on the manhole walls.
C. Controlled multiple passes are then made until the specified minimum finished thickness is attained. If the procedure is interrupted for any reason, simply arrest the retrieval of the applicator head until flows are recommenced.

D. Material thickness may be verified at any point with a depth gauge and shall be no less than a uniform 2-inches. If additional material is required at any level, the rotating applicator head shall be placed at that level and application shall recommence until that area is thickened.

3.11 CENTRIFUGALLY CAST STRUCTURAL REINFORCED CEMENT

A. Application procedures shall conform to the recommendations of the manufacturer.
B. The rotating casting applicator shall be positioned to evenly apply the material and be withdrawn at a rate to assure a final minimum thickness of 1-inch. The final finished thickness may need to be greater than 1-inch as recommended by the manufacturer to withstand groundwater pressures. A depth gauge shall be used during application, at various locations to verify the required thickness.
C. The bench covers used to catch debris shall be removed and the bench and invert sprayed, or hand applied so that a gradual slope is produced from the walls to the invert with the thickness at the edge of the invert being no less than 1/2-inch. The wall-bench intersection shall be rounded to a uniform radius the full circumference of the intersection.
D. No application shall be made to frozen surfaces or if freezing is expected to occur within the manhole for 24-hours after application. If ambient temperatures are in excess of 95°F, precautions shall be taken to keep the mix temperature at time of application below 90°F.
E. The final application shall have a minimum of 1-hour cure time as recommended by the manufacturer before being subjected to active flow.

3.12 SPRAYED APPLIED EPOXY RESIN SYSTEM

A. Application procedures shall conform to the recommendations of the manufacturer.

B. The epoxy resin shall be sprayed onto the surfaces of the manhole walls, benches, and inverts to produce a smooth coating and yield the required structural integrity and corrosion resistance. A depth gauge shall be used during application at various locations to verify the required thickness.

C. The epoxy resin shall be applied to a minimum thickness of 0.125-inches (125-mils) at the top of the manhole and gradually thickened in accordance with manufacturer's recommendations to withstand groundwater pressures. The application shall have a minimum cure time as recommended by the manufacturer before being subjected to active flow.

D. The sloped surface of the manhole bench shall be made non-skid by broadcasting aluminum oxide or sand into the surface prior to gelatin/set.

3.13 MULTI-COMPONENT LINER SYSTEM

A. Application procedures shall conform to the recommendations of the manufacturer.

B. The liner system shall be sprayed onto the surfaces of the manhole walls, benches, and inverts to produce a smooth surface. The spray equipment shall be specifically designed to accurately ratio and apply the liner system.

C. Final installation shall be a minimum of 500-mils.

D. The application shall have a minimum cure time as recommended by the manufacturer before being subjected to active flow.

3.14 MANHOLE LINER AND COATING REPAIR/REPLACEMENT

A. Occasionally installation of will result in the need to repair or replace a defective Manhole Liner. The Contractor shall outline specific repair or replacement procedures for potential defects that may occur in the Manhole Liner. Repair/replacement procedures shall be accordance with the Manhole Liner manufacturer's recommendations and shall be submitted as part of the PWS.
B. Defects in the installed Manhole Liner that will not affect the operation and long-term life of the product shall be identified and defined.
C. Repairable defects that may occur in the installed Manhole Liner shall be specifically defined by the Contractor based on manufacturer's recommendations, including a detailed step-by-step repair procedure, resulting in a finished product meeting the requirements of these contract specifications.
D. Un-repairable defects that may occur to the Manhole Liner shall be clearly defined by the Contractor based on the manufacturer's recommendations, including a recommended procedure for the removal and replacement of the Manhole Liner.

3.15 SANITARY SEWER MAIN AND LATERAL CONNECTIONS TO MANHOLES

A. Sanitary sewer lateral connections to rehabilitated manholes shall be reinstated to provide a seamless, leak free, and unobstructed flow connection between the new manhole lining or coating system and the lateral connections.
B. Connections are to be sealed during repairs or reconstruction of manhole base and invert.
C. Infiltration between connecting mains, laterals and manhole invert/base/walls shall follow the requirements of paragraph 3.05.E.

3.16 CHIMNEY SEALS

A. The Contractor is responsible for contacting the manufacturer for specific cure times of substrate materials prior to applying the chimney seal product.
B. Prior to surface preparation, infiltration shall be stopped by using a material which is compatible with the repair products and is suitable for top coating with the recommended coating product. The manufacturer shall verity the product compatibility, in writing, to the City.
C. Surface preparation by manufacturers approved method shall remove oils, grease, existing coatings, wax, loose debris, curing compounds, rust, efflorescence, sealers, salt, or other contaminants which may affect the performance and adhesion to the chimney seal to the substrate.

D. Application procedures shall conform to the recommendations of the product manufacturer, including environmental conditions, surface preparation, product mixing, handling, application and cure time.
E. Chimney seals, paragraph 2.12, shall include sealing the manhole cover frame.

3.17 RING CASTING SEALS

A. The Contractor shall furnish all material, equipment, tools and labor for the application of a ring casting seal to form a bond between the ring casting and grade adjustment ring or cone.
B. Preparation and installation shall be in accordance with the manufacturer's recommendations.

3.18 PRECAST CONCRETE JOINT SEALS

A. See section 2.12 for preparation, mixing, insertion and cleanout if grout is selected and approved for use.
B. Follow the instructions of the product manufacturer for surface preparation and installation of a mechanical surface seal if selected and approved for use.

3.19 MANHOLE RING AND COVER

A. Replacing manhole ring and cover.
   1. The manhole ring and cover shall be manufacturered and installed to match the existing chimney or cone.
   2. The manhole casting shall be smooth, true to pattern and free from projections, sand holes or defects. The machine bearing surfaces of the frame and cover shall have even bearing.
   3. Mounting surfaces shall be prepared in accordance with the bedding materials manufacturer's instructions.
   4. The casting shall be fully bedded in mortar with adjustment brick courses placed between the frame and manhole.
   5. The bedding mortar shall be non-shrink and inert to corrosion deterioration.
   6. Top of the manhole castings located in pavement, shouldered areas and sidewalks shall be set flush with grade and in the plane of the paved surface. Top of manhole castings located outside of these areas shall be placed 2" above grade prior to sodding.

3.20 RAISING OF EXISTING MANHOLE FRAME AND COVER.

A. Existing manholes that are below the grade described in article 3.19.A.6 shall be raised to meet this requirement.
B. The exterior of the adjustment rings shall be given two coats of waterproofing material, CS-55 by Concrete Sealants, Inc. or approved equal. Do not coat the mating surfaces of the rings.
C. Grade ring height may be a nominal 12" vertical adjustment with a maximum of 18".

D. Bedding mortar to be in accordance with article 2.14.A.

3.21 INFLOW DISHES

A. The manhole frame shall be cleaned of all dirt and debris before placing the manhole insert on the rim.
B. The insert shall be installed in compliance with the submitted and accepted manufacturer's recommendations. The insert shall be fully seated around the manhole frame rim to prevent water from infiltrating between the cover and manhole frame rim and shall not impede the proper seating of the manhole cover.
C. Locations where these no metallic inflow dishes are to be installed will be designated by the City.

3.22 MANHOLE LID SEALS

A. Seals to be installed in accordance with the manufacturer's instructions.
B. As a minimum the frame surfaces where the seal is to be installed are to be wire brushed in preparation to install seal.
C. Verify lid/frame surfaces true and allow proper compression of the lid seal.

3.23 MANHOLE REHABILITATION ACCEPTANCE

A. After all rehabilitation work has been completed, the manholes shall be visually inspected for leakage and tested by the Contractor as applicable to the rehabilitation's procedures applied to the respective manhole in the presence of the City and found to be acceptable.
B. Coatings shall be free of pinholes and hollow spots/voids and other defects that will reduce the service life of the applied system. Definition of defects will be as defined by the coating manufacturer.
C. Film thickness measurements will be based on the surface area covered and volume of coating applied. This thickness will then be verified via spark testing with the voltage setting adjusted to indicate thickness deficiencies.
D. Holiday Detection Test (Spark Testing) to identify pinholes, thin material and any defects that will affect the life and performance of the install coating/lining if applicable.
E. Adhesion Testing:
    1. A minimum of 10% of the manholes coated shall be tested for adhesion/bond of the coating to the substrate. Testing shall be conducted in accordance with ASTM D4541, ASTM D7234, or NACE SPO18. The City shall select the manholes to be tested.
    2. Adhesion testing does not apply to Sprayroq Spraywall lining.
F. If properties tested do not meet minimum requirements, the system or product shall be repaired or replaced by the contractor, at no cost to the City.
G. Photographic Inspections of post-rehabilitation condition of manhole.
    1. Refer to section 02764 for photographic inspection requirements.
    2. Submit post photographic inspections to the City within 10 calendar days.

H. Cementitious Material Property Testing
    1. Applies to cementitious repairs only. The purpose of this testing is used to confirm compliance with property requirements described in the under Part 2, Products.

2. One 2 x 2-inch sample cube shall be taken for each manhole where this material was applied. Samples shall be formed using the application method used for the rehabilitation. The sample cube will be sent to an independent testing lab approved by the City and tested for compression strength as described in ASTM C-109.

I. Frame Sealing Test

1. Leakage test – Following the expansion of the lower band a quality assurance test shall be performed to ensure effective sealing by pulling the upper section of the seal or extension inward to create a recess behind the seal where water can be poured. Pour the water behind the seal and observe the lower sealing area for any visible leaks. The sealing shall be considered effective if no water leaks from behind the seal at the lower sealing area.

J. Visual inspection.

K. Cover Sealing Test

1. The sealed manhole covers shall be visually inspected to ensure that the bearing surface was properly cleaned and that products were properly sized and installed according to the manufacturer's instructions.
2. Water shall be poured filling the opening between the frame and cover. If the water level in the gap remains constant the seal is acceptable. If the water leaks into the manhole the seal needs to be cleaned, adjusted, or replaced.

L. After the manhole rehabilitation work has been completed, the manhole shall be inspected by the Contractor in the presence of the City and the work shall be accepted if found satisfactory to the City. No evidence of visible leaks shall be allowed. Non-uniformity, sagging, lamination, holidays or other defects will be cause for rejection of the coating. All surfaces shall be tested for the presence of holidays and pinholes via spark testing at 100-volts per millimeter. The Contractor shall provide the testing equipment and perform the testing in the presence of the City. Any holidays or pinholes found during the testing shall be repaired and the surface re-tested until the surfaces are completely free of holidays and pinholes.

3.24 CLEANUP

A. After the installation work has been completed and the testing is acceptable, the Contractor shall clean up the entire project area. The Contractor shall dispose of all excess material and debris. The work area shall be left in a condition equal to or better than the prior condition.

3.25 WARRANTY

A. The Contractor shall guarantee materials and workmanship to be free from defects for a warranty period of 5-years from the date of final payment is approved by the City.

B. If at any time during the warranty period any leakage, cracking, or other discontinuity is identified and is attributable to this guarantee, the Contractor shall remove and replace or repair the failed item with new material at no cost to the City. No field repair shall be approved. This defect shall be repaired or replaced within (4) weeks from the date of defect notification to the contractor at no additional cost to the City.

C. The Contractor shall be responsible for all required replacement or repair costs associated with a rehabilitated item during the warranty period including all cost associated with backups, maintenance of traffic, and all other property damage.

D. Furnish an extended warranty for manhole rehabilitation materials from the Contractor and liner manufacturer for a total of 5-years from date of final completion.

E. Warranty Inspections
   1. Conduct visual inspection prior to the expiration of warranty to determine integrity of rehabilitation materials and water-tightness.
      a. Contractor to accompany City on these inspections.
      b. Inspect a minimum of 25% of manholes rehabilitated at locations selected by the City. If more than one manhole fails warranty inspection, inspect all manholes that had the same rehabilitation performed on the work order.

F. All subsequent maintenance and inspections on the manholes that were rehabilitated under a respective work order shall photographically document the manhole condition before and after such work. Maintenance may include CIPP lining, cleaning, or CCTV inspections of connected mains. CIPP lining may be full segment liners or sectional main or lateral liners. The record photos will include the date and time of the work. The photo records will be made available to the Contractor upon request.

PART 4 - METHOD OF MEASUREMENT AND PAYMENT CLARIFICATIONS:

4.01 Unit Pricing:

A. Manhole & Structure Resin Based Lining unit price line items A.1 through A.8 includes light surface preparation (filling barrel joints patching a couple of bug holes and similar), and resources for application and finishing.

   i. If the structure needs further surface preparation due to exposed wire, brick manholes, covering of an existing liner or rebuilding walls then unit price line item B.15 will apply for surface preparation.

   ii. Unit price line item B.15 will also apply for brick manholes and rehabilitation from high H2S gas for patching and profile. Cleaning, unit price line item C.32 is not included in line items A.1 through A.12.

   iii. These line items also include lining of the cone/corbels of manholes.

   iv. Selection of the thickness of lining will apply where there are structural deficiencies and where there is a highwater table. The increased thickness is applied to restore the load capacity of the structure.

B. Manhole & Structure Resin Based Lining unit price line items A.9 through A.12 apply for lining of square sanitary and stormwater structures and lining of manhole benches.

C. Unit price line item 13 include all work required to remove lining systems in existing manholes or lift station wet wells with exception to lining covered in line item 14.

D. Unit price line item 14 include all work required to remove T-lock, Epoxy or Polyurea type liners from existing manholes or wet wells.

E. Unit price line item B.16 covers chemical grout use for infiltration control. This line includes use of BASF MasterRoc polyurethane grouts.

F. Unit price line item B.17, Sand Blasting will apply for road oil removal in stormwater structures and grease traps as well and manhole ring and cover castings.

G. Unit price line item B.18, Bench and Invert Channel Repair. Units apply to the linear feet of the manhole diameter.

H. Unit price line items B.18 and B.19 cover manhole chimney repairs and replacement.

I. Unit price line item B.21 applies to manhole chimney and ring casting coating seals.

J. Unit price line item B.22 – 25 cover replacement of manhole ring and covers.

K. Unit price line item C.26 covers raising and leveling manhole frame and cover up to 4" in paved areas.

L. Unit price line item C.27 covers installation of manhole cover lid and pick hole seals.

M. Unit price line item C.28 – 31 covers providing and installing rainwater manhole cover protectors.

N. Unit Price line items under section E will apply when there is a need to raise manhole ring and covers greater than 4" (inches).

O. Unit price line item C.32 applies to Sanitary Manholes.

P. Unit price line item C.33 applies to lift stations and junction boxes. The unit price

Q. Unit price line items C.34 and 35 document the pre-work and post work conditions.

R. Unit price line item C.36 covers mobilization costs for manhole, lift station and storm water structures inspections.

S. Unit price line items C.37 includes level 1 general condition assessment of a manhole.

T. Unit price line item C.38 includes level 2 detailed assessment of a manholes condition for defining recommended rehabilitations and includes 360-degree flat paper of the video.

U. Unit price line item C.39 and 40 include all work and documentation for NASSCO level 1 and level 2 Inspections of sanitary lift station wet wells and similarly sized structures.

V. Unit price line items C.41 – 43 cover costs for cleaning sanitary manholes, stormwater structures and lift station wet wells for inspections.

W. Unit price line item C.61 and 62 requires a floating scanner for determining surface damage inside of a Box Culvert.

X. Unit price line item C.75 GPS mapping of manholes

Y. Unit price line item C.76 – C.79 includes the cost for renting pipe plugs.

Z. Unit price line items D.82 and 83 includes necessary MOT index for a typical single lane closure, signage, flagmen and accessories for each proposed structure.

AA. Unit price line item D.84 covers residential MOT which covers typical road work ahead signage and flagmen for needed areas. This line item may cover MOT that covers multiple structures.

BB. Unit price line item C.85 and 86 cover regular or emergency mobilization costs for a 4-man crew for rehabilitation work.

CC. Unit price line item C.87 covers the per diem cost for a 4-man crew to perform rehabilitations.

DD. Unit price line items E.88 and 89 will include invoiced services to perform bypassing functions. The services required will be covered in each proposal. Reference Section 01516 for Scope of Work.

EE. Unit price line item E89 will include costs for provide off-duty uniformed police officers to direct and maintain traffic on FDOT and St. Johns County roads. This item is in reference to Section 01570.1.02.E. ▲

FF. Unit price line item E93 will include costs for replacement of fencing, hedges and shrubs that were removed to facilitate the work.

GG. Unit price line item E91 bypass plug.

HH. Unit price line items E.91 through 93 cost items will be pre-approved by the Work Order Manager.

END OF SECTION

EXHIBIT B - INSURANCE REQUIREMENTS

At a minimum, Contractor shall acquire and maintain until completion of the Work the insurance coverage listed below, which constitutes primary coverage. Contractor shall not commence the Work until the City receives and approves Certificates of Insurance documenting required coverage. Contractor's General Liability policy shall include Endorsement CG 20101185, or equivalent, naming the City of St. Augustine ("City") as Additional Insured. All required policies shall include: (1) endorsement that waives any right of subrogation against the City for any policy of insurance provided under this requirement or under any state or federal worker's compensation or employer's liability act; (2) endorsement to give the City no less than thirty (30) days notice in the event of cancellation or material change. Certificates of Insurance must be accompanied by copies of the requested endorsements.

Any deductibles or self-insured retentions above $100,000 must be declared to and approved by the City. Approval will not be unreasonably withheld. Contractor is responsible for any deductible or self-insured retention. Insurance must be placed with insurers having an A.M. Best rating of A-V or greater. City receipt of insurance certificates providing less than the required coverage does not waive these insurance requirements.

(a) **Workers' Compensation Insurance.** Workers' compensation and employer's liability coverage, including maritime workers compensation, if applicable, in not less than the minimum limits required by Florida law. If Contractor claims an exemption from workers' compensation coverage, Contractor must provide a copy of the Certificate of Exemption from the Florida Division of Workers' Compensation for all officers or members of an LLC claiming exemption who will be participating in the Work. In addition, Contractor must provide a completed City "Affidavit (Non-Construction)" for non-construction contracts. Contractor is solely responsible for compliance with any Federal workers' compensation laws such as, but not limited to, Jones Act and USL&H Act, including any benefits available to any workers performing work on this project.

(b) **General Liability.** Commercial General Liability Insurance on an "Occurrence Basis," with limits of liability not less than $1,000,000/$2,000,000, for personal injury, bodily injury, and property damage. Coverage shall include: (1) contractual liability, (2) products and completed operations, (3) independent contractors, and (4) property in the care, control, or custody of the Contractor. Extensions shall be added or exclusions deleted to provide the necessary coverage.

(c) **Automobile Liability.** Minimum limits of $100,000/$300,000/$50,000

**If applicable, the following additional coverage may be required, depending upon the nature of the Work.

(**) **"Builder's Risk" Property Insurance.** Coverage amount shall be sufficient to insure the completed value of new project construction.

(**) **Maritime Workers' Compensation** insurance may be required if the work involves maritime activities, such as underwater diving, or work adjacent to navigable waters.

(**) **Watercraft Liability**. $300,000 for bodily injury and property damage.

(**) **Pollution/Environmental Impairment Liability Coverage**. Not less than $500,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury, and property damage.

(**) **Professional Liability**. (Per claim) $500,000 single limits..

EXHIBIT C – SAMPLE WORK ORDER
WORK ORDER AUTHORIZATION

Contract Number:_____ **Contract Name:** _____

Work Order Number: _____ **Project Name:**_____

Encumbrance Number: _____

Work Order Amount: _____

To: _____
_____
_____
_____

From: _____, Project Manager

Work Order Manager:
Name: _____
Phone: _____
Email: _____

Description of Work: All work shall be accomplished in accordance with the attached Scope of Work, Exhibit "A" – Scope of Work. Invoices shall reference the Contract Number, Work Order Number and Encumbrance number; include the information required; and be submitted to the Project Manager.

Special note:_____

Commencement Date: Work is authorized to proceed on the date this Work Order is executed by the City. **Commencement of the work authorized herein prior to execution of this Work Order by Contractor constitutes acceptance of all terms and conditions of this Work Order.** Payment will not be made until this Work Order has been signed by Contractor and received by the City.

Completion Date: All work pursuant to this Work Order shall be completed by (Completion Date). The Completion Date, if extended pursuant to the above-referenced contract governing this Work Order, shall not be extended beyond the current City fiscal year, ending on September 30, 20 .

_____ _____
Department Director: Date

_____ _____
Contractor Date

ATTACHMENT #1 - REQUIREMENTS FOR: 2 CFR PART 200 APPENDIX II

1. Equal Employment Opportunity.

"During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency

may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States."

2. Davis Bacon Act and Copeland Anti-Kickback Act.

a. Applicability of Davis-Bacon Act. The Davis-Bacon Act only applies to the emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program. **It does not apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program.**

b. All prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction)). See 2 C.F.R. Part 200, Appendix II, ¶ D.

c. In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

d. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

e. In contracts subject to the Davis-Bacon Act, the contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. §3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

f. The regulation at 29 C.F.R. § 5.5(a) does provide the required contract clause that applies to compliance with both the Davis-Bacon and Copeland Acts. However, as discussed in the previous subsection, the Davis-Bacon Act does not apply to Public Assistance recipients and subrecipients. **In situations where the Davis-Bacon Act does not apply, neither does the Copeland "Anti-Kickback Act."** However, for purposes of grant programs where both clauses do apply, FEMA requires the following contract clause:

"Compliance with the Copeland "Anti-Kickback" Act

(1) Contractor. The contractor shall comply with 18 U.S.C. § 874, 40U.S.C. § 3145, and the

requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(2) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12."

3. Contract Work Hours and Safety Standards Act

"Compliance with the Contract Work Hours and Safety Standards Act.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The (write in the name of the Federal agency or the loan or grant recipient) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with

the clauses set forth in paragraphs (1) through (4) of this section."

4. Rights to Inventions Made Under a Contract or Agreement.

a. Stafford Act Disaster Grants. This requirement **does not apply to the Public Assistance**, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

b. If the FEMA award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II, ¶ F.

c. The regulation at 37 C.F.R. § 401.2(a) currently defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

5. Clean Air Act & Federal Water Pollution Control Act

The following provides a sample contract clause concerning compliance for contracts of amounts in excess of $150,000:

Clean Air Act

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The contractor agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The contractor agrees to report each violation to the (name of the state agency or local or Indian tribal government) and understands and agrees that the (name of the state agency or local or Indian tribal government) will, in turn, report each violation as required to assure notification to the (name of recipient), Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The contractor agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FEMA.

6. Debarment and Suspension

"Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R.§ 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by (insert name of subrecipient). If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to (name of state agency serving as recipient and name of subrecipient), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions."

7. Byrd Anti-Lobbying Amendment

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an

employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by
31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are
forwarded from tier to tier up to the recipient.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

(To be submitted with each bid or offer exceeding $100,000)

The undersigned [Contractor] certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of
the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any
Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee
of a Member of Congress in connection with this Federal contract, grant, loan, or
cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000
and not more than $100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*,
apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

8. Procurement of Recovered Materials

a. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired—

(1) Competitively within a timeframe providing for compliance with the contract performance schedule;

(2) Meeting contract performance requirements; or

(3) At a reasonable price.

b. Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, http://www.epa.gov/cpg/. The list of EPA-designate items is available at http://www.epa.gov/cpg/products.htm."

9. Additional FEMA Requirements

a. The Uniform Rules authorize FEMA to require additional provisions for non- Federal entity contracts. FEMA, pursuant to this authority, requires or recommends the following:

b. Changes.

To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

c. Access to Records.

"Access to Records. The following access to records requirements apply to this contract:

(1) The contractor agrees to provide (insert name of state agency or local or Indian tribal government), (insert name of recipient), the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which

are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract."

10. DHS Seal, Logo, and Flags

a. The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.

11. Compliance with Federal Law, Regulations, and Executive Orders

a. This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. The contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

12. No Obligation by Federal Government

a. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

13. Program Fraud and False or Fraudulent Statements or Related Acts

a. The contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

ATTACHMENT #2 - REQUIREMENTS FOR HUD 24 CFR 85.36

1. Compliance with Clean Air Act, Clean Water Act and Environmental Protection Agency regulations

Clean Air and Water. (Applicable to contracts in excess of $100,000). Because of 24 CFR 85.36(i)(12) and federal law, the Design Professional shall comply with applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. § 1857h-4 transferred to 42 USC § 7607, section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), on all contracts, subcontracts, and subgrants of amounts in excess of $100,000.

2. Mandatory standards and policies with Energy Policy and Conservation Act

Energy Efficiency. Pursuant to Federal regulations (24 C.F.R 85.36(i)(13)) and Federal law, except when working on an Indian housing authority Project on an Indian reservation, the Design Professional shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163 codified at 42 U.S.C.A. § 6321 et. seq.).

ATTACHMENT #3 - ADDITIONAL REQUIREMENTS

1. Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

I. The Sub-Recipient agrees to include in the subcontract that (i) the subcontractor is bound by the terms of this Agreement, (ii) the subcontractor is bound by all applicable state and federal laws and regulations, and (iii) the subcontractor shall hold the Division and Sub-Recipient harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this Agreement, to the extent allowed and required by law.

II. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

(a) If the Sub-Recipient, with the funds authorized by this Agreement, seeks to procure goods or services, then, in accordance with 2 C.F.R. §200.321, the Sub-Recipient shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used whenever possible:

i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

(b) The requirement outlined in subparagraph a. above, sometimes referred to as "socioeconomic contracting," does not impose an obligation to set aside either the solicitation or award of a contract to these types of firms. Rather, the requirement only imposes an obligation to carry out and document the six affirmative steps identified above.

(c) The "socioeconomic contracting" requirement outlines the affirmative steps that the Sub-Recipient must take; the requirements do not preclude the Sub-Recipient from undertaking additional steps to involve small and minority businesses and women's business enterprises.

(d) The requirement to divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises, does not authorize the Sub-Recipient to break a single project down into smaller components in order to circumvent the micro-purchase or small purchase thresholds so as to utilize streamlined acquisition procedures (e.g. "project splitting").

ATTACHMENT #4 – DAVID-BACON WAGE DECISIONS

EXHIBIT D – UNIT PRICE SCHEDULE

Item No.	Description	Unit	Unit Price
A – MANHOLE & STRUCTURES COATING - POLYURETHANE			
1	Manhole Protective Resin Based Lining 48" Diameter 1/8" Minimum Thickness	VF	$328.00
2	Manhole Structural Resin Based Lining 48" Diameter 1/4" Minimum Thickness	VF	$376.00
3	Manhole Structural Resin Based Lining 48" Diameter 1/2" Minimum Thickness	VF	$521.00
4	Manhole Structural Resin Based Lining 48" Diameter 1" Minimum Thickness	VF	$811.00
5	Manhole Protective Resin Based Lining 60" Diameter 1/8" Minimum Thickness	VF	$410.00
6	Manhole Structural Resin Based Lining 60" Diameter 1/4" Minimum Thickness	VF	$470.00
7	Manhole Structural Resin Based Lining 60" Diameter 1/2" Minimum Thickness	VF	$651.25
8	Manhole Structural Resin Based Lining 60" Diameter 1" Minimum Thickness	VF	$1,013.75
9	Structure / Manhole Protective Resin Based Lining 1/8" Minimum Thickness	SF	$26.50
10	Structure / Manhole Structural Resin Based Lining 1/4" Minimum Thickness	SF	$31.00
11	Structure / Manhole Structural Resin Based Lining 1/2" Minimum Thickness	SF	$42.00
12	Structure / Manhole Structural Resin Based Lining 1" Minimum Thickness	SF	$65.00
B – MANHOLE & STRUCTURES REPAIR			
13	Removal of Existing Manhole or Wetwell Lining System (Excluding T-Lock Epoxy or Polyurea Liners)	SF	$9.00
14	Removal of Existing Manhole or Wetwell T-Lock, Epoxy or Polyurea Liners	SF	$22.00
15	Patching & Profiling - Cementitious Grout Only	SF	$12.00
16	Infiltration Control - Chemical Grout	GAL	$125.00
17	Surface Preparation - Sand Blasting	SF	$10.00
18	Bench and Invert Channel Repair	LF	$225.00
19	Chimney Repairs	VF	$225.00
20	Chimney Replacement	VF	$675.00
21	Chimney sealing (Construction Joint at Ring and Cover)	EA	$285.00
22	Manhole Rim & Cover Replacement (STD 24" Diameter) - Paved Areas	EA	$1,150.00
23	Manhole Rim & Cover Replacement (STD 24" Diameter) - Grassed Areas	EA	$950.00
24	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Paved Areas	EA	$1,550.00
25	Manhole Rim & Cover Replacement (3PC COSA DETAIL SS1)- Grassed Areas	EA	$1,250.00
26	Raise / Re-Level Existing Frame and Cover for Street Adjustment (up to 4")	EA	$600.00
27	Provide and Install Manhole Cover lid & Pick Hole seals	EA	$275.00
28	Install Rain Water Protector STD 24" Stainless	EA	$365.00
29	Install Rain Water Protector Large 31.5" Stainless	EA	$485.00
30	Install Rain Water Protector STD 24" HDPE	EA	$135.00

31	Install Rain Water Protector Large 31.5" HDPE	EA	$190.00
C. CLEANING, TELEVISING AND ASSISSMENT			
32	Cleaning Manholes for Rehabilitation	EA	$150.00
33	Cleaning Structures for Rehabilitation	EA	$1,000.00
34	Pre and Post Photographs(USB) Manholes for Rehabilitation	EA	$150.00
35	Pre and Post Photographs(USB) Structures for Rehabilitation	EA	$300.00
36	Mobilization (Inspection only)	WK	$1,500.00
37	Manhole Inspection Level 1	EA	$125.00
38	Manhole Inspection Level 2	EA	$185.00
39	Structure (Wet Well) Inspection Level 1	EA	$1,300.00
40	Structure (Wet Well) Inspection Level 2 (Includes scan)	EA	$1,750.00
41	Cleaning Sewer Manholes (CCTV purposes only)	EA	$45.00
42	Cleaning Stormwater Structures (CCTV purposes only)	EA	$65.00
43	Cleaning Wetwells (CCTV / Inspection purposes only)	EA	$600.00
44	Light Storm Drain Cleaning From ROW (Right of way) 8"-10"	LF	$4.75
45	Light Storm Drain Cleaning From ROW (Right of way) 12"-15"	LF	$8.25
46	Light Storm Drain Cleaning From ROW (Right of way) 16"-24"	LF	$12.25
47	Light Storm Drain Cleaning From ROW (Right of way) 30"-36"	LF	$29.00
48	Light Storm Drain Cleaning From Side and Rear Easements 8"-10"	LF	$9.40
49	Light Storm Drain Cleaning From Side and Rear Easements 12"-15"	LF	$16.40
50	Light Storm Drain Cleaning From Side and Rear Easements 16"-24"	LF	$24.75
51	Light Storm Drain Cleaning From Side and Rear Easements 30"-36"	LF	$58.50
52	Increase for "Medium" cleaning of storm drain to above line items 44-51	LF	$1.75
53	Increase for "Heavy" cleaning of storm drain to above line items 44-51	LF	$3.50
54	Storm Drain CCTV 8" - 10"	LF	$3.75
55	Storm Drain CCTV 12" - 18"	LF	$3.75
56	Storm Drain CCTV 18 - 24"	LF	$3.75
57	Storm Drain CCTV 24" - 30""	LF	$3.75
58	Storm Drain CCTV 30" - 42"	LF	$3.75
59	Storm Drain CCTV 42" - 54"	LF	$3.75
60	Storm Drain CCTV 54" - 66"	LF	$3.75
61	Box Culvert Top Scan	LF	$10.50
62	Box Culvert Bottom Debris Mapping scan	LF	$5.50
63	CCTV Sanitary pipe inspection - includes light cleaning 8"-10" Diameter	LF	$3.00
64	CCTV Sanitary pipe inspection - includes light cleaning 12"-15" Diameter	LF	$3.25
65	CCTV Sanitary pipe inspection - includes light cleaning 16"-24" Diameter	LF	$6.50
66	Dye Testing of Sewer	EA	$850.00
67	Dye Flooding of Sewer	EA	$1,250.00
68	Wastewater Flow Monitoring Equipment Rental and Installation in existing Structures	EA	$2,750.00
69	Wastewater Flow Monitoring Monitoring and Maintenance	EA / Month	$650.00

70	Rainfall Monitoring Equipment Rental and Installation in existing Structures	EA	$850.00
71	Rainfall Monitoring Monitoring and Maintenance	EA / Month	$300.00
72	Line cleaning / Jetting for Sanitary	LF	$3.25
73	Increase for "Medium" cleaning of sanitary sewer line, ADD to above line item 72	LF	$1.25
74	Increase for "Heavy" cleaning of sanitary sewer line, ADD to above line item 72	LF	$2.50
75	GPS Mapping of Requested Manholes	EA	$150.00
D – ANCILLARY SERVICES			
76	Plug Rental 6" - 10"	DAY	$125.00
77	Plug Rental 10" - 16"	DAY	$150.00
78	Plug Rental 16" - 24"	DAY	$200.00
79	Plug Rental 24" - 36"	DAY	$250.00
80	Bypass Pumper Truck	HOUR	$325.00
81	Bypass Vac-Truck	HOUR	$325.00
82	Maintenance of Traffic (MOT) -Arterial (single lane closure)	EA	$1,250.00
83	Maintenance of Traffic (MOT) - FDOT (single lane closure)	EA	$1,500.00
84	Maintenance of Traffic (MOT) - Neighborhood (Simple MOT including Flagmen)	EA	$600.00
85	Mobilization Standard (per Crew)	WK	$2,450.00
86	Mobilization Emergency (per crew)	EA	$3,750.00
87	Meals/Hotel/Lodging (per crew)	DAY	$600.00
E – COST OF INVOICE PLUS OH/P ON MISCELLANEOUS SERVICES. City to authorize use of these items			
88	Bypass Pumping Services		**15% OH/P**
89	Maintenance of Traffic CUSTOM INDEX		**15% OH/P**
90	Bypassing Plug (HAVE TO ORDER)		**15% OH/P**
91	Miscellaneous / Unexpected Materials or Services		**15% OH/P**
92	Extra / Miscellaneous		**15% OH/P**
93	Extra / Miscellaneous		**15% OH/P**
BOND AMOUNT			
94	Bond amount calculated at 3% of total bid Price 1	**3%**	

CONFORMED 09-16-2020

CITY 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: **A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-1716
Ordinance Number	O2025-22
Owner(s)	Back Holla Properties, LLC
Applicant(s)	Tyler Counts
Property Location	Approximately 0.05 miles northeast of the intersection of E SR 44 and C-44A
Parcel(s)	G15A132
Date	5/15/2025

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a rezoning request 25-1714 (O2025-23).

ANALYSIS:

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 Residential Mixed Use (City), as supported in the 2050 Comprehensive Plan Policy 1.1.1.b. The proposed land use amendment would allow for the construction of a new mobile home or single-family residence on 0.14 acres MOL. Policy 1.1.1.b is intended to support a mixture of residential uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan;

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Residential Mixed Use (City). Policy 1.1.1.b. supports the proposed land use change. The maximum intensity is 10 units per acre or 60% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 0.3 or 1,830 sq ft, which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located 0.05 miles northeast of the intersection of E SR 44 and C 44A. Utilities are not available to the site. As the existing mix of land use designations are mainly Rural Residential (RR) and Commercial (COM), the addition of Residential Mixed Use (RMU) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a more efficient land use in the area.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The proposed amendment will not have an adverse effect on environmentally sensitive systems as the property had been previously developed.

(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 from C-44A. The applicant has received an approved exemption for the TIA submittal granted by Sumter County Public Works, due to the site producing less than 50 trips per day.
Potable Water & Sewer: City water and sewer are not available to the subject property. The applicant intends to utilize an existing well and septic system. Should utilities become available, and the well and/or septic system fail the applicant will then be required to connect to utilities.
Schools: A single-family home will generate 0.328 school-aged children with the maximum school-aged children being 1.64.

The Local Planning Agency/Special Magistrate recommends approval of Ordinance Number O2025-22.

Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-22

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:

Parcels G15A132
Back Holla Properties, LLC
Acres 0.14 +/-

LEGAL DESCRIPTION:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY; FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 100 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 47' EAST 100 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

LESS THE FOLLOWING:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 50 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 27' EAST (NOTE: BEARING SHOULD READ NORTH 37 DEGREES 47' EAST) 50 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT
OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter County) to Residential Mixed Use (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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

#A25-1716

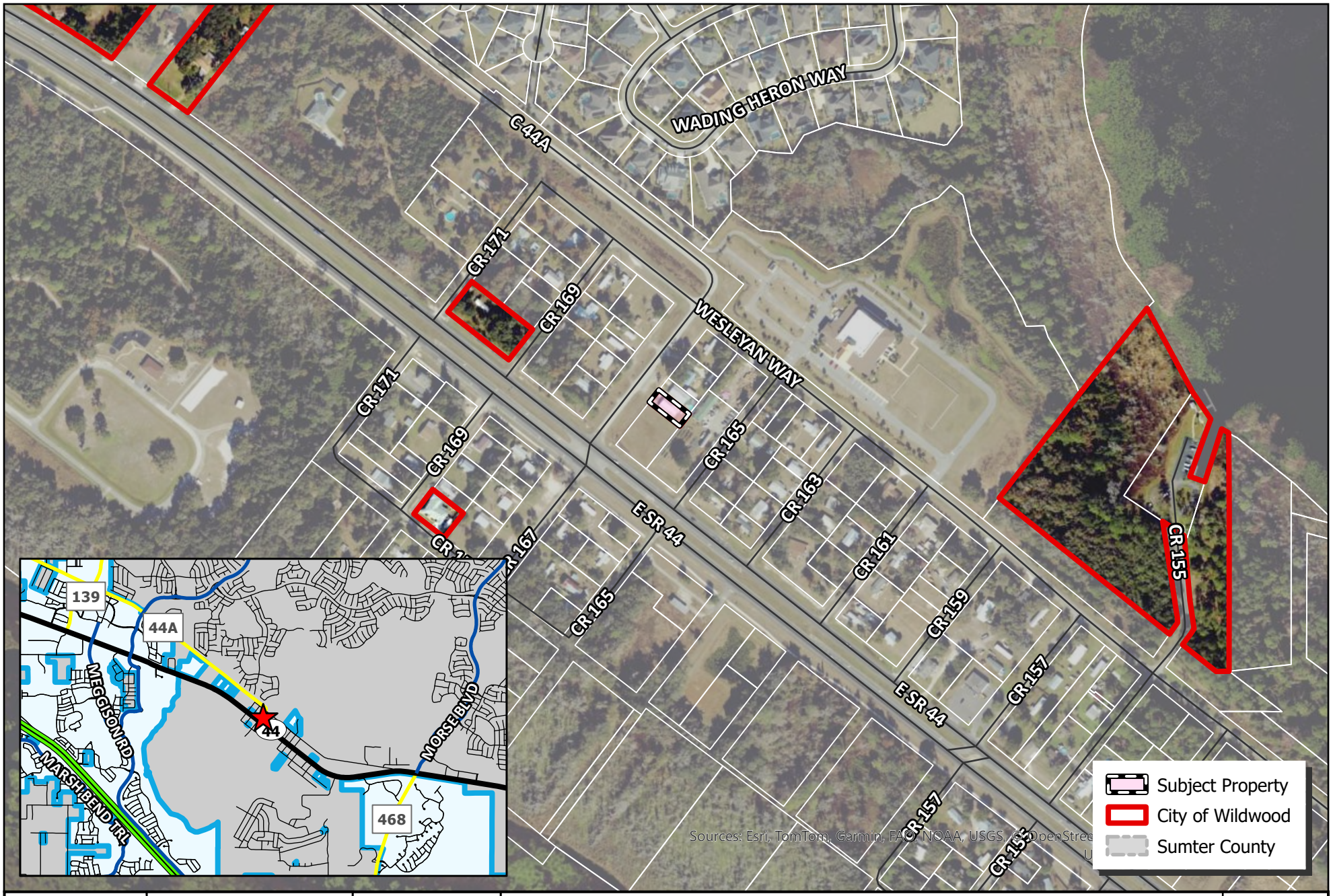
PARCEL #G15A132

PARCEL G15A132

MAP 1A

LOCATION MAP

MAY 2025



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04 0.06
Miles

#A25-1716

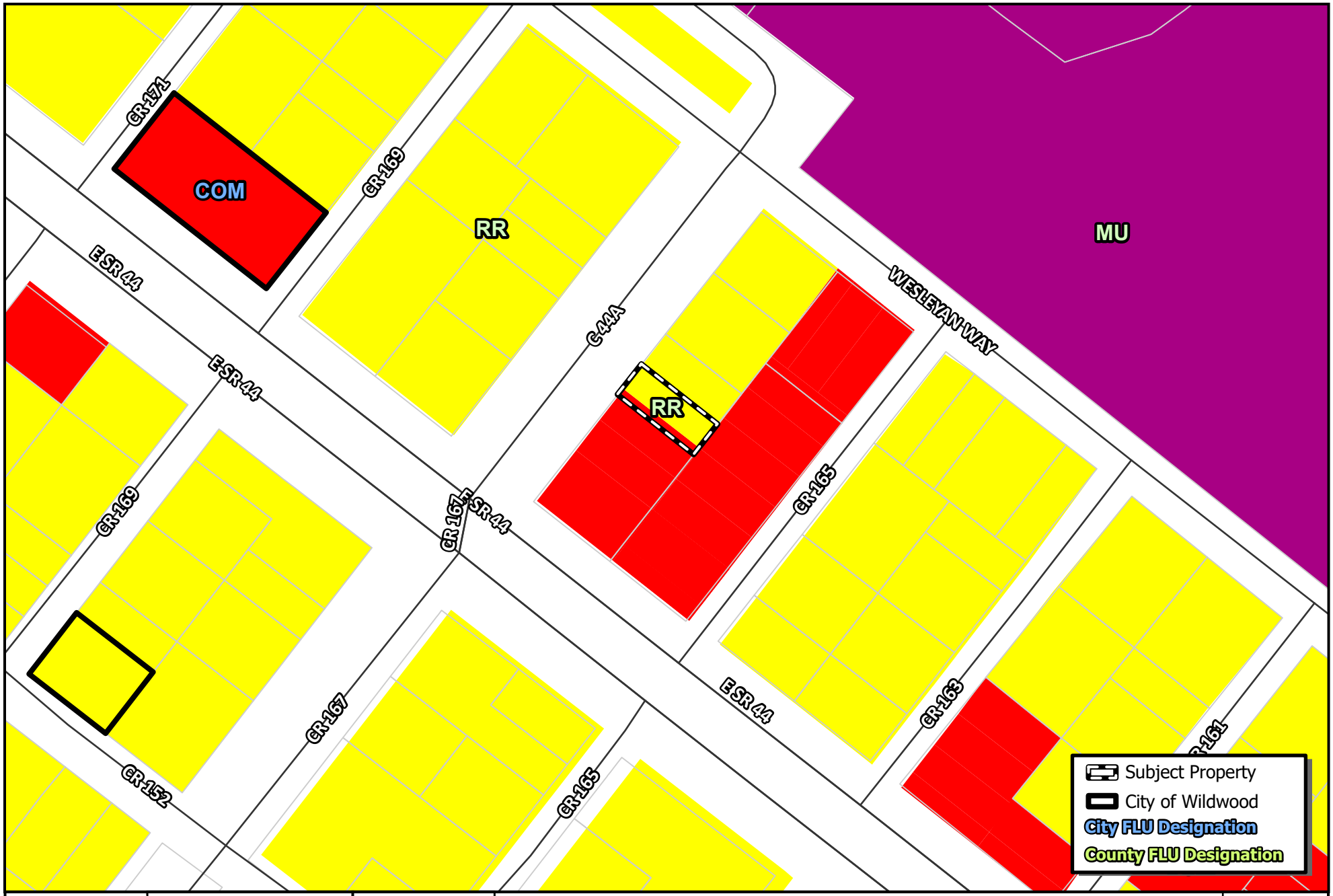
PARCEL #G15A132

PARCEL G15A132

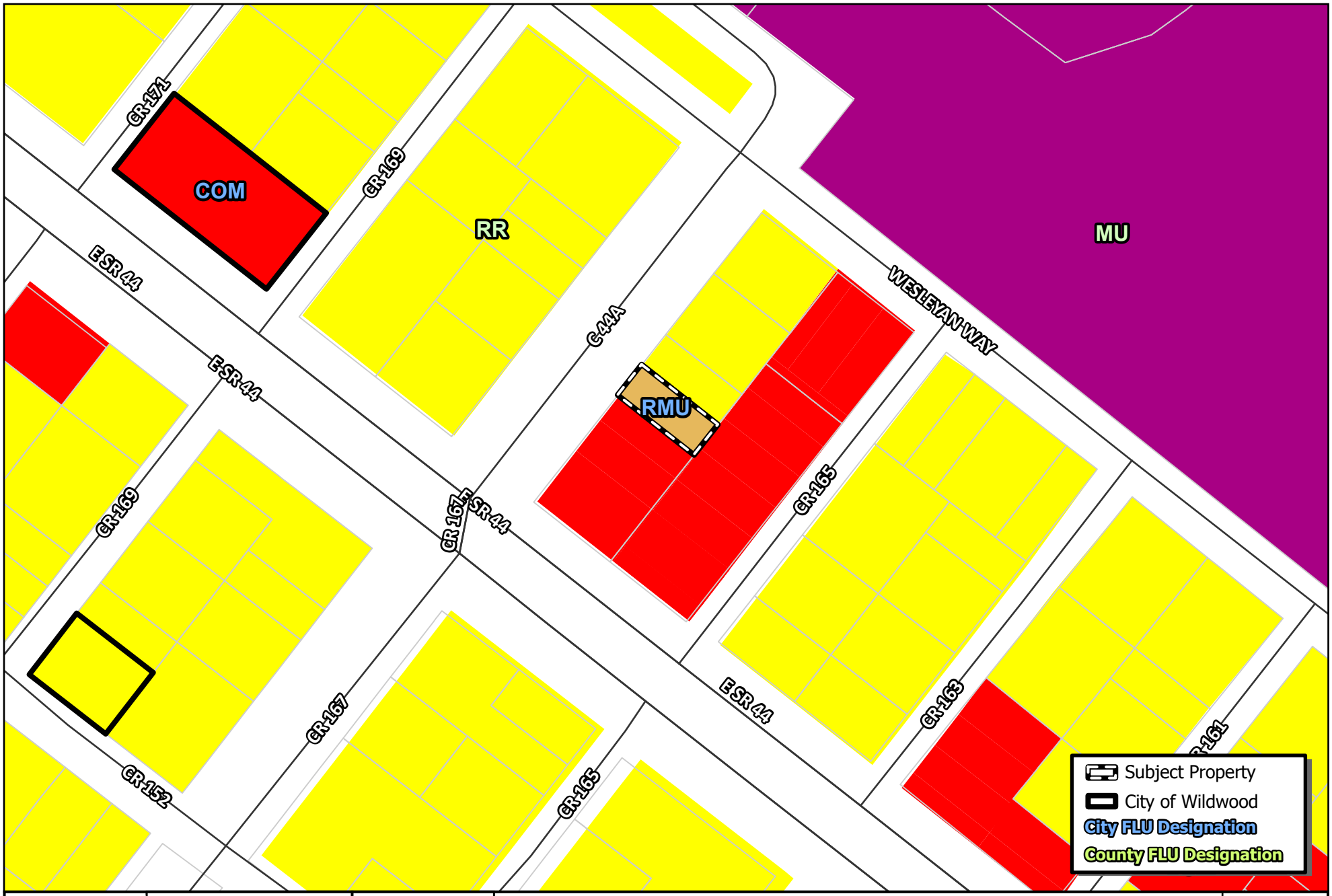
MAP 1B

LOCATION MAP

MAY 2025



EST. 1877 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 37.5 75 150	#A25-1716 **PARCEL # G15A132** PARCEL G15A132	**MAP 2A** **EXISTING LAND USE** **MAY 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 37.5 75 150

#A25-1716

PARCEL # G15A132

PARCEL G15A132

MAP 2B

PROPOSED LAND USE

MAY 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:O2025-22

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, June 3, 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 Residential Mixed Use (City) on 0.14 acres MOL. The subject property is generally located approximately 0.05 miles northeast from the intersection of E SR 44 and C 44A.

Case Number: A25-1716 SSCPA

Applicant(s): Tyler Counts

Owner(s): Back Holla Properties, LLC

Parcel(s): G15A132

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: June 3, 2025

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1983 - Annexation - St. Vincent De Paul Church Expansion**

REQUESTED ACTION: Staff recommends approval of Ordinance O2025-26.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PARCEL D32-069

The owner and applicant, Bishop John G. Noonan of the Diocese of Orlando, has submitted a voluntary annexation application for parcel D32-069. The property to be annexed totals 35.04 acres MOL and is located on the west side of E C 462, approximately 0.55 miles north of the intersection of E C 462 and C 466A in Section 32, Township 18 South, Range 22 East.

Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

City water and sewer are available to the subject property, and the property is already serviced by city utilities. The applicant has submitted for voluntary annexation of parcel D32-069 based on the project's location within the City of Wildwood's Joint Planning Area (JPA).

Staff recommends approval of Ordinance O2025-26.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-26

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 35.44 ACRES LOCATED ON THE WEST SIDE OF E C 462 APPROXIMATELY 0.55 MILES NORTH OF THE INTERSECTION OF E C 462 AND C 466A, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on the west side of E C 462 approximately 0.55 miles north of the intersection of E C 462 and C 466A, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Noonan John G Bishop of the Diocese of Orlando, is more particularly described as follows:

Parcel D32-069
NOONAN JOHN G BISHOP OF THE DIOCESE OF ORLANDO
35.04 Acres

LEGAL DESCRIPTION

THE NORTH 630 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET THEREOF AND TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET OF THE N 660 FEET OF THE SE 1/4 OF SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY ON EAST SIDE FOR CR 462.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 413 FEET AND LESS THE NORTH 630 FEET THEREOF, SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 FOR A POB;

THENCE RUN N 208.75 FEET;

THENCE RUN W 208.75 FEET;

THENCE RUN S 208.75 FEET;

THENCE RUN E 208.75 FEET TO THE POINT OF BEGINNING, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTH 210 FEET OF THE EAST 210 FEET OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 413 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SAID LANDS CONTAINING 35.04 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

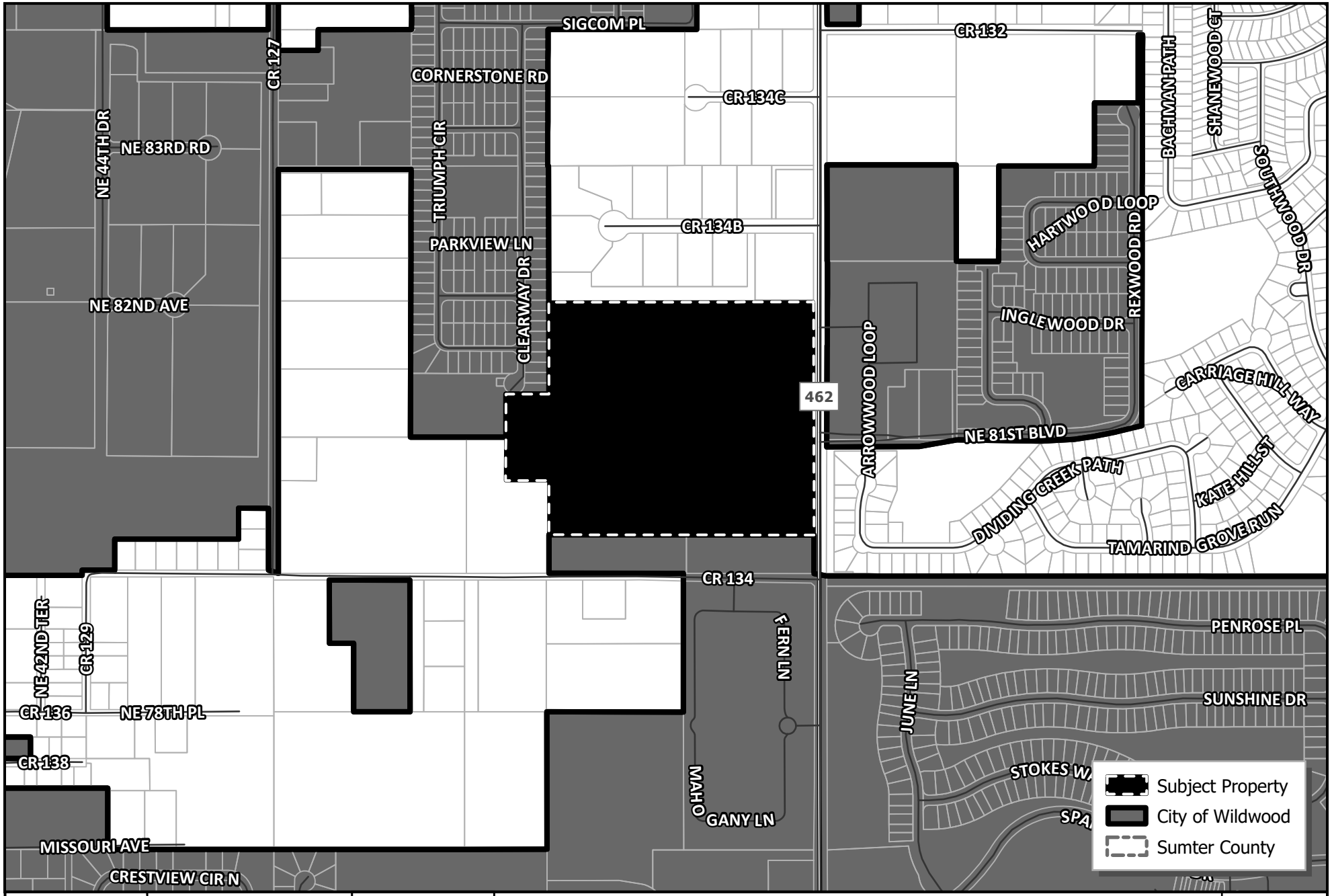
First Reading: _____

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
0 140 280 560

#A25-1983

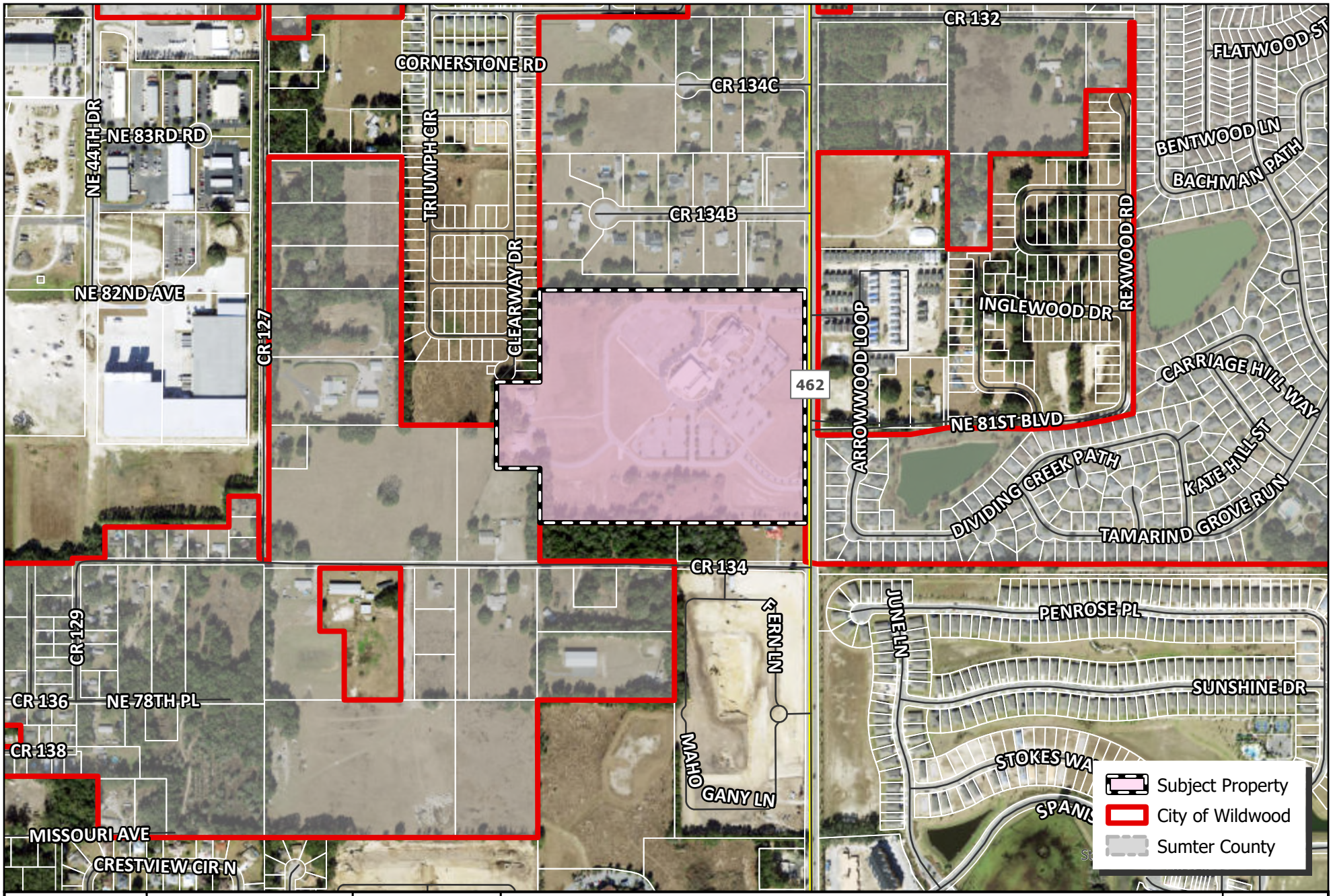
ST. VINCENT DE PAUL CHURCH EXPANSION

PARCEL D32-069

MAP 1A

LOCATION MAP

MAY 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
0 145 290 580

#A25-1983

ST. VINCENT DE PAUL CHURCH EXPANSION

PARCEL D32-069

MAP 1B

LOCATION MAP

MAY 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:O2025-26

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.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED.

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
ST VINCENT DE PAUL CATHOLIC CHURCH
CHURCH EXPANSION PROJECT
SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTH 630 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET THEREOF AND TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET OF THE N 660 FEET OF THE SE 1/4 OF SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY ON EAST SIDE FOR CR 462.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 413 FEET AND LESS THE NORTH 630 FEET THEREOF, SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 FOR A POB; THENCE RUN N 208.75 FEET; THENCE RUN W 208.75 FEET; THENCE RUN S 208.75 FEET; THENCE RUN E 208.75 FEET TO THE POINT OF BEGINNING, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

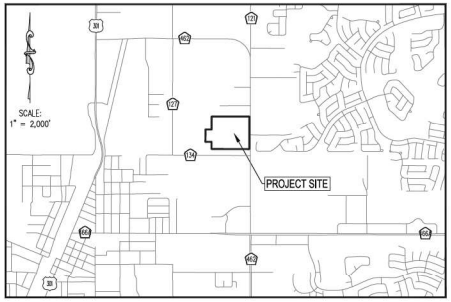
AND

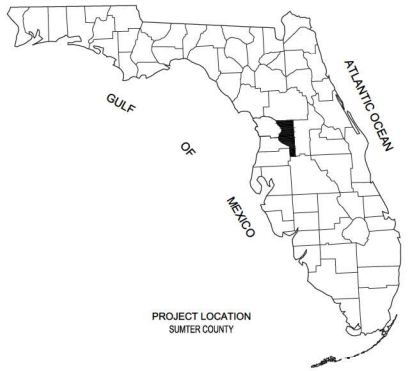
THE NORTH 210 FEET OF THE EAST 210 FEET OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 413 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

VICINITY MAP





INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	TOPOGRAPHIC DETAIL

LEGEND

- A/C AIR CONDITIONING UNIT
- CONC CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PG. PAGE
- L# LINE TABLE
- (D) DEED MEASUREMENT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SEWER VALVE
- LIGHT POLE
- SIGN
- BOLLARD
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- CABLE TELEVISION RISER
- TELEVISION RISER
- UNDERGROUND FIBER OPTIC CABLE MARKER
- UNDERGROUND GAS MARKER
- FLAG POLE
- AIR RELEASE VALVE
- RECLAIM WATER VALVE
- UTILITY VAULT
- YARD DRAIN
- BOLLARD
- ELECTRIC OUTLET
- TOP OF BANK
- LINE BREAK

SURVEY NOTES:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE. THE TOPOGRAPHIC LIMITS DEPICTED HEREON ARE BASED ON INSTRUCTIONS PROVIDED BY CLYMER FARNER BARLEY, INC AND ARE DEPICTED ON SHEET 3.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST HAS A FIELD DERIVED BEARING OF NORTH 89°56'33" WEST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C0069D AND 12119C0132D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X.
5. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 351, PAGE 213, OFFICIAL RECORDS BOOK 3068, PAGE 8, OFFICIAL RECORDS BOOK 3068, PAGE 8, OFFICIAL RECORDS BOOK 3068, PAGE 10, AND OFFICIAL RECORDS BOOK 3068, PAGE 12, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREON.
6. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "–LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
8. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.
11. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
12. THE AERIAL IMAGE DEPICTED HEREON IS DATED APRIL 11, 2025 AND WAS OBTAINED BY THIS FIRM.
13. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
14. SUBJECT PARCEL CONTAINS: ±35.04 ACRES
15. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
16. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.

CERTIFIED TO:

1) ST VINCENT DE PAUL CATHOLIC CHURCH
2) CLYMER FARNER BARLEY, INC.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050–.052, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by Jeremy Hallick
Date: 2025.05.27 09:20:07 -04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

CFB SURVEYING

DATE

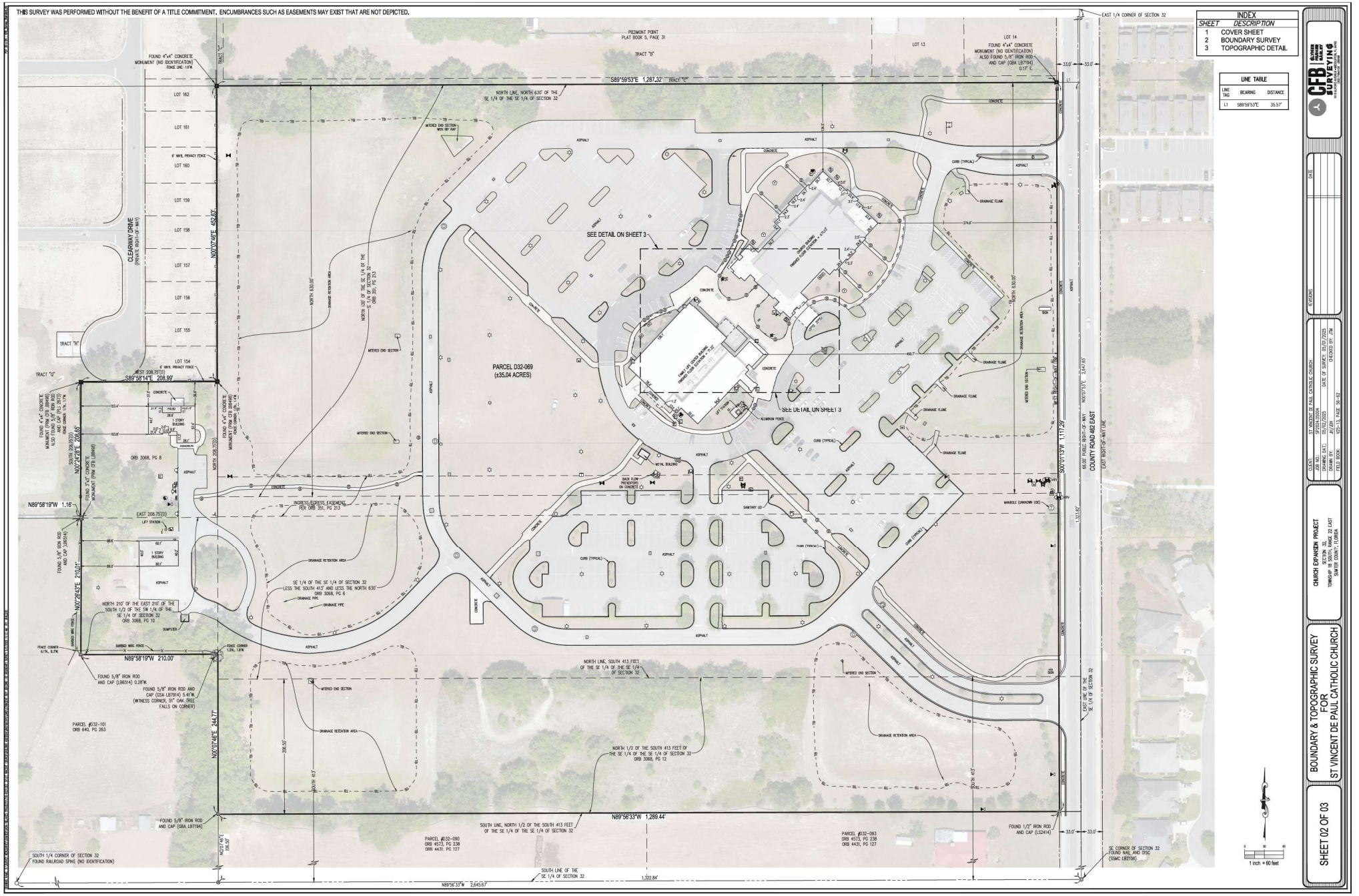
REVISIONS

J.O.B. NO.: 25-0040
ST. VINCENT DE PAUL CATHOLIC CHURCH
DRAWING NO.: 25-0040
DRAWING DATE: 05/02/2025
DRAWN BY: JH/DH
FIELD BOOK: 425-13, PAGE 36-42
DATE OF SURVEY: 05/02/2025
CHECKED BY: JDH

CHURCH EXPANSION PROJECT
SECTION 32,
TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ST VINCENT DE PAUL CATHOLIC CHURCH

SHEET 01 OF 03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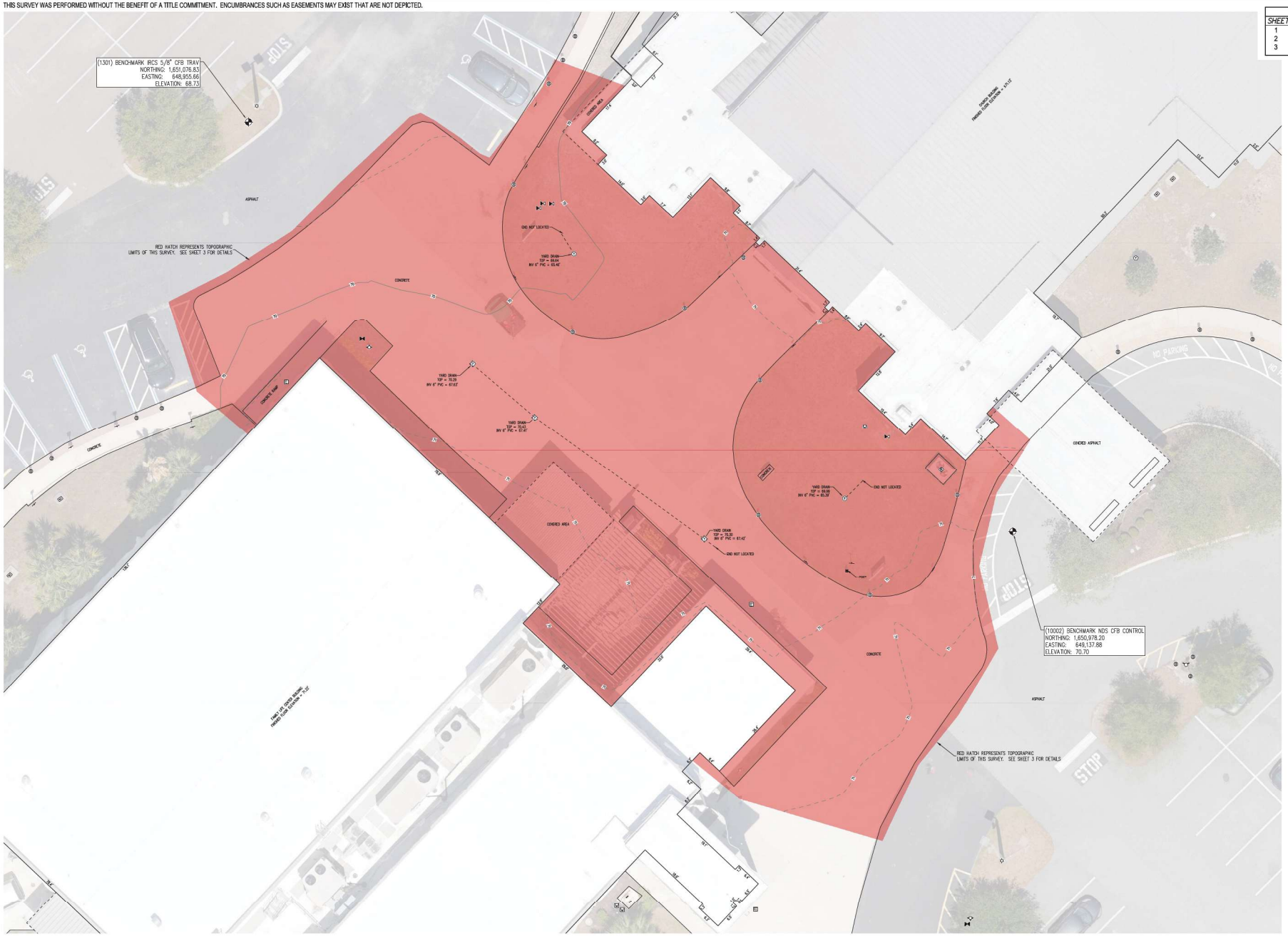
INDEX
SHEET DESCRIPTION
1 COVER SHEET
2 BOUNDARY SURVEY
3 TOPOGRAPHIC DETAIL
LINE TABLE
LINE TAG BEARING DISTANCE
L1 S89°59'53"E 35.57'
CLEARWAY DRIVE
PARCEL D32-069 (±35.04 ACRES)
SEE DETAIL ON SHEET 3
COUNTY ROAD 462 EAST
N89°56'33"W 1,289.44'
N89°58'19"W 210.00'
N89°58'19"W 1.16'
S89°59'53"E 1,287.32'
1 inch = 60 feet
CFB GLAVIER PARKER GARLEY SURVEYING
CHURCH EXPANSION PROJECT
SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA
BOUNDARY & TOPOGRAPHIC SURVEY FOR ST VINCENT DE PAUL CATHOLIC CHURCH
SHEET 02 OF 03

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED.



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SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	TOPOGRAPHIC DETAIL

CFB SURVEYING

REVISIONS | DATE

CLIENT: ST VINCENT DE PAUL CATHOLIC CHURCH
JOB NO.: SP2024.0004
DRAWING DATE: 05/02/2025
DATE OF SURVEY: 05/01/2025
DRAWN BY: JH/JZH
CHECKED BY: JTM
FIELD BOOK: V25-13, PAGE 56-62

CHURCH EXPANSION PROJECT
SECTION 32,
TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ST VINCENT DE PAUL CATHOLIC CHURCH

SHEET 03 OF 03

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1714 Parcel #G15A132 RZ (6454 C-44A, Wildwood, FL 34785)**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-1714
Ordinance Number	O2025-23
Owner(s)	Back Holla Properties, LLC
Applicant(s)	Tyler Counts
Property Location	Approximately 0.05 miles northeast from the intersection of E SR 44 and C-44A
Parcel(s)	G15A132
Date	5/15/2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1716 (O2025-22).

ANALYSIS: The applicant is proposing a single-family residence.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to RMU-10 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to RMU-10 is consistent with the proposed Future Land Use Map designation of Residential Mixed Use (RMU) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is residential and commercial. The proposed RMU-10 zoning designation will serve as a transition in this area to serve city residents. The applicant has requested the RMU-10 versus the RMU zoning designation so that they are able to accommodate a new single-family structure within a 40-foot-wide lot instead of a 75-foot-wide lot.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The single-family residence is proposed to add a max of 2 school-aged children. The school district advises that capacity is available.
Potable Water & Sewer: Utilities are not available to the subject property. The applicant intends to connect to an onsite well and septic system.
Streets: The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on May 7, 2025.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The subject parcel is located within the City's Joint Planning Area with Sumter County. The proposed rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to build a single-family residence.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The property is expected to have a low traffic impact. The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on May 7, 2025.

(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 per their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M- High Density Residential with Mobile Home (Sumter County)
SOUTH	CL- Light Commercial (Sumter County)
EAST	CL-Light Commercial (Sumter County)
WEST	R6M- High Density Residential with Mobile Home (Sumter 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 must follow requirements established in the City's Land Development Regulations and the Design District Standards.

The Planning & Zoning Board/Special Magistrate recommends approval of Ordinance

O2025-23 by the City Commission, subject to the approval of O2025-22, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-23

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G15A132
Back Holla Properties, LLC
Acres 0.14 +/-

LEGAL DESCRIPTION:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY; FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 100 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 47' EAST 100 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

LESS THE FOLLOWING:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 50 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 27' EAST (NOTE: BEARING SHOULD READ NORTH 37 DEGREES 47' EAST) 50 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT
OF BEGINNING.

This property is to be reclassified from R6M (Sumter County) to RMU-10 (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

N
US Feet
0 90 180 360

#A25-1714

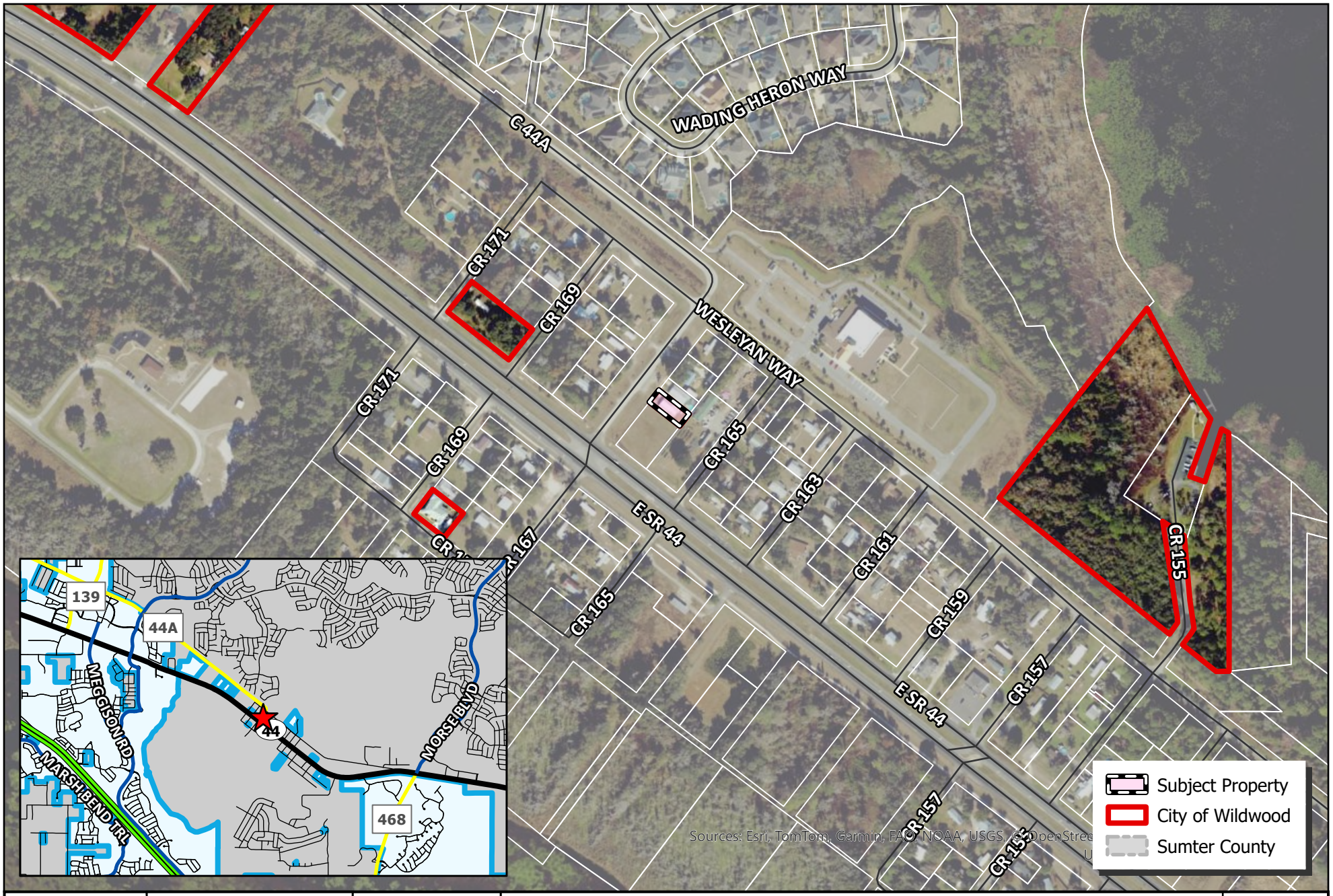
PARCEL #G15A132

PARCEL G15A132

MAP 1A

LOCATION MAP

MAY 2025



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
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www.wildwood-fl.gov

N

0 0.01 0.02 0.03 0.04 0.06
Miles

#A25-1714

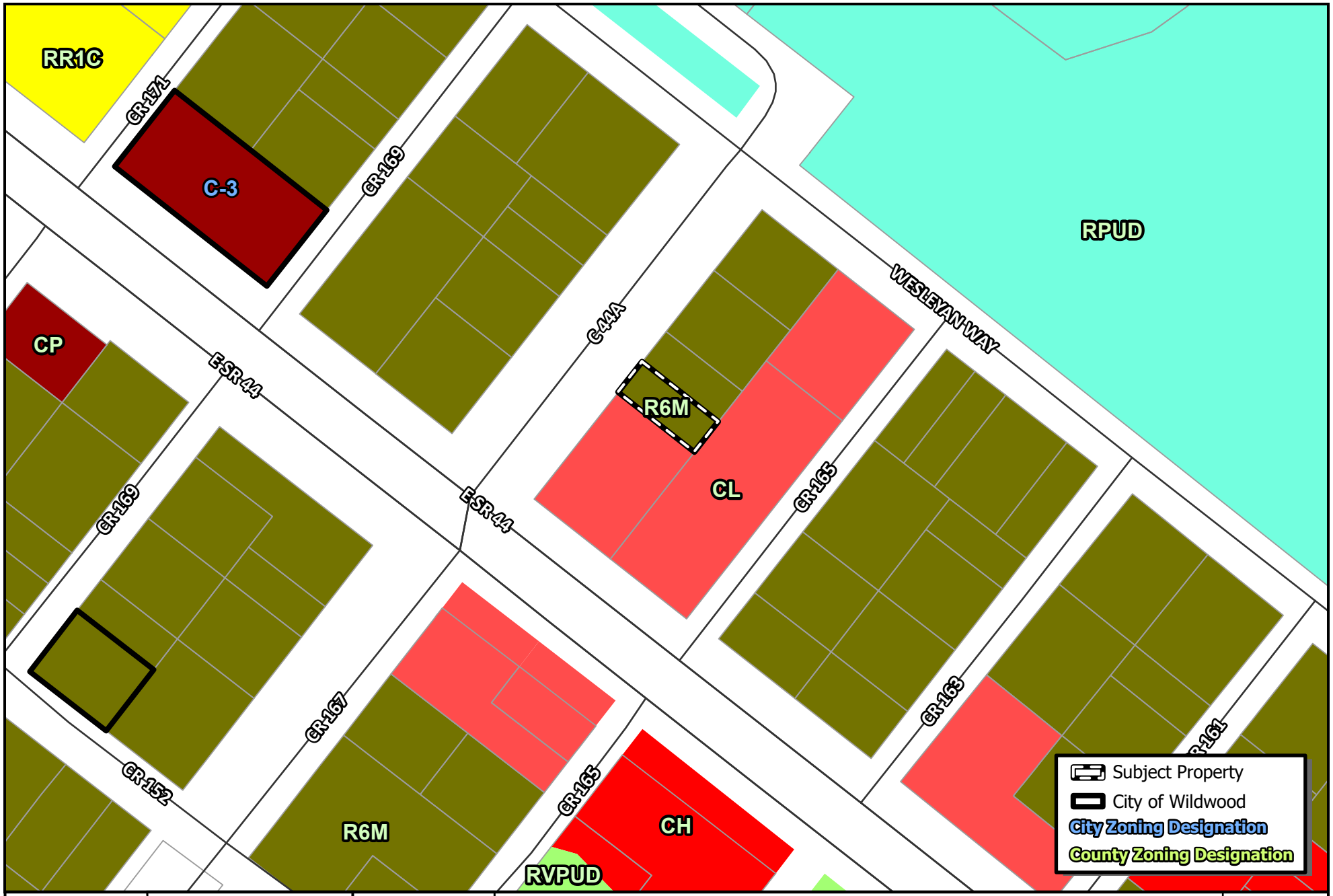
PARCEL #G15A132

PARCEL G15A132

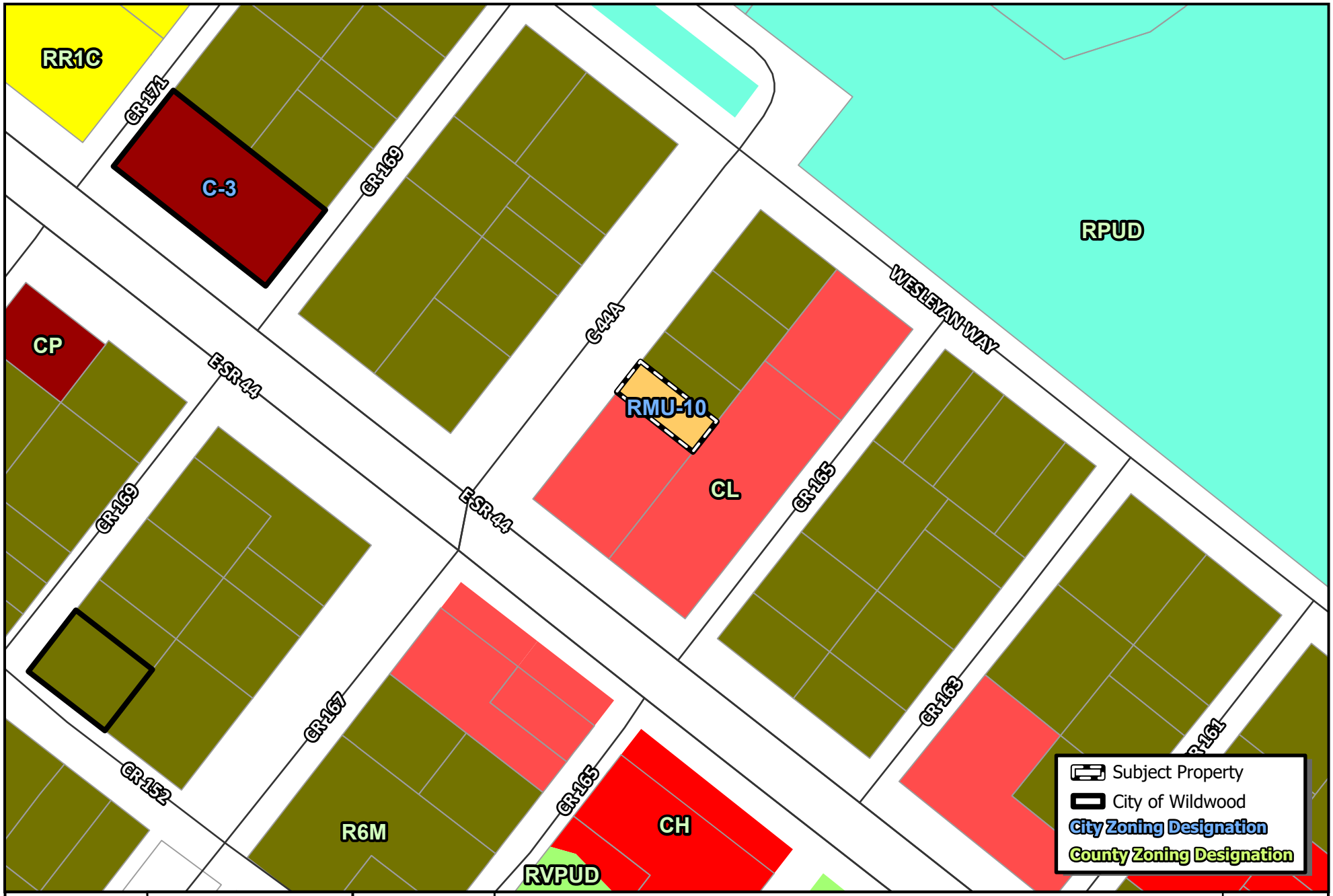
MAP 1B

LOCATION MAP

MAY 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 37.5 75 150	#A25-1714 **PARCEL # G15A132** PARCEL G15A132	**MAP 3A** **EXISTING ZONING** **MAY 2025**



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N
US Feet
0 37.5 75 150

#A25-1714

PARCEL # G15A132

PARCEL G15A132

MAP 3B

PROPOSED ZONING

MAY 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:O2025-23

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, June 3, 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 RMU-10 (City) on 0.14 acres MOL. The subject property is generally located approximately 0.05 miles northeast from the intersection of E SR 44 and C 44A.

Case Number: A25-1714 RZ

Applicant(s): Tyler Counts

Owner(s): Back Holla Properties, LLC

Parcel(s): G15A132

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: June 3,2025

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Text Amendment to the City's Land Development Regulations**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan and amendments to the Florida Statutes.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On May 13, 2024, the City Commission approved amendments to the City's Land Development Regulations (LDRs) that were determined to be necessary to comply with the City's 2050 Comprehensive Plan.

At this time, new amendments to the Land Development Regulations and DSD Fee Schedule are being proposed as a result of new legislation and other housekeeping changes needed for responsible development via Ordinance O2025-21. The amendments should be supported as they help enforce the interpretation, application, and implementation of the provisions of the Code.

With the adoption of Ordinance O2025-21 which includes Exhibit "A" Chapters 2-6 and Exhibit "B" Amended Fee Schedule, former ordinance O2024-24 adopted on May 13, 2024, will be amended.

While all chapters had some form of update incorporated therein, major changes were made to the following chapters:

- *Chapter 1 - General Provisions* - Updates to processes to align the issuance of development orders and building permits, clarify the preliminary improvement plan approval process as per florida statute requirements
- *Chapter 2 - Definitions and Interpretations* - Adding several definitions that will help with the interpretation and application of the Land Development Regulations to its various chapters.
- *Chapter 3 - Zoning* - Updating the Special Exception Use Section (3.9), revising language addressing manufactured homes in the ER and RR zoning district, restricting the size of accessory structures in residential neighborhood, and revamping the Principal Use Matrix table to address density and setbacks.
- *Chapter 4 - Site Regulations* - Adding clarification on applicable requirements for dedication of public infrastructure on residential and non-residential developments and adding closeout procedures
- *Chapter 5* - Subdivision Regulations - Updates any requirements for compliance with the Comprehensive Plan and Florida Statutes for Bond Plats, adding the Lot Line Deviation application provisions, updating from Improvement Plan to Preliminary

Improvement Plan applications, appointing a City Official for the administrative approvals of subdivisions that do not propose public infrastructure for conveyance to the City.

- *Chapter 6* - Technical Standards - Provides more language for clarification on Tree Protection mitigation standards, includes the Heritage Tree Variance process within non-residential zoned-lots, incorporation of Standard Detail Drawings of roadways and multi-modal paths to serve as a requirement for construction.

This is the first reading of Ordinance O2025-21. The ordinance will become effective upon its second and final reading.

Staff recommends approval.

DATED: 7-8-2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-21

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Wildwood (City) has identified several portions of the Land Development Regulations (LDRs) that need to be updated;

WHEREAS, the City most recently updated and amended its LDRs, made effective on May 13, 2024;

WHEREAS, the City wishes to update its LDRs, as amended May 13, 2024, to revise and update its standards;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The amendments to the are shown in the attached "Exhibit A" with strikethrough for deletions and underline for additions.

SECTION 2. CODIFICATION. Codification of this Ordinance in the Code of Ordinances of the City of Wildwood is authorized and directed.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. SEVERABILITY. 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 away effect the validity of the remaining portions of said Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

SECTION 6. 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

Chapter 1 Chapter 1 – General Provisions and Procedures

1.1. Statement of Intent. 1-1
1.2. General Code Provisions. 1-1
1.3. General Development Provisions. 1-2
1.4. Building and Demolition Permits. 1-3
1.5. Development Services Director and Buildings Services Director. 1-4
1.6. Project Review Committee (PRC) 1-4
1.7. Planning and Zoning Board. 1-6
1.8. Board of Adjustment. 1-7
1.9. Annexation. 1-7
1.10. Plat or Lot Vacation and Right-of-Way Abandonment. 1-7
1.11. Appeals. 1-8
1.12. Fees, Charges and Expenses. 1-8
1.13. Quasi-Judicial Proceedings. 1-8
1.14. Project Approval Process. 1-9
1.15. Annexation and Rezoning Review Schedule. 1-10
1.16. Supplemental Regulations. 1-10
1.17. Traffic Impact Studies. 1-11

1.1. Statement of Intent.

(A) The regulations and requirements contained herein have been made in accordance with the City of Wildwood Comprehensive Plan, with reasonable consideration, among other things, to the prevailing land uses, natural and historic resources, growth characteristics, and the character of the respective districts and their peculiar suitability for particular uses, and to encourage the most appropriate use of land throughout the City.

(B) In their interpretation and application, the provisions of this Code shall be the requirements to:

(1) Promote the public health, safety and general welfare;

(2) Protect the character and maintain the stability of residential, commercial, industrial, agricultural, educational, cultural, recreational, historical and environmental areas within the City;

(3) Provide densities needed to accommodate the projected population and to provide non-residential uses at intensities which meet the needs of City residents;

(4) Protect natural and environmentally significant resources;

(5) Provide adequate open spaces and recreation facilities which meet the needs of the residents;

(6) Promote transportation choices to reduce traffic congestion and to improve mobility;

(7) Define the powers and duties of the boards and appointed administrative officers;

(8) Provide adequate public facilities and services, and ensure that new development is served with necessary services and improvements without being a burden on the taxpayers of the City;

(9) Ensure that all future development approvals and permits for both new and existing projects comply with this Code.

(C) It is not intended by this Code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.

1.2. General Code Provisions.

(A) *Effective date.* This Code shall take effect upon adoption by the City Commission.

(B) *Enforcement and Penalties.*

(1) A violation of this chapter shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(2) Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

(3) The Special Magistrate established under Article V. Special Magistrate Code Enforcement Procedure shall use the latest version of the International Property Management Association Code (IPMC) published by the International Code Council as the standard for the maintenance of rental properties within the City of Wildwood.

(C) *Vested rights.* Notwithstanding any provision of this Code to the contrary, in order to be considered vested, a project must have been issued a written development order. Projects which have received approval prior to the effective date may be developed and completed according to the pre-existing requirements; however, the approved development order shall not be substantially amended after the effective date except to conform to the regulations established herein. In cases where a Planned Unit Development approval has expired and has not been granted an extension by the City Commission, the project shall be required to conform to the regulations established herein. Any applicant or developer claiming vested rights must do so on a form provided by the Development Services Department. Failure to claim such vested rights at the time of any application wherein vesting might be an issue shall cause any vested rights which might otherwise be in existence to be waived.

Unlawful alteration. It shall be unlawful for any person to change or amend, by addition or deletion, or to insert or delete pages or portions thereof, or to alter or tamper with any part or portion of this Code in any manner whatsoever, which will cause the law of the City to be misrepresented thereby.

(D) *Amendments.* This Code may be amended provided, however, that no amendments shall become effective until a public hearing has been held. Each proposed amendment shall be submitted to the Development Services Director for review by the Planning and Zoning Board. Amendments are subject to approval by City Commission. Public notice regarding the time, place and date of the hearing shall be published per the Florida Statutes.

(E) *Supplemental documents*. Supplemental documents and manuals to this Code may be amended by City staff from time to time. Such amendments may occur without adhering to section 1.2 (D) above to allow for innovations in construction and land development practices and new technologies provided that the intent of the regulation, restriction or allowance does not contradict the intentions of this Code.

(F) *Saving clause.* If any part or provision of this Code or application thereof to any person or circumstances are adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Code or the application thereof to other persons or circumstances. The City Commission hereby declares that it would have enacted the remainder of this Code even without any such part, provision or application.

(G) *Officers', employees' liability.* No provision of this Code designating the duties of any City officer or employee shall be so construed as to make such officer or employee liable for any fine or penalty for failure to perform such duty.

(H) *Statutory references.* Any statutory references, herein this Code, are the 2010 Florida Statutes, as amended.

1.3. General Development Provisions.

(A) *Conformity with regulations.* Following, and upon adoption of, this Code:

(1) The regulations contained within this Code shall be adhered to be all lands contained within the municipal limits of the City of Wildwood.

(2) No building, structure, or land shall be used or occupied except in conformity with all of the regulations specified by this Code for the districts in which said building, structure, or land is located or is to be located.

(3) No building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations specified by this Code for the district in which it is located.

(4) No building or other structure shall be erected or altered in such a manner as to:

(a) Exceed the permitted density or intensity provisions;

(b) Occupy a greater portion of the lot area than allowed; or

(c) Be contrary to the provisions of this Code.

(5) In all development activities, the applicant is required to take measures to preserve all natural, archeological, and historic features which will add attractiveness and value to the remainder of the property and the City in general. These features include trees, water resources, environmentally significant lands, archeological and historic areas and structures, and similar community assets.

(B) *Permit required.*

(1) No site plan or subdivision shall be approved in writing, no plat shall be recorded, nor shall any building permit, certificate of occupancy, or any other type of written development order or permit be executed, unless the project meets all the requirements of this Code~~,~~ and has been approved in writing in accordance with~~,~~ this Code. Payment of all required fees, costs, or the like shall be a prerequisite to the issuance of a written development order or permit under this Code. Development Orders shall be issued within five (5) business days of City Commission approval, provided that all fees are paid and all conditions are met. The City Commission or any aggrieved person may have recourse to the remedies in

law and equity necessary to ensure compliance with the provisions of this Code. The City shall have the authority to conduct inspections of any project undertaken under this Code.

(2) Subdivisions and site plan review and approval shall be as specified in the individual Chapters of this Code.

(3) A building permit is required as specified in section 1.4 of this Chapter.

(C) *Certificate of occupancy required.*

(1) *Building occupancy.* No new building or addition shall be used or occupied in whole or in part, nor there be any change of occupancy, change in use, or change in nature of a use, until after the Building Services Director or the City designated building official issues an appropriate certificate of occupancy.

(2) *Contents of certificate of occupancy.* A certificate of occupancy shall contain the recognized street address of the subject property and the common name of the property. A certificate of occupancy shall also contain the nature of the occupancy, the number of occupants permitted, and the maximum floor loading when it is limited, if applicable.

(3) *Issuance.* Prior to issuance of a certificate of occupancy, the City shall require copies of all applicable permits from outside agencies such as the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), the Florida Department of Transportation (FDOT) and Sumter County. A certificate of occupancy shall be issued by the Building Services Director or the City designated building official.

(D) *Concurrency review required.* Certain applications may be subject to concurrency reviews pursuant to Chapter 7. A determination will be made as to the environmental, technological and fiscal impacts of the proposal on public services and facilities and the measures necessary to offset any adverse impacts and to promote positive impacts as required by state law. The assessment of positive and negative impacts will use the best available information. The applicant is encouraged, and in some cases required, to provide information that will assist in accurately assessing impacts. The City may require additional analyses as needed.

1.4. Building and Demolition Permits.

(A) *Permit requirements.* No building or other structure shall be erected, moved, added to, structurally altered, demolished or otherwise significantly changed without a building permit which was lawfully issued by the Building Services Director or City designated building official.

(B) *Requirements for issuance of building permits.*

(1) No building shall be erected on a lot or parcel of land subject to regulation of this Code, nor shall any building permit be issued, unless one or more of the following conditions exists:

(a) The lot or parcel is within a subdivision for which a final plat has been approved by the ~~City Commission~~Development Services Director, and the required improvements have been installed and accepted by the City;

(b) The lot or parcel is within a subdivision for which a final plat has been approved by the Development Services Director~~City Commission~~, a surety for construction improvements has been posted to guarantee performance and maintenance, and there is ongoing construction of the required improvements;

~~(b)~~(c) The lot or parcel is within an approved preliminary improvement plat pursuant to F.S. 177.073 that has met all of the requirements of this Code, a performance bond in accordance with section 5.5(D)(13) has been posted, a construction and maintenance agreement has been executed, and an indemnification agreement has been executed.

~~(c)~~(d) The lot or parcel abuts a public street which has been dedicated to the City and accepted by the City Commission, or the street is shown on a legally recorded subdivision plat, or unless a waiver has been obtained by the Development Services Director allowing such construction and the parcel otherwise meets City Codes; or

~~(d)~~(e) A variance has been granted pursuant to the provisions within this Code.

(2) The following requirements must be met prior to issuance of a building, demolition, or renovation permit for building, moving, adding to, structurally altering or otherwise significantly changing any building:

(a) Necessary improvements must be provided and paid for by applicant;

(b) All exaction and impact fees for water, sewer, etc. must be paid and appropriate agreements must be approved. Proof of payment of all applicable County impact fees shall be provided;

(c) Building permits shall be refused if stormwater management site characteristics or other standards are not met; and

(d) Any surety to guarantee performance or other bonds required by law must be posted.

(C) *Application for a building, renovation or demolition permit.* All applications for building, renovation or demolition permits, along with the appropriate fee shall contain plans drawn to scale showing the following:
    (1) Actual dimensions and shape(s) of the lot(s) to be built upon;
    (2) The exact sizes, dimensions, shapes, and locations of buildings already located on the lot;
    (3) The locations, shapes, sizes, and dimensions of the proposed buildings or alterations to be furnished in duplicate at 1/4" = 1-foot scale; and
    (4) Other information which the Building Department deems necessary to determine conformance with, and provide for the enforcement of, this Code, the City Building Code(s) and Florida Statutes.

(D) *Permits from other agencies.* All owners of buildings or structures, both public and private, shall comply with any and all federal, state, and local ordinance, laws regulation, rules or other requirements.

(E) *Asbestos abatement.*
    (1) No person may conduct an asbestos survey, develop an operation maintenance plan, or monitor and evaluate the asbestos abatement unless trained and licensed as an asbestos consultant as required by state law. All contractors or owners applying for demolition or renovation permits of public or private buildings or structures shall comply with all applicable codes and ordinances, to include asbestos regulations as required by F.S. Chapter 469.
    (2) No person may prepare an asbestos abatement specification unless trained and licensed as an asbestos consultant as required by Florida statute.
    (3) No person may conduct asbestos abatement work unless licensed by the Department of Business and Professional Regulation or such other agency as designated by Florida statute as the licensing agency for asbestos contractors.

1.5. Development Services Director and Buildings Services Director.

(A) The manager of the Development Services Department is hereby appointed as the Development Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code.

(B) The duties and responsibilities of the Development Services Director shall include:
    (1) Receiving development applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
    (2) Processing all development applications to ensure compliance with the Code and approval of applications that do not require approval of a review committee or the City Commission. Development Services Director approvals are limited to minor site plans, minor lot splits, and temporary use permits, provided, however that the Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee;
    (3) Issuing those development permits that have been approved by the City Commission, Planning and Zoning Board, or Board of Adjustment;
    (4) Present staff recommendations and act as the liaison between the City Commission and the Planning and Zoning Board;
    (5) Serve as the Project Review Committee Coordinator;
    (6) Interpreting the Land Development Regulations when conflicts or lack of clarity occur; and
    (7) Determining the applicable provision which is applicable when conflicts occur between the LDRs and the Design District Standards.

(C) The manager of the Building Services Department is hereby appointed as the Building Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code. However, the City Commission may designate the powers of the Building Services Director to another building official or department such as the Sumter County Building Department.

(D) The duties and responsibilities of the Building Services Director shall include:
    (1) Receiving permit applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
    (2) Issue building permits and certificates of occupancy;
    (3) Receiving, investigating and processing any complaints submitted regarding violations of this Code;
    (4) Giving notice, in writing, to such violators and the owners of the parcel of land on which the violation occurred, indicating the nature of the violation, stating what action needs to be taken to remedy the violation, and informing the violator of the penalties for continuing to violate the Code;
    (5) Notifying the Board of Adjustment and the City Commission of any violation and providing the members with copies of any pertinent correspondence; and
    (6) Act as the liaison between the Board of Adjustment and the City Commission.

(E) Should the City Commission designate the powers of the Building Services Director to another building official or department, the City Commission may delegate some or all of the responsibilities listed in section 1.5(D) to the Development Services Director.

1.6. Project Review Committee (PRC)

(A) *Purpose.* The purpose of the Project Review Committee (PRC) is to gather information to aid staff in presenting projects, to serve in an advisory capacity to the Planning and Zoning Board regarding certain proposed projects, to approve certain proposed projects, and grant waivers of certain technical requirements of the LDRs subject to the approval authority outlined in subsection 1.6(B), below. Meetings of the PRC are not public hearings but are open to the public and are held for the purpose of reviewing a proposed project's compliance with the technical requirements of the Code and granting relief where appropriate.

(B) *Duties and responsibilities.* The Project Review Committee shall be responsible for reviewing certain applications with respect to their conformance to the rules and regulations as established in this Code. After review, the PRC may determine substantial changes are necessary to meet the regulations of this Code. In such cases the applicant shall resubmit the application to the office of Development Services Director. Upon determination the project is in conformance with this Code, the PRC shall recommend the Planning and Zoning Board hear the project, along with conditions if necessary. Recommendations, conditions and plans will be forwarded to the Planning and Zoning Board. The PRC shall review and make recommendations to the Planning and Zoning Board on the following applications:

(1) Planned developments;
(2) Site plans; and
(3) ~~Improvement~~Preliminary improvement plat~~plan~~s.; and
(4) Final plats.

The PRC shall have the authority to approve minor lot splits, subdivision preliminary plans, and minor site plans in conformance with section 1.14 of this Code.

From time to time, the Project Review Committee (PRC) shall have the authority (but not the obligation) under this section to waive certain technical requirements of the Land Development Regulations (LDRs).

Waivers shall not constitute a revision to the LDRs. The burden shall be on the applicant to provide documentation and substantial support in favor of a waiver request for their project.

Any such waiver shall be made by motion and majority vote of the PRC voting membership and noted in the minutes of the meeting. All waivers shall be put into writing for execution by the PRC Coordinator.

Decisions of the Project Review Committee may be appealed to the Board of Adjustment in accordance with section 1.11 of the LDRs.

(C) *Project Review Committee Coordinator.* The Development Services Director shall be the liaison between the PRC and the Planning and Zoning Board and shall act as the Project Review Committee Coordinator. The PRC Coordinator shall have the following duties:

(1) Receive all applicable applications and review each application for sufficiency;
(2) Process all applicable applications to ensure compliance with this Code. The application shall be forwarded to the appropriate members of the PRC for their review;
(3) Record and make available to the public meeting minutes of the PRC;
(4) Present the recommendations of the PRC to the Planning and Zoning Board; and
(5) Approve, approve with conditions, or deny final plats, minor lot splits, ~~subdivision preliminary plans~~, and minor site plans.

Decisions of the Project Review Committee Coordinator may be appealed to the Board of Adjustment in accordance with section 1.11.

(D) *Membership.*

(1) *Voting Members.* Voting members review, comment, recommend, and vote. The following positions comprise the voting membership of the PRC:

(a) City Manager;
(b) Development Services Director – PRC Coordinator;
(c) Police Chief;
(d) Public Works Director; and
(e) Public Works Assistant Director Utilities.

For purposes of this section, the position of a voting member shall be interpreted to include any individual filling the position on an interim basis or based on an equivalent position/title established by a revised organizational chart adopted by the City Commission.

(2) *Advisory Members.* Advisory members may provide input and recommendations but do not vote. Attendance of advisory members at PRC meetings is on an as-needed basis as determined by the PRC Coordinator. The following positions and entities comprise the advisory membership of the PRC:
   (a) City consulting engineer;
   (b) City Attorney;
   (c) Building Services Director;
   (d) Sumter County Fire Chief / Villages Public Safety;
   (e) Representative of the applicable utility providers (electric, gas, etc.);
   (f) Representative from Sumter County; and
   (g) Representative from the Sumter County School Board.

(3) *Other members.* The PRC Coordinator may request the attendance of other entities to represent areas of expertise and concern not represented by voting or advisory members. This may include, but not be limited do, the following:
   (a) Lake-Sumter Metropolitan Planning Organization (LSMPO);
   (b) Southwest Florida Water Management District (SWFWMD);
   (c) Florida Department of Transportation (FDOT); and
   (d) Florida Department of Environmental Protection (FDEP).

(4) The PRC shall meet at least once a month provided the need is present to hold such meetings. An attempt should be made to have those persons present who have expertise necessary to determine issues concerning the project.

(5) *Quorum.* A quorum of the PRC shall consist of three (3) voting members.

(6) Members of the PRC are required provide review comments in writing to the Project Review Committee Coordinator five days in advance of the meeting.

1.7. Planning and Zoning Board.

(A) *Establishment.* A Planning and Zoning Board is hereby established for the City of Wildwood. The Planning and Zoning Board shall be appointed by the City Commission. No member of the Planning and Zoning Board shall be a paid or elected official or an employee of the City of Wildwood.

(B) *Duties.* The Planning and Zoning Board shall be responsible for the following duties and responsibilities:

(1) Hear and make recommendations to the City Commission on site plans and, preliminary improvement platns, and final plats in accordance with the standards and procedures required by this Code;

(2) Hear and make recommendations to the City Commission on all proposed zoning amendments and conditional use permits;

(3) Make the final determination on requests for variances and special exceptions; and

(4) The City Commission may, by resolution, designate members of the Planning and Zoning Board to perform the functions of the Board of Adjustment. If the City Commission so elects, the term of office of the member of the Planning and Zoning Board shall run concurrently with said member's term of office on the Board of Adjustment.

(C) *Local Planning Agency.* In addition to its other duties listed above, the Planning and Zoning Board shall serve as the Local Planning Agency for comprehensive planning and other land use issues as required by Florida statute.

(D) *Comprehensive plan amendments.* The Local Planning Agency shall review all proposed comprehensive plan amendments and make recommendations to the City Commission based on the following being presented at the hearing:

(1) Justification of the proposed amendment has been adequately presented;

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

(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.

(E) *Special Magistrate*. In lieu of a Planning and Zoning Board, the duties of the Planning and Zoning Board may be conferred by the City Commission to a Special Magistrate.

1.8. Board of Adjustment.

(A) *Establishment and purpose.* A Board of Adjustment is hereby established for the City of Wildwood for the purpose of acting as a board to review and decide appeals and Code Enforcement cases. This Board shall be appointed by the City Commission. The Board shall be appointed for three (3) years.

(B) *Powers and duties.* The Board of Adjustment shall have the following duties and responsibilities:

(1) To hear and decide appeals in cases where it is alleged that there is an error in any order, requirement, decision, or determination made by an authorized City official while enforcing the City development codes and standards. Appeals shall be made in accordance with the provisions of this Code. The Board may modify, affirm, or reverse the official's action; and

(2) To hear and take action on Code Enforcement cases.

(C) *Hearing schedule*. Board of Adjustment hearings will be held as needed.

(D) *Special Magistrate*. In lieu of a Board of Adjustment, the duties of the Board of Adjustment may be conferred by the City Commission to a Special Magistrate.

1.9. Annexation.

(A) *Purpose and intent*. The intent of this section is to provide for proper procedures to be adhered to for property owners desiring to be incorporated into the jurisdictional limits of the City of Wildwood.

(B) *Application procedure*. Petitioners seeking to be annexed shall submit an application to the office of the Development Services Director. The Development Services Director shall review the application and make a recommendation to the City Commission in the form of a staff report.

(C) *Voluntary Annexation.* The City shall follow the procedures for voluntary annexations set forth by Chapter 171 Florida Statutes.

(D) *Involuntary annexation*. Should the City determine to initiate the annexation of a parcel of land that is contiguous and compact without a submitted application from the property owner, the City shall follow the procedures set forth by Chapter 171 Florida Statutes.

1.10. Plat or Lot Vacation and Right-of-Way Abandonment.

(A) *Purpose and intent.* The intent of this section is to provide formal procedures for proper abandonment of land dedicated to the public or recorded as official plats in the public records of Sumter County.

(B) *Application procedure.*

(1) The appropriate application shall be submitted to the office of the Development Services Director. Petitions shall be accepted only if required information has been submitted and appropriate fees paid. In the case of a right-of-way abandonment, each adjoining property owner must submit a petition and fee, unless the abandonment is initiated by the City. Should any adjoining property owner not agree with the abandonment request, the other petitioners may still request it from the City Commission, which has sole authority to decide on abandonment. If the request is for the vacating of a plat or lot, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company that the property is owned fee simple by the person(s) making application and certificates showing that all state and local taxes have been paid must be submitted.

(2) The Development Services Director shall review the application to verify the request is within the City's jurisdiction as outlined in applicable state law or interlocal agreements and schedule it for consideration by the City Commission.

(3) Public notice shall be given prior to the hearing and the immediate adjoining property owners as shown on the latest Sumter County tax roll shall be given notice by mail. Public notice shall also be placed in the legal section of the local newspaper as required in F.S. § 177.101(4).

(a) The City Commission will conduct a public hearing on the request to determine the advisability of said vacation or abandonment. If approved, the Commission shall adopt a resolution stating such approval.

(b) The City shall file the resolution with the Clerk of the Court in Sumter County for recording in the Official Records of Sumter County. The proof of publication of public notice shall also be recorded. A certified copy of said resolution shall be forwarded to the Sumter County Board of County Commissioners as required by F.S. § 177.101.

1.11. Appeals.

(A) Any decision of the Development Services Director, Building Services Director, a Building Inspector, a Code Inspector, or the Project Review Committee may be appealed to the Board of Adjustment within 30 days of the date of the decision.

(B) Any person, department, board, or bureau of the City, City taxpayer, business, or other body or individual aggrieved by any decision of the Board of Adjustment, Planning and Zoning Board, or City Commission, which was made pursuant to this Code, may seek review and relief from a court of record in the manner provided by the laws of the State of Florida and the United States government. Such an appeal must set forth that the subject decision of the board or Commission (whichever is applicable) is illegal, in whole or in part, specify the grounds of the illegality, and be filed in the appropriate court within 30 days after the board's or Commission's decision which is being appealed.

1.12. Fees, Charges and Expenses.

The City Commission shall establish a fee schedule, charges and expenses and a collection procedure for development applications, appeals, variances, conditional uses, special exceptions, and other permits and matters pertaining to these Land Development Regulations. This fee schedule, charges, and expenses shall be included as an Appendix of this Code and posted in the offices of the Development Services Director and Building Services Director. The schedule may be altered or amended, only by resolution of the City Commission. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal. All fees and charges are non-refundable, and such statement shall be placed on any and all applicants for action submitted to the City.

1.13. Quasi-Judicial Proceedings.

(A) The following rules for conduct shall be utilized for all quasi-judicial proceedings within the City of Wildwood:

(1) Oral and written communications between staff and members of the public shall be permitted and encouraged.

(2) The following standards shall apply:

(a) All oral and written communications concerning the case, between Board members on the one hand, and the applicant or the public on the other hand, are prohibited by Florida law, unless made at the hearing on the case.

(b) The staff report on the case shall be sent to the Board members and be available to the general public at least five (5) days prior to the hearing on the case.

(c) Workshop meetings at which staff and the board discuss quasi-judicial cases shall be prohibited.

(d) All oral or written communications between staff and the Board members, other than the written staff report, are prohibited. Attorneys for the Board may render legal opinions when requested by the Board members but shall not engage in factual determinations or advocate one party's position over another, except to the extent necessary to respond fully to a purely legal question.

(e) All written communications received by Board members concerning a pending case shall be immediately turned over to staff and should not be read further once identified as pertaining to a pending case. All such communications shall be included in the file maintained by staff and available for public inspection but shall not be included in the staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case

shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, and they shall be received by the board as evidence, subject to any objections interposed by participants in the hearing.

(f) All decisions by the Board shall be based on the evidence actually presented to the board at the hearing on the case, which shall include the staff report, testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Board, and hearsay should be avoided whenever possible.

(g) All testimony shall be taken under oath or affirmation. Each witness may be cross examined after testifying by the applicant, staff, or other interested parties. Board members may interpose questions at any time during the examination or cross-examination of the witness. At the conclusion of all testimony and legal argument, the case is closed to the public and discussion is reserved to the board.

(h) Any motion upon which the Board votes in deciding the case shall contain specific findings of fact and conclusions of law indicating the factual and legal basis for the motion. These findings of fact and conclusions of law shall thereafter be incorporated into a written document stating the decision of the board on the case.

(i) All evidence admitted at the hearing, and the original document setting forth the decision of the board, shall be maintained in a separate file constituting the record of the case. Upon approval thereof by the Board, the minutes of that portion of the meeting concerning the case shall be placed in the record. The record shall be kept in the custody of the clerk of the board at all times during the pendency of the case, and where there are multiple hearings on a single case, custody of the record should not be given to any board member, party or member of the public, until the case is fully concluded, except that any member of the public may examine the file in the office of the clerk at all reasonable times. Board members should not view the record until their particular board has issued a final decision on the case. Any member of the public may receive copies of the file upon payment of the appropriate fee.

(j) These rules shall apply to all quasi-judicial proceedings.

1.14. Project Approval Process.

(A) *Pre-application conference*. Pre-application conferences with City staff may be required. However, instances in which pre-application conferences are not required, they are strongly recommended to familiarize applicants with the development process and this Code. Any applicant seeking a pre-application conference shall notify the office of the Development Services Director.

(B) *General approval process*. The general approval processes for various types of project approvals are as follows:

(1) Annexation (Chapter 1):
- (a) City Commission (First Reading); and
- (b) City Commission (Public Hearing)

(2) Comprehensive Plan Amendment (CPA) (Chapter 1):
- (a) Local Planning Agency (Planning & Zoning Board);
- (b) City Commission (Transmittal Hearing for Large Scale, First Reading for Small Scale);
- (c) State agency review (30 Days Required for the State to Review); and
- (d) City Commission (Adoption Hearing).

(3) Rezoning (Chapter 3):
- (a) Project Review Committee;
- (b) Planning & Zoning Board;
- (c) City Commission (First Reading); and
- (d) City Commission (Adoption Hearing).

(4) Conditional Use permit (Chapter 3):
- (a) Project Review Committee;
- (b) Planning & Zoning Board; and
- (c) City Commission.

(5) Temporary Use Permit (Chapter 3)
- (a) Development Services Director.

(6) Variance or special exception use (Chapter 3):

(a) Planning & Zoning Board.

(7) Site Plans (Chapter 4):

(a) Project Review Committee (Minor Site Plans may only require PRC);

(b) Planning and Zoning Board; and

(c) City Commission.

(8) Minor Site Plan (Chapter 4):

(a) Project Review Committee (at the discretion of the Development Services Director).

~~(9)~~ Subdivisions (Chapter 5):

~~(a) Preliminary Plan (may be combined with (b) Improvement Plan at applicant's risk):~~

~~(i)~~(9) ~~Project Review Committee.~~

(a~~b~~) ~~Improvement~~Preliminary improvement Plat~~lan~~ (with or without proposal for homes to receive building permits prior to plat recording):

(i) Project Review Committee;

(ii) Planning & Zoning Board; and

(iii) City Commission.

(b~~c~~) Final Plat:

(i) Project Review Committee; and

(ii) Development Services Director~~Planning & Zoning Board; and~~

~~(ii) City Commission~~.

(c~~d~~) Re-Plat:

(i) Project Review Committee; and

(ii) ~~City Commission~~Development Services Director.

(d~~e~~) Minor Lot Split/Lot Line Deviation:

(i) Project Review Committee.

(10) Planned Development (Chapter 8):

(a) Project Review Committee;

(b) Planning & Zoning Board;

(c) City Commission (First Reading);

(d.) City Commission (Adoption Hearing).

(C) *Chapter 163 Agreement*. Projects which are subject to an executed Chapter 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may only require Project Review Committee review and approval, unless otherwise required by law or statute.

1.15. Application Review.

The Development Services Department shall review all applications for sufficiency and will schedule applications for public hearings as appropriate based on the type of application and the requirements of Section 1.14. Applications requiring the approval of the Development Services Director shall be processed and reviewed in accordance with the regulations in this Code.

1.16. Supplemental Regulations.

(A) In addition to the requirements in this Code, all development shall meet all applicable requirements of other regulatory agencies and of other City ordinances.

(B) *Water, sewer and reuse services.* The developer shall be required to connect to the City of Wildwood water, sewer and reuse system, when deemed available by the City Manager. All such lines shall be of the size and other specifications as required by the City.

(C) *Closeout procedures.*

(1) Prior to the acceptance of any privately or publicly maintained improvements, a registered professional engineer must certify in writing that the improvements were completed in accordance with the approved Preliminary Improvement Plat~~n~~s and construction specifications. The City will provide the required forms and closeout checklists through the PRC Coordinator.

(2) The developer shall submit the required engineer's certification and all items on the closeout checklist prior to acceptance of the improvements by the City. The City's representative will, at the City's option,

perform a site inspection, review all record survey drawings and test reports, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the closeout documents, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied the City will accept the constructed improvements.

(3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any warranty period required by the City.

1.17. Traffic Impact Statement/Analysis.

(A) *Introduction and purpose*. A traffic impact statement/analysis is an important tool in the overall development planning process. It provides information which allows the City to evaluate the impact of a development, with respect to the need for roadway/intersection capacity, operational and safety improvements. It also helps establish mitigation measures for the impacts of a proposed development.

(B) *Traffic impact statement/analysis required*. The City of Wildwood eliminated transportation concurrency as a requirement for development approval, in accordance with Chapter 163.3180(1) F.S. However, the City recognizes the need to evaluate the impacts of proposed development to be able to demonstrate that the levels of service adopted can be reasonably met as required by the law. Accordingly, the City has chosen to continue to require a traffic impact statement or analysis as part of the development application process. The document must be prepared by a certified planner, licensed engineer or a qualified individual who has demonstrable knowledge and experience in transportation planning and engineering. A traffic impact analysis (TIA) shall be required for comprehensive plan amendment applications, rezoning applications, planned development applications, site plan applications and preliminary improvement plat~~n~~ applications. A traffic impact statement may be allowed under certain limited circumstances, but in no event shall be allowed in lieu of a required traffic impact analysis.

(C) *Levels*. The level of analysis is determined by the application. The traffic impact statement is a one-page statement that shows details of the trip generation analysis. The traffic impact analysis is a full study that follows the requirements of the *Sumter County Traffic Impact Analysis Guidelines*.

Chapter 2 – Definitions and Interpretations

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2.1. Interpretations.

(A) The terminology and words within this Code shall be interpreted as follows:
  (1) The singular includes the plural and vice versa.
  (2) The masculine includes the feminine and neuter and vice versa.
  (3) The present tense includes the future.
  (4) The word "shall" is mandatory and the word "may" is permissive.
  (5) The word "person" includes an individual, child, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, and all other groups or combinations.
  (6) The word "writing" includes handwriting, printing, word processed and all other methods and means of forming letters and characters upon paper.
  (7) The word "land" includes the words water, marsh, swamp, gross land area, and gross acre of land.
  (8) All words defined in this Code shall carry their customary meaning as found in Merriam-Webster's latest published edition unabridged dictionary. In the event a word is unavailable or meanings are not acceptable in Merriam-Webster's latest published edition, the definitions of other widely—accepted dictionaries can be applied at the discretion of the Development Services Director or City Attorney.

(B) Unless otherwise specified at the outset of a Chapter, the definitions listed in section 2.2 shall apply within this Code.

(C) Any abbreviations or acronyms used within this Code are identified after the definition in parenthesis after the term below.

2.2. Definitions.

Abandoned sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (1) the sign displays advertising for a product or service which is no longer available, (2) the sign displays advertising for a business which is no longer registered, or (3) the sign is blank. An abandoned sign includes a sign on which is advertised a business that no longer has a certificate of occupancy or that is no longer doing business on the parcel where the sign is located. An abandoned sign includes a sign for a purpose for which the purpose has lapsed.

Abandonment: means a building or land use which has an intentional or absolute relinquishment and cessation of use for a period of six (6) months or more. Evidence of abandonment shall include, but not be limited to, removal of business signage; lack of access to a business by customers; or termination of utilities or garbage collection.

Accessory structure or use: means a structure or use that is located on the same parcel of property as the principal structure or use and the use of which is incidental to the use of the principal structure . Accessory structures, with the exception of family cottages, may not be used for human habitation. Examples of accessory structures include, but are not limited to, detached garages, carports, or storage sheds.

Administrator: means the City Manager or his designee.

Addition (to an existing building): means any walled and/or roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and/or roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

Adjacent grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Adjacent grade, lowest: means the lowest natural elevation of the ground surface, prior to the start of construction, next to the proposed wall of a structure.

Adult congregate care facility: see "assisted living facility."

Adult day care: means any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing adults over 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

A-frame sign: means a temporary, portable sign not attached to the ground, with two (2) or more faces each joined at the top along the straight-line edge, so as to allow the sign to stand in an upright position.

Age Restricted Development: means a community/development project where the land is planned and developed to provide a community for persons 55 years or older and Community Support Districts. Community Support Districts are distinct mixed-use areas with non-age restricted dwelling units within close proximity to age restricted dwelling units.

Alley: means a private or public paved passageway between buildings or a passageway permitting access from a street to a garage or storage area or from a street to multiple lots.

Alteration of building: means any change in the supporting members of a building (such as load bearing walls, beams, columns and girders), any addition to a building or any change in a building resulting from the movement of the building from one location to another.

Alternative support structure: means any manmade structure, except towers, including but not limited to buildings, power poles, light poles, clock towers, bell towers, steeples, water towers and the like, which allow for the attachment of antennas.

Amenity: means a feature which lends a "sense of place" in either a development or existing neighborhood. Amenities may include, but are not limited to, parks, playgrounds, community buildings, pedestrian plazas or courtyards, community gardens, nature trail systems, multi-modal paved paths, or water features.

Animated sign: means a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays, such as an LED (light emitting diode) screen or any other type of video display.

Antenna: means a device for radiating or receiving radio waves, including but not limited to all antennas integrated and used as a single unit, such as an antenna array.

Apartment or condominium building (ACB): means a structure or group of structures containing multiple dwelling units, and which any architectural feature integral to its design is connected with at least one (1) or more adjacent similar dwelling units.

Appeal: means a request for a review of any decision or of the interpretation of any provision of these Regulations.

Applicant: means a person who has submitted an application to the City.

Archaeological site: means a property or location within the City which has yielded or may yield information on the City's history or pre-history. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

Architect: means an architect licensed to do business by the State of Florida.

Area of shallow flooding: means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: means the land in the floodplain within the City subject to a one-percent (1%) or greater chance of flooding in any given year. This term is synonymous with the phrase "special flood hazard area."

Arterial street: means a street or roadway which is used primarily for fast or heavy volume traffic.

As-built plans: means the final plans amended to include all locations, dimensions, elevations, capacities, capabilities and materials, as actually constructed and installed, as certified by a surveyor.

Assessed value: means the dollar value of an asset assigned by the Sumter County Property Appraiser for the purposes of taxation.

Assisted living facility (ALF): means a facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, bathing, or dressing. Units do not contain private kitchens, and meals are provided from a common dining area. Staff is on duty 24 hours per day. This definition does not include skilled nursing/nursing homes, convalescent centers, community residential homes, rehabilitation facilities, or independent living facilities.

Attached sign: means any sign attached to, on, or supported by any part of a building (e.g., walls, awning, windows, or canopy), which encloses or covers useable space.

Average finished grad: means the lower of (a) the lowest elevation where the base of the sign meets ground level; or (b) the top of the curb of the nearest public street adjoining the property upon which the sign is erected, or (c) the grade of the land at the principal entrance to the lot on which the sign is located.

Awning: means any secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminum, iron or steel, or wood.

Awning sign or *canopy sign:* means any sign that is a part of or printed, stamped, stitched or otherwise applied onto a protective awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Bandit sign: means the same as a snipe sign. See "*Snipe sign"*.

Banner: means a temporary sign made of wind and weather resistant cloth or other lightweight material, intended to hang either with or without frames or in some other manner as not to be wind activated, and possessing characters, letters, illustrations, or ornamentations applied to paper, plastic or fabric of any kind. Flags shall not be considered banners for the purpose of this definition.

Base flood: means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood").

Base flood elevation (BFE): means the water-surface elevation associated with the base flood.

Basement: means any portion of a building having its floor sub-grade (below ground level) on all sides.

Beacon sign: means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar governmental agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure. This definition shall exclude temporary holiday lights.

Bed and breakfast: means a residential structure with no more than six (6) sleeping rooms contained within and accessed from within the primary structure, which has been constructed or modified to serve as a short-term public lodging establishment. A bed and breakfast provides personalized accommodations and meal services to guests only.

Big box: means a retail store in which the building footprint exceeds 50,000 square feet on a single story.

Billboard: means an off-site commercial sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Block: means a piece or parcel of land which is usually surrounded by streets or possibly easements.

Block perimeter: means the distance in feet around a block. Block perimeters are measured by the amount (in feet) of parcel frontage on a street or easement.

Board of Adjustment: The City of Wildwood Board of Adjustment as provided for within this Code. The Planning and Zoning Board/Special Magistrate have been designated by the City Commission to serve the function of the Board of Adjustment.

Buffer: means a natural or landscaped area which acts as a separation area between two or more land uses, parcels, buildings, stormwater management areas or paved areas. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Required buffers must be maintained.

Building: means any structure having a roof supported by columns or walls that is used or intended to be used for the enclosure, housing or shelter of animals, persons or property (see structure).

Building, alteration of: see "alteration of building."

Building, front line of: see "front line of building."

Building height: means the vertical distance from the mean elevation of the finished grade of a building to the highest point of the roof surface. Building height shall be stated in feet.

Building Inspector: means the Official designated by the Wildwood City Commission responsible for enforcing the City building Code.

Building line: means the line representing the minimum distance from a property line required as a setback from a building or structure.

Building line, front: means the line perpendicular to the side lot lines representing the minimum setback distance required from the front property line to a building or structure.

Building, main or principal: see "main or principal building."

Building permit: means a formal notice of authorization required to be obtained from the City of Wildwood before any new construction or major alteration or expansion of existing structures is allowed.

Building separation: means the distance maintained between two principal buildings on a particular site.

Building Services Director: means the manager of the building services department, the City building official, or the designated City building official by the City Commission.

Building setback: see "Setback, building" .

Building setback line: means a line which represents the required building setback for a given building on a given lot in a given zoning district.

Building site: means a parcel of land upon which a building or structure has been, or is intended to be, constructed.

Business or technology park: means a parcel, multiple parcel site, or area of land specifically designated and landscaped to accommodate business offices, warehouses and light industrial uses where only non-hazardous storage of materials is permitted. Light industrial uses can include but are not limited to printing, commercial laundry, film processing, building maintenance shops, limited metal work, millwork, and cabinetry work.

Bypass lane: Also referred to as pass-through lane, means a lane allowing motor vehicle traffic to enter and exit the site without using the drive-through lane. Bypass lanes are required in drive-through establishments and shall have a minimum width of then (10) feet and shall be striped or marked.

Cabinet sign: means a sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

Canopy: means an overhead roof or structure that is able to provide shade or shelter.

Canopy tree: means a tree species having an average mature height of at least 40 feet (Referred to as Large Trees in Table 6-13).

Cemetery: means an area or parcel of ground set aside for, and/or used for, burial of tombs or graves.

Center line: means an imaginary or real line which represents the middle of a street, road, highway or alley and is parallel to the edges of said street, road, highway or alley.

Changeable copy sign: means a sign with the capability of content change by means of manual or remote input, including the following types:

(1) Manually activated. Changeable sign whose message copy can be changed manually on a display surface.

(2) Electronically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices or may be from an external light source designed to reflect off of the changeable component display. See also "*Electronic message sign"*; "*LED display sign"*; and "*Animated sign"*.

Child care facilities: means any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing children under 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

City: means the City of Wildwood, Florida.

City Commission: means the governing body of the City of Wildwood officially known as the Wildwood City Commission, including the mayor and other Commission members.

Clinic: means a health facility or portion of a health facility where patients are not lodged overnight but are examined and/or treated by licensed dentists, physicians and/or other health care personnel.

Club, private: see "private club."

Code: means the City of Wildwood Land Development Regulations (LDRs).

Code of Ordinances: means the Code of Ordinances of the City Wildwood, Florida.

Collector street: means a street which carries traffic from local streets to the arterial streets in residential and business areas. Such streets serve as linkages between land access and mobility. Traffic volumes and speeds are usually moderate.

Commercial message: means any sign wording, copy, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, commodity, service, sale, sales event, activity, entertainment or other commercial activity.

Commission, City: see "City Commission."

Communications tower: means a structure, greater than thirty-five feet (35') in height (including any antennas attached thereto), which supports one (1) or more antennas. Amateur radio operators' antennas as licensed for that purpose by the Federal Communications Commission, as well as microcell structure, shall not be included in this definition.

Community residential home: means a dwelling unit licensed by the State to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for either 6 or fewer or 7 or more unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. Community residential home of six or fewer residents meeting state requirements shall be considered a valid residential use for zoning purposes.

Comprehensive plan: means the City of Wildwood Comprehensive Plan adopted by the City Commission and amendments thereto in compliance with the requirements of Florida statute.

Concurrency: means a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impact of development.

Condominium: means a form of ownership of real property created pursuant to Chapter 718 Florida Statutes (F.S.), which is comprised entirely of units that may be owned by one or more persons, and in which there are, appurtenant to each unit, an undivided share in common elements.

Conforming lot: means any lawful lot which complies with the provisions of this Code and other applicable City ordinances.

Conservation easement: means a right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition, retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses; and which prohibits or limits the activities as described in Florida statute.

Construction: I means the building, assembling, expansion, modification, or alteration of the existing contours of the site, the erection of buildings or other structures, or any part thereof, or land clearing.

Construction, start of: means the placing of construction materials in permanent position and fastened in a permanent manner, except that when demolition, excavation, or removal of an existing structure has been substantially begun preparatory to new construction, such excavation, demolition, or removal shall be deemed to be the start of construction provided that work shall be continuously carried on until the completion of the new construction involved. Start of construction shall include only work begun under a valid development permit. The phrase start of construction shall include the term erected.

Convenience store: means a small one-story retail store that is designed and stocked to sell primarily food, beverages, gasoline and other personal and household supplies.

Copy: means the linguistic or graphic content of a sign.

Corner lot: means a lot or parcel of land which is located at the intersection of, and abutting on, at least two (2) streets.

County: means Sumter County, Florida.

Cultural facility: means a building or structure that is used for programs or activities involving arts or other endeavors that encourage the refinement or development of the mind.

Cul-de-sac: means a local, dead-end street which has a turn-around at the closed end and is used primarily for access to the abutting properties.

Day care: see "adult day care" and "child care facilities."

Datum*:* see Vertical datum.

Density: means the maximum amount of dwelling units allowed on a project site. This relationship is identified on a unit per gross developable acre basis.

Developable land: means all lands not designated as Conservation on the Future Land Use Map of the Comprehensive Plan.

Developer: means any person who engages in or proposes to engage in development either as the owner or as the agent of an owner of property.

Development: means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials and other equipment.

Development of Regional Impact (DRI): means a large development which meets the criteria set forth in Florida statute.

Development order: means any written order or~~,~~ permit ~~or other official action~~ of the City granting, or granting with conditions, an application for development. A development order shall be considered as being rendered upon the signature of the Development Services Director.

Diameter at breast height (DBH): means the diameter of a tree measured at four and one-half feet (4 ½') above grade.

Disabled person: means any person who, due to physical or severe mental disabilities, has difficulty in obtaining access to a building.

Discontinued sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer, and the intent of the owner of the sign shall not be a consideration in whether or not the sign is a discontinued sign. The following conditions shall be conclusively considered as the failure to operate or maintain a sign: (1) a sign displays advertising for a product or service which is no longer available, or (2) a sign displays advertising for a business which is no longer registered, or (3) the sign is blank. A discontinued sign includes a sign advertising a business that no longer has a certificate of occupancy or that no longer does business at the location at which the sign is located.

District: means a territorial division of the City for which the zoning regulations administered by the City (as established by this Code) governing the use of buildings and land.

Ditch: An artificial waterway for irrigation or stormwater conveyance.

Donation trailer: means semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.

Double-faced sign: means a sign which has two display surfaces backed against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction, every point on which face being either in contact with the other face or in contact with the same background.

Double frontage lot: means an interior lot having frontage or more than one street or a corner lot having frontage on more than two streets. Upon development of the lot, the front lot line shall be defined as the lot line the lot's driveway faces. In the event a driveway or driveways connect to multiple streets, the front line shall be the street which the front façade of the house faces.

Drainage facility: means any component of the stormwater management system.

Drive-through establishment: means any business establishment which engages in the retail sale of products through a drive-through window or other device to motorists in their vehicles. Please refer to the City's Design District Standards for Drive-Through Establishments regulations.

Drive-through lane sign: means a sign oriented to vehicles utilizing a drive-through lane at an establishment which allows a customer to view a menu from which they may order. All drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five (5) stacking spaces per drive-through lane shall be required.

Drought tolerant: means various plant species that survive on natural rainfall without the need for supplemental irrigation after establishment.

Duplex: means a structure or group of structures containing two (2) dwelling units and which any architectural feature integral to its design is connected with both units. A duplex is considered to be a single-family attached home.

Dwelling: means any building, or portion thereof, which is designed to be used, or is actually used, as living quarters for one or more persons, families, or households. Such a building must be supported by, at a minimum, walls which are complete from the bottom floor to roof.

Dwelling, group: see "community residential~~group~~ home."

Dwelling, single family detached: see "single family detached dwelling."

Dwelling, single family attached: see "single family attached dwelling."

Dwelling, mobile home: see "mobile home."

Dwelling, apartment or condominium: See "apartment/condominium building."

Dwelling unit: means a room or group of rooms which is equipped for independent housekeeping and is occupied, or is intended to be occupied, by not more than one person, household or family.

Easement: means a grant by the property owner to the public, a corporation, person or other legal entity, of the use of a specific portion of land for a specific purpose.

Electronic Game Equipment: means any electronic or mechanical device provided by or on behalf of the operator that is used or adapted for use to conduct game play or to reveal the results of a drawing by chance conducted in connection with the sale of a consumer product or service, sweepstakes, or game promotions that display results by simulating a game or games ordinarily played on a slot machine or associated with gambling. For any server based or internet based electronic game, each player station shall be deemed a separate electronic game equipment device.

Electronic message sign: means an electronically activated changeable copy sign whose variable message capability can be electronically programmed.

Elevated building: means a non-basement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.

Enclosed use: means a use which is located entirely within a structure.

Encroachment (floodplain): means the advancement or infringement of uses, plant growth, fill, excavations, buildings, permanent structures, or development into a floodplain and/or floodway which may impede or alter the flow capacity of a floodplain and/or floodway.

Endangered and threatened species: means flora and fauna as identified by the United States Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; and fauna identified by the state game and fresh water fish Commission in section 39-27.003-004, Florida Administrative Code. Endangered species are so designated due to manmade or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Engineer or registered professional engineer: means a professional engineer who is licensed to practice in the State of Florida.

Event Hall. means a place that is privately owned or operated where special occasions or events can be held.

Excavation: means the reducing or lowering of the natural level of ground through removal of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of any amount of dirt, sand, peat or clay and of less than 50,000 cubic yards of lime rock or other minerals as long as blasting and lowering of groundwater in order to extract lime rock are not involved.

Existing construction: means, for the purpose of floodplain management, structures for which the "start of construction" commenced before July 25, 2011. Existing construction means for the purpose of determining rate structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".

Existing manufactured home park or subdivision: means in terms of floodplain management, a manufactured home park or subdivision for which the construction of facilities for serving the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before July 25, 2011.

Family: means any number of individuals living and cooking together as a single housekeeping unit whether related to each other or not.

Family cottage: means an accessory use in accordance with section 3.7(B)(2)(a).

Family day care home: means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under the age of 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. Family day care homes are limited to certain numbers of children by age group as listed under F.S. Section 402.302(8). Family day care homes registered or licensed by the Florida Department of Children and Families are recognized as constituting a valid residential use for purposes of any local zoning regulation.

Feather sign: means a type of banner sign only supported by one (1) pole.

Fence: means an artificially constructed barrier made of wood, masonry, stone, wire, or other manufactured material or combination of materials, either opaque or non-opaque, which is erected to enclose, screen, provide security, or separate lots, parcels, or other areas. Hedges, shrubs, trees, or natural growth are not considered to be a fence.

Flag: means a sign consisting of a piece of cloth, fabric or other non-rigid material mounted on a flagpole.

Flagpole: means a pole on which to raise a flag.

Flashing sign means any illuminated sign, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign. Some beacon signs with flashing lights can meet this definition, and are considered synonymous.

Flood or flooding: means:

(1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
   (a) The overflow of inland or tidal waters;
   (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
   (c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(2) The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

Flood Boundary and Floodway Map (FBFM): means the official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.

Flood Hazard Boundary Map (FHBM): means an official map of the City, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.

Flood insurance rate map (FIRM): means an official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the City. \

Flood Insurance Study (FIS): means the official hydrology and hydraulics report provided by FEMA. The study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FHBM (where applicable), and other related data and information. *Floodplain*: means any land area susceptible to being inundated by water from any source (see definition of “flooding”).

Floodplain management: means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations: mean Sec. 6.8 and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section and other actions of police power which control development in flood-prone areas. This term describes Federal, State or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss or damage.

Floodplain Administrator: means the individual appointed to administer and enforce the floodplain management regulations of the City. The Floodplain Administrator of the City of Wildwood is the Development Services Director.

Floodproofing: means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodway fringe: means that area of the one percent (base or 100-year) floodplain on either side of the regulatory floodway.

Floor, lowest: means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles. or storing possessions.

Floor area: means the gross horizontal area of all the floors in a building (including attics, basements and penthouses). It is measured from the exterior faces or columns of the exterior walls of a building.

Floor area ratio (FAR): means the ratio of a building's gross floor area to the area of the lot on which the building is located. For example, a floor area ratio of 1.0 applied to a 20,000 square foot piece of property would permit a single-story building of 20,000 square feet (20K/20K=1) or a building of any number of floors whose cumulative square footage does not exceed 20,000 square feet.

Freeboard: means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockage of bridge or culvert openings, and hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the heights, calculated for a selected frequency flood and floodway conditions.

Free of obstruction: means any type of lower area enclosure or other construction element which will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor an elevated building during a base flood event. This requirement applies to the structures in the velocity zones (v-zones).

Freestanding commercial canopy: means an overhead canopy not supported by another structure or building which has been constructed for the purpose of permitting a commercial business' customers to use or obtain the services of the business while under the shelter of the canopy.

Frontage or building frontage: means the maximum width of a building measured in a straight line parallel with the abutting street, public parking lot, or pedestrian walkway.

Front building line: see "building line, front".

Front lot line: see "lot line, front".

Front of a building: means the side of building that faces the primary street and contains the principal entrance.

Front setback: see "*Setback, front".*

Functionally dependent use: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as docking or port facilities necessary for the loading or unloading of cargo, passengers, ship building, or ship repair. This term does not include long-term storage, manufacturing, sales, or service facilities.

Future Land Use Map (FLUM): *means* the map within the future land use element of the comprehensive plan that delineates the City's future land use designations pursuant to Florida Statute.

Garage: means an attached area of a building or a detached accessory building primarily used for the parking of one or more motor vehicle. Attached buildings shall not be considered as accessory buildings or uses.

Garage apartment: see "family cottages."

Geographic information system (GIS): means a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data.

Governing authority: means the mayor and City Commission of Wildwood, Florida.

Government sign: I Means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, non-commercial signs identifying a government building or service, traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of events, public notice of government actions, proposed changes of land use, any proposed rezoning, or any other government speech.

Grade: means the elevation of the ground surface.

Grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Grade, lowest: means the lowest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Green infrastructure: means infrastructure including a range of structural and non-structural retention and detention measures that infiltrate, evaporate, detain, filter, or store stormwater closer to the source.

Guest house: see "family cottages."

Hardship or unnecessary hardship: means special and unique conditions of a property that distinguishes it from other properties in the City.

Hazard mitigation: means any activity which reduces the potential damage to a structure, property or person resulting from a man-made or natural disaster (for example, fire or hurricane).

Hazardous Material: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness, and includes any material defined, listed, characterized, or classified as a hazardous material, hazardous substance, hazardous waste, or toxic substance according to any of the following State or Federal codes or regulations:

a) Chapter 38F-41, Florida Administrative Code (Florida Substance List), or as amended.

b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes), or as amended.

c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances), or as amended.

d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances), or as amended.

e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables), or as amended.

The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammables and corrosives.

Heritage tree: means any tree, except undesirable, noxious or invasive ones, with a diameter breast height (DBH) of thirty-six inches or larger.

Highest adjacent grade: see "*Adjacent grade, highest.*

Historic structure: means any structure that is:

(A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(C) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or

(D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either the Florida program as determined by the Secretary of State, or directly by the Secretary of the Interior.

Home, mobile: see "mobile home."

Homeowner's association or property owner's association (HOA)(POA): means an organization in a subdivision, condominium, or other similar development that makes and enforces rules for the properties in its jurisdiction.

Hookah lounge: means a business or commercial establishment, whether enclosed, indoors or outdoors, designated specifically for the use of hookahs, or flavored tobacco.

Hospital. An institution providing twenty-four-hour regional health services, primarily for in-patients, any medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as x-ray, laboratories, out-patient department, training facilities, central service facilities, staff offices, lobbies, chapels, pharmacy, and cafeterias. A medical facility providing overnight care and treatment shall be considered a hospital if it has 36 or more beds.

Hotel: means a building, group of buildings, or portion of a building, containing sleeping units which have no cooking facilities or other amenities for separate and independent housekeeping purposes and are occupied on a daily or short-term basis. A hotel may include living quarters containing independent cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the sleeping units shall be through an inside lobby.

Household: means one or more persons, not necessarily related by blood, marriage or other legal action, who occupy a single dwelling unit and live as a single non-profit housekeeping unit.

Illuminated sign: means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light (including but not limited to plasma or laser), whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image. See illustration. This definition shall not include temporary holiday lights.

Impervious: means those areas of a development that are not porous, through which water may not be absorbed.

Impervious surface ratio (ISR): means the complete area of a development that is impermeable to water to the development area as a whole, expressed in the form of a ratio or percentage. This includes both open space and the permeable/impermeable areas of privately owned or developed lots.

*Independent living facilit*y (ILF): means a living arrangement in which people with special needs, especially seniors with disabilities, reside in independent living units which contain a private kitchen. The facility may provide help with everyday tasks such as bathing, dressing, and taking medication. This definition does not include assisted living facilities, nursing homes, or community residential homes.

Industrial: means land utilized in connection with manufacturing, processing, or raw materials storage at facilities, which includes but is not limited to manufacturing plants, public utilities, mining, distribution of goods or services, administration of business activities, research and development facilities, warehousing, shipping, transporting, remanufacturing, stockpiling of raw materials, storage, repair and maintenance of commercial machinery or equipment, waste management, factories, metal foundries, wood treatment facilities, mines, refineries, hydroelectric dams, metal, smelters, automotive assembly plants, rail car or locomotive maintenance facilities.

Institution: means the structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on functions of a public or semi-public nature. Examples of an institution include a hospital, health clinic, school, church, fraternal order, civic club and orphanage.

Intensity: means the maximum amount of building square footage allowed on a project site. This relationship is identified in FAR.

Interior lot: means a lot bounded by a street on only one side.

Internally illuminated sign: means any sign which has the source of light not visible to the eye and entirely enclosed within the sign.

International Property Management Code (IPMC): means the latest version of the code created and adopted by the International Code Council and accessible by the City which provides minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and improvement provisions.

Internet café: means a location, site, principal structure or establishment at which simulated gambling devices or electronic game equipment, e.g., "fish games," "internet cafés," or "sweepstakes café," are made accessible for use by a person for entertainment, amusement or prize giveaways, except those places specifically exempted under Section 3.26.

Junk: means any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged, and without further reconditioning, can be used for its original purpose as readily as when new shall not be considered junk.

Junk yard: means a place, structure or tract where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house-wrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of usable second-hand cars, stoves, refrigerators or similar household goods and appliances, nor shall it apply to the processing of used, discarded or salvaged materials as part of manufacturing operations.

Karst features: means physical features in limestone such as sinkholes, depressions, ,solution tubes, caves and seeps that act as conduits reducing the travel time of water through limestone as compared to soil or to limestone lacking karst features.

Landscaping: means living plant material and non-living durable material used in outdoor environmental design that enhances the appearance of land.

LED display sign: means any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro luminescence (OEL), or any similar technology.

Legal Description: means, for subdivided properties, a description of property by lot/track, block, and addition, or for non-subdivided properties or properties being annexed, a courses and distances legal description, often referred to as a metes and bounds legal description, which maps the desired property when transferred to GIS mapping software.

Legally non-conforming billboard: means any billboard that was legally erected prior to February 13, 2017 (the effective date of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City; or, ii. Any billboard sign that was legally erected before a permit was required by the City for off-site signs; but which billboard sign complies completely with the City of Wildwood off-site sign regulations; or iii., Any billboard erected after February 13, 2017 (the

effective date of Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the City prior to February 13, 2017. No permit shall be issued for the erection of a billboard after February 13, 2017 (the effective date of Ordinance No. 2017-03) except as otherwise provided in these Regulations. Any billboard which does not constitute a non-conforming sign, as described above and in these Regulations, shall be deemed either a prohibited sign or abandoned sign and shall be removed on or before February 16, 2020. Non-conforming billboard signs shall be allowed to remain so long as the sign conforms with the regulations set forth in Chapter 3. The term "*Legally existing billboard"* shall be synonymous with this term.

Level of Service (LOS) standards: means the number of units of capacity of a public service or facility per unit of demand adopted by the City in the Comprehensive Plan.

Loading area or loading zone: means a space logically and conveniently located for bulk pickups and deliveries. Such areas may be off-street or on-street depending upon the City ordinances and the requirements of this Code.

Local Planning Agency: Means the City board designated by the City Commission as being responsible for preparing and administering the City's Comprehensive Plan.

Local street: means a street which connects properties to collector streets. These roads provide service which is of low average traffic volume and of high land access for abutting properties.

Lodges: see "private club."

Lot: Means any tract or parcel being the least fractional part of a subdivision having limited fixed boundaries. A lot may be identified by an assigned number. Furthermore, a lot is capable of being lawfully occupied and utilized for a structure and/or use as defined in this Code.

Lot, corner: see "corner lot."

Lot coverage: means the amount of a privately-owned lot which is developed with improvements which are impervious to water. Similar to the term impervious surface ratio, which is applicable to the entire development rather than individual lots.

Lot depth: means the horizontal distance (excluding surface or ground depressions) between the front lot line and the rear lot line. In some zoning districts this will be measured as the shortest such distance while in other districts it may be measured as the average such distance.

Lot, double frontage: see "double frontage lot."

Lot frontage: means that linear measurement of the lot line of a lot abutting on a street.

Lot, interior: see "interior lot."

Lot lines: means the lines bounding a lot as defined in this Code.

Lot line, front: means the lot line running perpendicular to and between the side lot lines and which separates the lot from the road right-of-way.

Lot line, rear: means the lot line running parallel to the front lot line and perpendicular to and between the side lot lines, and which separates the lot from an adjacent lot, parcel, tract, or road right-of-way.

Lot line, side, means the lot lines running perpendicular to and between the front and rear lot lines, and which separate a lot from either another lot, parcel, tract or a road right-of-way.

Lot, non-conforming: see "non-conforming lot."

Lot of record: means a lot which has been recorded in the office of the Sumter County Clerk. This includes lots which are part of a subdivision which has been so recorded. Lots created after July 25, 2011 that are not part of an approved development are not considered lots of record for the enforcement of this Code.

Lot width: means the distance between the side lot lines, measured at the front building line.

Main or principal building: means the building in which the principal use of the lot is conducted.

Maintenance: means the action taken to restore or preserve the functional design or intent of any facility, system, or structure.

Major Collector Roadway: means a roadway that collects and distributes traffic between local roadways, minor collector roadways, and arterial roadways. A major collector roadway has a moderate average traffic volume and trip length.

Manufactured home: see "Mobile home."

Manufactured home park or subdivision: see "Mobile home park" or "Mobile home subdivision.

Manufacturing: means a premises, or portion of a premises, occupied by an establishment primarily engaged in the processing, fabrication, assembly and treating of materials, products or personal property for sale, resale or other processing charge, normally for the wholesale market, for inter-establishment transfer, or to order for other processors, rather than for direct sale to the domestic consumer. Processing refers to the mechanical or chemical transformation of inorganic or organic substances into new products and usually includes the use of power driven machines and material handling equipment. The term manufacturing does not include the incidental and accessory minor processing operations performed by retail sale, service and repair establishments and other domestic consumer and business operation customer establishments.

Manufacturing, craftsman shop: A trade type of establishment where products are made based on a specific manual skill or art, and may include, but not limited to, cabinetmaking, fireworks, painting, pottery, stained glass, upholstery and woodworking.

Manufacturing, fabrication: An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

Manufacturing, processing: An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but be not limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production and tire production.

Market value: means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach), Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

Master plan: means a drawing or a set of drawings prepared by a registered professional engineer associated with site plan or subdivision approval in conformance with this Code.

Maximum buildout potential: means the maximum amount of residential units and/or non-residential square footage allowed within a development.

Mean sea level: means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations.

Mean high water: means, per F.S. Subsection 177.27(14), the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of a mean 19-year value.

Mean high water line: means, per F.S. Subsection 177.27(15), the intersection of the tidal plane of mean high water with the shore.

Medical cannabis: means the same as the definition provided by Section 391.986(1)(a) F.S. The sale of medical cannabis is not permitted in the City of Wildwood. The terms marijuana and cannabis shall be synonymous.

Medical marijuana cultivation facility: means the same thing as a "cultivation facility" as provided by Rule 64-4.001(11)(a) F.A.C., and includes any areas approved by the Florida Department of Health for the cultivation of medical cannabis. Medical marijuana cultivation facilities are not permitted in the City of Wildwood.

Medical marijuana dispensary: means a "dispensing facility", as provided for at Rule 64-4.001(11)(c), F.A.C., and includes any building or structure approved by the Florida Department of Health for the dispensation of medical cannabis. Medical marijuana dispensaries are not permitted in the City of Wildwood.

Medical marijuana processing facility: means a "processing facility" as defined under Rule 64-4.000(11)(b) F.A.C., and includes any area approved by the Florida Department of Health for the processing of medical marijuana. Medical marijuana processing facilities are not permitted in the City of Wildwood.

Medical office: means a small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes labs for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition, as well as facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, and sleep disorder clinics. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale - 36 or more beds) or blood/tissue collection centers, drug or alcohol treatment facilities, or massage therapy establishments. ~~a building used, or designed to be used, principally to provide health care treatment and services to the public.~~

Memorandum of Understanding or Agreement (MOU)(MOA): means a project specific agreement between a developer or institution and the City Commission.

Microcell structure: means a cell in a mobile phone network served by a low power cellular base station covering a limited area such as a mall, hotel, transportation hub, downtown, public gathering area, or neighborhood. Microcells shall not be considered tower, and shall be allowed in any zoning district.

Mine: means an area of land on which mining activities have been conducted, are being conducted, or are planned to be conducted, as the term is commonly used in the trade.

Mining: means the reducing or lowering the natural level of ground through removal of limerock and overburden or minerals with the exception of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of in excess of 50,000 cubic yards of limerock or other minerals. Blasting and lowering of ground water in order to extract limerock are mining activities.

Mining activities: means the extraction of minerals, ore, or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from site such underlying deposits, and all associated clearing, grading, construction, processing, transportation, and reclamation on the mine property, and includes the term "pre-mining activity", but shall not be deemed to include activity associated with site surveying, environmental monitoring, mineral exploration, or the sinking or operation of test wells and similar activities.

Minor Collector Roadway: means a roadway that connects local roadways with the collector and arterial roadway network and provides interconnection between neighborhoods. A minor collector roadway has a moderate average traffic volume and trip length.

Mixed-use building: means a building which includes two or more use categories, one of which should be residential.

Mobile food dispensing vehicle: As defined by Florida Statute Section 509.102.

Mobile home: means a movable dwelling unit constructed in a manufacturing facility designed and constructed to be towed on its own chassis and readily connected to utilities and is designed to be occupied year-round. It may contain one or more components that can be retracted or separated for towing on their own chassis and subsequently expanded or reconnected to provide additional capacity. When used in this Code, the term mobile home shall also include manufactured homes. Mobile homes older than 20 years at the date of proposed installation are not permitted in any zoning district in the City. Mobile homes moved from one location within the city limits of the City of Wildwood to another location within the City are exempt from the 20 year requirement above, provided they meet all other standards and are certified for soundness and habitable living conditions.

Prior to being moved to the parcel, mobile home pad, or mobile home lot for which permitting is sought, the mobile home shall be inspected and certified for soundness and habitable living conditions based on all applicable codes. The inspection and certification shall be performed by either: a mobile home dealer licensed in Florida; engineer, architect, residential, building, or general contractor, holding the appropriate certification or registration by the State of Florida; building inspector certified by the State of Florida; or the Building Official. Any repairs that are required in order to meet the requirements for certification of soundness and habitable living conditions but be made, and the certification received, prior to being moved to the parcel, mobile home pad, or mobile home lot for which certification is sought.

Mobile home space: means a foundation or fixed area for locating a single mobile home. This term shall be synonymous with the terms mobile home pad or mobile home stand. As opposed to lots within a mobile home subdivision which are owned by the resident, mobile home spaces occur when a mobile home park is owned by a person(s) in its entirety, with individual spaces rented out to renters parking their mobile homes on the space and being provided with basic services.

Mobile home lot: refers to a parcel in a mobile home subdivision which is owned by the individual with their mobile home on the lot or owned by an individual renting the lot to another for their placement of a mobile home as a tenant.

Mobile home park: means a parcel of land under single ownership which has been planned, designed and developed for the placement of two or more mobile homes, appurtenant structures (or fixtures), and/or additions.

Mobile home subdivision: means a parcel of land which has been planned as a subdivision exclusively for mobile homes or similar types of dwelling units (such as modular homes). Each dwelling unit's lot is designed to be individually owned.

Mobile pick-up lane: means a fully dedicated lane in the drive-thru for guests who place their order ahead in a restaurant using its mobile application. The drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five stacking spaces per lane shall be required.

Modular home: means a dwelling which is similar to a mobile home but is designed to be transported from the manufacturing facility to a permanent site and occupied as a conventional single-family dwelling unit. New construction of Modular homes requires permanent foundation with stem wall.

Modular building: means a building which is designed to be transported from the manufacturing facility to a permanent site and used as an office or other non-residential use. New construction of modular buildings requires a permanent foundation with stem wall.

Monument sign: means a type of sign that is not supported by a pole structure. A monument sign is placed upon the ground independent of support from the face of a building, is constructed of a solid material such as wood or masonry and is supported by an integrated, solid base greater than the width of the sign.

Motel: means a building, group of buildings, or portion of a building, containing sleeping units which may or may not have cooking facilities and are normally occupied on a daily or short-term basis. A motel may include living quarters containing individual cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the individual units is from the exterior of the building.

Multi-family unit: means an individual dwelling unit contained within an apartment, residential condominium, or mixed-use building.

Multi-modal infrastructure: means transportation infrastructure that accommodates multiple modes such as sidewalks, bicycle lanes, bicycle parking facilities, path, streets, transit stops, transit lanes, and other similar features.

Multi-prism or *tri-vision sign:* means a sign made with a series of triangular sections that rotate and stop, or index, to show multiple images or messages in the same area at different times.

Mural: means a painting, graphic, mosaic, fresco, or other artwork attached or applied directly to the exterior of a structure. Murals are prohibited from the front of buildings. Murals containing commercial messages of any kind (e.g., brands, names, trademarks, logos, slogans, corporate mascots or advertising messages) are considered signs and will be subject to regulation as such.

National Flood Insurance Program (NFIP): means the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the *Code of Federal Regulations*, Subchapter B.

*Native vegetation :means s*elf-supporting, indigenous species of plants, reasonably capable of growing and surviving in the climatological areas of the City.

Net density: means a measure of density calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas shall only be excluded if the land is designated as Conservation of the Future Land Use Map or dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

New construction: means structures for which the "start of construction" commenced on or after the effective date of this Code.

Non-commercial message: means any message which is not a commercial message.

Non-conforming lot: means a lot which does not conform to the provisions of this Code and/or other applicable City ordinances.

Non-conforming sign: means any sign that was validly installed under laws or ordinances in effect prior to the effective date of the LDR or subsequent amendments, but which is in conflict with the current provisions of the LDR.

Non-conforming use: means the use of any building, group of buildings, lot, or group of lots which was lawful at the time this Code was passed but does not conform with the regulations of the district in which it is located.

Non-hazardous: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness.

Non-residential building (NRB): means any structure not containing a residential dwelling unit or residential use.

Nursery: means an establishment or area for the propagation, breeding, and early cultivation of plants which may be sold commercially.

Nursing home: means a facility for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. The residents do not live in private units and the residents typically do not leave the facility until well enough to do so. The facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include community residential homes, assisted living facilities, or independent living facilities. This definition does include convalescent centers and skilled nursing facilities.

Office: means a building, room or space where clerical, professional or administrative activities are performed. Such a building, room or space may be the principal structure, a portion of the principal structure, an accessory structure or a portion of an accessory structure on a lot.

Off-site commercial sign: means a billboard or sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Open space: means areas containing wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements of this Code, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. Open space shall not include areas within a right-of-way or areas which are private property.

Owner: means the person in who is vested the fee ownership, dominion, or title of property (i.e., the proprietor). This term may also include a tenant, if chargeable under his lease for the maintenance of the property, and any agent of the owner or tenant including a developer.

Parcel or *parcel of land:* means a contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person in the public records of Sumter County, Florida, as of July 25, 2011 or as may be subsequently recorded pursuant to the Code.

Parking area or parking lot: means an area used for the temporary storage of vehicles. The owners or users of said vehicles may be charged fees for permitting their storage, but no vehicles are to be equipped, repaired, rented or sold in this area.

Parking space: means a portion of a parking area which is clearly marked as being intended for the storage of one vehicle.

Pass-through lane: Please refer to Bypass Lane.

Paved: means an area of ground covered with materials allowed for such purpose under these LDRs (ex. road standards different), including, as appropriate, but not limited to stone, brick, concrete, asphalt, or gravel, or similar materials making a firm, smooth, level surface.

Pennant: means any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, which will flutter or swing in the wind.

Permanent sign: means any sign which is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall or building. Unless otherwise provided for herein, a sign other than a temporary sign shall be deemed a permanent sign unless otherwise indicated elsewhere in these Land Development Regulations.

Permitted use: means a use which is lawful under the terms of this Code.

Person: means any and all persons including any individual, firm, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious: means areas of a development which are permeable (porous) to the passage of water.

Place of worship: means a building or property used for conducting the services of a generally recognized religious organization.

Planned development or planned unit development (PD)(PUD): means a development project where the land is planned and developed as a single unit or series of programmed stages rather than individual parcels. Portions of the final development product may be retained by the owner or sold to individual purchasers.

Planning and Zoning Board: means the City of Wildwood Planning and Zoning Board as provided for in this Code.

Pole sign: means a ground sign that is supported by one or more poles and otherwise separated from the ground by air. A pole sign is not a monument sign, another type of ground sign.

Portable sign: means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this division, a natural or man-made air, inflatable sign shall be considered to be a portable sign.

Premises: means a parcel of land and any structures occupying the parcel of land.

Principal building: see "main or principal building."

Principally above ground: means that at least 51 percent (51%) of the actual cash value of the structure is above ground.

Principal use: Means the actual primary function for which a lot and buildings upon it are used.

Private club: means a building or portion thereof, owned and/or operated by a corporation, association, person, or group for a civic, educational, recreational, social or other public or semi-public purpose.

Program deficiency: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those LDR's floodplain management regulations or of the standards required by the National Flood Insurance Program.

Project: means improvements related to existing residential or non-residential sites in which this Code requires a permit or application approval.

Projecting sign: means any sign affixed perpendicular, or at any angle to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Property Owner: means the person(s) in whom is vested the title of real property.

Protected tree: means any tree, except undesirable, noxious, or invasive species, with a diameter breast height (DBH) of ten (10) inches or greater.

Recreational vehicle (RV): means a vehicle similar to, but smaller than, a mobile home designed to serve as a temporary dwelling. It may be equipped with restroom facilities. These vehicles may be towed or may have the necessary automotive equipment to operate independent of another vehicle. Generally, this classification includes "campers," "travel trailers," and similar vehicles.

Public safety and nuisance: means, in terms of floodplain regulations, anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

Rear lot line: see "Lot line, rear".

Rear setback: see "Setback, rear".

Rear yard: see "Yard, rear".

Reasonably safe from flooding: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle (RV) park: means an area set aside primarily for temporary travel trailers, campers and other recreational vehicles. This facility is intended to provide temporary, non-permanent water, sewer, and electrical hook-ups for such vehicles in exchange for a specified rate of compensation.

Record drawings: The final plans amended by the engineer-of-record and the surveyor-of-record so as to include all locations, dimensions, elevations and materials as constructed and installed. The term record drawings does not denote any guarantee as to the above, only due diligence in the preparation of the documents.

Registered land surveyor: means a registered land surveyor licensed by the State of Florida.

Regulatory floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a deficiency or violations: means, in terms of floodplain regulations, to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or it this is not possible, to reduce the impacts of non-compliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of these LDRs, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Residential facility: means any residential facility licensed by HRS providing a family living environment including supervision and care necessary to meet the physical, emotional and social life needs of clients.

Rezoning: means an official reclassification of the zoning district of a parcel of land in accordance with the procedures set forth in this Code.

Right-of-way (ROW)*:* means an area of land over which people and goods have the right to pass or travel. A public right-of-way grants passage to all and may grant the right to park registered vehicles in accordance with City parking restrictions. Public right-of-way is a form of easement dedicated to the City during subdivision or site plan for public use. Right-of-way is not part of the adjacent parcels; the right-of-way boundary usually coincides with adjacent parcel property lines.

Roadway: see "street."

Roof sign: means any sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, the eave line of a building with a hip, gambrel, or gable roof.

Rotating sign or *revolving sign:* means an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

School: means a building and/or property utilized for the purpose of providing formal primary, secondary and/or post-secondary education/training.

Semi-trailer: shall mean a trailer without motor power with a set or sets of wheels and /or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

Semi-truck: shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, or all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

Semi-truck owner: means the person who is the owner of a semi-truck and/or trailer.

Semi-truck driver: means the operator of a semi-truck, whether or not they are the owner or lessee of said semi-truck.

Setback: means the minimum separation distance required between a property line and a building or structure.

Setback, building: means the distance between a given lot line, normal water line, right-of-way line and any portion or part of any structure. This setback distance will vary depending upon the zoning district and the particular side (front, rear or side) of the structure relative to the lot line, water body, or right-of-way line.

Setback, front: means the minimum separation distance required between the front property line and a building or structure.

Setback, rear: means the minimum separation distance required between the rear property line and a building or structure.

Setback, side: means the minimum separation distance required between the side property lines and a building or structure.

Service street: means a local street or alley used to provide rear-yard access to businesses, institutions and residences for the purpose of providing services (for example, garbage collection or delivery services).

Shallow flooding: see “area of shallow flooding.”

Shipping Container: means a steel intermodal container used to carry goods on trains, trucks or ships.

Shrub: a low, woody, perennial plant with one or more permanent woody stems dividing from the base that grows to a height of at least three (3) feet.

Side lot line: see “Lot line, side”.

Side setback: see “Setback, side”.

Side yard: see “Yard, side.

Sidewalk: means a concrete path constructed at a minimum of five (5) feet in width that is intended for pedestrians and non-motorized vehicles. Sidewalks may be located on private property or within a right-of-way.

Side yard: see “Yard, side”.

Sign: means any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area (collectively referred to as a “public area”). For the purposes of these regulations, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign.

Sign area: means the square foot area within a continuous perimeter enclosing the extreme limits of the sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of the actual surface area. In the case of painted wall signs composed of letters, shapes, or figures, or skeleton letters mounted without a border, the sign area shall be the area of the smallest rectangle or other geometric figure that would enclose all of the letters, shapes and figures. The calculation for a double-faced sign shall be the area of one face only provided the sign is parallel and no greater than 24” apart or angled more than 30 degrees. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than twenty-four (24) inches apart.

Sign height: means the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. The base or structure erected to support or adorn a monument, pole or other freestanding sign is measured as part of the sign height.

Significant construction: means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

Sight triangle: means a triangle formed by measuring a distance of 25 feet from the point of intersection of the ingress/egress pavement line or public right of way and another public right-of-way pavement line and connecting the points so established to form a triangle on the area of the lot adjacent to said intersections. Within such site triangle, no structures shall exist between 18 inches (18”) and six feet (6’) as measured from road grade. The term visibility triangle is synonymous.

Simulated gambling device: means any device that, upon connection with an object, is available to play or operate a computer simulation of any game, where the play or operation of the device may deliver or entitle the person or persons playing or operating the device to a payoff directly or indirectly from the owner or operator of the device or that person's designee. The following rules of construction apply to this definition of "simulated gambling device":

(a) The term device means any mechanical or electrical contrivance, computer, terminal, video or other equipment that may or may not be capable of downloading games from a central server system, machine, computer or other device or equipment. The term "device" also includes any associated equipment necessary to conduct the operation of the device.

(b) The term upon connection with means insertion, swiping, passing in range, or any other technical means of physically or electromagnetically connecting an object to a device, including by the manual input by any person of characters, numbers, or any combination thereof, or other code for the purpose of accessing or activating a device, or any other mechanism or method by which the object provides access to the device.

(c) The term object means a coin, bill, ticket, token, card, characters, numbers, or any combination thereof, other code, or any other tangible or intangible access mechanism or method, obtained directly or indirectly through payment of consideration, or obtained as a bonus or supplement to another transaction involving the payment of consideration.

(d) The terms play or operate or play or operation includes the use of skill, the application of the element of chance, or both.
(e) The term computer simulation includes simulations by means of a computer, computer system, video display, video system or any other form of electronic video presentation.
(f) The term game includes slot machines, poker, bingo, craps, keno, "fish", any other type of game ordinarily played in a casino, a game involving the display of the results of a raffle, sweepstakes, drawing, contest or other promotion, lotto, sweepstakes, and any other game associated with gambling or which could be associated with gambling, but the term "game" does not necessarily imply gambling as that term may be defined elsewhere.
(g) The term payoff means cash, monetary or other credit, billets, tickets, tokens, or electronic credits to be exchanged for cash or to receive merchandise or anything of value whatsoever, whether made automatically from the machine or manually.
(h) The use of the word gambling in the term "simulated gambling device" is for convenience of reference only. The term "simulated gambling device" as used in this part is defined exclusively by this subsection and does not incorporate or imply any other legal definition or requirement applicable to gambling that may be found elsewhere.
(i) For the purpose of determining the number of simulated gambling devices, each seat, terminal, or other interface at which a separate individual may use the device, shall be counted as a separate and distinct device, regardless of whether the device or any seat, terminal, or other interface is functional.
(j) *Single family attached* (SFA): means a dwelling unit connected to at least one, but not more than two (2) adjacent dwelling units (no more than three (3) total units) by any architectural feature integral to its design or the design of its garage, excluding fences, posts, utility screen walls, stoops, driveways, walkways and air conditioning pads.

Single family detached (SF): means a traditional stand-alone dwelling unit that houses a single family and shares no connection to another dwelling unit. *Site plan:* means the drawing(s) which put forth an applicant's proposal for the development of a particular piece of land that is certified by a registered professional engineer.

Sketch: means a rough drawing or set of drawings which illustrates features of a site.

Smoke shop: means a business where 50 percent (50%) or more of its sellable inventory is tobacco and products for the use of tobacco and similar inhaled smokable products, including, but not limited to, vaping and electronic cigarettes. The term tobacco shop is synonymous with smoke shop.

Snipe sign: means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to or placed on public property such as but not limited to a public utility pole, a public street sign, a public utility box, a public fire hydrant, a public right-of way, public street furniture, or other public property; except for A-frame and T-frame signs that are temporarily placed on public property under such limitations and constraints as may be set forth in the Land Development Regulations

Special exception: means a use that would not be appropriate generally or without restriction throughout a zoning district but may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in this Code.

Special flood hazard area: see “area of special flood hazard.”

Spring: means a point where underground water emerges onto the Earth’s surface.

Springshed: means those areas within ground and surface water basins that contribute to the discharge of a spring.

Start of construction: means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, improvement, or substantial improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation for this definition, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Statutory sign: means a sign the city is required to erect by any statute of the State of Florida or the United States for safety, directional, or traffic control purposes.

Story: means that portion of a building included between the surface of any floor and the surface of the next floor above it. In the event there is not a floor above the former, then the story is that portion of a building between the top floor and the ceiling above it. Generally, a story is no more than 15 feet high from bottom to top.

Street: means a public or private thoroughfare which affords the principal means of access to abutting property. Alleys shall not be considered streets.

Street, arterial: see "arterial street."

Street, collector: see "major or minor collector street."

Street line: means the public right-of-way line of a street.

Street, local: see "local street."

Street, service: see "service street."

Street trees: means trees, shrubs, bushes, and all other woody vegetation on rights-of-way on either side of all lanes, streets, avenues, or ways within the City.

Structure: means a man-made object having a relatively stationary location on or in land or water whether or not it is affixed to the land or on a permanent foundation. As it relates to floodplain management, a structure refers to a walled, roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivider: means any firm, corporation, partnership, person or other legal entity who, acting as a unit, voluntarily engages in or proposes to engage in, the division of a parcel (or parcels) of land into smaller parcels of land.

Subdivision: means:

(A) The division of any parcel of land into three (3) or more contiguous lots for the purpose of building, development or transfer of ownership; or any division of a parcel of land requiring a new street or modification to an existing public street, or the provision of other public facilities or improvements, including but not limited to, drainage facilities and utilities. This term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

(B) Subdivision shall not mean:

(1) The transfer of property by sale, gift, or testate or intestate succession from the property owner to his or her spouse or lineal descendants, provided that all required utilities are in place prior to the issuance of a development permit,

(2) The transfer of property between tenants in common or joint tenants for the purpose of dissolving the tenancy in common or joint tenancy,

(3) The sale or exchange of parcels of land between owners of adjoining properties provided that additional lots are not thereby created and that the parcels remaining are not reduced below the minimum sizes required by the Code.

Substantial damage: means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term also includes “repetitive loss” structures as stated in section 6.8.

Substantial improvement: means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure in which the cumulative costs equals or exceeds 50 percent of the market value of the structure. This term includes structures that have incurred substantial damage. The term, however, does not include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code violation, which have been identified by the local Code Enforcement Officer prior to the application for permit of improvements, and which are the minimum necessary to assure safe living conditions.
The market value of the structure should be:

(A) The appraised value of the structure prior to the start of the initial repair or improvement, or;

(B) In the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure..

T-sign: means a temporary single or double-faced sign which is supported by a base that rests on the ground and is not embedded into the ground. A t-frame sign resembled an inverted T, with the sign attached to the top of the inverted shape.

Temporary sign: means a sign intended for a use not permanent in nature. Unless otherwise provided for in these Regulations, a sign with an intended use for a period of time related to an event shall be deemed a temporary sign. A flag shall be deemed a temporary sign.

Tiny House: means a principal, permanent residential dwelling unit in a Tiny House Community that has a total square footage (inclusive of any additional stories) of between 170 square feet and 1,100 square feet. The minimum width of a Tiny House in a Tiny House Community shall be 8.5 feet, with a maximum width of 25 feet. Tiny houses shall follow and comply with all other applicable building codes.

Tiny House on Wheels (THOW): means a tiny house which is either built on a trailer or is towable by a bumper hitch, frame-towing hitch, or fifth wheel connection, and cannot move under its own power. Tiny House on Wheels shall not be permitted in the City of Wildwood.

Tiny House Pocket Neighborhood: means a neighborhood of tiny houses that has a minimum square footage of 100 square feet and a maximum square footage of 550 square feet. Each pocket neighborhood shall have a minimum of 4 tiny houses and a maximum of 12 tiny houses and be located on a maximum of 5 acres.

Tower: see “Communications tower”.

Transit ready: means a built environment that encourages and can accommodate transit and multi-modal opportunities.

Travel Center: means a one-story retail store containing greater than five thousand (5,000) square feet of gross floor area that is designed and stocked to sell food, beverages, gasoline and other items. Travel centers shall not include overnight parking facilities for semi-trucks or semi-trailers.

Travel trailer: see "recreational vehicle (RV)."

Tree: means a woody or fibrous perennial plant which is capable of growing within the USDA Hardiness Zones 9A or 9B, and normally grows with an upright trunk to an overall height of at least 15 feet and to a minimum DBH of at least four inches.

Tree condition: means a rating of the health of a tree on a scale of 1-100 based upon procedures contained in the current edition, and as amended, of the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal.

Tree risk: means the rating of the risk that a tree poses to the surrounding area according to ISA Tree Risk Assessment Protocols (TRAQ)

Truck stop: means an establishment primarily for fueling, servicing, repair, and short-term parking of semi-trucks, semi-trailers or similar heavy commercial vehicles, including but not limited to the sale of accessories and equipment for such vehicles. It may also include overnight accommodations, showers, and restaurant facilities primarily for the use of semi-truck or semi-trailer crews.

Understory Tree: means any tree species with a mature height of less than 20 feet (Referred to as Medium Trees in Table 6-3).

Unenclosed use: means a use which is not enclosed by a roof and at least three walls.

Unsafe sign: means a sign posing an immediate peril or reasonably foreseeable threat of injury or damage to persons or property.

Variance: means a grant of relief from the requirements of this Code, in the manner provided for variances in this Code (see section 3.12).

Vehicle sign: means a sign which covers more than twenty (20) square feet of the vehicle, which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized or drawn vehicle, and is parked and visible from the public right-of-way; unless said vehicle is used for transporting people or materials in the normal day to day operation of the business.

Vertical datum: means a reference surface used *to* ensure that all elevation records are properly related, relative to mean sea level. The current national datum is the North American Vertical Datum of 1988 (NAVD 88), although references to the former National Geodetic Vertical Datum of 1929 (NGVD 29) can still be found.

Vertical mix: means the percentage of a development’s square footage devoted to multi-story buildings.

Viable tree: means any live tree meeting the definition of *protected* tree where the species is not listed as invasive exotic and the condition or risk rating meets the criteria of at least 50 as defined under *Tree Condition* on undeveloped properties. Or on developed properties, the arborist finds that the tree poses no more than Low Risk as defined under *Tree Risk*.

Violation: means the failure of a structure or other development to be fully compliant with the requirements of these Land Development Regulations. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance with the LDRs Floodplain Development Regulations provided in Section 6.8 is presumed to be in violation until such time as that documentation is provided.

Visibility triangle: see “Sight triangle”.

Wall wrap sign: means a sign composed of fabric, plastic, vinyl, mylar or a similar material that drapes or hangs over the side of a building, wall or window.

Wall sign: means any sign attached parallel to, but within twelve (12) inches of a wall; painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Warning sign or *safety sign:* means a sign which provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that provides warning of a violation of law (e.g., no trespassing, no hunting allowed, etc.).

Watercourse: means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation: means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wetlands: means lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and noncontiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bogs, wet prairies, and freshwater marshes.

Wind sign: means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include, pennants, ribbons, spinners, streamers or captive balloons, however, the term wind sign shall not include flags.

Wireless communications services: means pagers, cellular telephones, personal communication services, two-way radio, broadcast and similar technologies, which use antennas or towers to facilitate the transmission of signals from one (1) location to another for the purpose of allowing one-or two-way communication of voice or electronic messages where either the sending or receiving units, or both, are free standing and not connected to any system of wires or cables used to transmit such messages.

Yard, front: means the area of a property located between the front property line and the primary building which, except in certain exceptions for corner lots, runs the entire width of the lot between the side lot lines.

Yard, side: means the area of the property located between the side property lines and the primary building which, except in certain exceptions for corner lots, runs the entire width of the primary building.

Yard, rear: means the area of a property located between the rear property line and the primary building, running the entire width of the lot between the side lot lines.

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3.1. General.

(A) *Establishment of zoning districts.* For the purpose of promoting the health, safety, morals, and general welfare of the citizens, residents, and businesses of the City of Wildwood, the following zoning districts are hereby established in TABLE 3-1.

(B) *Permitted zoning districts.* TABLE 3-2 identifies the zoning districts which shall be allowed within the land use designations provided on the Future Land Use Map of the Comprehensive Plan. Planned developments are permitted pursuant to the regulations set forth in Chapter 8 of this Code.

3.2. Official Zoning Map.

(A) *Zoning map*. The boundaries of the various zoning districts are shown on the official Zoning Map. The zoning map shall be maintained by the City through a GIS database and shall be made available to the public. All proposed changes to the district boundaries shall be heard by the Planning and Zoning Board and approved by the City Commission.

(B) *Interpretation of zoning district boundaries.* Except as otherwise specifically provided, the abbreviations shown within district boundaries on the official Zoning Map indicates that district's regulations pertaining to the district extent throughout the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the provisions and rules below shall apply.

(1) Boundaries indicated as approximately following the center line of a street, highway, or alley shall be construed to follow such center line.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following the City limits line shall be construed as following such a line.

(4) Boundaries indicated as following shorelines shall be construed as following the mean high-water line.

(5) Distances concerning boundary lines not relative to street center lines or lot lines specifically indicated on the official zoning map, shall be determined by the Board of Adjustment.

(C) *Boundary line disputes.* In any instance where the boundary line of a zoning district is in dispute, the Development Services Director shall notify the Board of Adjustment. When notifying the Board, the Director shall request a public meeting to resolve the dispute and shall inform the Board of the reason they are unable to resolve the dispute. Upon receipt of a notice from the board of the day, time, and place of the meeting, the director shall notify the parties to the dispute, in writing, of the day, time, place and purpose of the public meeting. At this meeting, all parties will be given a proper amount of time to present their point of view on the dispute.

(D) *Zoning overlay map.* A zoning overlay map is hereby established. The zoning overlay map shall be maintained by the City and shall delineate existing planned unit developments at time the Code was adopted. The zoning overlay map shall be amended to include all planned developments approved after the adoption of this Code as well delineate all mixed-use centers pursuant to section 3.5(D). The zoning overlay map shall be made available to the public.

3.3. Rezonings.

The regulations, restrictions, procedures, official zoning maps, and other material set out in these zoning regulations may from time to time be amended, supplemented, changed, or repealed.

(A) *Application.*

(1) A zoning amendment may be proposed by the City Commission, the Planning and Zoning Board/e Board of Adjustment, any other department or board of the City of Wildwood, or any other person provided, however, that no such person shall propose an amendment for the rezoning of property which they do not own fee simple, except as agent, petitioner or attorney for an owner. Proof of such shall be in the form of a notarized authorization letter.

(2) All proposals for zoning amendments shall be made by submitting an application for rezoning to the office of the Development Services Director. If the application is from anyone other than a City Official or Board, the payment of such fees as have been established by the City Commission shall be submitted.

(B) *Hearing notice*. All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to abutting property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway adjacent to the subject property in a location visible to the general public.

(C) *Review process.*

(1) *Project Review Committee.* The Project Review Committee shall review all planned development applications in accordance with Chapter 1, section 1.6 prior to the zoning amendment be heard by the Planning and Zoning Board. All other zoning amendments are exempt from mandatory review by the Project Review Committee.

(2) *Development Services Director review.* The Development Services Director shall review all proposed rezonings and make recommendations to the Planning and Zoning Board in the form of a staff report. For planned developments, the findings of the Project Review Committee shall be included in the staff report. A copy of this report shall be available at the Development Services Department of the City of Wildwood five (5) days before the public hearing.

(3) *Planning and Zoning Board.* All proposed zoning amendments shall be heard by the Planning and Zoning Board. Before making a recommendation concerning the proposed zoning amendment, the Planning and Zoning Board shall hold a public hearing to consider the proposed zoning amendment. The Planning and Zoning Board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to parties involved. Public notice shall adhere to Florida statute. At the hearing, any party may appear in person or by agent or attorney. Within a reasonable time after a proposed zoning amendment is officially received by the Planning and Zoning Board, the Board shall submit its report and recommendation concerning the proposed amendment to the City Commission. The report and recommendations shall make note of staff's recommendation. The Board's report and recommendations are advisory only and shall not be binding upon the City Commission.

(4) *Report requirements--rezoning.* When pertaining to the rezoning of land, the report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

(a) Whether the proposed change is consistent with the comprehensive plan;

(b) The existing land use pattern of the surrounding area;
(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

(5) *City Commission.* The City Commission shall hold a public hearing to consider the proposed zoning amendment. The City Commission shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing any person may appear in person or by agent or attorney. The City Commission shall take final action on the proposed zoning amendment by either approving or denying the proposed amendment. The zoning amendment shall be adopted by ordinance. Appeals from the decision of the City Commission shall be filed in the court having jurisdiction over such matters.

3.4. Zoning District Standards.

(A) *Applicability.* Unless otherwise specified in this Code, the rules outlined below shall be used in applying the zoning district regulations. Upon annexation of a parcel of land into the City, the City shall begin the process of amending the Comprehensive Plan in accordance with Florida statute and include the annexed parcel on the Future Land Use Map and official Zoning Map. However, in the interim between the time when the area is annexed, and the City Commission completes the comprehensive plan amendment and rezoning process the annexed parcel will retain the County land use and zoning designations until otherwise classified by the City.

(B) *Mix of housing types*. All developments are encouraged to contain a mix of housing types to provide a variety of housing options within the City of Wildwood. All developments containing 500 or more single-family detached residential units are required to contain one (1) or more additional housing types. Housing types are inclusive of the following four categories:
(1) Single family attached;
(2) Apartment or condominium building; or
(3) Dwelling units within a mixed-use building.

(C) *Blending.* Within a development's internal boundary, the amalgamation of land uses (i.e., commercial, residential, etc.), densities or intensities may be allowed regardless of where the geographic zoning boundary line is located provided that the development's overall maximum buildout potential pursuant to section 3.5(C) are not exceeded. This provision may be allowed only within developments that proceed through the zoning process as planned developments.

(D) *Density, intensity, and lot standards.* TABLE 3-4A through TABLE 3-4D identifies district densities, intensities, and standards per zoning district.

3.5. Mixed-use Zoning District Criteria.

(A) General. Properties contained in a mixed-use zoning district may be subject to the standards listed within this section. Developments greater than 10 acres in a mixed-use zoning district, with the exception of Residential/Institutional/Office, are required to proceed through the development process as a planned development pursuant to Chapter 8 of this Code.

(A) *Use percentages.* Developments greater than 10 acres in a mixed-use zoning district shall adhere to the requirements contained in TABLE 3-5. The percentages depicted in TABLE 3-5 relate to the percentage of the development's acreage devoted to each use category. Developments less than 10 acres in a mixed-use zoning district may develop as a mixed-use or single-use project which do not meet the requirements of TABLE 3-5.

(B) *Determination of maximum buildout scenario.* The City shall review mixed-use developments in accordance with this section. The maximum buildout scenario is determined by first deducting the intended acreage devoted to residential. The applicable density is then applied to the residential acreage to determine the amount of dwelling units allowed. The acreage devoted to residential is deducted prior to assessing the amount of non-residential square footage. Applying the applicable intensity from the resulting remaining acreage will provide the maximum amount of non-residential square footage allowed. While the intended percentages may vary, the percentage of residential and non-residential uses must equal 100%. The amount of residential square footage contained within mixed-use buildings does not count against the maximum allowable non-residential building square footage.

For example:

100 acres of Residential Mixed-use in which 35% residential is sought

(100) x (.35) x (10) = 350 dwelling units
(100) x (.65) x (.3) x (43560) = 849,420 square feet of non-residential uses

3.6. Principal Uses.

(A) *Uses established.* The principal or main use(s) and associated structures of a property shall be allowed as one of the following:

(1) *Permitted use*. This use is hereby established as the general use(s) in the various zoning districts, as specified in TABLE 3-6, and is a use of right when in compliance with the requirements of this Code. For instances where the intended use of the property is not specifically listed in TABLE 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.

(2) *Conditional use.* This use is hereby established to conditionally allow specified uses as specified in TABLE 3-6. Because of their unique characteristics, these uses are not permitted as a matter of right, special use or otherwise allowed by this Code. Process information and regulations are contained in section 3.8 of this Chapter.

(3) *Special exception use.* This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted. Process information and regulations are contained in section 3.9 of this Chapter.

(B) The use regulations specified in this Code shall be considered as specific regulations governing the use of parcels and structures located on the parcels.

3.7. Accessory Uses and Structures.

(A) *General.* This use is hereby established to allow activities which are customarily incidental to the principal use, provided it meets the following general requirements:

(1) An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure;

(2) Accessory uses must comply with standards pertaining to the principal use unless specified otherwise in this Chapter;

(3) Unless specified otherwise herein, accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the parcel on which they are located and not for use by the general public.

(4) Accessory uses may encroach into the side and rear setbacks established in TABLE 3-4. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line, unless the accessory use is located along property lines adjacent to a roadway. If the accessory use is located along property lines adjacent to a roadway, then the setbacks shall conform to those established in TABLE 3-4.

(5) ~~(5)~~ Accessory structures may be required to meet the requirements of Design District Standards (DDS) Chapter 2, (G)(1)(5). Semi-trailers and/or shipping containers are expressly prohibited to be used as accessory structures in all residential and commercial zoning districts.

(6) Storage sheds will be limited to a maximum of 20 percent of the square footage of the principal structure. The principal structure square footage area is considered to be all square footage under roof and enclosed walls.

(B) *Specified accessory uses and structures.* The following uses and structures, provided they satisfy the general criteria set forth above, are specifically presumed to be accessory:

(1) *All zoning districts.* The following accessory uses are allowable in all zoning districts:

(a) Detached or attached storage or utility buildings such as garages and sheds; such a shed less than 100 square feet shall not require a building permit on a lot less than one acre; such a shed less than 200 square feet shall not require a building permit on a lot greater than one acre;

(b) In-ground and above ground swimming pools/spas and screen enclosures for the same;
(c) Greenhouses (non-commercial);
(d) On site utilities which serve only the development which they are located;
(e) Photovoltaic systems and solar thermal arrays provided they are intended to serve the principal structure solely;
(f) Satellite dishes or antenna for private use

(2) *Residential zoning districts.* The following uses are allowable in all residential zoning districts:
(a) Family cottages provided the following are met:
(i) No more than one family cottage may be allowed as an accessory dwelling unit to a lot containing a single family detached dwelling;
(ii) Accessory family cottage may be attached to the principal structure or may be detached;
(iii) The living area of a family cottage shall be at least 400 square feet in size. A family cottage may be a maximum of 40% of the gross floor area of the principal structure not to exceed 1,200 square feet;
(iv) Both the principal structure and the accessory family cottage must be conventionally constructed (site built) structures each with individual full bathrooms;
(v) The accessory family cottage must be designed and located to be compatible with the appearance of the principal structure;
(vi) The construction of an accessory family cottage must not create a parking or drainage problem, and must conform to all setback provisions of this Code;
(vii) The principal structure and the accessory family cottage shall share the same access point or drive;
(viii) The accessory family cottages shall not be sold, transferred, or conveyed as a residential unit separate and apart from the principal dwelling unit;
(ix) There shall be one address to the main structure only; and
(x) There shall be one electric utility service meter; one water meter; one sewer connection and one trash pickup account for the site.
(b) Temporary real estate offices associated with subdivisions.
(c) Private laundry, maintenance and mail distribution facilities; private community recreational and business office facilities associated with residential developments.

(3) *Institutional, commercial, or industrial zoning districts.* The following uses are allowable in all institutional, commercial and industrial zoning districts:
(a) One residential unit (conventional construction or Class A or Class B mobile home) for caretaker, security or maintenance facilities, which may be detached, connected to, or built above the business; and
(b) Dining rooms, cafeterias, snack shops, day care and employee fitness centers for the exclusive use of employees, clients and guests, and not open to the general public.

3.8. Conditional Uses.

(A) *In general.* This use conditionally allows specified uses that, because of their unique characteristics, are not permitted as a matter of right, special exception or otherwise allowed by this Code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns to the community. Therefore, it is the intent of the City Commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use is not a use of right and there is no presumption that such a use will be granted. Principal uses only allowed as conditional uses are specified in TABLE 3-6 and may be approved for a period of time as specified by the City Commission.

(B) *Application procedure.* Written application shall be made to the City for a conditional use permit. In addition, the applicant shall provide the following information:
(1) A site plan in accordance with Chapter 4; and
(2) A written statement specifically addressing the general requirements set forth in subsection 3.8(e) below.

(C) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property

owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(D) *Hearing procedure.* The procedure for review and approval of a conditional use permit request shall be in accordance with section 4.2 of this Code.

(E) *General requirements and conditions.*

(1) *Conditions and safeguards.* In granting any conditional use permit, the Planning and Zoning Board may recommend, and the City Commission may prescribe appropriate conditions and safeguards to ensure the public health, safety and welfare as well as compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Code.

(2) *Review criteria.* When reviewing an application for a conditional use permit, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:

(a) The proposed use must comply with the Comprehensive Plan;

(b) Allowance of the conditional use will not be detrimental to the public health, safety or general welfare;

(c) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;

(d) The site plan illustrates environmental safeguards, adequate parking, loading and services areas which are located such that there is no adverse impact on adjoining properties;

(e) Significant measures such as increased buffering, screening, or landscaping have been incorporated into the site plan to protect the adjoining property owners from adverse impacts such as visual, noise, odor, dust, and particulates; and

(f) Alternative properties are not available in which a conditional use permit would not be necessary.

(F) *Transfer or abandonment of a conditional use.*

(1) Conditional use permits may run with the owner or with the property. The City Commission shall, at the time of approval, specify whether the conditional use runs with the owner or the property. If it runs with the owner, ownership of a conditional use cannot be transferred to another party.

(2) A conditional use permit that is not initiated within one (1) year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such. A conditional use that is abandoned for a period of six (6) months or more shall not be reestablished without filing a new application with subsequent public hearing in accordance with the procedures for such.

3.9 Special Exceptions.

(A) *General.* A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Principal uses only allowed as special exceptions are specified in TABLE 3-6.

(B) *Procedure.* The following actions must be taken before the Planning and Zoning Board may grant a special exception:

(1) *Application.* A completed application form must be submitted to the Development Services Department. Before the application is processed the Development Services Department must verify the application is complete. Non-refundable fees are to be submitted with the completed application.

(2) *Narrative.* A narrative and site plan or sketch shall be included with the application describing and detailing the following:

(a) Explanation of the proposed use on the property;

(b) Explanation of proposed structures and their location;

(c) Provision for ingress and egress;

(d) Provision for off-street parking and loading areas;

(e) Provision for refuse and service areas;

(f) Provision for utilities;

(g) Provision for screening and buffering of dissimilar uses;

(h) Provision for signs and exterior lighting;

(i) Provision for required yards and green space;
(j) Provision for compatibility with adjacent properties; or.
(k) Provision for meeting any special requirements.

(3) *Parking of Semi-Trailers and/or trucks.* An application for parking of semi-trailers and/or trucks shall provide the following information:
(a) The number of trucks and/or trailers expected;
(b) The length of time the trucks and/or trailers will be expected to remain on the property;
(c) The hours at which the trucks and/or trailer(s) may be taken to and from the property; and
(d) Other supplementary information as deemed appropriate to show conformance with the requirements of Sec. 3.22(D)(1)-(6).

(4) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(5) *Review process.* The Planning and Zoning Board shall have the power to hear and approve special exceptions as specifically authorized under the terms of these zoning regulations, to grant special exceptions with appropriate conditions and safeguards, or to deny special exceptions when not in harmony with the purpose and intent of these zoning regulations. In granting any special exception, the Board may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits, or any other conditions reasonably related to the requirements and criteria of this Code.

(C) *Review criteria.* When reviewing an application for a special exception, the board shall consider the following requirements and criteria:
(1) The proposed use must comply with the Comprehensive Plan;
(2) The overall character of the neighboring properties must be maintained;
(3) Justification has been presented as to why the special exception should be granted;
(4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and
(5) Consideration has been given to surrounding property values.

(D) *Expiration or revocation of special exceptions.*
(1) Special exceptions may run with the property or may be granted to a specific owner of the property as determined by the Development Services Director.
(2) A special exception use that ~~is~~ does not ~~initiated~~ begin to serve the purpose for which it was granted permission within one (1) year of being granted shall not be ~~established~~ commenced without a new public hearing in accordance with requirements of this Chapter.
(3) A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of this Chapter.
(4) A reasonable time limit may be recommended and imposed for the special exception. A time limit may dictate when the special exception should be initiated and/or discontinued, or may set forth a specific time period for termination.
(5) A special exception approval may be revoked by the Board upon non-compliance and/or violation of any condition attached to the special exception, after notice and a public hearing.

(E) *Special requirements.* For those special exception uses listed below, the following additional special requirements shall apply:
(1) *Assisted living facility*. (Allowed in R-1, R-2, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:
(a) The proposed site shall front an arterial or collector road.
(b) The proposed site shall utilize the lot requirements for the IN zoning district.
(c) Proof of licensing by the appropriate jurisdictional agency will be required.
(d) The facility shall be compatible with the adjacent area.
(e) Additional buffering or screening may be required, when deemed necessary.

(f) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects lead to a reduction in roadway LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(g) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(2) *Auto Dealership, golf cart and similar sales*. (Allowed in C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC,). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings; and

(b) Additional buffering and screening may be required, when deemed necessary.

(3) *Bed and Breakfast*. (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, RIO). A special exception may be granted under the following conditions:

(a) The exterior appearance shall retain a single-family residential appearance.

(b) The proposed use shall be compatible with the adjacent area.

(c) Additional buffering and screening may be required.

(d) The owner, operator, or resident manager shall be required to reside on the premises.

(e) Kitchen facilities shall be limited to one central kitchen to serve overnight guests and residents only. Cooking facilities shall not be permitted in guest rooms;

(f) Exterior lighting shall be compatible with lighting in the neighborhood.

(g) One parking space per guest room and two parking spaces for owner/occupant is required.

(h) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

(i) Guest stays shall be limited to thirty (30) consecutive days and no more than sixty (60) days in any one-year period.

(4) *Car wash and auto detailing facilities, full or self-service.* (Allowed in C-1, C-2, C-2A, NMU-7, CMU). A special exception may be granted under the following conditions:

(a) The proposed facility must use an approved oil/water separator.

(b) The proposed facility must use the recycled water system established within the facility.

(c) The proposed facility shall be compatible with adjacent development.

(d) Additional buffering and screening may be required for accessory structures and uses, including, but not limited to, vacuum and tire air pump areas.

(e) All accessory structures, including, but not limited to vacuuming and tire air pump areas, shall be designed with colors and materials compatible with the primary structure.

(5) *Cemeteries and mausoleums.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:

(a) The proposed site shall be a minimum of one acre.

(b) Additional buffering or screening may be required.

(6) *Childcare facility, day care, or adult day care (excluding family day care homes as defined under Chapter 402 of the Florida Statutes)*. (Allowed in R-1, R-2, R-3, R-4, R-5, MHP, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet.

(b) Proof of licensing by the appropriate jurisdictional agency will be required.

(c) Additional buffering and screening may be required.

(7) *Churches and places of worship.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10). A special exception may be granted provided the proposed site utilize the lot details for the IN zoning district.

(8) *Community residential home*. (Allowed in IN, C-1, C-2, C-2A, C-3, CDT) A special exception for a community residential home with 7 or more unrelated residents may be granted under the following conditions:

(a) The proposed site shall not be located within a radius of 1,000 feet of another existing community residential home.

(b) The requirements of F.S. 419.001 shall be met, if applicable.

(9) *Golf courses and driving ranges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5). A special exception may be granted provided the golf course or driving range is a component of a residential subdivision.

(10) *Hospital*. (Allowed in C-1, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, 466/301). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.(b) he proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.

(b) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS standards below the adopted level, non-road expansion mobility strategies shall be encouraged.

(c) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(d) The facility shall be compatible with the adjacent area.

(e) Additional buffering or screening may be required.

(11) *Independent living facility.* (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.(b) The proposed site shall utilize the lot requirements for the IN zoning district.

(b) Proof of licensing by the appropriate jurisdictional agency will be required.

(c) The facility shall be compatible with the adjacent area.

(d) Additional buffering or screening may be required.

(e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(12) *Kennels, animal rescue facilities.* (Allowed in AG-10 and AG-5). A special exception may be granted provided the proposed site shall not abut a residential or mixed-use zoning district.

(13) *Nursing home*. (Allowed in C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.

(b) The proposed site shall be developed in accordance with the lot details for the IN zoning district.

(c) Proof of licensing by the appropriate jurisdictional agency will be required.

(d) The facility shall be compatible with the adjacent area.

(e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where the project will lead to a reduction in LOS below the adopted standards, non-road expansion mobility strategies shall be encouraged.

(f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(14) *Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items*. (Allowed in AG-5, C-2, C-3, 466-301). A special exception may be granted under the following conditions:

(a) The area of the property utilized for outdoor storage must be enclosed by a wall, fence, or opaque landscape buffer so that the items in storage are not visible from any street or surrounding property.

(b) Additional buffering and screening may be required.

(15) *Parking of donation trailer.* (Allowed in AG-5, AG-10, C-3). A special exception may be granted under the following conditions:

(a) The semi-trailer must be a donation trailed.

(b) The property shall not be adjacent to a residential or institutional property.

(c) Minimum parking standards shall be maintained.

(d) The area where donation trailer parking is to occur must be paved

(e) The area where donation trailer parking is to occur must be buffered through a combination of the use of landscaping, screening, and fencing as required by the City; and

(f) The applicant can demonstrate that the donation trailer parking will not create a nuisance or otherwise be a threat the public's health, safety, and welfare.

(g) Any other documentation necessary to shown compliance with Sec. 3.22(E)(1)-(5) has been provided.

(16) Private and nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories. (Allowed in RIO, IN, C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall not be located within a radius of 1,000 feet of another existing facility providing similar services.

(b) Additional buffering and screening may be required.

(17) Private clubs and lodges. (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:

(a) The proposed site shall utilize the lot details for the IN zoning district.

(b) The facility shall be compatible with adjacent neighborhoods.

(18) Public buildings owned, operated, and used by a government entity. (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10) A special exception may be granted under the following conditions:

(a) The facility shall be compatible with adjacent development.

(b) The proposed site shall be developed in accordance with the lot details for the PEU zoning district.

(19) Recreational Vehicle Park (Allowed in C-3). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.

(b) The RV Park shall be compatible with adjacent development.

(c) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will result in a reduction of LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(d) Additional buffering and screening may be required.

(e) Additional requirements are listed in Section 3.17.

(20) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses with potential outside storage. (Allowed in C-2, C-2A,C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:

(a) Any outdoor storage of goods must be:

(i) Located contiguous either behind or flanking the principal structure

(ii) Be enclosed by a screen or other similar material

(iii)Be architecturally compatible with the principal structure

(iv) Additional buffering and screening may be required

*(21) Restaurant and Café w/o Alcohol consumption with drive-through (*Allowed in RMU, RMU-10, C-1 and CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front on an arterial or collector roadway

(b) Additional landscaping buffering and screening may be required

(c) Front setback shall adhere to the Land Development Regulations minimum requirements

(d) The proposed use shall be compatible with the adjacent area

(e) Exterior lighting shall be compatible with lighting in the neighborhood

(f) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

(22) Service and repair shops for automobiles, small engines, and other similar uses. (Allowed in C-1, C-2, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick-up.

(b) Additional buffering and screening may be required.

(23) Storage facilities (indoor, multiple-story). (Allowed in NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings

(b) Additional buffering and screening may be required.

(24) Street and highway department garage or maintenance facility. (Allowed in AG-10, AG-5, RIO, C-1, C-2, C-2A, C-3) A special exception may be granted. However, additional buffering and screening may be required.

(25) Tower or wireless communication services. (Allowed in AG-10, AG-5, PEU, C-3, M-1, M-2, ARD) A special exception use may be granted under the following conditions:

(a) A chain link fence, concrete wall or other fence or wall not less than six (6) feet in height from finished grade, shall be constructed around each tower.

(b) Towers shall be set back from any residential zoning district a minimum of three (3) times the height of the installed tower.

(c) Adequate buffering shall be required.

(d) Any tower visible from a residential or mixed-use zoning district should be disguised so as to not be recognizable as a telecommunications tower when viewed from the residential district.

(e) Towers shall be so situated upon the site upon which they are erected to be no closer than the height of the tower from any boundary of the site. For example, a 100-foot tower must be surrounded by at least 100 feet of property in all directions, as measured from the base of the tower, which property shall be owned by the same owner as the property upon which the tower situated.

(f) Any tower upon which use has been abandoned for more than 180 days shall be removed upon 60 days' notice by the City unless usage resumes within the 60-day period.

(g) No signage of any type shall be allowed upon any tower erected, unless required by the Federal Aviation Administration.

(h) Any lighting must be shielded to fall within the confines of the property, unless otherwise required by the Federal Aviation Administration.

(i) All towers shall be designed and constructed in such a way as to permit and accommodate at least one (1) other provider of wireless communications services. Providers are required, before filing for a special exception for a tower or placement of an antenna on an alternative support structure, to investigate the possibility of co-locating such facility on a tower or alternative support structure already in use by one (1) or more other providers of service. Each applicant for a tower or placement of an antenna on an alternative support structure, shall be required to certify in writing, as part of the application process, that it has investigated the possibility of co-location and that there are no towers or alternative support structures reasonably available on which the applicant could co-locate its antenna and reasonably meet its technical and service requirements.

*(26) Travel Centers (*Allowed in C-3). A special exception use may be granted under the following:

(a) The proposed site shall front on an arterial or collector roadway

(b) The proposed site shall be at least two (2) acres in size

(c) Additional landscaping buffering and screening may be required

(d) Outdoor storage shall be screened with a six (6) foot high opaque fence or wall

(e) Canopies must maintain a fifty (50) setback from arterial or collector roadway

(f) The facility shall be compatible with the adjacent area.

(27) Truck Stop. (Allowed in M-1 and M-2) A special exception use may be granted under the following conditions:

(a) Must be located with 0.5 miles of an I-75 interstate interchange.

(b) The proposed site shall front an arterial road.
(c) The facility shall be compatible with the adjacent area.
(d) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will lead to a reduction in LOS below the adopted level, non-road expansion mobility standards shall be encouraged.

3.10. Temporary Uses.

(a) *General*. Use established to allow temporary uses and activities not normally permitted in the various zoning categories or activities for which a permanent use is not desired. A temporary use is not a use of right and there is no presumption that it will be granted. No temporary use shall commence prior to the issuance of a temporary use permit.
(b) *Application procedure*. Written application shall be made to the Development Services Department for a temporary use permit. In addition, the applicant may be required to provide a concurrency determination. All applicable fees shall be paid.
(c) *Decision*. Staff shall review a temporary use permit request and the Development Services Director shall approve, approve with conditions or deny the request.
(d) *Uses allowed and requirements*.

(1) *Medical hardship*. A second principal residence on one (1) parcel of record may be allowed in cases of extreme medical hardship, such as where a temporary residence, which may be an RV or mobile home, is needed to house a caregiver or care receiver for a relatively short period of time.
(b) The maximum period for which approval may be given is three (3) years. Multiple renewals of the temporary residence for additional terms not to exceed three years each may be approved, approved with conditions or denied by the Development Services Director. The second principal residence must be removed from the property within the time set forth in the temporary use permit as approved, but in no event later than ninety days of the expiration of the temporary use permit, or not later than ninety days after recovery or relocation of the person receiving care, whichever occurs first.
(c) The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver's or care receiver's spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.
(d) A signed letter from a Florida licensed medical doctor or doctor of osteopathy, which shall include his or her license number, stating the requirement for continuous necessary medical care and oversight of the care receiver must accompany the application for recognition of hardship under this section.
(e) The caregiver's residence shall be connected to City water, wastewater, and reuse where available.
(f) A site plan including existing and proposed improvements shall be submitted along with a completed application and concurrency determination/reservation application.

(2) On-site security. An accessory residence on a non-residential property in need of on-site security or after- hours monitoring may be allowed.
(a) The maximum period for which approval may be given is two (2) years. Each renewal shall be approved, approved with conditions or denied by the Development Services Director.
(b) The residence shall be required to connect to City water, wastewater, and reuse where available.
(c) A written statement from the applicant stating the requirement for after-hours monitoring must accompany the application for temporary use.

(3) Emergency situations. A temporary second principal residence (such as an RV or mobile home) on one (1) parcel of record may be allowed in cases where the primary principal residence is determined to be uninhabitable due to excessive damage, destruction, or health conditions. Due to the extreme nature of these cases, the review and approval process for the temporary use permit may be waived by the Development Services Director.

(a) The maximum period for which approval may be given is six (6) months. Each renewal be approved, approved with conditions or denied by the Development Services Director. In order to be eligible for an extension of the temporary use, the resident shall provide documentation and irrefutable proof that steps are being taken to improve the conditions on the primary principal residence.

(b) The residence shall be required to connect to City water, wastewater, and reuse where available.

(c) The temporary use permit shall only be issued under these circumstances if the conditions of the primary principal residence are determined to result in an unnecessary and undue hardship upon the owner and the conditions are not determined to be self-created.

(16) *Temporary structures or facilities due to construction or reconstruction.* Temporary structures or facilities to be used as a residence, or office for public use, during construction, repair or renovation of principal structure, including the use of mobile homes.

(a) No temporary use shall commence unless and until a valid building permit has been obtained to construct, repair or renovate the principal structure on the property where the temporary structure is to be placed.

(b) The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the proposed occupants of the principal structure to complete the construction, repair or renovation work necessary to make such building habitable.

(c) The temporary structure or facility must be located on the same parcel as the structure under construction and occupied by the residents of the primary structure.

(d) The temporary structure shall be required to connect to City water, wastewater, and reuse where available.

(e) Any permits required for the installation of temporary structures or facilities shall be obtained prior to commencement of the use.

(f) The temporary structure or facility must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after occupancy of the principal structure. A temporary use permit will be considered terminated if at any time the principal structure building permit becomes invalid.

(g) Temporary use permits for the temporary use of mobile homes, trailers or recreational vehicles utilized due to construction activities shall be approved by the Development Services Director.

3.11. RESERVED.

3.12. Variances.

(A) *Conditions.* A variance may only be granted where, owning to special conditions as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in unnecessary and undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:

(1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.

(2) Substantial and exceptional topographical conditions.

(3) Other substantial, extraordinary or exceptional situation(s) or condition(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.

(4) The need for the variance is not due to self-created conditions by the current or previous property owners.

(B) *Procedure.* Before the Planning and Zoning Board may grant a variance, the following actions must be taken.

(1) *Application.* A completed application must be submitted to the Development Services Department. Before the application is processed, the Development Services Department must verify that the application is complete. This application must also provide a discussion of why a variance is necessary and appropriate.

(2) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(3) *Review process.*

(a) A written staff report is to be prepared by the Development Services Director and submitted to the Planning and Zoning Board. This report shall contain a determination regarding the completeness of the application and any recommendation regarding the variance. A copy of this report shall be available at the Development Services Department of the City of Wildwood within five (5) days of the public hearing.

(b) The Planning and Zoning Board is to conduct a public hearing on the variance application in a public place as specified by the Board. Any person may attend this hearing and provide reasonable and pertinent comments pertaining to the variance.

(c) The Planning and Zoning Board must make a determination that a variance is appropriate and that the granting of the variance will not adversely affect the public interest. If the board determines that a variance is not appropriate, it must state its reasons.

(d) The Planning and Zoning Board must provide written findings certifying that the board has complied with the specific rules governing individual variances and that satisfactory provisions and arrangements have been made concerning the following items (where applicable):

(i) Egress and ingress to the property and proposed structures thereon, including automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(ii) Parking and loading areas with particular reference to the factors mentioned above.

(iii) The location, availability, and compatibility of utilities (i.e., sewer, water, reuse, electricity, gas, and telephone).

(iv) Screening, buffering, open space and landscaping with reference to the type, dimensions, and character of the proposed lot(s), structure(s), and use(s).

(v) The economic, fiscal, noise, odor, pollution, erosion, drainage, and public safety impacts of the variance upon adjoining properties, properties generally in the same zoning district, the community as a whole, and historic resources.

(vi) General compatibility with adjacent properties and structures, other properties and structures in the district, and other properties and structures in the surrounding area and community at large.

3.13. Density Bonuses.

(A) *General*. Density bonuses, at the discretion of the City Commission, may be awarded as incentives for developers to provide certain aspects that benefit the community. Applicants seeking a density bonus shall notify the Development Services Director.

(B) *Affordable housing density bonus.* Developments may achieve up to a 25% increase in the maximum allowable density in the respective zoning district in exchange for the construction of affordable housing units. Affordable housing is defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The City Commission may award a density bonus provided the following criteria are met:

(1) The development proceeds as a planned development.

(2) The planned development agreement shall reserve at least 20% of the total housing units, not including the bonus units, for affordable housing.

(3) The site plan clearly identifies the location of those units accounting for the affordable housing bonus.

(4) The development is located within a zoning district which allows a density of four (4) units per acre or greater.

(5) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.

(6) The development is not considered a Development of Regional Impact.

(C) *LEED Silver rating*. Developments may achieve up to a 25% increase in the maximum allowable density or intensity in the respective zoning district in exchange for the development of Green Buildings. Green Buildings shall achieve

LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The City Commission may award a density bonus provided the following criteria are met:

(1) The developer has submitted a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher.
(2) The development must provide documentation demonstrating the achievement of the rating prior to issuance of a certificate of occupancy.
(3) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
(4) The development is not considered a Development of Regional Impact.

3.14. Community Residential Homes.

(A) *State requirements.* The requirements and standards of F.S. 419.001 shall be met, if applicable.

(B) *Permitted.* Community residential homes shall be allowed in zoning districts pursuant to TABLE 3-6.

(C) *Distance requirements.* Community residential homes of six or fewer residents shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home with 7 or more residents as measured from the nearest point of the existing home to the nearest point of the proposed home. Any community residential home that is located within a planned development is not subject to these proximity requirements.

3.15. Home-based Businesses.

(A) *Purpose.* It is the purpose of this section to provide for the orderly conduct of a limited commercial activity on property otherwise zoned for residential purposes.

(B) Unless otherwise expressly permitted by applicable statutes or residential zoning regulations, including, but not limited to, mixed-used development plans and agreements for planned unit development, only commercial activity meeting the definition of a home-based businesses, as defined in § 559.955, Florida Statutes, is permitted on property zoned for residential use.

(C) All home-based businesses located on property zoned for residential purposes must operate subject to the following provisions, conditions and restrictions:

(1) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may reside at the business. The business may have additional remote employees that do not work at the residential dwelling.
(2) Parking related to the business activities of the home-based business must comply with the zoning requirements applicable to other residential properties within the same zoning classification, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Home-based businesses must comply with any regulations pertaining to the operation or parking of vehicles and trailers to residences where no home business is conducted. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces of the residence. Furthermore, no person shall park or store any boat trailers, general use trailers, recreational vehicles, and trailer coaches in the front yard of any residential district.
(3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.
(4) No heavy equipment, defined herein as commercial, industrial, or agricultural vehicles, equipment, or machinery, may be parked or stored such that it is visible from the street or a neighboring residential property.
(5) The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
(6) The activities of the home-based business must be secondary to the property's use as a residential dwelling.
(7) The business activities conducted at the residence must comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke,

dust, glare, fumes, or noxious odors as such regulations apply to other residences where no business is conducted.

(8) All business activities conducted at the residence must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids as such regulations would apply to a residence where no business is conducted.

(D) *Code Enforcement.* The City's Code Inspector shall enforce the requirements and standards of F.S. 559.955 and this Section 3.15. Anyone or any entity operating a home-based business in a manner inconsistent with F.S. 559.955 and this section is in violation of this code, and the city may enforce these provisions by any legal remedy available or as otherwise directed by general law, including, but not limited to, code enforcement proceedings or an action to enjoin any violations of this section.

(E) Nothing herein may be deemed to excuse or exempt the owner or operator of a home-based business from paying any taxes, including business tax receipts, that may be due and owing in connection with the operation or establishment of any such business or complying with any federal or state occupational or licensure requirements.

(F) *Intent.* It is the intent of this code provision to be interpreted in harmony with general law pertaining to home-based businesses, and in the event of any conflict with such general law, general law will govern and control the interpretation and application of this Section 3.15.

3.16. Mobile Home Parks.

(A) In addition to standards and requirements set forth elsewhere in this Code, no mobile home park shall be permitted unless the project conforms to the standards provided in this section. Mobile home park subdivisions shall follow the approval process outlined in the Chapter 5, while rental parks will follow the procedures for site plan approval outlined in Chapter 4.

(B) Any mobile home park subdivision developer who desires to sell lots within a park's confines shall construct all streets and utilities to City specifications and shall in all other respects, comply fully with the City subdivision regulations while being allowed to follow lot sizes, setbacks, etc., as set forth in this Chapter. Mobile home rental parks that wish for the City to take over and maintain their streets, drainage system, etc. must also follow the requirements within the subdivision regulations.

(C) The following requirements are for mobile home parks having a common real property ownership and renting spaces to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.

(1) *Mobile home space*.

(a) Each mobile home shall be located on a space that will permit each unit to be sufficiently supported and anchored as in compliance with the state standards for anchoring mobile homes.

(b) Each approved mobile home space shall be clearly defined by stakes or other markers which physically delineate the location of each space within the mobile home park.

(c) A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained.

(2) *Street or driveway improvements.* All street or driveway improvements shall meet the requirements stipulated in the section of this Code addressing such improvements.

(3) *Street lighting.* All streets shall be illuminated at night or other periods of darkness in accordance with City standards.

(4) *Open space.* A minimum of 15 percent of the land area within the mobile home park shall be designed for recreation and open space purposes.

(5) *Drainage.* All mobile home parks must meet the drainage design and construction provisions specified in Chapter 6 of this Code.

(6) *Mobile Home Park Perimeter Setbacks*. In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and space Standards, Mobile home parks shall have the following park perimeter setbacks:

(a) Front: 35 feet.

(b) Side: 25 feet each side.

(c) Rear: 25 feet.

(d) Mobile home space setback measurement: In the event mobile home spaces are not platted or formally marked, Table 3-4 setbacks shall be measured from the adjoining mobile home.

(7) *Parking and signs.*

(a) No parking areas or signs shall be permitted except in accordance with this Code.

(b) No parking shall be allowed on any mobile home park access or circulation driveway.

(8) *Expansion of existing mobile home parks.* Whenever the owner or operator of a mobile home park proposes to expand the existing mobile home park, the plans for such expansion shall be submitted and approved in the same manner as plans for a new mobile home park.

(9) *Replacement mobile homes.* Any mobile home older than 20 years at the date of proposed installation shall not be allowed as a replacement home. In the event a mobile home on a lot or space zoned MHP or PD is damaged beyond 50 percent (50%) of the structure's value before damage by fire, collapse, explosion, or acts of God, it may be replaced by a tiny home as defined by Chapter 2, Section 2.2.

3.17. Recreational Vehicle (RV) Parks.

(A) *Purpose.* The purpose of this section, applying to recreational vehicle parks, travel trailer parks, and campgrounds, is to provide an environment in which recreational vehicles may be located to enhance the enjoyment of leisure time activities on a temporary basis, and to provide a means whereby the use occurring upon the land will be made more compatible with surrounding properties. The following provisions shall apply to RV parks permitted by this Code.

(B) A campground or RV park shall include a parcel of land under unified management which has been planned, designed and constructed for the placement of recreational vehicles for temporary occupancy of spaces for recreational purposes. In no case shall a recreational vehicle be occupied as a living quarter for more than six months out of any 12-month period. During the time that the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie downs or other removable fasteners, and the attachment of additions by way of removable attaching devices, shall not render the recreational vehicle a permanent part of the recreational vehicle site.

(C) A recreational vehicle shall include:

(1) *Travel trailer.* A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation, having a body width of no more than 8 ½ feet and an overall body length not exceeding 40 feet when factory equipped for the road.

(2) *Pickup coach.* A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation and vacation.

(3) *Motor home.* Portable temporary living quarters to be used for travel, recreation and vacation constructed as an integral part of the self-propelled vehicle.

(4) *Camping trailer.* A canvas or other collapsible folding structure, mounted on wheels, designed as temporary living quarters for travel, recreation and vacation use.

(5) *Park trailer.* A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 400 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All park trailers must be set up and anchored as established by the Florida Building Codes.

(D) *Master park plan permit.*

(1) A master park plan permit is required prior to any construction, extension, alteration or disturbance of the land or its natural features and vegetation. All proposed master park plans shall be reviewed in accordance with the Chapter 4.

(2) Prior to the issuance of a master park plan permit, the plan must be approved by the City Commission.

(3) No building permit shall be issued prior to the review and approval of the master park plan.

(E) *General provisions.*

(1) RV parks shall be a permitted use in MHP and a special exception in C-3 pursuant to TABLE 3-6.

(2) As a condition of the master park plan approval, the following accessory uses may be permitted: Commercial and non-commercial, low intensity recreation facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as retail sales establishments,

personal service establishments, food service establishments, child care centers, RV model units, or sales and service establishments, mobile home, single family detached dwelling or single family attached dwelling, with a limit of two dwelling units maximum, for the exclusive use of the park management or caretaker, enclosed storage structures and storage garage facilities, with use limited to park residents only. No such structures shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement.

(3) All permitted accessory uses are subject to the following limitations:

(a) Such uses shall be conducted solely for the convenience of the occupants and guests of the park, if the park is not zoned C-3.

(b) Such retail establishments shall be oriented to the interior of the park unless the park is located in C-3.

(c) Such uses and the parking areas primarily related to their operations shall not occupy more than five percent (5%) of the acreage of the park, except for non-commercial, outdoor recreation facilities, unless the park is located in a commercial district.

(F) *Specific provisions.* All campgrounds and RV parks are subject to the following additional provisions:

(1) All such parks shall contain a minimum of ten (10) acres.

(2) There shall be a building setback of 150 feet from any road right-of-way for any commercial building or accessory building, unless the park is located in a commercial district.

(3) Property adjacent to federal, state, or County highways shall maintain a minimum building setback of 50 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads shall be 20 feet.

(4) All RVs and additions must maintain a five (5) foot side setback and an eight (8) foot setback rear setback.

(5) In parks allowing the use of "park trailers" or "park models" that were established prior to 1990, there shall be an area established for such "park trailers" or "park models" and for other trailers, RV's, and motor homes that are not used in a transient manner, but are placed in the RV park or campground for a period of three (3) months or more, separate from the area established for recreational units that are to remain placed in the park for less than three (3) months, so as to prevent intermingling of transient and non-transient structures and vehicles.

(6) In parks allowing the use of "park trailers" or "park models" that were established after 1990, there shall be an area established for such "park trailers" or "park models" separate from the area established for other types of recreational units so as to prevent intermingling.

(7) A well-maintained, landscaped buffer of a least 15 feet (15') meeting Regulation requirements is required around the perimeter of the park.

(8) Each space shall contain a minimum of 2,400 square feet in area. The density of existing and future RV parks will not exceed ten (10) spaces per acre of land.

(9) Each space shall abut at least 20 feet on a paved roadway or street, which shall have an unobstructed width of 20 feet for two-way drives and 12 feet for one-way drives.

(10) Adequate trash disposal facilities shall be provided with easy access from each site.

(11) Each space shall be identified by a marker clearly visible at a minimum distance of 20 feet.

(12) All additions and attachments located on individual spaces must be constructed to meet standard building codes. Such additions or attachments shall include carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, and shall be permitted in accordance with the requirements applicable to mobile home dwellings, except as qualified below:

(a) No such structure shall be attached to any RV having a vehicular body length less than 21 feet.

(b) Such structures shall be designed to be removable. They may be attached to the RV and parking or patio pad.

(c) No such structure shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement, and shall have no sewer or water connections.

(d) No such structure shall be more than 10 feet wide, nor extended lengthwise beyond the front or rear of the RV. However, attachments may extend beyond the RV on units with a rear opening or irregular shaped lot where the placement of the attachment alongside the RV would result in an encroachment into the setback area.

(e) In parks established prior to 1990, no such structure shall be allowed in the area of the park designated for transient vehicles.

(f) All structures in any park shall be properly permitted as required by state and local law.

(13) All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities.

3.18. Non-conforming Lots, Structures, and Uses.

(A) Non-conforming lot size or structure size alone, when same was in lawful existence prior to the adoption of this Code, shall not constitute such a non-conforming use as to cause any of the provisions set forth herein to apply.

(B) A non-conforming structure may be maintained, and repairs and alterations may be made; however, in a building which is non-conforming as to use, no structural alterations shall be made except those required by law. Repairs, such as plumbing, the changing of partitions or other interior alterations, are permitted. The expense of any such work shall not exceed 50 percent of the assessed value of the building or structure.

(C) Nothing in this Code shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming structure which existed before the adoption date of this Code and was damaged by fire, collapse, explosion, or acts of God wherein the expense of such work does not exceed 50 percent of the assessed value of the structure at the time such damage occurred.

(D) A non-conforming use of land or structure shall not be extended or enlarged to occupy a greater area of land or structure than was occupied as of the date of adoption of this Code.

(E) When a non-conforming use of land or structure has been abandoned for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. A non-conforming use shall be considered abandoned:

(1) When the intent of the owner to discontinue the use is apparent;

(2) When the characteristic equipment and furnishings of the non-conforming use have been removed from the premises and have not been replaced by similar equipment, unless other facts show intention to resume the non-conforming use;

(3) When it has been replaced by a conforming use,; or,

(4) A business registration expiring and not being renewed within 180 days of its expiration.

(F) No non-conforming structure or land use shall be changed to another non-conforming use.

3.19. The Villages of Wildwood DRI Zoning District.

(A) *Intent.* The purpose and intent of the Villages of Wildwood DRI zoning district (referred to in this section as "Zoning District") is to create a customized district to reflect the unique characteristics of the Villages of Wildwood DRI. The Zoning District applies only to the Villages of Wildwood DRI, which is only a portion of and supports the larger Villages of Sumter DRI within Sumter County. The Zoning District is planned for a town center, office, commercial, institutional and other uses providing mostly non-residential land uses which support the larger residential portion of the Villages of Sumter DRI. The Villages is a mature project with most of the residential units, street system, parks, recreation and amenities in place to serve its residents. For these reasons, the Wildwood portion needs to maintain continuity with the remainder of The Villages of Sumter DRI while also recognizing the Zoning District is a support to the much larger portions within Sumter County. Thus, any requirements must consider the Villages as a whole and not simply the portion within the City. For these reasons, these specified zoning provisions are needed to provide clarity and continuity for the future development of The Villages of Wildwood DRI. This Zoning District implements The Villages of Wildwood DRI future land use map category on the Comprehensive Plan Future Land Use Map. This Zoning District also supports the coherent, flexible and creative concepts of site planning displayed within The Villages which:

(1) Accomplish a more desirable community and environment than would be possible through the strict application of traditional zoning requirements.

(2) Provide a stable community and environmental character compatible with surrounding areas and the character of the site.

(3) Create functional and attractive developments.

(4) Preserve the natural amenities of the land by providing scenic, functional and interconnected open areas.

(5) Provide for an efficient use of land resulting in an optimum network of utilities and streets and thereby minimizing infrastructure, development and costs.

(B) *Design standards*. The Villages of Wildwood DRI will be developed consistent with the design standards contained in The Villages of Wildwood DRI Development Order adopted by resolution on November 10, 2008 (the DRI

Development Order), the Memorandum of Agreement between the City of Wildwood, The Villages of Lake-Sumter, Inc., and Acorn Investments, LLC, (MOA) and/or the Conceptual Master plan. The density, intensity, land uses, and land use mix are provided in the DRI Development Order and Master plan. Lot size, setback requirements, right-of-way widths and other design standards are contained in the MOA with the City. These design standards provide the parameters that assure this development promotes compatibility with surrounding land uses, assure appropriate supporting infrastructure while minimizing public infrastructure costs, preserve and enhance the natural amenities of the land, conserve natural resources, and provide open spaces appropriate to the type of development proposed. It is the intent of this section to allow dialogue and flexibility of design standards within the master planning process between the developer and the approving authorities.

(C) *Code of ordinances.* The Villages of Wildwood DRI will be developed and operate consistent with the general and permanent Ordinances of the City of Wildwood adopted on October 12, 1992 and effective on October 12, 1992. The following City of Wildwood Codes will not apply to The Villages of Wildwood DRI:

ARTICLE VII.	PLANNING AND ZONING.
Section 7-3.	Plats required for subdivisions.
Chapter 3	Advertising
ARTICLE I.	IN GENERAL
Section 3-1.	Sound trucks and sound amplifying devices.
Section 3-2.	Posting bills, etc.
Section 3-3.	Placing banners, etc., across streets.
Section 3-4.	Sign placement; visual standards.
Chapter 4	ALCOHOLIC BEVERAGES
ARTICLE I.	IN GENERAL
Section 4-2(a)	Consumption and use in public places and on private property.
Sec. 4-5. (a)	Sale prohibited near church or school.
Sec. 4-8. (b)	Business hours.
Chapter 9	HEALTH AND SANITATION
Sec. 9-13.	Location of trailers used for human occupation, entertainment or preparing meals.
Chapter 11	LICENSES AND BUSINESS REGULATIONS
ARTICLE VI.	PEDDLERS AND SOLICITORS
Sec. 11-218.	Transient merchants prohibited.
Sec. 11-223.	Time limitation for stops for vending.
Chapter 12	MOTOR VEHICLES AND TRAFFIC
ARTICLE III.	OPERATION OF VEHICLES
Sec. 12-57.	Parades, processions; permits required; exception.
Chapter 13	OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE IV.	PUBLIC NUISANCES INFRINGING UPON RIGHT OF OTHERS TO QUIET ENJOYMENT OF HOMES, BUSINESSES, OR OTHER PROPERTY
Sec. 13-102. (4) a.	DEFINITIONS
Chapter 15	SOLID WASTE AND WEEDS
ARTICLE II.	REFUSE SERVICES
Chapter 16	STREETS AND SIDEWALKS
Sec. 16-1.	Excavations in streets - - Permit required.
Sec. 16-10.	Prohibited uses within road right-of-way; permits; temporary road closings. (a)(1), (a)(2), (a)(5), (b), (c)
Chapter 18	TREES
ARTICLE II.	TREES ON PUBLIC PROPERTY
DIVISION I.	GENERALLY
Sec. 18-27.	Street tree species to be planted.
Sec. 18-28.	Spacing.
Sec. 18-29.	Distance from curb and sidewalk.
Sec. 18-32.	Public tree care.
Sec. 18-37.	Arborist's permit and insurance.
Chapter 19	UTILITIES
ARTICLE II.	USE OF WATER AND SEWER SERVICES GENERALLY
Sec. 19-26.	Connections with waterworks system required.
Sec. 19-27.	Connections with sewer required.
ARTICLE III.	WATER

Together with such amendments thereto or subsequent adopted codes addressing the same or substantially similar issues.

(D) *Layout.* The Villages of Wildwood MOA will establish the minimum lot widths and size, building setbacks, impervious surface ratios and other design details consistent with the conceptual master plan. The design of The Villages of Wildwood DRI as adopted by the DRI Development Order provides for the needed roadway connections to both the remainder of The Villages of Sumter DRI and the City of Wildwood.

(E) *Implementation, maintenance, and enforcement*. The Villages of Wildwood DRI shall be developed consistent with the following requirements:

(1) An approved conceptual master plan and design standards as specified in the MOA detailing specific layout and design features that deviate from the standards contained in the City's Land Development Regulations.

(2) A MOA between the developer and the City specifying the details of the responsibility for the provision of infrastructure and its maintenance.

(3) Any areas within The Villages of Wildwood DRI designated as preservation areas for habitat enhancement, wetland enhancement, or as an expansion of an existing wildlife corridor, must be subject to a conservation easement as defined in F.S. § 704.06 and, if applicable, as required by a Water Management District Environmental Resource Permit or as required by a Wildlife Habitat Management Plan for a DRI with a third-party entity approved by the City Commission. The third-party entity may be a public entity or a non-profit agency with long term experience in maintenance of conservation areas.

(4) Plans for habitat enhancement, wildlife management programs, and wetlands enhancements must be designed by a certified biologist, must use best management practices, and meet the approval of the state agency with general or specific authority, jurisdiction and permitting over the usage.

(5) A Community Development District (CDD) may be established and maintained with the duty and authority to implement and maintain the common areas, infrastructure, easements, contracts and agreements as required to comply with the approved master plan of development. Until the CDD is established, the developer/owner or property owner's association established to assure such responsibilities shall be responsible for all implementation and maintenance necessary to comply with the approved master plan of development.

(6) Failure of such parties to maintain the provisions of the approved master plan of development shall be a violation of this section and subject to Code compliance action.

(F) *Open space.* Open space requirements are waived within The Villages of Wildwood DRI Zoning District due to the project envisioned within the Zoning District and the level of open space provided overall within the larger The Villages of Sumter DRI. However, the Zoning District will include open space and public gathering areas consistent with the character of the other town centers within The Villages. While open space may be used for stormwater management, the primary goal is to foster natural areas, provide an opportunity to maintain or restore native habitats and to enhance the experience visitors and residents have of the area.

(G) *Design standards*. The design standards for the Zoning District will be as established within the MOA with the City. The MOA may include a description of all design features that deviate from the standards contained in the City's land development regulations and/or an alternate design manual that may be used in lieu of the City's land development regulations for this project. Should the development requirements of a particular phase deviate from the standards in the MOA, then the developer may submit a request to modify the development standards for that particular phase. If approved, these design standard modifications shall be incorporated into the MOA approved with the site plan and/or plat for that phase of development as directed in the MOA. All of the design and development standards that deviate from the City's land development regulations shall be incorporated into the MOA between the City and the developer that must be submitted and approved with the approval of the site plan and/or plat approval as directed in the MOA.

3.20. Excavation and Mining.

(A) *Purpose and intent.* Excavation and mining are permissible pursuant to TABLE 3-6. It is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community. As such, the City shall limit the potential location of such uses to the lands south of the Florida Turnpike

(B) *Permittee.* Excavation and mining permits are issued jointly to the property owner and excavator designated therein. A change in owner or excavator shall be reported to the City Commission, in writing, by certified mail, within 30 days of such change by the new owner or excavator. For mining projects that require blasting, the property owner must own a minimum of 1,000 contiguous acres where the proposed mining is to occur. The permitting process for mining will follow the site plan process.

(C) *Improper activity.*

(1) *Circumvention.* Subdivision of property for the purpose of circumventing the intent of the excavation limit requirements of this Chapter is specifically prohibited.

(2) *Dumping.* Dumping of debris, trash, garbage, hazardous or contaminated materials is prohibited in any excavation not permitted for such under local and state laws and said dumping shall be cause for suspension or revocation of the conditional use permit.

(D) *Blasting.* Blasting shall be regulated by the Florida Department of Financial Services, Division of State Fire Marshal and Chapter 69A-2, Florida Administrative Code.

(E) *Pumping.* Pumping shall be regulated by FDEP and or SWFWMD as applicable.

(F) *Development standards for excavation. The development standards for excavation are as follows:*

(1) *Buffers and screening. No* excavation shall occur within 100 feet of adjoining property owned by others or the right-of-way of any public road or street, except no setback is required where a hill or elevation is removed to bring the level of the property into conformity with the natural elevations of the surrounding area.

(2) *Side slopes.* The area being lowered shall be sloped at a rate of not more than 1 foot vertically to 3 feet horizontally (1':3') above the water table. The area being lowered may be sloped at a rate of 1 foot vertically to 1 foot horizontally (1'1') below the water table.

(3) *Reclamation.* Upon completion each excavation shall be reclaimed so as to permit use of the land in conformity with the existing land use zone and usage of the surrounding area.

ii. At a minimum, excavation activities, including location of pits, depths, cubic yards excavated, and time constraints shall conform with any applicable FDEP Reclamation Plan.

(G) *Development standards for mining.* The development standards for excavation are as follows:

(1) *Buffers and screening.* The development standards for buffers and screening are as follows:

(a) Except for monitoring wells and wildlife relocation activities, all mining activities shall maintain an activity separation as follows:

(i) For limerock mining 100 feet from any public right-of-way or public or private easement for drainage, utility or road purposes; 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.

(ii) For other materials 100 feet from any public right-of-way, or public or private easement for drainage, utility or road purposes, 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.

(b) Separations established by the approved site plan shall be marked in a manner acceptable to the City prior to initiation of any active phase of mining. Such markers shall remain until mining activities are concluded.

(c) Mining activities conducted within 1,000 feet of a public road shall be screened from view from that road by an earth berm or other suitable device, installed by the mine operator, sufficient to provide 100 percent opacity to a minimum height of ten (10) feet.

(d) When earth berms are used, the toe of slope nearest the public road shall be at least 25 feet from the edge of said road right-of-way.

(e) Earth berms within 300 feet of a public road shall be constructed with slopes gentle enough to permanently support ground cover without any noticeable erosion. Promptly after construction, berms shall be permanently vegetated to present an attractive appearance and prevent soil erosion. Berms will be maintained in such condition for the duration of the mining activity.

(2) *Aquifer drawdown.* When dewatering is proposed it shall be regulated by SWFWMD as applicable

(3) *Surface water management.* Surface water management shall be regulated by FDEP and/or SWFWMD as applicable.

(4) *Traffic circulation.* Traffic circulation shall adhere to the following:

(a) Adequate ingress and egress areas shall be provided on-site so that loading operations, etc. do not require standing or stopping on public road rights-of-way;

(b) Any haul road connection to any public road is to be constructed and maintained to the satisfaction of the applicable governing agency.

(c) Interior devices or procedures shall be used to reduce the accumulation of limerock material and water on public roads, to the satisfaction of the applicable governing agency. Whenever, upon notice from the applicable governing agency, an accumulation of material or water from the

mining operation renders the condition of a public road unacceptable, the operator shall promptly correct such condition, at his expense, in a manner acceptable to the applicable governing agency.

(5) *Air pollution.* Mining equipment shall be properly maintained and operated, and mining operations shall be conducted, to minimize air pollution.

(6) *Reclamation.* Reclamation shall be regulated by FDEP and/or SWFWMD as applicable.

3.21. Mixed-use Centers.

(A) *Intent.* Mixed-use centers are intended to promote and allow for compact and walkable development and redevelopment in suitable locations throughout the City. Developments within a mixed-use center are permitted to, but are not required to, exceed the maximum density and intensity of the underlying zoning district. Developments which exceed the maximum density or intensity shall proceed through the planned development approval pursuant to Chapter 8 of this Code.

(B) *Boundary and expansion*. Mixed-use centers shall be delineated on the zoning overlay map. The City may allow a development containing a parcel that encroaches within a mixed-use center to expand the boundary of the mixed-use center within said development site.

(C) *Types*.

(1) *Employment mixed-use centers.* Developments within employment mixed-use centers are encouraged to contain minimum densities of 12 units per acre and minimum non-residential intensities of 0.5 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.

(2) *Neighborhood mixed-use centers.* Developments within neighborhood mixed-use centers are encouraged to contain minimum densities of 10 units per acre and minimum non-residential intensities of 0.25 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.

(D) *Performance standards within mixed-use centers.* Developments within mixed-use centers which opt to exceed the maximum density or intensity of the underlying zoning district are intended to be transit ready, contain multi-modal infrastructure, and utilize land, energy, and resources efficiently. The planned development agreement shall outline specific performance standards for developments contained within a mixed-use center. At a minimum these standards shall include the following:

(1) Streets are to be designed in a grid network with walkable block perimeters. This exception to *Design District Standards*, Chapter 2, Residential Design Standards, (2)Sec(C)(1) regarding allowing curvilinear streets shall only apply to Mixed-Use Centers.

(2) Incorporation of pedestrian and bicycle facilities.

(3) Demonstration that the development is transit ready.

(4) Unified architectural design.

(5) Utilization of shared infrastructure including parking, loading and stormwater facilities

(6) Urban design features which create a vibrant civic and social environment such as trails, paths, parks, pedestrian plazas, public art, social gathering areas and other similar features.

(7) Methods to reduce water and energy consumption.

3.22. Parking of Semi-Trucks and Semi-Trailers.

(A) *Purpose.* The purpose of this Section is to regulate the parking of semi-trucks and semi-trailers anywhere within the City limits, including any parking upon streets, rights-of-way, public property, and private property.

(B) *Definitions.* The following terms shall be defined for purposes of this Section as follows:

(1) *Donation trailers* shall mean semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.

(2) *Property owner* shall mean the owner of real property.

(3) *Semi-trailer* shall mean a trailer without motor power with a set or sets of wheels and/or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

(4) *Semi-truck* shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

(5) *Semi-truck owner* shall mean the person who is the owner of a semi-truck and/or semi-trailer.

(C) *Parking of semi-trucks and semi-trailers on private property.* Parking of semi-trucks and semi-trailers on private property is prohibited in the City unless the property is located within the PEU, M-1, or M-2 zoning district, or a Special Exception has been granted allowing such parking in accordance with Section 3.9.

(D) *Parking of semi-trucks and semi-trailers upon public streets, rights-of-way, and other public property.*

(1) Semi-trucks shall not be parked upon public streets, rights-of-way, or any other publicly owned property in the City, except for purposes of pick-up or delivery, unless the property is located within the PEU, M-1, or M-2 zoning district.

(2) Semi-trucks or semi-trailers may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.

(3) When a person is relocating the contents of a building, pick-up or delivery by a semi-truck may continue for up to twenty-four (24) hours.

(4) Semi-trailers not connected to semi-trucks shall not be parked on public streets, rights-of-way, or other publicly owned property for any purpose within the City unless the property is zoned PEU, M-1, or M-2 or a Special Exception has been granted.

(5) The parking or placement of donation trailers is prohibited on public streets or any other public property.

(6) Enforcement against semi-truck drivers and semi-truck owners shall be in accordance with subsection (G) of this Section.

(E) *Permit Required for Donation Trailers.*

(1) Any person or entity wishing to place a donation trailer on private property must obtain a permit from the Development Services Department.

(2) Only entities or organizations that have a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, as amended, may apply for and obtain a permit. Proof of such tax status must accompany an application for a permit.

(3) A donation trailer that is subject to the provisions of this Section must have clearly identified, in writing, on its face the entity or organization that is maintaining the donation trailer. A phone number and address for such entity must also be written on the donation trailer.

(4) The donation trailer shall be located in an area on the property that will not impede traffic circulation, loading areas, or occupy parking spaces necessary to meet the minimum parking standards on the subject property.

(5) The donation trailer must be ancillary to the principal use of the property. The application for the permit must be signed by the property owner.

(F) *Enforcement procedures against property owners.*

(1) Violation of this Section by property owners shall be as in any Code Enforcement action. All provisions in the City's ordinances and statutes related to Code Enforcement shall apply. Fines shall be determined in the same manner as in any Code Enforcement action.

(2) In any Code Enforcement action brought against a property owner who has had in place and in use in a semi-truck trailer on property owned prior to November 25, 2013, and used as part of a business, a period of six (6) months from the date of the notice of violation shall be provided for the removal of such semi-truck trailer.

(3) One extension of no more than 90 days shall be allowed upon a written request being submitted to the Development Services Department.

(G) *Enforcement procedures against semi-truck and semi-trailer owners and drivers.*

(1) Failure to park semi-trucks or semi-trailers in compliance with this Section may result in enforcement against either or both the semi-truck or semi-trailer owner and driver.

(2) Enforcement shall be by any City Code Inspector.

(3) A police officer may take up, or cause to be taken up or removed to a place designated, any semi-truck or semi-trailer parked in violation of any of the provisions of the parking ordinances of the City, including this section, and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for moving and storage against the owner and the semi-truck or

semi-trailer have been paid or satisfactory bond arranged. If a police officer is required, in order to enforce the ordinances of the City to impound an illegally parked semi-truck or semi-trailer, all costs of impoundment shall be paid by the semi-truck owner and/or semi-truck driver before the vehicle is released to any person.

(4) Any person, firm, or corporation violating any provision of this Section shall be fined according to a schedule set by separate resolution.

3.23. Dog Friendly Dining

(A) *Local exemption authorized*. There is hereby established a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted by the state division of hotels and restaurants, in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(B) *Limitations on exemption; permit requirements*.

(1) This exemption shall only provide a variance to those portions of the currently adopted Food and Drug Administration Food Code in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(2) In order to protect the health, safety, and general welfare of the public, participating public food service establishments shall apply for and receive a permit from the City's Development Services Department (the "department") before allowing patrons' dogs on their premises. The department may establish a fee schedule for such permits. The application for the permit shall include the following information:

(a) The name, location, and mailing address of the public food service establishment.

(b) The name, mailing address, and telephone contact information of the permit applicant.

(c) A diagram and description of the outdoor area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the City. The diagram or plan should be accurate and to scale but need not be prepared by a licensed design professional.

(d) A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.

(3) In order to protect the health, safety, and general welfare of the public, the following regulations and limitations shall apply to establishments which obtain such a permit:

(a) Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment. Upon accidentally or otherwise having physical contact with a dog as described above, all public food service establishment employees shall promptly wash their hands.

(b) Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.

(c) Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.

(d) Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control. All dogs shall have all required licensing.

(e) Dogs shall not be allowed on chairs, tables, or other furnishings.

(f) All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.

(g) Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product in accordance with section 4-501.114 of the 2005 FDA Food Code. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.

(h) A sign or signs reminding employees of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.

(i) A sign or signs reminding patrons of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.

(j) A sign or signs shall be posted in a manner and place as determined by the local permitting authority that places the public on notice that the designated outdoor area is available for the use of patrons and patron's dogs.

(k) Dogs shall not be permitted to travel through indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.

(4) A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale of a public food service establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to reapply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.

(B) *Violations*. A violation of any of the permit requirements may result in suspension or revocation of the permit.

(C) *Location*.

(1) Dog Friendly Dining may be permitted in the following areas:

(a) Private property; privately owned and maintained sidewalks and rights-of-way.

(b) County or State maintained sidewalks or rights-of-way with proof of authorization of the appropriate jurisdiction.

(2) Dog Friendly Dining may not be permitted in the following areas:

(a) City-maintained sidewalks or rights-of-way.

(D) *Indemnification Required*. All applicants shall be required to acknowledge, at the time of application, that approval is conditioned on the applicant indemnifying and holding the City harmless for any loss or damage as a result of offering Dog Friendly Dining to their patrons. Such statement shall appear on the face of the Dog Friendly Dining application in bold, 14 pt. font.

3.24. Sign Standards

(A) Purpose and Intent. It is the purpose of this section to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards and to protect the character of the City. Therefore, the display of signs should be appropriate to the land, building or use to which they are applied. It is intended that signs placed on land or on a building for the purpose of message display, identification or for advertising a use shall be deemed accessory and incidental to the land, building or use where the sign is located.

(B) Exemptions. The following are exempt from this section:

(1) A sign, other than a window sign, located entirely inside the premises of a building or enclosed space.
(2) A sign on a car, other than a prohibited vehicle sign or signs.
(3) A statutory sign.
(4) A government sign.
(5) A traffic control device sign.
(6) A sign lawfully erected that is repainted or is having ordinary and customary repairs performed, including replacement of plastic or glass panels, without an increase in the size or number of sign faces.
(7) Any sign not visible from a public street, sidewalk or right-of-way or from a navigable waterway or body of water; except that the foregoing does not exempt a sign for a commercial use that is visible from an abutting residential use.
(8) A Master Planned Community or Project subject to a Developer's Agreement or Planned Development Agreement which has entered into an agreement with the City exempting such Community or Project from the provisions of this section. Such agreements shall provide sign standards for the Project as a whole, maintaining or improving upon minimum standards as required by this ordinance. Any provisions of this ordinance not covered in any such agreement shall remain enforceable.

(C) *Prohibited Signs.* The signs and sign types listed below are prohibited within the city limits unless specified and shall not be erected, operated or placed on any property. Any lawfully existing permanent sign structure or sign type that is among the prohibited signs and sign types listed below shall be deemed a non-conforming sign.

(1) Abandoned or discontinued signs.
(2) Animated signs within the Downtown Design District.
(3) Attached signs that are taller than the wall of the building to which the sign is attached.
(4) Attached signs that exceed two hundred fifty (250) square feet in sign area.
(5) Bandit signs and snipe signs.
(6) Billboards and off-site commercial signs.
(7) Bus bench and bus shelter advertising signs.
(8) Flashing signs.
(9) Floodlights and beacon signs, except when required by the Federal Aviation Administration.
(10) Flutter signs, streamers, balloons, wind signs, wind activated banners, natural or man-made air inflatables, pennants and other fixed aerial signage used for commercial advertising.
(11) Freestanding or ground signs which are higher than (16) feet including any ground mounted monument signs, which are higher than sixteen (16) feet.
(12) Freestanding or ground signs that exceed two hundred (200) square feet in sign area.
(13) Holographic display signs.
(14) Moving, twirling, or swinging signs, including multi-prism and tri-vision signs.
(15) Murals containing commercial messages.
(16) Neon signs.
(17) Parking space signs that carry a commercial message.
(18) Pavement markings, except for official traffic control markings and building address markings required by law.
(19) Permanent pole signs.
(20) Portable signs, except for A-Frame and T-Frame signs as allowed herein.
(21) Revolving signs and rotating signs.
(22) Roof signs.
(23) Signs within a sight visibility triangle, obstructing a clear view of pedestrian or vehicular traffic, as defined in Design District Standards, Chapter 1, Section (G)(6).
(24) Signs attached to a seawall, dock, buoy, tie pole or pier, other than warning signs and safety signs.
(25) Signs in, on, or over the public right-of-way; other than fixed projecting signs in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, traffic control device signs, bus stop informational signs, warning signs; safety signs, vertical streetlight banners, A-Frame signs, T-Frame signs, and awning or attached canopy signs over a public right-of-way as allowed in this division.
(26) Signs in or upon any body of water, whether natural or man-made, within the limits of the city; except government regulatory signs, warning signs, and safety signs.
(27) Signs located on real property without the permission of the property owner.
(28) Signs nailed, fastened, affixed to, or painted on any tree or part thereof (living or dead), or other vegetation.
(29) Signs, other than traffic control device signs, that use the word "stop" or "danger," or present or imply the need or requirement of stopping or the existence of danger, or which are a copy or imitation of traffic control device signs and which are adjacent to the right-of-way of any road, street, or highway.
(30) Signs that are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled public rights-of-way thereby creating a potential traffic or pedestrian hazard or a nuisance to inhabitants of an adjacent neighborhood. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.
(31) Signs that contain any food or other substance that attracts large numbers of birds or other animals and causes them to congregate on or near the sign or create a health or sanitary nuisance.
(32) Signs that emit sound, vapor, smoke, odor, or gaseous matter.
(33) Signs that obstruct, conceal, hide or otherwise obscure from view any traffic control device sign or official traffic signal.
(34) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
(35) Signs that interfere with any opening required for ventilation.
(36) Signs that are attached to standpipes, gutters, drains, fire escapes or impair access to a roof.
(37) Vehicle sign or signs with a total sign area in excess of twenty (20) square feet on any vehicle, and:

(a) The vehicle is not "regularly used in the conduct of the business".
(b) The vehicle is visible from a street right-of-way within fifty (50) feet of the vehicle.

(c) The vehicle is parked for more than two (2) consecutive hours in any twenty-four (24) hour period within fifty (50) feet of any street right-of-way.

(d) A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising.

(e) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business; and which is currently licensed, insured and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm or calling attention to the location of a business establishment or firm.

(38) Wall wrap signs.

(39) Lit Border Signs: Signs made of lights, which white or colored, flashing or stationary, which border the entire area of a building, a business unit, windows and/or doors for the sole purpose of attracting attention to the business(es) therein. Temporary lights to celebrate holidays shall not be included in this definition, and are permitted (see Illustration)

(D) General Requirements. The following general requirements shall apply unless otherwise indicated.

(1) *Support Requirements.* The supporting members of all signs shall be free of any external bracing such as guy wires or cables. All supporting columns shall be designed as integral or architectural features of the sign.

(2) *Materials.* Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event as provided herein. However, paper or cardboard signs may be used for indoor window or temporary signs, when such are allowed.

(3) *Construction Standards.* All signs shall be installed and constructed in a professional and workmanlike manner; and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust inhibitive material.

(4) *Manufactured Signs.* All manufactured signs shall have a permanent and visible weatherproof identification plate affixed to the sign exterior. The plate shall identify: (1) the name of the manufacturer; (2) the date of installation; (3) the sign permit number; and (4) the electric permit number (if any) with the input VA (Volt Amperes) at full load for electric.

(5) *Change of use or change of occupancy.* Any business undergoing a change of use or change of occupancy must submit a sign permit application.

(6) *Message Neutrality*. Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitation based upon the message contained on such sign or displayed on such sign structure.

(7) *Substitution of Non-commercial Speech for Commercial Speech*. Notwithstanding anything contained in this section to the contrary, any sign erected pursuant to the provisions of this division may, at the option of the owner, contain a non-commercial message in lieu of a commercial message and the non-commercial copy may be substituted at any time in place of the commercial copy. The non-commercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a non-commercial message or from one non-commercial message to another non-commercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this section.

(8) *Consent of Legal Owner of Property*. No sign may be displayed without the signed and notarized consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and any party and person holding a present legal right to possession, control, or use of the property.

(9) *Signs on Public Property*. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign. The foregoing shall not

apply to temporary A-Frame signs and T-Frame signs as allowed pursuant to the conditions and limitations set forth herein.

(10) *Clearance from Utilities, Interference with Surface and Underground Water or Drainage*. Signs shall maintain a minimum distance of six (6) feet horizontal clearance and twelve (12) feet overhead clearance from electrical conductors and from all communications equipment or lines. Signs and their supporting structures shall maintain clearance from and non-interference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Sign placement shall not interfere with surface or underground water or with natural or artificial drainage.

(11) *Nuisance Signs or Signs Presenting Immediate Peril to Public Health or Safety*. The building official, code inspector, or special magistrate may order the repair of signs declared a nuisance, and with or without notice may cause any structurally unsafe or structurally insecure sign to be immediately removed if in his or her professional judgment and professional opinion the sign presents an immediate peril to the public health or safety.

(E) Permanent Signs

(1) *Permanent Signs Allowed in Zoning Districts*. A permanent sign shall require a sign permit. Within all zoning districts, the City shall allow permanent signs that meet the criteria and limitations set forth in the subsections below and in Table 3-9.

(a) Permanent sign on a parcel in residential use. A permanent sign located on a parcel in residential use in any zone may not be separately or specially illuminated, unless otherwise specified in this division.

(b) Permanent sign on a parcel in non-residential use. A permanent sign on a parcel in non-residential use may be illuminated by internal illumination, or lit by external indirect illumination, unless otherwise specified in this division. However, a permanent sign may not be illuminated in a manner that leaves the illumination device exposed to public view.

(c) Internal illumination. Outdoor internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), or changeable copy panels, shall be constructed with an opaque background and translucent letters or other graphical elements, or with a colored background and lighter letters or graphics.

(d) Indirect illumination. Indirectly lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or tubes used for illuminating a sign, shall not be visible from the adjacent public rights-of-way or residential properties.

(e) Illumination of signs adjacent to single-family residential uses. No sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally illuminated.

(f) Any portion of the sign face or sign structure that is illuminated shall count as part of the total square footage of allowable sign area.

(g) Changeable copy signs shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

Measurement Distance = √Area of Sign X 100

The measurement distance can be rounded to the nearest whole number.

(h) Changeable copy signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.

(F) Sign Permit Requirements

(1) Application. A sign permit application shall be prepared and submitted on forms available at the Development Services Department.

(2) Site Plan. A site plan shall be submitted as indicated on the sign permit application.

(3) Fees. Fees shall be submitted as indicated on the sign permit application.

(H) Sign Types Requiring a Permit

(1) Monument Signs.

(a) Monument signs for single-use developments, inclusive of one single occupant building, one tenant building, or one single use development with multiple buildings. One monument sign is

allowed for each single-use development. The maximum size of a monument sign shall be the lesser of:

(i) two hundred (200) square feet; or

(ii) one and one half (1 ½) square feet of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented. For purposes of this subsection, the frontage of only one (1) street shall be used in making the calculation described above.

The maximum height of the monument sign shall be ten (10) feet. Up to fifty (50) percent of the sign surface of the monument sign may consist of a changeable copy sign; provided, however, that the sign copy cannot be changed more frequently than once every eight (8) seconds. The monument sign may be illuminated. Landscaping to complement the single-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(b) Monument signs for multi-use developments, inclusive of multiple-building occupant developments, multiple-building tenant developments, and multiple-building shopping centers. One monument sign is allowed for each multi-use development or each single building within a multi-use development. The maximum size of the monument sign shall be the lesser of:

(I) two hundred (200) square feet; or

(ii) one (1) square foot of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented for the first one hundred (100) feet of frontage plus one-fourth (1/4) square foot of sign area for each additional linear foot over 100 feet of the aforesaid road frontage. The maximum height of the monument sign shall be sixteen (16) feet. The monument sign may be illuminated. All tenant panels in a monument sign, including those added to an existing sign structure, shall be constructed of similar materials and illuminated by a similar method. Landscaping to complement the multi-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(c) Monument signs at entrances to residential developments. Two monument signs are allowed on opposite sides of each point of ingress or egress from or to a residential development. Neither sign shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The maximum size of a monument sign shall not exceed twenty-four (24) square feet in size and shall not exceed eight (8) feet in height. The twenty-four (24) square feet of sign area may be split equally between two monument signs located on each side of the entry or exit street. The monument sign shall be located on a landscaped island or lawn area protected from vehicular contact and shall not encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be internally or indirectly illuminated.

(d) Monument sign for a parcel in educational, religious or public use. In addition to any monument sign allowed above, one (1) additional permanent monument sign may be allowed for a parcel in educational, religious or public use. The sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. Landscaping to complement the use should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be illuminated. However, this additional monument sign shall not be allowed if there is an additional permanent wall sign on the same parcel.

(2) Wall Signs. One (1) wall sign is allowed for each face of a building or part of a building that is occupied by a permitted or conditional non-residential use.

(a) The size (area) of the wall sign for an occupant or a tenant shall be the lesser of the following:

(i) two hundred fifty (250) square feet; or

(ii) one and one half (1 ½) square feet per one (1) linear foot of building frontage for a single occupant building; or

(iii.) one and one half (1 ½) square feet per one (1) linear foot of building frontage for the occupant or tenant space in a multi-tenant development, each as measured on the street toward which the wall sign is oriented. (b) A wall sign shall not extend higher than the building wall to which it is attached.

(b) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

(c) Up to fifty percent (50%) of the wall sign surface may consist of a changeable copy sign; provided, however, that the sign copy of the changeable copy sign shall not change more than once every eight (8) seconds.

(d) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

(e) The wall sign may be illuminated.

(f) In addition to any wall sign allowed above, one (1) additional permanent wall sign may be allowed for a parcel in educational, religious or public use, where a permissible secondary use is occurring on the same parcel. The wall sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. The wall sign may be illuminated. However, this additional permanent wall sign shall not be allowed if there is an additional monument sign on the same parcel.

(g) Large-scale anchors, which exceed seventy-five thousand (75,000) square feet in gross leasable area, may display one (1) major wall sign, not exceed the maximum square footage allowed in this section, and two (2) secondary signs on the main facade. The secondary signs shall not exceed thirty-two (32) square feet each.

(h) Wall signs shall not be installed to cover windows, doors, or other types of fenestrations.

(3) Wall Signs for Walk-up Window or Entrance. In addition to any other wall sign allowance, a business shall be allowed one (1) wall sign installed within thirty (30) feet of its main entrance if the business uses a separate window or entrance designed to allow customers to be served without entering the building. The wall sign shall be located near the walk-up window or entrance and shall not exceed six (6) square feet in area and shall not exceed six (6) feet in height. The wall sign may be illuminated.

(4) Drive-Through Lane Signs. For a drive-through establishment, an additional display sign is allowed for each drive-through lane provided that such sign does not exceed forty (40) square feet in size and does not exceed eight (8) feet in height. The additional display sign may be internally illuminated and may emit sound only as part of a business transaction. Any sounds emitted must comply with Chapter 13, Article IV of the Code of Ordinances of the City of Wildwood.

(5) Umbrella Signs. For each table in an outside seating area for a registered business establishment, one (1) umbrella sign per umbrella is allowed. An umbrella sign shall not exceed three (3) square feet in area and shall not exceed eight (8) feet in height. An umbrella having an umbrella sign shall be mounted on or in the table or in an umbrella holder adjacent to the table. A sign permit is not required for an umbrella sign.

(6) Awning Signs. For each awning, one sign is allowed. The awning sign shall not exceed an area greater than twenty (20) percent of the surface area of the awning or canopy. The total square footage of the awning sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. An awning sign may be internally illuminated.

(7) Canopy Signs. For each building canopy (non-freestanding), one sign is allowed. Except for the sign area limitation for canopy signs at service station islands, a canopy sign shall not exceed an area greater than twenty (20) percent of the surface area of the canopy. The total square footage of the canopy sign

shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. A canopy sign, other than those of fabric or similar materials, may be internally illuminated.

(8) Signs for Freestanding Commercial Canopies. For freestanding commercial canopies, one (1) canopy sign may be installed for each canopy side facing a public street or driveway. A canopy sign shall not exceed ten (10) square feet and shall not be mounted higher than the top of the canopy itself. A canopy sign may be internally illuminated. The square footage of all canopy signs on a canopy shall be counted against the maximum square footage of allowed wall signage for any building wall sign on the same parcel.

(9) Changeable Copy Signs. As part of a permitted monument sign or wall sign, a changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not exceed fifty (50) percent of allowable area of the monument sign or wall sign. The changeable copy sign shall not exceed ten (10) feet in height when installed as a part of a monument sign for a single occupant or tenant building. The changeable copy sign shall not exceed sixteen (16) feet in height if part of the monument sign is for a multiple occupant or tenant building. A changeable copy sign that is a part of wall sign shall not be installed higher than the wall of the building. The sign copy on a changeable copy sign shall not be changed more than once every eight (8) seconds. Changeable copy signs may be internally illuminated.

(10) Projecting Signs. For buildings in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, one (1) projecting sign is allowed for each ground floor occupant or tenant space. The projecting sign shall be attached to the building frontage on the street or driveway on which the sign is located. The maximum size of the projecting sign shall be the lesser of sixteen (16) square feet OR one (1) square foot per linear foot of occupant or tenant building frontage on the street or private driveway on which it is located; however, the square footage of a projecting sign shall count toward the maximum square footage of wall signage allowed for the building. The maximum thickness of the sign face of a projecting sign shall not exceed twenty-four (24) inches when such sign is of solid construction. A projecting sign shall have a minimum vertical clearance of nine (9) feet and shall not be mounted higher than the wall of the building. A projecting sign that extends over a sidewalk in the public right-of-way shall be limited to a projection distance not to exceed two-thirds (2/3) of the width of the sidewalk. A projecting sign may be illuminated.

(11) Window Signs. Window signs are permitted provided that the window sign may not cover more than twenty-five percent (25%) of the area of any window. Window signs may be internally illuminated. A sign permit is not required for a window sign.

(12) Door Signs. Door signs are permitted provided that the door sign may not cover more than twenty- five percent (25%) of the area of any door. Door signs shall not be illuminated. A sign permit is not required for a door sign.

(13) Flagpoles and Flags; Flag Brackets, Flag Stanchions and Flags. Flagpoles and Flags.

(a) For each parcel and development site in residential use with one principal structure, one flagpole may be installed and two (2) flags may be displayed per flagpole. For each parcel and development site that is over one-half (1/2) acre in size and is in non-residential use, up to three flagpoles may be installed and up to two (2) flags may be displayed per flagpole. A flag shall not exceed twenty-four (24) square feet in size.

(b) Flag Brackets, Flag Stanchions, and Flags. For each principal structure on a parcel, up to two flag brackets or stanchions may be attached or placed for the display of flags. A flag displayed from a flag bracket or a flag stanchion shall not exceed twenty-four (24) square feet in size.

(c) For the purpose of determining the size of the flag, only one (1) side of the flag shall be counted as display surface.

(d) Flags on parcels in non-residential use may be externally illuminated.

(14) Any lawfully erected sign that is structurally altered in any manner, including height, size or location.

(H) Measurement of Sign Area. The area of a sign is measured or calculated as follows:

(1) Background panel signs. Sign copy that is mounted, affixed, or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose both the sign copy and the background.

(2) Background surface signs. The area of a sign consisting of copy mounted as individual letters or graphics against a wall, fascia, or parapet of a building surface or another surface, that has not been painted,

textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose each word, graphic or discrete visual element in the total sign.

(3) *Illuminated background signs.* The area of a sign with copy mounted, affixed, or painted on an illuminated surface or illuminated element or a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy.

(4) *Double-faced signs.* If a sign has two display faces, and the interior angle between the two faces is thirty (30) degrees or less or parallel and 24" apart or less, then the sign area is considered one sign face only, for purposes of calculation; however, if the two faces are of different sizes or shapes, then the larger is used. If the sign has two display faces, and the interior angle between the two faces is greater than thirty (30) degrees or parallel and more than 24" apart, then the sign area is the sum of the areas of the two faces.

(5) *Multi-faced signs.* If a sign has three or more faces, then the sign area is equal to fifty (50) percent of the aggregate area of all sign faces. The area of each face shall be determined according to subsection (a) or (b) of this section, as applicable.

(6) *Sculptural and non-planar signs.* The area of a spherical, free form, sculptural or other nonplanar sign is fifty (50) percent of the sum of the areas, using only the four vertical sides of the smallest four-sided polyhedron which will completely enclose the entire sign structure.

(7) *Measurement of Sign Height.* The height of a freestanding sign shall be measured as the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. Monument sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of architecturally embellishing and enhancing the appearance of the sign structure. Such extensions shall not exceed thirty-six (36) inches for the base, eighteen (18) inches at the top of the sign, or twelve (12) inches for each vertical side of the sign.

(8) *Sign Setbacks*. All signs shall be set back at a minimum of ten (10) feet from the property line, except otherwise stated in this Section. Monument signs may be allowed in the C-1 Zoning District only if the ten-foot sign setback can be met.

(l) Temporary Signs

(1) Temporary signs shall require a Temporary Sign Permit through Code Enforcement.

(2) The City shall allow temporary signs that meet the criteria and limitations set forth in Table 3-7 and Table 3-8. In a residential zoning district where a non-residential use is allowed, the non-residential use shall be treated as if it was located in a non-residential zoning district.

(3) Signs advertising open houses and garage sales. Such sign(s) shall be limited to one (1) sign within the property per street frontage, and shall not exceed six (6) square feet in area.

(4) In a non-residential zoning district where a residential use is allowed, the residential use shall be treated as if it was located in a residential zoning district.

(5) A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than twenty-five (25%) of the window surface, and shall not be illuminated.

(6) Temporary off-site signage shall only be permissible for subdivisions under construction. A temporary off-site sign shall be allowed in all zoning districts. Pole signs and monument signs shall be the only permissible sign types for an off-site temporary sign. The maximum allowable area (including copy area and base/ supports of the sign) shall be as follows:

(a) 1 square foot per linear foot of lot frontage on the major right of way.

(b) 100 square foot maximum.

(c.) Eight (8) foot maximum height.

(7) Temporary off-site signs must be set back fifteen (15) feet from the right-of-way. No other signage is permitted on the property associated with the temporary off-site sign permit. A temporary off-site sign permit shall only be valid for one (1) year. The applicant may seek up to two (2) extensions lasting no longer than six (6) months each. Under no condition shall the sign remain erect for more than two (2) years. It shall be the responsibility of the property owner, not the developer, to remove the sign. The City reserves the right to seek action against the property owner for any off-site sign which remains erect after the expiration of the permit.

(8) Political signs as regulated under F.S. Sections 106.143 and 106.1435, shall be removed within fourteen (14) days after either the ending of a campaign or following the election.

(J) Non-conforming Signs. All signs that are lawfully in existence or are lawfully erected and that do not conform to the provisions of this division are declared non-conforming signs. It is the intent of this division to recognize that the eventual elimination of non-conforming signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this division. It is also the intent of this division that any elimination of non-conforming signs shall be affected so as to avoid any unreasonable invasion of established property rights. Existing billboards shall be governed by Section (K).

(1) Legal non-conforming signs:

(a) A legal non-conforming sign is a sign that lawfully existed at the time of the enactment of this division that does not conform to the regulations as specified in this division.

(b) A legal non-conforming sign may continue to be utilized only in the manner and to the extent that it existed at the time of the adoption of this division or any amendment thereof.

(c) A legal non-conforming sign may not be altered in any manner not in conformance with this division and shall not be structurally altered to prolong the life of the sign. This does not apply to reasonable repair and maintenance of the sign. Reasonable repair and maintenance of non-conforming signs, including change of copy, is permitted, as provided for herein. Reasonable repair and maintenance means the work necessary to keep the sign, including the sign structure, in a good state of repair, but does not include replacement of materials in the sign structure. Reasonable repair does not include:

(i) Any modification that changes the structure, or type of structure, such as conversion of a wooden sign structure to a metal sign structure.

(ii) Any modification, including the addition of embellishments, that changes the sign area or the height above ground level.

(iii) Any modification that enhances the visibility of the sign's copy, or the period of time that the copy is visible.

(iv) Any modification that adds changeable faces or electronic message signs.

(v) Any modification that adds artificial lighting or changes the existing lighting such that illumination is increased.

(d) Should a non-conforming sign become damaged, destroyed or deteriorated by any means to the extent that it requires more than reasonable repair and maintenance, as defined in subsection (c) above, then the sign shall not be reconstructed except in compliance with the sign code. In the event that a non-conforming sign was approved as part of a site plan zoning approval, then the non-conforming sign may be reconstructed in accordance with the site plan zoning approval.

(e) Any building permit for an addition, alteration, or improvement valued at more than fifty (50) percent of the fair market value of the structure or building for work at locations where any non-conforming sign exists shall specify and require that such non-conforming signs located within the boundaries of the development site, and within the limits of the applicant's control, shall be brought into conformance with the provisions of this division, provided that if the non-conforming sign is a type of sign that is prohibited under section 3.24(D), Prohibited Signs in All Zoning Districts, it shall be removed.

(f) Legal non-conforming signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal non-conforming status of that sign provided that the non-conforming sign:

(i) Is not increased in area or height to exceed the limits of the zoning district in which it is located.

(ii) Remains structurally unchanged except for reasonable repairs or alterations.

(iii). Is placed in the most similar position on the remaining property that it occupied prior to the relocation. And

(iv) Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal non-conforming sign shall be subject to all provisions of this section in its new location.

(2) Signs rendered non-conforming:

(a) Except as provided in this section, a non-conforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign non-conforming. This section shall not prohibit reasonable repairs and alterations to non-conforming signs.

(b) A non-conforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise non-conforming, may be relocated a single time to another location on the same parcel.

(3) Signs for a legal non-conforming use:

(a) New or additional signs for a non-conforming use shall not be permitted.

(b) A non-conforming sign for a non-conforming use that ceases to be used for a period of sixty (60) consecutive days or is replaced by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

(4) Signs discontinued:

(a) The right to use a non-conforming sign shall be prohibited upon the occurrence of one or more of the following:

(i) A change of use of the parcel or structure;

(ii) A change in occupancy of the parcel or structure;

(iii) A change in business type at the location of the parcel or structure; or

(iv) The vacancy of a sign structure.

(b) Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of ninety (90) days, shall be deemed to be discontinued.

(c) A non-conforming sign deemed discontinued shall immediately terminate the right to maintain such sign.

(d) After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.

(e) Removal of a discontinued non-conforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign that are not currently in use or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

(5) Unsafe signs:

(a) If the building official determines any sign or sign structure to be in an unsafe condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.

(b) If the correction has not been made within forty-eight (48) hours, the building official may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.

(K) *Billboard signs.*

(1) Billboard signs are prohibited. After February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), the erection of billboard signs is prohibited for the purposes and reasons set forth in City of Wildwood Ordinance No. 2017-03.

(2) Definitions.

(a) Legally existing billboard signs defined. For purposes of this section, nonconforming billboard signs, defined as follows, are legally existing billboard signs.

(b) A nonconforming billboard sign is defined as:

(i) Any billboard sign that was legally erected prior to February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City of Wildwood; or

(ii) Any billboard sign that was legally erected before a permit was required by the city for off-site signs; but which billboard sign complies completely with the City of Wildwood's off-site sign regulations; or

(iii) Any billboard sign erected after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the city prior to February 13, 2017. No permits shall be issued for the erection of billboard signs after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), except as otherwise provided for in this section.

Any billboard sign which does not constitute a nonconforming billboard sign, as described above, shall be deemed either a prohibited sign or an abandoned sign and shall be removed on or before February 16, 2020. Nonconforming billboard signs shall be allowed to remain so long as such signs conform with the regulations set forth in this section.

(3) Standards pertaining to legally existing billboard signs. Any legally existing billboard sign as described above shall be subject to the following standards:

(a) A legally existing billboard sign is allowed to contain non-commercial speech in lieu of any other speech.

(b) Substitution or interchanging of letters, poster panels, painted boards, animation, changeable copy or demountable materials shall be permitted; provided that any such substitution or interchanging shall not increase the size, shape, height or the number of sign faces of the sign, except as otherwise provided for in this section.

(c) Maintenance and Repair of Monopole and Non-Monopole Billboards:

(i) Monopole billboards: Non-conforming billboard signs which are constructed as monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered except as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. For the purposes of this section, a monopole billboard is defined as a billboard constructed with a steel pole, I-beam or equivalent as primary support, with a catwalk, and a single display panel.

(ii) Non-Monopole Billboards: Non-conforming billboard signs which are not monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered, except as provided below, or as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. A non-monopole billboard may be upgraded to and replaced with a monopole billboard; provided, however, that the upgrade to a monopole billboard shall not increase the overall size of the single display panel of the non-monopole billboard.

(d) Any non-conforming billboard sign which is destroyed to the extent of seventy-five (75) percent of its current appraised value (based on records of the Sumter County Property Appraiser) shall not be rebuilt or repaired unless:

(i) Within thirty (30) calendar days after the destruction of the non-conforming billboard sign, the owner of the sign files an application with the city clerk petitioning city council to allow the reconstruction and maintenance of the non-conforming billboard sign for a period not to exceed seven (7) years;

(ii) The owner of the non-conforming billboard signs provides substantial and competent evidence to city council that: (i) the billboard sign was originally erected less than seven (7) years prior to the date on which the sign was destroyed; and (ii) the sign owner has

failed to recoup the sign owner's investment in the non-conforming billboard sign as of the date of the sign's destruction. If such evidence is presented, the city Commission may allow the sign owner to rebuild or repair the non-conforming billboard sign and to maintain said sign for an additional period of time as determined by the City Council in order to allow the sign owner time to recoup his or her investment; provided, however, such a period of time shall not exceed seven (7) years. At the conclusion of said period, the billboard sign shall be removed.

(iii) If the non-conforming billboard sign cannot be rebuilt or repaired, then the owner of the sign shall be responsible for removing all remaining portions of the sign structure within sixty (60) calendar days after the date of destruction of the billboard sign.

(iv) Any non-conforming billboard sign which is removed or destroyed, either: (1) criminally or accidentally (e.g., vandalism, other criminal or tortious act) or (2) by a natural disaster (e.g., hurricane, tornado, or earthquake) may be repaired or replaced at its original location. Notwithstanding the foregoing, a non-conforming billboard sign may still be deemed an abandoned sign subject to section (e), below, where the owner takes no action to repair or replace the non-conforming billboard sign.

(e) Any non-conforming billboard sign which becomes an abandoned sign shall be removed.

(f) No non-conforming billboard sign shall be relocated except as provided in subsection (4). In the event a legally existing, non-conforming billboard sign is relocated, the relocation of the sign shall not result in any increase in the size, height or number of sign faces of the non-conforming billboard sign.

(g) All non-conforming billboard signs shall be the subject of an operating permit issued in accordance with subsection (d). Any non-conforming billboard sign which does not possess an annual operating permit in accordance with (d) shall be deemed to constitute an abandoned sign.

(4) Relocation of non-conforming billboard signs. No non-conforming billboard sign may be relocated unless one (1) of the following conditions exist or will occur as a result of the relocation:

(a) The relocation of the non-conforming billboard sign is expressly allowed by, and is made in accordance with, the terms of a variance granted by the city prior to the effective date of City of Wildwood Ordinance No. 2017-03; or

(b) The non-conforming billboard sign is located on land which is being acquired for public right-of-way purposes as a part of a federal or state road, including, without limitation, the "federal-aid primary highway system," the "interstate highway system," and the "state highway system" as those terms are defined in Fla. Stat. § 479.01; and further provided that the sign owner, property owner, and the condemning authority elect in writing to relocate the non-conforming billboard sign in accordance with Fla. Stat. § 479.15, (2016). In such an event, the non-conforming billboard sign may be relocated in accordance with standards and requirements of Fla. Stat. § 479.15, (2016); provided, however, the applicant shall demonstrate to the city that the proposed relocation conforms completely with the requirements and standards contained in Fla. Stat. § 479.15, (2016). In the event that Fla. Stat. § 479.15, (2016), is later amended, revised, superseded or revoked, then the relocation of non-conforming billboard signs shall only be allowed or permitted in accordance with such amendments, revisions or superseding statutes enacted by the Florida Legislature.

In addition to satisfying one (1) of the foregoing conditions, no relocation shall occur until the non-conforming billboard sign being relocated has been removed.

(K) *Penalties.* Penalties for violation of this Section 3.24 shall be as provided in Section 1-7 of the Code of Ordinances of the City of Wildwood; however, notwithstanding anything in the LDR or in the City of Wildwood Ordinance Code to the contrary, a penalty for a violation of this Section 3.24 shall be limited to civil penalties only and shall not extend to any criminal penalty including but not limited to incarceration. Upon observation of any violation of this Section 3.24, a City of Wildwood Code Inspector, as defined in Chapter 2 of the Code of Ordinances, reserves the right to enforce penalties including but not limited to the physical removal of any non-

conforming or prohibited signs, in addition to the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(L) *Severability*.

(1) Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section.

(2) Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinances, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

(3) Severability of provisions pertaining to prohibited signs. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinance, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 that pertains to prohibited signs, including specifically those signs and sign types prohibited and not allowed under section 3.24(D), Prohibited Signs, of this Section 3.24. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) thereby ensuring that as many prohibited sign types as may be constitutionally prohibited continue to be prohibited.

(4). Severability of prohibition on billboards. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section and/or any other Code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained in this Section 3.24 or in the City of Wildwood Code of Ordinances.

3.25. Tiny House Planned Developments

(A) *Purpose*. The purpose of this Section is to establish regulations relating to the development of tiny house communities and tiny house pocket neighborhoods within the City limits.

(B) *Planned Development Required*. Each proposed tiny house community or pocket neighborhood shall be required to obtain a Planned Development overlay consistent with the requirements of Chapter 8 and its subsections. Tiny House Planned Development overlays shall be permitted in the following zoning districts: ARD, MHP, RMU, RMU-10, RIO, NMU-4, NMU-7, CMU, R-1, R-2, R-3, R-4, and R-5. Lot requirements should follow Table 3-4: Density, Intensity, and Lot Standards for the zoning district in which the Planned Development is proposed; however, due to the unique nature of tiny house communities and pocket neighborhoods, some requirements within Table 3-4, including minimum living area requirements, may not apply. Additional deviations from Table 3-4 may be approved at the sole discretion of the Development Services Director.

(C) *Applicability of the Design District Standards*. Tiny House Planned Developments shall adhere to the Design District Standards. After the tiny house is delivered to the site, the trailer or bumper hitch, frame-towing hitch, and wheels shall be removed and the base of the house shall be permanently affixed to a foundation.

3.26. Internet Cafés

(A) *Purpose and intent.* Internet cafés are permissible as either a Permitted Use or Conditional Use where indicated by Table 3-6. In addition to the other provisions of this Chapter, it is the intent of this section to provide for such use in a manner that will have the least possible adverse impact to the community.

(B) *Use Permittee.* Conditional use internet café permits are issued jointly to the property owner and internet café operator designated therein. A change in property owner or internet café operator shall be reported to the city, in writing, by certified mail, within 30 days of such change by the new property owner or internet café operator. A change in property owner or internet café operator with a conditional use permit shall require a new operating permit.

(C) **Parcel Location Standards/Separation Requirements.** Internet café businesses shall be allowed only in the zoning districts in which internet café is listed as either a permitted or conditional use under Table 3-6. Regardless of whether the internet café is a permitted or conditional use, the separation standards established in this Section shall require the separation of internet café businesses from any uses listed in this Section and located in the City. Any internet café business, established or expanded after February 28, 2022, in such a district shall be separated by at least the number of feet set forth as to the following uses:

(1) Residential property. The distance from this use shall be one thousand (1,000) feet. For purposes of this section only, "residential property" shall mean land that is:

(a) Located in a mixed-use zoning district or residential zoning district; and

(b) Designated as a mixed-use or residential future land use category on the adopted future land use map of the City or County or an exclusively residential planned development.

(2) Other uses. The distance from these uses shall be two thousand five hundred (2,500) feet:

(a) Public or Private Schools, child care or day care centers licensed as such by the State of Florida;

(b) Churches and places of worship; and

(c) Government-owned parks, playgrounds and libraries.

(d) A parcel shall be deemed to be used for any of the above purposes if a valid land use permit has been issued for such use and such use is either actively conducted on the property or there has been measurable, good faith progress in implementation of such use at that location in accordance with the permit.

(3). Exemptions. No internet café business shall become non-conforming through subsequent establishment of the uses specified in subsection (C)2, nor shall a permit for an internet café business be denied based on the issuance of a land use permit for one (1) of the uses listed in subsection (C)2 if the application for such permit was filed after the filing of the application for the permit for the internet café business. No internet café lawfully operating as of February 28, 2022 shall be denied an operating permit solely on the basis that is a non-conforming use under the amended Allowable Principal Use Matrix or that its current site is non-conforming with the Parcel Location Standards/Separation Requirements of this subsection (C). No internet café business shall become non-conforming in the event the business closes due to the death of the owner, provided however, the internet café business must resume normal operations within ninety (90) days of its initial date of closure.

(D) *Operating Permit Required.* Notwithstanding any provision of these Land Development Regulations that may be provided otherwise, an operating permit shall be required for any existing or new operator of an internet café to operate an internet café within the City; and any existing or new operator of an internet cafe must comply with the Site Standards of subsection (E) and Operating Standards of subsection (F) set forth in this Section. The following are exempt from the requirements of this subsection:

(1) An individual's personal, recreational, and non-commercial ownership, possession, play, operation or use of a device that could be construed to be a simulated gambling device.

(2) A religious or charitable organization conducting a fund-raising activity involving gaming provided the religious or charitable organization conducts such activity in compliance with all applicable laws.

(3) Pari-mutuel facilities, operated by a holder of a pari-mutuel permit issued pursuant to F.S. Ch. 550, and Fla. Admin. Code 61D, or to any devices or games therein.

(E) *Site Standards*. The site and principal structure on which an internet cafe business is operated shall comply with the following standards:

(1) Exterior Premises Lighting. The exterior and parking area of the site or principal structure in which an internet café is operated shall contain the number and type of lighting fixtures necessary to produce a sufficient intensity of light so as to have no exterior or parking area of the site or principal structure that is dark, dim, shadowy or otherwise unlit.

(2) Signage. Exterior signage shall be limited to the advertisement of the consumer product or service sold on the premises, and the name of the internet café. No signs shall be posted on the exterior of the

premises that suggest gambling takes place on the premises or displays any image commonly associated with gambling. All signage shall be subject to any other applicable requirements of the City of Wildwood Code and Land Development Regulations.

(F) *Operating Standards.* An internet café business shall be operated to conform to the following standards:

(1) Days/hours of operation. Internet cafés shall not operate between the hours of 12:01 a.m. to 8:00 a.m.

(2) Safety and Security Requirements. The following safety and security standards devices and standards shall be maintained:

(a) A cash management policy and practice limiting cash on hand including the use of a drop safe or cash management device for restricted access to cash receipts;

(b) Height markers displaying height measures at all exits of principal structure;

(c) A silent alarm system capable of notifying law enforcement;

(d) During designated business operation hours as set forth in the permit, staff at least one licensed, armed security guard after 5:00 p.m. until closing; and,

(e) A security camera system during business hours capable of recording and retrieving an identifiable image for both the interior and exterior of the premises, including the parking area.

(3) Criminal Background Screening. Internet café operators shall require and ensure that a criminal background check is conducted, within thirty (30) days of hire, for all employees working on site or in the principal structure and shall ensure that documentation of the criminal background check is maintained at the business location.

(4) Signs, Postings, and Disclosure Notices.

(a) Internet café operator shall post a notice at all public entrances to principal structure stating cash register contains limited amount of cash and that the personnel on site do not have access to the safe;

(b) Internet café operator shall post notice that the principal structure is under surveillance;

(c) Internet café operator shall establish and maintain a written set of rules for the operation of the simulated gambling devices and electronic game equipment, and the participation in any contest, sweepstakes, or drawing and award of any prize. A complete copy of the rules, prizes, and odds of winning shall be made available upon request without cost;

(d) Internet café operator shall affix signage to each simulated gambling device or electronic game equipment, and shall conspicuously post signage in the principal structure, that includes the following language: “The video displays are for amusement and entertainment only. The video displays do not determine the result of your sweepstakes entries;"

(e) Internet café operator shall include in its rules and shall conspicuously post a sign containing the following language: “State and local law prohibits this establishment from requiring an entry fee, payment, or proof of purchase as a condition of participating. No donation or contribution is required. You may obtain free entries upon request from any employee on the premises;”

(f) Internet café operator shall conspicuously post the operating permit at the entrance or main counter; and

(g) Internet café operator shall also post the name of the internet cafe operator and permit holder, a description of all products and services sold with their corresponding price, and the complete rules for all drawings, sweepstakes or game promotions at the premises’ front or main counter.

(5) Additional Requirements and Limitations.

(a) Entries that are available without purchase or financial donations shall be made available to customers on request. Internet café operators shall not impose any condition on the provision of such entries other than proof of identity by a government issued identification from any state. The internet café operator shall not limit the number of such entries offered per day per individual to less than the equivalent number of entries that internet café operator provides individuals who make a donation, or purchase of a product or service valued at least $1.00.

(b) An internet café operator conducting a drawing by chance in connection with the sale of a consumer product or service, sweepstakes or game promotion shall be required to:

(i) Maintain a list of names and addresses of all persons who have won prizes which have a value of more than $25 for one (1) year; and

(ii) Maintain a trust account or bond in an amount equal to the total announced value of the prizes offered or $50,000 whichever is less.

(c) Internet café operators shall not sell or permit any individual to consume or possess any alcoholic beverages on the premises.

(d) Internet café operators shall not sell tobacco or vaping products on the premises.

(e) Internet café operators shall not permit minor persons to enter the premises.

(f) *Inspection of Premises.* During operating hours, the City Code Inspector, or other authorized authority including the Wildwood Police Department, or their respective agents may enter the premises for purposes of inspecting all areas of the premises otherwise accessible to the general public to assess compliance with the provisions of this Section, the use and operating permits for the premises, or any other ordinances within their authority, including but not limited to the right to enter the premises and to select any electronic game equipment or simulated gambling device to inspect, test and have tested to determine compliance with this Section. An operator may be issued a show cause order requiring the production on premises of documents or data relating to its operations, electronic game equipment or simulated gambling device. Within three (3) days of receipt of a show cause order the operator shall produce all requested records and inventory. Production of records or inventory shall only be for inspection and review to determine compliance with this Section.

(G) *Initial Operating Permits for Existing Operations*. Within sixty (60) days of February 28, 2022, those operators that have been operating an internet café as of February 28, 2022, at a site or principal structure, and which apply for, facially qualify for in accordance with the operating standards set forth herein, and pay required fees for an operating permit, shall be granted an operating permit for the Site and Principal Structure as provided for in this Section. Each such operator shall, in addition to the requirements set forth herein as part of the application, to achieve the facially qualified status, provide proof satisfactory to the City that the operator was lawfully operating an internet café as of February 28, 2022 which such evidence may include: a current and valid lease; rental agreement; purchase and sale contract; bill of sale or receipt indicating the purchase; lease or use of the site or principal structure for an Internet Café; or other certificate, permit, license/registration or receipt issued by the U.S. Federal government, State of Florida, or local government within the corporate limits of the City.

*3.*27. Design District Standards.

(A) In addition to the standards of this Chapter 3, Zoning, new residential and commercial development is also subject to a separate document, the Design District Standards. In addition to these Zoning Standards, other Chapters may be impacted by separate requirements of this document related to design and development. Said document may be accessed on-line from the development services website, or may be viewed in person at the Development Services Department.

TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts																					
Zoning District*	**AG-5**	**AG-10**	**RR**		**ER**		**R-1**		**R-2**		**R-3**			**R-4**			**R-5**		**MHP**		
Maximum Density (units per acre)	1/5	1/10	1		2[3]		4[3]		6[3]		9[3]			12[3]			15[3]		10[3]		
Minimum Open Space (%)	40	40	DDS		DDS		DDS		DDS		DDS			DDS			DDS		15		
FAR	0.2	0.2	0.2		0.2		0.3		0.3		0.3			0.3			0.3		0.3		
ISR																					
Dwelling Unit Type	**SFD**	**SFD**	**MH**	**SFD**	**MH**	**SFD**	**SFD**	**SFA**	**SFD**	**SFA**	**SFD**	**SFA**	**ACB**	**SFD**	**SFA**	**ACB**	**SFA**	**ACB**	**MH[6]**	**MH[7]**	**SFD**
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600	750	750	750
Maximum Lot Coverage (%)																			50[2]	50	50
Minimum Lot Width (ft)			50	50	50	50	40	40	40	40	40	~~35~~	~~35~~	40	~~35~~	~~35~~	~~35~~	~~35~~	~~40~~	40	40
Minimum Setbacks (ft):																					
Front[4]	35	35	30	30	30	30	25	25	20	20	20	20	30	20	20	30	20	30	8	25	25
Rear	25	25	15	15	15	15	15	25	10	10	10	10	15	10	10	15	10	15	8	15	15
Side	20	20	10	10	10	10	5		5		5			5					8	10	10
Minimum Building Separation (ft)[1]							10	15	10	15	10	15	25	10	15	25	10	25	16	20	20

*For full zoning district names, see Table 3-1

Abbreviations/Acronyms:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

FAR - floor area ratio~~n~~

ISR - Impervious surface ratio

Notes:

[1] Minimum building separation between two different unit types is 25 feet. Minimum building separation is 10 feet excluding of accessory structure.

[2]This requirement shall not apply to existing mobile home parks.

[3]May receive a 25% increase in density if the affordable housing or LEES standards of Comp. Plan Policy 1.1.7a-b are met.

[4]The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).

[5]Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

[6]This column applies to manufactured homes within a mobile home park.

[7]This column applies to manufactured homes on single lots outside of mobile home parks.

Chapter 4 – Site Plan Regulations

4.1. General. 4-1
4.2. Procedures for Review of Site Plans. ~~4-2~~
4.3. Minor Site Plans. ~~4-~~2
4.4. Major Site Plans~~Required Site Plan Application Information~~. ~~4-~~3
4.5 Required Final Closeout Information.

4.1. General.

(A) *Purpose and intent*. It is the purpose of these site plan regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

(1) To assure the project is compatible with the surrounding area and that it will serve to enhance the general character of the area and the City;

(2) To assure that adequate provisions are made for vehicular traffic access, ingress, egress, internal circulation and parking, traffic control, pedestrian and bicycle movement and safety, and emergency vehicle access;

(3) To assure that adequate screening and buffering where necessary are provided between the project and contiguous properties;

(4) To assure that adequate provisions are planned for public facilities and services necessary to the maintenance of the health and welfare of the residents of the project;

(5) To assure the adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings as they relate to other improvements, to public roads/streets, to internal roads, to parking areas, to recreation areas, to sidewalks, and to contiguous properties;

(6) To assure that the natural qualities and characteristics of the land will be preserved, and that the project site will be appropriately landscaped, and provisions established for the maintenance of the same;

(7) To assure that adequate recreation space will be provided within projects and that provisions are made for the supervision and maintenance thereof;

(8) To assure that the aesthetics and architectural details of the project are compatible with the surrounding area and serve to enhance the character of the area;

(9) To assure the prevention of haphazard, premature, or scattered land development;

(10) To assure safety from fire, panic, crime, and other dangers, and to promote health and the general welfare;

(12) To provide adequate drainage and to assure protection from flooding hazards and ensure proper water management;

(13) To assure the protection of the natural and scenic resources of the City, including surface waters, and groundwater recharge areas; and

(14) To promote development patterns that encourages the use of alternative forms of transportation.

(B) Jurisdiction. Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for site plan approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code.

(C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.

(D) *Expiration of approvals.* The development permit shall be valid for a period of one (1) year. A development permit shall automatically expire if construction of on-site improvements is not started within one (1) year of its issuance. Start of construction shall mean actual construction of roadways, parking lots, utilities or buildings in accordance with approved development plans. Clearing, grubbing, and other preliminary site preparation activities shall not constitute start of construction for the purpose of this section. The approving authority may grant an extension of time, not to exceed one (1) year, for good cause.

(E) *Developer's agreement*. Prior to approval of a site plan, a developer's agreement may be required if deemed necessary by the City Manager and/or City Attorney.

4.2. Procedures for Review of Site Plans.

(A) *Site plan required.* An approved development permit is required prior to the issuance of a building permit. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.

(B) *Applicability.* The procedures contained in this Chapter will be used for the review of the following:

(1) All non-residential projects including public buildings and facilities;

(1) Apartment or condominium projects (multi-family);
(2) Mobile home parks (rental);
(3) Recreational vehicle parks/campgrounds (master park plan);
(4) Projects involving land development without structures, such as parking lots, stormwater ponds or any other improvements to the site. Such projects may not require review by the Planning and Zoning Board, or the City Commission as determined by the Development Services Director;
(5) Projects involving new construction, the alteration or conversion of any existing structure into a non-residential or multi-family residential facility which involves a change where there is a need for upgrading of the site through parking requirements, drainage improvements, fire flow, etc.;
(6) Any developments permitted under conditional uses in Chapter 3.

(C) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to submit a site plan. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.

(D) *Review of site plans.*

(1) *Purpose.* The purpose of a site plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas.
(2) *Application.* Applications seeking site plan approval shall submit an application to the office of the Development Services Director. Appropriate fees shall be paid at the time of submittal.
(3) *Review process.* Site plans shall be subjected to the review and approval processes outlined in section 1.14 of this Code.

4.3. Minor Site Plans.

(A) *Purpose*. Minor site plans are required for residential and non-residential development that has been determined by the Development Services Director to have limited potential for off-site impacts. The Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee. In all other cases, the Development Services Director has the power to approve minor site plan applications. Due to the limited off-site impacts, submittals are not required to provide all required information listed in section 4.4 below. However, interested applicants are required to confer with the Development Services Director on the information that is required for minor site plan approval.

(B) *Applicability.* Minor site plans may include the following:

(1) Single-family detached and attached dwelling units or minor appurtenances thereto, such as private swimming pools and screen enclosures.

(2) Additions to existing structures that are less than 50 percent (50%) of the total square footage of the existing structure and do not exceed 2,500 square feet.

(3) For changes in use without addition to existing structures but require other on-site improvements such as stormwater or parking improvements.

(4) For minor modifications to approved site plans.

(5) Accessory structures used for storage purposes only that adhere to the following criteria:

(a) Shall not exceed 600 square feet;

(b) Height is restricted to one story;

(c) Must be of similar construction and architectural style as the primary structure;

(d) Shall be a permanent structure constructed on a foundation having either a concrete slab or stem wall and meet the minimum requirements of the Florida Building Code;

(e) Must meet all applicable zoning regulations; and

(f) Shall only be utilized for storage use.

4.4. ~~Required Application Information.~~Major Site Plans.

(A) Site plans shall be prepared on sets of sheets sized 24 inches by 36 inches (24”x36”), and/or may also be submitted electronically. Electronically submitted drawings are to be referenced to state place coordinate system, NAD83, Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.

(B) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All site plans are required to meet the City’s design district standards.

(C) *General development and proposed improvements.* Plans shall contain the following information at a minimum:

(1) *General information*. Provide the following general information:

(a) Name of project.

(b) Statement of intended use of site.

(c) Metes and bounds legal description of the property, tax parcel ID(s), and size of parcel(s) in acres or square feet;

(d) Name, address and telephone number of the owner or owners of record.

(e) Name, address and telephone number of the owner's (or owners') agent.

(f) Name, address, signature and registration of the professionals preparing the plan(s).

(g) Date, north arrow and scale, number of sheets; the scale (sufficient to depict all site features at a clearly legible scale) shall be designated on all sheets in a dedicated location in the top right corner of each sheet.

(h) Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares shall be at a scale of not less than 1-inch equals 1,000 feet, and also delineating proximate major roadways.

(i) Bearings and distances of boundary lines with a heavy line. Also provide the linear dimensions of the site.

(j) Easements, right-of-way dedications and reservations.

(2) *Buildings and structures*. Provide the following information concerning buildings and structures:

(a) Intended use.
(b) Number of stories and height of the building(s).
(c) Number of dwelling units and density calculated per section 3.4(D).
(d) If a restaurant, show number of seats and occupancy load.
(e) Projected number of employees.
(f) Non-residential square footage for proposed development calculated per section 3.4(B).
(g) Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
(h) Fire line plans for buildings including a fire suppression system.

(3) *Zoning and future land use.* Zoning and future land use district(s) on and adjacent to the tract.

(4) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses.

(5) *Private site, if any.* Identification of the location, size, and purpose of all non-public or private sites, if any, including, but not be limited to, private roads, drainage systems, recreational facilities, outparcels, gate and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be identified.

(6) *Setbacks.* Building setback lines, where applicable, shall be shown.

(7) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plan.

(8) *Transportation and mobility network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract, including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys must be provided.

(9) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights. Also provide fire flow demand calculations. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.

(10) *Topography*. Existing topographic conditions on the property being developed overlaid with a depiction of all proposed development and extending 25 feet beyond the property line including surface water elevations and date recorded.

(11) *Other conditions on tract.* Existing and proposed watercourses, wetlands, preservation areas, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract.

(12) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other adverse influences.

(13) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract.

(14) *Flood Hazard Areas.* Delineation of flood hazard areas, floodway boundaries, flood zones and base flood elevations. Where the parcel on which the proposed development will take place will have more than five (5) lots or is larger than five (5) acres and the base flood elevations are not included on the Flood Insurance Rate Map (FIRM) or in the flood insurance study, such elevations shall be prepared in accordance with currently accepted engineering practices.

(15) *Stormwater management system*. Indicate the flow direction and location of detention and retention areas.

(16) *Dredge and fill.* If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit from the water management district.

(17) *Erosion control*. Provision for the control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction, with

control methods meeting Natural Resource Conservation Service and FDEP best management practices.

(18) *Landscaping*. Provide a signed and sealed landscaping plan meeting all requirements of DDS Chapter 2, including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable.

(19) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).

(20) *Solid waste*. Location and access provisions for refuse service, including pad screening, fencing and landscaping. Approval from the appropriate entity is required before site plan can be approved.

(21) *Boundary survey.* A boundary survey of the lands to subject to the site plan performed and prepared under the responsible direction and supervision of a professional surveyor.

(22) *Tree survey.* A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches for areas planned to be developed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

(23) *Aerial photograph.* An aerial photograph with the source and date of the photograph.

(24) *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(25) *Geotechnical analysis*. An analysis showing any karst or similar features causing concerns with sinkhole formation or percolation of untreated water into the aquifer.

(D) *Additional ~~analyses~~information*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 4.4(C).

(1) Traffic impact analysis (TIA). The applicant shall submit a TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works.~~;~~ When a TIA shows a project will reduce the level of service (LOS) for a roadway below its adopted level, non-road expansion mobility strategies shall be preferred for mitigation.

(2) Environmental assessment. A professionally conducted survey of native vegetative communities shall be required for all undeveloped sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

1. (a) Wildlife and listed species populations within the proposed development site;

2. (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and

3. (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, or, in the event that on-site protection is shown to be ineffective, ~~–~~the use of conservation easements; or the use of low impact development techniques.

(3) Supplemental applications. The following supplemental applications are also required:

(a) Sign application, if applicable;
(b) Tree removal permit; and
(c) Application for a utility easement (if City utility easement is needed for development).

(4) Stormwater calculations. The applicant's engineer shall provide the stormwater calculations for the area subject to the site plan that demonstrate compliance with these regulations, and with the regulations of the water management district.

(5) Agreements. Copies of any and all executed agreements with the City tied to the property subject to the site plan (i.e., PD, developer's, development, MOU, etc.).

(6) *Easements.* Copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

(7) *Agency permits*. A list and status of all applicable permits from other agencies required for the development.

(8) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(9) *Planned Development Land Use Allocations.* For projects subject to an existing Planned Development agreement, a list and calculation of total allowed land use allocations for the PD (in square feet and acres), as well as remaining allocations available to the PD after the proposed development is complete, to ensure consistency with Comprehensive Plan Mixed-use percentage requirements.

(10) *Illicit discharge and Connection Stormwater Affidavit*. A fully executed affidavit shall be submitted.

(E) *Additional required legal submittals where public improvements/facilities are dedicated to the public.* The approval of the site plan wherein public improvements/facilities are to be dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as ~~appropriate~~applicable:

(1) *Surety.* When applicable, ~~T~~the approval of any site plan shall be subject to the applicant guaranteeing the installation ~~and maintenance~~ of the required improvements by posting a surety in the amount of one hundred twenty percent (120%) of the construction costs. Costs for construction shall be determined by a~~n~~ signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the ~~director of public works~~Public Works Director and/or the City Engineer~~. In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. The certificate of occupancy shall not be issued until the surety is approved. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety.~~ The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A ~~maintenance~~ performance bond underwritten by a surety insurer authorized to transact such business in the~~is~~ ~~s~~State of Florida;~~.~~

(b) A cash deposit and escrow agreement governing control and use thereof;~~.~~

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);~~.~~

(d) A cashier's check or certified check and ~~maintenance~~ performance bond agreement; or~~.~~

(e) Other means of security acceptable to the City Attorney~~'s office and the public works and/or utilities departments~~.

(2) *Title Opinion~~certificate~~.* A property information report or a title opinion~~certificate of ownership~~, signed by a licensed attorney-at-law ~~or an abstract company~~, in form approved by the City Attorney, and showing:

(a) Parties executing the site plan are owners of the land;~~.~~

(b) All mortgages, ~~liens~~liens, or other encumbrances;~~.~~

(c) That all taxes and assessments are paid to date; ~~.~~

(d) Legal ~~D~~description of site plan is correct; and~~.~~

(e) No conflicting rights-of-way, easements or plat exist.

~~(3) *As-built surveys.* The City shall not accept improvements nor issue a certificate of occupancy until three (3) copies of as-built plans are submitted to the City and reviewed, and determined to be consistent with this Code, in accordance with the closeout procedures outlined in section 1.16(C) of these regulations.~~

(34) *DDS standards.* In addition to the site plan regulations contained herein, please see the *Design District Standards (*DDS) for other standards which might be applicable.

4.5 Required Final Closeout Information

(A) *Final Closeout Procedures.*

(1) Prior to the acceptance of any privately or publicly maintained improvements and issuance of certificate of occupancies, the applicant must submit a Final Closeout Application to the City for review and approval. The City will provide the required forms and closeout checklists through the PRC Coordinator. The Final Closeout Application shall include the following items:

(a) Engineer's Certification of Completion.

(b) As-Built Survey.

(c) Recorded copies of all easements as shown on the approved site plan (if applicable).

(d) Surety. In all cases where public infrastructure or improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Costs for construction shall be determined by a signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the Public Works Director and/or the City Engineer The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(i) A maintenance bond underwritten by a surety insurer authorized to transact such business in the State of Florida;

(ii) A cash deposit and escrow agreement governing control and use thereof;

(iii) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(iv) A cashier's check or certified check and maintenance bond agreement; or

(v) Other means of security acceptable to the City Attorney.

(e) Title Opinion. A property information report or a title opinion, signed by a licensed attorney-at-law, in form approved by the City Attorney, and showing:

(i) Parties executing the site plan are owners of the land;

(ii) All mortgages, liens or other encumbrances;

(iii) That all taxes and assessments are paid to date;

(iv) Legal description of site plan is correct; and

(v) No conflicting rights-of-way, easements or plat exist.

(f) Other items as applicable on the City's Final Construction Clearance Procedures checklist.

(2) The City and/or their representative will, at the City's option, perform a site inspection, review the Final Closeout Application, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the Final Closeout Application, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied, the City will accept the constructed improvements.

(3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any maintenance period required by the City.

Chapter 5 – Subdivision Regulations

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5.1. General.

(A) *Purpose and intent*. It is the purpose of these subdivision regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

(1) To establish standards of subdivision design which encourage the development of sound neighborhoods and the creation of healthy living environments;

(2) To prevent traffic hazards and to provide safe and convenient mobility, both vehicular and pedestrian, in new land development;

(3) To provide public open spaces in new land development through the dedication or reservation of land for recreational, educational, and other public purposes;

(4) To maintain accurate land records for the convenience and protection of the public and for adequate identification and permanent location of real estate boundaries;

(5) To aid in the coordination of land development within the corporate limits of the City in accordance with an orderly physical pattern and to discourage haphazard, premature, uneconomic or scattered land development;

(6) To assure that the citizens and taxpayers of the City will not have to bear the cost resulting from haphazard subdivision of land and the lack of authority to require installation by the developer of adequate and necessary physical improvements and to that end, to assure to the purchaser of land in the subdivision that necessary improvements of lasting quality have been installed;

(7) To serve as a tool for the implementation of the goals of the Comprehensive Plan;

(8) To ensure that public facilities are available concurrent with the impact of the subdivision; and

(9) To promote development patterns that encourage the use of alternative forms of transportation.

(B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for subdivision approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code. No subdivision shall be platted or recorded, nor any building permit issued, unless the subdivision meets all requirements of these regulations and has been approved in accordance with the requirements hereinafter provided.

(C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.

(D) *Expiration of approvals.* The approval of the ~~preliminary plan or~~= ~~improvement~~preliminary improvement plat~~n~~ shall be valid for a period of 24 months. If the applicant has not obtained final plat approval within said 24 months, and if an extension of time has not been approved by the City Commission on a demonstration of good cause, approval shall be automatically revoked and the applicant must reapply under the provisions of this Code or any subsequent

code then in effect. If the project is phased, the final plat approval must be obtained for each new phase within 24 months of the date of plat approval of the previous phase.

5.2. Procedure for Subdividing Land.

(A) *Stages.* All submittals of plans and applications will be made to the Development Services Department. There shall be three (3) stages for the approval of all subdivision plats. The City will allow applicants to combine the first two stage of the subdivision approval process at the applicant's risk. These stages are intended to permit full and adequate review by the City in order to ensure and protect the public interest. These ~~two~~ three (3) stages are hereby established:

~~(1) Preliminary plan;~~

~~(2)~~(1) Preliminary i~~I~~mprovement pla~~t~~n; and

~~(3)~~(2) Final plat.

(B) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to record a plat. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.

~~(C) *Review of preliminary plan.*~~

~~(1) *Purpose*. The purpose of the preliminary plan is to provide for an initial review of the subdivision proposal and the basic development concepts prior to proceeding with the detailed phases of the improvement plan.~~

~~(2) *Application.* Interested developers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.~~

~~(3) *Review process.* Each preliminary plan shall be subjected to the review and approval processes outlined in section 1.14 of this Code.~~

~~(D)~~(C) *Review of ~~improvement~~preliminary improvement pla~~t~~n~~s~~.*

(1) *Purpose.* The purpose of the ~~improvement~~preliminary improvement pla~~t~~n is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas. Construction shall not begin until the applicant has received ~~improvement~~preliminary improvement pla~~t~~n approval and the surety bond has been accepted. Construction on individual lots shall not begin until after the approval and recording of the final plat.

(2) *Application.* Interested applicants shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.

(3) *Review process.* Each ~~improvement~~preliminary improvement pla~~t~~n shall be subjected to the review and approval processes outlined in section 1.14 of this Code. The surety bond shall also be reviewed and accepted.

~~(E)~~(D) *Review of final plat.*

(1) *Purpose.* The purpose of the final plat is to ensure the preparation, completion and recording of a final plat and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings.

(2) *Application.* Interested subdividers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.

(3) *Review process.* A final plat shall be subjected to the review and approval process as outlined in section 1.14 of this Code.

(4) *Recording of final plat.* The mylar, or equivalent material copy, of the approved final plat will be retained by the City for the purpose of recording with the Sumter County Clerk of Courts after approval by the ~~City Commission~~Development Services Director. All fees and documents required by the Sumter County Clerk of Courts for filing and recording of the approved final plat shall be transmitted through the Development Services Department to the Sumter County Clerk of Courts when final approval is received. No plat of lands in Wildwood subject to this Code shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the ~~City Commission~~Development Services Director.

~~(F)~~(E) *Re-plats.* ~~Modifications to previously approved plats that do not increase the number of lots shall be considered as re-plats.~~ Each re-plat shall be subjected to the review and approval processes, including, as applicable, an amended ~~improvement~~preliminary improvement pla~~n~~t reflecting any applicable changes to such plan based on the changes made by the re-plat, as outlined in section 1.14 of these Regulations. ~~Absent extraordinary circumstances as determined by the Development Services Director~~In general, re-plats may not occur for one (1) year after the original plat approval date and may only occur annually thereafter based on the original plat approval date, provided however, that the Development Services Director may waive this limitation upon good cause shown by a Developer.~~.~~

5.3. Minor Lot Split/Lot Combination/Lot Line Deviation

(A) *Applicability.* This section applies to the division of a single existing previously unsubdivided parcel into two (2) legally separate lots or the combination of two (2) legally separate lots. In lieu of complying with section 5.2, the applicant may conform to the procedural requirements set out in this section. Minor lot splits shall not apply to a subdivision into more than two (2) lots or additional lot splits on contiguous land or within the same existing subdivision. The purpose of a minor lot split is to negate the need to plat a parcel into two (2) separate parcels via the formal subdivision process. The lot subject to the minor lot split cannot be part of or be created by a previous lot split or plat. New lots or parcels shall not create a non-compliance with any development standard requirements in Table 3-4 of the Land Development Regulations.

(B) *Application required*. The applicant shall apply to the Development Services Director on an application form for the division of a single existing lot into two lots or combining lots, stating the applicant's plans for development with the following minimum criteria:

(1) A plan prepared by a registered professional engineer or surveyor showing the lot size, location of proposed buildings, location of easements, names of bordering streets, applicable building setbacks, names and locations of all bodies of water, wetlands and all other waterways and watercourses abutting or encroaching upon subject property. This plan must also show existing buildings and lot dimensions;

(2) A brief description of all utilities and City services, including sewers, potable water facilities, reuses, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the habitation and/or maintenance of subject properties;

(3) A listing of the names and addresses of the record owners abutting subject property; and

(4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split or lot combination) and as proposed (i.e., after the proposed lot split or lot combination), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the City. Said surveys shall include the depiction of existing improvements thereon.

(C) *Procedure.* Once the application is determined to be complete, the Development Services Director shall review the request for compliance with this Code. The Development Services Director may require an applicant to follow the standard subdivision procedure contained in this Chapter if it may be determined that the summary procedure is being utilized by an applicant in order to defeat the objectives of subdivision.

(D) *Recording.* Upon approval of a lot split, a copy of the plan splitting the lots shall be recorded for each lot in the Official Records of Sumter County.

(E) *Lot Line Deviation.*

(1) Purpose and intent.

(a) To reconfigure two or more lots of record or legally created lots each of which currently meet all other sections of these Land Development Regulations and all requirements of the Comprehensive Plan; or

(b) To reconfigure two or more lots of record or legally created lots in order to meet all other sections of the Land Development Regulations and all requirements of the Comprehensive Plan or to make each lot more compatible to the Land Development Regulations and the Comprehensive Plan; or

(c) To reconfigure two or more lots of record, either one or all of which are non-conforming lots of record due to setbacks, in order to make them more conforming lots of record.

(2) Standards.

(a) A Lot Line Deviation/Adjustment may be applied for lots in either platted subdivision or a metes and bounds legal description, provided that each parcel or lot is currently recognized as a lot of record or legally created lot approved by the City.

(b) Existing access to each lot may not be altered for each lot (i.e., an easement may not be added or extended).

(c) Access, utility, or stormwater easements shall not be negatively impacted (i.e., easements shall not be blocked by potential improvements).

(d) Unbuildable or non-conforming lots shall not be created through a lot line deviation.

(e) Only abutting lots of record or abutting legally created lots may be reconfigured.

(f) Lot Line Deviation/Adjustment shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision, or where the lot line adjustment increases the density, beyond the general nature of the subdivision.

(g) Lot Line Deviation/Adjustment shall not be approved if it creates a non-conforming lot(s).

(h) For lots of record created by a plat recorded on or after July 1,1972, a replat may be required upon determination by the Development Services Director.

(3) Initial Submittal Requirements.

(a) Complete an application form as provided by the City.

(b) Provide a sketch of the description of the proposed Lot Line Deviation/Adjustment, showing the proposed lot reconfiguration, access, structures, and ownership.

(c) Provide an aerial photograph no older than four years showing the boundaries of the proposed adjustment overlain.

(d) Provide current property record cards of the affected parcels.

(i) Provide copies of warranty deeds for the affected parcels.

(j) Provide any other information required by the Development Services Director or designee.

(4) Review.

(a) The Development Services Director or designee shall transmit a copy of the proposed Lot Line Deviation/Adjustment to the city attorney any other appropriate departments of the City for review and comments.

(b) If the proposed Lot Line Deviation/Adjustment meets the conditions of these regulations and otherwise complies with all applicable laws and ordinances, the Development Services Director or designee shall tentatively approve the Lot Line Deviation/Adjustment subject to the final approval requirements specified in subsection (5).

(5) Final approval submittal requirements.

(a) Prior to final approval, and in addition to any other requirements, legal descriptions, acreage and square footage of the original and proposed lots, together with the legal description of any existing or proposed easements, shall be shown on a boundary survey prepared by a professional land surveyor registered in the State of Florida.

(b) In the event the proposed Lot Line Deviation/Adjustment contains parcels greater than 40 acres in size, a sketch of the description for the land area containing such parcels shall be accepted instead of a boundary survey. However, a boundary survey shall be required for the land area containing parcels 40 acres or less in size. (Example: two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 45 acre parcel and a 55 acre parcel would allow a sketch of description, but two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 65 acre parcel and a 35 acre parcel would require a sketch of description for the 65 acre parcel and a boundary survey for the 35 acre parcel.)

(c) The boundary survey must show all structures, easements, flood zones with base flood elevation, and wetlands showing the total acreage inside and outside of the wetland jurisdiction line.

(6) Recording.

(a) Upon approval of the Lot Line Deviation/Adjustment, the City shall record the Lot Line Deviation/Adjustment on the appropriate City maps and documents.

~~(D)~~ (b) The applicant shall record the Lot Line Deviation/Adjustment in the Public Records of Sumter County

5.4. Reserved. ~~Preliminary Plan.~~

~~(A) *Required submittals for preliminary plan.* The preliminary plan shall be drawn on sheets sized 24"x36", or submitted either in paper or electronic format (electronic referenced to state plane coordinate system, NAD83 Florida West), and shall show the following:~~

~~(1) *Title block*. The title block shall be placed on each sheet and shall contain the following information:~~

~~(a) Proposed subdivision name;~~

~~(b) Section, township, and range of the property; and~~

~~(c) Date of preparation.~~

~~(2) *General information.* Provide the following general information:~~

~~(a) Scale and north arrow;~~

~~(b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one inch (1") equals 1,000 feet);~~

~~(c) A table showing information such as zoning, acreage to subdivided, number of lots, phase number, datum, etc.;~~

~~(d) Tabulations of open space, density, intensity, etc.;~~

~~(e) Legal description and tax identification of the lands to be subdivided;~~

~~(f) Certification of registered professional engineer and/or surveyor;~~

~~(g) Contact information of the property owner, surveyor, and engineer;~~

~~(3) *Boundary survey.* A survey, prepared by a registered surveyor in the State of Florida, including bearings and distances of boundary lines with a heavy line, as well as all other requirements for surveys in the State of Florida;~~

~~(4) *Zoning and design district standards.* Zoning district(s) on and adjacent to the tract to be subdivided. Indicate all setbacks, buffers, and other features, demonstrating compliance with the design district standards where applicable;~~

~~(5) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided, including: the name, right-of-way width and~~

~~location, existing easements on the property and location of all existing driveways and median openings, as well as sidewalks and bike lanes, within 100 feet;~~

~~(6) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;~~

~~(7) *Natural features*. Identification of lakes, marshes or swamps, watercourses, wetlands, and other pertinent features as shown on a recent aerial photo. Also include the location of all trees with a DBH of greater than ten (10) inches.~~

~~(8) *Topography*. Contours at a minimum of five-foot intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded.~~

~~(9) *Utilities.* Identify the proposed source of water, sewer, gas and electricity. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.~~

~~(10) *Drainage concept plan.* Indicate the general flow direction and location of retention areas;~~

~~(11) *Other*. Identification of existing and proposed improvements including buildings on the tract proposed, and existing easements.~~

5.5. ~~Improvement~~Preliminary improvement Plat~~n~~ Submittal Requirements.

(A) The ~~improvement~~preliminary improvement plat~~n~~, application, and other materials shall, where applicable, include existing conditions and proposals, include notes whenever possible to explain, verify or identify additional information that is important to the understanding of the site and the plan of development, and, at a minimum, depict, show, identify, or otherwise provide the information contained in section 5.5(C).

(B) ~~Improvement~~Preliminary improvement plat~~n~~s shall be prepared on sheets sized 24 inches by 36 inches (24"x36"). ~~Improvement~~Preliminary improvement plat~~n~~s may be submitted in paper or electronic format. Electronically submitted plans shall be referenced to the state plane coordinate system, NAD83 Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.

(C) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All submittals shall contain the following at a minimum:

(1) *Title block*. The title block shall be placed on the bottom of each sheet, in the lower right-hand corner, and should contain the following information:

(a) Proposed subdivision name;

(b) Section, township, and range of the property; and

(c) Date of preparation.

(2) *General information.* Provide the following general information:

(a) Scale and north arrow;

(b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one-inch equals 1,000 feet);

(c) A table showing information such as zoning, acreage to be subdivided, number of lots, phase number, datum;

(d) Metes and bounds legal description, size in acres or square feet, and tax identification of the lands to be subdivided;

(e) Certification of registered professional engineer;

(f) Contact information of the property owner, surveyor, and engineer;

(3) *Boundary lines.* Bearings and distances of boundary lines with a heavy line;

(4) *Zoning and future land use*. Zoning and future land use district(s) on and adjacent to the tract to be subdivided;

(5) *Easements.* Location, width, type, and purpose of existing and proposed easements and rights-of-way;

(6) *Dedication and reservations.* All parcels of land proposed to be dedicated or reserved for public use such as roads, easements, parks, sidewalks, bike or pedestrian trails, shall be indicated on the plat.

(7) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;

(8) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown.~~;~~ For projects with a preliminary plat per F. S. 177. 073, include the number and percentages of proposed homes to be permitted prior to plat recording;

~~(8)~~(9) *Tracts*. The tracts and tract numbers shall be shown.

~~(9)~~(10) *Setbacks.* Building setback lines from side, front and rear, where applicable shall be shown;

~~(10)~~(11) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat

~~(11)~~(12) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys shall be provided;

~~(12)~~(13) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract to be subdivided, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights;

~~(13)~~(14) *Public sites, if any*. Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, public roads, parks, playgrounds, lift stations, or other public uses.

~~(14)~~(15) *Private sites, if any.* Identification of the location, size, and purpose of all nonpublic or private sites, if any, including, but not limited to, private roads, drainages systems, recreational facilities, outparcels, gates and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be indicated.

~~(15)~~(16) *Topography*. Contours at a minimum of one-foot (1') intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded;

~~(16)~~(17) *Other conditions on tract.* Existing and proposed watercourses, wetlands, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract to be subdivided;

~~(17)~~(18) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivisions plat by name, recordation date, and number, and show approximate percent of buildup, typical lot size and dwelling type;

~~(18)~~(19) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;

~~(19)~~(20) *Limits of floodplain.* Indicate flood elevation of 100-year flood as established by the Federal Emergency Management Agency, Flood Insurance Rate Map. The actual acreage above the 100-year flood elevation shall be listed;

~~(20)~~(21) *Stormwater management system*. Full and complete details for the construction of the stormwater management system;

~~(21)~~(22) *Landscaping*. Provide a landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;

~~(22)~~(23) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7);

~~(23)~~(24) *Boundary survey.* A boundary survey of the lands to be platted performed and prepared under the responsible direction and supervision of a professional surveyor;

~~(24)~~(25) *Tree survey.* A tree survey depicting all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches overlaid on the overall ~~improvement~~preliminary improvement plan, plus a tabulation by species and DBH of all trees to be preserved and removed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

~~(25)~~(26) *Aerial photograph.* An aerial photograph with the source and date of the photograph; and

(27) *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(28) Title opinion or property information report. A title opinion, signed by a licensed attorney-at-law or a property information report, in accordance with Florida statute in a form approved by the City Attorney

(29) For projects with a plat per F.S. 177. 073, proposing homes to receive building permits prior to plat recording:

(a) Provide the number or percentage of proposed homes to be permitted prior to plat recording;

(b) Construction and Maintenance Agreement;

(c) Performance bond in accordance with section D(13), below. Subdivisions being developed in a CDD may be exempt from posting a surety;

(d) Engineer' s Opinion of Probable Cost for Paving, grading, and drainage);

~~(a)~~ An application for preliminary concurrency determination pursuant to section 7.2(B)(2);

(e)

(f) Letters of service will be submitted by all appropriate utility companies stating that all easements are adequate; and

(g) Developers Agreement; if required by the City Manager.

(30) For projects with a plat per F.S. 177.073, a certificate of occupancy will not be issued on any home permitted by this section until final plat approval has been obtained from the Development Services Director and the plat is recorded with the Sumter County Clerk of Courts.

(31) For lots that are issued building permits pursuant to F.S. 177.073, no changes can be made to the approved preliminary improvement plat or platted lots.

(D) *Additional analyses*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(1) *Traffic impact analysis (TIA)*. The applicant shall submit a TIA conducted within one (1) year prior to submittal with parameters which have been accepted by Sumter County Public Works;

(2) *Environmental assessment*. A professionally conducted survey of native vegetative communities shall be required for all proposed development sites. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

(a) Wildlife and listed species populations within the proposed development site;

(b) The feasibility and availability of on-site management and protection of identified wildlife and listed species; and

(c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

(3) Preliminary concurrency determination. An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(4) Supplemental applications. The following supplemental applications are also required:

(a) Sign application, if applicable;

(b) Tree removal permit; and

(c) Application for Utility Easement, if applicable.

(5) *Stormwater calculations*. The subdivider's engineer shall provide the stormwater calculations for the area to be subdivided.

(6) Flood elevation data. All new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is lesser, shall include base flood elevation data.

(7) *Covenants*. A draft copy of any proposed protective covenants or deed restrictions shall be submitted.

(8) *HOA documents and/or maintenance agreement*. An agreement outlining the supervision and maintenance of all common areas within the subdivision, unless maintenance is provided by a Community Development District (CDD).

(9) *Agreements*. Copies of all executed agreements tied to the property being subdivided (i.e., PD, developer's, development, etc.).

(10) *Agency permits*. A list and status of all applicable permits from other agencies required for the development. ~~Improvement~~Preliminary improvement plat~~n~~ approval and authorization to begin construction activities shall not be granted until the applicant has provided copies of all other applicable permits to the City.

(11) *Easements*. Copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

~~(12)~~(2) *Illicit Discharge and Connection Stormwater Affidavit*. Fully executed affidavit shall be submitted.

(13) *Surety for Performance*. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred thirty~~twenty~~ percent (1320%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;
(b) A cash deposit and escrow agreement governing control and use thereof;
(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
(d) A cashier's check or certified check and maintenance bond agreement; or
(e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

5.6. Final Plat Submittal Requirements.

(A) *Clerk of Courts review*. The office of the Sumter County Clerk of Courts shall have the opportunity to review the plat for conformity to F.S. Chapter 177 prior to consideration for approval. The draft of the final plat shall be drawn with black drawing ink on regular paper using sheets sized 24 inches by 30 inches (24" x 30") at a scale of sufficient size to show all detail and otherwise meeting the requirements for the final plat in sections B and C below.

(B) *Requirements for final plat*. The required submittals, meeting the legal requirements of platting, of the final plat shall consist of a fully executed correct plat map, meeting all state and City standards, final engineering drawings and auxiliary submittals, and all required legal instruments. The final plat shall be drawn with black drawing ink on mylar, using sheets sized 24 inches by 30 inches (24"x30") at a scale of sufficient size to show all detail. Each sheet shall have a marginal line completely around the sheet placed to leave three-inch (3") binding margin on the left and one-inch (1") margin on the other three sides. Final plats shall meet all the requirements of F.S. Chapter 177 including the requirement to note in the dedication the construction, ownership and maintenance responsibilities for all infrastructure, including compliance with subsection 6.5(A), *General*, and those requirements mandated by the Sumter County Clerk of Courts in section A above and shall be so certified by the land surveyor. The final plat shall constitute only that portion of the approved ~~improvement~~preliminary improvement plat~~n~~ which the applicant proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Five (5) copies, one (1) of which shall be mylar, of the final plat shall be submitted. Driveway restriction areas shall be graphically shown on final plats for corner lots in compliance with subsection 6.5 (C)(1), *Driveway Access*.

(C) *Additional required submittals.* This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

(1) *"As-built" construction drawings.* Three (3) copies of these "drawings" shall be submitted to the Development Services Director. The sheet size shall be 24 inches by 36 inches (24”x36”) unless another size is approved. In lieu of "as-built" construction drawings the developer may post a surety guaranteeing performance.

(2) *Surety for Performance*. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred thirty~~twenty~~ percent (1320%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;

(b) A cash deposit and escrow agreement governing control and use thereof;

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(d) A cashier’s check or certified check and maintenance bond agreement; or

(e) Other means of security acceptable to the City Attorney’s office and the public works and/or utilities departments.

(f) In the event the bond was not required at the ~~improvement~~preliminary improvement pla~~n~~ stage, it may be required at the final plat state if the improvements have not been completed

(3) *Surety for Maintenance.* In all cases where public improvements are installed, a two-year (2-year) surety in the amount of twenty percent (20%) of the construction costs must be posted to guarantee maintenance of the public improvements. The amounts of the surety must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state;

(b) A cash deposit and escrow agreement governing control and use thereof;

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(d) A cashier’s check or certified check and maintenance bond agreement; or

(e) Other means of security acceptable to the City Attorney’s office and the public works and/or utilities departments.

(4) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(5) *Building elevations and model home details.* Color renderings of building elevations and model home details shall be submitted that comply with the City’s Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.

(6) *Covenants*. Any protective deed covenants to be placed on the property shall be notarized and, in a form, suitable for recording.

(7) *Title ~~certificate~~opinion or property information report*. A ~~certificate of ownership~~title opinion, signed by a licensed attorney-at-law or ~~an abstract company~~a property information report, in accordance with Florida statute in a form approved by the City Attorney.

(8) *Letters of service.* Letters will be submitted by all appropriate utility companies stating that all easements are adequate. In cases where the City does not receive cooperation from utility company, Development Services Director may determine adequacy of proposed easements.

(9) *HOA documents and/or maintenance agreement*. An agreement outlining the supervision and maintenance of all common areas within the subdivision.

(10) *Permits.* Copies of all applicable permits (i.e., driveway, SWFWMD, County, FDOT, etc.) shall be provided.

(11) *Agreement*. No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.

~~(11)~~(12) *Plat Language*. Plat shall comply with the language requirements noted in the Appendix ___.

(D) *Clerk of Courts recording*. Within the legal timeframe, the approved plat shall be submitted to the Sumter County Clerk of Courts for recording with recording fee, and at the time of recording, the following shall be submitted to the Sumter County Clerk of Courts for their distribution:

(1) *Original final plat*. The mylar copy of the final plat is to be contained within the Sumter County Clerk of Courts' original plat book.

(2) *Copy of final plat*. An additional copy of the final plat will be retained by the Sumter County Clerk of Courts as public record.

5.7. Completion and Inspection of Improvements.

(A) *Completion of improvements.* All physical improvements (including all utilities) shall be installed in accordance with the approved ~~improvement~~preliminary improvement pla~~t~~n. If field conditions, or other circumstances, necessitate changes to the proposed improvements, the applicant must submit revised drawings to the City for approval prior to construction. The improvements may be completed in one of two ways:

(1) All of the required improvements shall be completed prior to the filing of the final plat for approval;

(2) Or, with the Development Services Director ~~City Commission~~'s approval, the developer, in lieu of completing the improvements as stated above, shall post a surety guaranteeing performance to the City Commission for and on behalf of the City. The surety should be sufficient to cover the cost of all improvements required to be installed by the subdivider. The actual construction and installation of such improvements shall be done immediately after approval of the final plat by the Development Services Director, or at such a time as may be established by the City Commission. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall be in a form acceptable to the City Attorney and may be by the means set forth in section 5.6(C).

(3) The accurate location of all monuments and permanent reference monuments (PRM) shall be located on all block corners if rectilinear, and at all PCs and PTs, if curvilinear, but in no case more than 1,000 feet apart. All lot corners shall be marked with three-fourth inch I.D. iron pipes, three-fourth inch iron rods, two (2) feet long or concrete monuments, two feet long, minimum. Markers shall be installed prior to submission of and approval of the final plat and shall conform to locations indicated on the approved ~~improvement~~preliminary improvement pla~~t~~n.

(4) *Inspection.*

(a) After required improvements have been installed, a registered professional engineer shall submit certification in the format required by the City that the improvements have been constructed according to approved plans and specifications.

(b) The City Engineer and City inspectors may inspect all construction subject to these regulations. The City Engineer shall have the authority to reject materials and work when not in conformity with the approved plans and specifications.

(c) Laboratory tests are to be made by a duly licensed testing laboratory at the developer's expense. Copies of all test reports shall be submitted to the City Engineer's office. Laboratory tests or field measurements are required for, but not limited to, the following:

(i) *Subgrade and shoulders*. Width, depth, density and bearing;

(ii) *Base*. Width, depth, density, bearing and crown;

(iii) *Surface course*. Width, depth, extraction, composition and stability;

(iv) *Concrete*. Compression strength;

(v) *Water mains*. Pressure test and bacteriological clearance;

(vi) Gravity sanitary sewer--Infiltration/exfiltration, air testing; and

(vii) Sanitary force mains--Pressure test.

(d) Prior to final inspection by the City, and the start of the two (2) years of maintenance by developer, the developer's engineer shall submit a statement to the City Engineer that all

materials used met the approved specifications and that the tests and measurements performed by him met the requirements of the plans and specifications.

5.8. Gated Communities.

(A) *Provisions*. It is recognized by the City that there exists a market demand for the development and establishment of residential subdivisions which restrict access by the general public through the utilization of entryway gates and other restricted access points. As Florida law generally prohibits the use of public funds for private use, the utilization of such gates and restricted access points as a means of limiting access by the public requires, inter alia, that the roadways, street lights, drainage systems (which includes, without limitation, stormwater detention/retention areas and under drains), sidewalks, and certain other subdivision infrastructure and improvements be privately owned and maintained. Further, the City recognizes that the public's interest is served only if gated communities and the components of its community subdivision infrastructure are designed, constructed, and maintained in accordance with the applicable provisions of the Code. As such, provided the community subdivision infrastructure is privately owned and maintained consistent with the requirements of this Code and such other applicable City codes and state law and upon approval of the City, proposed residential subdivisions may be developed and maintained as a gated community and existing residential subdivisions (i.e., platted of record) may be converted to and maintained as a gated community. Notwithstanding the foregoing, failure to so comply after approval is obtained may result in, without limitation, the removal of the gates or prohibiting the closure of the gates.

(B) *Prohibitions.* It is recognized by the City that the approval of gated communities may provide a hindrance to the goals of the comprehensive plan in terms of providing development that promotes transit and interconnectivity. Therefore, gated communities shall not be approved if one of the following criteria is met:

(1) The subdivision's primary access intersects a planned or existing transit route; or

(2) By approving a gated community, the City has compromised transportation and infrastructure interconnectivity with existing developments or the ability of future vacant tracts to interconnect.

5.9. Model Homes.

(A) Except as otherwise provided for in ~~this~~ section 5.5, no building permit shall be issued until such time as a final plat approval has been obtained from the Development Services Director~~City Commission~~ and the plat is recorded with the Sumter County Clerk of Courts. A developer may be allowed to obtain one (1) building permit for a model home for each 40 lots located within a proposed subdivision prior final plat approval and recordation. Notwithstanding the permitted rate for model homes, the maximum number of building permits for model homes to be allowed in any one (1) subdivision shall not exceed ten (10). In developments which are subject to an executed Chapter 163 Agreement with one thousand (1,000) units or greater, the developer is allowed to obtain building permits for up to forty percent (40%) of the lots within any single subdivision that is within an approved master development plan. In addition, the following shall apply for lots where model homes are allowed:

(1) The lots upon which the model homes are constructed shall be located within 300 feet of an active and approved fire hydrant;

(2) Main sewer and water lines for said lots shall be installed by the developer and be subject to review and approval by the City;

~~(4)~~(3) The lots shall have a minimum of 20-foot-wide emergency access road extending from a paved public street to within 50 feet of the proposed structure, as approved by the City Engineer; and

~~(5)~~(4) A certificate of occupancy will not be issued on any model home permitted by this section until final plat approval has been obtained from the ~~City Commission~~Development Services Director, ~~and~~ the plat is recorded with the Sumter County Clerk of Courts, and all other requirements of this Code have been met.

Chapter 6 – Technical Standards

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6.1. General.

(A) *Purpose and intent*. These standards shall apply to regulate development allowed by this Code. The intent of these technical standards are to promote development that is aesthetically pleasing, compatible with the community character of the City of Wildwood, properly served with necessary public facilities and services, compatible with neighboring uses, and minimizes adverse impacts to natural resources.

(B) *Phased development.* Projects subjected to phasing shall be improved and designed so that each phase of development may function on its own if subsequent phases are not developed.

(C) *Agreements.* It is the intent of the City Commission to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development, all in conformity with and to carry out the purposes of the comprehensive plan and Land Development Regulations. Written agreements are encouraged and may be required by the City Manager, Public Works Director, and/or Utilities Director prior to, or concurrently with, applying the technical standards contained in this Chapter within a proposed development site. These agreements should determine at a minimum the responsibility and timing for provision of infrastructure and services, maintenance of improvements, payment of applicable City impact fees and other similar development issues. Any such agreements or contracts shall be reviewed by all department heads affected by the agreement and the City Attorney prior to adoption by the City Commission.

(D) *Chapter 163 Agreement*. Projects which are subject to an executed 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may be allowed to adhere to alternative development standards, provided the proposed development standards meet the intent of this Code and meet or exceed the minimum requirements of this Code.

6.2. Potable Water.

This section covers the requirements for installing water systems which includes the furnishing, installing, laying, jointing, and testing of all water lines, hydrants, fittings, valves and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing water service operations and modifications required to perform the new work. When development or redevelopment is proposed for a property with water lines available to the property, connection to the central water system shall be required. For purposes of this section, "available" shall mean that the city's waterworks system is accessible at any point up to 1,000 feet from the owner's property line.

(A) *General requirements*.

(1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by the tests shall be remedied and re-tested.

(2) The entire potable water system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, hydrants, services and service laterals with respect to the proposed development improvements and the existing water systems. Main sizes shall be indicated on the master plan.

(3) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.

(4) All pipe, valves, fire hydrants and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation and pressure rating.

(5) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.

(6) *Assembly of joints*. Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells. (NOTE: When mechanical equipment is used to assemble joints, care should be taken to prevent over-insertion).

(7) *Cleaning*. All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.

(8) *Bedding and backfill*. Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Potable water system construction.*

(1) The contractor shall install warning tape or stenciled lettering on pipe and early warning tape approximately 12” above top of pipe.

(2) Water valves. Water valves shall be provided as stated below for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system.

(a) Two inches (2”) through 12 inches shall be Mueller (or approved alternative) resilient seat gate valve, modified wedge disc type, suitable for direct earth burial, suitable for mechanical joint and to comply with AWWA specifications. Water valves 1-1/2” or smaller shall be gate valves, iron body 150 psi working pressure wedge disc, in full compliance with Fed. Specifications.

(b) Valves shall be located on all tees and crosses per AWWA standards using an (n-1) formula.

(c) Valves are to be placed so that the maximum allowable length of the water main required to be shut down for repair work shall be 1,000 feet.

(d) Valves located on transmission mains (12” or greater) shall be located so that no more than one (1) hydrant would be out of service as a result of a single water main break.

(2) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by one piece of ductile iron shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation. Valve box extensions shall be by the same manufacturer as valve box or ductile iron pipe.

(3) Valve boxes shall be installed in vertical alignment and positioned to facilitate the operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil and bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point.

(4) Fire hydrants shall be mega-lug restraints to prevent movement due to water pressure thrust. Gravel shall be placed around the base of the hydrant to ensure complete drainage of the hydrant when closed. See City of Wildwood Water Details.

(5) Connections to existing water lines shall be where shown on the plans and shall be done as detailed on the plans or as directed by the City Engineer. Connection cannot occur until clearance has been obtained by FDEP. Connection of new to existing mains shall be performed in a normal accepted method for connecting mains and shall be done without unduly disrupting service. All connections regardless of how done are subject to the approval of the City Engineer as to method, time, and location. To ensure adequate backflow prevention and accountability of water use, the contractor shall install a temporary jumper connection until such time as the new line is cleared by FDEP.

(6) After pressure testing has been accomplished, the contractor shall disinfect all potable water lines of all sizes and material per FDEP requirements.

(7) The contractor shall furnish all equipment and materials necessary to do the work of disinfecting and shall perform the work in accordance with the procedure outlined in the AWWA Specifications C-651. The use of chlorine tablets for disinfection purposes shall not be allowed. After treatment, the line shall be flushed with clean water until the residual chlorine content is within the range of 0.2 to 4.0 ppm.

(8) After disinfection has been accomplished, samples of water for bacteriological analysis shall be collected and tested by an independent testing laboratory approved by the State of Florida and the City. Should these samples or subsequent samples prove to be unsatisfactory, the piping shall be disinfected until satisfactory samples are obtained. Official certificates of the tests shall be submitted to the City. Samples shall be taken on two (2) consecutive days.

(9) It is the intent of this section to ensure that all parts of the work, including but not being limited to pipe, fittings, joints, valves, hydrants, and any other appurtenances are subjected to disinfection as described herein. To achieve this, all methods of disinfection shall be approved by the City and FDEP.

(C) *Potable water system design.*

(1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.

(2) Two-inch (2") water mains shall be polyvinylchloride (PVC) or polyethylene (PE). Four-inch (4″) to eight-inch (8″) water mains shall be polyvinylchloride (PVC), HDPE directional bore, or ductile iron pipe (DIP). All PVC pipe shall be potable water blue, have identifying tape and locating wire on top. PVC pipe 4" to 8" in diameter shall meet requirements of ANSI/AWWA C-900, DR25. HDPE pipe shall meet requirements of ANSI/AWWA C906, DR-9 and DR-11.

(3) 10″ to 36″ water mains shall be PVC or DIP. PVC pipe shall meet requirements of ANSI/AWWA C905, DR18.

(4) Water mains shall be:

(a) A minimum of four inches (4") in diameter.

(b) All proposed water mains shall be extended across the entire frontage of the property (i.e., from property line to property line) if identified on the City's Utility System Master Plan.

(c) When water main extensions are required, large diameter mains (12" or larger) shall be installed on designated roads per the approved Utility System Master Plan, as amended.

(d) Water mains shall be sized appropriately to meet the minimum design pressure and required fire flow.

(e) Minimum depth of all water mains shall be three feet (3') from the top of pipe to finished grade.

(f) Where waterways, canals, ditches, or other cuts are crossed, ductile iron pipe shall be installed across and up to 10 feet on each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the crossing. Plans for subaqueous crossings shall be subject to approval by the City Engineer and Utility Director.

(5) Where fire hydrants or fire systems are to be installed the minimum diameter water main serving the hydrant shall be six inches (6") for looped lines and eight inches (8″) for dead end lines. Not more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main nor more than one (1) hydrant on a dead end eight (8")-inch water main. All hydrant connections off the water mains shall be six inches (6") in diameter, ductile iron pipe.

(6) Fittings used with PVC mains shall be cast iron conforming to the requirements of ANSI Specification A21.10 with mechanical joints. Fittings shall have a minimum pressure rating of 150 psi and shall be provided with cement linings complying with ANSI Specification A21.4 or latest revision. Fittings shall be tar-coated outside. Where valves are fitted directly to a mainline "tee", the tee is to be a trinity valley (or equal) mechanical joint anchoring tee.

(7) Taps on PVC water mains shall be full bodied tapping sleeves.

(8) Design calculations, prepared by a registered professional engineer, shall be submitted to the City for review concurrent with the plans that demonstrate that the proposed potable water system is capable of providing the required fire hydrant flow (minimum 1,000 gallons per minute (GPM)) plus maximum daily day customer demand flow at all parts of the system. The design calculations shall demonstrate the expected operating pressures for the water system. The working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. All pressure connections on the existing system used for calculation purposes shall be based upon a recent fire hydrant flow test, water treatment plant operating data, etc.

(a) Water main capacity shall be designed to maintain a minimum pressure of 20 pounds per square inch (psi) at street level under all fire flow conditions.

(b) Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters (ISO), as stated in their publication "Guide for the Determination of Required Fire Flows".

(9) All water mains, other than individual service lines, shall be looped where practical. Dead-end lines may be permitted within the design of a looped system. When dead end lines are used, they shall be provided with a hydrant or blow-off at the terminus as a means of flushing.

(10) Fire hydrants.

(a) Fire hydrants shall be provided in all new developments and shall be spaced no greater than 1,000' and no greater than 500' from any building or as otherwise specified by the Fire Department.

(b) A minimum distance shall be maintained of seven and a half feet (7 ½ ′) to the left, right, and front of the hydrant and four feet (4′) to the rear from any obstruction such as fences, buildings, trees, etc. This requirement applies to Fire Department Connections (FDC) as well.

(c) Fire hydrants shall be a minimum of 6 feet (6') and a maximum of 9 feet (9') from the curb or paved road surface unless otherwise approved. The center of the streamer port shall be 18 inches minimum and 24 inches maximum above final grade. Steamer port shall be correctly positioned for the proper connection with the approval of the City and Fire Department.

(d) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two-piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.

(e) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.

(f) Specific bonnet color codes based on gallonage:

(i)	Class AA	1500 GPM or greater	light blue
(ii)	Class A	1000 to 1499 GPM	green
(iii)	Class B	500 to 999 GPM	orange
(iv)	Class C	499 GPM or less	red

(g) Fire hydrants will have the appropriate color for the available GPM applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.

(h) No more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main. No more than one (1) hydrant shall be allowed on a dead end eight (8") inch water main.

(i) "No Parking" signs shall be installed prohibiting parking within 15 feet of a fire hydrant.

(11) Water services shall be installed at property corners and may be either single or double type services for subdivision lots, both residential and commercial.

(12) Where reuse water is available, potable water connections shall be equipped with appropriate backflow prevention devices per FDEP requirements.

(13) ——Backflow prevention devices shall be set within 12 inches of the meter (1st connection), with RPZs set a minimum of 12” above the 100-year flood plain.

(14) Minimum size service pipe for three (3) or more meters on one service connection shall be two inches (2"). Minimum service size shall be ¾ inch for residential use and one inch (1”) for commercial use.

(15) Meters shall be installed as specified in the City of Wildwood Standard Details. Water meters for commercial, industrial, or other uses shall be sized by a registered professional engineer.

(16) Water meters shall be located at the right-of-way line and on the property owner's side of the right-of-way line.

(17) Service lines to meter from main shall be Polyethylene (Class 200) conforming to AWWA C-901 latest edition, unless otherwise approved by the City. All service lines shall be provided with an approved backflow prevention device.

(18) The minimum casing pipe size and wall thickness shall be as shown in the following table for the sewer and water carrier pipe size indicated:

TABLE 6-1: WATER PIPE SIZE AND THICKNESS

Carrier Pipe (Nominal Size – Inch)	Casing Pipe (Outside Diameter – Inch)	Casing Pipe (Wall Thickness – Inch)
4”	16”	0.250”
6”	18”	0.250”
8”	20”	0.250”
10”	24”	0.250”
12”	24”	0.250”
14”	30”	0.375”
16”	30”	0.375”
18”	30”	0.375”
20”	32”	0.375”
24”	36”	0.375”

(19) The carrier pipe shall be either Pressure Class 350 ductile iron pipe or solid steel pipe. The carrier pipes shall be supported by pre-manufactured stainless steel casing spacers within the casing pipe. Wooden skids will not be allowed.

(20) Additional information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(21) The minimum horizontal separation between sanitary sewers and existing or proposed water main mains shall in accordance with FDEP regulations.

6.3. Sanitary Sewer and Reuse.

This section covers the requirements for installing sanitary sewer systems which includes the furnishing, installing, laying, jointing, and testing of all sewer lines, manholes, fittings and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing sewer operations and modifications as required. When sanitary sewer is available within or adjacent to a property proposed for development or redevelopment, the use of septic tanks shall be prohibited. For purposes of this section, "available" shall mean that the city's sewer system is accessible at any point up to 1,000 feet from the owner's property line.

(A) *General requirements*.

(1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by tests shall be remedied and re-tested.

(2) The entire sanitary sewer system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, services and service laterals with respect

to the proposed development improvements and the existing sewer systems. All main sizes shall be indicated on the master plan.

(3) Excavation and backfill, seeding and mulching, dewatering, clearing and grubbing, cleanup and other related site work for sanitary sewer construction are specified in FDOT Standard Specifications for Road and Bridge Construction, latest edition.

(4) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.

(5) All pipe and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation, and pressure rating. Where ductile iron pipe is to be installed in the system, the words "Epoxy Coated" or "Epoxy Lined" shall be clearly marked on the pipe.

(6) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.

(7) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells.

(8) *Cleaning*. All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.

(9) *Bedding and backfill*. Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Sanitary sewer system construction.*

(1) Sanitary sewer manholes shall be constructed in accordance with the City of Wildwood Standard Details.

(2) Installation of precast manholes shall comply with the manufacturer's recommendations. Precast concrete sections shall be set so the manhole will be vertical and with sections in true alignment. Joint surfaces of the base or previously set section shall have an O-ring installed in the recess or shall be sealed with pre-molded plastic joint sealer equal to "Ramnek"®. If "Ramnek" is used, joints shall be pre-primed and wrapped on the exterior to provide a sealed manhole.

(3) All holes in sections used for their handling shall be thoroughly plugged with Embeco 167 and 381 Mortar, non-shrinking grout, or approved equal applied and cured in strict conformance with the manufacturer's recommendations so that there will be zero leakage through openings and around pipes. The grout or mortar shall be finished smooth and flush with the adjoining interior and exterior manhole wall surfaces.

(4) Manhole frames and covers shall be set to conform accurately to the finished ground or pavement surface as established by the contract drawings, unless otherwise directed by the City Engineer. Frames shall be set concentric with the manhole base and adjusted to grade.

(5) Unless a drop connection is installed, pipes shall match crown to crown at all manholes to maintain hydraulic gradient. A drop manhole connection shall be required for all inverts over 24” above the floor of the manhole.

(6) Unless otherwise approved by the City, service lines from the property line to the collection sewer shall be at a minimum depth of three feet (3') at the property line and shall be laid to straight alignment and uniform slope compliant with FDEP regulations. All service lines shall be at least four inches (4") in

diameter. Cleanouts shall be provided as determined by the engineer of record but shall not be spaced greater than 75'.

(7) All caps and plugs shall be braced, staked, anchored, wired on, or otherwise secured to the pipe to prevent leakage under the maximum anticipated thrust conditions from internal abnormal operating conditions or pressures from water or air.

(8) Ductile iron pipe may be used in lieu of concrete encasement where water line crosses sewer lines with less than six inches (6") vertical clearance, with a length of pipe centered at the point of crossing, so as to locate joints at a maximum distance from the water line.

(9) Unless otherwise specified, force mains shall be installed in accordance with AWWA C-600, latest. 492.2.7. All installed force mains constructed of PVC shall be installed with a solid copper locating wire as specified on the City of Wildwood Standard Details.

(10) Where force mains are cresting a hill and air release valves are to be installed, install force main at minimum 48" cover to facilitate proper ARV installation.

(11) The contractor shall install early warning tape approximately 12" above all force mains.

(12) Provide air release valves in high spots of force mains as shown on the drawings or as directed. If obstructions are encountered during construction that cause a dip and a consequent sharp rise in the force main, then an air release valve shall be installed at the newly created high point upstream from the dip.

(13) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by cutting pieces of pipe shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation.

(14) Valve boxes shall be in vertical alignment and so positioned as to facilitate operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil or bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point. Valves shall be set vertically so that the stem forms a vertical line. Care shall be taken to keep out dirt and sand, and no valve shall be operated until it has been cleaned of sand, grit, or other foreign material.

(15) The contractor shall furnish and install all supports necessary to hold the piping and appurtenances in a firm, substantial manner at the lines and grades indicated on the drawings or specified.

(16) All bends, tees, and other fittings in force mains buried in the ground shall be mechanically restrained.

(17) All force main piping shall be subjected to hydrostatic testing in accordance with the City of Wildwood Construction Specifications for Water and Wastewater, latest revision.

(C) Sanitary sewer system design.

(1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.

(2) The developer shall comply with the applicable requirements established by the FDEP.

(3) *Average Daily Flow (ADF)* – The sewer system design shall be based on full ultimate development as shown or projected. The average daily flow (ADF) from domestic units shall be calculated based on City and FDEP requirements.

(4) *Design Considerations.*

(a) Sewers 24 inches in diameter or less shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet for sewers 15 inches or less, and 500 feet for sizes larger.

(b) All sanitary sewers shall terminate in manholes.

(c) All manholes and sewers shall be located in public right-of-way or assigned easements. No manholes or sewers shall be located in side or back lot easements unless the following conditions are met:

(i) The easement is of adequate width;

(ii) The easement is dedicated to the public; and

(iii) Deed restrictions are enacted.

(5) Sanitary sewer easements shall be required for all gravity sanitary sewer lines which are not in a public right-of-way. Easements shall be a minimum of 20 feet wide for sanitary sewers that are not more than 15 feet deep. For sewers that are more than 15 feet deep, easement shall be a minimum of 30 feet wide. The depth of the sewer shall be measured from the design invert of the pipe to the surface of the proposed

final grade. Where the easement is located adjacent to the right of way, the City may approve a narrower easement.

(6) Maximum depth of sewer mains shall be 20 feet unless otherwise approved by the Utility Director.

(7) Sewer main pipe diameters shall be a minimum of 8" in diameter. The engineer shall submit calculations demonstrating that an 8" sewer main is sufficient for the expected flows. If a larger sewer main is needed, the engineer shall specify the required diameter. Sewer service laterals shall be a minimum of 6" in diameter.

(8) Sewer mains and laterals shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second based on Mannings formula using an "n" value of 0.013.

TABLE 6-2: MINIMUM PIPE SLOPES

Pipe Diameter	Minimum Slope
6" (Building Sewer or Sewer Lateral)	1.04%
8" (Gravity Sewer Main)	0.40%
10" (Gravity Sewer Main)	0.28%
12" (Gravity Sewer Main)	0.22%

(9) Sewer mains shall be constructed of PVC. Separation between water mains shall be in accordance with FDEP criteria. PVC sewer mains shall be SDR-35, except in cases where the depth of the sewer main will exceed 15 feet, in which case they shall be SDR-26.

(10) All easements shall be a minimum of ten feet (10') for a single pipe and fifteen feet wide for two (2) pipes.

(11) Sewer mains shall maintain a minimum cover of thirty-six inches (36"). The depth of cover shall be measured from the top of sewer main to the finished grade directly above the pipe.

(12) *Manholes.*

(a) Maximum spacing between sewer manholes shall not exceed 400 feet. A manhole shall be required for all changes in slope or alignment.

(b) Manhole depths from 0' to 15' shall be constructed using 22" ring min. (USF 170E). Manholes in excess of 15' shall use 32" diameter ring covers (USF 230).

(c) Where the depth of the manhole from the top of ring to the invert of effluent main is less than 36", a flat top manhole shall be used.

(d) Drop connections shall be provided where the difference in elevation between the incoming sewer invert and the exiting manhole invert is equal to or greater than 24".

(e) Unless a drop connection is installed, pipes shall match crown-to-crown at all manhole locations

(f) The minimum diameter of manholes shall be 48".

(g) Manholes should be placed as close to the high point of the road as possible to minimize infiltration.

(h) Laterals connected directly into a manhole shall not dump directly onto the bench and shall have a defined channel.

(i) Pipes entering manholes in line with flow channel shall be 0.1' minimum above the effluent invert.

(j) Total depth of manholes shall not exceed 20' in depth unless approved by the City Engineer.

(13) Reserved.

(14) All laterals shall be installed perpendicular to the sewer main except for dead end manhole connections where lateral length shall be limited to a maximum of one hundred twenty-five feet (125'). Cleanouts shall be provided every seventy-five feet (75') minimum. A cleanout shall be provided at the right of way line, between the sidewalk and the curb, or as otherwise approved by the City Engineer. The City shall only be responsible for the lateral from the approved cleanout location to the main.

(15) Four-inch (4") to twenty-four-inch (24") sewer force mains shall be polyvinylchloride (PVC) or ductile iron pipe (DIP) based on pressure. All PVC pipe shall be sewer green with identifying tape and locating wire. PVC force main pipe shall meet requirements of ANSI/AWWA C-900, DR25 for sizes four inch (4") through twenty-four (24").

(16) Sizing of sewer force mains shall be in accordance with sound engineering practices and the City's Utility System Master Plan, as amended. Force mains shall be designed to maintain a minimum velocity of two feet (2') per second. Design calculations showing the pressures designed for the force main system are required. The working pressures within the system shall not exceed the pressure class of the pipe with a 2.0 safety factor.

(17) Force mains shall enter the terminal facility (gravity sewer manhole, pumping station, wet well, or other) at a point equal to the operational water level of said receiving unit. Should an elevation drop be required

to obtain the outlet connection, the prior down-slope of the force main shall not exceed 45 degrees and adequate air venting shall be provided at the profile breakpoint.

(18) Fittings shall be DIP fittings for DIP and PVC pipe installations.

(19) Valves shall be installed on all subsidiary force mains at the point of connection to the major main. Where force mains are proposed to be extended, valves shall be installed at intervals not exceeding 1,000 feet.

(20) *Generators.* Sanitary sewer pumping stations shall be provided with emergency backup generators based on the following criteria:

(a) New developments shall have a minimum of one (1) generator (fixed or mobile).

(b) Fixed generators shall be required for Master Lift Stations.

(c) In addition to the requirement set forth in subsection 6.3(C)(20)(b), one (1) portable generator shall be required for every four (4) lift stations proposed.

(d) Any other lift station not requiring permanent standby power shall be equipped with a standby power generator plug.

(21) *Pump Stations.*

(a) For pumping stations with a peak flow demand of 1,000 gallons per minute (GPM) or less, a minimum of two (2) pump units shall be provided (with one (1) pump operating to meet peak flows, and one (1) pump on standby). When the peak design flow exceeds 1000 GPM, three (3) or more pump units shall be included in the facility (with two (2) pumps operating to meet maximum demand and one (1) pump on standby).

(b) The selected sewage pump system shall have the minimum capability of pumping the design peak flow at the maximum computed system total dynamic head (TDH) requirements.

(c) Head-capacity curves shall be prepared for the proposed pumping system in order to determine the various operational conditions. Hydraulic computations shall be in accordance with good engineering practice, with pipe friction loss calculated by the “Hazen-Williams Formula”, using standard friction factors based on the materials used.

(d) The wet well structure shall provide a minimum capacity between operational water levels sufficient to allow a minimum of ten (10) minutes between successive starts of the pumps, when the effluent rate is one-half the maximum one pump capacity. Low water levels shall provide adequate submergence to preclude pump inlet vortexing, air binding or any other design considerations. Operational maximum high-water levels shall not exceed the invert elevation of the lowest influent pipe, with high water alarm no higher than one half of said pipe. A minimum size hopper bottom shall be provided, with the wet well floor sloping to said bottom at a slope of not less than one to one (1:1). Additionally, where the wet well extends below the ground water table, the structure shall be designed to eliminate any possibility of flotation.

(e) Odor control shall be provided as needed.

(f) All sewage pumping stations shall be provided with a station water system, with adequate capacity and pressure, for wash down or other requirements. Said supply shall be completely separated from the potable supply by use of a Wilkens/Zurn-975XL reduced pressure type backflow preventer or other City approved protective system. Backflow device shall be tested by a certified tester within five days of installation, with written results provided to the City.

(g) Wet well shall have either an HDPE liner or an approved interior coating.

(h) Sewage pumping units shall be capable of handling raw, unscreened sewage and shall be capable of handling a sphere of at least 3 inches (3”) in diameter. Pumps shall be electric motor driven and of a proven design.

(22) Unless otherwise requested by the City of Wildwood, all utility easements shall be a minimum of ten feet (10’) wide for a single utility pipe and fifteen feet (15) wide when serving more than one (1) utility pipe (i.e., sewer and water). Gravity sewer easements may require additional width.

(23) Hospitals, Assisted Living Facilities (A.L.F.), nursing homes, and any other facilities that may regenerate large rags or other solid objects in the effluent flow, shall provide an in-line sewerage bar screen prior to the effluent discharge entering the City of Wildwood’s sanitary sewer system. This screen shall be owned and maintained by the property owner. Additionally, the facility shall implement best practices and have an approved on-site plan to minimize rags into the system. All bar screens shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(24) Grease interceptors/traps with a minimum size of 750 gallons shall be required on all connections with any food preparation, floor drains or wash basins (except residential connections). Grease traps and lines shall be separate from the sanitary flow. All grease traps shall have an accessible cleanout on the discharge side of the trap for sampling discharge. All grease traps shall be accessible for inspection and cleaning, and maintenance and cleaning shall be the responsibility of the utility customer. All grease traps

shall comply with the requirements of the Florida Building Code, latest revision. All grease traps shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(25) Additional design information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(D) Reuse. Reuse water mains shall be constructed to the same specification and requirements as potable water mains, with the exception that all reuse water mains shall be colored purple.

6.4. Drainage and Stormwater Management.

(A) General.

(1) No person shall conduct a development or redevelopment activity, subdivide, make any change in the use of land, construct any stormwater management system or structure, or change the size of an existing structure without obtaining approval from the City as provided herein.

(2) Authorization of construction shall be contingent on approval of any required permit from the Southwest Florida Water Management District (SWFWMD), FDEP, FDOT, or any other agency with regulatory jurisdiction over the project; however, approval by another government agency will not result in automatic approval of the stormwater management plans by the City in the event the City requires more stringent standards.

(3) The stormwater management system is required to be designed by a registered professional engineer licensed by and in the state of Florida and practicing under Chapter 471, 472, 481, or 492.

(4) The system shall provide for drainage of lots, streets, roads, and other public areas as well as handling any runoff from adjacent areas that naturally flows into the subject area.

(5) The drainage system shall be designed for long life, low maintenance cost, and ease of maintenance.

(6) *Peak rate and volume attenuation.* Peak discharge rate and volume attenuation shall be as required in the SWFWMD regulations and in these regulations.

(7) *Development within flood prone areas (100-year flood).* All development within flood prone areas, as delineated on the official National Flood Insurance Program, Flood Insurance Rate Maps, or the latest and best information available, shall comply with the requirements of SWFWMD and the criteria in the flood hazard regulations section of this Code.

(8) Where a permit is not required under Chapter 62-330 F.A.C., or where a lesser permit threshold is applicable under FDEP or SWFMWD rules, the stormwater management system must meet a minimum, the applicable criteria. Applicants are strongly encouraged to conduct a pre-application meeting with City staff in these instances.

(B) *Water quality.*

(1) All stormwater water management systems are required to provide stormwater quality treatment in compliance with applicable SWFWMD rules and criteria.

(2) The required water quality volume and treatment method varies depending on the size and location of the site and shall be as required by SWFWMD.

(3) The amount of volume available for water quantity storage is subject to the treatment recovery rules of the SWFWMD, dependent on the type of treatment system provided. If full recovery has not occurred the water quantity calculations must account for the remaining volume and the conditions within the pond (i.e., standing water at the beginning of the design storm analysis). Pumping stormwater for irrigation purposes is an acceptable method for water quality recovery in wet retention/detention systems.

(C) *Retention/detention pond requirements.*

(1) For projects having drainage areas less than or equal to five (5) acres, calculations may be based on the rational method (Q=CIA). The design criteria shall be based on the latest available Intensity-Duration Curves published by FDOT for Zone 7.

(2) For projects having drainage areas greater than five (5) acres, the National Resources Conservation Service (NRCS) methodology shall be used. The design engineer shall submit complete copies of all input parameters, supporting calculations, assumptions, and documentation pertaining to the design for review by the City.

(3) All data used for soil permeability or infiltration analyses shall be signed and sealed by a registered professional engineer. If infiltration is considered in the design of any retention/detention pond, signed and sealed geotechnical field data and laboratory results must be provided as part of the design calculations. A minimum of two (2) soil borings shall be provided within each retention/detention pond. The minimum depth of the soil boring shall be six feet (6') below the proposed pond bottom elevation.

(4) For open basins, the water retention/detention facility shall be sized to fully retain the post development runoff volume minus pre-development runoff volume for the 25-year, 24-hour storm event. Post developed discharge rates shall be maintained at or below the 25-year, 24-hour predevelopment discharge rate.

(5) For a project or portion of a project in a closed basin, the water retention/detention facility shall be sized to fully retain the post-development runoff volume for the 100-year, 24-hour storm event.

(6) In all cases of stormwater discharges, the post development discharge to downstream properties shall not cause adverse off-site impacts and the discharges shall be limited to the pre-development rate, and general flow pattern.

(7) A minimum freeboard of six inches (6") above the design high water elevation shall be provided for all retention/detention ponds. The design high water elevation is defined as the expected peak stage elevation expected for the 100-year, 24-hour storm event.

(8) All assumed drainage calculation parameters must be listed and supported by conventional methods. All geotechnical parameters must be supported by signed and sealed geotechnical field data and laboratory results. Calculations must be presented in a format acceptable to the City. The final determination on the suitability of assumed parameters is at the sole discretion of the City Engineer.

(D) *Fencing requirements.*

(1) *Wet ponds.* Fencing shall be required unless the side slopes have a maximum steepness of four-to-one (4:1) for at least four feet (4') below the control elevation in the pond. Below this elevation, the side slopes may be increased to two-to-one (2:1).

(2) *Dry ponds.* Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.

(3) When provided, fencing shall be six feet (6') high with a twelve-foot (12') wide flat access berm adjacent to the inside perimeter of the fence.

(E) Storm sewer and culvert design.

(1) *Types and requirements.* Where drainage pipes are utilized, the following standards apply:

(a) Storm sewers shall be of reinforced concrete or other FDOT approved material and have a minimum diameter of 18 inches or equal. An inlet or manhole is required at each change of alignment or grade. Minimum pipe diameters may be reduced in grassed areas not subject to vehicular traffic;

(b) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required;

(c) The following maximum lengths of pipe shall be used when spacing access structures of any type:

TABLE 6-3

Pipe Diameter	Maximum Pipe Length
Less than 18 inches	300 feet
24 to 36 inches	400 feet
42 inches and larger	500 feet

(F) *Conveyance System Design storm (minimum).*

TABLE 6-4

Facility	Frequency and Duration
Principal arterial bridges and evacuation routes	100-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage external to the development	25-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage internal to the development	10-year 24 hours

(1) The design frequency for major drainage systems may be increased if deemed necessary by the City to protect known flooding conditions in upstream or downstream properties or to comply with other regulations.

(2) *Design tailwater.* All storm sewer systems and culverts shall be designed taking into consideration the tailwater of the receiving facility or water body. The tailwater elevation used shall be based on the tailwater elevation of the receiving water body at the peak time of the design storm. Alternatively, the tailwater may be assumed to be the design high water elevation of the receiving water body for the design storm.

(3) The hydraulic gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.

(4) The design criteria to be utilized for the design of pavement drainage shall be as follows:

TABLE 6-5

Arterial streets	10-year, 24-hour, hydraulic gradient line 1.0 foot below the gutter flowline
Collector and local streets	10-year, 24-hour, hydraulic gradient line 0.5 feet below the gutter flowline

(G) *Erosion protection.* Standard practices shall be used to prevent erosion and the depositing of soil off-site pursuant to the requirements of the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

(H) *Maintenance.*

(1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.

(2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.

(3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.

(4) Where determined feasible by the City Engineer, green infrastructure shall be utilized in place of traditional engineered storm water systems described herein.

6.5. Roads and Sidewalks.

(A) *General*. Roads within a subdivision or other development are classified as either public roads or private roads. Classification shall be dedicated on the Plat.

(1) Private roads.

(a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system, as indicated on the Plat Dedication Statement.

(c) The developer shall be required to design and construct to City specifications, and maintain as per plat dedication statement, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.

(d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.

(2) Public roads.

(a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.

(c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards*.

(1) Cul-de-sac diameters to the right-of-way line shall not be less than 100 feet with a pavement radius of 40 feet.

(2) Dead end rights-of-way with a cul-de-sac at the terminal end shall not exceed 1,500 feet. Villa home products may not require a turnaround for 250 feet.

(3) Corner radii at the intersection of the two (2) rights-of-way shall be not less than 25 feet. Minimum edge of pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.

(4) Sight distance shall be provided at all intersections and driveways as recommended in AASHTO Policies and FDOT Site Impact Handbook.

(5) A paved approach apron shall be constructed where a non-paved drive or road intersects with a paved road. Driveway grade shall be a maximum of ten percent (10%) for commercial and 25 percent (25%) for residential.

(6) Roadway centerline radii in residential subdivisions shall be designed in accordance with Table 6-7. Sign location shall be approved by the City. Minimum centerline radii and other geometric design criteria shall be in accordance with Chapter 16 of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways *("Green Book"),* latest edition.

(C) *Driveway access*.

(1) No driveway shall be located within the sight triangle at the corners of the intersection of any two (2) or more roads. Driveway placement, consistent with traffic safety requirements, will be determined on a case-by-case basis by the City. Residential driveway to corner lots shall be located no closer than the lesser of ½ of the lot width or 50 feet, and where practicable, it shall be placed on the road of lower service hierarchy when intersecting roads are of different hierarchy levels. Villa lots may be exempt from this requirement. Minimum driveway spacing shall be in accordance with Table 6-7.

(2) No portion of the driveway apron may extend beyond the frontage of the property being served by the driveway (i.e., it may not encroach into the frontage of adjacent property), unless shared access is mandated as a provision of the development approval or by agreement between adjoining property owners.

(3) All existing driveway aprons are required to be upgraded to current construction standards and specifications at such time as a new home, or commercial building or any other structure is to be constructed or a mobile home is placed or replaced. Driveway aprons shall be required for all new development.

(4) Minimum driveway spacing shall conform to the following requirements:

(a) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes, but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement.

(b) Residential driveways shall not exit onto collector or arterial roadways if alternate access is available. Also, in residential subdivisions, any road connecting different phases or units to a major collector road shall be treated as a collector facility. If alternate access is not available, residential driveways shall comply with spacing requirements set forth in Table 6-6.

(c) Non-residential driveways accessing local roadways, minor collectors, or internal commercial frontage roadways shall be reviewed as part of the development review process.

(d) Non-residential driveways accessing major collector roadways shall comply with the spacing requirements set forth in Table 6-7.

(e) Any roadway classified under the State Access Classification System shall meet FDOT Access Management Standards for that roadway.

(f) Cross-access easements, where practicable, shall be the preferred method of access over multiple driveway curb cuts for non-residential development along collector and arterial roadways.

TABLE 6-6: RESIDENTIAL DRIVEWAY ACCESS STANDARDS

Median	Position	Access Allowed	Minimum (Feet)
Restrictive	Approaching Intersection	Right In/Out	115
Restrictive	Approaching Intersection	Right In Only	75
Restrictive	Departing Intersection	Right In/Out	230
Restrictive	Departing Intersection	Right Out Only	100
Without Restrictive	Approaching Intersection	Full Access	230
Without Restrictive	Approaching Intersection	Right In Only	100
Without Restrictive	Departing Intersection	Full Access	230
Without Restrictive	Departing Intersection	Right Out Only	100

TABLE 6-7: NON-RESIDENTIAL ACCESS TO MAJOR COLLECTOR ROADWAYS

Speed Limit (MPH)	Spacing (Feet)
35 or less	245
36-45	440
Over 45	660

Roadway	Minimum Posted Speed Limit (MPH)	Minimum Intersection Spacing (Feet)	Minimum Centerline Radius (Feet)
Villa Street	10	<20 or >125	25
Local ~~Residential~~ Road	20	<20 or >125	89
~~Local~~ Minor Collector	30	150	275

(D) *Pavement design*.

(1) All roadway or street construction must meet the requirements of the *State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*, and all construction will meet the minimum requirements of the *FDOT Standard Specifications for Road and Bridge Construction* (latest edition) unless otherwise specified herein.

(2) Sod shall be provided on all unpaved areas in the rights-of-way. For residential subdivisions, a 24" strip of sod at the edge of all pavement and/or backs of curbing may be provided.

(3) Concrete shall have a minimum compressive strength of 3,000 psi if not noted otherwise.

TABLE 6-8: ROW WIDTH

Street Type	ROW Widt	Roadway Lane Widths	Width of Pavement	~~Paved Shoulder~~Stabilized Shoulder	Sidewalk	Bike Lane
Villa Street	35'	~~2~~-10'	20'	N/A	N/A	N/A

Local ~~Residential~~Road Rural	60~~"~~***	~~2~~ 10’	~~20’~~21’	4’6’ each side	**	N/A
Local Road – Urban	50’	10’	20’	N/A	**	N/A
~~Local~~ Minor Collector - Rural	80’	~~211’~~- ~~10’~~12’	~~20’~~35’	6’ each side	**	5’
Minor Collector - Urban	60’	11’-12’	34’	N/A	**	5’
Major Collector – Rural 2 Lanes	100’	~~211’~~-12’	~~24’~~35’	6’ each side	**	5’
Major Collector – Urban 2 Lanes	80’	11’-12’	34’	N/A	**	5’
Major Collector – Rural 4 Lanes	180	12’	60’	4’ and 6’***	**	4’
Major Collector – Urban 4 Lanes	120’	12’	56’	N/A	**	4’

Table 6-8 Notes:
See the City of Wildwood Standard Roadway Typical Sections for more details.
This table applies for new construction. Maintenance projects shall attempt to satisfy these requirements as deemed practical.
Minimum 18” curb and gutter are allowed on all roadways.
Multi-modal path is required adjacent to collector roadways if bike lanes and sidewalks are not contained or proposed within the road section.
* Shoulder may be eliminated when curb and gutter is provided.
** Sidewalks (five foot (5’) wide minimum) and locations shall comply with the design district standards. Sidewalks are required on both sides of the street. Sidewalks shall not be required in Age-Restricted Communities when multi-modal trails that facilitate pedestrian mobility and connectivity are proposed. Sidewalks may be located on one (1) side of the road in Age-Restricted developments where multi-modal trails are not proposed.
*** ROW may be reduced to 50’ on local residential streets provided minimum 18” curb and gutter drainage is installed and a 5’ utility easement is provided adjacent to each side of the right of way.
****4’ Stabilized shoulder is required on the outside, and 6’ paved shoulder is required on the inside. See the Standard Roadway Typical Sections for more details.

TABLE 6-9: PAVEMENT THICKNESS - TYPICAL SECTION

Road Classification	Pavement ~~(Type SP)~~	Base (Limerock) LBR 100	Stabilized Subgrade (LBR 40)
Local ~~Street~~Road	1.25"	6"	12"
Minor Collector	~~1.50~~2.00"	~~6~~8"	12"
Major Collector	~~2~~3.00”	10”	12”

Notes:
1) The width of the base material shall extend six inches (6”) beyond the edge of pavement if curb and gutter is not provided.
2) The width of the subgrade material shall extend twelve inches beyond the edge of pavement if curb and gutter is not provided, or six inches (6”) beyond the back of curb.
3) Pavement thicknesses are considered the minimum criteria. Increased pavement thickness may be required based on expected traffic loadings and truck traffic.

(E) *Sign and pavement markings*.

(1) Signing and marking plans shall be required by the City that show size, location, materials, and message of all devices.

(2) The design engineer shall design the project plans providing for installation of signs as per the requirements of this Code. Street signs at every intersection are required. Stop signs and stop bars requiring vehicles to stop are required on the minor street at all intersections. All stop signs shall be high intensity grade. Signs establishing maximum speed limit are required on collector roads at intervals not to exceed 2,000 feet and at the entrance to the subdivision. The speed limit shall be determined by the project engineer in accordance with Section 316.183 and 316.18, Florida Statutes, and the *Manual of*

Uniform Minimum Standards for Design, Construction and Maintenance for Highways, Roads, and Streets in Florida, Florida D.O.T., latest edition. Dead end signs shall be erected at the beginning intersection of all discontinuous roads. No outlet signs shall be erected at the entrance intersection when this intersection is the only outlet from a street network.

(3) All sign sizes, colors, mounting heights, etc. shall be in accordance with the MUTCD, latest edition. If decorative sign posts are approved by the City for a private or public road, the signs shall still comply with the MUTCD requirements.

(4) All pavement markings Private or Public Roads shall be four inches (4") wide lead-free thermoplastic in accordance with FDOT specifications. Stop bars shall be 24 inches wide. All other pavement marking dimensions shall comply with the MUTCD and FDOT Standard Index latest revision.

6.6. Parking and Loading Areas.

(A) *Requirements.*

(1) For every use, activity, building, or structure permitted by and erected in accordance with this Code, there shall be provided sufficient space for access of off-street pedestrians, parking, circulation, loading and unloading of vehicles, regardless of whether the users are patrons, guests, customers, clients or otherwise, to an establishment, activity, or place or residence. When any use is expanded, accessory off-street parking and loading shall be provided in accordance with these regulations. In addition, as a part of the building permit and site plan approval processes for every new or enlarged building, structure, or use, there shall be submitted for review and approval a parking lot and landscaping design and layout.

(2) All accessory parking facilities, whether provided in fulfillment of or in excess of the requirements of this Code, shall be located on property zoned the same as, or in a less restrictive zoning district than, the principal use served by the parking, as defined in this Code. However, access to, nor parking for, a commercial property shall not be provided on or through a residentially zoned property.

(3) Off-street parking spaces shall be so arranged that no automobile shall have to back into a City street, except for one- and two-family residential uses in a residential district. Additionally, parallel on-street parking may be allowed in the Downtown Design District.

(4) *Residential developments*. Off-street parking shall be provided as set forth in TABLE 6-11.

(5) *Non-residential developments*. Off-street parking shall be provided as set forth in TABLE 6-12.

(6) A one-car garage or carport and driveway combination shall count as two (2) off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage or carport door and the sidewalk, or 25 feet to the curb line.

(7) Where housing for the disabled, elderly, ACLF, nursing homes, or similar use is being built these standards shall be relaxed where the need for reduced parking can be demonstrated by the project planner. In no case shall there be less than one (1) parking space per four (4) dwelling units. Where these standards are relaxed, the City shall require that additional parking is provided at the owner's expense if the building's use is changed. A notation to this effect shall be required on the site plan.

(8) Where the total number of off-street parking spaces required are not immediately required for a particular use, a phased development plan may be permitted requiring that only a portion of the parking area be completed initially, subject to the following regulations:

(a) The site plan shall clearly indicate both that portion of the parking area to be paved initially and the total parking needed to provide the number of spaces required;

(b) The drainage plan shall provide for adequate drainage of both the partial and total parking areas;

(c) The portion of the parking area which is not paved initially shall be planted with a ground cover to prevent erosion;

(d) Any change of use on a site to a use which requires more parking spaces than are provided on the site shall require submission of a new site and drainage plan showing the required parking spaces.

(B) *Joint parking facilities.* Off-street parking facilities for different buildings, structures, or uses, or for mixed-uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following conditions:

(1) A written agreement is executed by the parties assuring the perpetual joint usage of common parking for any combination of uses or buildings. This agreement shall be approved by the City Attorney and City Commission.

(2) The Planning and Zoning Board shall approve such joint usage of common off-street parking. In making a determination, the Planning and Zoning Board shall consider whether the joint usage will result in a public nuisance, inconvenience, hazard, or adversely affect the public health, safety or welfare.

(3) Unless a site-specific parking analysis is approved by the City, the total requirements for off-street parking in a joint parking facility shall be the sum of the requirements of the various uses computed separately.

(C) *Storage area standards for uses with drive-in facilities.*

(1) *Space requirements.* All business and commercial uses with drive-in service facilities shall provide a stacking area for waiting vehicles according to the following minimum standards.

(a) Restaurants: Five (5) vehicles for each service lane with a minimum of two (2) spaces behind the order station or menu. In addition, a bypass lane running parallel to the stacking lane and meeting drive aisle width standards shall be provided for drivers wishing to get around the drive-through.

(b) Financial institutions: Five (5) vehicles for each regular service lane; three (3) vehicles for each automated service lane.

(c) Full-service car washes and automotive services (except gasoline sales): Five (5) vehicles for each service lane.

(d) Groceries, drugstores, package good, cleaners, gasoline sales and other uses not specifically listed: Three (3) vehicles for each service lane.

~~(d)~~(e) Drive-through shall be oriented as far away as practicably possible from the business entrance to minimize blockage due to stacking and circulation conflicts.

(D) *Size of spaces (minimum size).*

(1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically disabled shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.

(2) Pavement markings in parking lots shall be four inches (4") wide minimum.

(E) *Parking areas.*

(1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.

(2) The following businesses shall provide paved parking for all employees and for the disabled: churches, private clubs or lodges, or community centers. All other non-disabled vehicular parking in excess of the number required for employees under these Regulations for churches, private clubs or lodges, or community centers may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer. Drive aisle width. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

(F) *Drive aisle width.*

(1) *Drive aisle width.* The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

TABLE 6-10: PARKING STALL REQUIREMENTS

Parking Angle (degrees)	Aisle Width (feet)	Aisle Width* (feet)
30	12	22
45	13	22
60	18	22
90	24	24

Notes:
**Two-way traffic*

(G) *Number of spaces.*

TABLE 6-11 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

Housing Unit Type and Size	Off-Street Parking Requirements Per Unit
Single-family detached/attached	2.0
Apartment or condominium building	1.5

TABLE 6-12: MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

Non-residential Land Use	Required Off-Street Parking Spaces Per Indicated Area
1. Car wash (automated)	5.0
2. Church/Synagogue	1.0 Per 4 seats
3. Hotel	1.0 Per guest room plus
	1.0 Per employee
4. Industrial	1.0 Per 675 sq. ft. GFA
5. Library	1.0 Per 300 sq. ft. GFA
6. Manufacturing	1.0 Per 625 sq. ft. GFA
7. Medical center	1.0 Per 250 sq. ft. GFA
8. Assisted Living Facility	1.0 Per dwelling unit
9. Skilled Nursing Facility	1.0 Per 3 beds plus 0.5 per employee
10. Retail use less than 100,000 sq. ft. GLA	4.0 Per 1,000 sq. ft. GFA
11. Retail use greater than 100,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GFA
12. Nightclub/Bar	4.0 per 1,000 sq. ft. GFA
13. Offices	3.0 Per 1,000 sq. ft. GFA
14. Restaurant	1.0 Per 4 seats
15. Fast-food establishments	1.0 Per ~~80~~ 120 sq. ft. GFA
16. Storage areas	1.0 Per 2,000 sq. ft. GFA
17. Warehouse	1.0 Per 2,000 sq. ft. GFA
18. Loading spaces for all business, industrial, ware use	1.0 Per 25,000 GFA

Notes TABLE 6-10 and 6-11:

[1]When determination of the number of parking spaces required by this exhibit results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. Irrespective of any other requirement of this section, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

[2]Requirements for attached units include provisions for guest parking.

[3]Alternative parking standards may be proposed, if the applicant demonstrates that such standards better reflect local and project conditions. In order to justify alternative parking standards a site-specific parking analysis must be prepared and submitted to the City for review and approval as part of the project.

[4]If a proposed use cannot be characterized by one of the land uses provided, requested parking standards must be proposed by the applicant based on site specific parking analysis and submitted to the City for review and approval as part of the project.

(H) Loading space standards for commercial and industrial uses. In addition to the number of required loading space under Table 6-12, the following standards shall apply.

(1) Loading spaces shall be located adjacent to the side or rear of the buildings they serve. Said loading zones shall be 10 feet by 40 feet in size, and shall have signage and yellow diagonal lines denoting the area as a loading zone(s).

(2) Where a loading area directly abuts residential zoned properties, additional buffering beyond Regulation standards, including the provision of an opaque wall, may be required as deemed necessary by Development Services staff.

(I) Fire lane standards for commercial and industrial properties. Commercial and industrial buildings shall conform with the following standards for the provision of fire lanes.

(1) Commercial and industrial buildings over 25,000 square feet shall provide a fire lane of not less than 10 feet in length and 12 feet in depth, located not more than 30 feet from the primary entrance to the building.

(2) Fire lanes shall be outlined with yellow paint, and shall be filled with yellow diagonal lines four (4) inches wide, spaced four (4) feet on center. The curb fronting the fire lane shall also be painted yellow, and have the words ”Fire Lane, No Parking” painted on them.

(3) Fire lanes shall also be marked with freestanding signs with the wording “NO PARKING – FIRE LANE – BY ORDER OF THE FIRE DEPARTMENT.

6.7. Wetlands Protection.

(A) *Purpose and intent.* The City shall ensure the protection of natural functions of wetlands. The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. It is hereby unlawful for any person to engage in any activity which will remove, fill, drain, dredge, clear, destroy or alter any wetland or wetland buffer without obtaining a permit from the appropriate jurisdictional agencies.

(B) *Wetland delineation required*. Wetlands shall be delineated pursuant to Rule 62-340.300, F.A.C. The location of wetlands shall be identified accordingly at the time of site plan or improvement plan. All preserved wetlands shall be placed within a conservation easement.

(C) *Buffer required.* All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. Within required wetland buffers, there shall be no placement of impervious surfaces. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features. A natural upland buffer from the edge of the wetland shall be maintained to the following standards:

(1) The buffer width shall maintain 15’ minimum from the edge of the wetland; and

(2) The overall wetland buffer within a project or development site shall maintain 25’ average from the edge of the wetland

(3) In the event that wetland buffer standards differ between the City and the Southwest Florida Water Management District, the more stringent standards shall apply.

(D) *Minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands. The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as required by the Southwest Florida Water Management District. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.

(E) *Mitigation plan required*. The alteration of wetland areas is prohibited unless no other alternative exists. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan pursuant to the mitigation requirements of the Southwest Florida Water Management District. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained in conformance with district regulations. The plan must provide the City with assurances that the mitigation plan will be maintained.

(F) *Passive recreation.* Passive recreation activities such as, but not limited to boardwalks, fishing piers, docks, and pervious nature trails may be allowed within a wetland or wetland buffer.

(G) *Prohibitions*. To ensure the protection of wetlands, the following prohibitions apply:

(1) No new parcels of land shall be created which consist entirely of wetlands unless such parcel will be dedicated to the public or remain in private ownership with a permanent conservation easement;

(2) Wetlands and required wetland buffers shall not be included within any platted lots or blocks;

(3) Septic tanks shall not be permitted within 50 feet from the edge of a wetland;

(4) Commercial and industrial uses which store hazardous materials or wastes shall be not permitted in or within 50 feet from the edge of a wetland.

6.8. Flood Protection.

(A) *Purpose*. It is the purpose of this section to save lives, promote the public health, safety and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Restrict or prohibit uses which are dangerous to life, health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;

(2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;

(4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands.

(B) *Basis, applicability and objectives*. The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Wildwood with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this section. This section shall apply to all areas of special flood hazard within the jurisdiction of the City of Wildwood. The objectives of this section are to:

(1) Protect human life, health and to eliminate or minimize property damage;

(2) Minimize expenditure of public money for costly flood control projects;

(3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) Minimize prolonged business interruptions;

(5) Minimize damage to public facilities and utilities such as government buildings, water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;

(6) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and

(7) Ensure that potential homebuyers are notified that property is in a flood hazard area.

(C) *Definitions*. The following definitions shall apply only to this section of this Chapter.

(1) *Appeal*: means a request for a review of the Floodplain Administrator's interpretation of any provision of this section or a request for a variance.

(2) *Building*: see "Structure".

(3) *Development*: means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.

(4) *Encroachment*: means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

(5) *Existing construction*: means, for the purposes of floodplain management, structures for which "the start of construction" commenced before July 25, 2011. Existing construction means for the purposes of determining rates structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".

(6) *Existing manufactured home park or subdivision*: means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before July 25, 2011.

(7) *Floodplain management regulations*: means this section and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section, and other applications of

police power which control development in flood-prone areas. This term describes Federal, State of Florida, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

(8) *Free of obstruction*: means any type of lower area enclosure or other construction element will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event. This requirement applies to the structures in velocity zones (V-Zones).

(9) *Functionally dependent use*: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

(10) *Hardship (as related to variances from this section)*: means the exceptional difficulty associated with the land that would result from a failure to grant the requested variance. The City requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

(11) *Highest adjacent grade*: means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

(12) *Lowest adjacent grade*: means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

(13) *Lowest floor*: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design standards of this section.

(14) *New construction*: means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after July 25, 2011. The term also includes any subsequent improvements to such structures. For flood insurance rates, structures for which the start of construction commenced on or after December 31, 1974 and includes any subsequent improvements to such structures.

(15) *Principally above ground*: means that at least 51 percent of the actual cash value of the structure is above ground.

(16) *Program deficiency*: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.

(17) *Public safety and nuisance*: means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

(18) *Reasonably safe from flooding*: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

(19) *Remedy a deficiency or violation*: means to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this section or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

(20) *Structure*: means, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

(21) *Substantial improvement*: means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the

local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

(22) *Violation*: means the failure of a structure or other development to be fully compliant with the requirements of this section. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this section is presumed to be in violation until such time as that documentation is provided.

(D) *Disclaimer of liability*. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the City Commission of the City of Wildwood or by any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

(E) *Violation*. Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this section or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined not more than $500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.

(F) *Administration*. The Development Services Director, who shall serve as the Floodplain Administrator, shall ensure all development sites within areas of special flood hazard adhere to the requirements of this section.

(G) *Duties and responsibilities of the floodplain administrator*. Duties of the administrator shall include, but are not be limited to:

(1) Review permits and development applications to assure sites are reasonably safe from flooding;

(2) Require copies of additional federal, State of Florida, or local permits, especially as they relate to Sections 161.053; 320.8249; 320.8359; 373.036; 380.05; 381.0065; and Chapter 553, Part IV, Florida Statutes, be submitted along with site plan and final plat applications and maintain such permits on file with the development permit;

(3) Notify adjacent communities, the Florida Division of Emergency Management - NFIP Coordinating Office, the Southwest Florida Water Management District, the Federal Emergency Management Agency, and other Federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;

(4) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained;

(5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) of all new and substantially improved buildings, in accordance with subsections 6.8(H)(2)(a) and (b).

(6) Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been flood-proofed, in accordance with subsection 6.8(H)(2)(b).

(7) Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered professional engineer or architect certifying that all areas of the building, together with attendant utilities and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with subsection 6.8(H)(2)(b).

(8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this section;

(9) Coordinate all change requests to the FIS, FIRM and FBFM with the requester, State of Florida, and FEMA, and

(10) Where base flood elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with subsections 6.8(H)(2)(a) and (b), respectively.

(H) *Provisions for flood hazard reduction*.

(1) *General standards*. In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:

(a) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(b) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;

(c) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

(d) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

(e) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(f) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

(g) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(h) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

(i) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this section shall meet the requirements of “new construction” as contained in this section;

(j) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this section, shall be undertaken only if said non-conformity is not furthered, extended, or replaced;

(k) All applicable additional Federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to, the following:

(i) Southwest Florida Water Management District: in accordance with Chapter 373.036 Florida Statutes, Section (2) (a) – Flood Protection and Floodplain Management;

(ii) Department of Community Affairs: in accordance with Chapter 380.05 F.S. Areas of Critical State Concern, and Chapter 553, Part IV F.S., Florida Building Code;

(iii) Department of Health: in accordance with Chapter 381.0065 F.S. Onsite Sewage Treatment and Disposal Systems; and

(l) Standards for subdivision proposals and other new proposed development (including manufactured homes):

(i) Such proposals shall be consistent with the need to minimize flood damage;

(ii) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and

(iii) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(m) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.

(n) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

(2) *Specific standards*. In all A-Zones where base flood elevation data have been provided (Zones AE, A1–30, A (with base flood elevation), and AH) the following provisions, in addition to those set forth in subsection 6.8(H)(1) shall apply:

(a) *Residential construction*. All new construction and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of subsection 6.8(H)(2)(c).

(b) *Non-residential construction*. All new construction and substantial improvement of any commercial, industrial, or non-residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Floodproofing Certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.

(c) *Enclosures below the lowest floor*. New construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

(i) Designs for complying with this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1) Provide a minimum of two openings on different sides of each enclosed area having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

2) The bottom of all openings shall be no higher than one foot (1') above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and

3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.

(i) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and

(ii) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

(d) *Standards for manufactured homes and recreational vehicles*.

(i) All manufactured homes that are placed, or substantially improved within Zones A1-30, AH, and AE, on sites (i) outside of an existing manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(ii) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision that are not subject to the provisions of subsection 6.8(H)(2)(d)(i) must be elevated so that either:

1) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or

2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequately

anchored foundation system to resist flotation, collapse, and lateral movement.

(iii) All recreational vehicles must either:

1) Be on the site for fewer than 180 consecutive days,

2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or

3) Meet all the requirements for new construction, including anchoring and elevation standards in accordance with subsections 6.8(H)(2)(d)(i) and (ii).

~~(e)~~(f) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures within Zone AH.

~~(f)~~(g) *Standards for waterways with established base flood elevations, but without regulatory floodways*. Located within the areas of special flood hazard established in subsection 6.8(B), where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1–30), the following provisions, in addition to those set forth in subsections 6.8(H)(2) (a) through (e), shall apply:

(i) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

(ii) Development activities which increase the water surface elevation of the base flood by more than one foot (1') may be allowed, provided that the developer or applicant first applies – with the City's endorsement – for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency (FEMA).

~~(g)~~(h) *Standards for waterways with established Base Flood Elevations and Floodways*. Located within areas of special flood hazard established in subsection 6.8(B), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the high velocity of flood waters which carry debris, potential projectiles and have significant erosion potential, the following provisions, in addition to those set forth in 6.8(H)(2) (a) through (e), shall apply:

(i) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydrologic and hydraulic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.

(ii) Development activities including new construction and substantial improvements within the regulatory floodway that increase the base flood elevation may be allowed, provided that the developer or applicant first applies, with the City's endorsement, for a conditional FIRM revision, and receives the approval of FEMA.

(iii) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with subsection 6.8(H)(2)(g)(i).

(3) *Specific standards for A-Zones without base flood elevations and regulatory floodways*. Located within the areas of special flood hazard established in subsection 6.8(B), where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:

(a) Require standards of subsection 6.8(H)(1).

(b) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data. Standards set forth in subsection 6.8(H)(2) shall apply.

(c) The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of this section. When such data is utilized, provisions of 6.8(H)(2) shall apply. The Floodplain Administrator shall:

(i) Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;

(ii) Obtain, if the structure has been floodproofed in accordance with the requirements of 6.8(H)(2)(b) the elevation in relation to the mean sea level to which the structure has been floodproofed; and

(iii) Maintain a record of all such information.

(d) Notify, in riverine situations, adjacent communities, the appropriate state agency, and the Southwest Water Management District prior to any alteration or relocation of a watercourse and submit copies of such notifications to FEMA.

(e) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(f) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces.

(g) When the data is not available from any source, in accordance with standard set forth in 6.8(H)(3)(b) of this section, the lowest floor of the structure shall be elevated to no lower than three feet (3') above the highest adjacent grade. Standards set forth in 6.8(H)(2) shall apply.

(4) *Standards for AO-Zones*. Located within the areas of special flood hazard established in subsection 6.8(B), are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1'-3'), where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to 6.8(H)(1), apply:

(a) All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map plus one foot. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two feet (2') above the highest adjacent grade.

(b) All new construction and substantial improvements of non-residential structures shall:

(i) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet (2") above the highest adjacent grade, or

(ii) Together with attendant utility and sanitary facilities be completely floodproofed to no less than one foot (1') above that level to meet the floodproofing standard specified in subsection 6.8(H)(4)(b)(i).

(c) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.

(d) Fully enclosed areas below the lowest floor that are subject to flooding shall meet the non-elevation design requirements of 6.8(H)(2).

6.9. Springs Protection.

(A) *Purpose and intent.* The City acknowledges the importance of protecting groundwater and surface water resources. The intent of this section is to require development to be designed and constructed in a manner that minimizes adverse impacts to springs and groundwater quality and preserves aquifer recharge.

(B) *Mapping and data.* The City shall map the location of any springs identified by the Florida Department of Environmental Protection. The City shall collect and evaluate able information about the resource such as the spring's magnitude, extent of the springshed, and its hydrogeology.

(C) *Buffers required.* All development will be required to be clustered away from all spring heads and spring runs. A natural upland buffer shall be provided adjacent to the spring head and associated spring runs. Within the required buffer, there shall be no placement of impervious surfaces. The natural upland buffer shall be maintained to the following standards:

(1) A 150-foot-wide minimum buffer is required from the ordinary high-water line of a spring head;

(2) A 50-foot-wide minimum buffer is required from the ordinary high-water line of a spring run;

(3) The buffer areas around spring heads may be planted with the native plants and grasses recommended in the *Florida Friendly Landscaping* guidelines provided by the Florida Friendly Yard and Neighborhood program; and

(4) The buffer shall be designed to accommodate a vegetated swale to provide filtering of stormwater runoff.

(D) Springs protection plan required. If a spring head or spring run is located on a development site, a springs protection plan is required prior to site plan or subdivision approval. The springs protection plan shall address the following:

(1) Establish the area encompassing the springshed;

(2) The identification of karst features. A 50' foot buffer is required from all karst features;

(3) Drainage basins with direct surface water discharge into a spring head or spring run shall provide Outstanding Florida Waters 1.5 times water treatment criteria as required by the Southwest Florida Water Management District;

(4) Irrigated turf grass will be restricted from spring head and spring run buffers and limited to a maximum of 50% of the open space in drainage basins with direct surface water discharge into a spring head or spring run; and

(5) List the best management practices (BMPs) to be utilized within the development. The City encourages the BMPs contained within the FDEP's manual *Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices*, latest edition in developing the spring's protection plan. The following BMPs shall be incorporated at a minimum:

(a) The clearing of native vegetation within the buffer areas is prohibited;

(b) Maximizing preservation of natural areas and use of drought tolerant and native or approved non-invasive and drought-tolerant plant landscaping that is compatible with and characteristic of the natural environment, climate, and soils of City.

(c) Elimination of the use of fertilizers within the buffers and creation of a fertilizer free zone that minimizes groundwater and surfaced water pollution;

(d) Irrigation practices that conserve water within the springshed;

(e) An open space system that minimizes impervious surface to provide for aquifer recharge;

(f) Using clustering and other forms of conservation development approaches that minimize overall impact;

(g) Using vegetated swales, shallow retention areas, and small basin drainage areas that help to improve stormwater water quality and mimic pre-development hydraulic conditions; and

(h) Utilizing domestic waste treatment and disposal systems which maximize removal of nitrogen and minimize contamination of groundwater.

6.10. Tree Protection.

(A) Purpose. The purpose of this section is to establish rules and regulations in conformance with the American National Standards Institute, ANSI A300, all 10 Parts, and the accompanying Best Management Practices (BMPs) for each of the 10 standards. All work shall fall under the ANSI Z133.1 Safety Requirements. Should any requirements in this section differ from the requirements in the ANSI Standards, the ANSI Standards shall apply.

(B) Applicability. This section shall apply to all real property lying within the incorporated areas of the City.

(C) Exemptions.

(1) The following are exempt from this section:

(a) Trees and native vegetation located on properties with existing owner-occupied single-family detached or attached dwelling units intended to remain residential;

(b) Trees and native vegetation located within the proposed building and driveway footprint of previously platted but unimproved single-family detached or attached dwelling lots.

(c) Trees and native vegetation located in state-licensed, governmental, and commercial plant or tree nurseries or botanical gardens in which the trees are planted for the sale or intended sale to the general public in the ordinary course of business.

(d) Trees and native vegetation located in government owned and operated plant or tree nurseries or botanical gardens in which the trees are planted for use by the government or agency for the benefit of the public.

(e) Trees and native vegetation in active commercial operation for bona fide agricultural purposes.

(f) Trees, which due to natural circumstances are no longer viable and/or present a current or potential hazard to persons and property, as documented by a Florida licensed landscape architect or an International Society of Arboriculture (ISA) certified arborist, holding a current Tree Risk Assessment Qualification (TRAQ).

(g) Trees, which are too close to existing structures so as to endanger such structures, as determined by a tree risk assessment completed by a Florida licensed landscape architect or an ISA certified arborist, holding a current TRAQ certification.

(h) Trees that interfere with utility services, create unsafe vision clearance, or constitute a safety hazard, which cannot be trimmed or pruned into a desired configuration as determined by the Development Services Department.

(i) Trees that are present in the location of planned or future public utility services or public roads.

(j) Trees with a diameter breast height (DBH) of less than ten (10) inches.

(D) Trees that lie within jurisdictional wetlands or other natural areas that will be placed in a permanent conservation easement or tract, or that obtain a permit to impact and mitigate the wetland.

(E) Natural disasters. During a period of a natural disaster such as a hurricane, tropical storm, tornado, or flood, the requirements of this section may be waived by the Development Services Department. The removal of all trees destroyed or harmed during a natural disaster which are a hazard to public safety shall be exempt from the provisions of this section for a period of ninety (90) days following such occurrence unless extended by City Commission.

(F) Tree Removal Permit. A tree removal permit shall be obtained from the Development Services Department. The application shall include a written statement specifying the location of the property, the expected land use, and indicate the reasons for the removal, relocation, or replacement of trees equal to or greater than 10 inches DBH. The application shall be accompanied by two (2) copies of a legible site plan drawn to a minimum scale of 1-inch equals 20-feet (1"=20') unless, in the discretion of the Development Services Department, it has been determined that a lesser detailed scale site plan of the area involved will be sufficient. Aerial photographs having a minimum scale of 1-inch equals 50-feet (1'=50') may be substituted at the discretion of the Development Services Department if adequate site plan information is supplied on the aerial photographs. *(F) Tree Survey information.* All tree survey information shall conform with the ANSI A300 Part 5, the accompanying current Best Management Practices publication, and the Best Management Practices, Tree Inventories, 2nd edition or most current edition. The tree survey shall be overlaid on a site plan/improvement plan depicting existing and proposed development as well as original and construction graded elevations.

(G) Application processing and review. Upon receipt of a completed application, the Development Services Department shall review the application. A field inspection of the site will be performed if deemed necessary. The application shall also be referred to other City departments or other governmental agencies as may be necessary or required in order to determine whether any adverse effects will be incurred as to the general welfare of the public, adjacent properties or public services and facilities. Following any necessary on-site inspections by the Development Services Department and comments received from appropriate departments or other governmental agencies, the permit application will be approved, disapproved, approved with conditions, or deemed not required. The Development Services Department may, at its sole discretion, require the applicant to provide supportive data from a Florida licensed landscape architect or an ISA certified arborist, holding a current certification, to substantiate the information provided on the application or to provide additional information deemed necessary by the City.

(H) Tree relocation or replacement requirements.

(1) Pursuant to an application for a tree removal permit, the applicant is encouraged and allowed to relocate a tree to an appropriate new location on the site. The relocation of a tree shall be performed in accordance with ANSI A300 Part 6 and Part 8 with a written report and accompanying photography as deemed appropriate by the City. Trees to be transplanted must have all structural and structural attachments at risk for failure pruned in accordance with ANSI A300 Part 1 and Part 9. In no instance shall trees be relocated if open and obvious defects in the structure or condition of the tree exist, which in the opinion of the City cannot be mitigated.

(2) If replacement trees are required in order to meet the minimum number of trees required in the District Design Standards, the following standards shall apply: one (1) replacement tree over every tree with a DBH of between 10 inches and 17 inches: three (3) replacement trees shall be required for every tree with a DBH between 18 inches and 35 inches to be removed; and four (4) replacement trees shall be required for every

heritage tree with a DBH of 36 inches or greater that is removed. Heritage trees will require the approval of a Heritage Tree Variance. All replacement trees shall be of a type that will attain an overall height at maturity of at least fifteen (15') feet and a DBH of at least four (4") inches, and shall be a minimum of eight (8') in overall height with a DBH of two (2") inches when planted. The replacement basis will be determined upon consideration given to the species, age, size, structure, durability, health and canopy mass of trees proposed for removal, and whether the site plan could reasonably be modified to preserve those trees proposed for removal. Any live oaks or sand live oaks that are removed shall be replaced with new live oaks or new sand live oaks. Replacement of any other trees shall be at the discretion of the Development Services Director, or its designee. All replacement trees must be selected from the list of "Allowable Tree Species" as described in section 6.10(K) and shall meet and be maintained as a minimum standard of Florida No. 1 or better as defined by *Florida's Grades and Standards*, current edition.

(3) If it is determined that it is not reasonable to relocate or replace trees on the site, the Development Services Department shall designate an appropriate public location within the City for the relocation or replacement of said trees. The City may, at its sole discretion, require a commensurate monetary payment in lieu of relocated or replacement trees, as follows.

(a) For each viable tree removed that has a DBH greater than 18", the applicant shall pay $208.00 per diameter inch less the condition rating of the tree as determined by a credentialed certified arborist using ANSI 300 Tree Risk Assessment Manual, Part 9 Best Management Practice and the Wildwood Tree Market Study of January 2021. For trees between 10" and up to 18" DBH, the developer/applicant shall have a fee per diameter inch to be ~~established by ordinance~~$104.00.

(l) Tree and native vegetation protection during construction.

(1) During construction and development, all reasonable steps necessary to prevent destruction or damage to trees and native vegetation shall be taken as described in ANSI A300 Part 5, Part 6, and Part 8. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.

(2) During construction, unless otherwise authorized by a tree removal permit, no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the drip line of any tree that is required to be preserved in its original location. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.

(3) No attachments or wires other than those of a protective and non-damaging nature shall be attached to any tree during construction or development.

(4) Unless otherwise authorized by the tree removal permit, no soil shall be removed from within the drip line of any tree that is to remain in its original location.

(5) Protective barriers and measures:

(a) All protective barriers shall be installed and maintained for the period of time beginning with the commencement of any land clearing or building operations and ending with the completion of the permitted clearing or building construction work on the site;

(b) The applicants for a tree removal permit shall, at the time of application, designate an on-site qualified and credentialed representative for the installation and maintenance of all tree and shrub protective barriers. The representative shall be responsible for supervising the removal of all existing vegetation permitted to be removed. The representative shall be on-site at all times during the vegetation clearing operations;

(c) The circumference of an area to be preserved shall be protected during land development and construction by placing 2-inch by 2-inch (2"x2") wood stakes a maximum of twenty feet (20') apart around the perimeter and by tying fluorescent ribbon, survey flagging, etc., from stake to stake along the perimeter of the areas to be preserved.; and

(d) When protection of individual trees is required, a protective barrier shall be placed around the perimeter of the base of the tree at a distance not less than the drip line unless otherwise specified in writing by a Florida licensed landscape architect or an ISA certified credentialed arborist.

(J) Trees on public property and rights-of-way.

(1). Tree care. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City may recommend removal of any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, cable, gas lines, water lines or other public improvements or is affected with any injurious fungus, insect or other pest. Refer to ANSI A300, Part 9.

(2) Tree topping. It shall be unlawful as a normal practice for any person, firm, or City department (absent written approval from the City Manager) to top any street tree, park tree or other tree on public property. Topping is defined in ANSI A300 Part 1. Trees irreparably damaged by storms or other causes, or any trees under utility wires or other obstructions where other pruning practices are impractical or dangerous may be exempt from this section at the recommendation of the Development Services Department. Only qualified line clearance contractors shall be allowed to do work near utilities. The power or utility company shall be notified of any pruning or trimming work attempted or contemplated. All utility pruning work shall fall under ANSI A300 Part

(3) Pruning and corner clearance. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches on the owner's side of the property line so that such branches shall not unduly obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') above the surface of the sidewalks and fourteen feet (14') above roadways. Said owners shall remove all dead, diseased, broken or decayed limbs in accordance with ANSI A300 Part 1. The City shall have the right to prune any tree or shrub on private property when it interferes with proper spread of light, or interferes with visibility of any traffic control device or sign on passage of vehicles up to a height of fourteen feet (14') above the roadway. The City shall also have the right to sever roots that interfere with public or private underground utilities, in utility easements or on City streets or public property as per ANSI A300, Part 8.

(4) Spacing of street trees. The spacing of street trees should be in accordance with the three (3) species classes listed in this section, and unless determined otherwise by a licensed landscape architect, no trees should be planted closer together than the following:

(a) Small trees, fifteen feet (15').
(b) Medium trees, thirty feet (30').
(c) Large trees, fifty feet (50'), except in special plantings designed or approved by the Development Services Department.

(5) Distance from curb and sidewalk. Subject to clear zone requirements, the distance trees may be planted from curbs and sidewalks shall be in accordance with the three (3) species size classes listed in this section, and no trees may be planted closer to any curb or sidewalk than the following:

(a) Small trees, four feet (4');
(b) Medium trees, six feet (6');
(c) Large trees, twelve feet (12'), unless specified with appropriate root barrier material by a licensed landscape architect or unless as part of a special project designed or approved by the Development Services Department.

(6) Distance from street corners, fire hydrants and underground utilities. No street tree shall be planted closer than twenty feet from any street corner, as measured from the point of nearest intersecting curbs or curb lines. No street tree shall be planted closer than fifteen feet from any fire hydrant. No tree shall be planted in a location where the roots at maturity might reasonably be expected to interfere with existing, future or projected utility lines.

(7) Telephone, cable, electric, water, wastewater and gas utilities. No tree shall be planted without first requesting a "locate" of underground lines by the respective utility. Only tree species classified as small trees shall be planted under existing overhead utility lines.

(K) Official tree species. The following list constitutes the allowable tree species for the City. Trees not included in the allowable tree species will by considered by the Development Services Department for use in landscaping provided they are drought tolerant and are not listed on the most recent Florida Exotic Council's Plant List.

TABLE 6-13: Allowable Tree Species

Small Trees	Medium Trees	Large Trees
Aesculus pavia Red Buckeye	*Carpinus caroliniana* Musclewood, Hornbeam, Blue-beech	Acre rubum Red Maple
Ilex Cassine Dahoom Holly	Cercis Canadensis Eastern Redbud	Cornus Florida Flowering Dogwood
Ilex vomitaria Yaupon Holly	Lagerstroemia fauriei Crape Myrtle	Gardania Lasianthus Loblolly Bay
Quercus myrtifolia Myrtle Oak	Magnolia virginiana Sweet-bay Magnolia	Ilex opaca American Holly
Viburnum abovautm Small Viburnum, Walter's Viburnum	Quercus laevis Turkey Oak	Juniperus virginiana Eastern Redcedar
		Magnolia grandiflora Southern Magnolia
		Magnola virginiana Sweet-bay Magnolia
		Prunus Caroliniana Cherry Laurel
		Quercus gemiata Sand Live Oak
		Quercus shumardii Shumard Oak
		Quercus virginiana Live Oak
		Taxodium distichum Bald cypress

(L) Tree Sampling allowed for sites over fifty (50) acres. Sites that are over fifty (50) acres may use a Tree Sampling Method which is based on sample plots and extrapolate tree calipers to be removed as follows:

(1) Minimum of fifty (50) acres impacted by development shall be surveyed by accounting for all qualifying trees to be removed within the first fifty (50) acres. After the first fifty (50) acres for development the developer may sample survey qualifying trees to be removed with sample plots. The sample plots shall be a minimum area of twenty (20) percent of the remaining part of the site to be developed and twenty (20) percent of each vegetative community within the remaining part of the site to be developed. Each of the sample survey plots shall be a minimum of one hundred feet by one hundred feet (100 x 100) in size and shall conform to current forestry practices.

(2) The tree survey shall be conducted by one of the following: landscape architect, arborist or forester that is certified and acceptable to the City, a surveyor, or a civil engineer under certain conditions. A tree survey report detailing all findings, including the number and caliper of trees surveyed, the size and location of vegetative communities, estimates of total tree coverage based on survey plots, and the size and location of specimen trees, shall be prepared and submitted to the City as part of the site plan or plat review process. The means and methods of the tree survey shall be clearly detailed in a written report.

(3) The City reserves the right to require more detailed tree sampling if the Development Services Director or his/her designee determines that the information provided is insufficient or that site-specific considerations warrant additional information.

(4) The locations of all heritage and specimen trees protected or proposed for removal shall be delineated on a site plan or plat.

(5) Qualifying trees that are sampled shall be a minimum of ten (10) inch DBH Caliper

(6) Properties zoned ARD shall be exempt from these provisions.

(M) Commercial/Non-Residential Removal of Heritage Trees.

(1) Commercial/non-residential property owners who desire to remove a heritage tree shall file an application for a variance. If the applicant seeks a variance to remove more than one (1) tree, the applicant may include as many trees as the applicant desires in a single application. Should the applicant include more than one (1) tree in the variance application, a single variance fee covers all trees the applicant requests be approved for removal in the single application. Applications shall be brought before the Planning and Zoning Board/Special Magistrate for a final decision. An application for a variance shall not be required if the Development Services Director or designee determines that based on an ISA (International Society of Arboriculture) certified or FAA (Florida Arborist Association) certified arborist's report that the tree is dead or so diseased that there is no likelihood of recovery.

(2) Should the Planning and Zoning Board/Special Magistrate approve the applicant's request for tree removal, the applicant, shall at time of approval of the application for tree removal pay to the City's Tree Bank a mitigation fee of two hundred eight dollars ($208.00) per inch. This mitigation fee is to offset the loss of each heritage tree.

(3) Developers of any non-residential or multi-family developments, requiring site plan approval are required to submit an application for a clearing and tree permit and are required to submit a tree survey and landscape plans at the time of site plan submittal so that consideration may be given to the protection of native trees, heritage trees, and vegetation.

(4) Developers of all subdivisions shall be required to submit an application for a clearing and tree permit along with a tree inventory at the time of initial submittal of the preliminary subdivision plan or improvement plan if the applicant chooses to combine the process, so that consideration may be given to the protection of native trees, heritage trees and vegetation.

(5) The tree removal permit, if issued, shall specifically identify which trees shall be permitted to be removed. Each tree permitted for removal shall be physically marked with an "X" on the bark being clearly visible from the public right-of-way, using brightly colored paint; or if a group of trees are permitted for removal, the outside perimeter trees of the group may be designated with red tape in lieu of each tree marking.

(6) Such a tree removal permit shall automatically expire six (6) months after issuance. Trees not removed during the life of the permit may not be removed without the issuance of a new permit based upon a new application.

(7) Properties zoned ARD shall be exempt from these provisions.

(NL) *Violations.* A violation of this Section will be considered unlawful. Unlawful removal of trees shall incur immediate remedial measures, as outline below.

(1) Fine. Anyone who unlawfully removes a tree as outlined in this section shall be required to pay $208.00 per diameter inch for trees unlawfully removed. If the diameter inch of trees removed is unknown, the applicant shall pay a flat rate of $3,744.00 per tree unlawfully removed.*(2) Mitigation and replacement*. Any live oak tree(s) unlawfully removed shall be immediately replaced according to Section 6.10(H), in addition to the applicable fine for unlawful removal. If it is determined impractical to replace trees on-site, the applicant shall provide replacement trees on public property. Commensurate monetary payment for removal of Live Oak trees shall not apply to those Live Oak trees which were unlawfully removed.

(3) Permit restriction. Any person who unlawfully removes trees without a permit shall not be allowed to obtain a tree removal permit for the property on which trees were unlawfully removed a period of up to one (1) year after the above immediate remedial measures are completed.

6.11. Archaeological Sites.

(A) *Intent*. The intent of this section is to protect and perpetuate the natural and cultural heritage of significant historic and/or archaeological sites and structures for the benefit, education and enjoyment of future generations; to protect the public interest in historic and/or archaeological sites and structures from adverse activities, land uses, excavations, construction, destruction and other impacts; and to prevent the unnecessary removal of historic structures or archaeological artifacts.

(B) *Prohibited activity.* Within the City of Wildwood, it shall be unlawful for any person, group, organization or agency to knowingly and/or willfully damage, alter, destroy, deface, renovate, relocate, excavate or otherwise disturb any known or designated historic or archaeological resource without prior and appropriate authorization from the City Commission and from any additional state or federal regulatory agency with applicable jurisdiction.

(C) *Archaeological survey requirement.* Within the City of Wildwood, any person(s), company, organization or governmental agency engaged in or promoting activities which unearth, uncover, or otherwise reveal any suspected archaeological site, burial, artifact, or other remains, shall be required to immediately notify the City Manager's office as to the nature, size and exact location of the suspected find. In addition, the City Manager shall have authority to request an archaeological survey from a representative of an authorized agency or qualified archaeologist before development in any area known or documented to contain historic resources. An archaeological survey is required if the development meets one of the following criteria:

(1) The site is listed on the National Register of Historic Places;

(2) The site is within a district listed on the National Register of Historic Places; or

(3) The site has been identified and designated by the City, following a professionally conducted survey or study, to be of local importance (whether or not it is to be submitted for inclusion of the Florida Master Site File or for consideration for the National Register of Historic Places).

(D) *Commencing construction*. If the presence of historic resources is confirmed, all activities, permits and/or exemptions associated with that portion of subject site shall be temporarily suspended until initial site inspection, subsequent evaluation and site release to continue work is issued by the City Manager. Construction shall not begin until the state has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery. All subsequent excavations, removals, preservations, designations, displays or mitigation concerning a potential, known, or designated archaeological site, must be approved by the City Commission upon recommendation by the Department of State.

6.12. Design District Standards.

(A) *Intent.* In order to implement the policies of the comprehensive plan and to enhance an attractive physical built and natural environment within the City, the City shall maintain design requirements for all developments, residential and non-residential, as stated herein. The City of Wildwood Design District Standards are supplemental documents of this Code intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes:

(1) Promote high quality growth that will create a sense of place and community through the use of design and building materials;

(2) Encourage a diversity of housing styles, shapes and materials in order to create variety in the streetscape;

(3) Ensure that different building types are integrated architecturally in order to give the project a harmonious appearance;

(4) Encourage local characteristics and the creation of visual richness through architectural materials and details;

(5) Cultivate civic pride and community spirit by maximizing the positive impact of growth and by creating a public realm and providing social gathering areas such esplanades, plazas, and courtyards to add interest and variety to the townscape.

(6) Ensure that building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the project;

(7) Ensure that the massing of larger commercial buildings is softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume;

(8) Provide a safe and attractive pedestrian streetscape and environment;

(9) Design buildings for multiple uses, with the integration of offices and/or residential units; and

(10) Project and enhance property values within the community.

(B) *Applicability*. The City of Wildwood Design District Standards shall determine the applicability of the requirements as well as any possible exemptions to the requirements. All properties shall be contained within one of the following design districts:

(1) Highway;
(2) Downtown;
(3) Community;
(4) Neighborhood;
(5) Industrial; or
(6) Residential

(C) *Components.* The Design District Standards shall address the following at a minimum:

(1) Delineation of districts;
(2) Configuration of blocks of lots;
(3) Building orientation and placement;
(4) Building design;
(5) Circulation and access;
(6) Neighborhood design;
(7) Requirements for energy efficiency;
(8) Sidewalks and streetscape;
(9) Multi-modal provisions;
(10) Landscaping; and
(11) Maintenance standards.

(D) Code Enforcement. The City's Code Inspector shall have jurisdiction to provide enforcement for all aspects of the Design District Standards. All violations of the Design District Standards shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances. Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

6.13. Wellhead Protection.

(A) *Intent.* The intent of this section is to protect existing and proposed public wellfields from the possibility of contamination by controlling the type of uses within the vicinity of such wellfields.

(B) *Wellhead protection zone* (WPZ). The area within a 500-foot radius of any public well utilized for public potable water wells is hereby defined as a wellhead protection zone (WPZ). The City shall protect WPZs through the following measures:

(1) *Regulated uses*. The following uses will not be permitted within a WPZ unless adequate measures are implemented to ensure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and other appropriate City officials:

(a) Sanitary or industrial landfills or other surface impoundments;
(b) Wastewater treatment plants, percolation ponds and similar facilities, except for single-family residential on-site wastewater disposal facilities (septic systems);
(c) Facilities that produce, use, or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. a. 11001 et seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, F.S. Chapter 252, Part II (Florida Substance List);
(d) Junkyards or salvage operations;
(e) Borrow pits or mines;
(f) Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
(g) Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt; and
(h) Feedlots or other commercial animal facilities.

(2) Within 200 feet of any public well the following criteria shall apply:

(a) *Existing wells*.

(i) No septic systems shall be installed;

(ii) All existing development not currently connected to central water and sewer shall be required to connect within one (1) year after being notified that such facilities are available.

(b) *Future wells*. There shall be no development within the radius.

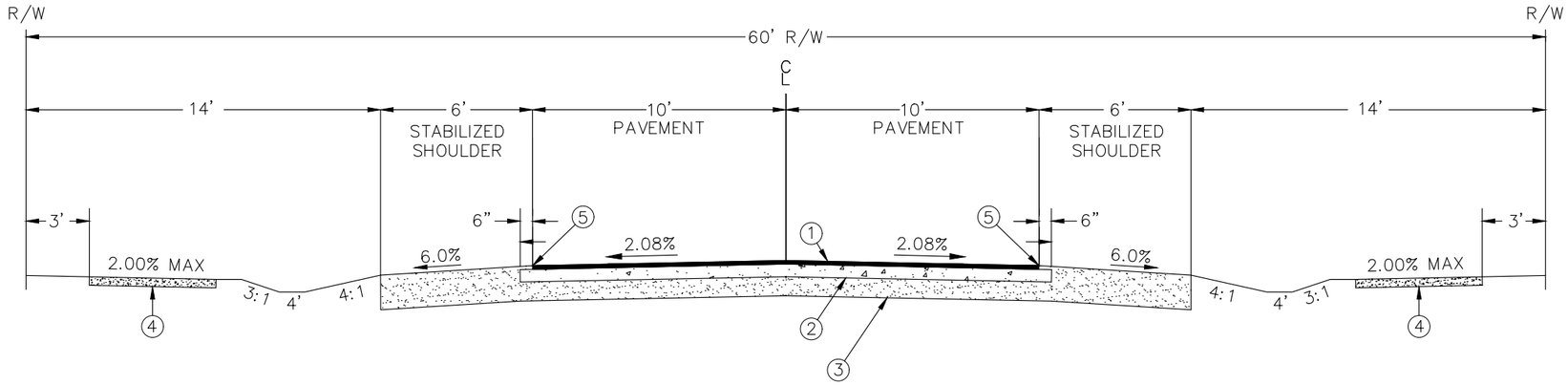
(3) Sewer mains and surface water treatment systems shall not be located within 100 feet of any public well per FDEP requirements.

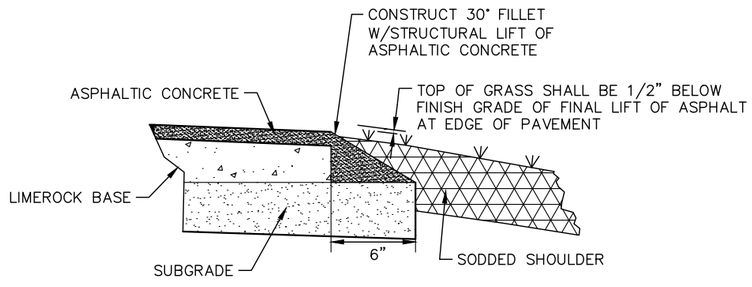
(4) *New well fields*. To avoid possible contamination, the City shall not permit new well fields without conducting environmental analyses which consider known and potential pollution sources within the area of influence of the proposed well.

APPENDIX "A" – STANDARD DETAIL DRAWINGS

Section A100 General

Fig. A101 Local Road Rural Standard Roadway Typical Section
Fig. A102 Local Road Urban Standard Roadway Typical Section
Fig. A103 Minor Collector Rural Standard Roadway Typical Section
Fig. A104 Minor Collector Urban Standard Roadway Typical Section
Fig. A105 Major Collector 2-Lane Rural Standard Roadway Typical Section
Fig. A106 Major Collector 2-Lane Urban Standard Roadway Typical Section
Fig. A107 Major Collector 4-Lane Rural Standard Roadway Typical Section
Fig. A108 Major Collector 4-Lane Urban Standard Roadway Typical Section
Fig. A109 Multi-modal Shared Use Path Standard Roadway Typical Section
Fig. A110 Roadway Classification Overall Map





ASPHALT SAFETY EDGE DETAIL

LEGEND

① 1.5" MIN TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE

LOCAL ROAD - RURAL
SWALE DRAINAGE
2-LANE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1877

FIGURE A101

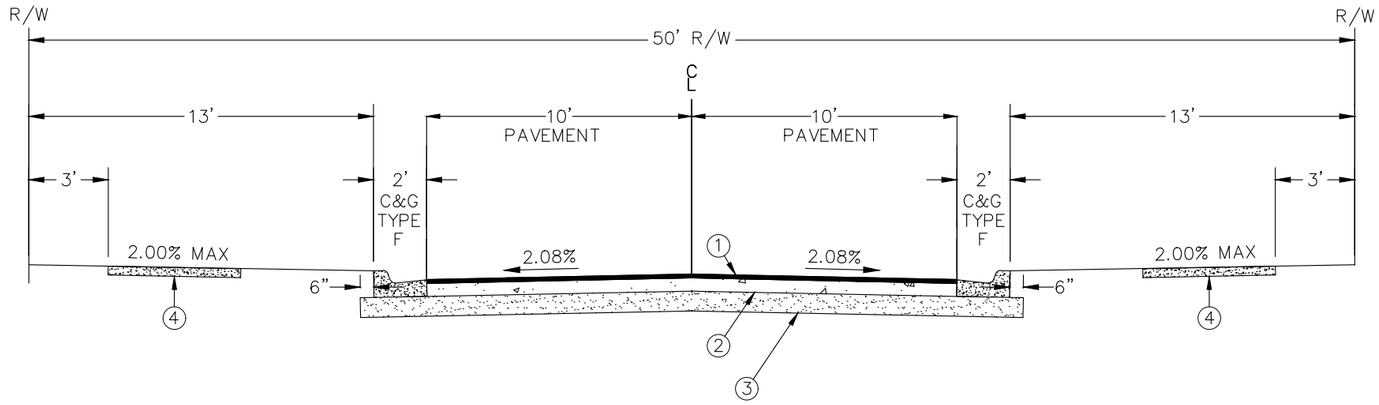
LOCAL ROAD
RURAL

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
1

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\(a.) -Minor Local Road Swale Drainage 2-Lane.dwg Layout1 Aug 27, 2024 10:05am by: mohammed.murad



LEGEND

① 1.5" MIN. TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

LOCAL ROAD - URBAN
CURB AND GUTTER
2-LANE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1877

FIGURE A102

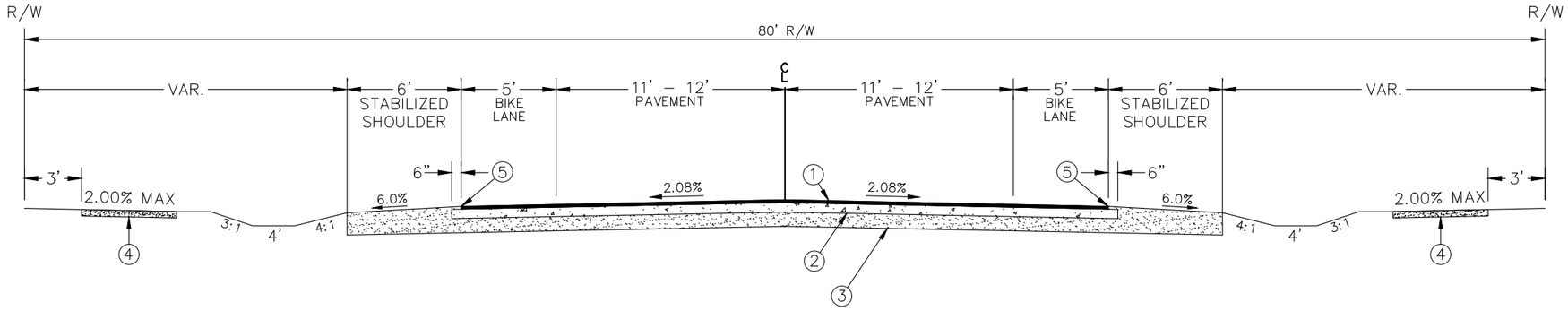
LOCAL ROAD URBAN

STANDARD ROADWAY TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
2

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\1b.) -Minor Local Road c&g 2-Lane.dwg 1b) Local Urban Aug 27, 2024 10:16am by: mohammed.murad



LEGEND

① 2" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

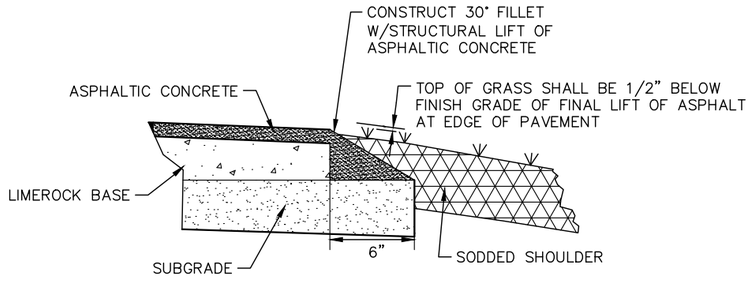
② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE.

MINOR COLLECTOR - RURAL
SWALE DRAINAGE
2-LANE



ASPHALT SAFETY EDGE DETAIL

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

No.	REVISIONS	DATE	BY

WILDWOOD FLORIDA EST 1927

FIGURE A103

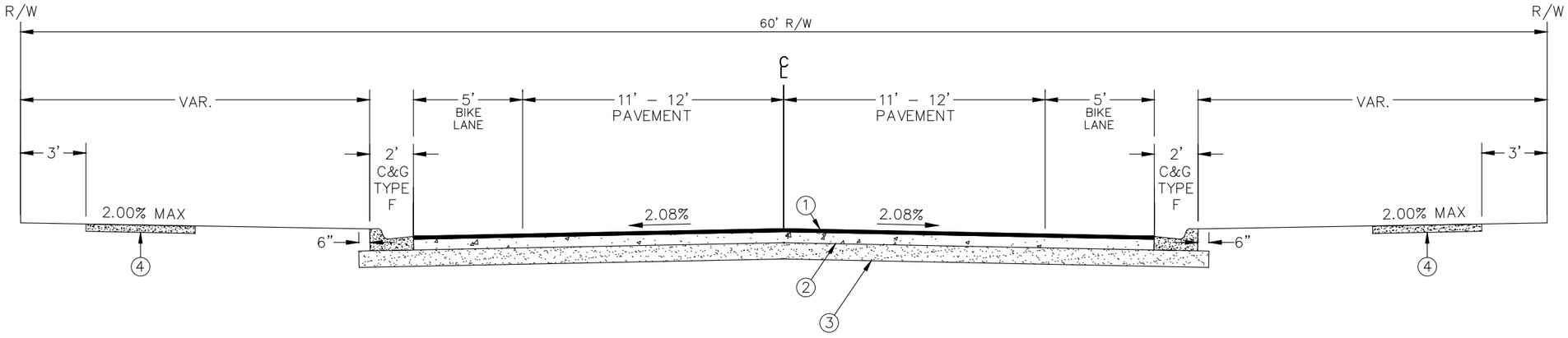
MINOR COLLECTOR RURAL

STANDARD ROADWAY TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
3

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\2a.) Minor Collector Swale.dwg 2a) Minor Rural Collector Aug 27, 2024 10:22am by: mohammed.murad



LEGEND

① 2" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

MINOR COLLECTOR - URBAN
CURB AND GUTTER
2-LANE

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\2b.) Minor Collector C&G.dwg 2b) minor collector C&G Aug 27, 2024 10:25am by: mohammed.murad

No.	REVISIONS	DATE	BY

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743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1927

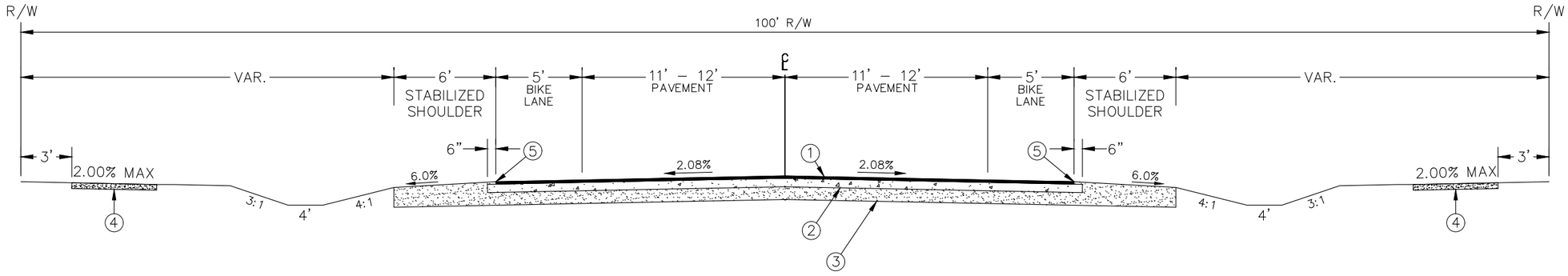
FIGURE A104

MINOR COLLECTOR URBAN

STANDARD ROADWAY TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
4



LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

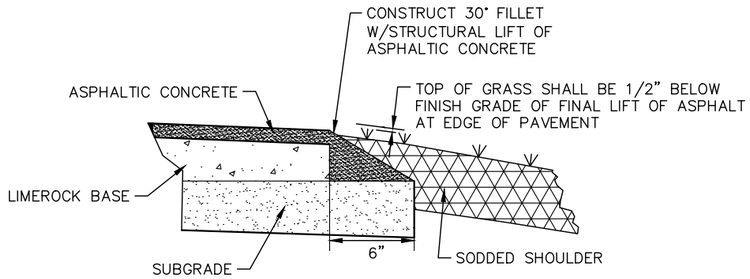
② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE

MAJOR COLLECTOR - RURAL SWALE DRAINAGE 2-LANE



ASPHALT SAFETY EDGE DETAIL

No.	REVISIONS	DATE	BY

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PUBLIC WORKS DEPARTMENT
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WILDWOOD, FL 34785
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WILDWOOD FLORIDA EST 1927

FIGURE A105

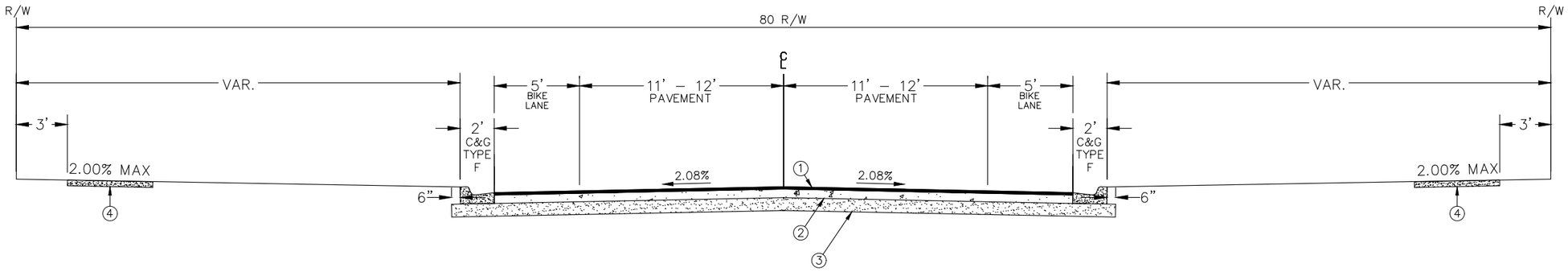
MAJOR COLLECTOR
2 - LANE RURAL

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
5

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3a.) Major Collector Swale.dwg Layout1 Aug 27, 2024 10:38am by: mohammed.murad



LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

MAJOR COLLECTOR - URBAN
CURB AND GUTTER
2-LANE

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3b.) Major Collector C&G.dwg Layout1 Aug 27, 2024 10:41am by: mohammed.murad

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PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

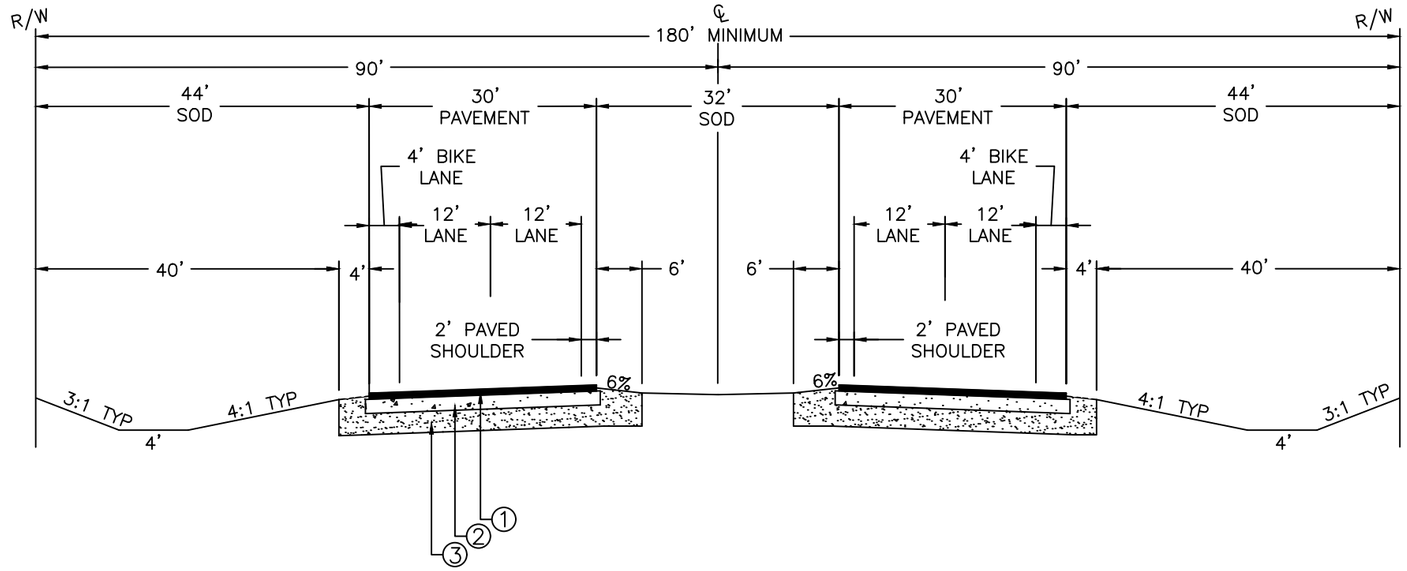
FIGURE A106

MAJOR COLLECTOR
2 - LANE URBAN

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
6



MAJOR COLLECTOR - RURAL
SWALE DRAINAGE
4-LANE

LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, LBR 40

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3c.) Major Collector Swale 4-lane.dwg TS 021-4 lane rural collector arterial by: mohammed.murad

No.	REVISIONS	DATE	BY

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743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

FIGURE A107

MAJOR COLLECTOR 4 - LANE RURAL

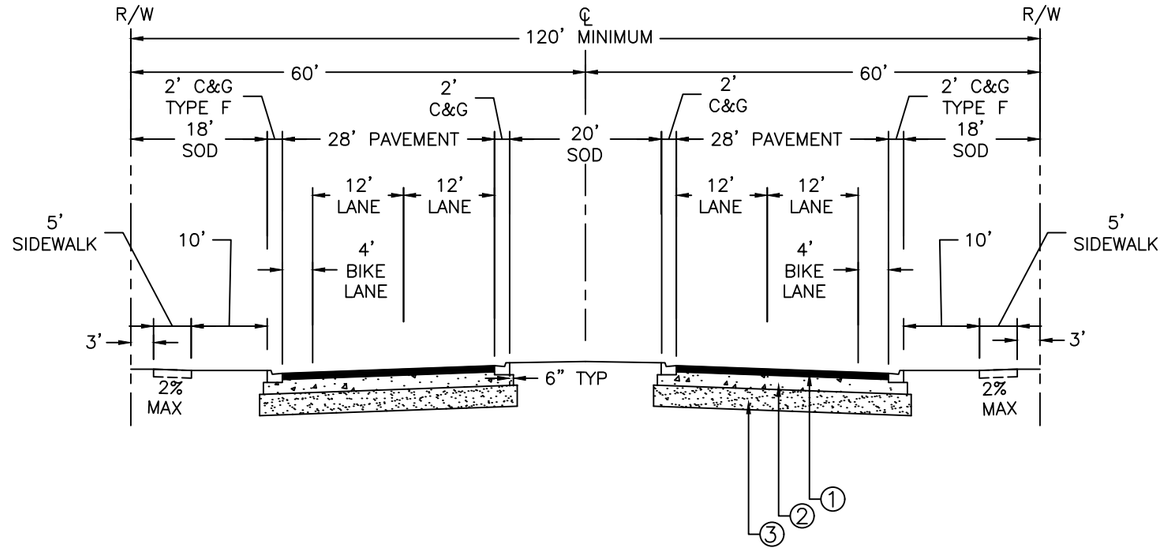
STANDARD ROADWAY TYPICAL SECTIONS

FLORIDA

CITY OF WILDWOOD

DATE
SEPTEMBER 2024

SHEET NUMBER
7



MAJOR COLLECTOR - URBAN
CURB AND GUTTER
4-LANE

LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

No.	REVISIONS	DATE	BY

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WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1857

FIGURE A108

MAJOR COLLECTOR
4 - LANE URBAN

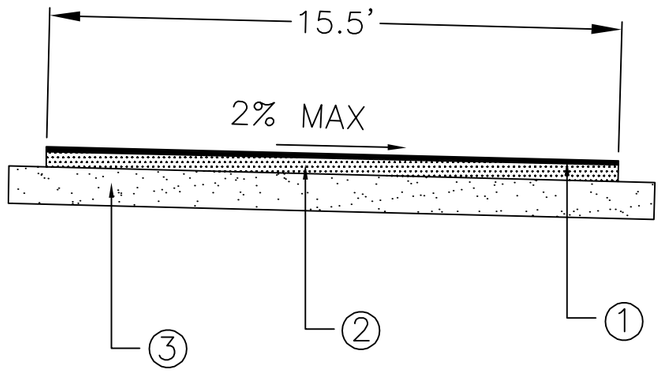
STANDARD ROADWAY
TYPICAL SECTIONS

FLORIDA
CITY OF WILDWOOD

DATE
SEPTEMBER 2024

SHEET NUMBER
8

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3d.) Major Collector C&G 4-lane.dwg TS 018-4 lane urban collector arterial by: mohammed.murad



LEGEND

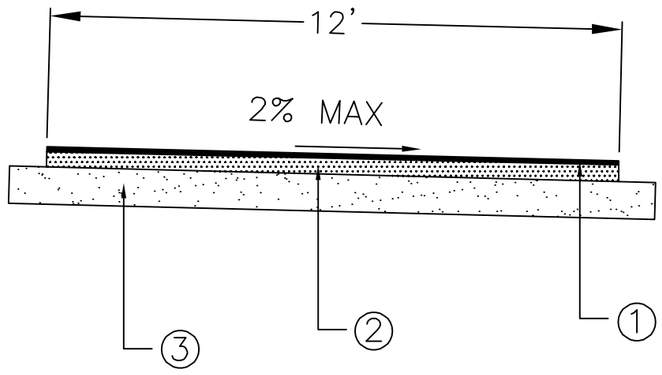
1 TWO (2) 1" LIFTS OF TYPE SP-9.5 ASPHALT PAVEMENT

2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

MULTI-MODAL PATH (ALLOWS FOR GOLF CARTS)

NOT TO SCALE



LEGEND

1 ONE (1) 1" LIFT OF TYPE SP-9.5 ASPHALT PAVEMENT

2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

SHARED USE PATH (GOLF CARTS DISALLOWED)

NOT TO SCALE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

FIGURE A109

MULTI-MODAL AND SHARED USE PATH

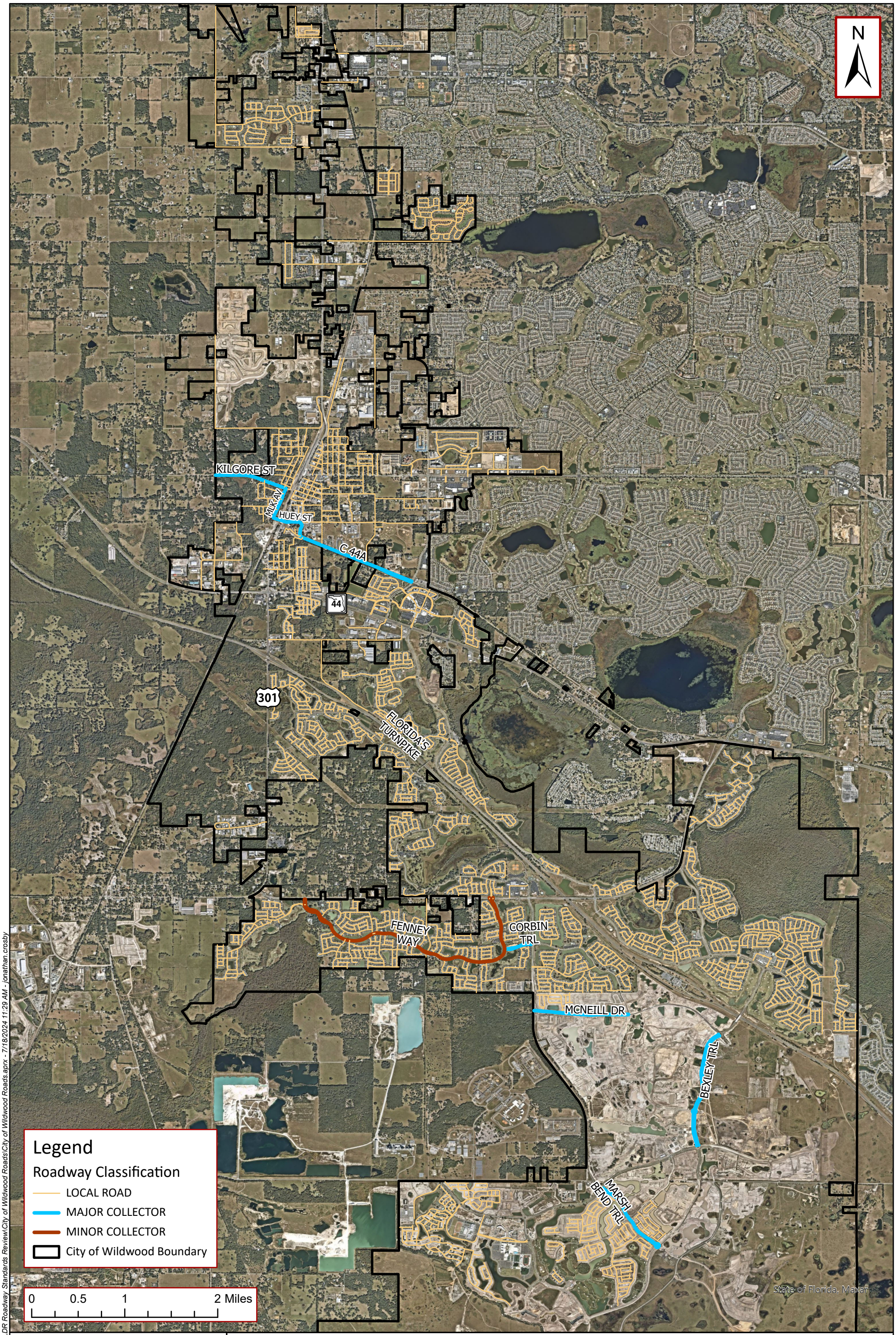
STANDARD ROADWAY TYPICAL SECTIONS

CITY OF WILDWOOD FLORIDA

DATE
MARCH 10, 2025

SHEET NUMBER
9

Drawing name: K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0306_Multi Modal Detail\Multi-Modal Detail Sheet.dwg TS 018-4 lane urban collector arterial by: anthony.heinrich



K:\OCA_GIS\142173553-LDR Roadway Standards Review\City of Wildwood Roads\City of Wildwood Roads.aprx - 7/18/2024 11:29 AM - jonathan.crosby

Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

Figure 1: City-Maintained Roadways

CITY OF WILDWOOD MAINTAINED ROADWAYS
CITY OF WILDWOOD, FLORIDA

FIGURE A110

Figure 1	Project No. 142173553	July 2024

City of Wildwood Land Development Regulations Fee Schedule
(additional fees may apply for credit card payments)

Application	Fee
Comprehensive Plan Amendments	
Large Scale	$5,075
Small Scale	$2,575
Text Amendment	$1,075
Rezoning	
Rezoning - with concurrent Comp. Plan Amend.	$0
Rezoning - non PD	$575
Planned Development (PD)	$2,675
PD Amendments	$600
PD Extension Request	$100
Site Plan - Non-Residential and Institutional	
Site Plan & one resubmittal	$2,000
3rd & subsequent Site Plan resubmittals	$1,000 each
Minor Site Plan	$500
3rd & subsequent Minor Site Plan resubmittals	$250
Site Plan/Improvement Plan Extension	$100
Site Plan - Residential	
Site Plan Residential - Zoning Clearance Application	$35
Subdivisions	
Preliminary Improvement Plat	$1,075
3rd & subsequent Improvement Plan resubmittals	$537.50 each
Final Plat	$700
3rd & subsequent Final Plat resubmittals	$350 each
Re-plat of Subdivision	$700
3rd & subsequent Replat resubmittals	$350 each
Minor Lot Split / Lot Combination	$300
3rd & subsequent resubmittals	$150 each
Lot Line Deviation	$300
3rd & subsequent resubmittals	$150
Concurrency - Non-Residential	
Preliminary Concurrency Determination/Reservation	$200
Concurrency - Residential	
Prelim. Concurrency Determination/Reservation	$50
Utilities Intent to Serve Letter	
Intent to Serve Letter	$50
Vacate	
Right-of-Way	$325
Plat	$825
Accessory Structures	
Residential Compliance Review	$35
Developments of Regional Impact	
Application for Development Approval	$10,075
DRI Substantial Deviation	$8,075
Community Development District Petitions	$15,000
CDD Boundary Amendment	$1,500
Notice of Proposed Change	$2,000
Appeals	
Appeal	$375
Other	
Final Closeout Package	$1,200
Partial Closeout Package	$1,200
Phased Closeout Package	$1,200 each phase
Annexation	$1,000
Conditional Use Permit	$575
Special Exception Use or Variance	$575
Temporary Use	$100
Sign Permit	$50
Tree Removal Permit	$50
	$0
Business Registration / Occupational License	$0
JPA Annexations/Comp. Plan/Rezonings	*See Note
Publications	
Comprehensive Plan	$75
Land Development Regulations	$75
Design District Standards	$50
Maps (11" x 17")	$10
Maps (24" x 36")	$25
Maps (36" x 48")	$40
Copies (8.5" x 11")	$0.75 per page
Miscellaneous Services	
Alcohol & Tobacco Sign-Off	$35
Zoning Compliance Letter	$35
Additional Research to Support Land Use/Zoning Compliance	$60 per hour
Additional Services	
Research	Hourly Rate of Lowest Paid Employee Working on Request
Developer's Agreement	$1,000
Amendment to Developer's Agreement	$1,000
Estoppel	$500
City's Design District Standards Review (Comm or Res)	$250
Pre-app Meetings in excess of 30 min	$30 per hour
Utility Department Services	
Inspection Fee for Water/Sewer - New Construction	$25 per hour not to exceed 1.5% of improvements
2nd re-inspection	$50 per hour not to exceed 1.5% of improvements
3rd and subsequent re-inspections	$100 per hour not to exceed 1.5% of improvements
** All inspections are charged at 1 hour minimum **	

*JPA Annexation/Comp. Plan/Rezoning fees may be waived for Single Family Dwelling Units.

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2025-21

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 3, 2025, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to advance to the City of Wildwood City Commission the Land Development Regulations and Fee Schedule Text Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

Case: Land Development Regulations (LDRs) Text Amendments to the City's Land Development Regulations.

Applicant(s): Melanie Strickland, on behalf of

Owner(s): City of Wildwood, Florida

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 plan applications, rezoning applications, variance applications, special exception use applications, and proposed text amendment changes.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval for Ordinance O2025-21.

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: June 3, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1986 Bonnie Boyd Annexation**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PARCEL G08B043

The applicant and owner, Bonnie Norma Boyd, has submitted a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.

Annexation into the City is appropriate because the property is contiguous to the City limits and is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave".

City water and sewer are not available to the subject property. The applicant would like to construct a mobile home on the property. Should the existing well and septic system fail, and utilities become available, the applicant will work with the city Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2025-25.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2025-25

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.146 ACRES LOCATED ON CR 154A, APPROXIMATELY 0.15 MILES SOUTHWEST OF THE INTERSECTION OF CR 154 AND CR 154A, IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on CR 154A, approximately 0.15 miles southwest of the intersection of CR 154 and CR 154A, 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; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Bonnie Norma Boyd., is more particularly described as follows:

Parcels G08B043
Bonnie Norma Boyd
Acres +/- 0.146

LEGAL DESCRIPTION

LOT 13, BLOCK 4, KERL AND MILLER'S FIRST ADDITION TO WILDWOOD, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

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 45 90 180

#A25-1986

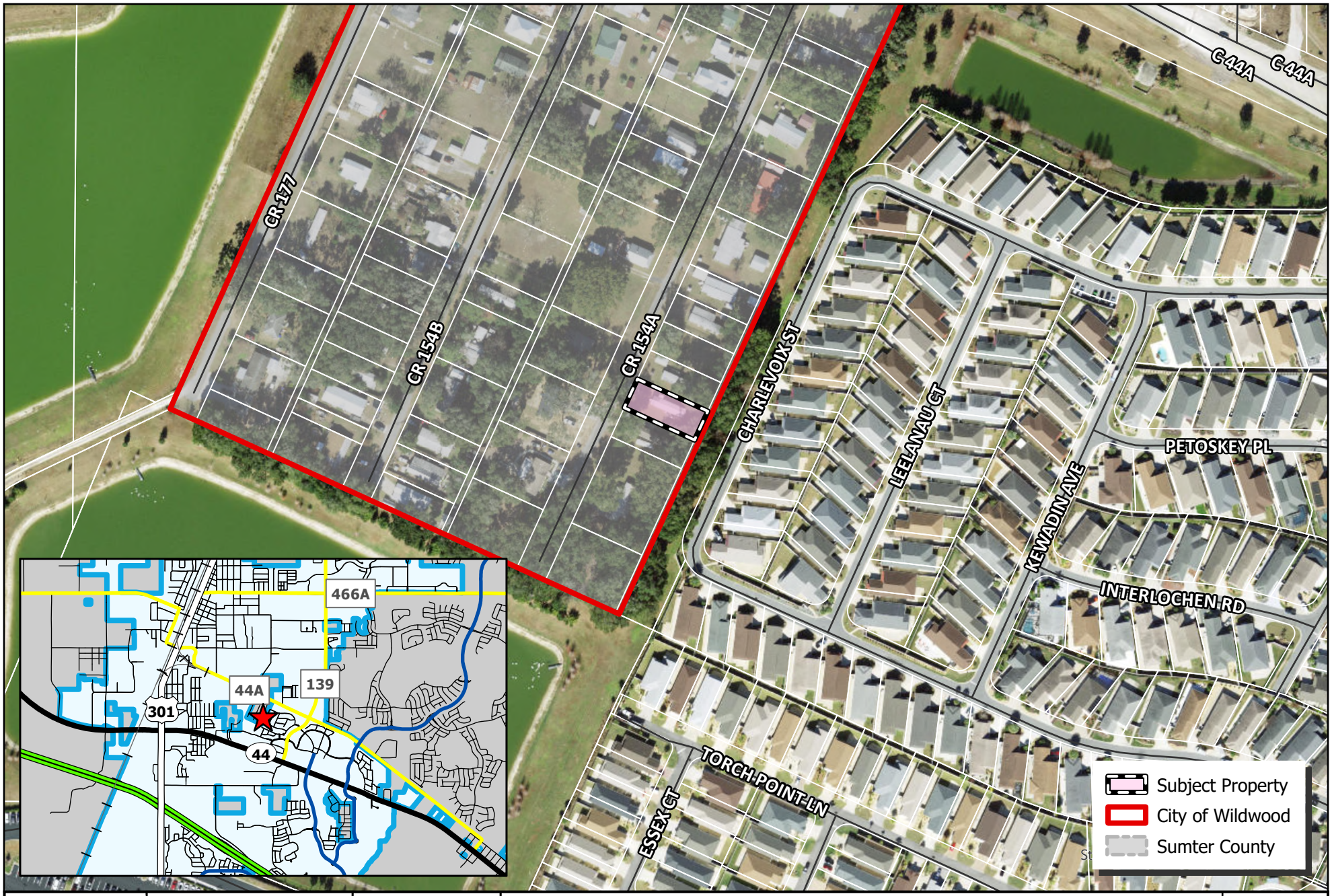
BONNIE BOYD

PARCEL G08B043

MAP 1A

LOCATION MAP

JUN 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

#A25-1986

BONNIE BOYD

PARCEL G08B043

MAP 1B

LOCATION MAP

JUN 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:O2025-25

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

WILDWOOD
FLORIDA

City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

June 10, 2025

PALAZZOLO JOANNA LYNN
PO BOX 461
WILDWOOD, FL 34785

Your Parcel Number(s): G08B048

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.
NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	**Bonnie Boyd**
OWNERS:	**Bonnie Boyd**
CASE NUMBER:	**A25-1986**
PARCEL NUMBERS:	**G08B043**

The subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **July 14th at 9am** and a final reading to be held on **July 28th at 7pm.**

O2025-25 proposes a voluntary annexation of the above-listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.
___ I do not object to this request.
✓ I do not support this request for the following reason(s) _____

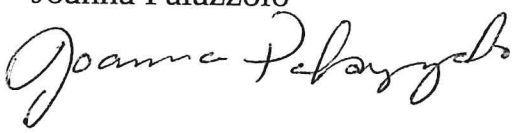
To Whom it may concern,

I do not support this at all.
Most of the homes that started this sub division are actual wood framed homes. The county let all the Mobil homes in. Now you want to classify us all as a Mobil home park! That is terrible for us and what it will do to our property value! Ms. Boyd should have looked into her title better when purchasing her Mobil home for resale purposes. I understand the title was for salvage only.

My other concerns are if we start annexing to the city, are you gonna drop the county fire /rescue tax you put on our homes last year. I realize it will only apply to new buyers. And are you gonna run water and sewer thru here?
It seems you have let the Villages ruin our quiet small town atmosphere. The city and county should be providing us with better road flows, especially when the snow people come back every year.

I DO NOT SUPPORT THIS AND DO NOT WANT TO BE CLASSIFIED AS A MOBIL HOME PARK!

Sincerely,
Joanna Palazzolo



WILDWOOD
FLORIDA

City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

ne 10, 2025

BNEY CHARLENE D & COPELAND D
46 CR 154B
ILDWOOD, FL 34785

ur Parcel Number(s): G08B068

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

): Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

PLICANT:	Bonnie Boyd
NNERS:	Bonnie Boyd
SE NUMBER:	A25-1986
RCEL NUMBERS:	G08B043

ie subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, ildwood, FL on **July 14th at 9am** and a final reading to be held on **July 28th at 7pm.**

2025-25 proposes a voluntary annexation of the above-listed parcel.

ritten comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return is form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions ould be directed to the Development Services Department at (352) 330-1334.

ie proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City all, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

PEAL: **NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the oceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.
___ I do not object to this request.
X I do not support this request for the following reason(s) Stay Sumter County Not City & No Rezoning!

Charlene Copeland

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

JUL 08 2025

City Of Wildwood
Development Services Dept

June 10, 2025

DYSON JAMES N III
1926 RAINBOW CT
WOODBRIDGE, VA 22192

Your Parcel Number(s): G08B039

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	**Bonnie Boyd**
OWNERS:	**Bonnie Boyd**
CASE NUMBER:	**A25-1986**
PARCEL NUMBERS:	**G08B043**

The subject property is generally located 0.15 miles southwest of the intersection of CR 154 and CR 154A.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **July 14th at 9am** and a final reading to be held on **July 28th at 7pm.**

O2025-25 proposes a voluntary annexation of the above-listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
____ I do not object to this request.
✓ I do not support this request for the following reason(s) We don't want our Subdivision Subdivided any more.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1948 Monarch Ranch North Phase 1 - SSCPA**

REQUESTED ACTION: The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1948 Monarch Ranch North Phase 1 - SSCPA
Ordinance Number	O2025-29
Owner(s)	75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Applicant(s)	75 Turnpike VDC,LLC
Property Location	The subject project is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.
Parcel(s)	A portion of F12-033 and a portion of F13-005
Date	7/1/2025

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 General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels listed above on 49.41 acres MOL. This request is accompanied by a rezoning request A25-1947 (O2025-30).

ANALYSIS:

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 General Commercial and Agricultural (Sumter County) to Industrial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of multiple industrial buildings on 49.41 acres MOL. Policy 1.1.1.c. accommodates a wide range of industrial uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies

of the comprehensive plan;
The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from General Commercial and Agricultural (Sumter County) to Industrial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a wide range of industrial uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 70% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 1,076,149.8 square feet.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The amendment is not considered urban sprawl and does not exemplify an energy-inefficient land use pattern. The subject property is generally located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301. There is currently no wastewater capacity available at this location. Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits will cover the entirety of the proposed Monarch's Ranch development. Policy 1.2.1 states, "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. As the existing mix of land use designations is primarily Industrial (IND) and Commercial (COM), the proposed land use change would align with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was conducted by Breedlove, Dennis, and Associates, Inc. in May 2025. According to the survey, no listed species were observed on the site; however, if gopher tortoises and/or their burrows are observed, they will need to be relocated in accordance with FWC permitting guidelines.

(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 E SR 44. The Traffic Impact Analysis (TIA) for the subject project has been reviewed and approved by Sumter County's Public Works Department. The subject TIA states that the traffic generated by the maximum build-out under the City's Industrial land use would be less than the maximum build-out under the County's General Commercial and Agricultural land use.
Potable Water & Sewer: Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits cover the entirety of the proposed Monarch's Ranch development. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve the new development no later than the date on which the City anticipates issuing a certificate of occupancy." Adoption of the transfer agreement will verify the City's ability to serve the subject property in accordance with Florida Law.
Schools: The industrial development will not generate any school-age children.

The applicant seeks approval of Ordinance Number O2025-29 by the City Commission.

McKenna Page, Planner I, Development Services

ORDINANCE NO. O2025-29

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Portions of parcels F12-033 and F13-005
75 TURNPIKE BDC, LLC
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.

This property is to be reclassified from Commercial/Agricultural (Sumter County) to Industrial (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: _____

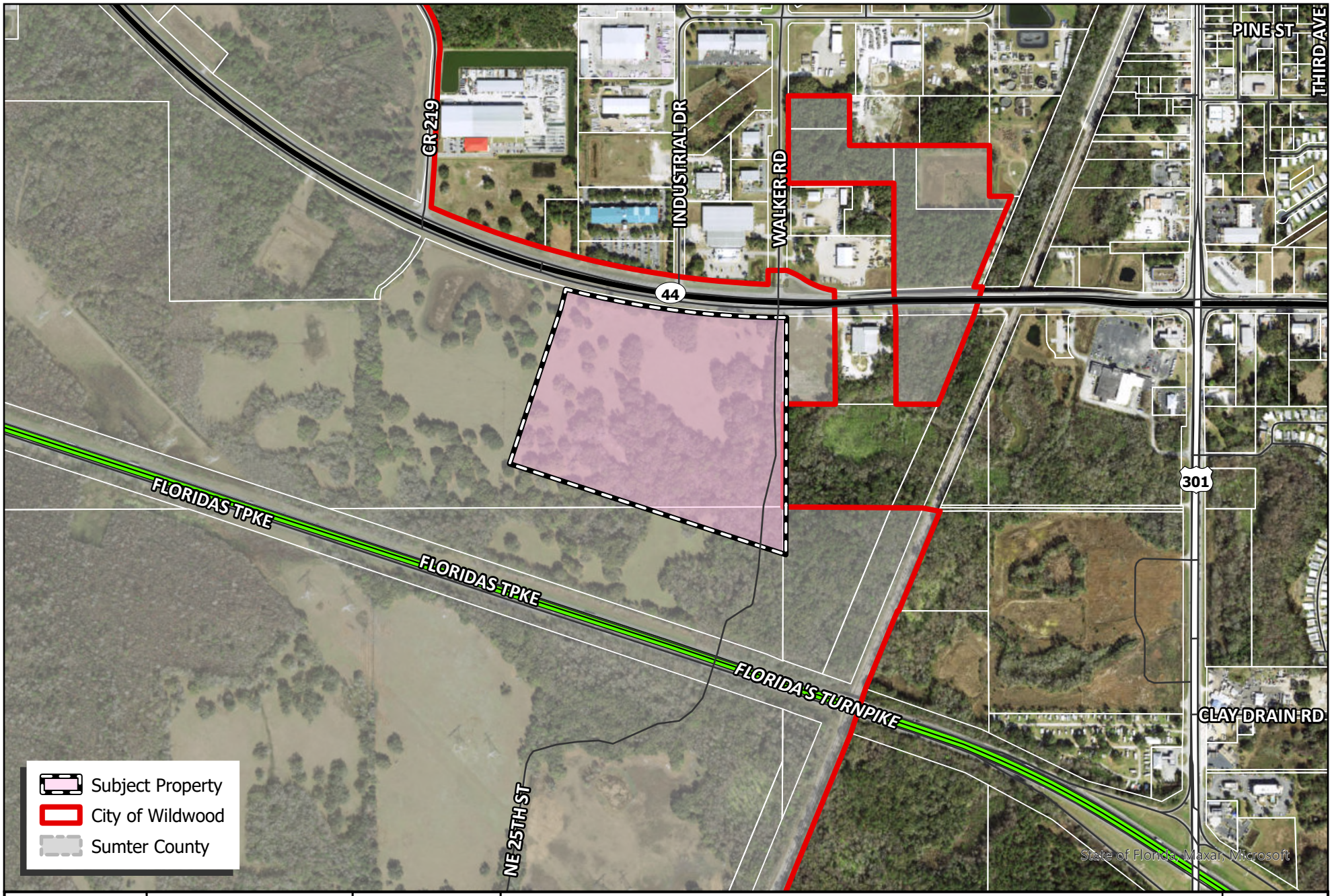
Second Reading: _____

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 0 187.5 375 750	PJ #A25-1948 **MONARCH RANCH NORTH PHASE 1** PARCELS F12-033 & F13-005	**MAP 1A** **LOCATION MAP** **MAY 2025**



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

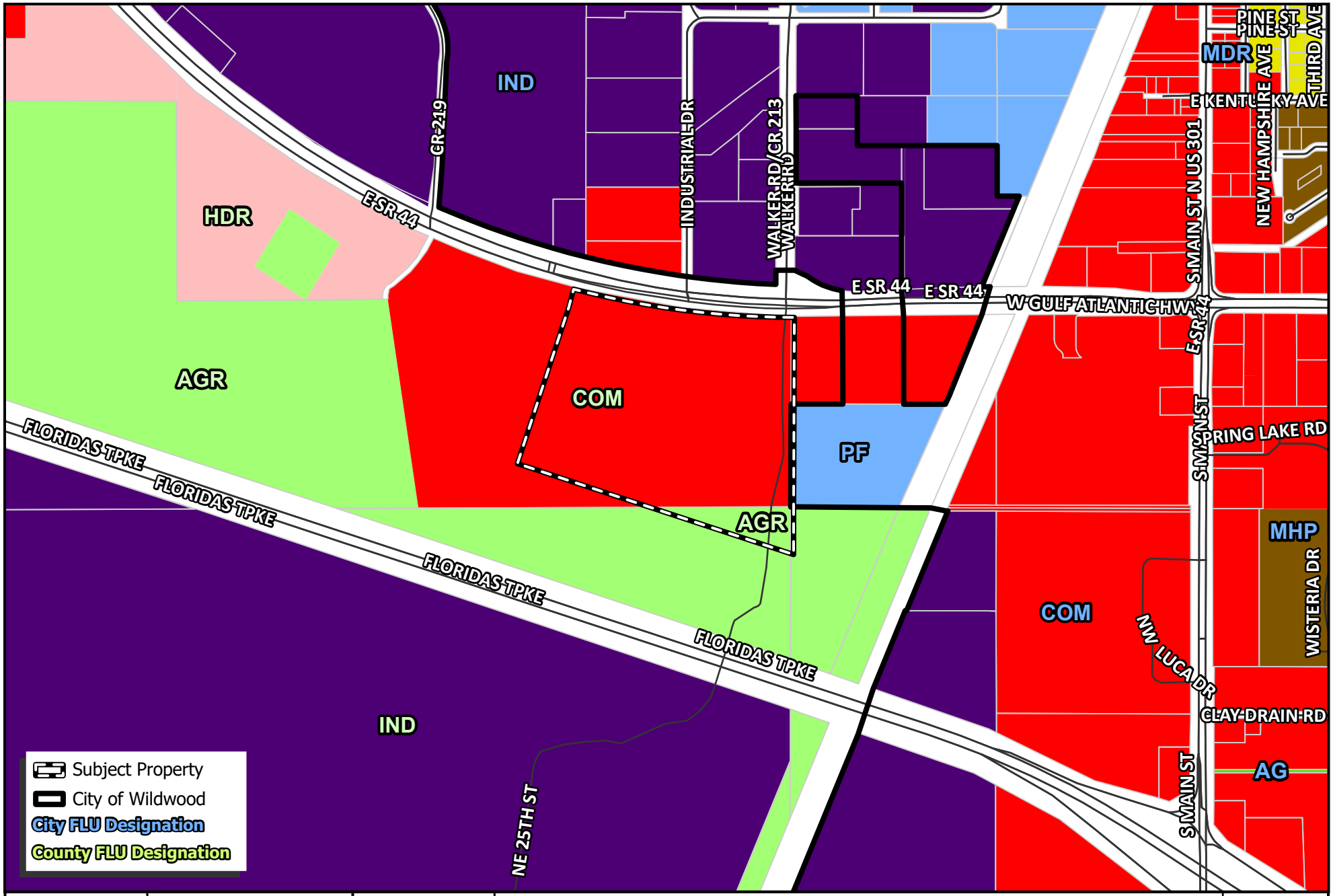
N
US Feet
0 195 390 780

PJ #A25-1948

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 1B
LOCATION MAP
MAY 2025



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
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www.wildwood-fl.gov

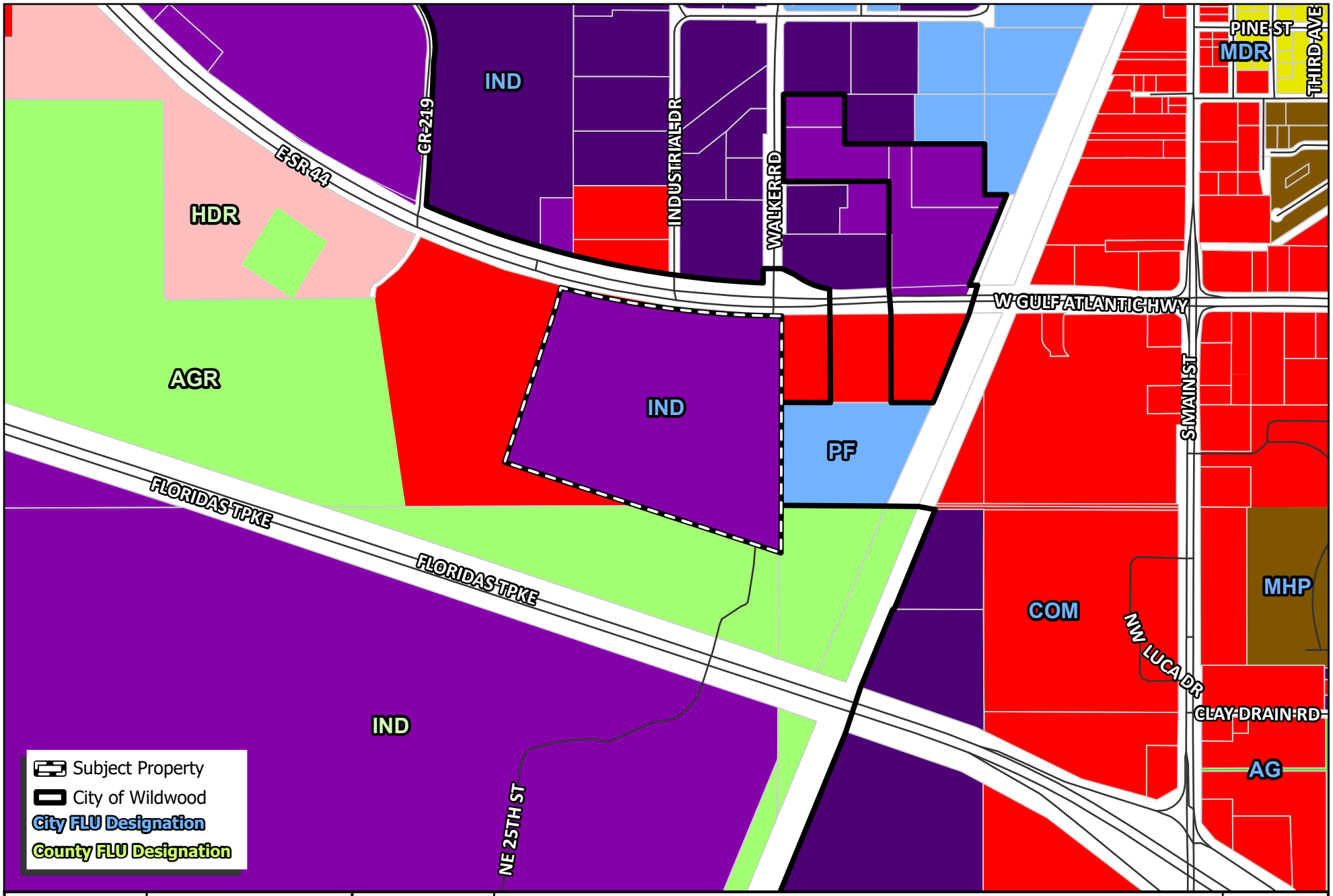
N
US Feet
0 187.5 375 750

#A25-1948

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 2A
EXISTING LAND USE
MAY 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 0 187.5 375 750	#A25-1948 **MONARCH RANCH NORTH PHASE 1** PARCELS F12-033 & F13-005	**MAP 2B** **PROPOSED LAND USE** **MAY 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: O2025-29

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.

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
06/24/2025

1.2 -A revised Traffic Impact Analysis (TIA) will be needed during the Site Plan process.

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087
May 2025
© Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

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Background Conditions 3
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APPENDIX B: CFRPM Output
APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

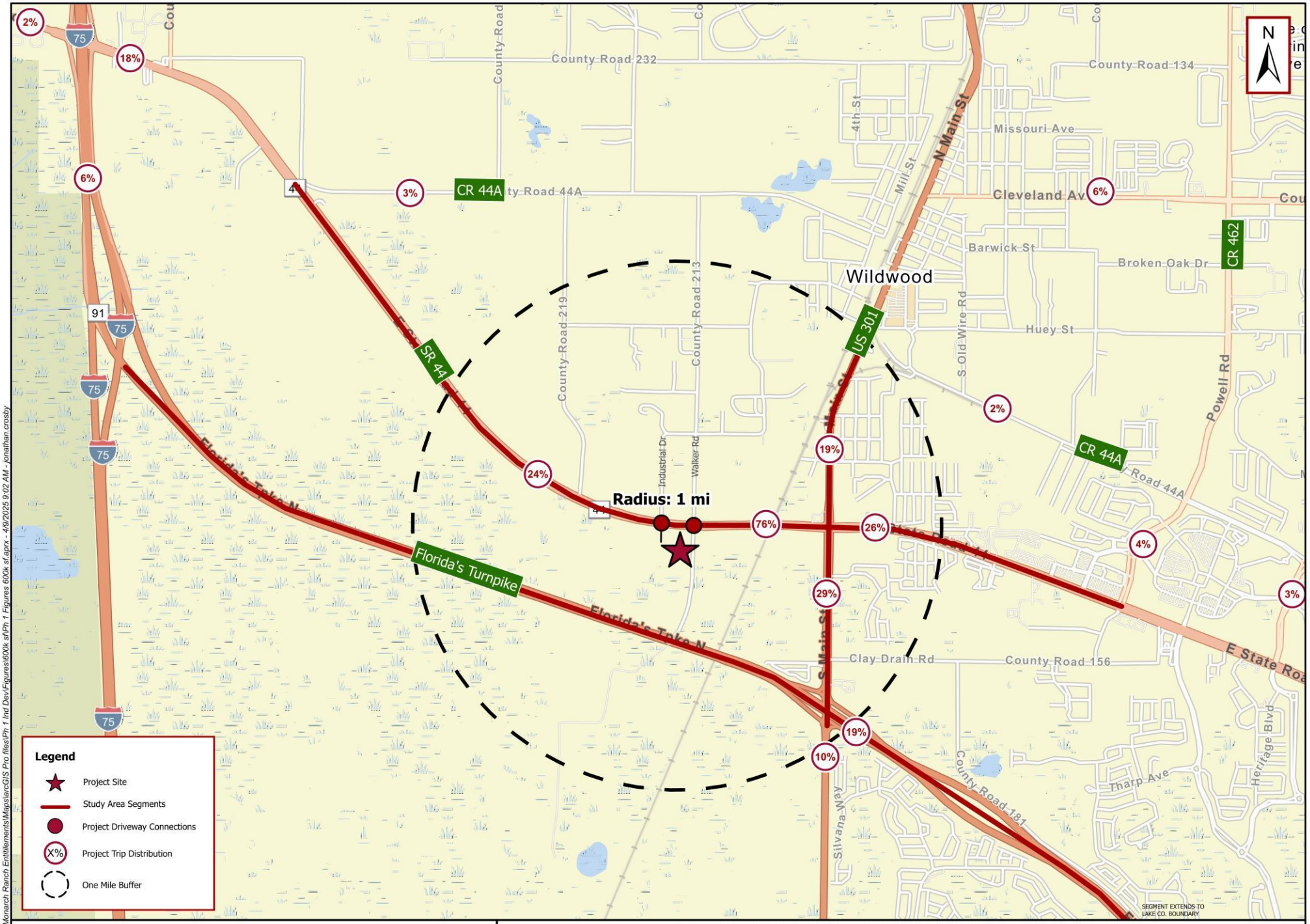
Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.



K:\OCA_GIS\040380087-Monarch Ranch Entitlements\Maps\arcGIS Pro files\Ph 1 Ind Dev\Figures\600k sf\Ph 1 Figures 600k sf.aprx - 4/9/2025 9:02 AM - jonathan.crosby

Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com CA 35106

FIGURE 1 - PROJECT LOCATION, TRIP DISTRIBUTION, AND STUDY AREA

MONARCH RANCH NORTH PH 1 DEVELOPMENT
CITY OF WILDWOOD, FLORIDA

Not To Scale	Project No.: 040380087	May 2025	Page 2

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Existing PM Peak Hour Traffic Conditions (2025)[2]					Background PM Peak Hour Traffic Conditions (2030)						
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2025)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]	#of Lanes (2030)	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]
SR 44																			
CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301																			
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE																			
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. The LOS is from the 2023 FDOT Quality / Level of Service Handbook.

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DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program								
Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLU Development Potential								
Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.

Industrial Park [ITE 130]

Daily	Ln(T) =0.52*Ln(X) +4.45; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	T =0.34*(X); (X is 1000 Sq. Ft. GFA, 81% in, 19% out)
PM Peak Hour of Adjacent Street	T =0.34*(X); (X is 1000 Sq. Ft. GFA, 22% in, 78% out)

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TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C.**

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)				
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	Project Impact	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS
SR 44																						
CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301																						
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE																						
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. Percent assignment is the maximum across the segment, derived using the CFRPM v7.0 model output.
4. Project impact is the two-way project traffic volume divided by the two-way service volume.

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CONCLUSION

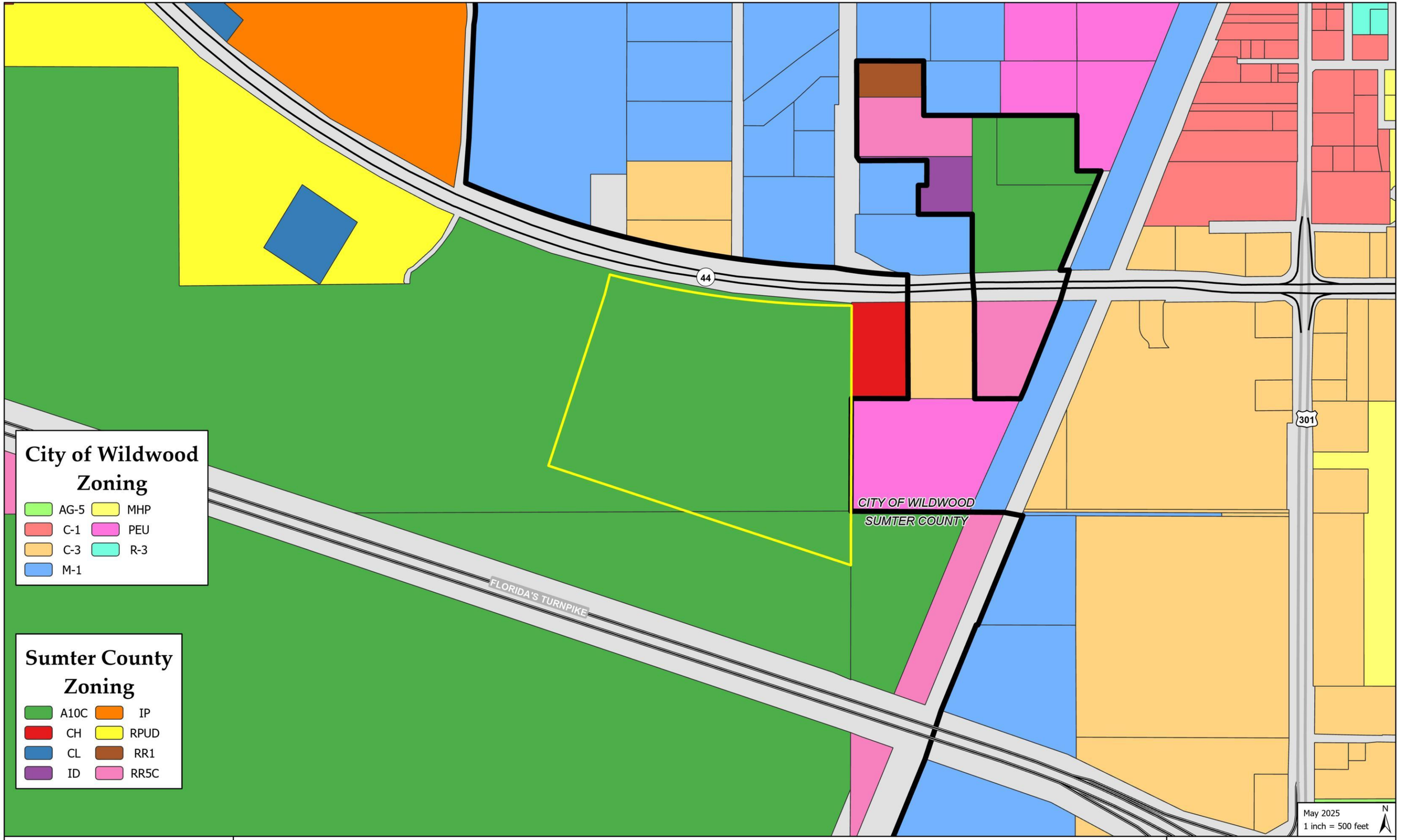
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

APPENDIX

APPENDIX A: Property Map



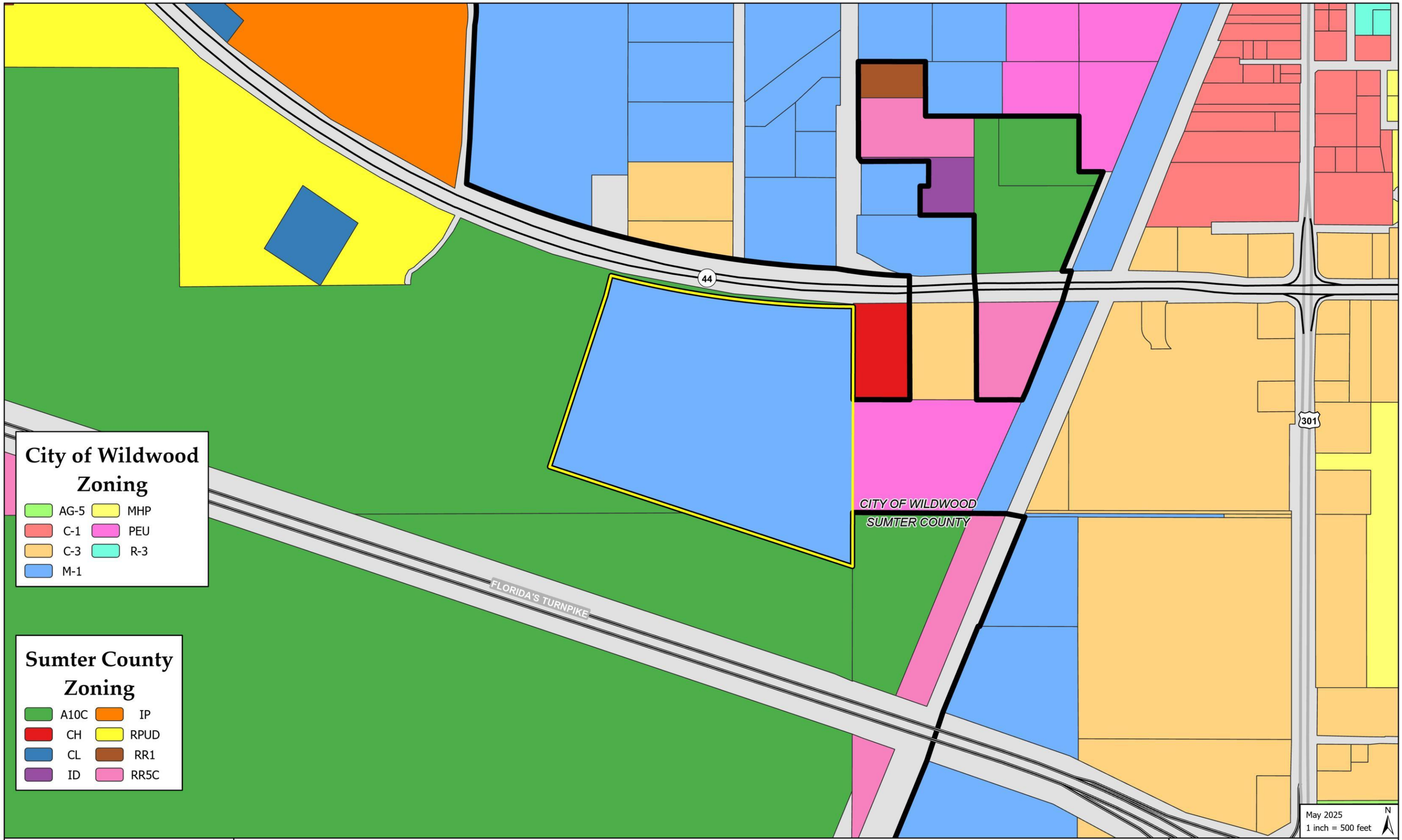
CFB CLYMER FARNER BARLEY

Current Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024



CFB CLYMER FARNER BARLEY

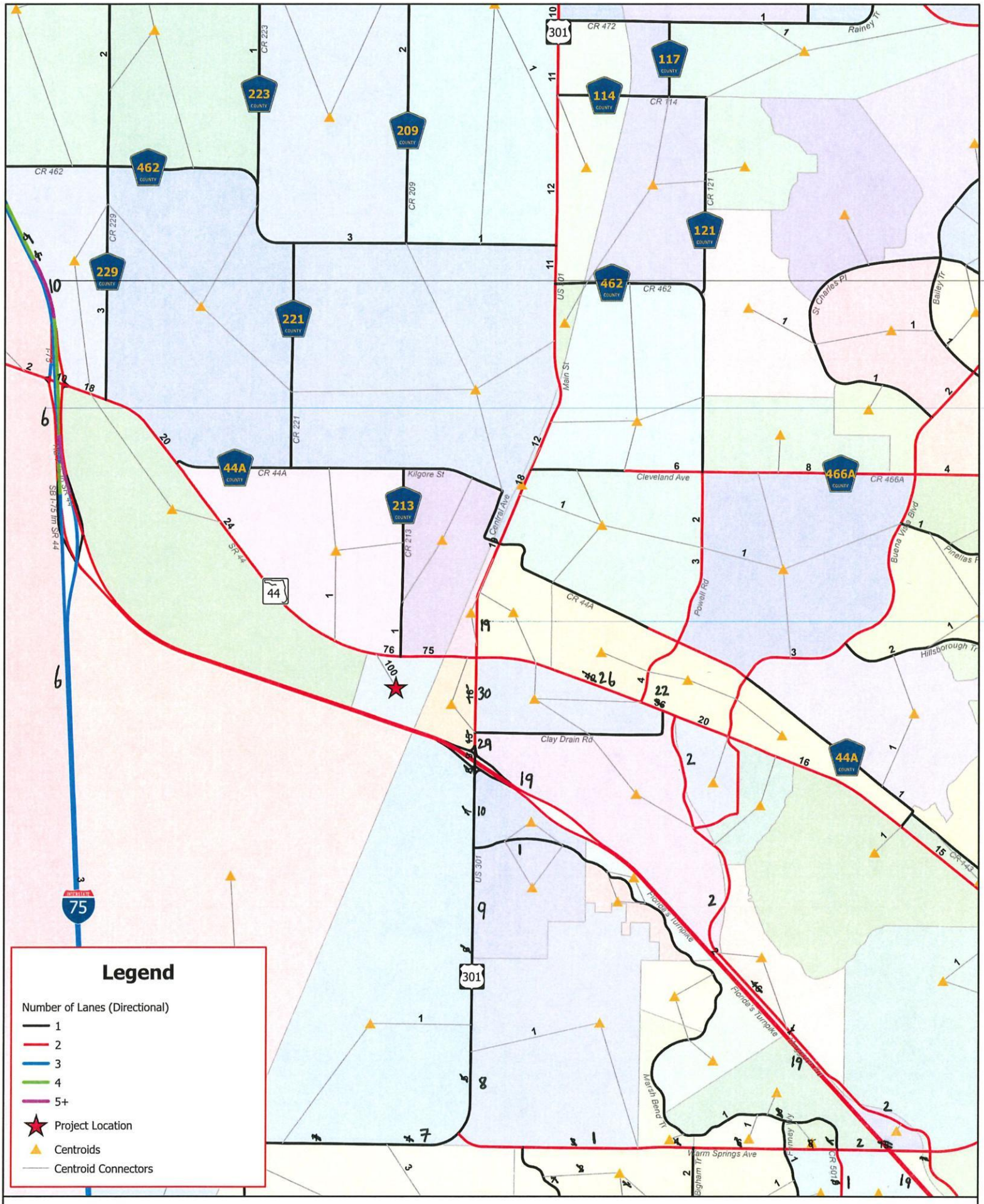
Proposed Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024

APPENDIX B: CFRPM Output



Trip Distribution - Monarch Ranch Ph. 1
CFRPMv7 - 2030 - 3/18/2025

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd			Annual Growth Rates					
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BEBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 93/I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

Kimley»Horn

COUNTY: 18
STATION: 0200
DESCRIPTION: SR-44, 0.57 MI W OF US 301
START DATE: 05/22/2024
START TIME: 1045

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
1000	156	151	164	142	613	141	116	138	143	538	1151
1100	137	157	170	156	620	136	173	124	155	588	1208
1200	145	147	153	127	572	138	182	154	129	603	1175
1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
1700	166	168	169	174	677	256	262	258	257	1033	1710
1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353
24-HOUR TOTALS:					10073					10120	20193

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	988	815	569	715	1523
P.M.	1630	690	1645	1034	1645	1720
DAILY	715	988	1645	1034	1645	1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282	10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961	10120

GENERATED BY SPS 5.0.0.63

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0200 - SR-44, 0.57 MI W OF US 301

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	19300 C	E 9500	W 9800	9.50	54.00	10.70
2023	20100 S	E 9600	W 10500	9.50	53.90	24.00
2022	19100 F	E 9100	W 10000	9.50	54.00	13.20
2021	19100 C	E 9100	W 10000	9.50	53.00	12.10
2020	14400 F	E 7600	W 6800	9.50	54.70	5.60
2019	15100 C	E 8000	W 7100	9.50	53.30	13.20
2018	15700 F	E 8100	W 7600	9.50	53.70	12.10
2017	15700 C	E 8100	W 7600	9.50	53.50	13.60
2016	14300 C	E 7600	W 6700	9.00	53.10	13.10
2015	13100 C	E 6700	W 6400	9.00	54.70	13.70
2014	13200 C	E 6800	W 6400	9.00	55.10	13.40
2013	12800 C	E 6500	W 6300	9.00	56.40	12.00
2012	12600 C	E 6500	W 6100	9.00	56.30	14.10
2011	12800 C	E 6500	W 6300	9.00	51.30	12.90
2010	13000 S	0	0	9.85	55.51	12.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	26000 F	N 12500	S 13500	9.00	54.00	8.90
2023	25000 C	N 12000	S 13000	9.00	53.90	8.90
2022	19200 S	N 10000	S 9200	9.00	54.00	20.50
2021	19200 F	N 10000	S 9200	9.00	53.00	20.50
2020	18600 C	N 9700	S 8900	9.00	54.70	20.50
2019	20000 F	N 10000	S 10000	9.00	53.30	14.90
2018	19900 C	N 10000	S 9900	9.00	53.70	14.90
2017	16400 F	N 8200	S 8200	9.00	53.50	14.30
2016	15400 C	N 7700	S 7700	9.00	53.10	14.30
2015	14000 C	N 7000	S 7000	9.00	54.70	13.30
2014	13700 C	N 6900	S 6800	9.00	55.10	13.60
2013	14000 C	N 7000	S 7000	9.00	56.40	15.10
2012	13300 C	N 6600	S 6700	9.00	56.30	13.30
2011	13000 C	N 6500	S 6500	9.00	51.30	13.90
2010	13300 C	N 6600	S 6700	9.85	55.51	12.40
2009	12500 C	N 6200	S 6300	9.88	55.48	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500 F	N 14500	S 15000	9.00	54.00	24.70
2023	28500 C	N 14000	S 14500	9.00	53.90	24.70
2022	23500 S	N 12000	S 11500	9.00	54.00	16.60
2021	23500 F	N 12000	S 11500	9.00	53.00	16.60
2020	22500 C	N 11500	S 11000	9.00	54.70	16.60
2019	24500 F	N 12500	S 12000	9.00	53.30	14.00
2018	24500 C	N 12500	S 12000	9.00	53.70	14.00
2017	22000 C	N 11000	S 11000	9.00	53.50	13.30
2016	21000 C	N 10500	S 10500	9.00	53.10	13.70
2015	18200 C	N 9100	S 9100	9.00	54.70	12.20
2014	17800 C	N 8900	S 8900	9.00	55.10	12.60
2013	19900 C	N 10000	S 9900	9.00	56.40	12.60
2012	20000 C	N 10000	S 10000	9.00	56.30	12.90
2011	18400 C	N 9300	S 9100	9.00	51.30	11.10
2010	21000 C	N 10500	S 10500	9.85	55.51	11.50
2009	22000 C	N 11000	S 11000	9.88	55.48	11.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N
30	W																									25584B
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N

WEEKDAY AVERAGE = 26561 SATURDAY AVERAGE = 29477 SUNDAY AVERAGE = 28363 NUMBER OF GOOD DAYS 30 TOTAL MONTHLY COUNT = 813290
MONTHLY AVERAGE = 27235

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N

WEEKDAY AVERAGE = 25560 SATURDAY AVERAGE = 28711 SUNDAY AVERAGE = 30261 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 817288
MONTHLY AVERAGE = 26681

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	56058 C	N 28056	S 28002	9.50	54.30	20.30
2023	56245 C	N 27484	S 28761	10.50	54.40	24.70
2022	47500 S	0	0	10.50	54.80	21.30
2021	48212 F	N 24331	S 23881	10.50	54.80	21.30
2020	38376 C	N 19226	S 19150	10.50	54.80	20.70
2019	49138 C	N 24305	S 24833	10.50	54.50	17.80
2018	49310 C	N 24411	S 24899	9.50	54.60	17.30
2017	47836 C	N 23529	S 24307	9.50	54.70	16.00
2016	45903 C	N 22722	S 23181	10.50	55.10	17.10
2015	43427 C	N 21656	S 21771	10.50	55.30	16.30
2014	39798 C	N 19859	S 19939	10.50	55.50	15.30
2013	37893 C	N 18860	S 19033	10.50	56.40	15.90
2012	35500 F	N 0	S 0	10.50	55.70	15.40
2011	36072 C	N 17822	S 18250	10.50	55.70	15.40
2010	37235 C	N 18439	S 18796	11.62	56.95	15.10
2009	35941 C	N 18020	S 17921	11.34	55.19	15.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	49800 C	N 24900	S 24900	10.50	56.10	19.90
2023	50200 C	N 25100	S 25100	10.50	54.40	21.90
2022	49600 C	N 24800	S 24800	10.50	55.50	19.20
2021	44000 C	N 22000	S 22000	10.50	59.60	21.30
2020	40400 C	N 20200	S 20200	10.50	53.80	20.70
2019	44700 C	N 22350	S 22350	10.50	53.80	17.80
2018	45300 C	N 22650	S 22650	9.50	57.70	17.30
2017	43500 C	N 21750	S 21750	9.50	57.70	16.20
2016	40400 C	N 20200	S 20200	10.50	57.20	16.60
2015	37000 C	N 18500	S 18500	10.50	54.50	16.00
2014	33000 C	N 16500	S 16500	10.50	54.80	15.20
2013	33000 C	N 16500	S 16500	10.50	55.60	15.60
2012	34000 E	N 17000	S 17000	10.50	54.40	14.80
2011	35000 E	N 17500	S 17500	10.50	55.10	15.10
2010	33700 C	N 16850	S 16850	11.01	55.93	14.40
2009	33200 C	N 16600	S 16600	10.79	54.81	14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 1, 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 Commercial/Agricultural (Sumter County) to Industrial (City) on 49.406 acres MOL. The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.

Case Number: A25-1948 SSCPA Monarch Ranch North Phase 1

Applicant(s): 75 Turnpike VDC, LLC

Owner(s): 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC

Parcel(s): Portions of parcels F12-033 and F13-005

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:

Developer's Agreement transferring wastewater utility credits

☐ recommends denial.

☐ recommends other:_____

Dated: July 1, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1947 Monarch Ranch North Phase 1 - RZ**

REQUESTED ACTION: The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1947 Monarch Ranch North Phase 1 - RZ
Ordinance Number	O2025-30
Owner(s)	75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC
Applicant(s)	75 Turnpike VDC, LLC
Property Location	The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.
Parcel(s)	A portion of F12-033 and a portion of F13-005
Date	7/1/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment A25-1948 (O2025-29).

ANALYSIS: The applicant is proposing an industrial development. It is compatible with surrounding uses, as this area is primarily zoned C-3 and M-1.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to M-1 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial (IDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is commercial and industrial. The proposed M-1 zoning designation will be compatible with the surrounding area's existing uses.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The industrial development will not generate any school-aged children.
Potable Water & Sewer: Prior to the final reading of a small-scale comprehensive plan amendment or rezoning for the subject property, the developer will execute an agreement transferring wastewater utility credits from Gibson Place Utility to West Sumter Utility. These credits cover the entirety of the proposed Monarch's Ranch development. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy." Adoption of the transfer agreement will verify the City's ability to serve the subject property in accordance with Florida Law.
Streets: The property has access off of E SR 44. The Traffic Impact Analysis (TIA) for the subject project has been reviewed and approved by Sumter County's Public Works Department.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The proposed amendment is necessary to accommodate the proposed industrial development at the subject location.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The applicant has provided a Traffic Impact Analysis stating that the traffic generated by the maximum build-out conditions under the City's Industrial land use would have less impact on existing roadway conditions than under the County's general commercial and agricultural land uses. Sumter County Public Works has approved the subject submitted TIA.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	E SR 44 (ROW)
SOUTH	Florida's Turnpike
EAST	A10C (County)
WEST	PEU (City), CH, A10C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned

Development Agreements or Developer’s Agreements that may be needed.

The applicant seeks approval from the City Commission for Ordinance O2025-30, subject to the approval of O2025-29, which establishes a future land use appropriate for the proposed zoning.

McKenna Page, Planner I, Development Services

ORDINANCE NO. O2025-30

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Portions of parcels F12-033 and F13-005
75 TURNPIKE BDC, LLC
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.

This property is to be reclassified from AG (Sumter County) to M-1 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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
0 187.5 375 750

PJ #A25-1947

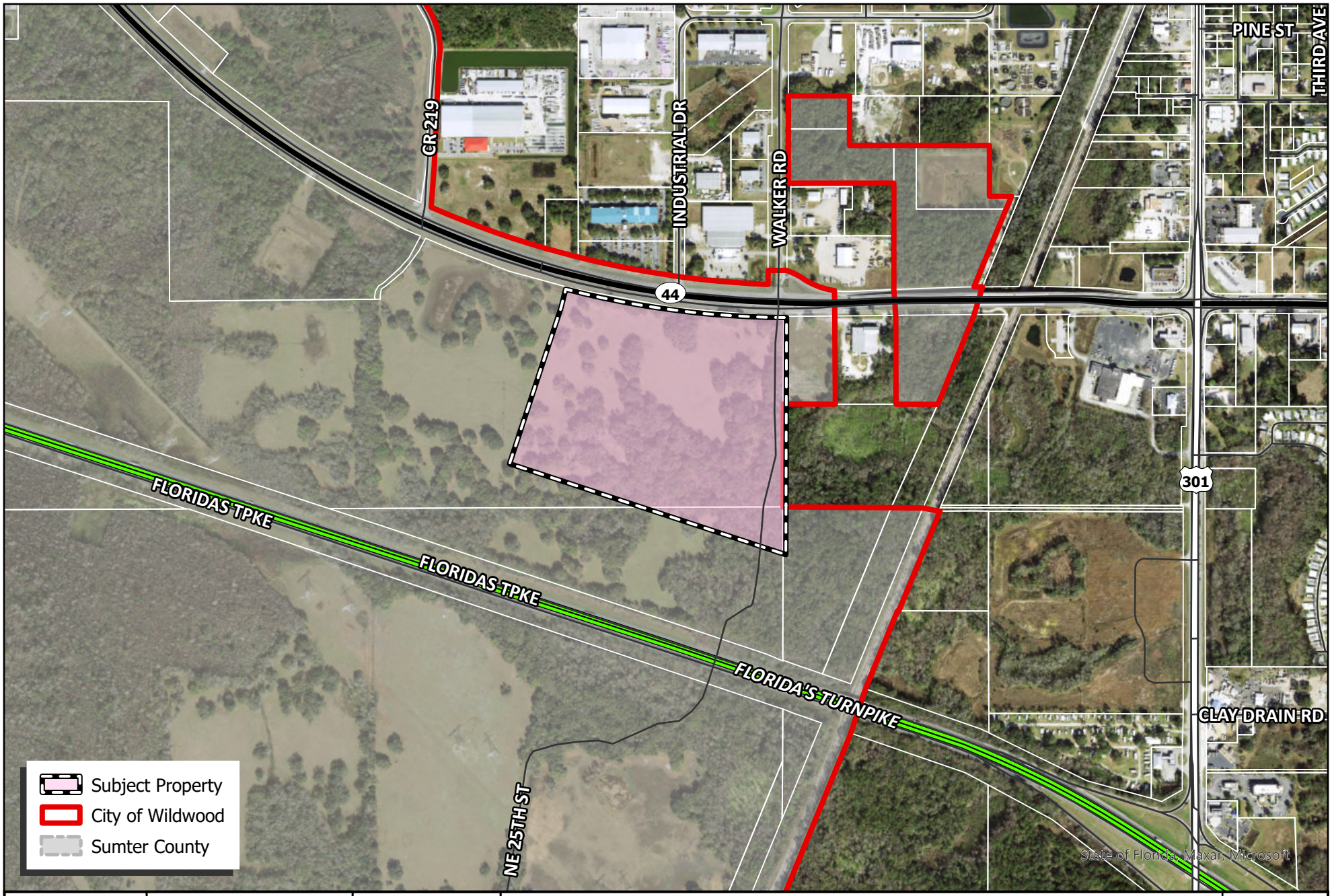
MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 1A

LOCATION MAP

MAY 2025



WILDWOOD FLORIDA EST. 1877

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N

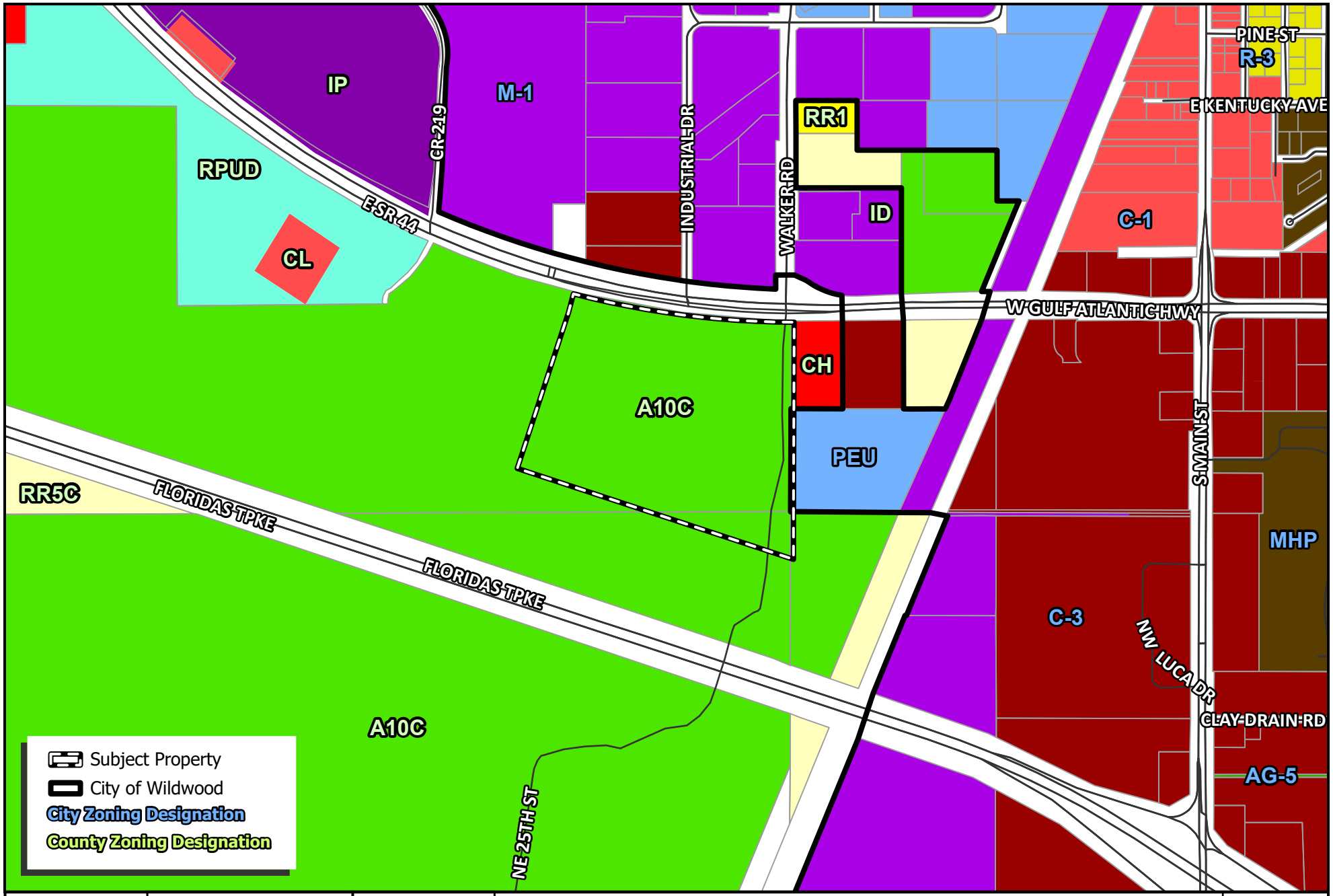
US Feet
0 195 390 780

PJ #A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 1B
LOCATION MAP
MAY 2025



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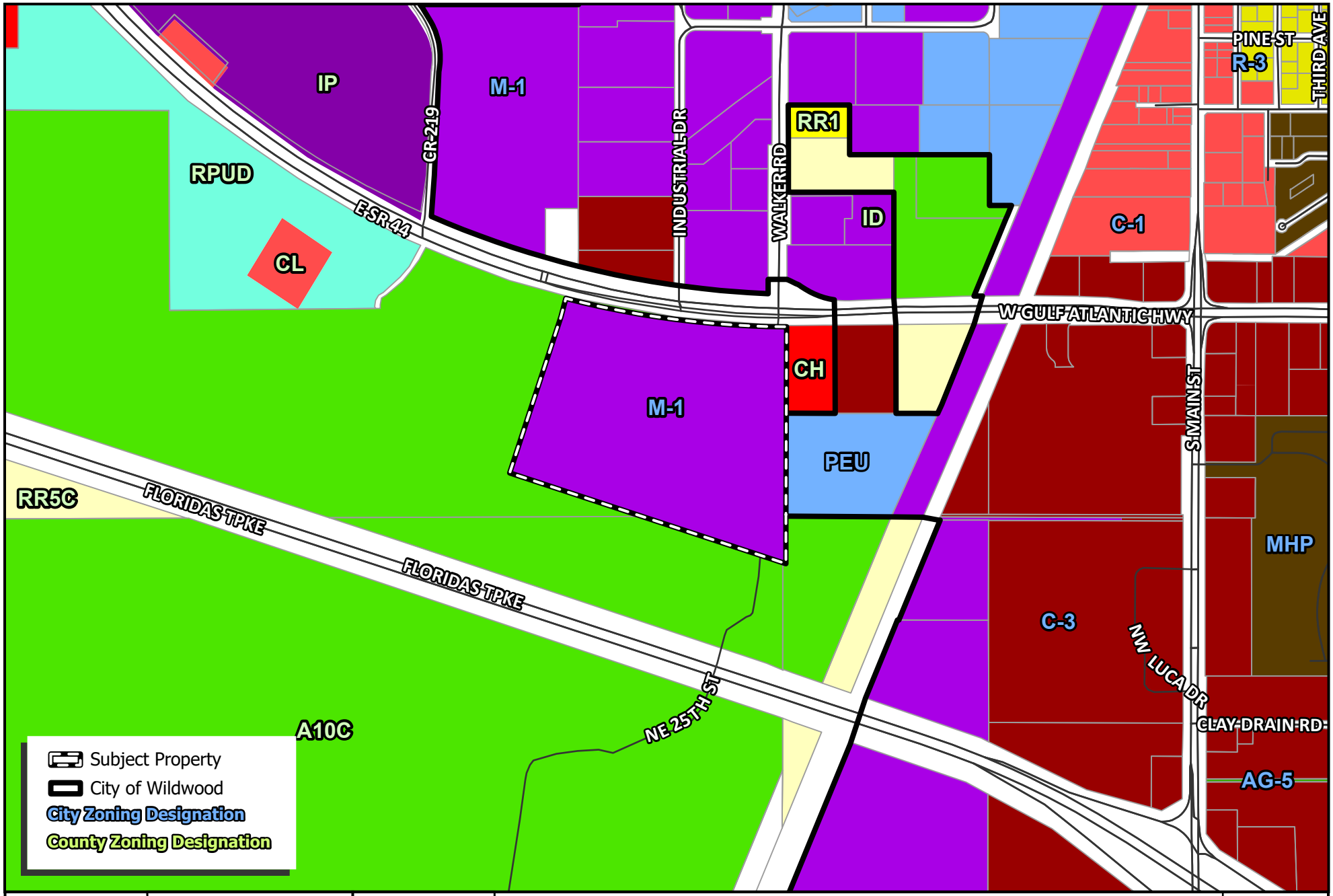
US Feet
0 187.5 375 750

#A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 3A
EXISTING ZONING
MAY 2025



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100 North Main Street
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N

US Feet
0 187.5 375 750

#A25-1947

MONARCH RANCH NORTH PHASE 1

PARCELS F12-033 & F13-005

MAP 3B

PROPOSED ZONING

MAY 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: O2025-30

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.

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
06/24/2025

1.2 -A revised Traffic Impact Analysis (TIA) will be needed during the Site Plan process.

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

REZONING TRAFFIC ANALYSIS

MONARCH RANCH NORTH PHASE 1

CITY OF WILDWOOD, FLORIDA

MAY 2025

Prepared for:

75 TURNPIKE VDC LLC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

040380087
May 2025
© Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

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Study Area 1
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Background Conditions 3
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Trip Generation 5
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Buildout Conditions Analysis 6
Conclusion 8

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Table 3: Buildout Roadway Segment Analysis 7

APPENDIX

APPENDIX A: Property Map
APPENDIX B: CFRPM Output
APPENDIX C: Traffic Data

INTRODUCTION

Kimley-Horn has been retained to evaluate and document the anticipated traffic impacts associated with a proposed zoning request for Monarch Ranch North Phase 1. The site is currently located in unincorporated Sumter County, with an annexation being processed through the City of Wildwood.

The zoning request includes 49.4 acres of vacant property located on the south side of SR 44 at the intersection with Industrial Drive on a portion of parcels F12-033 and F13-005. The development is proposed to include up to 500,000 square feet of industrial park uses. A Small-Scale Comprehensive Plan Amendment (SSCPA) is being processed concurrently for an Industrial Future Land Use (FLU) designation, which allows up to 0.5 Floor Area Ratio (FAR). The City of Wildwood M-1 and M-2 industrial zoning allows up to 0.5 FAR, which equates to a maximum development potential of 1,075,932 square feet of industrial. The site boundary map is provided in **Appendix A**.

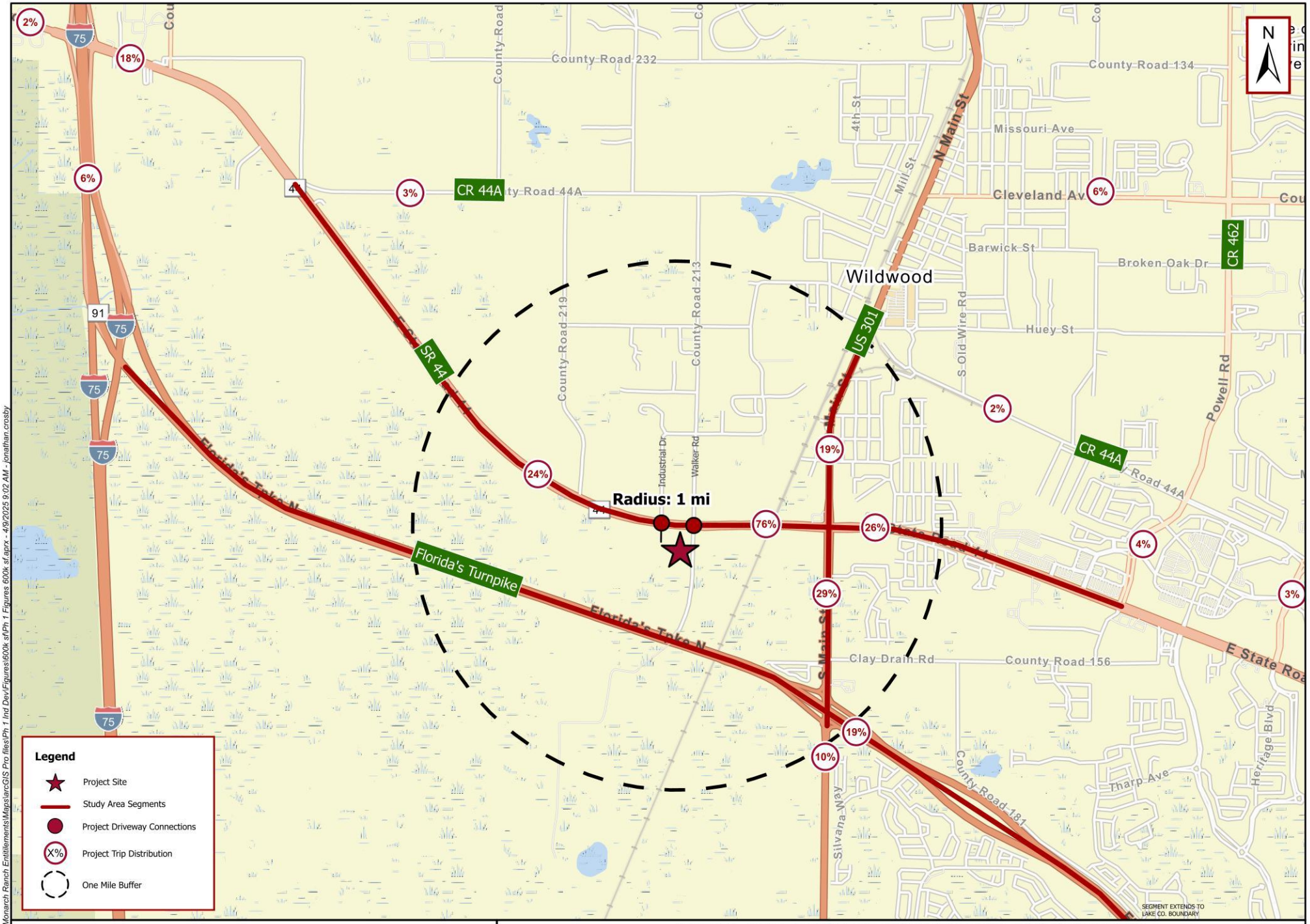
Buildout is anticipated in 2030. As summarized below, access to the site will be provided via existing median openings on SR 44.

- A new south leg at the existing signalized intersection of SR 44 at Industrial Drive
- Reconstruction of the south leg at the existing full access intersection of SR 44 at Walker Road, which is currently a private driveway owned by the developer.

STUDY AREA

The study area for the site includes major roadway segments within a one-mile radius and where the project PM peak hour two-way trips are anticipated to have a 3% or greater impact on the roadway network's generalized peak hour two-way service volume or have 70 or greater PM peak hour two-way project trips.

Figure 1 shows the general location for the Monarch Ranch North Phase 1 development, the one-mile study area radius from the planned access driveways, and the project's trip distribution.



K:\OCA_GIS\040380087-Monarch Ranch Entitlements\Maps\arcGIS Pro files\Ph 1 Ind Dev\Figures\600k sf\Ph 1 Figures 600k sf.aprx - 4/9/2025 9:02 AM - jonathan.crosby

Kimley»Horn
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1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com CA 35106

FIGURE 1 - PROJECT LOCATION, TRIP DISTRIBUTION, AND STUDY AREA

MONARCH RANCH NORTH PH 1 DEVELOPMENT
CITY OF WILDWOOD, FLORIDA

Not To Scale	Project No.: 040380087	May 2025	Page 2

EXISTING CONDITIONS

A PM peak hour analysis was conducted for the existing conditions of the roadway segments by comparing existing PM peak hour two-way traffic volumes to the generalized adopted two-way service volumes within the study area. Existing service volumes were obtained from the Lake Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP) Database (2023). Existing traffic volumes were obtained from the Florida Department of Transportation (FDOT) Florida Traffic Online (2024). The 2023 traffic volumes were grown to 2025 by applying a historic growth rate based on the FDOT historic traffic count trends.

The study area roadway segments operate within their adopted service volume for existing PM peak hour traffic conditions, except for US 301 from Florida's Turnpike to Clay Drain Road. This segment of US 301 is currently two lanes but is planned for widening to four lanes by the FDOT along with the widening of the Turnpike mainline from US 301 to I-75. The Turnpike improvements are currently funded for the year 2031 (FPID 435789-1), and the FDOT is working to advance the construction of the US 301 and interchange improvements as soon as possible. **Table 1** shows the existing roadway segment analysis.

BACKGROUND CONDITIONS

The existing traffic volumes from the FDOT and assumed growth were used to develop 2030 background traffic conditions within the study area. Growth rates for each roadway segment were determined by comparing various sources, including the 2023 Sumter County CMP growth rates, 5-year growth trends, 10-year growth trends, Bureau of Economic and Business Research growth trends, and Central Florida Regional Planning Model (CFRPM) growth.

The following roadway segments will undergo background improvements, which will be completed by project buildout:

- US 301 from Florida's Turnpike to Clay Drain Road: widen to four lanes

Roadway service volumes were updated using the 2023 Quality/Level of Service (Q/LOS) Handbook to account for this background improvement.

A PM peak hour analysis was conducted for roadway segments by comparing PM peak hour two-way background traffic volumes to peak hour two-way generalized adopted service volumes within the study area. **Table 1** shows the background roadway segment analysis. The roadway segments within the study area are shown to operate within their adopted / target level of service standard with background traffic conditions.

Table 1: Existing and Background Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Existing PM Peak Hour Traffic Conditions (2025)[2]					Background PM Peak Hour Traffic Conditions (2030)						
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2025)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]	#of Lanes (2030)	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS[3]
SR 44																			
CR 44A	Project Site	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	5,290	702	1,058	1,760	0.33	B	4	5,290	788	1,188	1,976	0.37	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	3,455	999	1,172	2,171	0.63	C	4	3,455	1,139	1,336	2,475	0.72	C
US 301																			
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,950	1,100	1,292	2,392	1.23	F	4	3,455	1,227	1,442	2,669	0.77	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	3,455	1,100	1,292	2,392	0.69	C	4	3,455	1,201	1,411	2,612	0.76	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	3,413	1,242	1,458	2,700	0.79	D	4	3,413	1,352	1,587	2,939	0.86	D
FLORIDA'S TURNPIKE																			
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,000	2,346	2,998	5,344	0.89	C	4	6,000	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,000	1,734	1,888	3,622	0.60	B	4	6,000	1,910	2,079	3,989	0.66	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. The LOS is from the 2023 FDOT Quality / Level of Service Handbook.

K:\OCA_Civil\040380087 - Monarch Ranch Entitlements\traffic\MR North Phase 1\Rezoning\calcs\[vol dev - MR ph 1.xlsm]segPM

DEVELOPMENT TRAFFIC

The proposed Monarch Ranch North Phase 1 will include up to 500,000 square feet of Industrial Park use. The anticipated buildout year is 2030. The latest industry standards were referenced to evaluate the number of new external trips to be generated by the site at buildout.

TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The fitted curve equations were used when applicable. Land Use Code (LUC) 130 was used to predict project traffic.

No pass-by or internal capture was assumed for this development. **Table 2** provides the Daily, AM, and PM peak hour trip generation summary for the project and for the maximum future land use development potential. The trip generation potential is shown for the anticipated development program, and the maximum intensity with the proposed zoning category and 0.5 FAR.

Table 2: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Program								
Industrial Park	500,000.0 SF GFA	2,168	170	138	32	170	37	133
Maximum FLU Development Potential								
Industrial Park	1,075,932 SF GFA	3,230	366	296	70	366	81	285

Notes:
1. Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition.

Industrial Park [ITE 130]

Daily	Ln(T) =0.52*Ln(X) +4.45; (X is 1,000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street	T=0.34*(X); (X is 1000 Sq. Ft. GFA, 81%in, 19%out)
PM Peak Hour of Adjacent Street	T=0.34*(X); (X is 1000 Sq. Ft. GFA, 22%in, 78%out)

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TRIP DISTRIBUTION AND ASSIGNMENT

Projected traffic demand on study area facilities was derived from the use of the latest adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the CFRPM v7 model set and connected to the existing roadway network to represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plot showing the percentage of daily project distribution is provided in **Appendix C.**

Figure 1 shows the projected project distribution on the study area roadway segments. These percentages were used to assign project trips to roadway segments within the study area.

BUILDOUT CONDITIONS ANALYSIS

A PM peak hour analysis was conducted for buildout conditions by comparing 2030 buildout PM peak hour two-way traffic volumes to peak hour two-way generalized adopted service volumes within the study area. Buildout volumes were developed by adding anticipated project trips to background volumes. The percentage of project trips on each roadway segment with respect to the generalized adopted service volume (project impact) was determined to define the extent of the study area. **Table 3** shows the buildout roadway segment analysis.

As shown in the table, no roadway segment deficiencies are anticipated within the study area as a result of project impacts.

Table 3: Buildout Roadway Segment Analysis

Roadway		Roadway Attributes[1]						Background Traffic (2030)					PM Peak Hour Project Traffic					Buildout PM Peak Hour Traffic Conditions (2030)				
From	To	Segment ID	#of Lanes (2025)	Context Class.	Adopted LOS	Growth Rate	Pk Hr Two-Way Service Volume (2030)	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS	%Assign[3]	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	Project Impact	NB/EB Vol.	SB/WB Vol.	Two-Way Vol	V/MSV	LOS
SR 44																						
CR 44A	Project Site	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	24%	9	32	41	0.78%	797	1,220	2,017	0.38	B
Project Site	US 301/SR 35	3551130	4	C2	D	2.34%	2,910	788	1,188	1,976	0.37	B	76%	101	28	129	2.44%	889	1,216	2,105	0.40	B
US 301/SR 35	CR 139	3551100	4	C3C	D	2.65%	1,901	1,139	1,336	2,475	0.72	C	26%	35	10	45	1.30%	1,174	1,346	2,520	0.73	C
US 301																						
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	3253220	2	C3C	D	2.22%	1,070	1,227	1,442	2,669	0.77	C	29%	11	39	50	2.56%	1,238	1,481	2,719	0.79	C
CR 156 (CLAY DRAIN RD)	SR 44	3253230	4	C3C	D	1.77%	1,901	1,201	1,411	2,612	0.76	C	30%	11	40	51	1.48%	1,212	1,451	2,663	0.77	C
SR 44	CR 44A	3253240	4	C4	D	1.72%	1,880	1,352	1,587	2,939	0.86	D	19%	25	7	32	0.94%	1,377	1,594	2,971	0.87	D
FLORIDA'S TURNPIKE																						
SR 93/I-75	US 301/SR 35	3545100	4	LA	C	2.20%	6,080	2,615	3,342	5,957	0.99	C	0%	0	0	0	0.00%	2,615	3,342	5,957	0.99	C
US 301/SR 35	LAKE COUNTY BOUNDARY	3545110	4	LA	C	1.95%	6,080	1,910	2,079	3,989	0.66	B	19%	25	7	32	0.53%	1,935	2,086	4,021	0.67	B

Notes:
1. The roadway attributes were derived from the 2023 Sumter County CMP and the 2023 FDOT Quality/LOS Tables.
2. The peak hour peak season volumes were derived from the most recent FDOT's Florida Traffic Online Historical AADT and Synopsis Reports, grown to 2025.
3. Percent assignment is the maximum across the segment, derived using the CFRPM v7.0 model output.
4. Project impact is the two-way project traffic volume divided by the two-way service volume.

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CONCLUSION

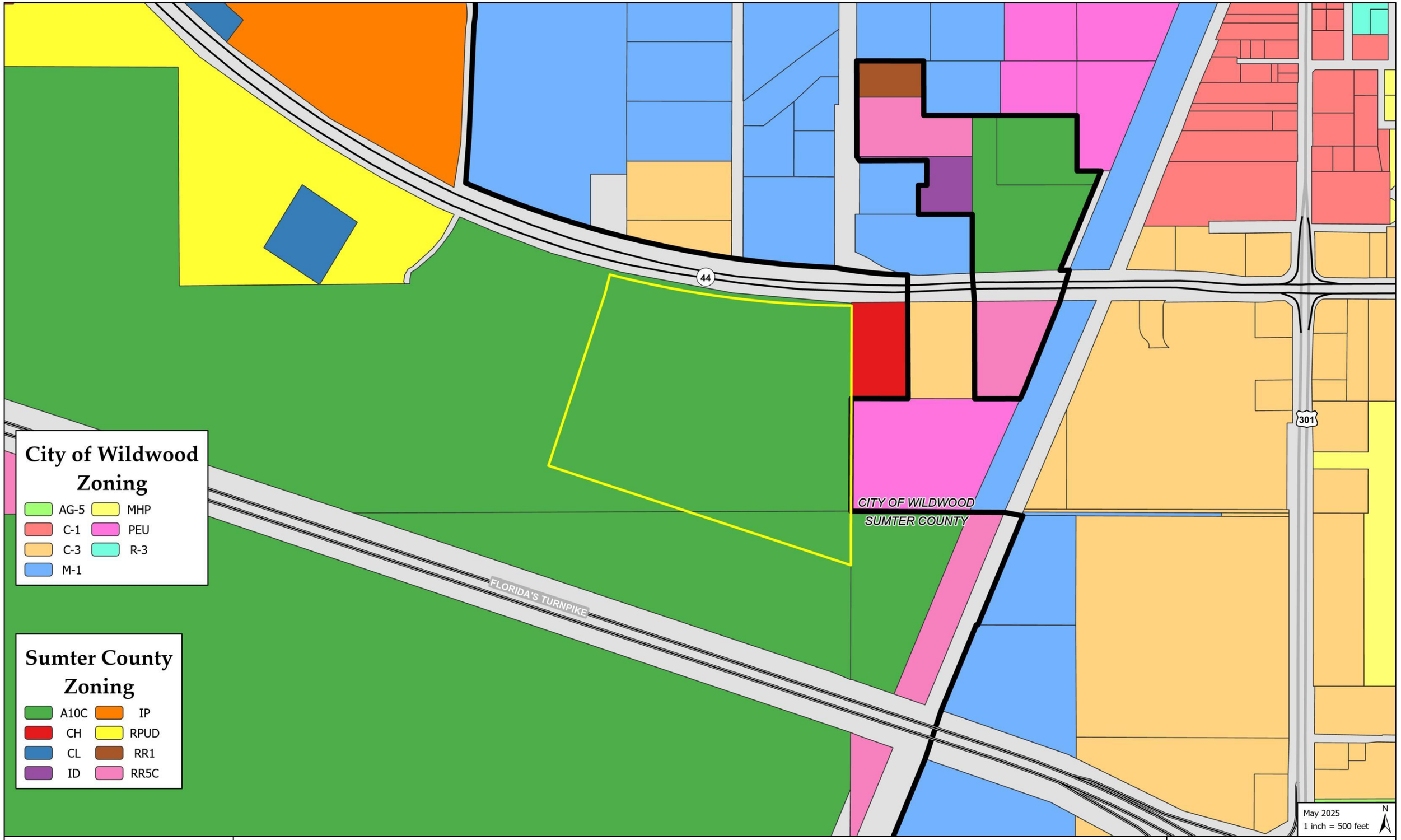
This traffic analysis was performed to assess the transportation impacts of the Monarch Ranch North Phase 1 industrial development. The development proposed for buildout in 2030 will consist of up to 500,000 sf of industrial uses. Access to the site will be provided via SR 44 at the south legs of Industrial Drive and Walker Road.

The project at buildout is expected to generate 170 PM peak hour vehicular trips based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model.

A roadway segment capacity analysis was performed for existing and year 2030 background and buildout conditions. The PM peak hour two-way analysis identified no roadway segment capacity deficiencies as a result of project impacts. The driveway connections to SR 44 will be further evaluated with the site plan and driveway connection permit submittals to identify geometry and traffic control needs for the development.

APPENDIX

APPENDIX A: Property Map



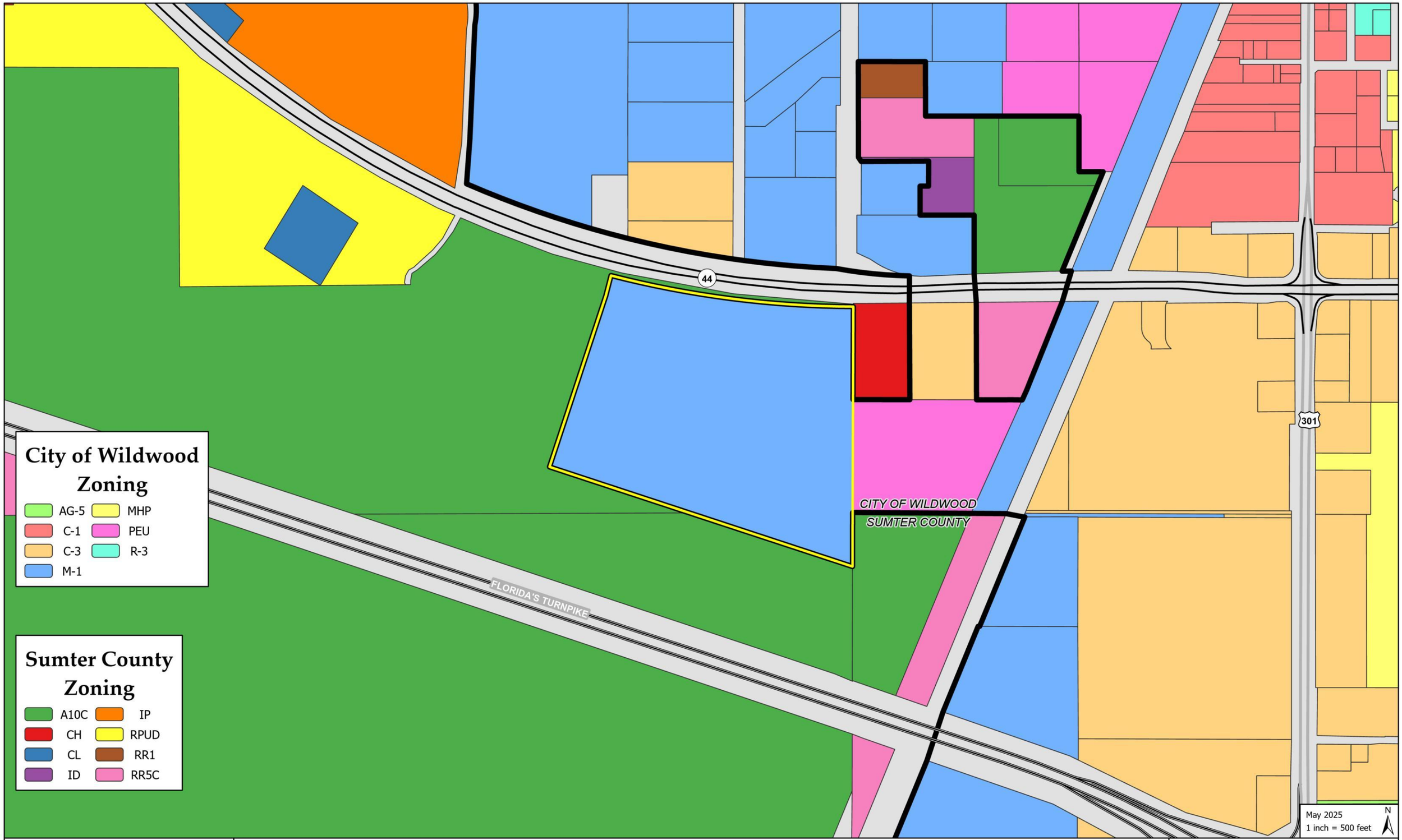
CFB CLYMER FARNER BARLEY

Current Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024



CFB CLYMER FARNER BARLEY

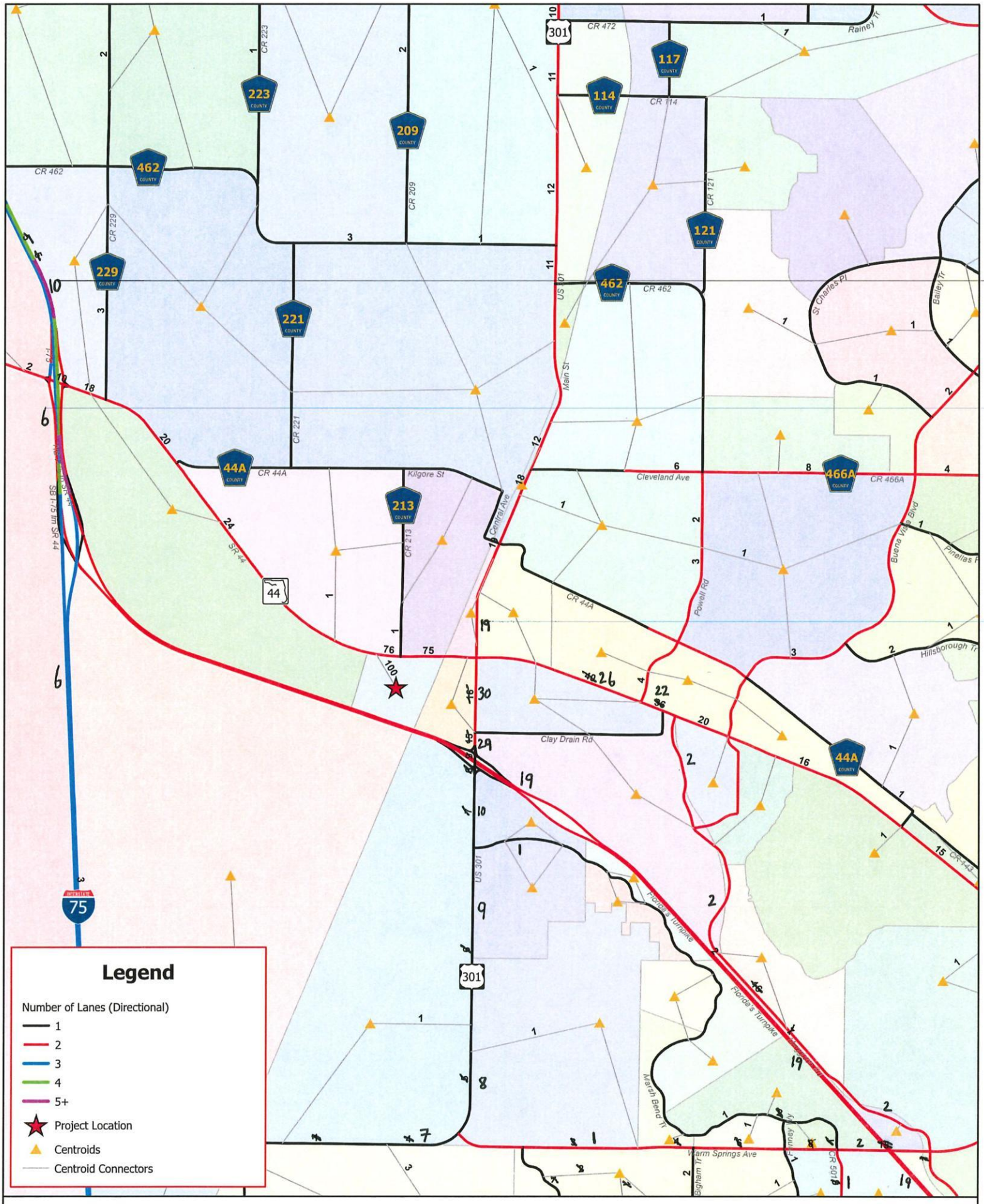
Proposed Zoning Map

Site

Monarch Ranch North Phase 1

*Sumter County Zoning shape downloaded 5/14/2024

APPENDIX B: CFRPM Output



Trip Distribution - Monarch Ranch Ph. 1
CFRPMv7 - 2030 - 3/18/2025

APPENDIX C: Traffic Data

Table A: Growth Rate Calculations

Roadway													Daily Model Bkgd			Annual Growth Rates					
From	To	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2045	2023 CMP	5-Year Trend	10-Year Trend	Model Growth	BEBR Medium	Calculated Rate	Rate Used
SR 44																					
CR 44A	US 301/SR 35	13,200	13,100	14,300	15,700	15,700	15,100	14,400	19,100	19,100	20,100	19,300	19,618	24,547	2.25%	5.03%	3.87%	0.84%	2.43%	2.34%	2.34%
US 301/SR 35	CR 139	17,700	17,400	18,500	18,700	18,700	17,200	16,400	19,400	19,400	22,500	23,500	24,862	37,523	3.75%	6.44%	2.87%	1.70%	2.43%	2.65%	2.65%
FLORIDA TURNPIKE																					
SR 93/I-75	US 301/SR 35	33,000	37,000	40,400	43,500	45,300	44,700	40,400	44,000	49,600	50,200	49,800	43,332	72,059	2.00%	2.18%	4.20%	2.21%	2.43%	2.20%	2.20%
US 301/SR 35	LAKE COUNTY BOUNDARY	39,798	43,427	45,903	47,836	49,310	49,138	38,376	48,212	47,500	56,245	56,058	60,419	86,970	1.00%	2.67%	3.49%	1.46%	2.43%	1.95%	1.95%
US 301 / S MAIN ST																					
SR 91/FLORIDAS TURNPIKE	CR 156 (CLAY DRAIN RD)	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,907	45,940	2.00%	5.39%	6.62%	1.32%	2.43%	2.22%	2.22%
CR 156 (CLAY DRAIN RD)	SR 44	13,700	14,000	15,400	16,400	19,900	20,000	18,600	19,200	19,200	25,000	26,000	32,093	42,789	1.00%	5.39%	6.62%	1.11%	2.43%	1.77%	1.77%
SR 44	CR 44A	17,800	18,200	21,000	22,000	24,500	24,500	22,500	23,500	23,500	28,500	29,500	32,533	36,019	1.00%	3.78%	5.18%	0.36%	2.43%	1.72%	1.72%

COUNTY: 18
STATION: 0200
DESCRIPTION: SR-44, 0.57 MI W OF US 301
START DATE: 05/22/2024
START TIME: 1045

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	27	14	12	16	69	15	21	21	9	66	135
0100	9	16	14	12	51	9	12	11	10	42	93
0200	9	13	11	12	45	4	7	5	8	24	69
0300	10	13	15	20	58	12	13	10	14	49	107
0400	17	28	31	35	111	22	18	21	25	86	197
0500	32	50	57	115	254	31	36	59	46	172	426
0600	138	143	155	208	644	63	94	95	95	347	991
0700	216	224	227	291	958	117	122	148	140	527	1485
0800	246	154	180	179	759	125	143	156	142	566	1325
0900	191	134	143	165	633	128	142	144	139	553	1186
1000	156	151	164	142	613	141	116	138	143	538	1151
1100	137	157	170	156	620	136	173	124	155	588	1208
1200	145	147	153	127	572	138	182	154	129	603	1175
1300	160	128	138	156	582	166	165	181	156	668	1250
1400	158	153	145	158	614	178	183	176	182	719	1333
1500	134	108	136	132	510	163	191	206	207	767	1277
1600	127	147	173	183	630	219	262	233	258	972	1602
1700	166	168	169	174	677	256	262	258	257	1033	1710
1800	161	128	92	108	489	165	120	106	97	488	977
1900	93	80	75	53	301	99	127	92	81	399	700
2000	67	68	55	50	240	83	98	84	81	346	586
2100	49	63	48	39	199	83	70	69	52	274	473
2200	25	53	60	69	207	52	51	44	30	177	384
2300	73	56	58	50	237	38	24	29	25	116	353
24-HOUR TOTALS:					10073					10120	20193

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	988	815	569	715	1523
P.M.	1630	690	1645	1034	1645	1720
DAILY	715	988	1645	1034	1645	1720

TRUCK PERCENTAGE 12.73 9.50 11.11

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	11	5794	2986	52	383	11	2	758	41	2	32	1	0	0	0	1282	10073
W	9	6300	2850	22	304	14	3	564	36	5	7	2	4	0	0	961	10120

GENERATED BY SPS 5.0.0.63

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0200 - SR-44, 0.57 MI W OF US 301

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	19300 C	E 9500	W 9800	9.50	54.00	10.70
2023	20100 S	E 9600	W 10500	9.50	53.90	24.00
2022	19100 F	E 9100	W 10000	9.50	54.00	13.20
2021	19100 C	E 9100	W 10000	9.50	53.00	12.10
2020	14400 F	E 7600	W 6800	9.50	54.70	5.60
2019	15100 C	E 8000	W 7100	9.50	53.30	13.20
2018	15700 F	E 8100	W 7600	9.50	53.70	12.10
2017	15700 C	E 8100	W 7600	9.50	53.50	13.60
2016	14300 C	E 7600	W 6700	9.00	53.10	13.10
2015	13100 C	E 6700	W 6400	9.00	54.70	13.70
2014	13200 C	E 6800	W 6400	9.00	55.10	13.40
2013	12800 C	E 6500	W 6300	9.00	56.40	12.00
2012	12600 C	E 6500	W 6100	9.00	56.30	14.10
2011	12800 C	E 6500	W 6300	9.00	51.30	12.90
2010	13000 S	0	0	9.85	55.51	12.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0006 - ON US-301, 0.357 MI. N OF FL TPK (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	26000 F	N 12500	S 13500	9.00	54.00	8.90
2023	25000 C	N 12000	S 13000	9.00	53.90	8.90
2022	19200 S	N 10000	S 9200	9.00	54.00	20.50
2021	19200 F	N 10000	S 9200	9.00	53.00	20.50
2020	18600 C	N 9700	S 8900	9.00	54.70	20.50
2019	20000 F	N 10000	S 10000	9.00	53.30	14.90
2018	19900 C	N 10000	S 9900	9.00	53.70	14.90
2017	16400 F	N 8200	S 8200	9.00	53.50	14.30
2016	15400 C	N 7700	S 7700	9.00	53.10	14.30
2015	14000 C	N 7000	S 7000	9.00	54.70	13.30
2014	13700 C	N 6900	S 6800	9.00	55.10	13.60
2013	14000 C	N 7000	S 7000	9.00	56.40	15.10
2012	13300 C	N 6600	S 6700	9.00	56.30	13.30
2011	13000 C	N 6500	S 6500	9.00	51.30	13.90
2010	13300 C	N 6600	S 6700	9.85	55.51	12.40
2009	12500 C	N 6200	S 6300	9.88	55.48	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 5016 - ON US-301, 0.191 MI. N OF SR-44 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500 F	N 14500	S 15000	9.00	54.00	24.70
2023	28500 C	N 14000	S 14500	9.00	53.90	24.70
2022	23500 S	N 12000	S 11500	9.00	54.00	16.60
2021	23500 F	N 12000	S 11500	9.00	53.00	16.60
2020	22500 C	N 11500	S 11000	9.00	54.70	16.60
2019	24500 F	N 12500	S 12000	9.00	53.30	14.00
2018	24500 C	N 12500	S 12000	9.00	53.70	14.00
2017	22000 C	N 11000	S 11000	9.00	53.50	13.30
2016	21000 C	N 10500	S 10500	9.00	53.10	13.70
2015	18200 C	N 9100	S 9100	9.00	54.70	12.20
2014	17800 C	N 8900	S 8900	9.00	55.10	12.60
2013	19900 C	N 10000	S 9900	9.00	56.40	12.60
2012	20000 C	N 10000	S 10000	9.00	56.30	12.90
2011	18400 C	N 9300	S 9100	9.00	51.30	11.10
2010	21000 C	N 10500	S 10500	9.85	55.51	11.50
2009	22000 C	N 11000	S 11000	9.88	55.48	11.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: N LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	381	312	251	252	334	608	1264	1629	1556	1523	1577	1526	1503	1449	1471	1517	1544	1272	1159	1014	809	661	594	408	24614N
2	W	308	283	205	259	345	607	1214	1572	1494	1587	1520	1482	1361	1382	1571	1557	1643	1380	1244	951	761	713	642	467	24548N
3	R	402	314	218	278	358	632	1358	1557	1821	1698	1831	1710	1676	1672	1593	1748	1669	1565	1495	1111	969	792	655	521	27643N
4	F	398	347	291	327	384	635	1371	1660	1804	1930	2104	1928	2169	2145	2267	2186	2211	2299	2101	2250	1495	1192	1003	729	35226A
5	A	486	363	290	271	349	502	1007	1322	1725	2111	2419	2657	1257	2559	2931	2636	1773	1562	1293	1054	974	774	733	594	31642S
6	S	458	329	242	185	215	329	528	730	1099	1365	1261	1993	2340	1844	1795	1707	1561	1546	1390	1271	1154	773	612	632	25359A
7	M	551	370	259	246	374	688	1269	1685	1553	1819	2125	1601	1665	1261	1183	1042	1308	1354	1344	1116	1165	1113	1071	805	26967A
8	T	718	610	517	475	767	1146	1584	1684	1619	1631	1646	1676	1603	1488	1531	1483	1430	1517	1251	1049	918	839	707	558	28447A
9	W	400	385	292	312	408	513	625	625	664	799	772	829	656	572	484	354	231	135	98	60	50	27	12	8	9311S
10	R	3	3	6	17	12	17	33	41	92	163	326	421	601	610	702	724	608	669	569	489	436	379	303	281	7505A
11	F	195	193	179	181	245	468	981	1319	1301	1414	1548	1642	1422	1592	1669	1619	1487	1508	1384	1121	978	796	707	570	24519A
12	A	425	378	303	331	362	507	855	1219	1338	1741	2170	2138	1869	1713	1458	1375	1245	1213	1100	1055	951	830	759	561	25896N
13	S	422	318	239	204	216	404	560	818	1212	1530	1893	1822	1854	1918	1868	1806	1805	1631	1541	1305	1145	919	740	518	26688N
14	M	350	316	261	263	354	645	1343	1719	1802	1918	2045	2028	1837	1742	1886	1767	1742	1624	1496	1113	918	771	601	484	29025N
15	T	409	296	204	309	351	662	1326	1614	1818	1812	1968	1786	1666	1588	1562	1597	1652	1480	1396	1245	947	712	632	453	27485N
16	W	369	279	215	263	352	707	1420	1680	1841	1839	1822	1733	1670	1564	1616	1605	1587	1331	1292	1098	948	798	691	509	27229N
17	R	368	302	293	292	376	534	1584	1220	1192	2468	2067	1749	1700	1709	1736	1784	1734	1681	1596	1305	1101	888	790	604	29073A
18	F	446	393	351	370	440	798	1411	1851	1875	2108	1680	1604	2410	1576	1696	1878	1989	1912	1874	1706	1619	1203	1050	798	33038A
19	A	602	416	360	343	375	615	1045	1434	1722	2110	2374	2487	2313	1893	2182	1899	1946	1947	1436	1170	1157	1054	881	736	32497S
20	S	530	346	272	264	247	433	598	832	1275	1713	2195	2429	2346	2336	2098	2129	2182	1878	1908	1572	1372	1064	820	672	31511N
21	M	508	393	292	282	335	729	1300	1680	1755	1876	1985	2028	1992	1860	1902	1185	1832	1980	1712	1346	1119	837	686	527	30141A
22	T	395	322	242	278	342	664	1288	1652	1558	1635	1676	1513	1539	1431	1569	1639	1670	1499	1330	1065	837	672	605	468	25889N
23	W	346	294	238	274	345	679	1299	1647	1478	1717	1675	1624	1180	1695	1818	1759	1701	1505	1406	1115	963	779	659	458	26654N
24	R	411	328	293	281	388	697	1311	1689	1762	1776	1824	1819	1802	1693	1832	1988	1922	1653	1271	1422	1132	807	712	628	29441N
25	F	424	422	345	296	420	729	1333	1780	1794	1981	2121	2228	2064	2091	2054	2168	1988	1695	1924	1614	1404	1110	909	711	33605A
26	A	525	425	333	288	346	512	914	1282	1595	1854	2024	2001	1789	1684	1617	1651	1631	1503	1336	1121	1112	905	785	638	27871N
27	S	433	376	285	237	237	348	550	930	1172	1607	2055	2159	2087	2254	2309	2009	2072	1896	1671	1454	1286	950	891	627	29895N
28	M	420	338	281	280	370	699	1315	1580	1719	1864	1552	1485	2143	1732	1818	1775	1734	1565	1409	1035	538	1242	706	517	28117A
29	T	367	275	231	270	357	643	1228	1609	1653	1552	1508	1556	1513	1432	1484	1674	1646	1477	1396	1032	866	754	571	437	25531N
30	W																									25584B
31	R	427	322	293	298	390	672	1301	1639	1581	1763	1624	1681	1658	1730	1869	1861	1795	1561	1383	1081	948	825	708	513	27923N

WEEKDAY AVERAGE = 26561 SATURDAY AVERAGE = 29477 SUNDAY AVERAGE = 28363 NUMBER OF GOOD DAYS 30 TOTAL MONTHLY COUNT = 813290
MONTHLY AVERAGE = 27235

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/21/25

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
OCTOBER 2024

COUNTY NAME: SUMTER STATION: 9931 DIRECTION: S LANE: 0
DESCRIPTION: TPK ML SR 91 S OF CR468
LOCATION: COUNTY 18 SECTION 470 SUBSECTION 000 MILEPOST 3.379 ROUTES: SR-91

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	T	350	329	331	375	518	778	1058	1188	1227	1115	1232	1320	1258	1384	1455	1714	1723	1635	1437	1001	860	598	481	445	23812N
2	W	339	324	294	354	510	836	1136	1123	1229	1257	1295	1265	1332	1449	1498	1665	1708	1631	1444	1076	863	690	564	443	24325N
3	R	388	321	310	403	574	873	1162	1229	1251	1313	1250	1372	1511	1620	1690	1945	1349	1400	1722	1692	1201	820	699	499	26594A
4	F	406	383	357	487	589	819	1126	1192	1237	1429	1535	1620	1803	1962	1811	2154	2116	1994	1822	1535	1169	991	817	659	30013N
5	A	507	367	335	364	422	521	749	945	1200	1525	1734	1821	1937	2024	2162	2047	1951	1872	1738	1385	1188	1018	865	1205	29882S
6	S	1670	1459	504	337	346	331	441	721	1054	1744	2222	2166	2179	2222	2415	2416	2301	2316	2058	1868	1561	1041	825	589	34786A
7	M	469	393	395	495	594	928	1105	1175	1212	1206	1371	1275	1458	1456	1465	1759	1749	1683	1490	1146	1005	771	711	594	25905A
8	T	478	440	354	411	503	732	964	1055	990	1049	1073	1089	1169	1159	1239	1231	1250	1136	1006	801	678	569	417	326	20119A
9	W	277	228	175	187	183	231	265	290	271	282	338	377	371	273	249	228	202	154	118	78	73	33	29	21	4933S
10	R	21	20	24	35	43	53	97	144	240	339	465	569	660	757	772	793	923	1098	1239	1366	1260	1453	927	964	14262A
11	F	918	510	486	413	493	723	929	986	1207	1198	1314	1175	1358	1509	1604	1441	1346	1556	1578	1618	1589	1438	1349	1184	27922A
12	A	1245	626	472	481	488	646	769	987	1180	1431	1602	1500	1621	1563	1639	1757	1850	1815	1715	1561	1306	963	985	704	28906A
13	S	531	423	352	296	319	394	537	700	884	1155	1421	1588	1573	1570	1694	1823	1815	1814	1794	1682	1613	1323	1057	862	27220A
14	M	524	436	377	424	535	940	1213	1178	1384	1430	1504	1481	1539	1661	1738	1724	1898	1723	1507	1537	1182	946	719	542	28142A
15	T	419	346	363	404	548	884	1144	1274	1287	1250	1262	1375	1449	1419	1568	1580	1758	1632	1618	1145	803	809	501	394	25232N
16	W	349	317	449	523	572	928	1143	1285	1381	1257	1317	1405	1386	1569	1500	1543	1765	1889	1711	1318	1031	809	595	494	26536A
17	R	428	379	424	489	620	879	1193	1270	1429	1400	1512	1441	1463	1561	1799	1978	2260	2206	1912	1821	1356	852	737	627	30036A
18	F	509	485	453	534	626	913	1158	1380	1514	1760	1783	1869	1929	2121	1928	1879	2259	1597	2071	2043	1315	1058	804	617	32605A
19	A	502	410	361	352	379	510	761	1080	1312	1563	1839	1824	1829	1837	2123	2043	1982	1802	1506	1258	1069	919	759	631	28651N
20	S	1053	671	298	269	286	358	514	696	1030	1467	1833	2079	2034	1791	2180	2142	2184	2188	1919	1829	1193	857	800	631	30302A
21	M	437	435	429	459	574	942	1214	1283	1366	1371	1455	1477	1569	1660	1671	1722	1803	1720	1445	1078	851	630	482	403	26476N
22	T	386	347	335	360	521	842	1159	1215	1314	1268	1296	1342	1376	1452	1538	1670	1707	1687	1367	1070	803	597	402	380	24434N
23	W	400	321	279	346	522	827	1289	1271	1290	1308	1345	1281	1370	1448	1581	1833	1852	1703	1657	1115	835	632	482	417	25404N
24	R	449	375	400	454	536	769	1369	1296	1375	1385	1406	1576	1612	1692	1779	2011	1956	1890	1725	1294	977	892	596	469	28283N
25	F	564	384	408	472	587	864	846	1030	1359	1482	1660	1725	1849	1969	2081	2170	2265	2309	2111	1687	1291	1061	832	692	31698N
26	A	489	333	286	356	387	540	705	892	1200	1542	1661	1821	1860	1848	1991	1986	1828	1790	1461	1273	1048	893	680	536	27406N
27	S	372	280	234	284	238	355	465	690	995	1257	1578	1863	2069	2050	2098	2051	2152	2154	2018	1743	1440	939	817	594	28736N
28	M	456	445	390	482	607	947	1187	1286	1359	1417	1555	1604	1666	1713	1718	1870	1924	1816	1558	1144	871	593	527	466	27601N
29	T	343	408	340	332	497	805	1153	1217	1192	1255	1319	1383	1404	1418	1538	1657	1800	1676	1376	994	835	659	554	439	24594N
30	W	372	304	305	389	530	851	1140	1242	1333	1293	1350	1450	1496	1520	1684	1752	1878	1824	1531	1168	883	738	574	461	26068N
31	R	418	345	350	394	520	843	1137	1245	1247	1326	1381	1439	1515	1610	1766	1813	1891	1782	1503	1075	872	779	614	540	26405N

WEEKDAY AVERAGE = 25560 SATURDAY AVERAGE = 28711 SUNDAY AVERAGE = 30261 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 817288
MONTHLY AVERAGE = 26681

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
FL GATOR HOME GAME
FL GATOR HOME GAME
HALLOWEEN

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 9931 - TPK ML SR 91 S OF CR468

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	56058 C	N 28056	S 28002	9.50	54.30	20.30
2023	56245 C	N 27484	S 28761	10.50	54.40	24.70
2022	47500 S	0	0	10.50	54.80	21.30
2021	48212 F	N 24331	S 23881	10.50	54.80	21.30
2020	38376 C	N 19226	S 19150	10.50	54.80	20.70
2019	49138 C	N 24305	S 24833	10.50	54.50	17.80
2018	49310 C	N 24411	S 24899	9.50	54.60	17.30
2017	47836 C	N 23529	S 24307	9.50	54.70	16.00
2016	45903 C	N 22722	S 23181	10.50	55.10	17.10
2015	43427 C	N 21656	S 21771	10.50	55.30	16.30
2014	39798 C	N 19859	S 19939	10.50	55.50	15.30
2013	37893 C	N 18860	S 19033	10.50	56.40	15.90
2012	35500 F	N 0	S 0	10.50	55.70	15.40
2011	36072 C	N 17822	S 18250	10.50	55.70	15.40
2010	37235 C	N 18439	S 18796	11.62	56.95	15.10
2009	35941 C	N 18020	S 17921	11.34	55.19	15.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2210 - TPK ML SR 91 S OF MM 307

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	49800 C	N 24900	S 24900	10.50	56.10	19.90
2023	50200 C	N 25100	S 25100	10.50	54.40	21.90
2022	49600 C	N 24800	S 24800	10.50	55.50	19.20
2021	44000 C	N 22000	S 22000	10.50	59.60	21.30
2020	40400 C	N 20200	S 20200	10.50	53.80	20.70
2019	44700 C	N 22350	S 22350	10.50	53.80	17.80
2018	45300 C	N 22650	S 22650	9.50	57.70	17.30
2017	43500 C	N 21750	S 21750	9.50	57.70	16.20
2016	40400 C	N 20200	S 20200	10.50	57.20	16.60
2015	37000 C	N 18500	S 18500	10.50	54.50	16.00
2014	33000 C	N 16500	S 16500	10.50	54.80	15.20
2013	33000 C	N 16500	S 16500	10.50	55.60	15.60
2012	34000 E	N 17000	S 17000	10.50	54.40	14.80
2011	35000 E	N 17500	S 17500	10.50	55.10	15.10
2010	33700 C	N 16850	S 16850	11.01	55.93	14.40
2009	33200 C	N 16600	S 16600	10.79	54.81	14.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 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 A10C (Sumter County) to M-1 (City) on 49.406 acres MOL. The subject property is generally located north of the Turnpike, south of E SR 44 and 0.5 miles west of US 301.

Case Number: A25-1948 RZ Monarch Ranch North Phase 1

Applicant(s): 75 Turnpike VDC, LLC

Owner(s): 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC

Parcel(s): Portions of F12-033 and F13-005

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:

transfer of utility credits via agreement

☐ recommends denial.

☐ recommends other:_____

Dated: July 1, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2305-002 Summers - SSCPA**

REQUESTED ACTION: The Planning and Zoning Board/Special recommends approval and a favorable recommendation of Ordinance Number O2025-31 to be forwarded to the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2305-002 Summers
Ordinance No.	O2025-31
Applicant	LPG Urban & Regional Planners LLC
Owner	Bryan Summers
Property Location	Generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.
Parcel Number	G15C017
Date	07/2/2025

The applicant seeks approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for the parcels listed above on 0.83 acres MOL. This request is accompanied by rezoning request RZ 2305-002 (O2025-32).

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant is proposing a small-scale comprehensive plan amendment to amend the Rural Residential land use to Commercial. Justification has been presented to the city to support the

proposed development, with the surrounding parcels on the FLUM depicting primarily low-density/rural residential land use designations within the county, with some commercial land use to the southeast that is within the city. The proposed use will be a six-thousand (6,000) square-foot auto part/service store. The property is currently vacant while the adjacent property to the east has an existing 6,000 square-foot gym, and it's zoned CL with Sumter County. There are additional parcels to the southeast and west that are city commercial and would complement Policy 1.2.8 of the 2050 comprehensive plan, which requires that the city contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities, especially along commercial corridors.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;
The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan which will allow for a maximum intensity of point five (0.50) FAR with a maximum sixty percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed development will conform with Policy 1.2.3. as the applicant has stated he understands that utilities are not currently present, but that public services will be accessed once they become available. Additionally, the property would follow Policy 1.2.8.i. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl. The maximum FAR for the development is 18,077.4 square feet.

Lastly, Policy 1.1.4 stipulates that the City’s zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 Comprehensive Plan as it brings the newly annexed parcel into compliance with the city FLUM.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;
The amendment should not be considered urban sprawl, but the area may exemplify an energy-inefficient land use pattern. Outside the addition of the six-thousand (6,000) square-foot proposed building for the auto part/service store, the current gym under Sumter County jurisdiction shall remain as is. Abiding by Policy 1.2.8.l., as it maintains compatibility with adjacent land uses and provides interconnectivity, maximizing the use of existing and future public facilities and services.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
On March 31, 2023, the applicant provided an environmental assessment report detailing the presence of flora and fauna protected by county, state and federal government agencies. The survey found no "potentially occupied" gopher tortoise burrows. It's recommended that a 100% survey be conducted. There were no protected plant species found. At some point in time, the parcel featured mixed hardwoods (438), but at this time the parcel is mostly cleared with a few mature trees sparse around the western boundary of the parcel. The entire parcel exhibits 13 - Tavares Fine Sand as its soil type, which is characterized by rapid to very rapid permeability. It's expected that the proposed amendment will not have an adverse effect on environmentally

sensitive systems, since there are no wetlands nor special flood hazard areas found on the property. Tree mitigation, if any, will be completed at the site plan stage.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the site is proposed via SR 44 and cross-access from the existing commercial driveway that currently serves the Anytime Fitness gym site. On May 20, 2025, Sumter County Public Works accepted the traffic impact analysis for this proposal, which yields approximately 100 daily trips, 11 AM peak hour trips, and 12 PM peak hour trips. Based on the analysis, all study roadway segments currently operate acceptably and are projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

Potable Water & Sewer: The subject property is within the utility service boundary according to the 2024 Utility Master Plan. There is an 8-inch sewer force main on the south side of E SR 44. There is no water available in this segment of the corridor. Water main extensions are projected to be developer-driven in this area. The applicant/owner understands that there could be requirements for water main extension and/or in coordination of expansion with other surrounding developments. The project is expected to utilize two (2) water and two (2) sewer ERUs. If it is determined that the cost of connection to city utilities is not financially feasible at the time of issuance of the development order, the applicant may be allowed to utilize a private well and septic system until such time as utilities become available and/or the private well or septic sytem fails. Any septic system installed within the city's Utility Service Area will be required to meet OSTDS standards.

Schools: The change is commercial and will result in no school-age children students added to the existing Wildwood/Sumter County Schools.

Staff **recommends approval of Ordinance Number O2025-31** be forwarded to the City Commission for further action.

DATED: 7/2/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-31

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G15C017
Bryan Summers, as Trustee of the Summers Land Trust dated January 30, 2013
Acres 0.83+/-

LEGAL DESCRIPTION:

Lot 17, Lake Deaton Shores, First Addition, according to the Plat thereof, Recorded in Plat Book 2, Page 25 ½, Public Records of Sumter County, Florida.

CONTAINING 0.83 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (Sumter County) to Commercial (City of Wildwood).

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

CP 2305-002

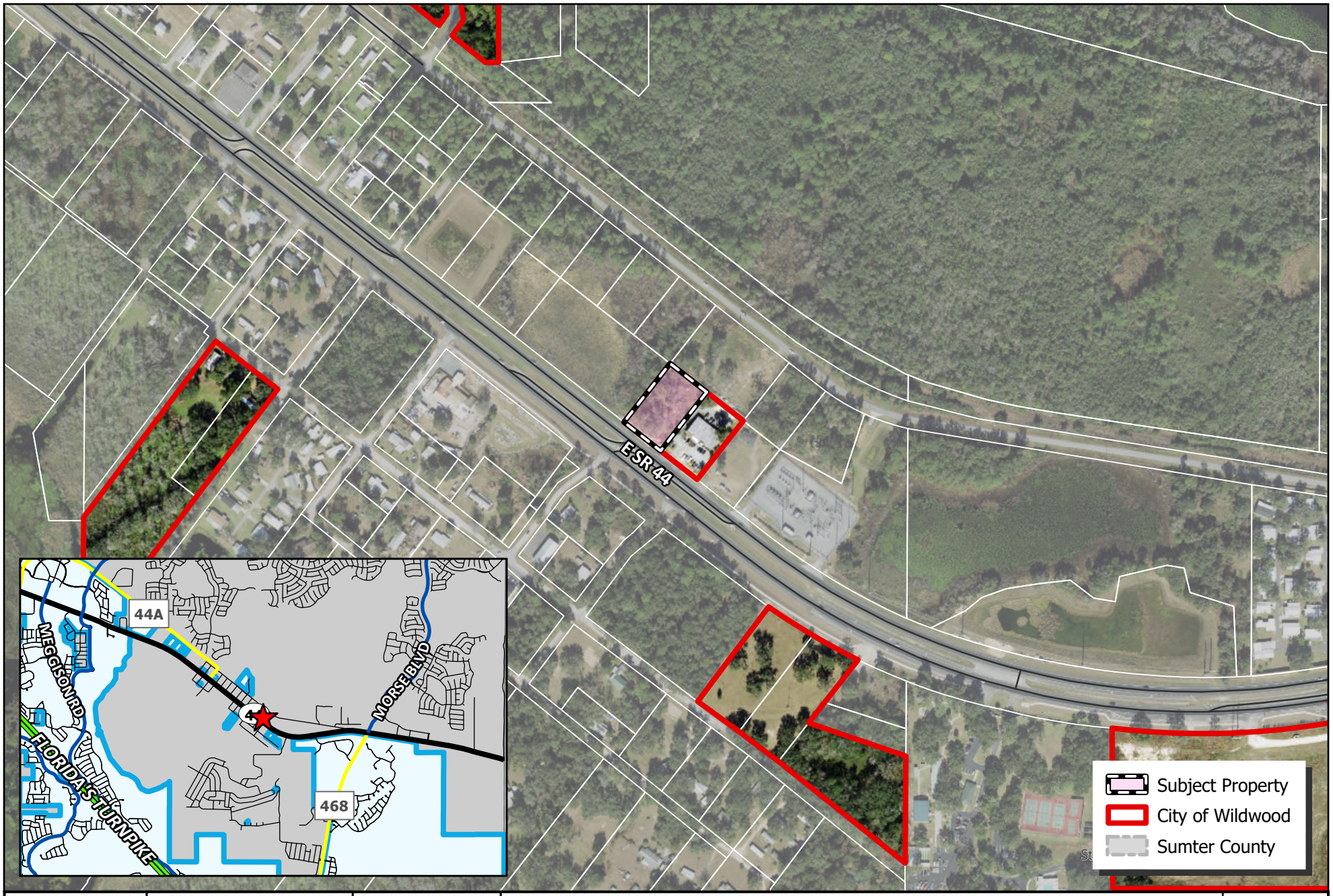
SUMMERS

PARCEL G15C017

MAP 1A

LOCATION MAP

JUN 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 95 190 380

CP 2305-002

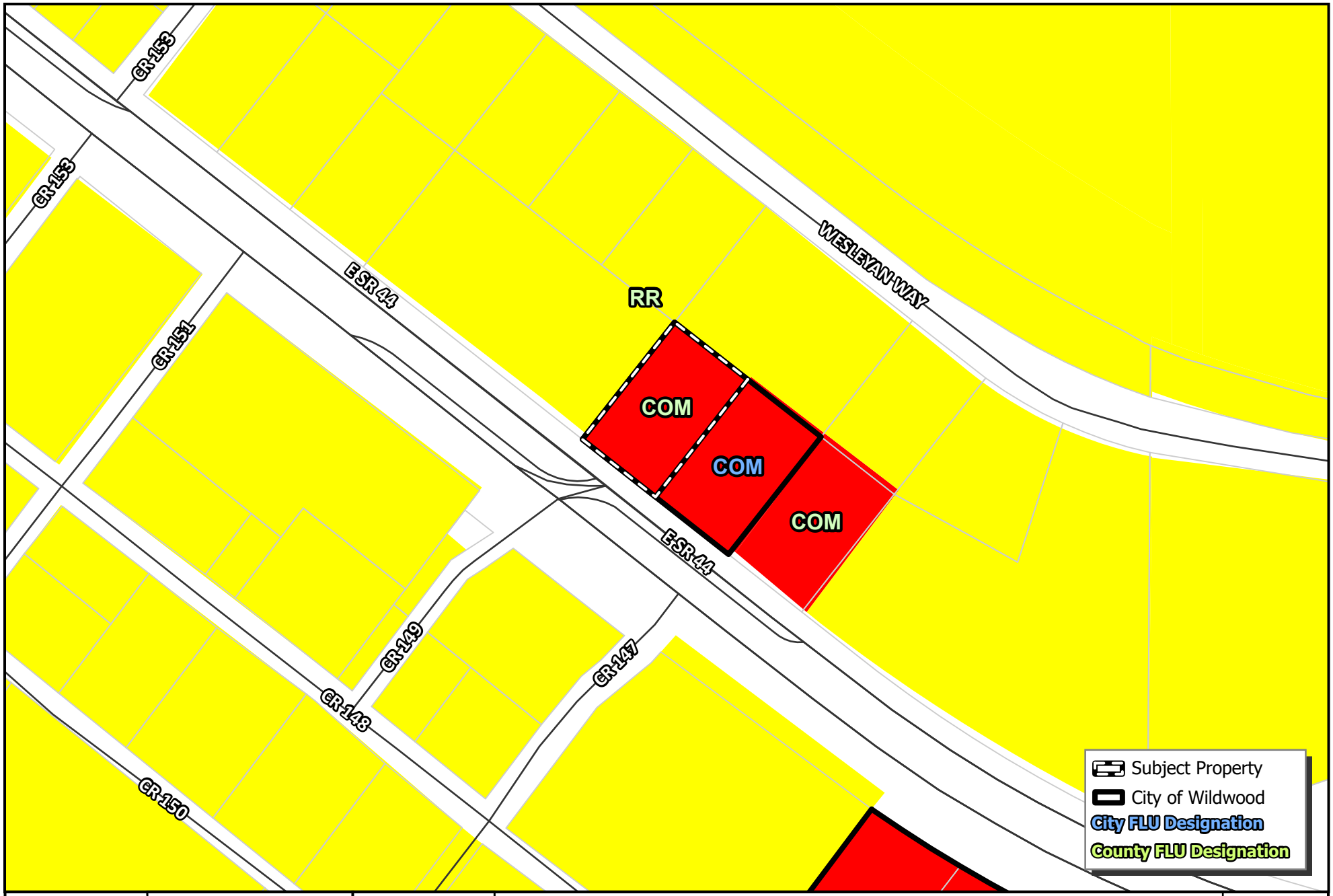
SUMMERS

PARCEL G15C017

MAP 1B

LOCATION MAP

JUN 2025



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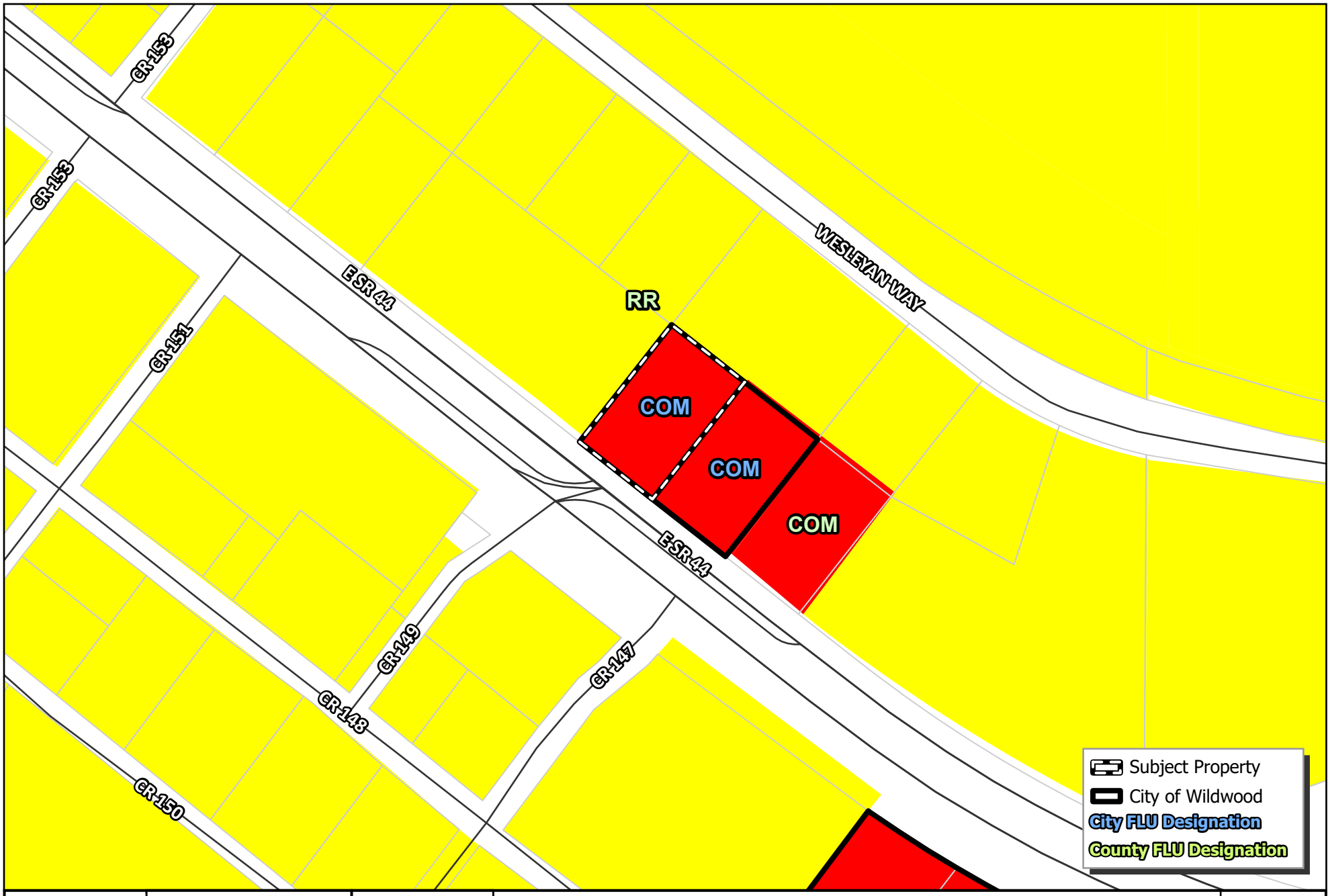
SUMMERS

PARCEL G15C017

MAP 2A

EXISTING LAND USE

JUN 2025



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100 North Main Street
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CP 2305-002

SUMMERS

PARCEL G17C017

MAP 2B

PROPOSED LAND USE

JUN 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: O2025-31

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.

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
05/20/2025

MEMORANDUM

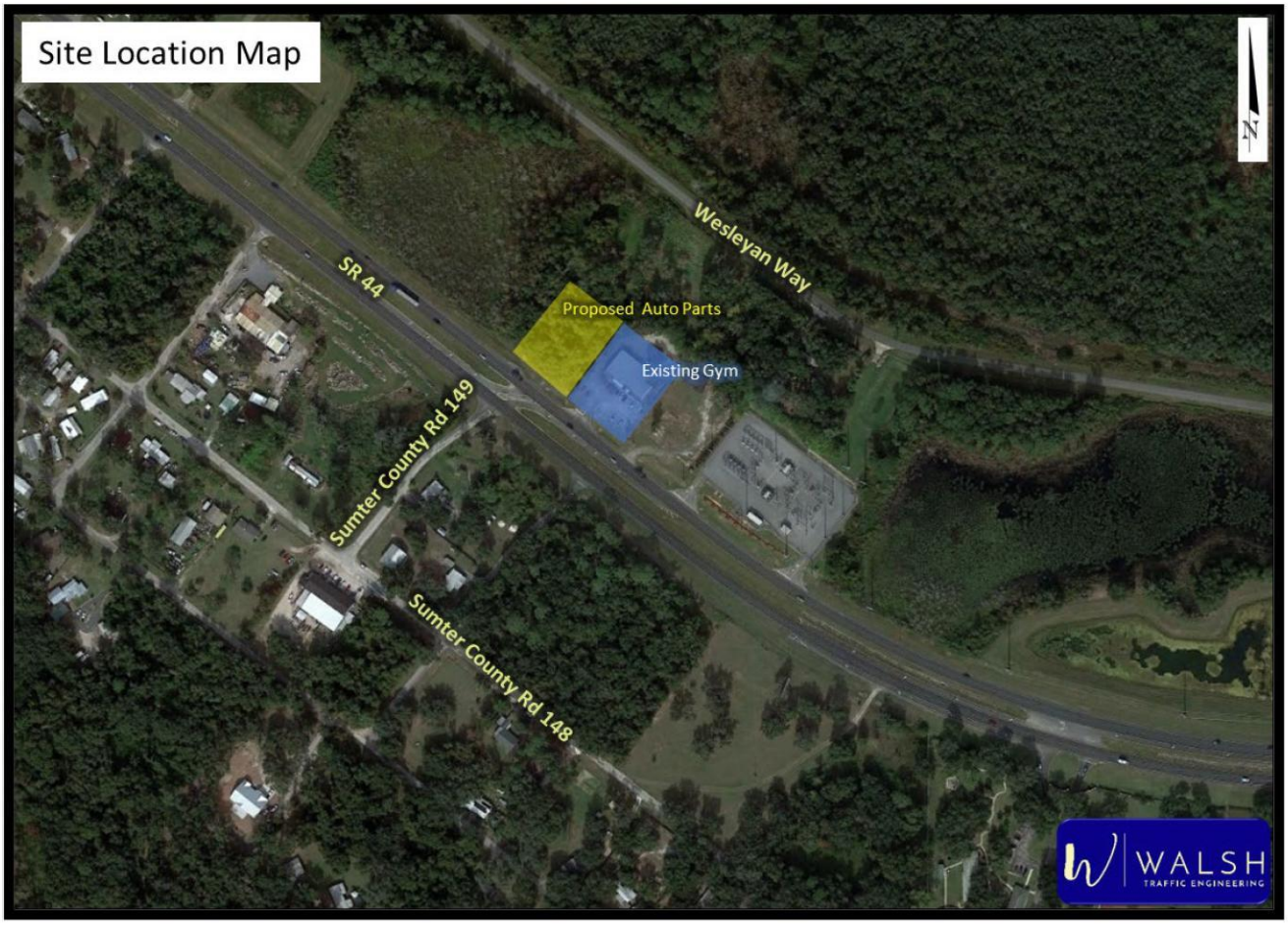
To: Mr. Matthew Tadlock – Sumter County Assistant Public Works Director-Planning and Design

From: Mr. Chris J. Walsh, P.E.

Date: May 16, 2025

Subject: SR 44 Automobile Parts/Service Store Traffic Analysis Memorandum
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Trip Generation/Traffic Analysis for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida (see **Site Location Map** below). The property is currently vacant while the adjacent property to the east has a 6,000 square-foot gym. Access to the site is proposed via a driveway connection to SR 44 that aligns with the directional median opening aligned with Sumter County Road 149. Additionally, the development is proposed to have a cross-access connection with the existing gym development immediately adjacent to the east (a preliminary site plan is attached). The development is proposed to be built out by the year 2026. However, for the purposes of this analysis, a buildout year of 2027 was used. Given that the development is projected to generate only 100 total daily trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Minor Traffic Impact Analysis in accordance with Sumter County TIA Guidelines (June 2022).



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition* for Land Use Code (LUC) 943 (Automobile Parts and Service Center). As summarized below in ***Table 1***, the proposed development is projected to generate 100 total daily trips, 11 total AM peak-hour trips (8 in, 3 out), and 12 total PM peak-hour trips (5 in, 7 out). While a portion of the trips are expected to be pass-by trips, for the purposes of providing a conservatively high project impact on the study roadways and intersections, pass-by trip reduction was not applied.

Table 1 – Trip Generation Summary

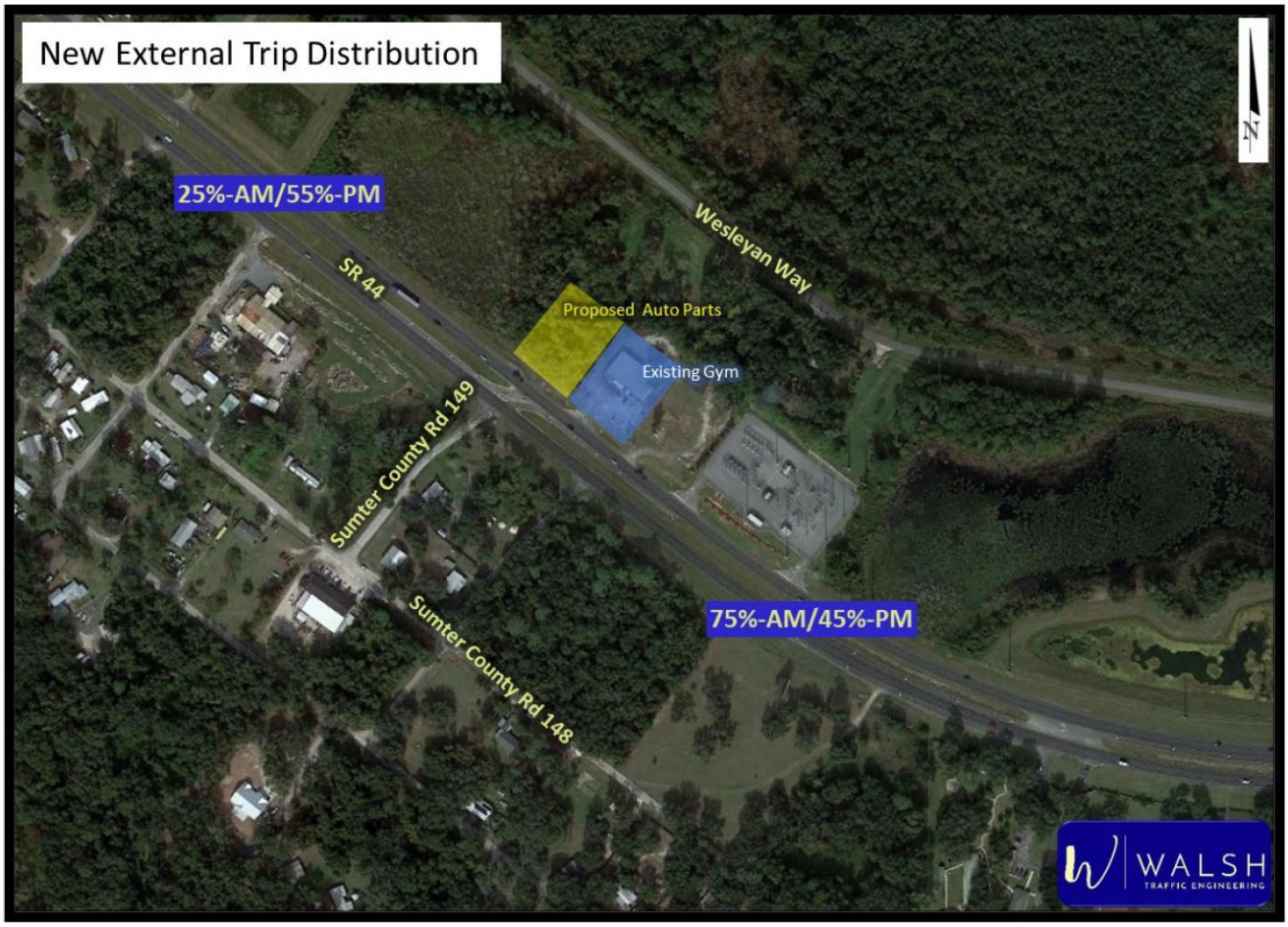
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	50	50	100

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	8	3	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	5	7	12

Trip Distribution

The trip distribution for the new external trips was estimated using engineering judgment taking into consideration existing traffic counts. Based on the traffic counts, ~25% of the trips exiting the adjacent gym are to the west on SR 44 and 75% to the east on SR 44. In the PM peak hour, ~55% of the exiting trips are to the west on SR 44 and 45% to the east on SR 44. The new external trip distribution for the proposed development is shown below:



Study Roadways

Per the Sumter County TIA Guidelines, the study area is to include the roadway which abuts the development (SR 44) and roadway segments in which the project traffic is greater than three percent of the service volume or more than 70 peak-hour two-way trips. As summarized in ***Table 1***, the project impact on adjacent roadways is less than the three percent significance threshold and below the 70 peak-hour two-way trips.

Table 2 – Project Significance Summary

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)		% Significant		Significant?	
							NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 44												
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	55.0%	3	4	0.15%	0.21%	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	45.0%	3	2	0.15%	0.10%	no	no

The project impact on the adjacent section of SR 44 is well below the 3% threshold. Thus, the study roadway segments only include the following:

- SR 44 from Buena Vista Boulevard to Project
- SR 44 from Project to Morse Boulevrd

Additionally, per the County TIA Guidelines, study intersections are to include major intersections that are part of the impact roadways, major intersections within 1,320 feet of the site access, and all site-access intersections. Thus, the study intersections are summarized below:

- SR 44 at Project Driveway/CR 149

Existing Conditions Analyses

For purposes of this study, PM peak-period turning movement counts, from 4:00 PM to 6:00 PM, were conducted at the study intersection. Additionally, existing roadway segment volumes were obtained from the Sumter County CMP Database (2023). Printouts of the turning movement counts and the applicable portion of the Sumter County CMP Database are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour directional volumes against the generalized service volume. As summarized in ***Table 3***, the existing roadway segment volumes on all study roadway segments are well below the generalized service volumes. Therefore, all study roadway segments currently operate acceptably.

Table 3 – Existing Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume		Source	Volume Exceeds	
						NB/EB	SB/WB		NB/EB	SB/WB
SR 44										
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	996	967	MPO	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	996	967	MPO	no	no

Future Conditions Analyses

Existing roadway segment and intersection volumes were factored to year 2027 by applying the annual growth trend as calculated from historical volumes on SR 44. ***Table 4*** summarizes the future background volume calculations for the study roadway segments.

Table 4 – Future Background Volume Calculations for Roadway Segments

Roadway Segment	ID	# of Lanes	Adopt. LOS	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
SR 44															
Buena Vist Blvd to Project	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no
Project to Morse Blvd	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2027. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 5***, all future total volume projections are well below each roadway's generalized service volume, thus indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 5 – Future Buildout Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB
							NB/EB	SB/WB					
SR 44													
Buena Vist Blvd to Project	35511202	4	D	1,151	1,118	55.0%	3	4	1,154	1,122	1,943	no	no
Project to Morse Blvd	35511202	4	D	1,151	1,118	45.0%	3	2	1,154	1,120	1,943	no	no

The SR 44 at CR 149/Project Driveway and the SR 44/existing gym driveway intersections were then analyzed. For the purposes of this analysis, the existing turning movement volumes were factored up to year 2027 based on the 3.9% trend annual growth rate. Because the proposed development will provide cross-access to the adjacent gym, a portion of the trips traveling to the gym were reassigned to the eastbound left-turn movement as the motorists from the west currently need to drive eastbound past the site, make an eastbound-to-westbound u-turn east of the site, and then make a westbound right into the site. Then, the project trips were included. Turning movement worksheets are attached. The intersections were then analyzed under *Highway Capacity Manual* methodologies using the Synchro 12 software. Based on the Synchro printouts, as attached, all approaches at the two STOP-controlled study intersections are projected to operate acceptably at level of service (LOS) B or better at buildout of the development. The 95th percentile queues for all movements are projected to be less than one vehicle.

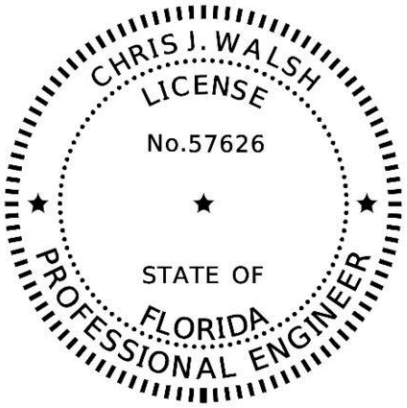
Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
SR 44 at Gym Driveway	STOP	Delay (sec/veh)	-	-	-	12.6	-	-	-	-	12.5	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.028	-	-	-	-	0.03	-
SR 44 at CR 149/Proposed Driveway	STOP	Delay (sec/veh)	-	-	0.0	11.9	-	-	-	12.1	12.0	-
		LOS	-	-	A	B	-	-	-	B	B	-
		Highest V/C	-	-	0	0.002	-	-	-	0.035	0.008	-

Relative to the proposed driveway, with only six westbound rights (one every 10 minutes) in the AM peak hour and two westbound rights (one every 30 minutes) in the PM peak hour, a westbound right-turn lane is not warranted at the proposed project driveway.

Conclusions

A Trip Generation/Traffic Analysis was conducted for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida. Based on the analysis, all study roadway segments currently operate acceptably and projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.05.16 11:18:09 -04'00'

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

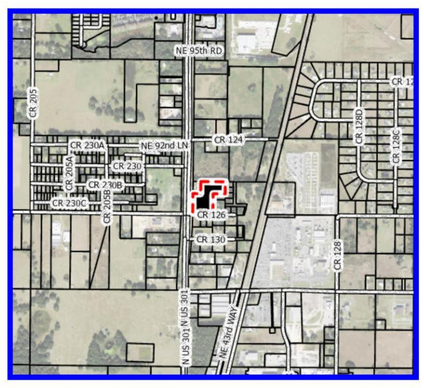
Attachments

Owner:

Summers Land Trust
Bryan Summers, Trustee
1850 CR 216A
Oxford, FL 34484

Applicant:

LPG Urban and Regional Planners, Inc.
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940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CR 128BYV
CR 128BYW
CR 128BYX
CR 128BYY
CR 128BYZ
CR 128BZA
CR 128BZB
CR 128BZC
CR 128BZD
CR 128BZE
CR 128BZF
CR 128BZG
CR 128BZH
CR

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	165	0	2	167	0	165	1	0	166	335
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	211	0	5	216	0	171	3	0	174	392
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
Total	0	0	1	0	1	3	0	2	0	5	0	826	0	9	835	1	821	12	0	834	1675
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	182	0	0	182	0	228	4	0	232	418
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	192	0	1	193	0	205	2	1	208	401
Total	1	0	0	0	1	12	0	1	0	13	0	792	0	3	795	1	807	15	2	825	1634
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	240	0	1	241	3	220	3	0	226	469
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	262	1	2	265	0	204	1	0	205	471
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	227	1	0	228	0	167	2	0	169	401
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
Total	0	0	2	0	2	4	0	3	0	7	0	949	3	4	956	3	778	8	0	789	1754
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	180	0	0	180	378
Total	1	0	2	0	3	5	0	5	0	10	0	864	2	8	874	8	868	4	0	880	1767
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3431	5	24	3460	13	3274	39	2	3328	6830
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.2	0.1	0.7		0.4	98.4	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.2	0.1	0.4	50.7	0.2	47.9	0.6	0	48.7	
Passenger Vehicles	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
% Passenger Vehicles	100	0	100	0	100	100	0	100	0	100	0	96.5	100	100	96.6	100	95.8	100	100	95.9	96.2
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	3.5	0	0	3.4	0	4.2	0	0	4.1	3.8

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**233**	0	1	**234**	**1**	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	217	0	1	218	0	**269**	5	0	**274**	**494**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	199	0	**2**	201	1	192	**6**	**1**	200	406
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
Total Volume	1	0	0	0	1	9	0	2	0	11	0	868	0	4	872	2	859	17	1	879	1763
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.7	1.9	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.931	.000	.500	.932	.500	.798	.708	.250	.802	.892
Passenger Vehicles	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% Passenger Vehicles	100	0	0	0	100	100	0	100	0	100	0	95.2	0	100	95.2	100	94.8	100	100	94.9	95.1
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	0	45	0	0	45	87
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4.8	0	0	4.8	0	5.2	0	0	5.1	4.9

The southbound left-turn and right-turn volumes are the total trips coming from the gym driveway. The southbound left represents a vehicle making a SB right onto SR 44 and then performing a WB u-turn at CR 149. The southbound right represents a vehicle making a SB right onto SR 44 and then continuing west past CR 149.

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 2

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	220	**1**	1	222	0	187	**2**	0	189	413
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**258**	0	**5**	**263**	2	207	1	0	210	**476**
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	233	0	0	233	**3**	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	**247**	2	0	**252**	439
Total Volume	0	0	2	0	2	4	0	5	0	9	0	893	1	8	902	8	875	6	0	889	1802
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.865	.250	.400	.857	.667	.886	.750	.000	.882	.946
Passenger Vehicles	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% Passenger Vehicles	0	0	100	0	100	100	0	100	0	100	0	98.3	100	100	98.3	100	97.3	100	0	97.3	97.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	24	0	0	24	39
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1.7	0	0	1.7	0	2.7	0	0	2.7	2.2

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	156	0	2	158	0	149	1	0	150	310
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	194	0	5	199	0	163	3	0	166	367
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
Total	0	0	1	0	1	3	0	2	0	5	0	778	0	9	787	1	776	12	0	789	1582
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	171	0	0	171	0	216	4	0	220	395
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	185	0	1	186	0	197	2	1	200	386
Total	1	0	0	0	1	12	0	1	0	13	0	754	0	3	757	1	763	15	2	781	1552
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	235	0	1	236	3	209	3	0	215	453
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	252	1	2	255	0	197	1	0	198	454
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	224	1	0	225	0	165	2	0	167	396
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
Total	0	0	2	0	2	4	0	3	0	7	0	927	3	4	934	3	751	8	0	762	1705
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	175	0	0	175	373
Total	1	0	2	0	3	5	0	5	0	10	0	853	2	8	863	8	846	4	0	858	1734
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.1	0.1	0.7		0.4	98.3	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.4	0.1	0.4	50.8	0.2	47.7	0.6	0	48.5	

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**220**	0	1	**221**	**1**	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	208	0	1	209	0	**253**	5	0	**258**	**469**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	192	0	**2**	194	1	181	**6**	**1**	189	388
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
Total Volume	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.6	2	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.939	.000	.500	.939	.500	.804	.708	.250	.808	.893
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	216	**1**	1	218	0	180	**2**	0	182	402
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**253**	0	**5**	**258**	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	230	0	0	230	**3**	231	1	0	235	**468**
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	**241**	2	0	**246**	430
Total Volume	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.868	.250	.400	.859	.667	.883	.750	.000	.879	.942

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	11	0	0	11	18
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	13	0	0	13	26
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	12	0	0	12	23
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	8	0	0	8	15
Total	0	0	0	0	0	0	0	0	0	0	0	38	0	0	38	0	44	0	0	44	82
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	8	0	0	8	13
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	9
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5
Total	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	22	0	0	22	33
Grand Total	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
Apprch %	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	0	0	0	0	0	46.3	0	0	46.3	0	53.7	0	0	53.7	

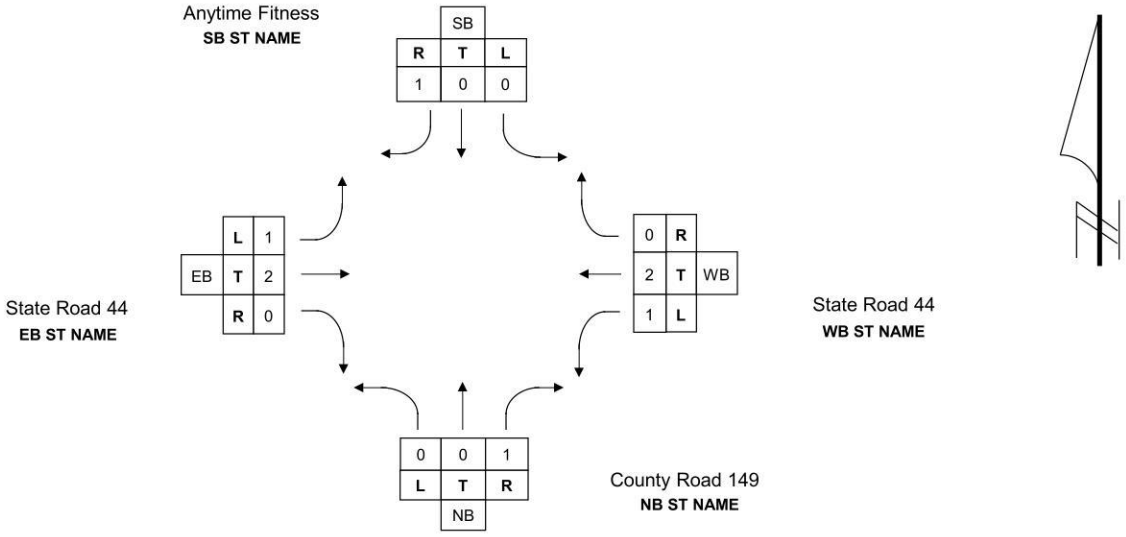
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	**16**	0	0	**16**	**25**
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	**17**	0	0	**17**	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total Volume	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.706	.000	.000	.706	.000	.703	.000	.000	.703	.930
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	**11**	0	0	**11**	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	**10**	0	0	**10**	0	7	0	0	7	**17**
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total Volume	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.550	.000	.000	.550	.000	.614	.000	.000	.614	.721

TRIUNE INFRASTRUCTURE GROUP

SUMMARY OF VEHICLE MOVEMENTS

SECTION	18070000	**CITY**	Wildwood	**COUNTY**	Sumter
STATE ROUTE	State Road 44	**INTERSECTING ROUTE**	County Road 149		
OBSERVER	HF	**DATE**	03.27.25	**MILEPOST**	15.645
WEATHER	Sunny	**ROAD CONDITION**	Good		
REMARKS					

FORM COMPLETED BY HF **DATE** 04.03.25



TIME	NORTHBOUND					SOUTHBOUND					TOTAL	EASTBOUND					WESTBOUND					TOTAL
BEGIN/END	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**N/S**	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**E/W**
7:00 - 8:00 AM	0	0	1	0	**1**	3	0	2	0	**5**	**6**	0	826	0	9	**835**	1	821	12	0	**834**	**1,669**
8:00 - 9:00 AM	1	0	0	0	**1**	12	0	1	0	**13**	**14**	0	792	0	3	**795**	1	807	15	2	**825**	**1,620**
4:00 - 5:00 PM	0	0	2	0	**2**	4	0	3	0	**7**	**9**	0	949	3	4	**956**	3	778	8	0	**789**	**1,745**
5:00 - 6:00 PM	1	0	2	0	**3**	5	0	5	0	**10**	**13**	0	864	2	8	**874**	8	868	4	0	**880**	**1,754**
TOTAL	**2**	**0**	**5**	**0**	**7**	**24**	**0**	**11**	**0**	**35**	**42**	**0**	**3,431**	**5**	**24**	**3,460**	**13**	**3,274**	**39**	**2**	**3,328**	**6,788**
Percentage	29%	0%	71%	0%		69%	0%	31%	0%			0%	99%	0%	1%		0%	98%	1%	0%		
Average	1	0	1	0	2	6	0	3	0	9		0	858	1	6	865	3	819	10	1	832	
Maximum	1	0	2	0	3	12	0	5	0	13		0	949	3	9	956	8	868	15	2	880	
Minimum	0	0	0	0	1	3	0	1	0	5		0	792	0	3	795	1	778	4	0	789	

TRIUNE INFRASTRUCTURE GROUP

PEDESTRIAN MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

TRIUNE INFRASTRUCTURE GROUP

BICYCLE MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	1	1	**2**	0	0	**0**	**2**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**2**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

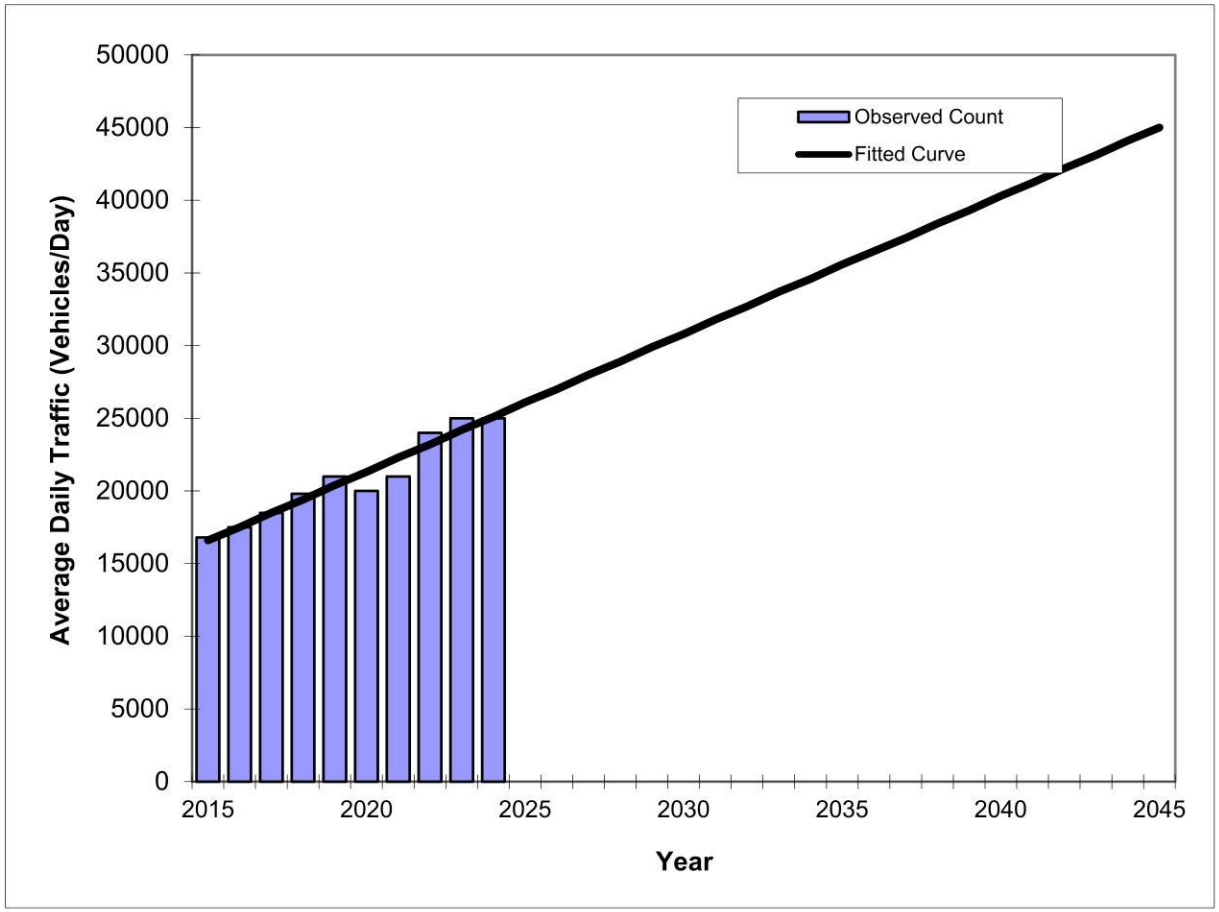
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 44, east of project --

FIN#	
Location	

County:	Sumter
Station #:	18-0005
Highway:	SR 44, east of project



Year	Traffic (ADT/AADT) Count*	Trend**
2015	16800	16600
2016	17500	17500
2017	18500	18500
2018	19800	19400
2019	21000	20400
2020	20000	21300
2021	21000	22300
2022	24000	23200
2023	25000	24200
2024	25000	25100
2025 Opening Year Trend		
2025	N/A	26100
2026 Mid-Year Trend		
2026	N/A	27000
2027 Design Year Trend		
2027	N/A	28000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	948
Trend R-squared:	93.37%
Trend Annual Historic Growth Rate:	5.69%
Trend Growth Rate (2024 to Design Year):	3.85%
Printed:	16-May-25

Straight Line Growth Option

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
35511202	180005	180005	FDOT	55	2.94	SR 44	BUENA VISTA BLVD	MORSE BLVD	4	4	D	39,165	23,680	0.60	C	1,943	996	967	0.51	C	3,528	1,963	C	0.56	3.50%

SR 44 at Sumter County Road 149/Proposed Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0

* 9 of the westbound U-turns are from the existing gym and 2 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	4	-4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	4	4	932	0	10	2	926	0	0	0	0	0	0	0	0	0

* 25% of the 17 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (4 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	2	0	0	0	0	0	6	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Volume	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1
Total Project Trips	0	2	0	0	2	0	0	6	0	0	0	0	0	0	0	1

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	4	6	932	0	12	2	926	6	0	0	0	0	0	0	0	1

SR 44 at Sumter County Road 149/Proposed Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0

* 4 of the westbound U-turns are from the existing gym and 5 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	8	3	960	1	10	8	943	0	0	0	0	2	0	0	0	0

* 55% of the 6 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (3 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	3	0	0	0	0	0	2	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%
Volume	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
Total Project Trips	0	3	0	0	3	0	0	2	0	0	0	0	0	0	0	4

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	8	6	960	1	13	8	943	2	0	0	0	2	0	0	0	4

SR 44 at Existing Gym Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11

* 9 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 2 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-4	0	0	0	0	-4	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	942	0	0	0	927	13	0	0	0	0	0	0	0	11

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
Volume	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Project Trips	0	0	2	0	0	0	6	0	0	0	0	0	0	0	0	2

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	944	0	0	0	933	13	0	0	0	0	0	0	0	13

SR 44 at Existing Gym Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9

* 4 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 5 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-3	0	0	0	0	-3	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	973	0	0	0	953	3	0	0	0	0	0	0	0	9

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

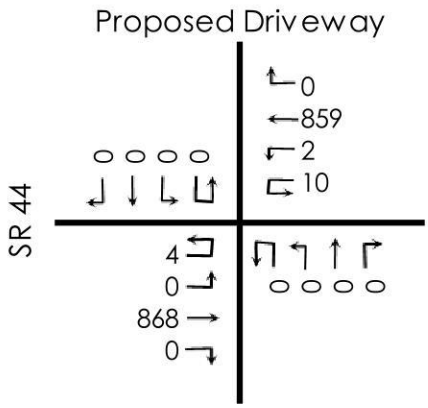
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%
Volume	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Total Project Trips	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	3

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	976	0	0	0	955	3	0	0	0	0	0	0	0	12

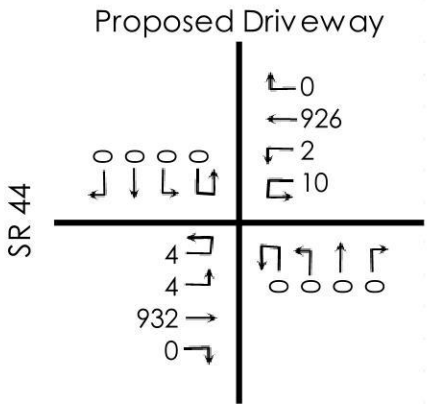
AM Peak-Hour Volume Summary

1 SR 44 AT CR 149/PROPOSED DRIVEWAY

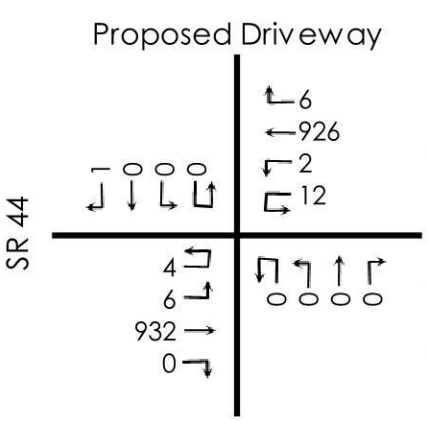
Existing



Future Background

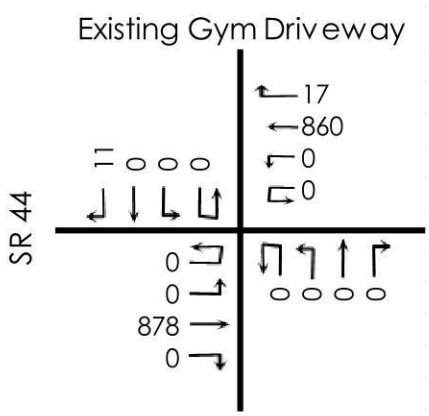


Buildout

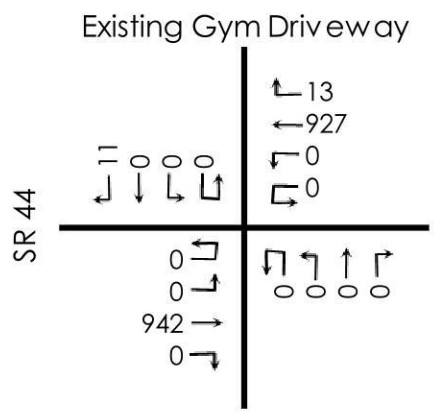


2 SR 44 AT EXISTING GYM DRIVEWAY

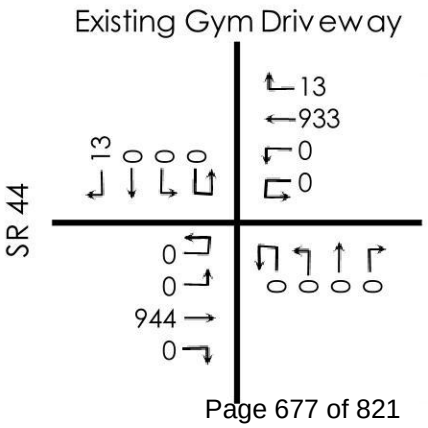
Existing



Future Background



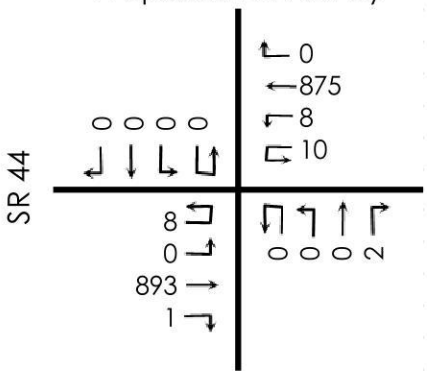
Buildout



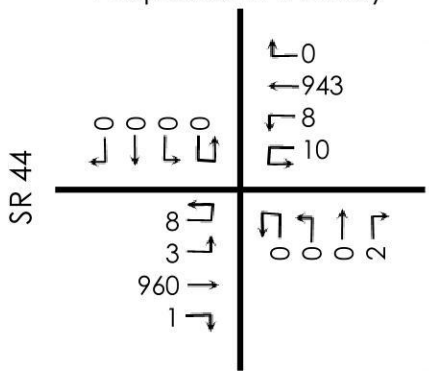
PM Peak-Hour Volume Summary

1 SR 44 AT CR 149/PROPOSED DRIVEWAY

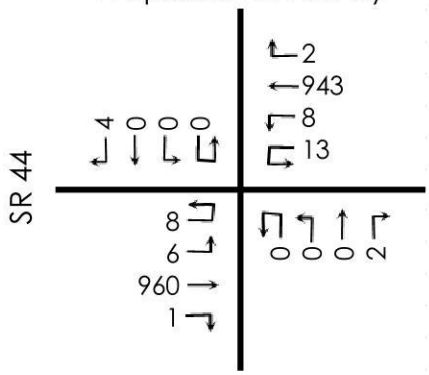
Existing



Future Background

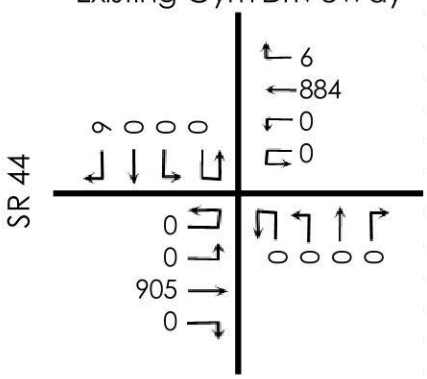


Buildout

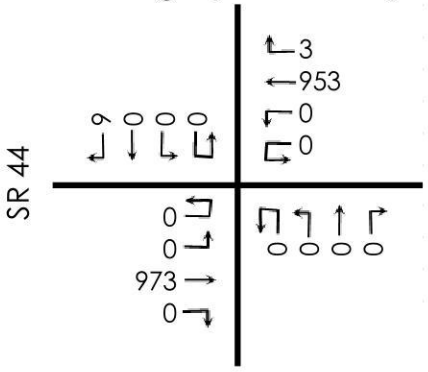


2 SR 44 AT EXISTING GYM DRIVEWAY

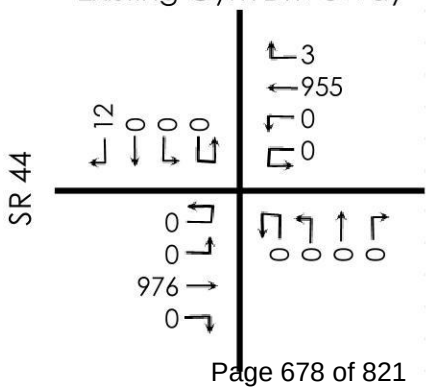
Existing



Future Background



Buildout



Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	976	955	3	0	12
Future Vol, veh/h	0	976	955	3	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	3	2	2	2
Mvmt Flow	0	1097	1073	3	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	487
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	487
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 487
HCM Lane V/C Ratio	-	-	- 0.028
HCM Ctrl Dly (s/v)	-	-	- 12.6
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.2

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Future Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	3	2	2	2	2	2	2	2
Mvmt Flow	4	6	981	0	13	2	975	6	0	0	0	0	0	1

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	981	981	0	0	981	981	0	0	-	-	491	-	-	491
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	341	699	-	-	341	699	-	-	0	0	524	0	0	524
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	492	492	-	-	368	368	-	-	-	-	524	-	-	524
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.13	0.22	0	11.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	-	368	-	-	492	-	- 524
HCM Lane V/C Ratio	-	0.04	-	-	0.021	-	- 0.002
HCM Ctrl Dly (s/v)	0	15.2	-	-	12.5	-	- 11.9
HCM Lane LOS	A	C	-	-	B	-	- B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	- 0

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	944	933	13	0	13
Future Vol, veh/h	0	944	933	13	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	0	1061	1048	15	0	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	531
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.53
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 492
HCM Lane V/C Ratio	-	-	- 0.03
HCM Ctrl Dly (s/v)	-	-	- 12.5
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.3

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Future Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	5	2	2	2	2	2	2	2
Mvmt Flow	8	6	1011	1	14	8	993	2	0	0	2	0	0	4

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	995	995	0	0	1012	1012	0	0	-	-	506	-	-	497
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	335	691	-	-	326	681	-	-	0	0	512	0	0	518
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	427	427	-	-	406	406	-	-	-	-	512	-	-	518
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.2	0.31	12.06	12
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	512	406	-	-	427	-	- 518
HCM Lane V/C Ratio	0.004	0.054	-	-	0.035	-	- 0.008
HCM Ctrl Dly (s/v)	12.1	14.4	-	-	13.7	-	- 12
HCM Lane LOS	B	B	-	-	B	-	- B
HCM 95th %tile Q(veh)	0	0.2	-	-	0.1	-	- 0

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 1, 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 future land use map designation from Rural Residential (County) to Commercial (City) for the parcel listed above on 0.83 acres MOL. The subject property is generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.

Case Number: CP 2305-002 Summers

Applicant(s): LPG Urban & Regional Planners LLC

Owner(s): Bryan Summers

Parcel(s): G15C017

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, as it respects to O2025-31:

☒ recommends approval.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

Dated: July 1, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2305-002 Summers Rezoning**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2305-002 Summers
Ordinance No.	O2025-32
Applicant	LPG Urban & Regional Planners LLC
Owner	Bryan Summers
Property Location	Generally located north of the intersection of E SR 44 and CR 149
Parcel Number	G15C017
Date	07/02/2025

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).

ANALYSIS: The applicant is proposing a six-thousand (6,000) square-foot auto part/service store.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;
The land use pattern of the surrounding area is commercial in nature due to the SR 44 Commercial Corridor. The proposed C-3 zoning designation will serve to provide products and services needed for surrounding existing residential neighborhoods.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The change is commercial and will result in no school-age children added to the existing Wildwood/Sumter County Schools.
Potable Water & Sewer: The subject property is within the utility service boundary according to the 2024 Utility Master Plan. There is an 8-inch sewer force main on the south side of E SR 44. There is no water available in this segment of the corridor. Water main extensions are projected to be developer-driven in this area. The applicant/owner understands that there could be requirements for water main extension and/or in coordination of expansion with other surrounding developments. The project is expected to utilize two (2) water and two (2) sewer ERUs. The applicant may be allowed to use a private well and septic system should there be sufficient data to show that connection to city utilities is not financially feasible. If use of a private well and septic system is approved, the property owner will be required to connect to city utilities in the event of failure of the well or septic system. Any septic system installed in the city's Utility Service Area will be required to meet OSTDS standards.
Streets: Access to the site is proposed via SR 44 and cross-access from the existing commercial driveway that currently serves the Anytime Fitness gym site. On May 20, 20205, Sumter County Public Works accepted the traffic impact analysis for this proposal, which yields approximately 100 daily trips, 11 AM peak hour trips, and 12 PM peak hour trips. Based on the analysis, all study roadway segments currently operate acceptably and are projected to operate acceptably at bailout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Development pressure has been increasing in the city as a result of the growth of The Villages® and ancillary support businesses of products and services have become necessary for the area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
Based on the analysis, all study roadway segments and intersections currently operate acceptably and are projected to operate acceptably at bailout in year 2027.

(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	RR1 (County)
SOUTH	SR 44 ROW & R2M (County)
EAST	CL (County)
WEST	RR1 (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 of Wildwood City Commission for Ordinance O2025-32, subject to the approval of O2025-31, which establishes a future land use appropriate for the proposed zoning.

DATED: 07/2/2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-32

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G15C017
Bryan Summers, as Trustee of the Summers Land Trust dated January 30, 2013
Acres 0.83+/-

LEGAL DESCRIPTION:

Lot 17, Lake Deaton Shores, First Addition, according to the Plat thereof, Recorded in Plat Book 2, Page 25 ½, Public Records of Sumter County, Florida.

CONTAINING 0.83 ACRES, MORE OR LESS.

This property is to be reclassified from RR1(Sumter County) to C-3 (City of Wildwood)

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: _____

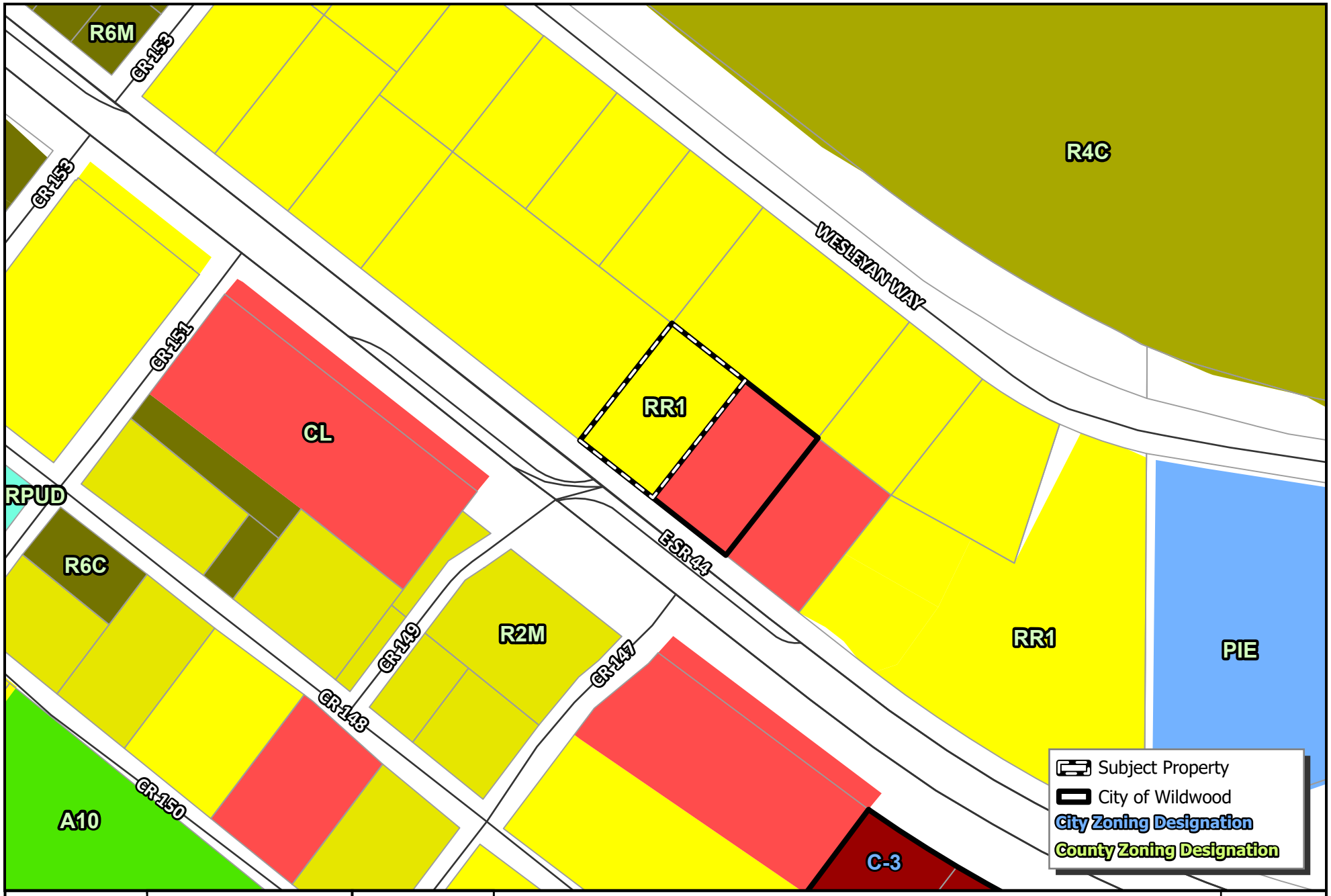
Second Reading: _____

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	N US Feet 0 90 180 360	RZ 2305-002 **SUMMERS** PARCEL G15C017	**MAP 1A** **LOCATION MAP** **JUN 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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RZ 2305-002

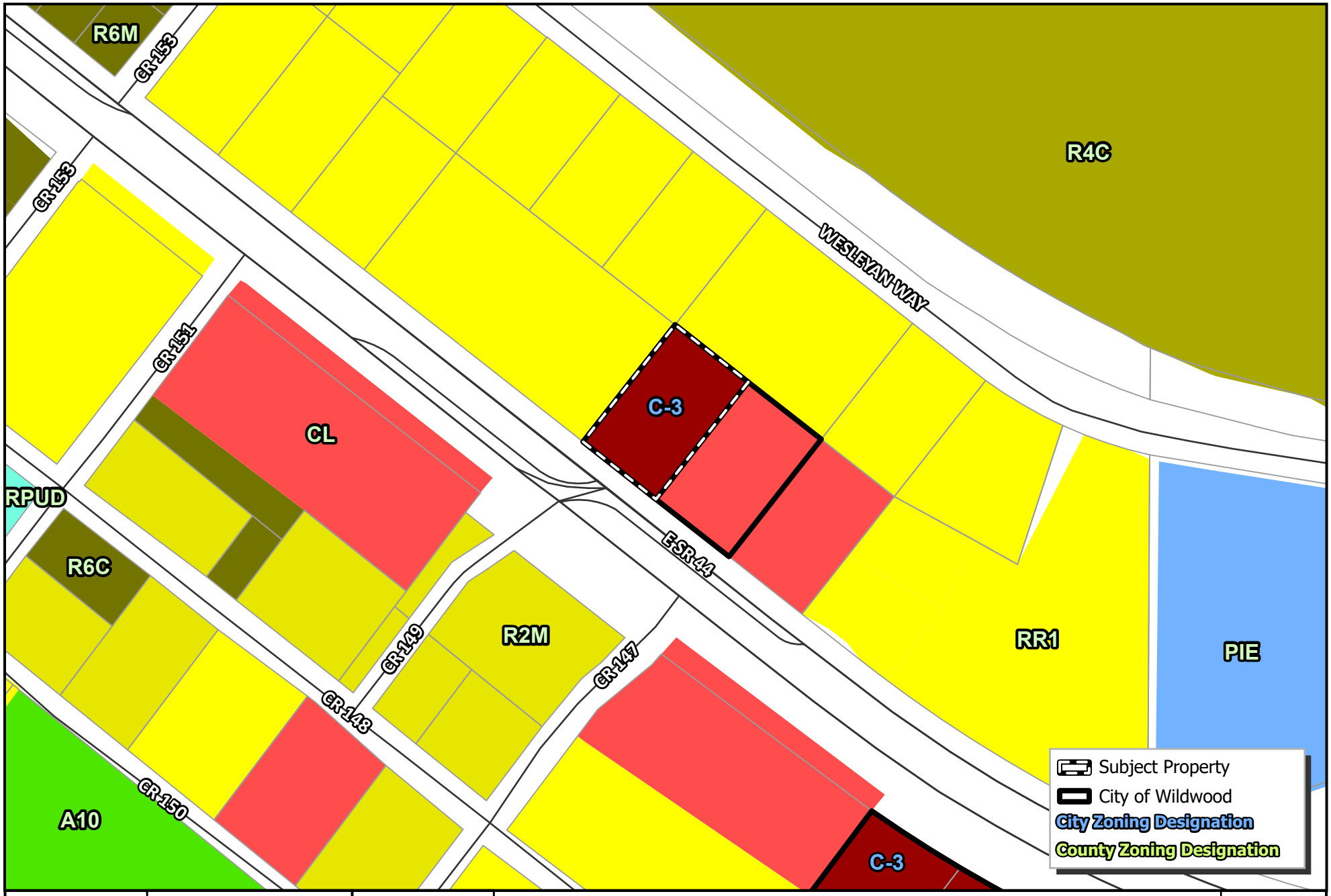
SUMMERS

PARCEL G15C017

MAP 3A

EXISTING ZONING

JUN 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	RZ 2305-002 **SUMMERS** PARCEL G15C017	MAP 3B PROPOSED ZONING JUN 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: O2025-32

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.

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
05/20/2025

MEMORANDUM

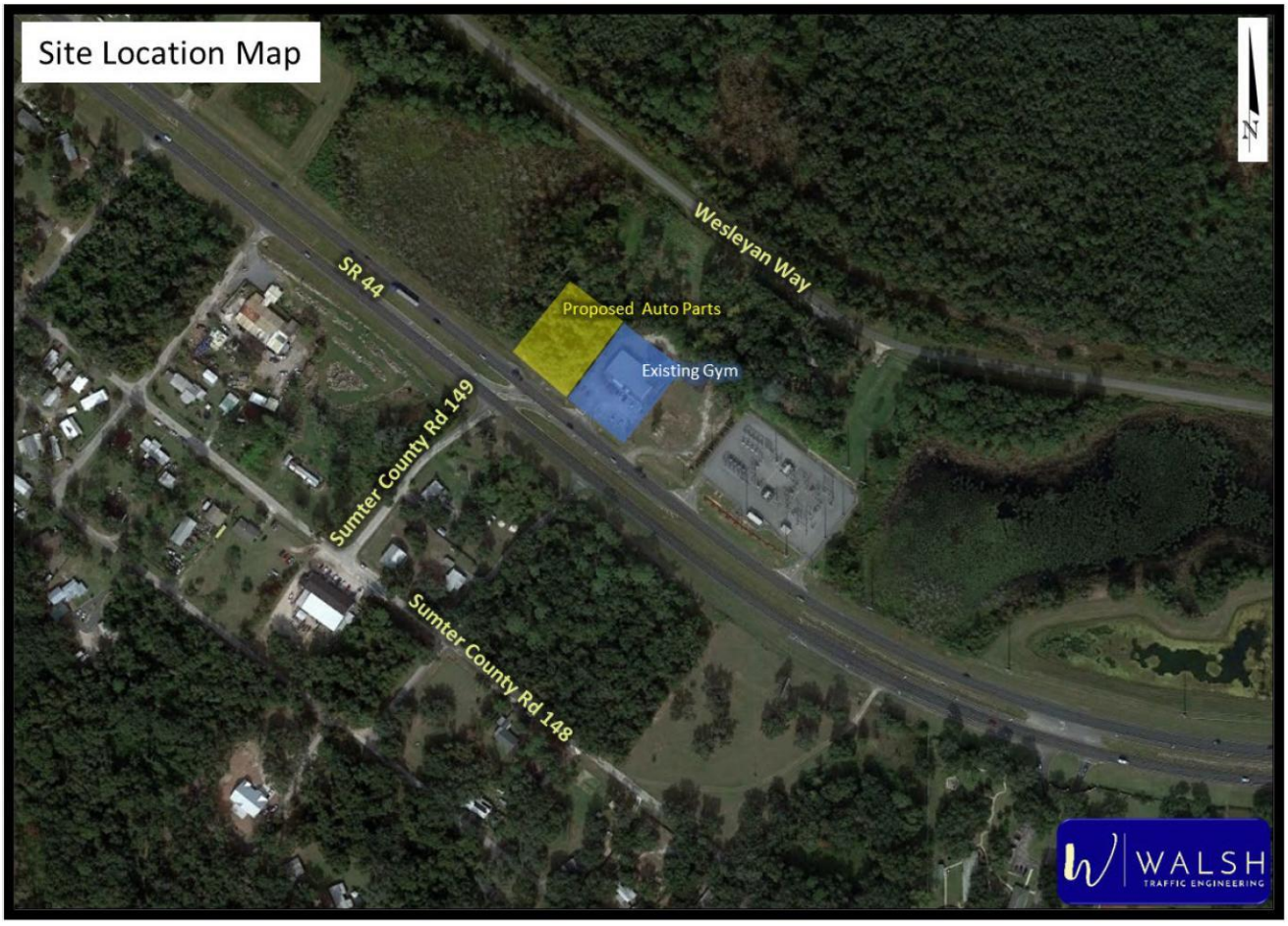
To: Mr. Matthew Tadlock – Sumter County Assistant Public Works Director-Planning and Design

From: Mr. Chris J. Walsh, P.E.

Date: May 16, 2025

Subject: SR 44 Automobile Parts/Service Store Traffic Analysis Memorandum
Wildwood, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a Trip Generation/Traffic Analysis for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida (see **Site Location Map** below). The property is currently vacant while the adjacent property to the east has a 6,000 square-foot gym. Access to the site is proposed via a driveway connection to SR 44 that aligns with the directional median opening aligned with Sumter County Road 149. Additionally, the development is proposed to have a cross-access connection with the existing gym development immediately adjacent to the east (a preliminary site plan is attached). The development is proposed to be built out by the year 2026. However, for the purposes of this analysis, a buildout year of 2027 was used. Given that the development is projected to generate only 100 total daily trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Minor Traffic Impact Analysis in accordance with Sumter County TIA Guidelines (June 2022).



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development is provided below based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition* for Land Use Code (LUC) 943 (Automobile Parts and Service Center). As summarized below in ***Table 1***, the proposed development is projected to generate 100 total daily trips, 11 total AM peak-hour trips (8 in, 3 out), and 12 total PM peak-hour trips (5 in, 7 out). While a portion of the trips are expected to be pass-by trips, for the purposes of providing a conservatively high project impact on the study roadways and intersections, pass-by trip reduction was not applied.

Table 1 – Trip Generation Summary

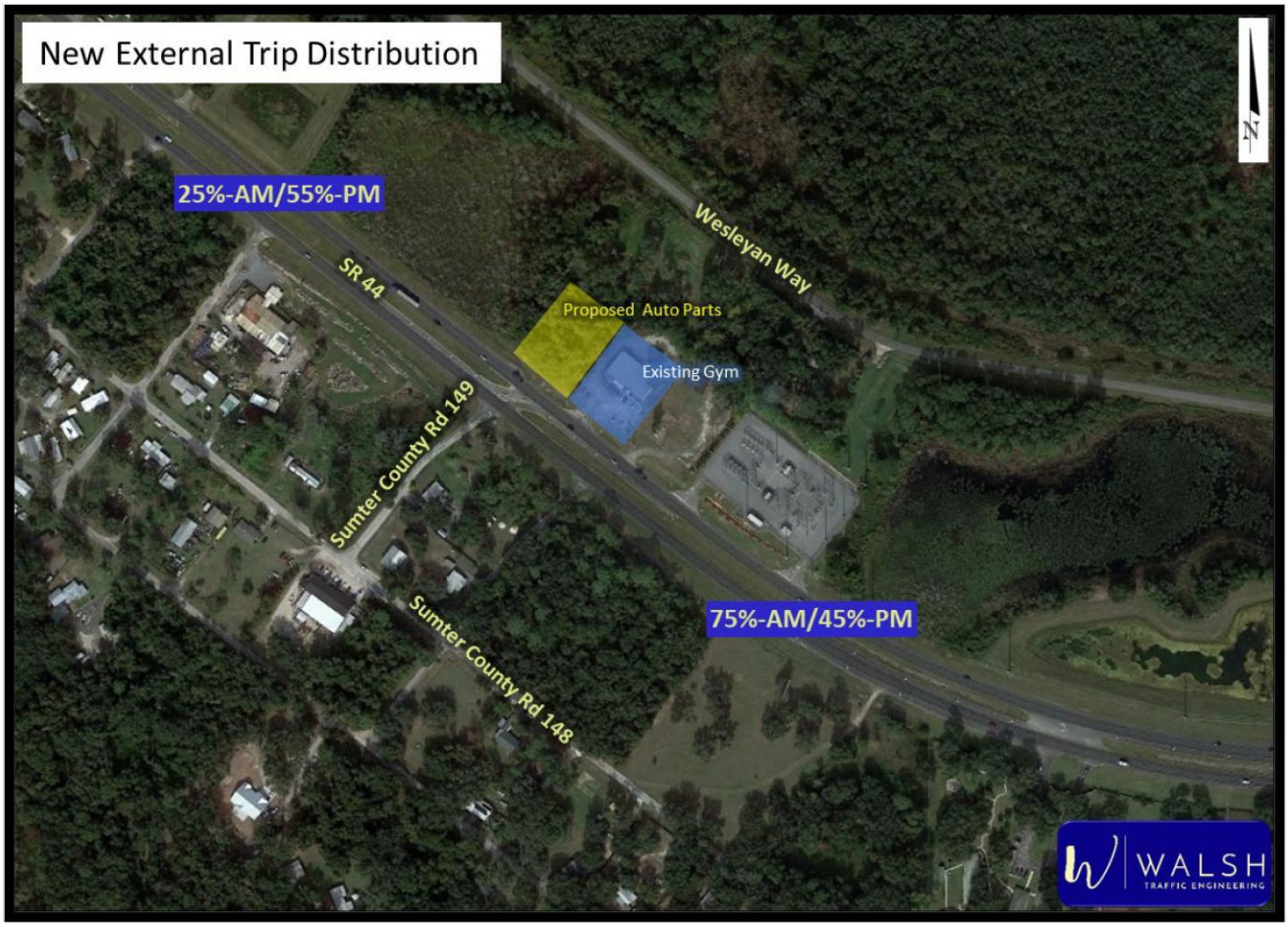
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	50	50	100

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	8	3	11

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Automobile Parts/Service	943	6 KSF	5	7	12

Trip Distribution

The trip distribution for the new external trips was estimated using engineering judgment taking into consideration existing traffic counts. Based on the traffic counts, ~25% of the trips exiting the adjacent gym are to the west on SR 44 and 75% to the east on SR 44. In the PM peak hour, ~55% of the exiting trips are to the west on SR 44 and 45% to the east on SR 44. The new external trip distribution for the proposed development is shown below:



Study Roadways

Per the Sumter County TIA Guidelines, the study area is to include the roadway which abuts the development (SR 44) and roadway segments in which the project traffic is greater than three percent of the service volume or more than 70 peak-hour two-way trips. As summarized in ***Table 1***, the project impact on adjacent roadways is less than the three percent significance threshold and below the 70 peak-hour two-way trips.

Table 2 – Project Significance Summary

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	% Assign	Project Trips (vph)		% Significant		Significant?	
							NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 44												
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	55.0%	3	4	0.15%	0.21%	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	45.0%	3	2	0.15%	0.10%	no	no

The project impact on the adjacent section of SR 44 is well below the 3% threshold. Thus, the study roadway segments only include the following:

- SR 44 from Buena Vista Boulevard to Project
- SR 44 from Project to Morse Boulevrd

Additionally, per the County TIA Guidelines, study intersections are to include major intersections that are part of the impact roadways, major intersections within 1,320 feet of the site access, and all site-access intersections. Thus, the study intersections are summarized below:

- SR 44 at Project Driveway/CR 149

Existing Conditions Analyses

For purposes of this study, PM peak-period turning movement counts, from 4:00 PM to 6:00 PM, were conducted at the study intersection. Additionally, existing roadway segment volumes were obtained from the Sumter County CMP Database (2023). Printouts of the turning movement counts and the applicable portion of the Sumter County CMP Database are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour directional volumes against the generalized service volume. As summarized in ***Table 3***, the existing roadway segment volumes on all study roadway segments are well below the generalized service volumes. Therefore, all study roadway segments currently operate acceptably.

Table 3 – Existing Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume		Source	Volume Exceeds	
						NB/EB	SB/WB		NB/EB	SB/WB
SR 44										
Buena Vist Blvd to Project	35511202	4	D	1,943	CMP	996	967	MPO	no	no
Project to Morse Blvd	35511202	4	D	1,943	CMP	996	967	MPO	no	no

Future Conditions Analyses

Existing roadway segment and intersection volumes were factored to year 2027 by applying the annual growth trend as calculated from historical volumes on SR 44. ***Table 4*** summarizes the future background volume calculations for the study roadway segments.

Table 4 – Future Background Volume Calculations for Roadway Segments

Roadway Segment	ID	# of Lanes	Adopt. LOS	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
SR 44															
Buena Vist Blvd to Project	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no
Project to Morse Blvd	35511202	4	D	3.9%	996	967	2023	2027	155	151	1,151	1,118	1,943	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2027. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 5***, all future total volume projections are well below each roadway's generalized service volume, thus indicating all study roadways are projected to operate acceptably at buildout of the development.

Table 5 – Future Buildout Conditions Roadway Segment Analyses

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB
							NB/EB	SB/WB					
SR 44													
Buena Vist Blvd to Project	35511202	4	D	1,151	1,118	55.0%	3	4	1,154	1,122	1,943	no	no
Project to Morse Blvd	35511202	4	D	1,151	1,118	45.0%	3	2	1,154	1,120	1,943	no	no

The SR 44 at CR 149/Project Driveway and the SR 44/existing gym driveway intersections were then analyzed. For the purposes of this analysis, the existing turning movement volumes were factored up to year 2027 based on the 3.9% trend annual growth rate. Because the proposed development will provide cross-access to the adjacent gym, a portion of the trips traveling to the gym were reassigned to the eastbound left-turn movement as the motorists from the west currently need to drive eastbound past the site, make an eastbound-to-westbound u-turn east of the site, and then make a westbound right into the site. Then, the project trips were included. Turning movement worksheets are attached. The intersections were then analyzed under *Highway Capacity Manual* methodologies using the Synchro 12 software. Based on the Synchro printouts, as attached, all approaches at the two STOP-controlled study intersections are projected to operate acceptably at level of service (LOS) B or better at buildout of the development. The 95th percentile queues for all movements are projected to be less than one vehicle.

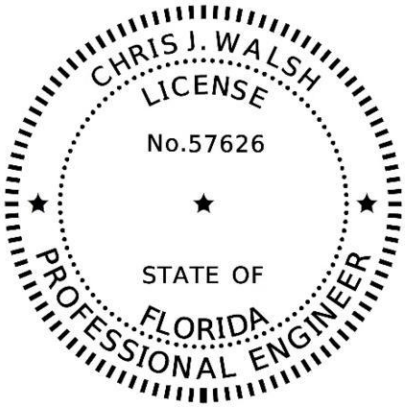
Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
SR 44 at Gym Driveway	STOP	Delay (sec/veh)	-	-	-	12.6	-	-	-	-	12.5	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.028	-	-	-	-	0.03	-
SR 44 at CR 149/Proposed Driveway	STOP	Delay (sec/veh)	-	-	0.0	11.9	-	-	-	12.1	12.0	-
		LOS	-	-	A	B	-	-	-	B	B	-
		Highest V/C	-	-	0	0.002	-	-	-	0.035	0.008	-

Relative to the proposed driveway, with only six westbound rights (one every 10 minutes) in the AM peak hour and two westbound rights (one every 30 minutes) in the PM peak hour, a westbound right-turn lane is not warranted at the proposed project driveway.

Conclusions

A Trip Generation/Traffic Analysis was conducted for a proposed 6,000 square foot auto parts/service store to be located on the north side of SR 44, approximately one mile west of Morse Boulevard in Wildwood, Florida. Based on the analysis, all study roadway segments currently operate acceptably and projected to operate acceptably at buildout in year 2027. Additionally, all movements at the two STOP-controlled study intersections are projected to operate well (LOS B or better) at buildout in year 2027.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.05.16 11:18:09 -04'00'

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

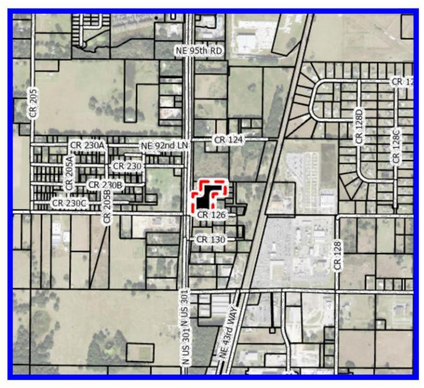
Attachments

Owner:

Summers Land Trust
Bryan Summers, Trustee
1850 CR 216A
Oxford, FL 34484

Applicant:

LPG Urban and Regional Planners, Inc.
c/o Michael Rankin
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940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TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	165	0	2	167	0	165	1	0	166	335
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	211	0	5	216	0	171	3	0	174	392
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	233	0	1	234	1	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	217	0	1	218	0	269	5	0	274	494
Total	0	0	1	0	1	3	0	2	0	5	0	826	0	9	835	1	821	12	0	834	1675
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	199	0	2	201	1	192	6	1	200	406
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	182	0	0	182	0	228	4	0	232	418
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	192	0	1	193	0	205	2	1	208	401
Total	1	0	0	0	1	12	0	1	0	13	0	792	0	3	795	1	807	15	2	825	1634
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	240	0	1	241	3	220	3	0	226	469
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	262	1	2	265	0	204	1	0	205	471
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	227	1	0	228	0	167	2	0	169	401
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	220	1	1	222	0	187	2	0	189	413
Total	0	0	2	0	2	4	0	3	0	7	0	949	3	4	956	3	778	8	0	789	1754
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	258	0	5	263	2	207	1	0	210	476
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	233	0	0	233	3	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	247	2	0	252	439
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	180	0	0	180	378
Total	1	0	2	0	3	5	0	5	0	10	0	864	2	8	874	8	868	4	0	880	1767
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3431	5	24	3460	13	3274	39	2	3328	6830
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.2	0.1	0.7		0.4	98.4	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.2	0.1	0.4	50.7	0.2	47.9	0.6	0	48.7	
Passenger Vehicles	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
% Passenger Vehicles	100	0	100	0	100	100	0	100	0	100	0	96.5	100	100	96.6	100	95.8	100	100	95.9	96.2
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	3.5	0	0	3.4	0	4.2	0	0	4.1	3.8

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**233**	0	1	**234**	**1**	216	3	0	220	454
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	217	0	1	218	0	**269**	5	0	**274**	**494**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	199	0	**2**	201	1	192	**6**	**1**	200	406
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	219	0	0	219	0	182	3	0	185	409
Total Volume	1	0	0	0	1	9	0	2	0	11	0	868	0	4	872	2	859	17	1	879	1763
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.7	1.9	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.931	.000	.500	.932	.500	.798	.708	.250	.802	.892
Passenger Vehicles	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% Passenger Vehicles	100	0	0	0	100	100	0	100	0	100	0	95.2	0	100	95.2	100	94.8	100	100	94.9	95.1
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	42	0	0	42	0	45	0	0	45	87
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4.8	0	0	4.8	0	5.2	0	0	5.1	4.9

The southbound left-turn and right-turn volumes are the total trips coming from the gym driveway. The southbound left represents a vehicle making a SB right onto SR 44 and then performing a WB u-turn at CR 149. The southbound right represents a vehicle making a SB right onto SR 44 and then continuing west past CR 149.

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
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	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	220	**1**	1	222	0	187	**2**	0	189	413
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**258**	0	**5**	**263**	2	207	1	0	210	**476**
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	233	0	0	233	**3**	234	1	0	238	474
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	182	0	2	184	3	**247**	2	0	**252**	439
Total Volume	0	0	2	0	2	4	0	5	0	9	0	893	1	8	902	8	875	6	0	889	1802
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.865	.250	.400	.857	.667	.886	.750	.000	.882	.946
Passenger Vehicles	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% Passenger Vehicles	0	0	100	0	100	100	0	100	0	100	0	98.3	100	100	98.3	100	97.3	100	0	97.3	97.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	24	0	0	24	39
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1.7	0	0	1.7	0	2.7	0	0	2.7	2.2

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
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Groups Printed- Passenger Vehicles

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	2	0	0	0	2	0	156	0	2	158	0	149	1	0	150	310
07:15 AM	0	0	1	0	1	0	0	1	0	1	0	194	0	5	199	0	163	3	0	166	367
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	220	0	1	221	1	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	1	0	2	0	208	0	1	209	0	253	5	0	258	469
Total	0	0	1	0	1	3	0	2	0	5	0	778	0	9	787	1	776	12	0	789	1582
08:00 AM	0	0	0	0	0	4	0	1	0	5	0	192	0	2	194	1	181	6	1	189	388
08:15 AM	1	0	0	0	1	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
08:30 AM	0	0	0	0	0	4	0	0	0	4	0	171	0	0	171	0	216	4	0	220	395
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	185	0	1	186	0	197	2	1	200	386
Total	1	0	0	0	1	12	0	1	0	13	0	754	0	3	757	1	763	15	2	781	1552
*** BREAK ***																					
04:00 PM	0	0	1	0	1	0	0	1	0	1	0	235	0	1	236	3	209	3	0	215	453
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	252	1	2	255	0	197	1	0	198	454
04:30 PM	0	0	0	0	0	2	0	2	0	4	0	224	1	0	225	0	165	2	0	167	396
04:45 PM	0	0	1	0	1	1	0	0	0	1	0	216	1	1	218	0	180	2	0	182	402
Total	0	0	2	0	2	4	0	3	0	7	0	927	3	4	934	3	751	8	0	762	1705
05:00 PM	0	0	0	0	0	0	0	3	0	3	0	253	0	5	258	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	2	0	1	0	3	0	230	0	0	230	3	231	1	0	235	468
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	241	2	0	246	430
05:45 PM	1	0	1	0	2	2	0	0	0	2	0	191	2	1	194	0	175	0	0	175	373
Total	1	0	2	0	3	5	0	5	0	10	0	853	2	8	863	8	846	4	0	858	1734
Grand Total	2	0	5	0	7	24	0	11	0	35	0	3312	5	24	3341	13	3136	39	2	3190	6573
Apprch %	28.6	0	71.4	0		68.6	0	31.4	0		0	99.1	0.1	0.7		0.4	98.3	1.2	0.1		
Total %	0	0	0.1	0	0.1	0.4	0	0.2	0	0.5	0	50.4	0.1	0.4	50.8	0.2	47.7	0.6	0	48.5	

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	**220**	0	1	**221**	**1**	211	3	0	215	436
07:45 AM	0	0	0	0	0	1	0	**1**	0	2	0	208	0	1	209	0	**253**	5	0	**258**	**469**
08:00 AM	0	0	0	0	0	**4**	0	1	0	**5**	0	192	0	**2**	194	1	181	**6**	**1**	189	388
08:15 AM	**1**	0	0	0	**1**	4	0	0	0	4	0	206	0	0	206	0	169	3	0	172	383
Total Volume	1	0	0	0	1	9	0	2	0	11	0	826	0	4	830	2	814	17	1	834	1676
% App. Total	100	0	0	0		81.8	0	18.2	0		0	99.5	0	0.5		0.2	97.6	2	0.1		
PHF	.250	.000	.000	.000	.250	.563	.000	.500	.000	.550	.000	.939	.000	.500	.939	.500	.804	.708	.250	.808	.893
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	**1**	0	**1**	1	0	0	0	1	0	216	**1**	1	218	0	180	**2**	0	182	402
05:00 PM	0	0	0	0	0	0	0	**3**	0	**3**	0	**253**	0	**5**	**258**	2	199	1	0	202	463
05:15 PM	0	0	0	0	0	**2**	0	1	0	3	0	230	0	0	230	**3**	231	1	0	235	**468**
05:30 PM	0	0	1	0	1	1	0	1	0	2	0	179	0	2	181	3	**241**	2	0	**246**	430
Total Volume	0	0	2	0	2	4	0	5	0	9	0	878	1	8	887	8	851	6	0	865	1763
% App. Total	0	0	100	0		44.4	0	55.6	0		0	99	0.1	0.9		0.9	98.4	0.7	0		
PHF	.000	.000	.500	.000	.500	.500	.000	.417	.000	.750	.000	.868	.250	.400	.859	.667	.883	.750	.000	.879	.942

TRIUNE INFRASTRUCTURE GROUP

File Name : SR 44 at CR 149
Site Code : 00000000
Start Date : 3/27/2025
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Groups Printed- Heavy Trucks

	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	11	0	0	11	18
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	13	0	0	13	26
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	12	0	0	12	23
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	8	0	0	8	15
Total	0	0	0	0	0	0	0	0	0	0	0	38	0	0	38	0	44	0	0	44	82
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	11	0	0	11	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	7	0	0	7	17
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	8	0	0	8	13
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	9
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5
Total	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	22	0	0	22	33
Grand Total	0	0	0	0	0	0	0	0	0	0	0	119	0	0	119	0	138	0	0	138	257
Apprch %	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	0	0	0	0	0	46.3	0	0	46.3	0	53.7	0	0	53.7	

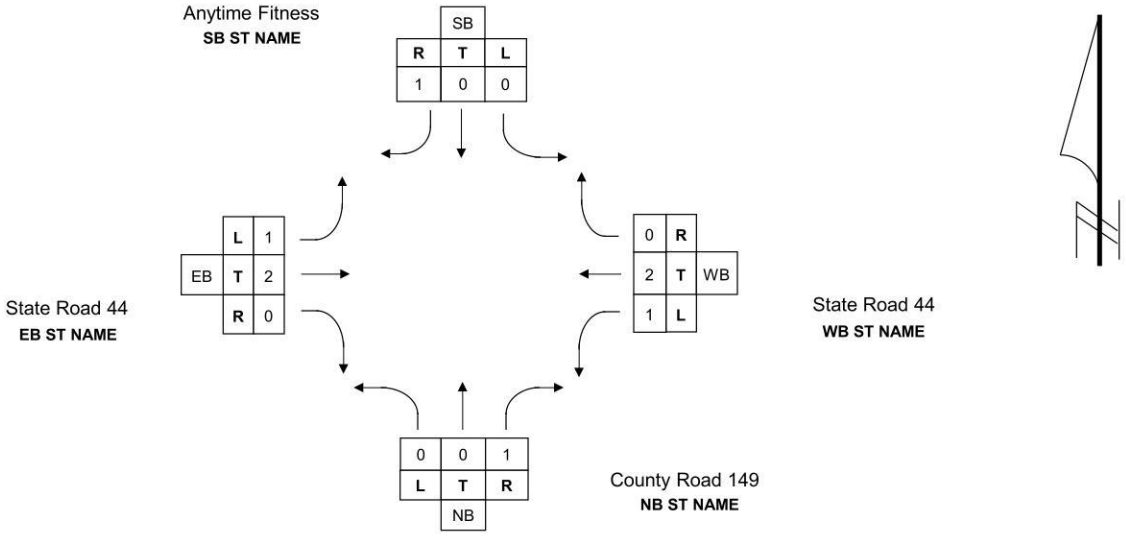
	COUNTY ROAD 149 Northbound					ANYTIME FITNESS Southbound					STATE ROAD 44 Eastbound					STATE ROAD 44 Westbound					
Start Time	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	**16**	0	0	**16**	**25**
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	**17**	0	0	**17**	0	8	0	0	8	25
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	13	0	0	13	0	5	0	0	5	18
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	16	0	0	16	25
Total Volume	0	0	0	0	0	0	0	0	0	0	0	48	0	0	48	0	45	0	0	45	93
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.706	.000	.000	.706	.000	.703	.000	.000	.703	.930
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	**11**	0	0	**11**	16
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	**10**	0	0	**10**	0	7	0	0	7	**17**
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
Total Volume	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	27	0	0	27	49
% App. Total	0	0	0	0		0	0	0	0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.550	.000	.000	.550	.000	.614	.000	.000	.614	.721

TRIUNE INFRASTRUCTURE GROUP

SUMMARY OF VEHICLE MOVEMENTS

SECTION	18070000	**CITY**	Wildwood	**COUNTY**	Sumter
STATE ROUTE	State Road 44	**INTERSECTING ROUTE**	County Road 149		
OBSERVER	HF	**DATE**	03.27.25	**MILEPOST**	15.645
WEATHER	Sunny	**ROAD CONDITION**	Good		
REMARKS					

FORM COMPLETED BY HF **DATE** 04.03.25



TIME	NORTHBOUND					SOUTHBOUND					TOTAL	EASTBOUND					WESTBOUND					TOTAL
BEGIN/END	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**N/S**	**L**	**T**	**R**	**U**	**TOT**	**L**	**T**	**R**	**U**	**TOT**	**E/W**
7:00 - 8:00 AM	0	0	1	0	**1**	3	0	2	0	**5**	**6**	0	826	0	9	**835**	1	821	12	0	**834**	**1,669**
8:00 - 9:00 AM	1	0	0	0	**1**	12	0	1	0	**13**	**14**	0	792	0	3	**795**	1	807	15	2	**825**	**1,620**
4:00 - 5:00 PM	0	0	2	0	**2**	4	0	3	0	**7**	**9**	0	949	3	4	**956**	3	778	8	0	**789**	**1,745**
5:00 - 6:00 PM	1	0	2	0	**3**	5	0	5	0	**10**	**13**	0	864	2	8	**874**	8	868	4	0	**880**	**1,754**
TOTAL	**2**	**0**	**5**	**0**	**7**	**24**	**0**	**11**	**0**	**35**	**42**	**0**	**3,431**	**5**	**24**	**3,460**	**13**	**3,274**	**39**	**2**	**3,328**	**6,788**
Percentage	29%	0%	71%	0%		69%	0%	31%	0%			0%	99%	0%	1%		0%	98%	1%	0%		
Average	1	0	1	0	2	6	0	3	0	9		0	858	1	6	865	3	819	10	1	832	
Maximum	1	0	2	0	3	12	0	5	0	13		0	949	3	9	956	8	868	15	2	880	
Minimum	0	0	0	0	1	3	0	1	0	5		0	792	0	3	795	1	778	4	0	789	

TRIUNE INFRASTRUCTURE GROUP

PEDESTRIAN MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

TRIUNE INFRASTRUCTURE GROUP

BICYCLE MOVEMENT SUMMARY

SECTION 18070000 **CITY** Wildwood **COUNTY** Sumter
STATE ROUTE State Road 44 **INTERSECTING ROUTE** County Road 149
OBSERVER HF **DATE** 03.27.25

REMARKS

FORM COMPLETED BY HF **DATE** 04.03.25

HOURS	West side of County Road 149			East side of County Road 149			North side of State Road 44			South side of State Road 44			GRAND TOTAL
	NB	SB	TOTAL	NB	SB	TOTAL	EB	WB	TOTAL	EB	WB	TOTAL	
7:00 - 8:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
8:00 - 9:00 AM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
4:00 - 5:00 PM	0	0	**0**	0	0	**0**	1	1	**2**	0	0	**0**	**2**
5:00 - 6:00 PM	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**2**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0201 - ON SR-44, 0.302 MI. E OF US-301 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	23500 F	E 11500	W 12000	9.00	54.00	16.00
2023	22500 C	E 11000	W 11500	9.00	53.90	24.00
2022	19400 F	E 9500	W 9900	9.00	54.00	13.20
2021	19400 C	E 9500	W 9900	9.00	53.00	12.10
2020	16400 F	E 7700	W 8700	9.00	54.70	5.60
2019	17200 C	E 8100	W 9100	9.00	53.30	13.20
2018	18700 F	E 9600	W 9100	9.00	53.70	12.10
2017	18700 C	E 9600	W 9100	9.00	53.50	13.60
2016	18500 C	E 9300	W 9200	9.00	53.10	13.10
2015	17400 C	E 8800	W 8600	9.00	54.70	13.70
2014	17700 C	E 8900	W 8800	9.00	55.10	13.40
2013	14400 C	E 7200	W 7200	9.00	56.40	12.00
2012	12500 C	E 6600	W 5900	9.00	56.30	14.10
2011	13800 C	E 7000	W 6800	9.00	51.30	12.90
2010	12200 C	E 6200	W 6000	9.85	55.51	12.20
2009	13200 C	E 6600	W 6600	9.88	55.48	10.80

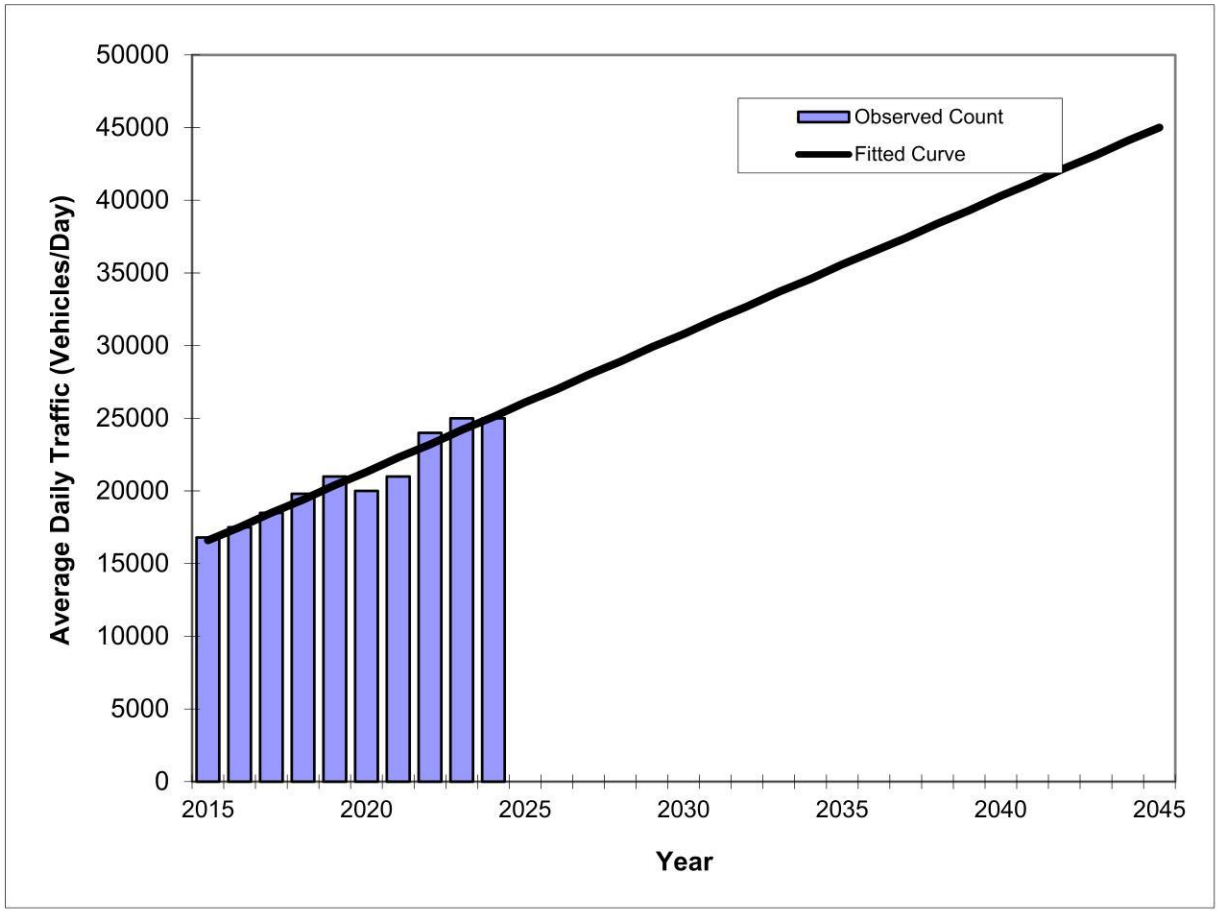
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 44, east of project --

FIN#	
Location	

County:	Sumter
Station #:	18-0005
Highway:	SR 44, east of project



Year	Traffic (ADT/AADT) Count*	Trend**
2015	16800	16600
2016	17500	17500
2017	18500	18500
2018	19800	19400
2019	21000	20400
2020	20000	21300
2021	21000	22300
2022	24000	23200
2023	25000	24200
2024	25000	25100
2025 Opening Year Trend		
2025	N/A	26100
2026 Mid-Year Trend		
2026	N/A	27000
2027 Design Year Trend		
2027	N/A	28000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	948
Trend R-squared:	93.37%
Trend Annual Historic Growth Rate:	5.69%
Trend Growth Rate (2024 to Design Year):	3.85%
Printed:	16-May-25

Straight Line Growth Option

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
35511202	180005	180005	FDOT	55	2.94	SR 44	BUENA VISTA BLVD	MORSE BLVD	4	4	D	39,165	23,680	0.60	C	1,943	996	967	0.51	C	3,528	1,963	C	0.56	3.50%

SR 44 at Sumter County Road 149/Proposed Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	4	0	868	0	10	2	859	0	0	0	0	0	0	0	0	0

* 9 of the westbound U-turns are from the existing gym and 2 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	4	-4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	4	4	932	0	10	2	926	0	0	0	0	0	0	0	0	0

* 25% of the 17 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (4 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	2	0	0	0	0	0	6	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%
Volume	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1
Total Project Trips	0	2	0	0	2	0	0	6	0	0	0	0	0	0	0	1

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	4	6	932	0	12	2	926	6	0	0	0	0	0	0	0	1

SR 44 at Sumter County Road 149/Proposed Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	8	0	893	1	10	8	875	0	0	0	0	2	0	0	0	0

* 4 of the westbound U-turns are from the existing gym and 5 of the westbound thrus are from the gym

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	70	0	0	0	68	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	8	3	960	1	10	8	943	0	0	0	0	2	0	0	0	0

* 55% of the 6 entering (westbound right) trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (3 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	3	0	0	0	0	0	2	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%
Volume	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
Total Project Trips	0	3	0	0	3	0	0	2	0	0	0	0	0	0	0	4

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	8	6	960	1	13	8	943	2	0	0	0	2	0	0	0	4

SR 44 at Existing Gym Driveway
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11
Date of Count	3/27/2025				SF				1.00							
Adjusted Count	0	0	878	0	0	0	860	17	0	0	0	0	0	0	0	11

* 9 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 2 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	68	0	0	0	67	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-4	0	0	0	0	-4	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	942	0	0	0	927	13	0	0	0	0	0	0	0	11

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	75.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.0%
Volume	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Project Trips	0	0	2	0	0	0	6	0	0	0	0	0	0	0	0	2

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	944	0	0	0	933	13	0	0	0	0	0	0	0	13

SR 44 at Existing Gym Driveway
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9
Date of Count		3/27/2025				SF				1.00						
Adjusted Count	0	0	905	0	0	0	884	6	0	0	0	0	0	0	0	9

* 4 of the southbound rights from the gym then performed a westbound U-turns at CR 149 and 5 of the southbound rights continued west beyond CR 149

Future Background **Year** 2027

Annual Growth Rate	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Simple Volume Growth	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth*	0	0	71	0	0	0	69	0	0	0	0	0	0	0	0	0
Reassigned Gym Trips	0	0	-3	0	0	0	0	-3	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	973	0	0	0	953	3	0	0	0	0	0	0	0	9

* 60% of the entering trips to the existing gym were reassigned as EBL's at the SR 44/new driveway/Sumter County Road 149 intersection (7 EBL's)

Project Trips

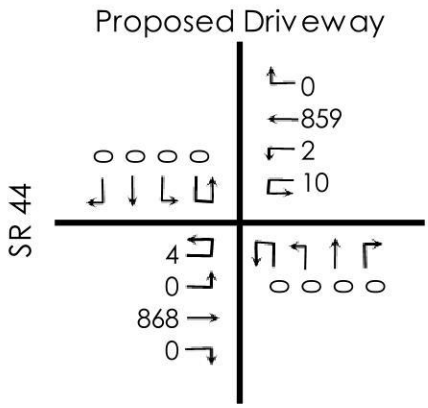
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%
Volume	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Total Project Trips	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	3

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	976	0	0	0	955	3	0	0	0	0	0	0	0	12

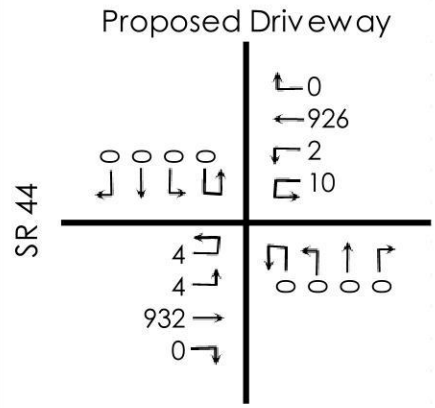
AM Peak-Hour Volume Summary

1 SR 44 AT CR 149/PROPOSED DRIVEWAY

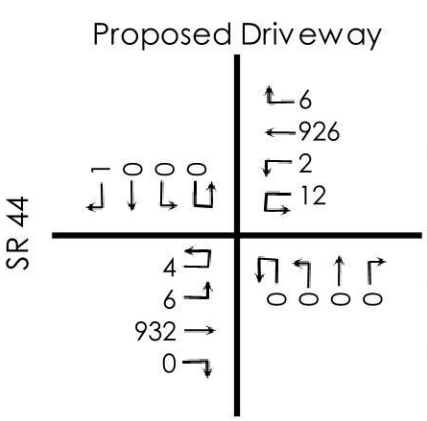
Existing



Future Background

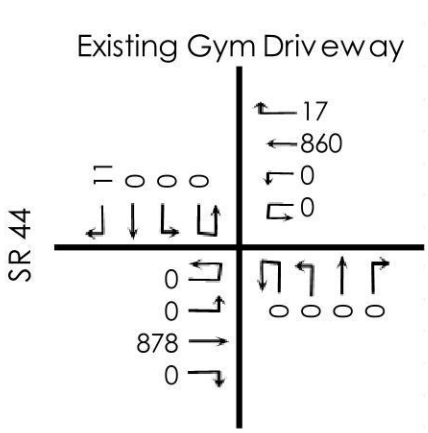


Buildout

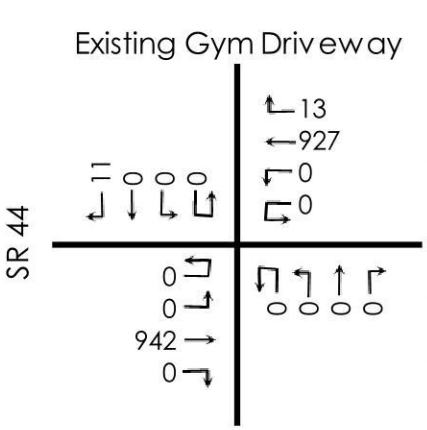


2 SR 44 AT EXISTING GYM DRIVEWAY

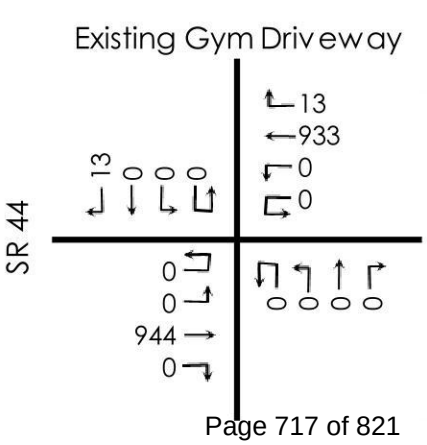
Existing



Future Background



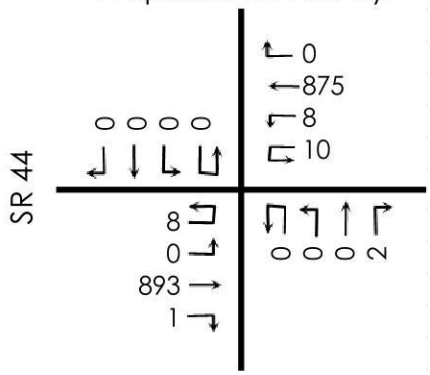
Buildout



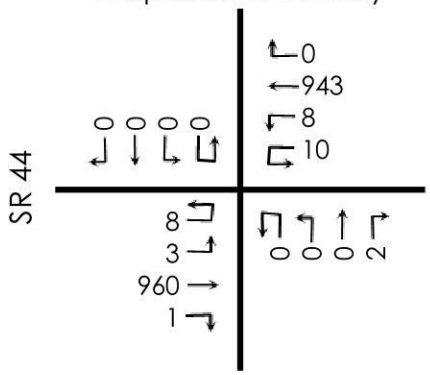
PM Peak-Hour Volume Summary

1 SR 44 AT CR 149/PROPOSED DRIVEWAY

Existing



Future Background



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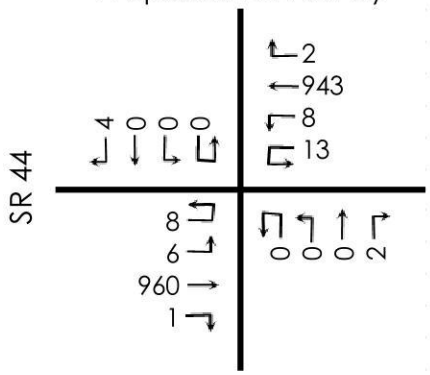
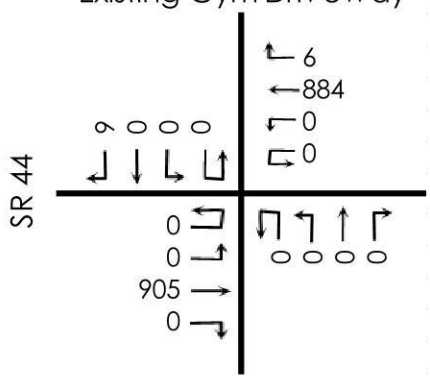
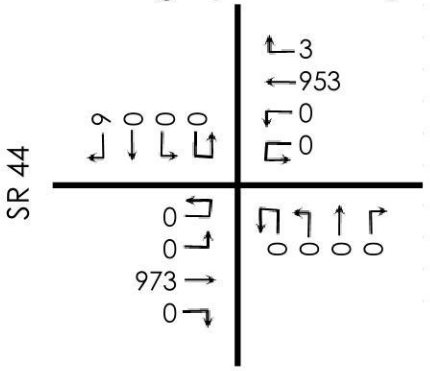


2 SR 44 AT EXISTING GYM DRIVEWAY

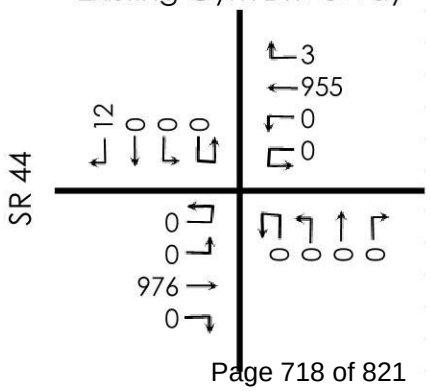
Existing



Future Background



Buildout



Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	976	955	3	0	12
Future Vol, veh/h	0	976	955	3	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	3	2	2	2
Mvmt Flow	0	1097	1073	3	0	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	487
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	487
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 487
HCM Lane V/C Ratio	-	-	- 0.028
HCM Ctrl Dly (s/v)	-	-	- 12.6
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.2

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Future Vol, veh/h	4	6	932	0	12	2	926	6	0	0	0	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	3	2	2	2	2	2	2	2
Mvmt Flow	4	6	981	0	13	2	975	6	0	0	0	0	0	1

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	981	981	0	0	981	981	0	0	-	-	491	-	-	491
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	341	699	-	-	341	699	-	-	0	0	524	0	0	524
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	492	492	-	-	368	368	-	-	-	-	524	-	-	524
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.13	0.22	0	11.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	-	368	-	-	492	-	- 524
HCM Lane V/C Ratio	-	0.04	-	-	0.021	-	- 0.002
HCM Ctrl Dly (s/v)	0	15.2	-	-	12.5	-	- 11.9
HCM Lane LOS	A	C	-	-	B	-	- B
HCM 95th %tile Q(veh)	-	0.1	-	-	0.1	-	- 0

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	944	933	13	0	13
Future Vol, veh/h	0	944	933	13	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	0	1061	1048	15	0	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	531
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	492
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	12.53
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 492
HCM Lane V/C Ratio	-	-	- 0.03
HCM Ctrl Dly (s/v)	-	-	- 12.5
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	0.3

Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations														
Traffic Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Future Vol, veh/h	8	6	960	1	13	8	943	2	0	0	2	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	0	-	-	-	0	-	-	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	5	2	2	2	5	2	2	2	2	2	2	2
Mvmt Flow	8	6	1011	1	14	8	993	2	0	0	2	0	0	4

Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	995	995	0	0	1012	1012	0	0	-	-	506	-	-	497
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.44	4.14	-	-	6.44	4.14	-	-	-	-	6.94	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.52	2.22	-	-	2.52	2.22	-	-	-	-	3.32	-	-	3.32
Pot Cap-1 Maneuver	335	691	-	-	326	681	-	-	0	0	512	0	0	518
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %			-	-			-	-						
Mov Cap-1 Maneuver	427	427	-	-	406	406	-	-	-	-	512	-	-	518
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Ctrl Dly, s/v	0.2	0.31	12.06	12
HCM LOS			B	B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	NWR	SEL	SET	SERSWLn1
Capacity (veh/h)	512	406	-	-	427	-	- 518
HCM Lane V/C Ratio	0.004	0.054	-	-	0.035	-	- 0.008
HCM Ctrl Dly (s/v)	12.1	14.4	-	-	13.7	-	- 12
HCM Lane LOS	B	B	-	-	B	-	- B
HCM 95th %tile Q(veh)	0	0.2	-	-	0.1	-	- 0

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 1, 2025, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to change the zoning designation from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. The subject property is generally located north of the intersection of E SR 44 and CR 149, just west of the Anytime Fitness Gym located at 6866 SR 44, Wildwood, FL 34785.

Case Number: RZ 2305-002 Summers

Applicant(s): LPG Urban & Regional Planners LLC

Owner(s): Bryan Summers

Parcel(s): G15C017

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, as it respects O2025-32:

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: July 1, 2025

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **West Sumter Franchisees Ordinance**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Yes Vendor/Entity: West Sumter Utility Company
Effective Date: 7/28/2025 Termination Date:
Managing Division/Department: Executive

BUDGET IMPACT: Future franchise and utility tax revenue.

HISTORY/FACTS/ISSUES:

The attached ordinance grants a non-exclusive franchise agreement to West Sumter Utility Company and West Sumter Conservation Authority to provide water, sewer, and reclaimed water service within the Monarch Ranch development. The Monarch Ranch development is a joint venture between The Villages and Benderson Development. The City's granting of the franchise agreement is consistent with the City's approach to providing these services to properties owned by The Villages developer. However, unlike previous developments within The Villages, the City will be providing long-term bulk wastewater and reclaimed water services which will require future agreements between the parties.

The terms of the franchise agreement are substantially consistent with the various franchise agreements granted to other entities of The Villages developer, such as South Sumter Utility company and Gibson Place Utility company. The City will receive a 5% franchise fee on annual gross operating revenues, along with associated utility taxes. The agreement is for 30 years, contains a provision for future acquisition of the system by the City, and is consistent with the City Charter.

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A "FRANCHISEE", AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A"; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. SHORT TITLE. This Ordinance shall be known and may be cited as the "West Sumter Franchisees Ordinance."

SECTION 2. FINDINGS AND INTENT. The City Commission makes the following findings and intent:

(a) The City of Wildwood, Florida (hereafter "City") exercises control over all publicly dedicated rights-of-way, streets, alleys, bridges, easements and other public places located within the limits of the City.

(b) 75 Turnpike BDC, LLC, a Florida limited liability company and 75 Turnpike VDC, LLC, a Florida limited liability company are Owners of that certain real property located in the City of Wildwood being more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "Property").

(c) The Property may be developed in accordance with its zoning and land use approvals for a multi-million-square-foot mixed-use project (the "Development").

(d) The Property is currently located within the City's exclusive potable water, wastewater, and irrigation water service area.

(e) The City and Franchisees are simultaneously entering into an Agreement in which the City grants the Franchisees the right to be the sole provider of potable water, wastewater and irrigation water service in the Property (the "Territory Agreement").

(f) The City Commission has considered a request submitted by the proposed Franchisees, which are West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company to provide potable water and wastewater services, and irrigation services with irrigation water to serve the Property.

(g) The rights-of-way to be used by the Franchisees are valuable public properties which may be dedicated to City by the Owners of the Property and maintained by the City at great expense to the City's taxpayers, and the right to use said rights-of-way is a valuable property right to the Franchisees.

(h) The City desires to ensure that the aforesaid rights-of-way used by the Franchisees are promptly restored to a safe and secure condition to protect the health, safety and welfare of the citizens and residents of the City.

(i) State statutes, City ordinances, and the City Charter authorize the City to grant non-exclusive franchises for the purposes set forth herein.

(j) After due deliberation and full consideration, the City Commission has determined to grant a franchise to the Franchisee to provide such services, subject to the terms and conditions set forth below.

SECTION 3. DEFINITIONS. For the purposes of this Ordinance, the following terms shall have the meaning given herein:

(a) The term "City" shall mean the City of Wildwood, Florida.

(b) The term "Customers" shall mean and include any and all organizations, firms, entities or persons who may desire or require Franchisees' services for land located within the Franchise Territory.

(c) The term "Franchisees" shall mean West Sumter Utility Company, LLC, a Delaware limited liability company and West Sumter Water Conservation Authority, LLC, a Delaware limited liability company. Franchisees shall also include any entity that is assigned the franchise rights of any Franchisees, in accordance with this Ordinance.

(d) The term "Franchise" shall mean this Ordinance and agreement, as passed and adopted by the City and accepted by Franchisees.

(e) The term "Franchise Territory" shall mean (i) the area of the City more particularly described in **Exhibit "A"**, which area includes the Property and certain public right-of-way located adjacent to the Property; (ii) any and all streets, alleys, public ways or easements, and public property or places that may now or hereafter exist within the area of the City; and (iii) any other property that may be approved by the City from time to time for development as part of the Development, provided such additional property must be added as an amendment to this Franchise by ordinance.

(f) The term "Operating Revenues" for each Franchisee shall mean all user fees collected by Franchisees from the sale of such services provided by that Franchisee to Customers within and throughout the Franchise Territory. Operating Revenues shall not include Customer deposits, meter fees, fees or improvements received as contributions-in-aid-of-construction, sales taxes, municipal public service taxes, franchise fees, or other non-user fees or charges derived from the operation of the services of such Franchisee.

(g) The term "Systems" shall have the meaning as herein defined in Section 5.

SECTION 4. AUTHORITY. This Ordinance is being adopted pursuant to the City's Charter, relevant special acts, and Chapter 166, Florida Statutes (2025).

SECTION 5. GRANT OF AUTHORITY. There is hereby granted by the City to each Franchisee the non-exclusive right, privilege, and franchise to erect, construct, operate, and maintain any and all systems and related facilities, including but not limited to pump, stations, wells, mains, pipes, supply pipes, conduits, ducts, service connections, manholes, control devises, and any other hardware or other appurtenances used as a means of producing, treating, conveying distributing, or selling certain services authorized by this Ordinance in Section 7 to any person or entity to be supplied by each Franchisee within the Franchise Territory and to sell and distribute such services to Customers within and throughout the Franchise Territory (hereinafter collectively referred to as "Systems"). The foregoing rights granted to each Franchisee shall be non-exclusive, but the City agrees, as part of the consideration for the granting of the purchase option set forth in this Franchise, to refrain from granting a similar franchise within the Franchise Territory to any other private, non-governmental entity or person at any time during the period of this Franchise, except for pre-existing franchises.

SECTION 6. NATURE OF FRANCHISE; POWERS RETAINED BY CITY. Once this Ordinance becomes final, it shall be deemed both a contract with each Franchisee and a legislative act as provided under Florida law. Each Franchise is subject to all franchises and permits heretofore granted by the City Commission to use the streets, alleys, lanes, and public places of the City by public utility or public service corporations. It is not intended by the grant of this Franchise to abridge the exercise of the police power of the City. The grant of these Franchises is subject to all ordinances and resolution of the City Commission as the same now exist or may be hereafter amended, revised or modified to the extent not inconsistent with the terms of this Franchise. Each Franchisee shall at all times continue to be subject to all applicable public service taxes (Section 166.231, Florida Statutes), ad valorem taxes (Section 166.211, Florida Statutes),

and such other applicable taxes, charges or fess as may be lawfully authorized by the Florida Constitution, the general or special laws of the State of Florida, the provisions of the Municipal Home Rule Powers Act (Chapter 166, Florida Statutes), or the ordinances of the City are not preempted, as a matter of law, by federal or state law. Each Franchisee shall, at all times, during the life of this Franchise, be subject to all lawful exercises of police power by the City, and to such reasonable laws, rules, and regulation as the City shall hereafter, by resolution or ordinance provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction, and development requirements and standards.

SECTION 7. GRANT OF FRANCHISES.

(a) **Franchise Granted to West Sumter Utility Company, LLC**. The Franchise being granted to West Sumter Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

i. Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and

ii. Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

i. Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and

ii. Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for investor-owned utilities.

(b) **Franchise Granted to West Sumter Water Conservation Authority, LLC**. For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of West Sumter Water Conservation Authority, LLC, which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

SECTION 8. INDEMNIFICATION; INSURANCE.

(a) Each Franchisee or its subcontractors, shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisees of its rights contained herein.

(b) Each Franchisee and its subcontractors shall procure and maintain, for the duration of this Franchise, insurance of the types and limits specified below:

i. Comprehensive General Liability - bodily injury and property damage coverage shall be for not less than $1,000,000.00 per occurrence and not less than $1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

ii. Business Automobile Liability - business automobile liability coverage shall be in a combined single limit of not less than $500,000.00 per occurrence. The City shall be named as an additional insured on the policy.

iii. The City Commission for the City of Wildwood shall have the right to reassess and adjust the required amount of liability insurance required under this Section every five (5) years, if necessary. In so doing, the City Commission shall take into consideration all relevant factors, including, but not limited to, the rate of inflation, changes in law, and information related to risk assessment for the City. Whenever the City Commission exercises its right to reassess the amount of liability insurance required, each Franchisee shall have the right to present any information that it deems relevant to the City Commission's determination regarding the same.

SECTION 9. SERVICE STANDARDS. Each Franchisee shall maintain and operate its Systems and facilities and render efficient service in accordance with the rules and regulations as are, or may be, set forth by the City and/or other agency and/or entity with jurisdiction to regulate and/or promulgate rules regarding Franchisees' operations.

SECTION 10. PAYMENTS TO THE CITY.

(a) In consideration for the granting of each Franchise, each Franchisee (or its successors or assigns, as applicable), shall pay to the City (or its successors), an annual amount which will equal five percent (5%) of each Franchisees' annual gross Operating Revenues taken in and received by it for providing all aspects of services provided by each Franchisee to its Customers within the Franchise Territory, as now or hereafter constituted. Each Franchisee shall be permitted to collect the franchise fees provided for under this Franchise from its retail customers receiving said service as a line item on its retail bills. Each Franchisee may not incorporate any franchise fee into its other rates for service.

(b) The Franchisees shall pay the franchise fee provided by this section semi-annually on January 1 and July 1 of each year during the term of this franchise. Any payments not made by the Franchisees within 20 days after the date said payment is due, shall thereafter be payable with interest at the rate of fifteen percent (15%) per annum.

(c) Each Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible, personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees and all other such fees including fees, charges, taxes and/or assessments validly adopted and/or imposed during the term of the Franchise.

(d) The franchise fee payments, together with any interest that may apply, shall be made by wire transfer or other electronic means.

SECTION 11. RECORDS AND REPORTS. The City or its designated representative shall have the right during the term of each Franchise to examine, at all reasonable business hours, all of each Franchisee's plans, contracts, engineering, accounting, finance, statistical, customer and service records relating to performance under this Ordinance; provided, however, that the City expressly acknowledges and agrees that each Franchisee may redact proprietary information and any private customer information from such documents and records prior to making the same available to the City for examination hereunder. The City agrees to keep any information it obtains confidential to the maximum extent possible under Florida's public records law. As well, each Franchisee shall provide directly to the City an annual summary report showing gross revenues received by each Franchisee from its operations within the City during the preceding fiscal year and such other information as the City shall request with respect to properties, quality control, and expenses related to each Franchisee service within the City. The City may audit the financial records of each Franchisee for the purpose of determining that proper collection or payment of franchise fees is being made by each Franchisee in accordance with this Ordinance at the City's initial expense. Each Franchisee shall cooperate with and make available those records necessary for City to perform the audit. If the audit demonstrates that payment or collection of franchise fees is more than 5% less than the semi-annual amount that should have been paid or collected, each Franchisee shall, in addition to paying the fees that should have been paid or collected, pay the cost of the audit.

SECTION 12. RATES.

(a) Each Franchisee may charge to Customers such service rates and fees not in excess of those rates and fees set forth herein or as approved by the Florida Public Service Commission, or if not governed by the Florida Public Service Commission, then as approved by the City (the "Approved Rates and Fees Schedule"). The initial Approved Rates and Fees Schedule for each Franchisee shall be as determined by the Franchisee and shall not require approval by the City. If the Franchisee desires to increase their Approved Rates and Fee Schedule, then such increases shall be subject to the limitations set forth in paragraph (b) below.

(b) From time to time, each Franchisee whose rates are not governed by the Florida Public Service Commission shall have the ability to apply to the City for changes to the Approved Rates and Fees Schedule. Requests for increases to the Approved Rates and Fees Schedule that do not exceed the rate of inflation determined by the Consumer Price index (CPI) for Utilities published by the U.S. Bureau of Labor Statistics appropriately adjusted for the calendar year (January 1st to December 31st) preceding the calendar year in which the request is made shall not require an approval hearing of the City Commission; provided, however, that each Franchisee may only file one such request per calendar year. All other requests for changes to the Approved Rate and Fee Schedules shall be just, fair, and reasonable and require City Commission approval in a duly noticed public hearing.

(c) Each Franchisee shall be responsible for the billing and collection of all fees and rates charged to Customers of the services authorized to each Franchisee by this Ordinance.

SECTION 13. TRANSFER OR ENCUMBRANCE OF FRANCHISE. No Franchisee may assign or otherwise transfer its franchise rights except with the prior written consent of the City expressed by an ordinance, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, the City hereby consents to the following transfers: (i) any assignment of Franchisees' franchise rights to a third party owned, controlled or managed, directly or indirectly, by Franchisees; (ii) any assignment of Franchisees' franchise rights to a community development district that has been created by the City, pursuant to Chapter 190, Florida Statutes, for the Property, or a special dependent or independent district created pursuant to the provisions of Chapter 189, Florida Statutes; and with such new Franchise entity assuming all of the duties and obligations of the assigning Franchise. Each Franchisee shall be released from all obligations set forth in this Ordinance upon the assignment of its rights in accordance with this Section and upon the written acceptance by assignee of the obligations so assigned by Franchisees.

SECTION 14. FORFEITURE OF FRANCHISE; NON-COMPLIANCE. In the event of a material default by any Franchisee with respect to its obligations under this Ordinance, the City shall provide written notice of such default to such Franchisee. In the event that Franchisee fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the City, then the City shall be entitled: (i) to file an action against that Franchisee for specific performance of its obligations under this Ordinance; (ii) to file an action against Franchisees for damages actually incurred by City by reason of Franchisee's default of its obligations under this Ordinance, provided in no event shall City be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from Franchisee; or (iii) to file an action against Franchisee to terminate the Franchise as to that Franchise.

SECTION 15. TERM OF FRANCHISE. This Franchise and the rights herein granted to each Franchisee shall take effect after final passage of this Ordinance, as required by law, and full execution by all parties, and shall continue in full force and effect for a term of thirty (30) years after the date on which the Franchise was accepted by Franchisee in accordance with Section 16 below. The City recognizes that this Ordinance may be amended in the future ("Ordinance Amendment") to incorporate additional property which pursuant to Section 3(e) will become part of the Franchise Territory. As additional areas are brought within the Franchise Territory, such Ordinance Amendment shall extend the term of the Franchise thirty (30) years from the effective

date of each such amendment. At such time as any Franchise interest is conveyed to a community development district, dependent district or independent district (the "District") as may be created pursuant to Chapters 189 and 190, Florida Statutes, notice shall be provided to the City and, upon request by the District, the City will undertake deliberations to consider granting a thirty (30) year Franchise to the District, for the area within the District, under the same terms and conditions of the transferring Franchise.

SECTION 16. ACCEPTANCE. The Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisees' addresses.

SECTION 17. SEVERABILITY. Notwithstanding the fact that each Franchise is a separate contract with each Franchisee, should any section or provision of this Franchise or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a judicial or administrative tribunal of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the City and Franchisee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial or administrative authority's decisions and consistent with the original intent of the parties as contained herein. If such decision is fundamental to or alters the essence of this Franchise, then the parties agree to negotiate a new franchise agreement.

SECTION 18. GOVERNING LAW AND VENUE. The rights and privileges granted to Franchisees by the Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of the public rights-of-way and nothing in the Franchise shall be considered as a surrender by the City of its right and power to use and relocate the use of its rights-of-way. In the event that any legal proceeding is brought to enforce the terms of the Franchise, the same shall be brought in Sumter County, Florida.

SECTION 19. NOTICES. Except in exigent circumstances, and except as otherwise specifically provided in this Franchise, all notices by either City or Franchisee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States Mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this Section shall mean Monday through Friday, with Saturday, Sunday and City and Franchisee observed holidays excepted. All notices shall be addressed as follows:

If to City: City of Wildwood
Attn: Jason McHugh, AICP
City Manager
100 N. Main Street
Wildwood, Florida 34785

With Copy to:	Ashley S. Hunt, Esq. Hunt Law Firm, P.A. 109 E. Main Street Leesburg, Florida 34748
If to Franchisee:	West Sumter Utility Company, LLC Attn: Robert L. Chandler IV 7580 Middleton Drive Middleton, Florida 34762
	West Sumter Water Conservation Authority, LLC Attn: Robert L. Chandler IV 7580 Middleton Drive Middleton, Florida 34762
With Copy to:	West Sumter Utility Company, LLC Attn: Legal Department 7580 Middleton Drive Middleton, Florida 34762
	West Sumter Water Conservation Authority, LLC Attn: Legal Department 7580 Middleton Drive Middleton, Florida 34762

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by the City or Franchisees.

SECTION 20. NON-WAIVER PROVISION. The failure of either Party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of the Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.

SECTION 21. COMPLETE AGREEMENT. The Franchise together with the exhibits (as may be amended from time to time in accordance with the terms hereof) represents the entire agreement of the parties and supersedes all prior representations whether oral or in writing with respect to the rights of the parties.

SECTION 22. AMENDMENTS TO THE FRANCHISE. Changes in the terms and conditions to the Franchise may be made by written agreement between the City and the Franchisees.

SECTION 23. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

SECTION 24. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon becoming a law, however, this Ordinance shall become effective only upon the written acceptance of Franchisee all as provided in Sections 15 and 16 hereinabove.

SECTION 25. RIGHT OF ACQUISITION BY CITY. The City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC at the expiration of Franchise term unless the City requests to extend the Franchise(s) for an additional thirty (30) years. In the event the City desires to extend the Franchise(s), the City shall provide official notice to the Franchisee(s) one (1) year in advance of the expiration of the term. In the event the City does not extend the Franchise(s), the City shall have the right to purchase and take over the property and services of West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC subject to this Ordinance by providing an official notice upon West Sumter Utility Company, LLC and/or West Sumter Water Conservation Authority, LLC to that effect and payment to Franchisee(s) of the price. The Franchisee(s) shall execute such deeds or instruments of conveyance to the City as shall be required to convey to the City title to the property in fee simple, free from any and all liens and encumbrances. The price shall be based upon fair market value as determined by mutual agreement or non-binding arbitration. Each side shall pay its own attorneys' fees.

DONE AND ORDAINED this _____ day of_____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOO, FLORIDA

_____
Ed Wolf, Mayor

ATTEST:

_____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT "A"
Legal Description of the Property

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

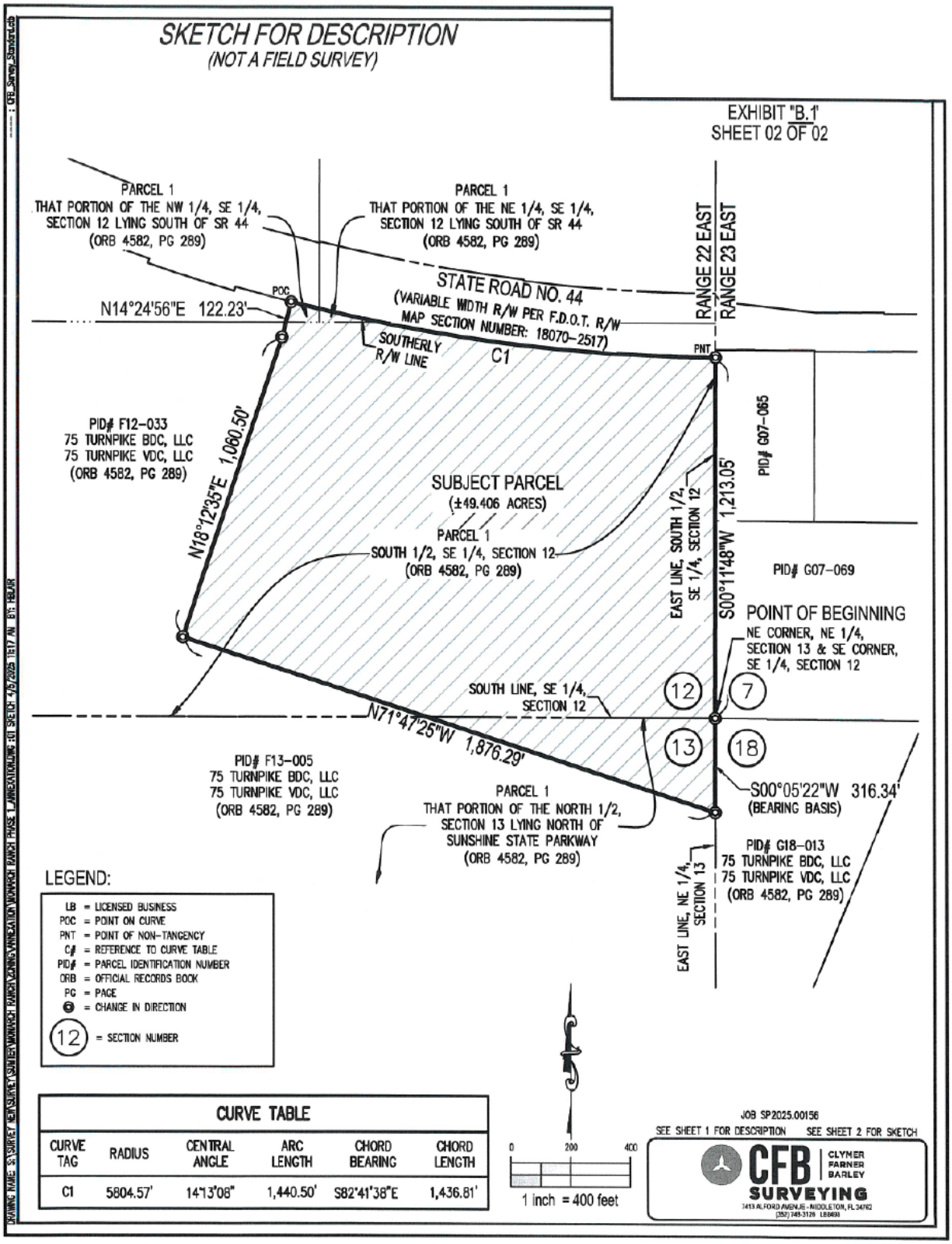
GENERAL NOTES:

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 34732
(352) 748-3126 LB8408

DRAWING NAME: S:\SURVEY NEW SURVEYS\SUMTER\MONARCH RANCH\ZONING\ANNEXATION\MONARCH RANCH PHASE 1_ANNEXATION.DWG 20' SKETCH 4/9/2025 11:17 AM BY: HBLAIR
----- : CFB_Survey_Standard.ctb


SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)
EXHIBIT "B.1"
SHEET 02 OF 02
PARCEL 1
THAT PORTION OF THE NW 1/4, SE 1/4, SECTION 12 LYING SOUTH OF SR 44
(ORB 4582, PG 289)
PARCEL 1
THAT PORTION OF THE NE 1/4, SE 1/4, SECTION 12 LYING SOUTH OF SR 44
(ORB 4582, PG 289)
RANGE 22 EAST
RANGE 23 EAST
STATE ROAD NO. 44
(VARIABLE WIDTH R/W PER F.D.O.T. R/W MAP SECTION NUMBER: 18070-2517)
POC
PNT
N14°24'56"E 122.23'
SOUTHERLY R/W LINE
C1
PID# F12-033
75 TURNPIKE BDC, LLC
75 TURNPIKE VDC, LLC
(ORB 4582, PG 289)
N18°12'35"E 1,060.50'
SUBJECT PARCEL
(±49.406 ACRES)
PARCEL 1
SOUTH 1/2, SE 1/4, SECTION 12
(ORB 4582, PG 289)
PID# G07-065
EAST LINE, SOUTH 1/2, SE 1/4, SECTION 12
S00°11'48"W 1,213.05'
PID# G07-069
POINT OF BEGINNING
NE CORNER, NE 1/4, SECTION 13 & SE CORNER, SE 1/4, SECTION 12
SOUTH LINE, SE 1/4, SECTION 12
12
7
13
18
N71°47'25"W 1,876.29'
S00°05'22"W 316.34'
(BEARING BASIS)
PID# F13-005
75 TURNPIKE BDC, LLC
75 TURNPIKE VDC, LLC
(ORB 4582, PG 289)
PARCEL 1
THAT PORTION OF THE NORTH 1/2, SECTION 13 LYING NORTH OF SUNSHINE STATE PARKWAY
(ORB 4582, PG 289)
PID# G18-013
75 TURNPIKE BDC, LLC
75 TURNPIKE VDC, LLC
(ORB 4582, PG 289)
EAST LINE, NE 1/4, SECTION 13
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 AL FORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB6608

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 123.04

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Florida Department of Transportation (FDOT) is requesting that the City of Wildwood execute the attached agreement for subordination of certain city utility interests to the FDOT to allow them necessary access to complete a roadway improvement project. The attached resolution authorizes the Mayor to execute this agreement for the City.

RESOLUTION NO. R2025-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PARCEL 123.04; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 35, Section No. 18010, F.P. No. 430132-1, in Sumter County, Florida; and,

WHEREAS, it is necessary that certain easement rights now owned by the City of Wildwood, Florida, be subordinate to the rights of the State of Florida Department of Transportation; and,

WHEREAS, said subordination is in the best interest of the City; and,

WHEREAS, the State of Florida Department of Transportation has made application to said City to execute and deliver to the State of Florida Department of Transportation a subordination of utility interest, or interests, in favor of the State of Florida Department of Transportation, and said request having been duly considered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

Section 1. The application of the State of Florida Department of Transportation for a subordination of utility interest, or interests, is for transportation purposes which are in the public or community interest and for public welfare.

Section 2. The Mayor is hereby authorized to execute the Subordination Agreement.

DONE AND RESOLVED this ____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA

COUNTY OF SUMTER

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Commission of Wildwood, Florida, at a meeting held on the _____ day of _____, _____.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

UTL05-11/13
January 14, 2025
This instrument prepared by
Meg Hardy
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 123.04
SECTION 18010
F.P. NO. 430132 1
STATE ROAD 35 (US 301)
COUNTY SUMTER

SUBORDINATION OF CITY UTILITY INTERESTS

THIS AGREEMENT, entered into this _____ day of _____, _____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the F.D.O.T., and CITY OF WILDWOOD, FLORIDA, hereinafter called City.

W I T N E S S E T H:

WHEREAS, the City presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by City to the F.D.O.T.; and

WHEREAS, the F.D.O.T. is willing to pay to have the City's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, City and F.D.O.T. agree as follows:

City hereby subordinates to the interest of F.D.O.T., its successors, or assigns, any and all of its interest in the lands as follows, viz:

PARCEL NO. 123 **SECTION 18010**
FEE SIMPLE **FP 430132-1**

That portion of:

The Northeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

(Being a portion of those lands described in Official Records Book 3974, Page 182 as recorded

in the Public Records of Sumter County, Florida.)

Described as follows:

Commence at a 6-inch by 6-inch concrete monument with 3-inch brass disk stamped “SUMTER COUNTY SECTION SURVEY” marking the Northeast corner of the Southeast 1/4 of Section 36, Township 19 South, Range 22 East as shown on the Florida Department of Transportation Right of Way Map for State Road 35, Section 18010, Financial Project Number 430132-1; thence North 00°26’25” East along said the East line of the Northeast 1/4 of said Section 36, a distance of 2658.41 feet to the Northwest corner of the Northwest 1/4 of Section 31, Township 19 South, Range 23 East; thence North 00°12’00” East along the West line of the Southwest 1/4 of Section 30, Township 19 South Range 23 East, a distance of 0.43 feet to a point on the Centerline of Survey of State Road 35 as shown on said Florida Department of Transportation Right of Way Map for State Road 35, said point being at station 57+16.39; thence departing said West line, run South 89°43’09” East along said Centerline of Survey, a distance of 1223.15 feet to station 69+39.54, said point being the point of curvature of a curve, concave to the Northwest, having a Radius of 1432.69 feet and a Central Angle of 90°05’01”; thence run Northeasterly along Arc of said curve and along said Centerline of Survey, a distance of 2252.55 feet to the point of tangency, said point being Station 91+92.09; thence continue North 00°11’49” East along said Centerline of Survey, a distance of 654.21 feet to a point on the Easterly projection of the South line of lands described in Official Records Book 3974, Page 182 as recorded in the Public Records of Sumter County, Florida, said point being at Station 98+46.30 feet; thence departing said Centerline of Survey, North 89°38’00” West along said Easterly projection, a distance of 50.00 feet to a point the West right of way line of said State Road 35 and the POINT OF BEGINNING; thence continue North 89°38’00” West along said South line, a distance of 20.00 feet; thence departing said South line, North 09°55’21” West, a distance of 85.37 feet; thence North 00°11’49” East, a distance of 150.00 feet to a point on the North line of said lands; thence South 89°38’00” East along said North line, a distance of 35.00 feet to a point on said West right of way line; thence departing said North line, South 00°11°49” West along said West right of way line, a distance of 234.00 feet to the POINT OF BEGINNING.

Containing 7,560 square feet, more or less.

RECORDED

Easement in favor of the CITY OF WILDWOOD, a Florida Municipal Corporation, recorded in ORB 1576, PG 685.

PROVIDED that the City has the following rights:

1. The City shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the City or require the City to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.

3. The City shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.

4. The City agrees to repair any damage caused by the City to F.D.O.T. facilities and to indemnify to the extent permitted under Florida law the F.D.O.T. against any loss or damage resulting from the City exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the F.D.O.T. hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of witnesses:

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By:_____
_____,
District Director Of
Transportation Development
for District Five
719 S. Woodland Blvd.
DeLand, Florida 32720

Legal Review

By: _____
Office of the General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, _____, by _____, District Director of Transportation Development for District Five, who is personally known to me or who has produced _____ as identification.

_____
PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

PARCEL NO. 123.04
SECTION 18010
F.P. NO. 430132 1
PAGE 5

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Board of City Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

Signed, sealed and delivered in
the presence of: Two witnesses
required by Florida Law

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

CITY OF WILDWOOD, FLORIDA,
By Its Mayor

By:_____
Mayor (signature)

By: _____
Print Name

ATTEST: _____
Clerk (or Deputy Clerk)

STATE OF FLORIDA

COUNTY OF SUMTER

The foregoing instrument was acknowledged before me, by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, _____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

_____
PRINT/TYPE NAME:_____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires:_____
Serial No., if any: _____

This Instrument Prepared By
and Return to:

Jerri A. Blair
LOCKETT & BLAIR, P.A.
P. O. Box 130
Tavares, FL 32778

Property Appraisers Parcel (Folio)
Identification Number(s):

Grantee(s) S.S. #(s):

Rec 13.00
TF 14.00
DOC .70
27.70

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC $0.70
05/10/2006 #2006-15852
09:03:38AM B-1576 P-685

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, for valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to the City of Wildwood, 100 North Main Street, Wildwood, Florida 34785, Sumter County, Florida, its successors and assignees, the rights, privileges, and a perpetual easement to construct, operate, and maintain water, wastewater, and other utility lines, mains, pipes, and lift station or other equipment necessary for such utility systems, upon and across the following described land in Sumter County, Florida, to wit:

See Exhibit "A"

This easement shall include the right to do all things necessary or convenient for the enjoyment or use thereof for the purposes above described.

The Grantor covenants that he/she has the right to convey this easement and the Grantee, its successors and assignees shall have quiet and peaceful possession, use, and enjoyment of this easement.

IN WITNESS WHEREOF, the Grantor has hereunto fixed his/her hand and seal this 8 day of FEBRUARY, 2006.

WITNESSES:

Sheilah Heidenreich
(Signature)
SHEILAH HEIDENREICH
(Type or Print Name)

Rhonda L. Bessett
(Signature)
RHONDA L. BESSETT
(Type or Print Name)

NASH ENTERPRISES, LLC

By: _____
James C. Nash

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 8 day of FEBRUARY, 2006, by James C. Nash, on behalf of Nash Enterprises, LLC, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Rhonda Lee Bessett
Commission # DD463033
Expires: AUG. 17, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Rhonda Lee Bessett
Signature of Notary Public
RHONDA LEE BESSETT
(typed or printed name)

(Serial number, if any)

A:\Nash\Nash Easement.5.wpd

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC $0.70
05/10/2006 #2006-15852
09:03:38AM B-1576 P-686

EXHIBIT "A"

EASEMENT 'A': COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N89°59'20"W, 45.38 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (100 FEET WIDE); THENCE S00°07'33"E ALONG SAID RIGHT OF WAY LINE, 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'33"E ALONG SAID RIGHT OF WAY LINE, 234.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N89°58'25"W, 10.00 FEET; THENCE N00°07'33"W, 192.79 FEET; THENCE N89°58'20"W, 520.02 FEET; THENCE N00°07'33"W, 50.00 FEET; THENCE S89°58'20"E, 100.00 FEET; THENCE S00°07'33"E, 8.15 FEET; THENCE S89°58'20"E, 430.02 FEET TO THE POINT OF BEGINNING

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC $0.70
05/10/2006 #2006-15852
09:03:38AM B-1576 P-687

SEE SHEET 5

LINE DATA

LINE	Δ	DISTANCE
L1	S00°11'49"W	37.21'(C)
L2	N88°32'00"W	15.62'(C)
L3	N02°07'09"W	34.64'(C)
L4	N17°19'07"E	27.59'(C)
L5	S89°48'11"E	8.89'(C)
L6	S00°11'49"W	61.32'(C)

0 20 40 80 120
Scale: 1" = 40'

SAME POINT
N00°03'59"E 155.00'(C)(D)
NORTH LINE OF THE SOUTH 155' OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SEC. 30
377.93'(C)
S89°39'35"E 459.43'(C)
LANDS DESCRIBED IN O.R.B. 219, PG. 559, O.R.B. 128, PG. 206, & O.R.B. 58, PG. 445,
LANDS DESCRIBED IN O.R.B. 4297, PG. 12
WILDWOOD CITY LIMITS
FND 5/8" IR, NO ID
C.R. 521 (F)
NO R/W DOCUMENTATION PROVIDED JURISDICTION HAS NOT BEEN DETERMINED
399.47'(C)
NORTH LINE OF LANDS
S45°56'09"W 331.90'(C)
N45°16'15"E 648.90'(C)
SOUTH LINE OF LANDS
157.24'(C)
DIRT DWY
6' CLF
N08°04'40"W 240.16'(C)(D)
1281.11'(C) 1281.62'(D)
S89°38'00"E
WILDWOOD CITY LIMITS
SUBJECT TO 10' DISTRIBUTION EASEMENT OVER EXISTING FACILITIES IN FAVOR OF DUKE ENERGY FLORIDA, LLC. PER O.R.B. 434, PG. 601
LANDS DESCRIBED IN O.R.B. 3974, PG. 182
UTILITY EASEMENT IN FAVOR OF THE CITY OF WILDWOOD PER O.R.B. 1576, PG. 685
LANDS DESCRIBED IN O.R.B. 3868, PG. 433
NORTH LINE OF LANDS
142.89'(C)
SOUTH LINE OF LANDS
N00°12'05"E 330.00'(C)
LANDS DESCRIBED IN O.R.B. 4521, PG. 511
SOUTH LINE OF LANDS
394.33'(C)
S89°38'00"E 554.24'(C)
INGRESS/EGRESS AND UTILITIES EASEMENT PER O.R.B. 2411, PG 48, & MODIFIED IN O.R.B. 3773, PG. 463
NORTH LINE OF LANDS
NE 34TH AVE(F) PRIVATE ROAD
UTILITY EASEMENT IN FAVOR OF THE CITY OF WILDWOOD PER O.R.B. 1576, PG. 676
UTILITY EASEMENT IN FAVOR OF THE CITY OF WILDWOOD PER O.R.B. 1576, PG. 679
1-STORY COM.
Δ = 02°47'29"(C)
R = 1200.00'(C)
L = 58.46'(C)
C.D. = 58.46'(C)
C.B. = N01°35'34"E
STA 91+38.05
84.04'(C)
119
6' CLF
R/W LINE
130.96'(C)
N00°11'49"E
96.56'(C)
STA 91+92.09
50.00'(F)
SET 5/8" IRC "FDOT LB 7917"
45.62'(C)
C.B. = S02°27'56"W
R = 1382.69'(F) C.D. = 109.46'(F)
Δ = 04°32'13"(F) L = 109.49'(F)
AP DWY
L.O.C.
35.00'(C)
EXIST. R/W LINE (SEE NOTE "A")
EASEMENT LINE
701A TCE
STA 93+68.75
106.87'(C)
N89°48'11"W
21.87'(C)
69.37'(C)
N00°11'49"E
69.37'(C)
STA 94+38.12
106.87'(C)
S89°48'11"E
21.87'(C)
121
N00°11'49"E 424.40'(C)
459.40'(C)
S00°11'49"W 1218.36'(F)
BILLBOARD
SHED
16.6'(C)
140.73'(C)
DECORATIVE ROCK LANDSCAPING
6' CLF
GRASS & DIRT SWALE
METAL GATE
STA 95+79.20
100.62'(C)
EASEMENT LINE
701B TCE
L1 L2 L3 L4 L5 L6
25.15'(C)
1 STORY COM.
6' WOOD FNC
BLDG COR. 9.9'(C) OUTSIDE R/W
SIGN "JEFF REVIS WRECKER SERVICES"
CANOPY CONC. PARKING LOT
6.8'(C)
STA 97+04.18, 48.44'(F)
FND NLD "LB 364"
100C
N00°11'49"E 38.01'(C)
N00°11'49"E 131.68'(C)
27.93'(C)
112.14'(C)
20.00'(C)
122
FND 5/8" IRC "OWENS PSM 3522" N45°56'19"E 0.80'(C)
69.81'(C)
69.83'(C)
EAST LINE OF THE SW 1/4
STA 100+34.31, 29.45'(F)
SET DH
123
R/W LINE
N00°11'49"E
150.00'(C)
STA 99+30.55
85.00'(C)
N09°55'21"W
85.37'(C)
STA 99+80.35, 50.00'(F)
SET 5/8" IRC "FDOT LB 7917"
234.00'(C)(D)
SIGN "NORTH SUMTER COMMERCE CENTER"
6' CLF W/ BARBED WIRE
T.I.I.T.F.
AP DWY
330.00'(C)
RIGHT OF WAY EASEMENT LINE
805
RIGHT OF WAY EASEMENT
MURPHY RESERVATION LINE PER D.B. 118, PG. 265 (SEE GENERAL NOTE 19)
STA 100+94.41
85.00'(C)
STA 101+81.72
85.70'(C)
Δ = 00°54'58"(C)
R = 5460.00'(C)
L = 87.31'(C)
C.D. = 87.31'(C)
C.B. = N00°15'40"W
N89°16'51"E
15.00'(C)
Δ = 02°23'38"(C)
R = 5475.00'(C)
L = 228.75'(C)
C.D. = 228.73'(C)
C.B. = N01°54'58"W
STA 101+81.96
70.70'(C)
T.B.=N00°43'09"W
DECORATIVE SIGN "NASH PLUMBING & MECHANICAL LLC"
METAL GATE
91 N00°12'05"E 92 93 94 95 96 97 98 99 100 101 102 103 2653.86'(F)
+37.58 50.00'(C) 50.00'(F) +46.30 50.00'(C) +80.30 50.00'(C) 50.00'(F)
1330.99'(F)
CL5
P.T. STA 91+92.09
SET NLD "FDOT LB 7917"
℄ SURVEY S.R. 35
(PER SRD CONSTRUCTION PLANS, PROJ. NO. 1006)
N00°11'49"E
Δ = 05°49'27"(F)
L = 150.72'(F)
R = 1482.69'(F)
C.D. = 150.65'(F)
C.B. = N03°06'33"E
GR
GRASS DWY
MES
N00°11'49"E 1218.06'(F)
760.17'(C) 760.16'(D)
4' WOOD FNC
METAL GATE
FND 5/8" IRC "LB 6636"
EXIST. R/W LINE (SEE NOTE "A")
+18.37 50.00'(C) 50.00'(F)
126.16'(C)
STA 91+92.09, 50.00'(F)
SET 5/8" IRC "FDOT LB 7917"
P.O.T. STA 99+80.35
SET NLD "FDOT LB 7917"
STA 99+80.35, 50.00'(F)
SET 5/8" IRC "FDOT LB 7917"
STA 100+34.15
29.45'(F)
SET DH
SEW
AP DWY
+78.57 50.00'(C) 50.00'(F)
246.72'(C)
BROKEN AP DWY
+25.30 50.00'(C) 50.00'(F)
85.00'(C)
Δ = 20°32'02"(C)
R = 1390.00'(C)
L = 498.15'(C)
C.D. = 495.49'(C)
C.B. = S10°27'50"W
L.O.C.
S00°11'49"W 176.89'(C)
116
R/W LINE
STA 91+44.73
105.84'(C)
Δ = 09°20'10"
R = 1390.00'(C)
L = 226.49'(C)
C.D. = 226.24'(C)
C.B. = S04°51'54"W
DIRT LOT
NORTH LINE OF LANDS DESCRIBED IN O.R.B. 807, PG. 300
S89°40'06"E 637.41'(C)
357.34'(C)
6' CLF
WOODED AREA
S00°11'49"W 39.23'(C)
DECORATIVE BRICK & METAL FNC
STA 100+39.06
100.00'(C)
S89°48'11"E 45.00'(C)
S00°11'49"W 113.69'(C)
STA 99+25.37
145.00'(C)
STA 100+39.06
145.00'(C)
NORTH LINE OF LANDS
SOUTH LINE OF LANDS
4' HWF
STA 100+94.41
100.00'(C)
S00°11'49"W
16.13'(C)
Δ = 02°20'28"
R = 5645.00'(C)
L = 230.67'(C)
C.D. = 230.65'(C)
C.B. = S00°58'25"E
124
R/W LINE
Δ = 01°22'36"
R = 5645.00'(C)
L = 135.63'(C)
C.D. = 135.63'(C)
C.B. = S02°49'57"E
125
T.B.=S02°08'39"E
LANDS DESCRIBED IN O.R.B. 1941, PG. 203
S89°38'00"E 878.23'(C)
832.94'(C)
WILDWOOD CITY LIMITS
SOUTH LINE OF THE NORTH 85.00' OF THE WEST 932.58' OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE SE 1/4 SEC. 30
EAST LINE OF THE NORTH 85.00' OF THE WEST 932.58' OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE SE 1/4 SEC. 30
135.42' (C)(D)
85.00'(C)
N00°12'05"E 1414.76'(C)
ABBREVIATED PARENT TRACT LANDS DESCRIBED IN O.R.B. 3007, PG. 644
INGRESS AND EGRESS EASEMENT STATED IN O.R.B. 1549, PG. 734, O.R.B. 1553, PG. 754 & O.R.B. 3416, PG. 577
1167.88'(C)
S89°38'31"E 1937.88'(C) 1938.23'(D)
SEE SHEET 5
SEE SHEET 5
120
LANDS DESCRIBED IN O.R.B. 4069, PG. 94
Δ = 70°00'48"(C)
R = 65.00'(C)
L = 79.43'(C)
C.D. = 74.58'(C)
C.B. = S54°45'26"E
STA 99+25.22
356.39'(C)
589°45'50"E 211.39'(C)
S02°20'04"W 222.86'(C)
L.O.C.
STA 93+17.41
407.34'(C)
Δ = 38°59'03"(C)
R = 85.00'(C)
L = 57.83'(C)
C.D. = 56.72'(C)
C.B. = S21°49'36"W
STA 95+40.12
415.65'(C)
S41°19'07"W 54.00'(C)
STA 95+92.85
436.56'(C)
Δ = 61°04'09"(C)
R = 65.00'(C)
L = 69.28'(C)
C.D. = 66.05'(C)
C.B. = S10°47'03"W
S19°45'02"E 195.69'(C)
R/W LINE
STA 98+82.40
417.45'(C)
STA 96+33.53
472.07'(C)
STA 96+98.45
484.21'(C)
NOTE "A":
THE EXIST. R/W FOR S.R. 35 WITHIN THE SW 1/4 AND SE 1/4 OF SECTION 30 AND WITHIN THE NW 1/4 OF SECTION 31 IS PER D.B. 106, PAGES 234, 235, 236, 238, 239, 389, 393 & 394 UNLESS NOTED OTHERWISE.

CURVE CL5
P.I. STA 83+74.32
N = 1623494.1951
E = 641553.1955
Δ = 90°05'01"(LT)
R = 1432.69'
T = 1434.78'
L = 2252.55'
P.C. STA 69+39.54
P.T. STA 91+92.09

PORTION OF LANDS DESCRIBED IN O.R.B. 3798, PG. 378
O.R.B. 1115, PG. 478
O.R.B. 216, PG. 271
O.R.B. 160, PG. 607
O.R.B. 3573, PG. 388
O.R.B. 807, PG. 300

SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND
S.R. 35 FROM C.R. 470 TO S.R. 44

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
FOR DISTRICT SECRETARY
DATE 04/11/2025

REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	M. VOOR	12/05/2023
FINAL	B. PAULK	04/08/2025
CHECKED	B. PAULK	04/07/2025

FED. PROJ. N/A — SECTION 18010
STATE ROAD NO. 35 (COLEMAN BYPASS) — SUMTER COUNTY
F.P. NO. 430132-1

MAPS PREPARED BY:
DRMP, INC.
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814

DATA SOURCE: SEE GENERAL NOTES ON SHEET 1
SCALE: 1"=40'
SHEET 29 OF 68

04/30/2025

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 114.03**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Florida Department of Transportation (FDOT) is requesting that the City of Wildwood execute the attached agreement for subordination of certain city utility interests to the FDOT to allow them necessary access to complete a roadway improvement project. The attached resolution authorizes the Mayor to execute this agreement for the City.

RESOLUTION NO. R2025-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PARCEL 114.03; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 35, Section No. 18010, F.P. No. 430132-1, in Sumter County, Florida; and,

WHEREAS, it is necessary that certain easement rights now owned by the City of Wildwood, Florida, be subordinate to the rights of the State of Florida Department of Transportation; and,

WHEREAS, said subordination is in the best interest of the City; and,

WHEREAS, the State of Florida Department of Transportation has made application to said City to execute and deliver to the State of Florida Department of Transportation a subordination of utility interest, or interests, in favor of the State of Florida Department of Transportation, and said request having been duly considered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

Section 1. The application of the State of Florida Department of Transportation for a subordination of utility interest, or interests, is for transportation purposes which are in the public or community interest and for public welfare.

Section 2. The Mayor is hereby authorized to execute the Subordination Agreement.

DONE AND RESOLVED this ____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

STATE OF FLORIDA

COUNTY OF SUMTER

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Commission of Wildwood, Florida, at a meeting held on the _____ day of _____, _____.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

UTL05-11/13
April 3, 2025
This instrument prepared by
Meg Hardy
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 114.03
SECTION 18010
F.P. NO. 430132 1
STATE ROAD 35 (US 301)
COUNTY SUMTER

SUBORDINATION OF CITY UTILITY INTERESTS

THIS AGREEMENT, entered into this _____ day of _____, _____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the F.D.O.T., and CITY OF WILDWOOD, FLORIDA, hereinafter called City.

W I T N E S S E T H:

WHEREAS, the City presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by City to the F.D.O.T.; and

WHEREAS, the F.D.O.T. is willing to pay to have the City's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, City and F.D.O.T. agree as follows:

City hereby subordinates to the interest of F.D.O.T., its successors, or assigns, any and all of its interest in the lands as follows, viz:

PARCEL NO. 114 **SECTION 18010**
FEE SIMPLE **FP 430132-1**

That portion of:

Lot 1, Fenney Professional Plaza, according to the plat thereof, as recorded in Plat Book 20, Page 31, of the Public Records of Sumter County, Florida.

(Being a portion of lands described in Official Records Book 4206, Page 105 as recorded in

the Public Records of Sumter County, Florida.)

Described as follows:

Commence at a 6-inch by 6-inch concrete monument with 3-inch brass disk stamped “SUMTER COUNTY SECTION SURVEY” marking the Northeast corner of the Southeast 1/4 of Section 36, Township 19 South, Range 22 East as shown on the Florida Department of Transportation Right of Way Map for State Road 35, Section 18010, Financial Project Number 430132-1; thence North 00°26’25” East along said the East line of the Northeast 1/4 of said Section 36, a distance of 2658.41 feet to the Northwest corner of the Northwest 1/4 of Section 31, Township 19 South, Range 23 East; thence South 89°42’35” East along the North line of the Northwest 1/4 of said Section 31, a distance of 1768.51 feet to a point on the East right of way line of said State Road 35, said point also being on the Westerly line of Lot 1, Fenney Professional Plaza, according to the plat thereof, as recorded in Plat Book 20, Page 31, of the Public Records of Sumter County, Florida; thence departing said North line, run the following four (4) calls along said East right of way line and said Westerly line: thence North 02°06’40” East, a distance of 46.17 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 1497.68 feet and a Central Angle of 02°11’00”; thence from a tangent bearing of North 69°52’18” East, run Easterly along the arc of said curve, a distance of 57.07 feet (Chord Bearing = North 68°46’48” East, Chord Distance = 57.06 feet) to the end of said curve; thence North 72°39’45” East, a distance of 53.34 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 1501.68 feet and a Central Angle of 05°48’17”; thence from a tangent bearing of North 64°25’52” East, run Northeasterly along the Arc of said curve, a distance of 152.14 feet (Chord Bearing = North 61°31’44” East, Chord Distance = 152.07 feet) to the POINT OF BEGINNING; thence continue along said East right of way line and said West line and said curve, having a Radius of 1501.68 feet and a Central Angle of 09°50’05”; thence run Northeasterly along the Arc of said curve, a distance of 257.76 feet (Chord Bearing = North 53°42’33” East, Chord Distance = 257.44 feet) to a point on the North line of said Lot 1; thence departing said East right of way line, North 89°32’21” East, a distance of 57.04 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 1400.00 feet and a Central Angle of 06°22’11”; thence departing said North line from a tangent bearing of South 50°16’08” West, run Southwesterly along the Arc of said curve, a distance of 155.64 feet (Chord Bearing = South 53°27’14” West, Chord Distance = 155.56 feet) to the end of said curve; thence South 66°39’59” West, a distance of 152.00 feet to the POINT OF BEGINNING.

Containing 6,276 square feet, more or less.

RECORDED

Perpetual Utility easement in favor of the City of Wildwood, a municipal corporation of the State of Florida, recorded in ORB 3885, Page 47

PROVIDED that the City has the following rights:

1. The City shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the City or require the City to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.

3. The City shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.

4. The City agrees to repair any damage caused by the City to F.D.O.T. facilities and to indemnify to the extent permitted under Florida law the F.D.O.T. against any loss or damage resulting from the City exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the F.D.O.T. hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of witnesses:

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By:_____
_____,
District Director Of
Transportation Development
for District Five
719 S. Woodland Blvd.
DeLand, Florida 32720

Legal Review

By: _____
Office of the General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, _____, by _____, District Director of Transportation Development for District Five, who is personally known to me or who has produced _____ as identification.

_____
PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

PARCEL NO. 114.03
SECTION 18010
F.P. NO. 430132 1
PAGE 5

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Board of City Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

Signed, sealed and delivered in the presence of: Two witnesses required by Florida Law

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

_____
SIGNATURE LINE
PRINT/TYPE NAME: _____
ADDRESS:
_____

_____

CITY OF WILDWOOD, FLORIDA,
By Its Mayor

By:_____
Mayor (signature)

By: _____
Print Name

ATTEST: _____
Clerk (or Deputy Clerk)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, _____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

_____
PRINT/TYPE NAME:_____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires:_____
Serial No., if any: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Community Center HVAC Replacement Project – Payment Application No. 1 in the amount of $105,225.20**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6304.

HISTORY/FACTS/ISSUES:

The Community Center New HVAC Project was approved by the City Commission and awarded to Holiday Enterprise Heat & Air (Holiday) on December 13, 2024. Holiday has submitted Payment Application No. 1 in the amount of $105,225.20 for work performed through June 30th, 2025. The project is currently 20% complete.

Kimley-Horn, serving as the City's consulting engineer, has reviewed Payment Application No. 1 and recommends approval.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
City of Wildwood
100 N. Main St
Wildwood, FL 34785
FROM CONTRACTOR:
Holiday Ent. Heat & Air, Inc
3605 Parkway Blvd
Leesburg, Fl 34748
CONTRACT FOR:

PROJECT:
Wildwood Community Center HVAC Upgrades
6500 Powell RD
Wildwood, DL 34785
VIA ARCHITECT:

APPLICATION #: 1
PERIOD TO: 06/30/25
PROJECT NOS:
CONTRACT DATE:

Distribution to:
- [ ] Owner
- [ ] Const. Mgr
- [ ] Architect
- [ ] Contractor
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	$	554,300.00
2. Net change by Change Orders	$	38,571.41
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	592,871.41
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		116,916.89
5. RETAINAGE:		
a. 10.0% of Completed Work (Columns D+E on Continuation Sheet)	$	11,064.89
b. 10.0% of Stored Material (Column F on Continuation Sheet)	$	626.80
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet)	$	11,691.69
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	105,225.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	
8. CURRENT PAYMENT DUE	$	105,225.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	487,646.21

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$38,571.41	
Total approved this Month		
TOTALS	$38,571.41	
NET CHANGES by Change Order	$38,571.41	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: _____ Date: 6/19/25

State of: FL
County of: LAKE
Subscribed and sworn to before me this 19 day of June 2025

Notary Public: Terry Parish
My Commission expires:

TERRY PARISH NOTARY PUBLIC MY COMMISSION EXPIRES 2-13-2029 STATE OF FLORIDA COMMISSION NUMBER HH 627266

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 105,225.20

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: Kevin Peterson

By: _____ Date: 6/20/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Wildwood Community Center HVAC Upgrades
6500 Powell RD
Wildwood, DL 34785

APPLICATION NUMBER: 1
APPLICATION DATE: 06/19/25
PERIOD TO: 30-Jun-25
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	**Material-**								
2	**Trane HVAC Equipment**	123,630.00			6,268.00	6,268.00	5%	117,362.00	626.80
3	**HVAC Equipment Accessories**	38,900.00						38,900.00	
4	**Refrigerant Piping**	49,400.00		25,000.00		25,000.00	51%	24,400.00	2,500.00
5	**Condensate Piping**	5,300.00						5,300.00	
6	**Duct modifications**	17,100.00						17,100.00	
7	**Air Distribution**	23,200.00		22,000.00		22,000.00	95%	1,200.00	2,200.00
8									
9	**Labor-**								
10	**Replacement of HVAC equipment**	46,600.00						46,600.00	
11	**Refrigerant Piping**	26,240.00		13,500.00		13,500.00	51%	12,740.00	1,350.00
12	**Condensate Piping**	3,600.00						3,600.00	
13	**Project Management/ Supervision**	24,960.00		6,000.00		6,000.00	24%	18,960.00	600.00
14	**Startup**	4,700.00						4,700.00	
15	**Air Distribution**	18,800.00		17,000.00		17,000.00	90%	1,800.00	1,700.00
16									
17	**Subcontractors-**								
18	**Controls**	76,400.00						76,400.00	
19	**Electrical**	53,690.00						53,690.00	
20	**Test and Balance**	16,200.00						16,200.00	
21	**Concrete- Demo/ Pad extensions**	9,440.00		9,440.00		9,440.00	100%		944.00
22									
23	**Bond Fee**	16,140.00		16,140.00		16,140.00	100%		1,614.00
24									
25	**Change Orders**								
26	**CO 1- Switch to Trane**	37,002.52						37,002.52	
27	**CO 2- Core Drilling**	1,568.89		1,568.89		1,568.89	100%		156.89
28									
	SUBTOTALS PAGE 2	592,871.41		110,648.89	6,268.00	116,916.89	20%	475,954.52	11,691.69

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Kimley Horn Work Authorization #23 for Signature Drive Construction Phase Services in the Amount of $55,000**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for this project will be allocated from 301-541-60-6306.

HISTORY/FACTS/ISSUES:

On June 23, 2025, the City Commission approved the Signature Drive Improvement Project and awarded the contract to C.W. Roberts Contracting, Inc. Kimley-Horn, the Engineer of Record, has submitted Work Authorization #23 to provide construction phase services for the Signature Drive Improvement Project in the amount of $55,000. The scope of services includes conducting site visits, coordinating construction meetings, reviewing and approving submittals, responding to Requests for Information (RFIs), reviewing and approving payment applications, and assisting with project closeout. Staff recommends approval of Work Authorization #23 by Kimley-Horn.

Kimley»Horn

WORK AUTHORIZATION NUMBER 23

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn") and the City of Wildwood ("the Client" or "the City") in accordance with the terms of the Master Agreement for Continuing Professional Services for RFQ 2023-07 dated May 8, 2023, which is incorporated herein by reference.

Identification of Project:

Project: Signature Drive Construction Phase Services

Client: City of Wildwood

Project Manager: Mario Petrola Vega, PE

Project Understanding

Under a separate contract (WA 36), Kimley-Horn was retained to design and permit improvements along Clay Drain Road and Signature Drive. The Signature Drive component of the project is now under construction. This Work Authorization is for the performance of construction phase services, as described below.

Specific Scope of Basic Services:

Task 1 – Construction Phase Services

Kimley-Horn will provide the following construction phase services as needed and stated below:

A. Site Visits and Construction Observation. Kimley-Horn will make up to 6 site visits during construction to observe the progress of the work. Observations will not be exhaustive or extend to every aspect of Contractor's work, but will be limited to spot checking, and similar methods of general observation. Based on the site visits, Kimley-Horn will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents and keep the City informed of the general progress of the work.

   1) Kimley-Horn will not supervise, direct, or control Contractor's work, and will not have authority to stop the Work or responsibility for the means, methods, techniques, equipment choice and use, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for failure of Contractor to comply with laws. Kimley-Horn does not guarantee Contractor's performance and has no responsibility for Contractor's failure to perform in accordance with the Contract Documents.

      Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement.

B. Construction Meetings. Kimley-Horn will attend up to 3 construction meetings on-site, at the City, or via teleconference.

C. Recommendations with Respect to Defective Work. Kimley-Horn will recommend to the City that Contractor's work be disapproved and rejected while it is in progress if Kimley-Horn believes that such work will not produce a completed Project that generally conforms to the Contract Documents.

D. Clarifications and Interpretations. Kimley-Horn will respond to reasonable and appropriate Contractor requests for information made in accordance with the Contract Documents and issue

necessary clarifications and interpretations. Any orders authorizing variations from the Contract Documents will be made only by the City. Kimley-Horn will revise the plans up to 2 times as necessary.

E. Change Orders. Kimley-Horn may recommend Change Orders to the City and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

F. Shop Drawings and Samples. Kimley-Horn will review Shop Drawings and Samples and other data that the Contractor is required to submit, but only for general conformance with the Contract Documents. Such review and action will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders.

G. Substitutes and "or-equal/equivalent." Kimley-Horn will evaluate and determine the acceptability of substitute or "or-equal/equivalent" materials and equipment proposed by Contractor in accordance with the Contract Documents.

H. Inspections and Tests. Kimley-Horn may require special inspections or tests of Contractor's work and may receive and review certificates of inspections within Kimley-Horn's area of responsibility. Kimley-Horn's review will be solely to determine that the results indicate compliance with the Contract Documents and will not be an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the Contract Documents. Kimley-Horn is entitled to rely on the results of such tests.

I. Disputes between City and Contractor. Kimley-Horn will, if requested by City, render written decision on all claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents. In rendering decisions, Kimley-Horn shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision.

J. Applications for Payment. Based on its observations and on review of applications for payment and supporting documentation, Kimley-Horn will recommend amounts that Contractor be paid. Recommendations will be based on Kimley-Horn's knowledge, information, and belief, and will state whether, in Kimley-Horn's opinion, Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. Kimley-Horn's recommendations will not be a representation that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.

K. Substantial Completion. When requested by Contractor and City, Kimley-Horn will conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items except for those identified on a final punch list.

L. Final Notice of Acceptability of the Work. Kimley-Horn will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Kimley-Horn may recommend final payment to Contractor.

M. Permit closeout. Following completion of all work, and receipt of signed and sealed as-built surveys and testing reports provided by others, Kimley-Horn will prepare Florida Department of Transportation (FDOT) permit certifications and submit them for processing.

Additional Services if required:

Services requested that are not specifically included will be provided under a new and separate Work Order or can be performed on an hourly basis upon written authorization.

Schedule:

Kimley-Horn will perform the above scope of services as expeditiously as practicable to meet a mutually agreed upon schedule.

Method of Compensation:

Kimley-Horn will perform the services in Task 1 on a labor fee plus expense basis, with the maximum labor fee shown below. Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client.

Task Description	*Labor Fee*
Task 1 – Construction Phase Services	Hourly; Not to Exceed $55,000.00

Labor fee will be billed hourly according to approved hourly rates. Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other related expenses, such as telecommunications, in-house reproduction, postage, supplies, project-related computer time, and local mileage. Administrative time related to the project may be billed hourly.

All permitting, application, and similar project fees will be paid directly by the City. Should the City request Kimley-Horn to advance any such project fees on the City's behalf, a separate invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the City.

Fees will be invoiced monthly based on actual amount of service performed and expenses incurred. Payment will be due within 30 days of your receipt of the invoice.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA	KIMLEY-HORN AND ASSOCIATES, INC.
BY: _____	BY: _____
	Amber L. Gartner, PE
TITLE: _____	TITLE: Vice President
DATE: _____	DATE: May 8, 2025

G:\New Business\Public Sector\City of Wildwood\2025\MPV\Signature Dr CPS\WA 23_Signature Dr CPS.docx

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Millennium Park Phase 1 & 2 Project - Payment Application 5 in the Amount of $989,433.98**

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 City Commission and awarded to Kingdom Construction on February 13, 2025. Kingdom Construction has submitted Payment Application No. 5 in the amount of $989,433.98 for work performed between May 26 and June 25, 2025. As of this application, the project is approximately 29% complete.

CPH, the City's consulting engineer, has reviewed Payment Application No. 5 and recommends 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:	5
		PERIOD TO:	06/25/25

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:	$ 3,061,423.53	(4)
5.	Retainage	$ 153,071.18	(5)
6.	Contract Completed Less Retainage (4 - 5)	$ 2,908,352.35	(6)
7.	Less Previous Request (line 6 from previous draw)	$ 1,918,918.37	(7)
8.	Current Request for Payment (6 - 7)	$ 989,433.98	(8)
9.	Remaining Contract to Bill (3 - 6)	$ 7,742,041.18	(9)

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	4748.45	
Total approved this month	0.00	
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 June 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 ..... $ 989,433.98

Architect:

By: John Skrandel 2025.07.08 16:00:48-04'00' 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 #	5
Application Date	6/25/2025
Period to:	6/25/2025
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	$ 1,076,845.35	$ 358,948.45		$ 1,435,793.80	100%	$ -	$ 71,789.69
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	$ 15,421.75	$ 15,421.75		$ 30,843.50	50%	$ 30,844.00	$ 1,542.18
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	$ 31,827.27		$ 61,912.29	51%	$ 59,464.04	$ 3,095.61
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	$ 9,861.55		$ 42,064.37	22%	$ 150,288.81	$ 2,103.22
B-1	Regular Excavation (ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 320,036.59	$ 126,006.32	$ 60,170.04		$ 186,176.36	58%	$ 133,860.23	$ 9,308.82
B-2	Embankment (Fill Placement) ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 151,415.84		$ 151,415.84		$ 151,415.84	100%	$ (0.00)	$ 7,570.79
B-3	Borrow Material (Allowance)	$ 175,000.00		$ 160,241.45		$ 160,241.45	92%	$ 14,758.55	$ 8,012.07
B-4	Allowance - Additional Earthwork (If Needed)	$ 250,000.00	$ 179,800.00	$ 70,200.00		$ 250,000.00	100%	$ -	$ 12,500.00
B-5	8" Stabilized Subgrade or 4" Crushed ConcreteSubgrade (Furnish and Install) (Trail, Cart Path)	$ 71,659.20	$ 22,139.43	$ 18,174.88		$ 40,314.31	56%	$ 31,344.89	$ 2,015.72
B-6	12" Stabilized Subgrade or 6" Crushed Concrete Subgrade (Furnish and Install) (Road, Turn Lane, Parking Lots, TurnaroundArea)	$ 239,234.69		$ 36,349.76		$ 36,349.76	15%	$ 202,884.93	$ 1,817.49
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	$ 18,174.88		$ 40,314.32	11%	$ 317,946.58	$ 2,015.72
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		$ 3,937.44		$ 3,937.44	99%	$ 38.49	$ 196.87
B-14	Ditch Bottom Inlet Type C (J-Bottom) (<10') (Furnish and Install)	$ 8,604.54		$ 8,522.59		$ 8,522.59	99%	$ 81.95	$ 426.13
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		$ 10,906.63		$ 10,906.63	7%	$ 137,010.91	$ 545.33
B-37	24" Storm Sewer (RCP) (Furnish and Install)	$ 70,259.41		$ 7,190.27		$ 7,190.27	10%	$ 63,069.14	$ 359.51
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		$ 219.77		$ 219.77	10%	$ 1,999.09	$ 10.99
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		$ 6,317.21		$ 6,317.21	10%	$ 57,462.14	$ 315.86
C-10	12" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	$ 47,157.61		$ 1,269.47		$ 1,269.47	3%	$ 45,888.14	$ 63.47
C-11	4" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 13,772.18		$ 1,364.00		$ 1,364.00	10%	$ 12,408.18	$ 68.20
C-12	8" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 11,476.82		$ 1,364.10		$ 1,364.10	12%	$ 10,112.72	$ 68.21
C-13	12" D.I. Bends (11.25, 22.5,45, 90) (Water Main) (Furnish and Install)	$ 16,067.54		$ 1,591.45		$ 1,591.45	10%	$ 14,476.09	$ 79.57
C-14	12" D.I. Tee (12"x4",12"x6") (Water Main) (Furnish and Install)	$ 6,886.09		$ 682.04		$ 682.04	10%	$ 6,204.05	$ 34.10
C-15	12" D.I. Wye / Tee (12"x12")(Water Main) (Furnish and Install)	$ 4,590.73		$ 454.70		$ 454.70	10%	$ 4,136.03	$ 22.74
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		$ 682.04		$ 682.04	10%	$ 6,204.05	$ 34.10
C-18	Temporary Jumper Connection (Furnish and Install, Remove)	$ 3,164.49		$ 313.44		$ 313.44	10%	$ 2,851.05	$ 15.67
C-19	12" x 1" Service Saddle andCorp. Stop (Furnish and Install)	$ 1,978.16		$ 1,959.32		$ 1,959.32	99%	$ 18.84	$ 97.97
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		$ 1,793.64		$ 1,793.64	10%	$ 16,315.19	$ 89.68
C-22	Close Valves, Connect to Existing 12" Water Main	$ 1,874.57		$ 185.64		$ 185.64	10%	$ 1,688.93	$ 9.28
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		$ 30,984.92		$ 30,984.92	38%	$ 51,520.32	$ 1,549.25
C-31	Sanitary Sewer Manhole (Furnish and Install)	$ 63,257.92		$ 30,984.92		$ 30,984.92	49%	$ 32,273.00	$ 1,549.25
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	$ 2,019,914.07	$ 1,041,509.46	$ -	$ 3,061,423.53	29%	$ 7,588,970.00	$ 153,071.18

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Pay Application No. 4 for Phase One of the Water Reclamation Facility Project in the Amount of $1,881,596.60**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Garney Construction

Effective Date: 06/30/2025 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this application can be found in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

On August 12, 2024, the City approved the construction contract with its Construction Manager at Risk (CMAR), Garney Construction, for Phase 1 of the expansion of the Water Reclamation Facility. The Guaranteed Maximum Price (GMP) for Phase 1 was approved on February 10, 2025, for the amount of $34,546,993.00. This request is for Pay Application No. 4 for Phase 1, in the amount of $1,881,596.60. After review, both the consultant (CPH Engineering) and City staff recommend approval of payment to Garney Construction in the amount of $1,881,596.60.

APPLICATION AND CERTIFICATE OF PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO: City of Wildwood
743 Huey Street
Wildwood, FL 34785

PROJECT: Wildwood WRF BNR Improvements CMAR

APPLICATION NO: **4**

PERIOD TO: **06/30/25**

Distribution to:
X OWNER
CONTRACTOR

FROM: Garney Construction
370 East Crown Point Road
Winter Garden, FL. 34787

CONTRACT DATE: 01/22/24

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
TOTAL			
Approved this month			
Number	Date Approved		
1			
2			
3			
TOTALS		-	-
Net change by Change Orders		-	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Garney Construction

By: Ryan Winslow Date: **06/23/25**

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. **ORIGINAL CONTRACT SUM**	$	34,546,993.00
2. **Net change by change Orders**	$	-
3. **CONTRACT SUM TO DATE (Line 1+or- 2)**	$	34,546,993.00
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)	$	5,121,579.92
5. **TOTAL RETAINAGE: 5%**	$	256,079.00
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	4,865,500.92
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)	$	2,983,904.32
8. **CURRENT PAYMENT DUE**	$	1,881,596.60
9. **BALANCE TO FINISH** (Line 3 less Line 6)	$	29,681,492.08

State of: Florida County Of: Orange

Subscribed and sworn to before me this **23rd day of June 2025.**

Notary Public:

Notary Public State of Florida
Katie Denise Boyd
My Commission HH 433253
Expires 8/14/2027

CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer'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 $ 1,881,596.60

(Attach explanation if amount certified differs from the amount applied for.)

By: Date: 6/24/2025

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

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 4
APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
INDIRECT COST - PHASE 1							
	GENERAL CONDITIONS						
GC-01	Mobilization	$1,760,000.00	$1,760,000.00	$0.00	$1,760,000.00	100.0%	$0.00
GC-02	General Conditions	$1,864,262.00	$223,711.44	$391,496.00	$615,207.44	33.0%	$1,249,054.56
GC-03	Bonds	$345,470.00	$72,840.00	$66,316.00	$139,156.00	40.3%	$206,314.00
GC-04	Insurance	$518,205.00	$518,205.00	$0.00	$518,205.00	100.0%	$0.00
CG-05	Builder's Risk Insurance	$172,735.00	$172,735.00	$0.00	$172,735.00	100.0%	$0.00
	CONSTRUCTION MANAGER FEE						
CM-01	CM Fee	$2,852,504.00	$342,300.48	$370,826.00	$713,126.48	25.0%	$2,139,377.52
	STORED MATERIALS						
SM-01	Stored Materials	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
ALLOWANCE & CONTINGENCIES - PHASE 1							
AC-01	Testing & Inspection Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
AC-02	Permit Fees Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
AC-03	Hazardous Material Survey Allowance	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
AC-04	Builder's Risk Insurance Deductible Allowance	$1,010,000.00	$0.00	$0.00	$0.00	0.0%	$1,010,000.00
AC-05	Unsuitable Soils Allowance	$250,000.00	$0.00	$0.00	$0.00	0.0%	$250,000.00
AC-06	Permanent Power Fees Allowance	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
AC-07	Escalation Allowance	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-08	CM Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-09	Scope Gap / Exclusions Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
AC-10	Owner Contingency	$1,067,659.00	$0.00	$0.00	$0.00	0.0%	$1,067,659.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1							
ODP-01	ODP - Submersible Pumps	$456,661.00	$0.00	$0.00	$0.00	0.0%	$456,661.00
OPD-02	ODP - Influent Drum Screens	$765,456.00	$0.00	$0.00	$0.00	0.0%	$765,456.00
ODP-03	ODP - Clarifiers	$1,519,500.00	$0.00	$0.00	$0.00	0.0%	$1,519,500.00
ODP-02	ODP - Large Diameter Pipe & Valves	$1,049,395.00	$0.00	$0.00	$0.00	0.0%	$1,049,395.00
OPD-03	ODP - Disc Filters	$569,800.00	$0.00	$0.00	$0.00	0.0%	$569,800.00
ODP-04	ODP - DAVCO Plant	$4,450,000.00	$0.00	$0.00	$0.00	0.0%	$4,450,000.00
ODP-03	ODP - Electrical Gear	$1,269,840.00	$0.00	$0.00	$0.00	0.0%	$1,269,840.00
OPD-04	ODP - Generator	$439,750.00	$0.00	$0.00	$0.00	0.0%	$439,750.00
PHASE 1 WORK							
	SITEWORK						
SW-01	Earthwork General - Erosion Control & Dust Control / Maintenance	$21,000.00	$0.00	$1,680.00	$1,680.00	8.0%	$19,320.00
SW-02	Earthwork General - Parking, Laydown & Storage Areas / Maintenance	$20,000.00	$0.00	$1,600.00	$1,600.00	8.0%	$18,400.00
SW-03	Earthwork General - Construction Entrances / Maintenance	$22,000.00	$0.00	$1,760.00	$1,760.00	8.0%	$20,240.00
SW-04	Screening Structure - Excavate	$49,000.00	$0.00	$12,250.00	$12,250.00	25.0%	$36,750.00
SW-05	Screening Structure - Prep Subgrade	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
SW-06	Screening Structure - Structural Base	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
SW-07	Screening Structure - Backfill	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
SW-08	Influent Flow Meter - Excavate	$26,000.00	$0.00	$6,500.00	$6,500.00	25.0%	$19,500.00
SW-09	Influent Flow Meter - Prep Subgrade	$3,000.00	$0.00	$0.00	$0.00	0.0%	$3,000.00

CONTINUATION SHEET

AIA DOCUMENT G703

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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 4
APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
SW-10	Influent Flow Meter - Structural Base	$3,000.00	$0.00	$0.00	$0.00	0.0%	$3,000.00
SW-11	Influent Flow Meter - Backfill	$6,000.00	$0.00	$0.00	$0.00	0.0%	$6,000.00
SW-12	Master Lift Station - Security Fence & Gates	$14,904.00	$0.00	$0.00	$0.00	0.0%	$14,904.00
	YARD PIPE						
YP-01	Submit - Yard Pipe/Fittings	$10,000.00	$0.00	$2,500.00	$2,500.00	25.0%	$7,500.00
YP-02	Submit - Valves	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
YP-03	Submit - Precast Manholes	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
YP-04	Deliver - Yard Pipe/Fittings	$936,000.00	$0.00	$234,000.00	$234,000.00	25.0%	$702,000.00
YP-05	Deliver - Valves	$74,000.00	$0.00	$0.00	$0.00	0.0%	$74,000.00
YP-06	Deliver - Precast Manholes	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
YP-07	Unload, Store & Inventory	$31,000.00	$0.00	$7,750.00	$7,750.00	25.0%	$23,250.00
YP-08	Subsurface Exploration (Pothole / VacTruck)	$50,000.00	$0.00	$50,000.00	$50,000.00	100.0%	$0.00
YP-09	Restrain Existing 16" FM	$158,000.00	$0.00	$158,000.00	$158,000.00	100.0%	$0.00
YP-10	30" dia FM from Ex. 30" Plug Valve to Flowmeter	$801,000.00	$0.00	$0.00	$0.00	0.0%	$801,000.00
YP-11	Underslab 30" dia at Influent Flowmeter	$26,000.00	$0.00	$0.00	$0.00	0.0%	$26,000.00
YP-12	30" dia FM from 30x12 Reducing Tee to 30" Cap at end of Header including (3)ea 30x20 Reducing Tees to Screening Structure	$101,000.00	$0.00	$0.00	$0.00	0.0%	$101,000.00
YP-13	16" dia FM from 30x16 Reducing Tee to 16x16 Tapping Saddle / Hot Tap	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
YP-14	12" dia RAS from 30x12 Reducing Tee on 30" FM to 12" Plug Valve For Future Phasing	$22,000.00	$0.00	$0.00	$0.00	0.0%	$22,000.00
YP-15	6" dia RWM from 6x6 hot tap/tee to 2" at MLS and 4" at Screening Structure	$111,000.00	$0.00	$0.00	$0.00	0.0%	$111,000.00
YP-16	Potable Water Lines	$39,000.00	$0.00	$0.00	$0.00	0.0%	$39,000.00
YP-17	Underslab 20" dia Influent at Screening Structure	$24,000.00	$0.00	$0.00	$0.00	0.0%	$24,000.00
YP-18	Underslab 30" dia Effluent at Screening Structure	$31,000.00	$0.00	$0.00	$0.00	0.0%	$31,000.00
YP-19	Underslab 2" dia RWM at Screening Structure	$8,000.00	$0.00	$0.00	$0.00	0.0%	$8,000.00
YP-20	Underslab 6" dia Backwash Drain Lines at Screening Structure	$12,000.00	$0.00	$0.00	$0.00	0.0%	$12,000.00
YP-21	Underslab 4" dia Sanitary Drains Lines	$26,000.00	$0.00	$0.00	$0.00	0.0%	$26,000.00
YP-22	Precast Manholes	$13,000.00	$0.00	$0.00	$0.00	0.0%	$13,000.00
YP-23	Sanitary Drain Line b/w Recycle Lift Station and MH-5	$13,248.00	$0.00	$0.00	$0.00	0.0%	$13,248.00
YP-24	36" dia Effluent from Screening Structure Effluent to Master Lift Station	$40,000.00	$0.00	$0.00	$0.00	0.0%	$40,000.00
YP-25	6" dia Drum Screen Backwash Drain Lines at Screening Structure	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
YP-26	4" dia Sanitary Drain Lines from Dumpsters	$11,000.00	$0.00	$0.00	$0.00	0.0%	$11,000.00
YP-27	8" dia Gravity Sanitary Main & Cleanouts to MH-2 at Screening Structure	$20,000.00	$0.00	$0.00	$0.00	0.0%	$20,000.00
YP-28	8" dia Gravity Sanitary Main b/w MH-2 and MH-1	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
YP-29	8" dia Gravity Sanitary Main b/w MH-1 and Master Lift Station	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
YP-30	8" dia FM from PV to Lift Station	$3,000.00	$0.00	$0.00	$0.00	0.0%	$3,000.00
YP-31	24" dia Discharge from Master Lift Station to Existing EQ Basin	$133,000.00	$0.00	$0.00	$0.00	0.0%	$133,000.00
YP-32	Underslab 24" dia at Master Lift Station	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
YP-33	Underslab 2" dia ARV at Master Lift Station	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
YP-34	1"-2" dia RWM at Screening Structure and Master Lift Station	$16,000.00	$0.00	$0.00	$0.00	0.0%	$16,000.00
YP-35	Flush / Clean Pipe	$13,000.00	$0.00	$0.00	$0.00	0.0%	$13,000.00
YP-36	Test Pipe	$27,000.00	$0.00	$0.00	$0.00	0.0%	$27,000.00
YP-37	Disinfect Pipe	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00

CONTINUATION SHEET

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Contractor's signed Certification is attached
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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 4
APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
	INFLUENT FLOW METER						
IFM-01	Submit - Concrete	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
IFM-02	Submit - Rebar	$10,000.00	$0.00	$10,000.00	$10,000.00	100.0%	$0.00
IFM-03	Submit - Flange Pipe / Fittings	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
IFM-04	Submit - Valves	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
IFM-05	Submit - Flow Meter (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-06	Deliver - Rebar	$11,000.00	$0.00	$0.00	$0.00	0.0%	$11,000.00
IFM-07	Deliver - Flange Pipe / Fittings	$274,000.00	$0.00	$0.00	$0.00	0.0%	$274,000.00
IFM-08	Deliver - Valves	$101,000.00	$0.00	$0.00	$0.00	0.0%	$101,000.00
IFM-09	Deliver - Flow Meter & Instruments (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-10	Form/Rebar/Pour Slab	$41,000.00	$0.00	$0.00	$0.00	0.0%	$41,000.00
IFM-11	Cure / Finish / Point & Patch Concrete	$22,000.00	$0.00	$0.00	$0.00	0.0%	$22,000.00
IFM-12	Install Exposed Flange Pipe/Fittings	$201,000.00	$0.00	$0.00	$0.00	0.0%	$201,000.00
IFM-13	Install Exposed Valves	$63,000.00	$0.00	$0.00	$0.00	0.0%	$63,000.00
IFM-14	Install Flow Meter & Instruments (not accounted for in GMP-1)	$0.00	$0.00	$0.00	$0.00	0.0%	$0.00
IFM-15	Bollards	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
IFM-16	Testing & Start up Flow Meter	$3,242.00	$0.00	$0.00	$0.00	0.0%	$3,242.00
	SCREENING STRUCTURE						
SS-01	Submit - Concrete	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
SS-02	Submit - Rebar	$10,000.00	$0.00	$10,000.00	$10,000.00	100.0%	$0.00
SS-03	Submit - Flange Pipe / Fittings	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
SS-04	Submit - Valves	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
SS-05	Submit - Drum Screens	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
SS-06	Deliver - Rebar	$43,000.00	$0.00	$0.00	$0.00	0.0%	$43,000.00
SS-07	Deliver - Flange Pipe / Fittings	$334,000.00	$0.00	$0.00	$0.00	0.0%	$334,000.00
SS-08	Deliver - Valves	$124,000.00	$0.00	$0.00	$0.00	0.0%	$124,000.00
SS-09	Deliver - Drum Screens	$3,000.00	$0.00	$0.00	$0.00	0.0%	$3,000.00
SS-10	Form/Rebar/Pour Slab	$67,000.00	$0.00	$0.00	$0.00	0.0%	$67,000.00
SS-11	Cure / Finish / Point & Patch Slab	$3,000.00	$0.00	$0.00	$0.00	0.0%	$3,000.00
SS-12	Form/Rebar/Pour Dumpster Slabs	$6,000.00	$0.00	$0.00	$0.00	0.0%	$6,000.00
SS-13	Cure / Finish / Point & Patch Dumpster Slabs	$2,000.00	$0.00	$0.00	$0.00	0.0%	$2,000.00
SS-14	Form/Rebar/Pour Equipment Piers/ Pedestals / Pads	$1,000.00	$0.00	$0.00	$0.00	0.0%	$1,000.00
SS-15	Cure / Finish / Point & Patch Equipment Piers/ Pedestals / Pads	$1,000.00	$0.00	$0.00	$0.00	0.0%	$1,000.00
SS-16	Install Drum Screens	$42,000.00	$0.00	$0.00	$0.00	0.0%	$42,000.00
SS-17	Install Solids Chute	$2,000.00	$0.00	$0.00	$0.00	0.0%	$2,000.00
SS-18	Install Exposed Pipe / Fittings	$242,000.00	$0.00	$0.00	$0.00	0.0%	$242,000.00
SS-19	Install Exposed Valves	$76,000.00	$0.00	$0.00	$0.00	0.0%	$76,000.00
SS-20	Set Dumpsters	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
SS-21	Install Instruments	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
SS-22	Bollards & Hose Racks	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
SS-23	Testing & Start up Screens	$5,138.00	$0.00	$0.00	$0.00	0.0%	$5,138.00

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached
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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 4
APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
	MASTER LIFT STATION						
MLS-01	Submit - Concrete	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
MLS-02	Submit - Rebar	$10,000.00	$0.00	$10,000.00	$10,000.00	100.0%	$0.00
MLS-03	Submit - Flange Pipe / Fittings	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
MLS-04	Submit - Valves	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
MLS-05	Submit - Pumps	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
MLS-06	Deliver - Rebar	$38,000.00	$0.00	$30,400.00	$30,400.00	80.0%	$7,600.00
MLS-07	Deliver - Flange Pipe / Fittings	$701,000.00	$0.00	$0.00	$0.00	0.0%	$701,000.00
MLS-08	Deliver - Valves	$259,000.00	$0.00	$0.00	$0.00	0.0%	$259,000.00
MLS-09	Deliver - Pumps	$2,000.00	$0.00	$0.00	$0.00	0.0%	$2,000.00
MLS-10	Form/Rebar/Pour Base Slab	$130,000.00	$0.00	$0.00	$0.00	0.0%	$130,000.00
MLS-11	Cure / Finish / Point & Patch Base Slab	$15,000.00	$0.00	$0.00	$0.00	0.0%	$15,000.00
MLS-12	Form/Rebar/Pour Walls & Trough	$51,000.00	$0.00	$0.00	$0.00	0.0%	$51,000.00
MLS-13	Cure / Finish / Point & Patch Walls & Trough	$18,000.00	$0.00	$0.00	$0.00	0.0%	$18,000.00
MLS-14	Leak Test Structure	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
MLS-15	Form/Rebar/Pour Deck	$43,000.00	$0.00	$0.00	$0.00	0.0%	$43,000.00
MLS-16	Cure / Finish / Point & Patch Deck	$8,000.00	$0.00	$0.00	$0.00	0.0%	$8,000.00
MLS-17	Set Pump Bases	$21,000.00	$0.00	$0.00	$0.00	0.0%	$21,000.00
MLS-18	Install Flanged Pipe Risers inside Lift Station	$240,000.00	$0.00	$0.00	$0.00	0.0%	$240,000.00
MLS-19	Install Exposed Pipe / Fittings	$510,000.00	$0.00	$0.00	$0.00	0.0%	$510,000.00
MLS-20	Install Exposed Valves	$161,000.00	$0.00	$0.00	$0.00	0.0%	$161,000.00
MLS-21	Install Submersible Pumps	$54,000.00	$0.00	$0.00	$0.00	0.0%	$54,000.00
MLS-22	Form/Rebar/Pour Slab on Grade	$25,000.00	$0.00	$0.00	$0.00	0.0%	$25,000.00
MLS-23	Cure / Finish / Point & Patch Slab of Grade	$6,000.00	$0.00	$0.00	$0.00	0.0%	$6,000.00
MLS-24	Install Instruments	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
MLS-25	Bollards, Hose Racks, Hatches	$8,000.00	$0.00	$0.00	$0.00	0.0%	$8,000.00
MLS-26	Start-up and Test Pumps	$5,952.00	$0.00	$0.00	$0.00	0.0%	$5,952.00
	CLARIFIER GEAR BOX REPLACEMENT						
CGB-01	Clarifier Gear Box Replacement	$51,160.00	$51,160.00	$0.00	$51,160.00	100.0%	$0.00
	RECYCLE LIFT STATION						
RLS-01	Submit - Precast Recycle Lift Station	$5,000.00	$0.00	$5,000.00	$5,000.00	100.0%	$0.00
RLS-02	Deliver - Precast Recycle Lift Station	$50,000.00	$0.00	$0.00	$0.00	0.0%	$50,000.00
RLS-03	Recycle Lift Station - Excavate	$23,000.00	$0.00	$0.00	$0.00	0.0%	$23,000.00
RLS-04	Recycle Lift Station - Prep Subgrade	$1,000.00	$0.00	$0.00	$0.00	0.0%	$1,000.00
RLS-05	Recycle Lift Station - Structural Base	$4,000.00	$0.00	$0.00	$0.00	0.0%	$4,000.00
RLS-06	Recycle Lift Station - Install Precast	$1,000.00	$0.00	$0.00	$0.00	0.0%	$1,000.00
RLS-07	Recycle Lift Station - Backfill	$4,780.00	$0.00	$0.00	$0.00	0.0%	$4,780.00
	SITEWORK WORK PACKAGE						
SWP-01	Mobilization/Bonds	$34,000.00	$0.00	$34,000.00	$34,000.00	100.0%	$0.00
SWP-02	Erosion Control	$10,000.00	$0.00	$10,000.00	$10,000.00	100.0%	$0.00
SWP-03	Clearing, Grubbing, Debris Removal, Rough Grading	$180,000.00	$0.00	$180,000.00	$180,000.00	100.0%	$0.00
SWP-04	Demo Existing Buildings/Structures	$40,000.00	$0.00	$40,000.00	$40,000.00	100.0%	$0.00

CONTINUATION SHEET

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APPLICATION NUMBER: 4
APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
SWP-05	Install Construction Entrances	$18,000.00	$0.00	$18,000.00	$18,000.00	100.0%	$0.00
SWP-06	Widen Trailer Entrance	$15,000.00	$0.00	$15,000.00	$15,000.00	100.0%	$0.00
SWP-07	Install Fence	$55,000.00	$0.00	$55,000.00	$55,000.00	100.0%	$0.00
SWP-08	Prepare Trailer Area	$30,000.00	$0.00	$30,000.00	$30,000.00	100.0%	$0.00
SWP-09	Additional Site Grading, Parking Areas, Entrances	$38,000.00	$0.00	$0.00	$0.00	0.0%	$38,000.00
SWP-10	Master Lift Station - Excavate	$153,000.00	$0.00	$38,250.00	$38,250.00	25.0%	$114,750.00
SWP-11	Master Lift Station - Prep Subgrade	$7,550.00	$0.00	$0.00	$0.00	0.0%	$7,550.00
SWP-12	Master Lift Station - Structural Base	$12,000.00	$0.00	$0.00	$0.00	0.0%	$12,000.00
SWP-13	Master Lift Station - Backfill	$71,000.00	$0.00	$0.00	$0.00	0.0%	$71,000.00
	COATINGS						
CWP-01	Mobilization/Bonds	$6,805.00	$0.00	$0.00	$0.00	0.0%	$6,805.00
CWP-02	Coating Submittals	$2,000.00	$0.00	$0.00	$0.00	0.0%	$2,000.00
CWP-03	Master Lift Station - Concrete Exterior Below Grade	$11,000.00	$0.00	$0.00	$0.00	0.0%	$11,000.00
CWP-04	Master Lift Station - Concrete Interior Below Grade	$102,000.00	$0.00	$0.00	$0.00	0.0%	$102,000.00
CWP-05	Master Lift Station - Pipe Systems / Bollards	$21,000.00	$0.00	$0.00	$0.00	0.0%	$21,000.00
CWP-06	Screening Structure - Pipe Systems / Bollards	$7,000.00	$0.00	$0.00	$0.00	0.0%	$7,000.00
CWP-07	Influent Flow Meter Assembly - Pipe Systems / Bollards	$10,000.00	$0.00	$0.00	$0.00	0.0%	$10,000.00
	ELECTRICAL						
EWP-01	Mobilization/Bonds	$125,800.00	$0.00	$125,800.00	$125,800.00	100.0%	$0.00
EWP-02	Gear Submittals	$15,000.00	$0.00	$11,250.00	$11,250.00	75.0%	$3,750.00
EWP-03	Fixture Submittals	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
EWP-04	Misc. Submittals	$15,000.00	$0.00	$11,250.00	$11,250.00	75.0%	$3,750.00
EWP-05	Site Temp Power	$60,000.00	$0.00	$12,000.00	$12,000.00	20.0%	$48,000.00
EWP-06	Influent Flow Station - Underground / Includes Duct Bank	$55,300.00	$0.00	$0.00	$0.00	0.0%	$55,300.00
EWP-07	Influent Flow Station - Above Grade	$25,900.00	$0.00	$0.00	$0.00	0.0%	$25,900.00
EWP-08	Influent Flow Station - Gear / Equipment	$14,400.00	$0.00	$0.00	$0.00	0.0%	$14,400.00
EWP-09	Influent Flow Station - Pull Wire / Terminate	$8,700.00	$0.00	$0.00	$0.00	0.0%	$8,700.00
EWP-10	Influent Flow Station - Start-up	$1,200.00	$0.00	$0.00	$0.00	0.0%	$1,200.00
EWP-11	Screening Structure - Underground / Includes Duct Bank	$125,400.00	$0.00	$0.00	$0.00	0.0%	$125,400.00
EWP-12	Screening Structure - Above Grade	$109,800.00	$0.00	$0.00	$0.00	0.0%	$109,800.00
EWP-13	Screening Structure - Gear / Equipment	$21,600.00	$0.00	$0.00	$0.00	0.0%	$21,600.00
EWP-14	Screening Structure - Pull Wire / Terminate	$23,700.00	$0.00	$0.00	$0.00	0.0%	$23,700.00
EWP-15	Screening Structure - Start-up	$3,800.00	$0.00	$0.00	$0.00	0.0%	$3,800.00
EWP-16	Master Lift Station - Underground / Includes Duct Bank	$217,300.00	$0.00	$0.00	$0.00	0.0%	$217,300.00
EWP-17	Master Lift Station - Above Grade	$209,500.00	$0.00	$0.00	$0.00	0.0%	$209,500.00
EWP-18	Master Lift Station - Gear / Equip	$31,200.00	$0.00	$0.00	$0.00	0.0%	$31,200.00
EWP-19	Master Lift Station - Pull Wire / Terminate	$80,100.00	$0.00	$0.00	$0.00	0.0%	$80,100.00
EWP-20	Master Lift Station - Start-up	$4,600.00	$0.00	$0.00	$0.00	0.0%	$4,600.00
EWP-21	Duct Banks - DB MM	$186,700.00	$0.00	$0.00	$0.00	0.0%	$186,700.00
EWP-22	Duct Banks - DB LL	$232,900.00	$0.00	$0.00	$0.00	0.0%	$232,900.00
EWP-23	Duct Banks - DB EQ Basin	$56,700.00	$0.00	$0.00	$0.00	0.0%	$56,700.00
EWP-24	Duct Banks - Pull Boxes	$122,400.00	$0.00	$0.00	$0.00	0.0%	$122,400.00

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APPLICATION DATE: 06/23/25
PERIOD TO: 06/30/25
PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
EWP-25	Electric Building 2 - Underground	$169,700.00	$0.00	$0.00	$0.00	0.0%	$169,700.00
EWP-26	Electric Building 2 - Above Grade	$156,400.00	$0.00	$0.00	$0.00	0.0%	$156,400.00
EWP-27	Electric Building 2 - Gear / Equipment	$54,600.00	$0.00	$0.00	$0.00	0.0%	$54,600.00
EWP-28	Electric Building 2 - Pull Wire / Terminate	$59,600.00	$0.00	$0.00	$0.00	0.0%	$59,600.00
EWP-29	Electric Building 2 - Start-up	$5,000.00	$0.00	$0.00	$0.00	0.0%	$5,000.00
EWP-30	Existing Sludge / Electric Building - Underground	$71,400.00	$0.00	$0.00	$0.00	0.0%	$71,400.00
EWP-31	Existing Sludge / Electric Building - Above Grade	$35,300.00	$0.00	$0.00	$0.00	0.0%	$35,300.00
EWP-32	Existing Sludge / Electric Building - Gear / Equipment	$9,600.00	$0.00	$0.00	$0.00	0.0%	$9,600.00
EWP-33	Existing Sludge / Electric Building - Pull Wire / Terminate	$59,100.00	$0.00	$0.00	$0.00	0.0%	$59,100.00
EWP-34	Existing Sludge / Electric Building - Start-up	$1,200.00	$0.00	$0.00	$0.00	0.0%	$1,200.00
EWP-35	Switch Gear	$62,900.00	$0.00	$0.00	$0.00	0.0%	$62,900.00
EWP-36	Fixtures	$28,900.00	$0.00	$0.00	$0.00	0.0%	$28,900.00
EWP-37	Lightning Protection	$26,100.00	$0.00	$0.00	$0.00	0.0%	$26,100.00
EWP-38	Testing	$24,200.00	$0.00	$0.00	$0.00	0.0%	$24,200.00
EWP-39	Scope Discrepancies / Contingency (changes from 90% to 100% Plans Specs)	$184,000.00	$0.00	$0.00	$0.00	0.0%	$184,000.00
	TOTALS	**$34,546,993.00**	**$3,140,951.92**	**$1,980,628.00**	**$5,121,579.92**	**14.8%**	**$29,425,413.08**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CR 501 WTP Iron Filter Project Pay Application No. 5 to SGS Contracting Services, Inc for the Amount of $131,100.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: SGS Contracting Services, Inc.

Effective Date: 07/02/2025 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 CR 501 Water Treatment Plant Iron Filter project to SGS Contracting. This is Pay Application No. 5 for the amount of $131,100.00. The City's reviewing engineer, Kimley Horn, and staff have reviewed the pay application and recommend approval to pay SGS Contracting Services, Inc. for the requested amount of $131,100.00.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 5

Application Period: 6/1/25-6/30/25		Application Date: 6/30/25
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.:

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: 7/1/25

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)**	**$474,766.52**
5.	**RETAINAGE:**	
	a. 5% X $360,161.00 Work Completed	**$18,008.05**
	b. 5% X $114,605.52 Stored Material	**$5,730.28**
	c. Total Retainage (Line 5a + Line 5b)	**$23,738.33**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**	**$451,028.19**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	**$319,928.19**
8.	**AMOUNT DUE THIS APPLICATION**	**$131,100.00**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)**	**$1,257,799.39**

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: 6/30/25

Payment of: $ $131,100.00
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____
(Engineer) (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding Agency (if applicable) (Date)

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	CR 501 WTP Iron Filter Improvements	Application Number:	5	
Application Period:	6/1/25-6/30/25	Application Date:	6/30/25	

			Work Completed		E	F		G	
	A	B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)	
	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period					
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		$75,000.00	$31,901.36	$106,901.36	71%	$43,098.64	
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	$15,000.00			$15,000.00	100%	$0.00	
2.07.02	Furnish & Install Canopy Structure	$35,000.00		$35,000.00		$35,000.00	100%	$0.00	
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	$12,000.00			$12,000.00	100%	$0.00	
2.10.02	Furnish & Install Canopy Structure	$28,000.00		$28,000.00		$28,000.00	100%	$0.00	
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**	**$222,161.00**	**$138,000.00**	**$114,605.52**	**$474,766.52**		**$1,234,061.06**	

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): 0							Application Number: 5		
Application Period: 6/1/25-6/30/25							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
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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
				$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
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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
	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:	5
Application Period:	6/1/25-6/30/25	Application Date:	6/30/25

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	$31,901.36		$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
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								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
								$0.00			$0.00
				Totals		**$114,605.52**	**$0.00**	**$114,605.52**		**$0.00**	**$114,605.52**

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Contract to Purchase a Portion of Parcel G05-091 for the Amount of $60,000.00**

REQUESTED ACTION: City Attorney Recommends Approval.

CONTRACT: Yes Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City is working on various stormwater projects throughout the City as part of its Watershed Master Plan. A portion of parcel G05-091, owned by Melanie and Robbie Strickland, has been identified by the Public Works Department as a suitable stormwater pond to mitigate flooding concerns in the area.

The City Attorney worked directly with the owner of the property and negotiated a contract to purchase a portion of the property in the amount of $60,000.00.

CONTRACT FOR SALE OF REAL PROPERTY

THIS CONTRACT FOR SALE OF REAL PROPERTY ("Contract"), dated as of the ____ day of June, 2025, by and between **MELANIE STRICKLAND (F/K/A MELANIE PEAVY) and ROBBY STRICKLAND**, husband and wife, 607 Barwick Street, Wildwood, FL 34785 ("Seller") and **THE CITY OF WILDWOOD, FLORIDA**, a political subdivision of the State of Florida, having an address of 100 North Main Street, Wildwood, FL 34785 ("Buyer"), provides that Seller shall sell and Buyer shall buy the following described real property (the "Property") upon the following terms and conditions:

1. PROPERTY DESCRIPTION: Real property located in Wildwood, Sumter County, Florida (including, without limitation, all right, title and interest of Seller in and to any and all adjacent alleys or rights-of-way); such real property being more particularly described on Exhibit A attached hereto and made a part hereof.

2. PURCHASE PRICE: The purchase price is $60,000.00 in U.S. Dollars ("Purchase Price"). At the Closing, Buyer shall pay the full amount, subject to adjustments and prorations set forth herein, to the Closing Agent (as hereinafter defined) for the benefit of Seller.

3. ESCROW DEPOSIT: Buyer will make an initial deposit in the amount of $5,000.00 ("Deposit") to be held in escrow. The Deposit shall be made payable and delivered to Escrow Agent within three (3) business days of the Effective date of this Contract. The Deposit shall be credited to the purchase price at Closing.

4. TIME FOR ACCEPTANCE; EFFECTIVE DATE: If this Contract is not executed by all parties, and the fact and notice of execution communicated in writing by August 31, 2025, this offer shall be deemed withdrawn and shall be null and void. The effective date of this Contract ("Effective Date") shall be the date last in time appearing on the execution page herein when this Contract shall have been fully executed by and become binding upon both Seller and Buyer.

5. CLOSING: (a) The Closing shall be held on or before September 30, 2025, ("Closing Date") at the City Hall of the City of Wildwood. Hunt Law Firm, P.A. shall serve as the title, escrow and closing agent (the "Closing Agent"). Any time period provided for herein which shall end on a Saturday, Sunday, or legal holiday shall extend to 5:00 p.m. of the next business day.

(b) At the Closing, after performance by Buyer of its obligations, Seller shall deliver to Closing Agent a Warranty Deed (the "Deed"), duly executed and acknowledged by Seller, granting and conveying the Property.

(c) At Closing, after performance by Seller of its obligations, Buyer shall pay to Closing Agent $60,000.00, subject to adjustments and prorations set forth herein, by cashier's check or wire transfer.

(d) Seller shall be responsible for the following closing costs in connection with this transaction:

(i) Seller's real estate broker's fees, if any;

(ii) Seller's attorney fees;

(iii) Documentary stamp taxes and surtax on deed;

(iv) Recording and other fees needed to cure title, if any; and

(v) Charges for FIRPTA holding and reporting, if any.

(e) Buyer shall be responsible for the following closing costs in connection with this transaction:

(i) Recording fees to record the Deed;

(ii) Recording fees for financing statements, if any;

(iii) Appraisal costs, if any;

(iv) Survey costs, if any;

(v) Buyer's inspections, if any;

(vi) Buyer's attorney's fees, if any;

(vii) Cost related to the preparation of the deed;

(viii) Municipal Lien Search;

(ix) Owner's Title Policy and Charges; and

(x) Title search charges.

6. BUYER'S REQUIREMENTS: Buyer shall undertake all reasonable efforts to remove the conditions to closing contained in Paragraph 7 of this Contract. Seller agrees to reasonably cooperate with Buyer with respect to Buyer's efforts to obtain all relevant information pertaining to the Property and the permitted uses thereof and to satisfy all conditions set forth in Paragraph 7. In the event Buyer determines, in Buyer's sole discretion, that the Property is not acceptable prior to the expiration of the Inspection Period (as defined below), Buyer may terminate this Contract by notifying Seller in writing of its intent to terminate the Contract. In the event Buyer does not notify Seller of the failure of a condition within 90 days of the Effective Date of this Contract (the "Buyer's Inspection Period"), all conditions herein shall be deemed satisfied and the Closing shall occur on or before the date shown in Paragraph 5 above. If this Contract is terminated as provided for in this Paragraph and provided Buyer is not then in default under the provisions of this Contract, the Deposit shall be returned to Buyer, thereupon, Buyer and Seller shall be relieved as to one another of all obligations and liability under this Contract, except as otherwise provided herein.

7. BUYER'S INSPECTION PERIOD: This transaction contemplated herein is conditioned upon Buyer determining, at its sole cost, the items set forth herein within Buyer's Inspection Period, except as otherwise provided. In the event Buyer does not elect to terminate this contract during the Inspection Period, any item not objected to in writing within Buyer's Inspection Period shall be deemed satisfied. In the event Buyer terminates this Contract prior to the expiration of the Buyer's Inspection Period, the Deposit shall be returned to Buyer, thereupon, Buyer and Seller shall be released, as to one another, of all further obligations and liabilities under this Contract.

(a) Buyer's reasonable determination that all utilities reasonably necessary for Buyer's intended use are available to the Property.

(b) Buyer's reasonable determination, through the use of engineering, environmental and related tests, percolation tests, geotechnical studies and soil borings, (the "Site Investigation") that the Property is satisfactory for Buyer's use. Seller hereby grants to Buyer the right to enter the Property for the purpose of conducting, to the extent possible, the Site Investigation. Upon Seller's request, Buyer

shall provide Seller immediately with a copy of any reports or studies which Buyer has performed on or about the Property under this subparagraph.

(c) Buyer may, but is not required to, engage the services of an engineer or other third party to inspect the Property. Upon Seller's request, Buyer will provide Seller with a copy of any and all reports or studies which Buyer has performed on or about the Property under this subparagraph.

(d) Buyer, at its expense, may at its option obtain a survey of the Property, within thirty (30) days from the Effective Date. The survey shall be prepared by a surveyor registered in the state in which the Property is located and shall be dated and currently certified to Buyer, Seller, Escrow Agent and Old Republic National Title Insurance Company. Buyer shall have ten (10) days from the date of receiving the survey to examine the same. If the survey shows an encroachment, overlap, gore or other objectionable condition, (collectively, the "defect(s)"), Buyer shall notify Seller in writing specifying the defect(s). Seller shall have thirty (30) days from receipt of notice within which to remove or cure the defect(s). If Seller is unsuccessful in curing such defect(s) within said time, Buyer shall have the option of (i) extending such time period, (ii) accepting the Property as the survey then shows, or (iii) rescinding this Contract and demanding a return of the Deposit, such shall be paid immediately to Buyer by Escrow Agent.

(e) Buyer agrees to keep and hold confidential any and all reports, summaries, studies or test results that are the product of an inspection under this Paragraph 7, and not to disclose such information to third-parties without Seller's written consent or unless required to do so by applicable law (including relevant public records law). Buyer acknowledges and agrees that any reports, summaries, studies, or test results are not certified to Buyer, and that Seller is providing Buyer with a copy of such reports without representation or warranty as to the accuracy or completeness of such reports. Further, Buyer agrees to return said reports to Seller no later than the expiration of the Buyer's Inspection Period, as that term is defined in the Contract.

(f) Buyer's reasonable determination that access and parking reasonably necessary for Buyer's intended use are available to the Property.

8. SELLER DOCUMENTS: Seller agrees to deliver to Buyer within seven (7) days of the Effective Date, copies of all surveys, plats, covenants, deeds, and easements relating to the Property and in possession of Seller. Buyer shall return promptly to Seller such documents if the Closing does not occur.

9. INSURABLE TITLE: Notwithstanding anything contained herein to the contrary, Buyer shall have the right, but not obligation, to terminate this Contract if Seller is unable or unwilling to convey the Property at Closing with title to the Property insurable at reasonable and normal rates. Seller shall convey the Property free and clear of all mortgages. Such title at Closing shall be subject to the following conditions and restrictions: (i) any encumbrances, exceptions, or qualifications as herein noted, (ii) any exceptions, restrictions, easements, encumbrances or qualifications that appear of record as of the Effective Date, subject to Buyer's right to object as specified herein, (iii) any exceptions, encumbrances, restrictions, easements or qualifications shown on a recorded plat or that would be disclosed by a current American Land Title Association ("ALTA") survey of the Property, including location of all utilities as per Table A, Optional ALTA Services, (iv) any zoning, restrictions, prohibitions or other requirements imposed by governmental authority, (v) the ad valorem taxes for the year of Closing which are not yet due and payable, and (vi) any exceptions, encumbrances or qualifications that are otherwise acceptable to Buyer.

10. EVIDENCE OF TITLE: Within thirty (30) days from the Effective Date, Seller shall, at Buyer's expense, obtain and deliver to Buyer a title insurance commitment, issued by Old Republic National Title Insurance Company, showing fee simple title in Seller. Following Closing and the recording of the Deed, such insurer, at Seller's expense, shall issue to Buyer an owner's title insurance policy in the amount of the Purchase Price. The title insurance commitment and owner's title insurance policy shall be subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract or otherwise acceptable to Buyer, and in the case of the title insurance commitment, those items which are required to

be discharged by Seller pursuant to the provisions of this Contract at or before Closing. Buyer shall have ten (10) days from date of receiving the title commitment to examine same. If title is found objectionable, Buyer shall notify Seller in writing, within ten (10) days from date of receiving the title commitment specifying the objection(s). If said objection(s) renders title uninsurable, Seller will have thirty (30) days from receipt of such notice within which to attempt to remove such objection(s); provided, however, in no event shall Seller be required to spend an amount it deems unreasonable to correct any such objections. If Seller is unsuccessful in removing such objection(s) within said time, then Buyer shall have the option of (i) extending such time period for one (1) additional thirty (30) day period of time within which time period Seller shall continue to attempt to remove any objection(s), (ii) accepting the title as it then is, or (iii) rescinding this Contract and demanding a reimbursement of its Deposit; such shall be repaid immediately to Buyer by Escrow Agent and thereupon Buyer and Seller shall be released, as to one another, of all further obligations and all damages arising under this Contract.

11. PRORATIONS: The following items shall be prorated between Seller and Buyer as of midnight of the day immediately preceding the date of Closing; such prorations favoring Buyer shall reduce the Purchase Price, and such prorations favoring Seller shall increase the Purchase Price:

(a) Property Taxes. The current city, state and county ad valorem taxes, if applicable, for the calendar year of Closing may not be representative of the anticipated taxes for the Property after conveyance to Buyer, if any. There shall be no adjustment between the parties for taxes when the tax statements for the year of Closing are available.

(b) Utility Charges. Utility charges and any other operating expenses associated with the operation of the Property, if any.

(c) Rents and Deposits. If applicable, rents shall be prorated at time of Closing and all deposits, if any, shall be credited or transferred to Buyer at Closing.

(d) Other items. Such other items, if any, as are customarily adjusted between buyers and sellers of real properties, it being intended that the items set forth in this Paragraph above are illustrative only and that the parties will make such other adjustments at or after closing as are necessary so that Seller shall have all the benefits and burdens of the Property up to and including midnight of the day preceding the date of Closing and Buyer shall have all the benefits and burdens of the Property after midnight of the day preceding the date of Closing.

12. SPECIAL ASSESSMENT LIENS: All certified, confirmed special assessment liens as of the date of the Closing are to be paid in full by Seller. At closing, Seller shall be charged an amount equal to the last assessment estimate by the public body responsible for such assessments. If the estimate is ultimately determined to be erroneous, the party hereto who has benefited from such erroneous estimate shall reimburse the other party for the difference between the estimate and the actual assessed amount as finally determined.

13. PROCEEDS OF SALE; CLOSING PROCEDURE: The Deed shall be recorded upon clearance of funds and satisfactory evidence of title continuing to show title in Seller, subject only to those exceptions enumerated at Paragraph 9 herein, and those items to be discharged by Seller at closing without any encumbrances or change which would render Seller's title unmarketable or uninsurable from the date and time of the title insurance commitment.

14. RISK OF LOSS: All risk of loss to the Property shall remain with Seller prior to Closing. If the Property is damaged prior to Closing and Seller is either unable or unwilling to restore the Property to the condition it was as of the Effective Date, at Buyer's sole option, Buyer may (i) elect to terminate this Contract or (ii) elect to take the Property as it then is, together with any insurance proceeds payable by virtue of such loss or damage. If Buyer elects to terminate this Contract, the full amount of the Earnest Money shall be returned immediately to Buyer, whereupon Buyer and Seller shall be released, as to one another, of all obligations and liabilities under this Contract.

15. LIENS: Seller shall furnish to Buyer at Closing an affidavit substantially, attesting to the absence of (i) any financing statements, (ii) claims of lien or potential lienors known to Seller, and (iii) that there have been no improvements to the Property within one hundred twenty (120) days immediately preceding the date of closing. If the Property has been improved or repaired within such time, Seller shall deliver releases or lien waivers executed by all general contractors, subcontractors, laborers, and suppliers, performing such work and warrant that all bills for work to the Property which could serve as a basis for a construction or materialmen's lien have been paid or will be paid at Closing.

16. LEGAL PROCEEDINGS: Seller represents and warrants that there is no action, suit, or proceeding pending, or to Seller's actual knowledge and belief, threatened or contemplated against or affecting, either directly or indirectly, the Property.

17. REPAIR AND MAINTENANCE: Between the Effective Date and the date of Closing, Seller shall maintain the Property, with respect to all material components, in substantially the same condition the Property was in on the Effective Date and shall perform routine and customary maintenance to the Property.

18. ENVIRONMENTAL WARRANTIES: Seller represents and warrants that to its actual knowledge, information and belief, no unlawful toxic substances, hazardous substances or hazardous waste materials regulated under any applicable Federal, state, or local laws have been produced, used, stored or disposed upon the Property in violation of applicable laws and regulations. Buyer has permission to commission a Phase I Environmental Site Assessment (the "ESA") of the Property under the provisions of Paragraph 7(b), the scope of which will be determined by Buyer.

19. DEFAULT BY SELLER: If Seller fails to perform any of the covenants of this Agreement, or if Seller otherwise defaults hereunder, Buyer may elect to terminate this Agreement, pursue damages, or sue for specific performance.

20. DEFAULT BY BUYER: In the event Buyer should fail to consummate the transaction contemplated herein for any reason except for (i) any permissible reasons set forth herein or (ii) Seller's default, Seller may sue for specific performance.

21. INDEMNIFICATION: To the extent permitted by law without waiving sovereign immunity, Buyer agrees to indemnify, defend and hold Seller, its officers, employees, and agents harmless from any and all claims, damages, penalties, fines, costs or losses (including those of an environmental nature, and reasonable fees for attorneys, consultants and experts) that arise (i) directly or indirectly from the activities of Buyer, its agents, employees and contractors on or related to the Property after the date of Closing, and (ii) from the presence or suspected presence, release or suspected release, of any petroleum substance, hazardous substance or hazardous waste materials regulated under any applicable Federal, State or local laws in or on the Property, migrating from the Property, or transported from the Property, that is related directly or indirectly to the activities of Buyer, its agents, employees, and contractors after the date of Closing. This provision shall survive after the date of Closing.

To the extent permitted by law, Seller agrees to indemnify, defend and hold Buyer, its officers, employees, and agents harmless from any and all claims, damages, penalties, fines, costs or losses (including those of an environmental nature, and reasonable fees for attorneys, consultants and experts) that arise (i) directly or indirectly from the activities of Seller, its agents, employees and contractors on or related to the Property prior to the date of Closing, and (ii) from the presence or suspected presence, release or suspected release, of any petroleum substance, hazardous substance or hazardous waste materials regulated under any applicable Federal, State or local laws in or on the Property, migrating from the Property, or transported from the Property, that is related directly or indirectly to the activities of Seller, its agents, employees, and contractors after the date of Closing. This provision shall survive prior to the date of Closing.

Notwithstanding the foregoing, any agreement by the Seller or the Buyer to defend, indemnify, and hold the other harmless shall in no way be deemed to be a comprehensive waiver of Buyer's

sovereign immunity and any deemed waiver of the Buyer's sovereign immunity under this Agreement shall be limited to the plain terms of this Agreement. Furthermore, any waiver of the Buyer's sovereign immunity shall not be broadly construed so as to inure to the benefit of any third party, including, but not limited to, any other person, business or public entity, unless specifically provided for in this Agreement.

22. POSSESSION: Possession of the Property shall be given to Buyer at Closing.

23. NON-RECORDING: Buyer shall not record this Contract and any such recording shall be a material default by Buyer hereunder and make this Contract voidable by Seller.

24. ATTORNEY FEES: COSTS: In connection with any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs at both the trial and appellate levels, as well as in any proceedings to enforce or collect a judgment rendered, and any proceedings in bankruptcy or insolvency.

25. CONDEMNATION: In the event of the institution, prior to Closing, of any proceedings, judicial, administrative or otherwise, which relate to a proposed taking of any portion of the Property by eminent domain, Seller shall immediately notify Buyer thereof. In the event such proposed taking is of a material nature, in Buyer's reasonable opinion, Buyer shall have the right and option to terminate this Contract by giving Seller written notice within fifteen (15) days after receipt by it of such notice. In such event, Buyer and Seller shall be relieved of all obligations and liability under this Contract.

26. SOVEREIGN IMMUNITY/NO INDEMNIFICATION. Notwithstanding any other provision to the contrary in this Agreement, Buyer shall in no way be deemed to have waived its sovereign immunity and any other provision of this Agreement which may be construed as requiring the Buyer to defend, indemnify, or hold Seller, or any third party, harmless shall be deemed stricken by virtue of this Paragraph. Furthermore, any waiver of the Buyer's sovereign immunity shall not be broadly construed so as to inure to the benefit of any third party, including, but not limited to, any other person, business or public entity, unless specifically provided for in this Agreement

27. CONSTRUCTION OF THE CONTRACT: This Contract shall be construed without regard to the identity of the person or party that drafted the various provisions hereof. Moreover, each and every provision of this Contract shall be construed as though all parties hereof participated equally in the drafting thereof. As a result of the foregoing, any rule of construction that a document is to be construed against the drafting party shall not be applicable.

28. NOTICES: All notices required or permitted to be given pursuant to this Agreement shall be effective only if the same shall be in writing and sent by certified mail with postage prepaid, return receipt requested, or by a nationally recognized next day courier delivery service, addressed as follows:

Seller: MELANIE STRICKLAND (F/K/A MELANIE PEAVY)
And ROBBY STRICKLAND
607 Barwick Street
Wildwood, FL 34785

Buyer: The City of Wildwood, Florida
100 North Main Street
Wildwood, FL 34785

Copy To: Ashley S. Hunt
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, FL 34748

Notice shall be sent either by United States Postal Service Certified Mail, Return Receipt Requested, by hand delivery, or by Federal Express, UPS or other widely recognized and reliable

overnight delivery service. Notice sent by certified mail will be deemed given on the third business day after it is deposited with the United States Postal Service, all postage and fees prepaid. Notice via hand delivery shall be effective upon delivery. Notice by overnight delivery service shall be effective on the first business day following the date on which it is placed in the hands of the delivery service, duly and properly addressed.

29. SEVERABILITY: If any term, covenant, or condition of this Contract or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, then to the extent possible to do so without destroying the overall intent and effect of this Contract, the remainder of this Contract, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby.

30. GOVERNING LAW: This Contract shall be interpreted and enforced under the laws of Florida. Venue for any action or proceeding arising out of this Contract shall be in Sumter County, Florida.

31. COUNTERPARTS: This Contract may be executed in one or more counterparts, each of which shall be deemed an original and all such counterparts shall constitute one and the same instrument. Fax or other electronically transmitted signatures shall be considered as fully binding as original signatures.

32. ENTIRE AGREEMENT: This Contract sets forth the entire understanding of the parties with regard to its subject matter. It supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written, all of which are deemed to have merged into this Contract and to have been extinguished except to the extent specifically set forth herein. This Contract may not be amended orally, by implication, by course of conduct, or in any other manner whatsoever than by way of a written instrument signed by both parties hereto or their lawful successors. This Contract shall be binding on the parties hereto, as well as on their lawful successors and assigns. Each party represents for the benefit of the other that it has not entered into this Contract in reliance on, or on the basis of, any promise, negotiation, representation, undertaking or agreement of the other party, oral or written, which is not specifically set forth within this Agreement.

33. ASSIGNMENT: Buyer may not assign its interests in this Contract either in whole or in part without the prior written consent of Seller, which consent may be unreasonably withheld.

THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, Seller and Buyer have each caused this Contract to be executed by authorized parties.

SELLER:

Dated this 10th day of June, 2025.

MELANIE STRICKLAND
(F/K/A MELANIE PEAVY)

ROBBY STRICKLAND

BUYER:

Dated this _____ day of _____, 2025.

CITY OF WILDWOOD, A MUNICIPAL CORPORATION, a political subdivision of the State of Florida

_____
Ed Wolf, Mayor

Exhibit A

PROPERTY DESCRIPTION

LEGAL DESCRIPTION (RELEASED PARCEL):

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3279, PAGE 628, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK "E", MISSION HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 4 1/2, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'38" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE (A 60.00 FOOT WIDE RIGHT-OF-WAY PER SAID PLAT BOOK 2, PAGE 4 1/2), A DISTANCE OF 160.18 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 473, PAGE 106, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°03'02" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 164.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'43" WEST, A DISTANCE OF 160.15 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE RUN NORTH 00°02'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 164.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.603 ACRES, MORE OR LESS.

BOUNDARY SURVEY
-FOR-
MELANIE STRICKLAND
PARCEL: G05-091
SECTION 05, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

0 10 20
1 inch = 40 feet

POINT OF COMMENCEMENT
NW CORNER, SW 1/4 OF SECTION 5,
TOWNSHIP 19 SOUTH, RANGE 23 EAST

EAST 1050'(D)

LEGAL DESCRIPTION: (RETAINED PARCEL)

BEGIN 1050 EAST AND 1050 SOUTH OF NW CORNER OF SW 1/4, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN EAST 355 FEET, NORTH 214.5 FEET, WEST 355 FEET, SOUTH 214.5 FEET TO POINT OF BEGINNING. AND BEGIN AT NE CORNER OF LOT 3, BLOCK "E", MISSION HEIGHTS SUBDIVISION, RUN EAST 160 FEET, SOUTH 164 FEET, EAST 112 FEET, SOUTH 46 FEET, WEST 272 FEET, NORTH 210 FEET TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

COMMENCE AT THE NE CORNER OF LOT 3, BLOCK "E", MISSION HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 4.5, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST BOUNDARY OF LOT 3, 205.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH ALONG SAID EAST BOUNDARY OF LOT 3, 4.50 FEET; THENCE WEST 83.00 FEET; THENCE NORTH 4.50 FEET; THENCE EAST 83.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING (RELEASED PARCEL)

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3279, PAGE 628, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK "E", MISSION HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 4 1/2, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'38" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE (A 60.00 FOOT WIDE RIGHT-OF-WAY PER SAID PLAT BOOK 2, PAGE 4 1/2), A DISTANCE OF 160.18 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 473, PAGE 106, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°03'02" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 164.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'43" WEST, A DISTANCE OF 160.15 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE RUN NORTH 00°02'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 164.05 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (RELEASED PARCEL):

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3279, PAGE 628, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

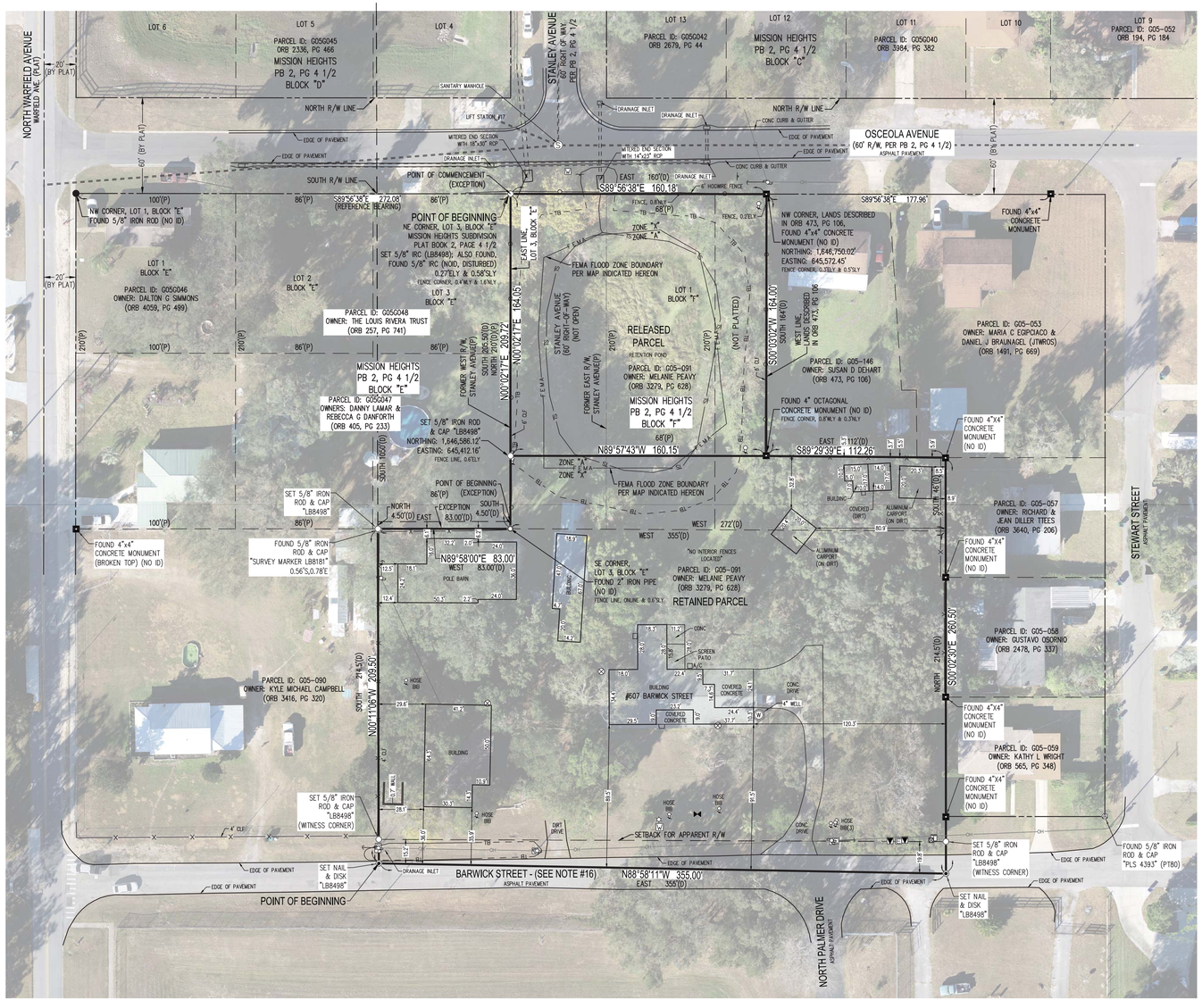
BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK "E", MISSION HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 4 1/2, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'38" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE (A 60.00 FOOT WIDE RIGHT-OF-WAY PER SAID PLAT BOOK 2, PAGE 4 1/2), A DISTANCE OF 160.18 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 473, PAGE 106, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°03'02" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 164.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'43" WEST, A DISTANCE OF 160.15 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE RUN NORTH 00°02'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 164.05 FEET TO THE POINT OF BEGINNING.

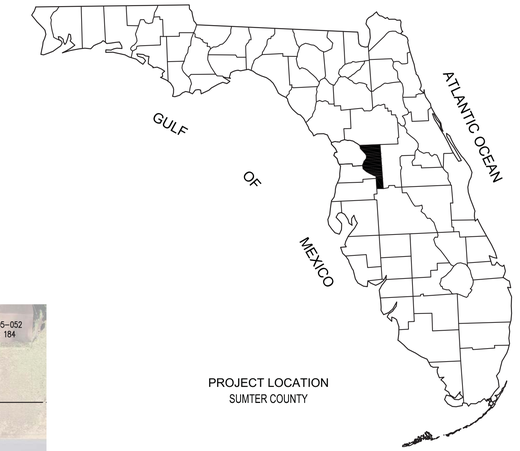
SAID LANDS CONTAINING 0.603 ACRES, MORE OR LESS.

AREA TABLE	
PARCEL	AREA
PARENT PARCEL	±2.62 ac.
RELEASED PARCEL	±0.60 ac.
RETAINED PARCEL	±2.02 ac.

LEGEND

±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
CLF	CHAIN LINK FENCE
OH	OVERHEAD UTILITIES
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
CLF	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
■	FOUND CONCRETE MONUMENT (AS NOTED)
⊗	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
○	SET 5/8" IRON ROD AND CAP (LB 8498)
WM	WATER METER
WS	WATER SPIGOT
	WOOD UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
—o—o—	SIGN — FENCE
—OH—	OVERHEAD UTILITY LINE
—TB—	TOP OF BANK
—TS—	TOE OF SLOPE
	LINE BREAK





SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH RIGHT-OF-WAY LINE OF OSCEOLA AVENUE HAS A BEARING OF SOUTH 89°56'38" EAST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C0131D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X".
5. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PREPARED BY THIS FIRM. PARENT PARCEL (OVERALL) WAS TAKEN FROM ORB 3279, PG 628 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
8. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA.
11. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
12. SUBJECT PARCEL CONTAINS: ±2.6223 ACRES
13. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
14. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
15. THE AERIAL IMAGE DEPICTED HEREON IS DATED DECEMBER 3, 2024 AND WAS OBTAINED BY THIS FIRM.
16. ACCORDING TO THE PARENT PARCEL DESCRIPTION CONTAINED IN OFFICIAL RECORDS BOOK 3279, PAGE 628, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA THERE IS NO WORDING THAT EXPLAINS RIGHT-OF-WAY FOR BARWICK STREET. CURRENTLY, BARWICK STREET IS A PAVED 2-LANE ROAD BEING USED AS A PUBLIC THOROUGHFARE. NO DEEDED RIGHT OF WAY, RIGHT-OF-WAY MAPPING OR EXACT MAINTENANCE LIMITS WERE FURNISHED AT TIME OF THIS SURVEY AND THE RIGHT-OF-WAY FOR BARWICK STREET MAY BE PURSUANT TO FLORIDA STATUE 95.361. APPARENT RIGHT-OF-WAY IS SHOWN ON THIS SURVEY BASED ON EXISTING ASPHALT PAVEMENT AND EXISTING FENCING AND PUBLIC AND FRANCHISE UTILITIES WHICH MAY REPRESENT LIMITS OF EXISTING MAINTENANCE.

JEREMY D. HALLICK
Florida Licensed Surveyor and Mapper
No. 6715
STATE OF FLORIDA

Digitally signed by Jeremy Hallick
Date: 2025.02.14 12:10:35 -05'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

CFB | SUMNER PALMER BARLEY SURVEYING
1410 N. LAPEER | TAVARES, FL 32778
352.742.5470 | 352.742.5478 | CFBSURVEY.COM

REVISIONS | DATE

CLIENT: MELANIE STRICKLAND
JOB NO.: SP2024.04989 | DATE OF SURVEY: 12/03/2024
DRAWING DATE: 02/13/2025 | CHECKED BY: JDH/JTM
DRAWN BY: MKS/NJP
FIELD BOOK: V24-69, PAGE 62

PEAVY POND
SECTION 05,
TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

BOUNDARY SURVEY FOR MELANIE STRICKLAND

SHEET 01 OF 01

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Designation of the City of Wildwood's Voting Delegate for the FLC 2025 Annual Business Session**

REQUESTED ACTION: City Commission to designate a City Commissioner as the voting delegate.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Florida League of Cities Annual Conference will be held on August 14-16, 2025. League By-Laws require that each municipality send one delegate to vote on the city's behalf at the Annual Business Session.

FLC
FLORIDA LEAGUE OF CITIES

To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 17, 2025

Subject: 2025 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Signia by Hilton Orlando Bonnet Creek in Orlando, Florida, from August 14-16, 2025. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference **designate one elected official to serve as its Voting Delegate** and cast the municipality's votes at the Annual Business Meeting which will be held on **Saturday, August 16, 2025**. The Voting Delegate designated by each municipality will vote on all official business matters brought before the League membership and requiring a vote during the Business Meeting. Matters such as the election of League leadership, adoption of resolutions and any other official business matters affecting the League may be voted on during the Business Meeting.

In accordance with the League's by-laws, the number of votes allocated to each municipality is determined based upon population. The League will use the latest Florida Estimates of Population as published by the University of Florida, Bureau of Economic and Business Research.

Annual Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at *flcities.com*.

If you have any questions about voting delegates, please email *erussell@flcities.com*. **Voting delegate forms must be received by the League no later than July 31, 2025.**

Attachments: Form Designating Voting Delegate

2025 Annual Conference
Florida League of Cities, Inc.
August 14-16, 2025
Orlando, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of its elected officials to cast the municipality's votes at the Annual Business Meeting. League By-Laws require each municipality to select one person to serve as the municipality's Voting Delegate.

Municipalities do not need to adopt a resolution to designate a voting delegate. Instead, please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2025.**

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Delegate Email: _____

Municipality of: _____

AUTHORIZED BY:

_____
Name

_____
Title

Return this form to:
Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Email: *erussell@flcities.com*

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Set Special Called Meeting for July 21, 2025, at 9:00 AM**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests a special called meeting with the City Commission on July 21, 2025, at 9:00 AM for the first presentation of the FY 26 budget and other budget-related topics.

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
July 9, 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. Finalizing line relocation; completing tie-ins

   ~~b. *Oxford Water Treatment Plant – Corrosion Inhibitor*~~
      i. ~~Water quality improvement to mitigate iron in the system (per KHA Technical Memorandum)~~
      ii. ~~Construction complete~~

   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. Included in FY 26 proposed budget

   f. *South Old Wire Road Water Main Replacement*
      i. Art Walker Construction - 483,511.23
      ii. Pay App No. 2 in the amount of $205,255.17 approved at the June 26, 2025 Commission meeting
      iii. Construction progress 90%

   g. *Champagne Farm Wells and Future WTP*
      i. Property owner is no longer communicating with City
      ii. Survey complete
      iii. Well testing upcoming pending approval of LPP Developer's Agreement (DA scheduled for ~~7/14~~ 7/28 approval)

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. 4 approved at the June 9th 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
                1. Electrical Package ordered
            iii. Pay App. No.4 in the amount of $1,881,596.60 scheduled for the July 14th 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. SRF Coordination ongoing; impacts to timeline for GMP approval for Phase 2
        iv. Phase 3
            i. 30% ROM estimate received
            ii. Awaiting 60% plans from CPH

b. *Rapid Infiltration Basin (RIB) Site Expansion*
    i. Design progress – 15% 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 – 90% Complete
    iii. Coordinating substantial completion walkthrough
    iv. Preliminary punch list provided to the contractor

d. *Millennium Park Reclaimed Water Line Extension*
    i. R-12 Pump Station (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. Holiday Enterprise Heat and Air -$554,300
ii. Delivery of major equipment is now scheduled for ~~June~~ August – delay due to national mandate of refrigerant
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. 5 in the amount of 989,433.98 scheduled for the July 14th 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. Looking for property to meet the needs of our growing community

e. *Police Substation – The Villages*
i. KP Design Studio has finalized the building footprint
ii. ~~Construction funded for FY 26~~
iii. Looking for property to meet the needs of our growing community

f. *Downtown Master Plan Related*
i. Coordinating with FDOT on Complete Streets Project
i. Coordinating with LSMPO and FDOT on funding alternatives
ii. Scoping meeting scheduled for July 9, 2025
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. Contractor for The Railyard to provide a quote
iv. Christian Worship Center
i. Commission moved to demolish the building and obtain an architect for conceptual design options
ii. RFQ awarded to Gator Sketch
iii. Coordinating scoping 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. Equipment delay has pushed the start of construction to 7/14

   b. *Missouri Avenue Stormwater Project*
      i. Awarded to Paquette Co - $109,415
      ii. Coordinating contract documents and construction schedule

   c. *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

   d. *Osceola Stormwater Pond*
      i. Real estate closing completed
      ii. 100% design plans received
      iii. Acquisition of the last remaining parcel for the stormwater pond on the Commission agenda for 7/14
      iv. Project included in the Barwick Street project; included in the proposed FY 26 budget

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
         i. Transferred segment of CR 213 included in FY 26 activities

   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
            i. Commission awarded bid to CW Roberts - $428,515.50

ii. Coordinating contract documents and construction schedule

ii. Clay Drain Road Phase

i. Funding to be programmed in the CIP based on priority scoring (construction in FY 28)

c. *Jackson Street (Utilities, Roadway, and Drainage)*

i. DB Civil - $1,533,916

ii. Construction Progress – 90%

iii. Substantial completion obtained

iv. Pay Application No. 3 and 4 paid by CRA

v. Contractor addressing punch list items

d. *Barwick Street Improvements:*

i. Design Progress – 80%

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 (FY 26)

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **HR Quarterly Report February through June 2025**

REQUESTED ACTION: For informational purposes only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Quarterly Report for the Human Resources Department, from February 10, 2025 to June 30, 2025

TO: Jason McHugh, City Manager

FROM: Melissa Tuck, HR/Risk Director

RE: Human Resources Department Update

Date: July 14, 2025

++

Updates and Events

- The HR Department will host the bi-annual Employee Appreciation Luncheon in July. The HR Department and Regions Bank will be organizing a Financial Literacy Training for all employees in August.

- In February, the HR Department hosted the annual chili cook-off, with 10 employees participating.

- The HR Department, in conjunction with the Florida Retirement System, hosted an FRS training course for all employees in March. The training was conducted by an FRS agency member and discussed what employees would need to do to ensure their retirements are on track.

- In April, the HR Department hosted its 2nd Annual Health Fair at the Wildwood Community Center. Employees were offered an opportunity to get free bio-screening and a B-12 shot. We had 57 employees complete the bio-screening and 15 receive the B-12 shot.

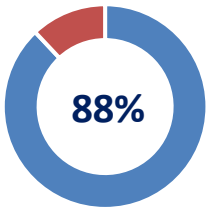
- The HR Department organized the inaugural Poetry Contest with 12 employees participating in the event.

- As a special treat to our employees that work outside in the summer, the HR Department organized a pair of visits from the Kona Ice Truck in May and June. Between the two visits, there was a combined 160 employees that took part in the Kona Ice Truck visits.

HR Quarterly Report – July 2025

Offers Accepted

50 Since February 2025



New Hires

Since February 10, 2025 **35**

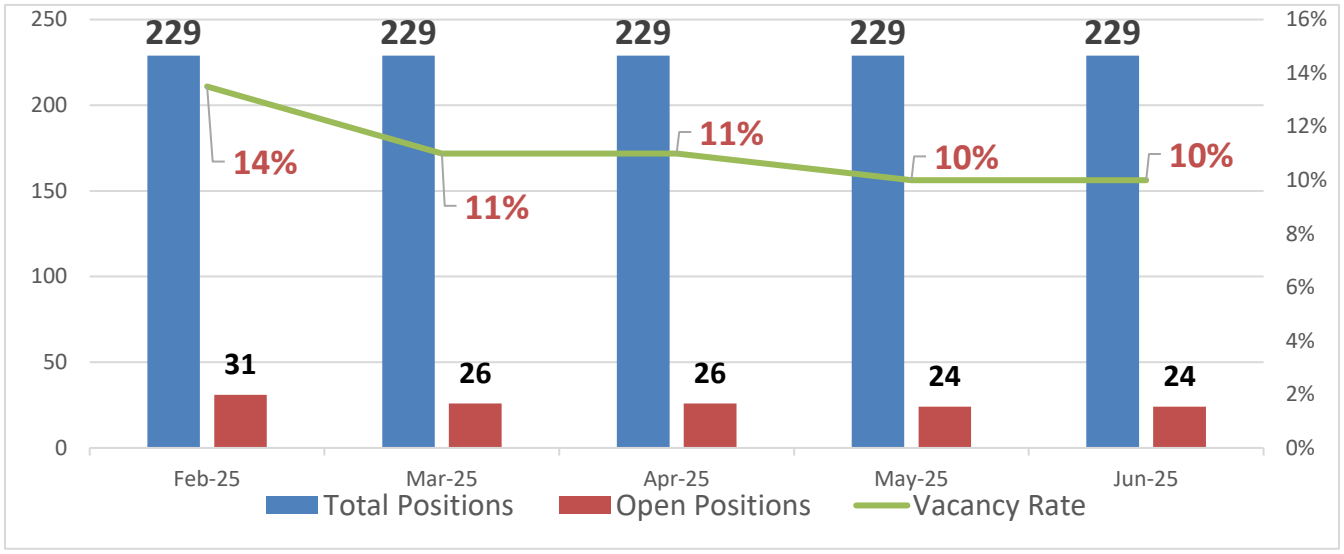
Offer to Hire

Average # of days from offer letter to hire for non-PD applicants

20.7

- The City is averaging nearly 8.75 hires per month since February 10, 2025. That is an increase from the average of 6 per month during the last report at this same time last year.

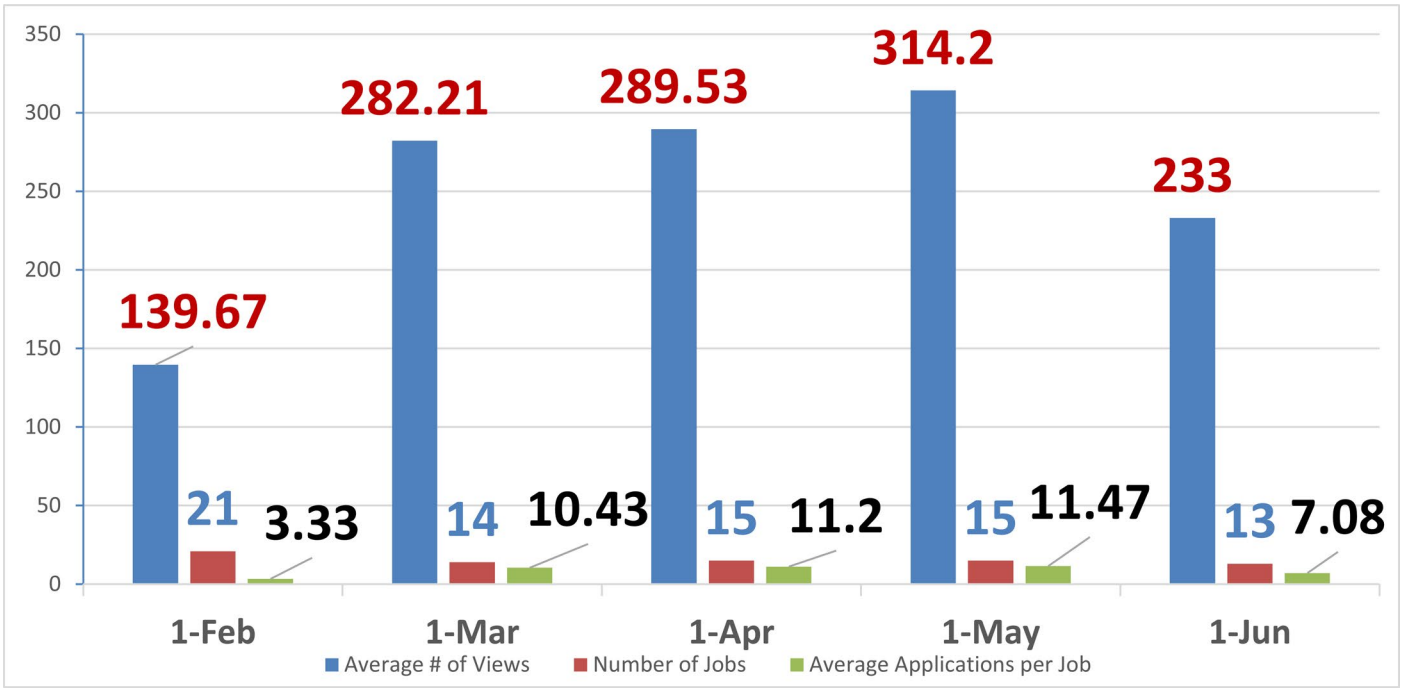
Vacancy Rate



- The City's vacancies have stayed consistent since a drop from February to March. Most of the vacancies are focused in the Police Department and Utilities. With an increase in compensation and the success of the City's step plans and performance management process the HR Department expects the vacancy rate to decrease.

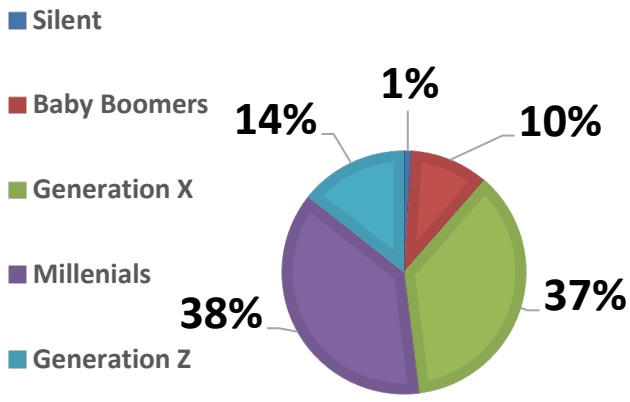
The City of Wildwood, Florida | Human Resources
100 North Main Street, Wildwood, Florida 34785
352.330.1340 | Fax: 352.330.1338 | www.wildwood-fl.gov

Job Posting Views/Applicants Per Month



- The Job Postings/Applicants Per Month saw an exponential increase from February 2025 to May 2025 when the average number of views jumped from 139.67 to 314.2 The job postings that had the most applicants in this time frame were Utility Billing Customer Service Rep (63), Police Officer (29), Accountant III (24), and Recreation Aide (22).

EMPLOYEES BY GENERATION



AVERAGE ANNUAL SALARY BY GENDER (Full-Time Employees)

$58,466

Female Employees

$57,632

Male Employees

- The City of Wildwood employs five different generations in our workforce. Millennials (born 1981-1996) and Generation X (born 1965-1980) make up 75 percent of the City's workforce. The City has also maintained a near equal balance in average annual salary for male and female employees.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **DSD Quarterly Report Update**

REQUESTED ACTION: For information purposes only.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached report includes an overview of the services provided and development applications processed during the second and third quarters of FY 24-25 by the Development Services Department. Additionally, the report highlights code compliance efforts and what types of projects staff will be working on over the next quarter.

The purpose of this update is to highlight trends in growth and development for both residential and commercial projects as well as emphasize compliance of all projects in accordance with applicable state and local regulations.

The Code Compliance Division of Development Services has been dedicated to preventing unsightly and unsafe neighborhood conditions by proactively educating residents and investigating complaints to ensure compliance with state statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Development Services Department

Development Services

Quarterly Report

2nd & 3rd Quarter FY 24/25 Update

Staff Support & Inspections for: Planning & Zoning, Code Enforcement, Tree Preservation, and the City's Design District Standards

Development Services

The department continues to receive, process, and review development applications for significant residential and commercial projects throughout diverse areas of the City of Wildwood, providing a substantial indication that the construction industry in our area remains strong.

The department reviews all new development applications; including annexations, small and large-scale comprehensive plan amendments, rezonings, special exceptions, site plans, and subdivisions. The department prepares and presents cases before the Project Review Committee, Planning and Zoning Board, and City Commission.

Staff presented a combined number of one hundred and thirty-two (132) applications for consideration by the Project Review Committee, the Local Planning Agency, the Planning and Zoning Board, the Code Enforcement Board, and the City Commission meetings during the second and third quarter of FY 24-25.

Staff members attended the Sumter County Water School, hosted by UF/IFAS Extension Sumter County. This program covered topics related to water policies, various water conservation and protection projects, and perceptions of the initiatives with an in-class session and visit to different stormwater systems and conservation projects.

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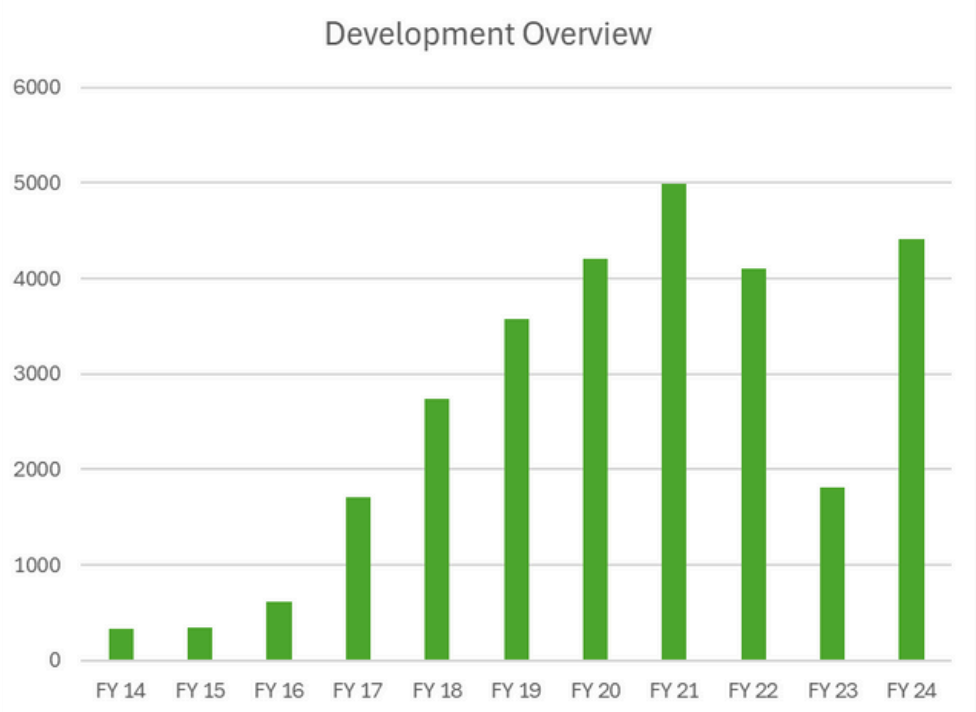
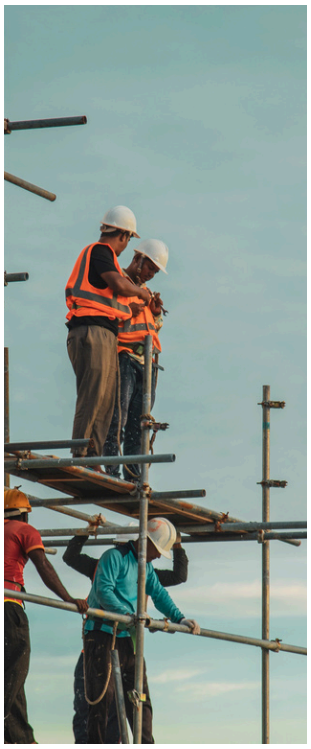
3-4 Development Overview
5 Q2 Statistics
6 Q3 Statistics
7-8 Projects of Note
9 Q2 Code Corner
10 Q3 Code Corner
11 Next Steps

Development Overview

Staff has prepared the following graph to illustrate the number of applications the Development Services Department has processed over the past ten years. The dramatic increase over the years on the graph indicates the City's rapid growth. This data is regularly reviewed to identify trends and make better informed decisions.





Residential reviews and zoning clearances (new home site plan reviews) within The Villages Middleton developments have maintained a steady increase during the 2nd and 3rd quarters of FY24-25. As expected, a spike in single-family residential construction has been noted as the development focus continues on the southern area of the city.

Mission: Guiding progress with an open-for-business attitude, one customer at a time, upholding the City's Land Development Regulations, Design District Standards, and Comprehensive Plan.

Vision: To be recognized by our customers for providing the best customer service of any Development Services Department and to continue to improve our dedication.

Values: Customer Service, Teamwork, Positive Attitude, and Reliability.

How we work

Noteworthy Events

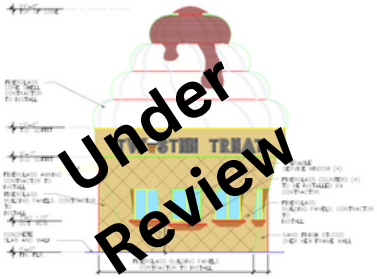
Downtown Master Plan
The groundbreaking event for the highly anticipated Railyard project commenced on April 1, 2025. This development located in the downtown is expected to result in additional projects to continue aligning Wildwood's downtown with the vision highlighted in the Downtown Master Plan. The City is in the early planning stages of another downtown project, the Redevelopment of the Martin Theatre.

Waste-water Treatment Plant Improvements
On May 14, 2025, a groundbreaking ceremony was held for improvements to the City's wastewater facility. This first phase of construction is projected to increase the City's wastewater capacity by one million gallons per day. Once improvements are completed, the increased capacity has the potential to trigger additional development within the City.

Q2 Statistics

Sweet Six (A25-0944)

The project sits on the southeast corner of the intersection of N US 301 and CR 462. This multiple-phase project consists of a 98-unit hotel building and 70,871 square feet of commercial/retail buildings.

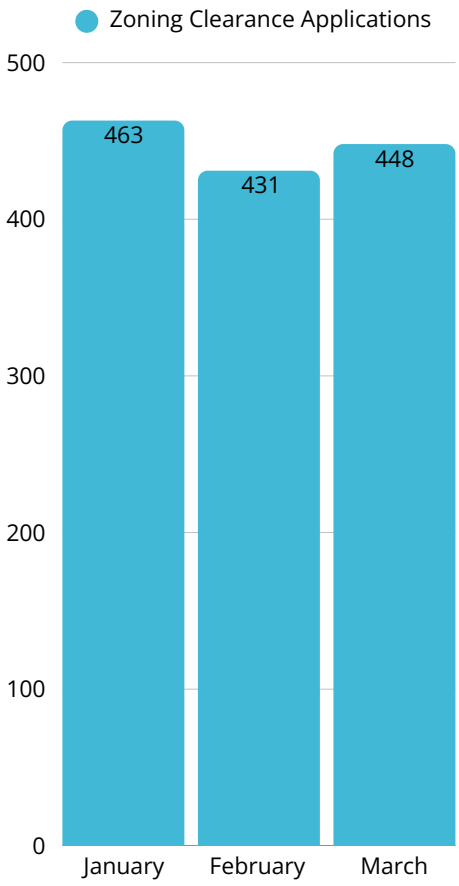


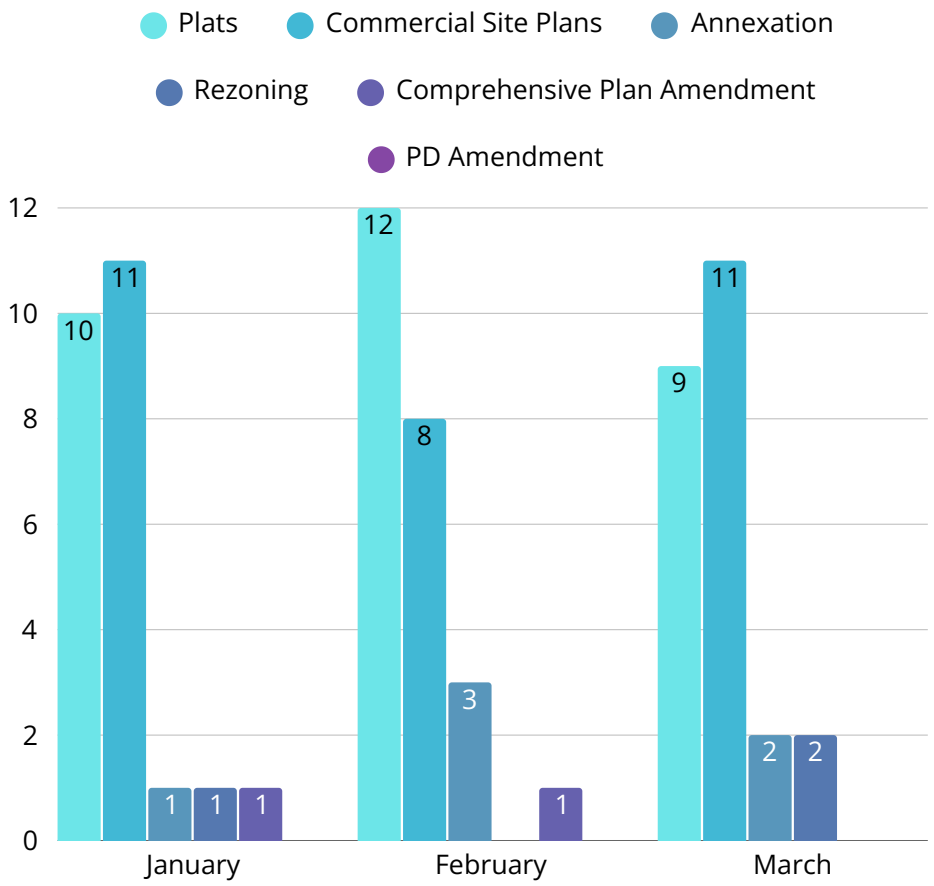
Twistee Treat (A25-0900)

This approximately half-acre site located within the Pinellas Plaza has been proposed to accommodate a 583 square foot Twistee Treat building.

8 New Business Registrations

6 Alcohol Licenses





Q3 Statistics

Circle K (A25-1522)

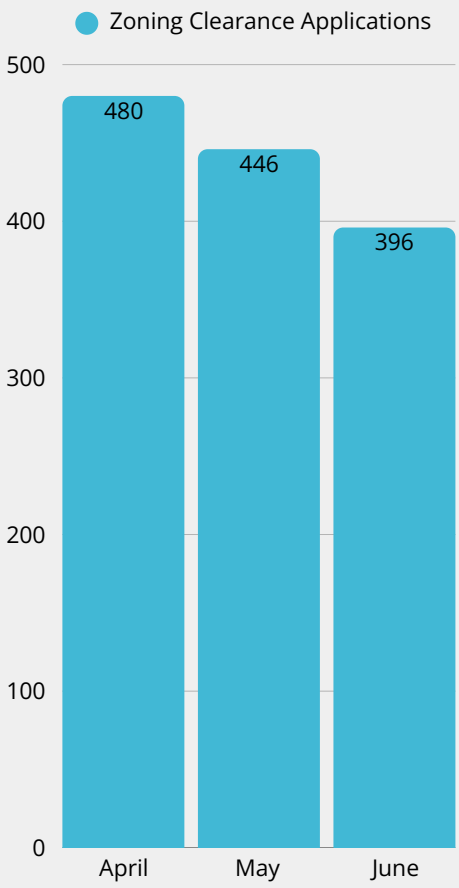
The project sits on the northeast corner of the intersection of Central Parkway and Intermediate Drive. This project consists of a 5,200 square foot convenience store with 7 pumps.

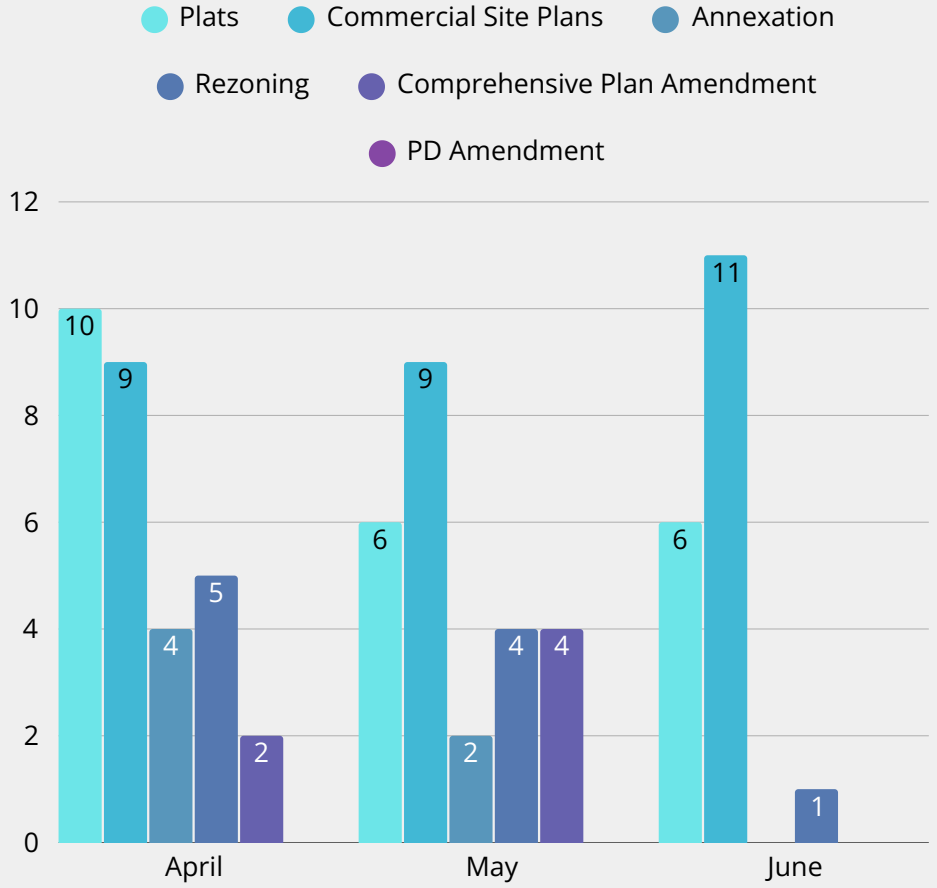
Shops at Twisted (A25-2184)

The applicant for this 1.66-acre site located within the Twisted Oaks Development has proposed a 14,271 square foot building that would accommodate multiple commercial tenants.

13 New Business Registrations

8 Alcohol Licenses





Projects of Note

During the 2nd and 3rd Quarter, the Department of Development Services, including Code Enforcement, presented one hundred thirty-two (132) applications to the boards, conducted three (3) pre-construction meetings, and completed sixteen (16) closeouts for Certificate of Occupancy.

PSL Construction

Premier Psychological

Target

Extra Space Storage

Turkey Run Wawa

Chipotle

Solamar

Dignity Memorial

Site visits have been conducted by Staff at projects currently under construction at the City. Projects observed included Encounter Church, the Duke Energy Training Center, and Exalt Health. We look forward to seeing these projects in operation.

Encounter Church

The subject property is generally located approximately 0.21 miles east of the CR 128 and E C 462 intersection.

Duke Energy Training Center

The subject property is generally located at the northwest corner of E C 462 and CR 128 intersection.

Exalt Health

The subject property is generally located approximately 116 feet west of Powell Road and C 44A intersection along C 44A

Code Corner

January 2025 - March 2025 Update

The Code Compliance Division of Development Services is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with State Statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Code Compliance Manager Tara Tradd and Code Specialist Stuart Ellington organized and participated in Lake-Sumter County College Day of Service and Wildwood Community MLK Ave cleanups. Both attended the Ruritan Food Fun Fest community outreach meet and greet.

Code Compliance Case Response:

- New code cases opened: 29
- Code cases closed: 22
- Active code cases: 84
- Lien search requests completed: 245

Significant case updates:

116 Woodlane Meadows (tall grass and exterior maintenance) -
The current owner requested a fine reduction from $52,575.00 after a complete remodel. Special Magistrate recommends reduction to $1000 plus case cost of $305.48. The house is scheduled to close for sale end of April.

Q2 Projects/events:

- Florida Association of Code Enforcement Annual Conference
- Stuart to attend Officer Safety & Field Applications certification class
- Wildwood Community Clean-up event: Location TBD

April 2025 - June 2025 Update

The Code Compliance Division of Development Services is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with State Statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

Code Compliance Manager Tara Tradd and Code Specialist Stuart Ellington attended the 36th Annual Florida Association of Code Enforcement Educational Conference in Daytona Beach, Florida. The conference provided valuable opportunities to network, connect with mentors, explore new technologies, attend leadership seminars, and participate in continuing education.

Code Compliance Case Response:

- New code cases opened: 30
- Code cases closed: 13
- Active code cases: 78
- Lien search requests completed: 259
- Snipe Signs collection from the city ROW: 132

Significant case updates:

217 Mill Street (Tall Grass and Exterior Maintenance) –
This code enforcement case was successfully resolved with the assistance of the Special Magistrate, who worked closely with the new property owner to establish a reasonable timeline for compliance. As a result, daily fines were avoided. The case incurred a total of $224.73 in costs, which the current owner fully paid.

Q3 Projects/events:

- Both Stuart and Tara attended the Florida Association of Code Enforcement Annual Conference in Daytona Beach
- Stuart completed the Officer Safety & Field Applications certification class
- Wildwood Community Clean-up event: Location TBD
- Both Stuart and Tara attended the Sumter County Water School – Challenges Facing Urban Communities

Next Steps

Over the next quarter, DSD will continue working on some significant projects, and keeping a close eye on Utility Capacity will remain a key focus, while maintaining the timely processing and review of development applications.

- Downtown Master Plan Improvements
- Design District Standards Updates/Rewrite
- Update Land Development Regulations accordingly with the changing Legislature
- Welcome New Businesses and Propagate CRA Façade Grants
- Utility Capacity and Projection Monitoring
- Keep Informed with FDOT Improvements to 301 South of the Turnpike
- Bike and Pedestrian Master Plan

Development Services Department Contact Information

Development Services Department
100 N. Main Street
Wildwood, FL 34785
352-330-1334
dsdinfo@wildwood-fl.gov