

*Valencia Water  
Control District*

*Agenda*

*March 11, 2025*

**VALENCIA WATER CONTROL DISTRICT  
NOTICE OF MEETING  
OF  
BOARD OF SUPERVISORS  
AND  
BUDGET REVIEW COMMITTEE**

Please be advised that the Meetings of the Board of Supervisors and Budget Review Committee of Valencia Water Control District will be held on Tuesday, March 11, 2025, at 1:00 P.M. in the **Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below)**. Attached is an Agenda for the meetings.



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George S. Flint, District Director

**DIRECTIONS TO MEETING:**

From Orlando go West on I-4 to the Beach Line Expressway (528); go east past International Drive to Orangewood Blvd.; Go South on Orangewood Blvd., through 4-way stop at Gateway, turn left on Larissa Street. Proceed to Lake Ridge Village Clubhouse on right.

**DISTRIBUTION**

Roy Miller; William Ingle; Debra Donton; Achal Aggarwal; David E. Mahler; Stephen F. Broome; Green Briar Village Clubhouse; Lake Ridge Village Clubhouse; Lime Tree Village Clubhouse; Montpelier Village Clubhouse; Parkview Pointe Village Clubhouse; Somerset Village Clubhouse; Deer Creek Village Clubhouse; Wingate Club; Lyle Spector, WHOA; and Tom Johnson, Orangewood HOA; Waterview HOA; Windsor Walk.

*“Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes.”*

*“In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than forty-eight hours prior to the meeting.”*

**BOARD OF SUPERVISORS  
MEETING**

# AGENDA

# AGENDA

March 11, 2025

VALENCIA WATER CONTROL DISTRICT  
BOARD OF SUPERVISORS MEETING  
1 P.M.

LAKE RIDGE VILLAGE CLUBHOUSE  
10630 LARISSA STREET  
WILLIAMSBURG, ORLANDO, FLORIDA 32821

## Item

1. Call Meeting to Order
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill Vacancy with Term Ending June 2029
  - B. Appointment of District Deputy Secretary
4. Approval of September 10, 2024 Monthly Meeting Minutes
5. General Fund Financial Reports
6. Engineer's Report
  - A. PAC I-Drive Apartments Dewatering Plan
  - B. Approval of Permit #0533 - Williamsburg Downs Phase 2 Revision
  - C. Discussion of Orange County EPD Notice of Non-Compliance to DoubleTree Hotel
  - D. Approval of Permit #0534 – DoubleTree Hotel Stormwater Pond Outfall
7. Attorney's Report
8. Director's Report
  - A. Customer Call Log
  - B. Ratification of CIP Agreements
    - i. Agreement with D.O.S. Services, LLC for Vegetation Removal (C-4 Canal Outfall to First Outfall Towards Sea World and C-10 Canal Near Water Treatment Plant)
    - ii. Agreement with D.O.S. Services, LLC for Slope Restoration Services (C-5 Canal West of I-Drive & North of Sea Harbor Drive)
    - iii. Agreement with D.O.S. Services, LLC for Sediment Removal Services (C-5 Canal South of CFP to First Control Structure)
  - C. Ratification of Proposal from Aquatic Management Strategies, Inc. for Triploid Grass Carp Transport & Stocking
  - D. Consideration of Bids for C-10 Canal Bank Restoration (West of Orangewood Blvd.) – *Under Separate Cover*
  - E. Consideration of Proposals for FY2024 Audit Services
    - i. Grau & Associates
    - ii. DiBartolomeo, McBee, Harley & Barnes, P.A.
    - iii. McDirmit Davis
9. Other Business
10. Adjournment

# MINUTES

**MINUTES OF THE ANNUAL MEETING  
OF THE BOARD OF SUPERVISORS  
OF VALENCIA WATER CONTROL DISTRICT**

**September 10, 2024**

The annual meeting of the Board of Supervisors of **VALENCIA WATER CONTROL DISTRICT** was held at 1:00 P.M. on Tuesday, September 10, 2024, at the Lake Ridge Village Clubhouse, 10630 Larissa Street, Orlando, Florida. Physically present were Supervisors Roy Miller, Debra Donton, Achal Aggarwal and William Von Ingle. Also, in attendance were the following: George Flint, District Director; Stephen Broome, District Counsel; Scott Britenstein, District Engineer; Stacie Vanderbilt, District Administrative Assistant; Dan Brown, Sthern Environmental; and Robert Szozda, GMS-CF.

**ITEM #1**

**Call Meeting to Order**

Mr. Flint called the meeting to order at 1:02 P.M. A quorum of three Board members were present.

**ITEM #2**

**Public Comment Period**

There being none,

**ITEM #3**

**Organizational Matters Related to the  
Current Vacancy**

**A. Administration of Oath of Office to Achal Aggarwal**

Mr. Broome administered the Oath of Office to Achal Aggarwal.

Mr. Flint stated you're on other boards so you're aware of the Sunshine Laws and Form 1 requirements.

**B. Appointment of District Deputy Secretary**

On MOTION by Mr. Von Ingle, seconded by Ms. Donton with all in favor, Achal Aggarwal was appointed District Deputy Secretary.
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**ITEM #4**

**Approval of August 13, 2024 Minutes**

Mr. Flint stated the next item was the minutes from the August 13, 2024 meeting. He asked if there were any corrections, deletions, or additions.

On MOTION by Mr. Miller, seconded by Ms. Donton, with all in favor the Minutes from the August 13, 2024 Monthly Meeting were approved, as presented.

**ITEM #5**

**General Fund Financial Reports**

Mr. Flint went through the financials with the Board. He stated the general fund will go down over time as the fiscal year comes to an end. We are 100% collected on assessments. Admin and Operations costs are under our prorated amounts. The transfer of funds to savings was done. There being no questions from the Board,

**ITEM #6**

**Engineer’s Report**

Mr. Britenstein stated there was nothing new to report.

**ITEM #7**

**Attorney’s Report**

Mr. Broome had nothing new to report to the Board, but he added he handled the transfer of land from Amanda Whitney to Achal Aggarwal.

**ITEM #8**

**Director’s Report**

**A. Customer Call Log**

Mr. Flint reviewed the log with the Board. The resident from last time sent additional information to the District regarding collecting grass clippings. There were no complaints.

**B. Consideration of Revised Agreement with D.O.S. Services for Vegetation Removal in Additional Areas**

Mr. Flint explained the proposal to the Board that it would be added to the one that was approved last month.

On MOTION by Ms. Donton, seconded by Mr. Aggarwal, with all in favor the Revised Agreement with D.O.S. Services for Vegetation Removal in Additional Areas, was approved.



**C. Consideration of FY2025 Agreements**

**i. Aquatic Maintenance Agreement with Aquatic Management Strategies Inc.**

Mr. Flint stated the pricing for the next three years was incorporated into the budget, we recommend approval.

On MOTION by Mr. Miller seconded by Mr. Ingle, with all in favor the Aquatic Maintenance Agreement with Aquatic Management Strategies Inc, was approved.

**ii. Canal and Retention Pond Mowing Agreement with Sthern Environmental, Inc. – Under Separate Cover**

Mr. Flint stated this is under separate cover. He explained that due to the District growing, the areas that are mowed require more hand work than before.

Mr. Brown added we will need to add one additional cut and busing in April and one in November to help mitigate complains by residents.

Mr. Flint asked for approval of a three year extension with the extra services incorporated and give authority to the President to sign the final agreement.

On MOTION by Mr. Von Ingle seconded by Ms. Donton, with all in favor the Canal and Retention Pond Mowing Agreement with Sthern Environmental, Inc, was approved in substantial form.

**iii. Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Flint stated this is the Annual Agreement for tax collection, there are no changes from last year.

On MOTION by Ms. Donton seconded by Mr. Aggarwal, with all in favor the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser, was approved.

**ITEM #9**

**Other Business**

There being none,

**ITEM #10**

**Adjournment**

On MOTION by Ms. Donton, seconded by Mr. Aggarwal, the meeting was adjourned at 1:22 pm.

\_\_\_\_\_  
Stephen F. Broome, Secretary

\_\_\_\_\_  
Roy Miller

\_\_\_\_\_  
William Von Ingle

\_\_\_\_\_  
Debra Donton

\_\_\_\_\_  
Achal Aggarwal

\_\_\_\_\_

# SECTION V

***Valencia***  
***Water Control District***

***Unaudited Financial Reporting***  
***February 28, 2025***



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**Valencia**  
**Water Control District**  
**Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<i>Current Assets</i>			
Cash - Truist Bank	\$ 383,489	\$ 159,823	\$ 543,313
Petty Cash	100	-	100
Investment:			
State Board of Administration	45,065	1,111,051	1,156,116
<b>Total Current Assets</b>	<b>\$ 428,654</b>	<b>\$ 1,270,875</b>	<b>\$ 1,699,528</b>
<i>Fixed Assets</i>			
Land	\$ 700,120	\$ -	\$ 700,120
Structures	672,531	-	672,531
Canals	2,888,690	-	2,888,690
Ponds	1,245,537	-	1,245,537
Equipment & Office Furniture	6,703	-	6,703
Accumulated Depreciation	(4,796,941)	-	(4,796,941)
<b>Total Fixed Assets</b>	<b>\$ 716,640</b>	<b>\$ -</b>	<b>\$ 716,640</b>
<b>Total Assets</b>	<b>\$ 1,145,294</b>	<b>\$ 1,270,875</b>	<b>\$ 2,416,169</b>
<b>Liabilities:</b>			
Accounts Payable	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balances:</b>			
Unassigned	\$ 428,654	\$ 1,270,875	\$ 1,699,529
Net Assets Capitalized	716,640	-	716,640
<b>Total Fund Balances</b>	<b>\$ 1,145,294</b>	<b>\$ 1,270,875</b>	<b>\$ 2,416,169</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,145,294</b>	<b>\$ 1,270,875</b>	<b>\$ 2,416,169</b>

# Valencia

## Water Control District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 617,665	\$ 410,032	\$ 410,032	\$ -
Interest	2,000	833	883	49
<b>Total Revenues</b>	<b>\$ 619,665</b>	<b>\$ 410,865</b>	<b>\$ 410,914</b>	<b>\$ 49</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Engineering Fees	37,200	15,500	11,848	3,653
Attorney Fees	12,000	5,000	5,000	-
Annual Audit	5,200	-	-	-
Assessment Roll Certification	5,250	5,250	5,250	-
Management Fees	55,944	23,310	23,310	-
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Insurance	14,975	14,975	14,158	817
Report Preparation - NPDES	15,000	6,250	5,971	279
Office Lease/Storage	3,000	1,250	753	497
Printing & Binding	500	208	83	126
Postage	600	250	70	180
Legal Advertising	2,500	1,042	-	1,042
Bank Fees	600	250	206	44
Other Current Charges	400	167	-	167
Office Supplies	350	146	27	119
Election Fees	5,500	-	-	-
Meeting Rental Fee	500	208	-	208
Dues, Licenses & Subscriptions	2,175	175	175	-
<b>Total Administrative:</b>	<b>\$ 167,344</b>	<b>\$ 76,335</b>	<b>\$ 68,163</b>	<b>\$ 8,172</b>
<b>Operations &amp; Maintenance</b>				
Contracts:				
Aquatic Weed Control	\$ 45,651	\$ 19,021	\$ 12,771	\$ 6,250
Mowing	130,000	25,151	25,151	-
Tree Trimming	40,000	16,667	-	16,667
Water Quality Monitoring	19,746	8,228	6,582	1,646
Repairs & Maintenance:				
Canal & Retention Pond Maintenance	20,000	8,333	20,166	(11,833)
Security Gates & Signs	750	313	-	313
NPDES Inspection & Fees	6,000	2,500	1,875	625
Operating Supplies	500	208	-	208
Contingency	2,500	1,042	-	1,042
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 265,147</b>	<b>\$ 81,462</b>	<b>\$ 66,545</b>	<b>\$ 14,917</b>

# Valencia

## Water Control District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><i>Capital Improvements</i></b>				
Transfer Out - Capital Reserve	\$ 187,174	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 187,174</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 619,665</b>	<b>\$ 157,797</b>	<b>\$ 134,708</b>	<b>\$ 23,089</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 276,206</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 152,448</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 428,654</b>	



# Valencia

## Water Control District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 187,174	\$ -	\$ -	\$ -
Interest	45,000	18,750	21,567	2,817
<b>Total Revenues</b>	<b>\$ 232,174</b>	<b>\$ 18,750</b>	<b>\$ 21,567</b>	<b>\$ 2,817</b>
<b>Expenditures:</b>				
Contingency	\$ 500	\$ 208	\$ 203	\$ 5
Capital Outlay	70,461	29,359	46,550	(17,191)
<b>Total Expenditures</b>	<b>\$ 70,961</b>	<b>\$ 29,567</b>	<b>\$ 46,753</b>	<b>\$ (17,186)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 161,214</b>	<b>\$ (10,817)</b>	<b>\$ (25,186)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,239,466</b>		<b>\$ 1,296,061</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,400,680</b>		<b>\$ 1,270,875</b>	

**Valencia**  
**Water Control District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 20,850	\$ 224,516	\$ 30,642	\$ 134,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,032
Interest	190	178	180	176	159	-	-	-	-	-	-	-	883
<b>Total Revenues</b>	<b>\$ 190</b>	<b>\$ 21,028</b>	<b>\$ 224,696</b>	<b>\$ 30,818</b>	<b>\$ 134,182</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 410,914</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	2,165	4,363	2,945	2,375	-	-	-	-	-	-	-	-	11,848
Attorney Fees	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	-	5,000
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Certification	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	4,662	4,662	4,662	4,662	4,662	-	-	-	-	-	-	-	23,310
Information Technology	158	158	158	158	158	-	-	-	-	-	-	-	788
Website Maintenance	105	105	105	105	105	-	-	-	-	-	-	-	525
Insurance	14,158	-	-	-	-	-	-	-	-	-	-	-	14,158
Report Preparation - NPDES	3,389	650	693	1,240	-	-	-	-	-	-	-	-	5,971
Office Lease/Storage	251	251	251	-	-	-	-	-	-	-	-	-	753
Printing & Binding	24	-	-	-	59	-	-	-	-	-	-	-	83
Postage	26	6	3	4	31	-	-	-	-	-	-	-	70
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees	41	41	41	40	44	-	-	-	-	-	-	-	206
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	13	0	0	0	13	-	-	-	-	-	-	-	27
Election Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Meeting Rental Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 31,416</b>	<b>\$ 11,234</b>	<b>\$ 9,857</b>	<b>\$ 9,584</b>	<b>\$ 6,072</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,163</b>
<b>Operations &amp; Maintenance</b>													
Contracts:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aquatic Weed Control	2,554	2,554	2,554	2,554	2,554	-	-	-	-	-	-	-	12,771
Mowing	19,556	5,595	-	-	-	-	-	-	-	-	-	-	25,151
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Quality Monitoring	1,646	1,646	1,646	1,646	-	-	-	-	-	-	-	-	6,582
Repairs & Maintenance:													
Canal & Retention Pond Maintenance	1,000	5,384	12,782	1,000	-	-	-	-	-	-	-	-	20,166
Security Gates & Signs	-	-	-	-	-	-	-	-	-	-	-	-	-
NPDES Inspection & Fees	-	-	1,875	-	-	-	-	-	-	-	-	-	1,875
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Field Operations:</b>	<b>\$ 24,756</b>	<b>\$ 15,178</b>	<b>\$ 18,857</b>	<b>\$ 5,200</b>	<b>\$ 2,554</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,545</b>
<b>Capital Improvements</b>													
Transfer Out - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 56,172</b>	<b>\$ 26,413</b>	<b>\$ 28,714</b>	<b>\$ 14,784</b>	<b>\$ 8,626</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,708</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (55,982)</b>	<b>\$ (5,385)</b>	<b>\$ 195,982</b>	<b>\$ 16,035</b>	<b>\$ 125,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 276,206</b>



# SECTION VI

# SECTION A



1117 East Robinson St.  
Orlando, FL 32801  
Phone: 407.425.0452  
Fax: 407.648.1036

January 3, 2025

Mr. Chris Mathies  
3CM Construction, LLC  
730 Bonnie Brae Street  
Winter Park, FL 32789

RE: PAC I-Drive Apartments  
Dewatering plan

Dear Chris,

This is a follow up to our phone conversations and electronic mails for the above listed project. We understand your team will be setting up and performing dewatering operations for the proposed construction of the site. We discussed the proposed dewatering method your contractor will be putting into place. We are also in receipt of your cover letter, and additional documents and plan sheets depicting the location of the proposed dewatering work. The submittal is to reopen a previously approved dewatering permit from the Valencia Water Control district (VWCD).

We understand you will be installing well points and discharging the dewatering into sediment filtration bags and then into existing storm water Pond 4A. From there, you noted you anticipate the pond will stage up and discharge into Pond 4B, which may stage up and discharge into the Valencia Water Control District Canal C1. Your system will use a combination of filtration bags and turbidity barriers. We understand that there will be turbidity barriers set up at several locations, in Pond 4A at the discharge point from the dewatering operation, in front of the Pond 4A outfall structure, in front of the Pond 4B outfall structure and at the end of the MES in the VWCD C1 canal.

We also understand you will have a second company on site at the beginning of the operation to monitor the condition of the ponds and make the necessary chemical additions to help reduce/remove the turbidity prior to discharge from one pond to the next. We also understand you will take initial water samples in the ponds to determine the "clarity" and use that value as a base to monitor the ponds during the dewatering process. You noted the monitoring samples will be taken twice a day during the dewatering to verify the ponds remain clean. As we discussed, we expect the volume of dewatering discharged into the first pond will most likely stir up the silts that have been deposited in the bottom of the pond since constructed. Please monitor this during the operation and take the necessary steps to reduce the turbidity.

We do not have any objections to the proposed method of dewatering. Please notify both myself and Orange County EPD once you are ready to start the dewatering process. Orange County and CPH will make inspections to confirm all the necessary filters and protection measures are in place.



Please be reminded that no turbidity or contaminants are allowed to be discharged into the VWCD C1 Canal. Should we find this is not being adhered to, we are required to report the discharges to Orange County EPD as part of our joint Master Storm Water Permit with the County.

Sincerely,  
CPH Consulting, LLC

*Allen C. Lane Jr.*

Allen C. Lane, Jr., P.E.  
Sr. Project Manager

CC: David Mahler, P.E., file

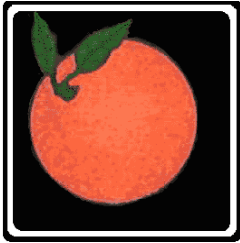








# SECTION B



**VALENCIA WATER CONTROL DISTRICT**  
**219 E. LIVINGSTON STREET, ORLANDO, FL 32801**  
**PHONE: 407-841-5524 X 101 - FAX: 407-839-1526**

January 7, 2025

Core WSD, LLC  
Attn: Michael Lapointe  
2750 Coral Way, Suite 200  
Miami, FL 33145

Subject: Permit #0533

Dear Mr. Lapointe:

Williamsburg Downs Investors, LLC is hereby granted a construction permit related to the 1,700 SF outparcel restaurant building. Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS:**

**GENERAL CONDITIONS:**

1. That the District or their agents may at any time make such inspections as they may deem necessary to ensure that the construction or work is performed in accordance with the conditions of this permit.
2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.

5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

**END OF GENERAL CONDITIONS**

**SPECIFIC CONDITIONS**

1. That the Construction Plans, sheets C0.0, C1.0, C2.0, C2.1, C3.0, C4.0, C4.1, C5.0, C6.0, C7.0, C8.0, C8.1, C8.2, C9.0, S1.0, L0.50, L0.51, L1.00, L1.50, L1.51, L2.00, L2.50 and L2.51 titled Construction Plans for Williamsburg Downs Dunkin Orangewood PD as recommended for approval by the District Engineer on January 7, 2025, become part of this permit.

**Attest:**

\_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Core WSD, LLC**

**Title:** \_\_\_\_\_

**Attest:**

\_\_\_\_\_

**Granted by:**

**Valencia Water Control District**

**By:** \_\_\_\_\_  
**Roy Miller, President**

On this \_\_\_\_ day of \_\_\_\_\_, 2025



1117 East Robinson Street  
Orlando, Florida 32801  
Phone: 407.425.0452  
Fax: 407.648.1036  
[www.cphcorp.com](http://www.cphcorp.com)

January 8, 2025

Board of Directors  
Valencia Water Control District  
2319 E. Livingston Street  
Orlando, FL 32801

RE: Valencia Water Control District (VWCD)  
Williamsburg Downs Phase 2 (minor revision)  
CPH Project Number 6816.07

Dear Honorable Board Members:

We have completed our review of the above referenced project submitted by Kimley-Horn, on January 7, 2025. Based on our review, we have no objection to the Board approving this permit (permit #0533).

Sincerely,

CPH Consulting, LLC

A handwritten signature in blue ink, appearing to read 'D. Mahler', is written over the printed name.

David E. Mahler, P.E.  
District Engineer

CC: Mr. Blake Wagner, P.E., Kimley-Horn



December 18, 2024

Attn: David E. Mahler, P.E.  
CPH, Inc.  
1117 E. Robinson St.  
Orlando, FL 32801

Subject: **Valencia Water Control District  
Stormwater Management System Narrative  
Williamsburg Phase II  
Opinion of Permit Exemption Request**

To Whom It May Concern,

This is to request an opinion letter of stormwater discharge permit exemption for the above referenced project.

The proposed project is located within Lot #1 of the previously approved Williamsburg Downs Shopping Center and is currently permitted under Valencia Water Control District (VWCD) permit #0038A (December 19, 1984) and SFWMD permit #48-00052-S. The project will consist of a 1,700 SF restaurant building, parking, utilities, and associated infrastructure within the NE corner of the Plaza's existing parking lot. Because the project is almost entirely located within the existing parking lot, there will be no net increase in impervious area as a result of the project. The stormwater collection system proposed under this project will connect to the existing stormwater management system for the plaza.

I have included a signed VWCD application form, proposed construction documents, and a copy of the most recent SFWMD permit modification narrative (App#161013-9) which summarizes the permit modifications made to the original VWCD and SFWMD permits.

Feel free to contact me at (407) 898-1511 should you have any questions or require any additional information.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**

Blake J. Wagner, P.E.  
Project Manager, FL PE #94035





1117 East Robinson St.  
Orlando, FL 32801  
Phone: 407.425.0452  
Fax: 407.648.1036

January 7, 2025

Mr. Blake Wagner, P.E.  
Kimley-Horn  
200 S Orange Avenue, Suite 600  
Orlando, FL 32801

RE: Valencia Water Control District (VWCD)– Williamsburg Downs Phase 2 minor revision  
CPH project number 6816.07

Dear Mr. Wagner,

We are in receipt of the application and plans for a minor modification to the existing shopping center. The proposed work includes construction of a restaurant over a portion of an existing paved parking lot.

Below are our observations and comments to the submitted plans referenced above:

1. The existing impervious area for the site is 12.55 acres, or 78%. The proposed impervious area is 12.50 acres. The proposed is less than the existing impervious area. We have no objection to the change/reduction in impervious area.
2. The proposed collection system is designed to tie into the existing system with no new connections to the VWCD canals. The existing connections to the VWCD canal may not be modified with this submittal.
3. While not specifically part of our review, there appears to be conflicting pipe angles at existing inlet structures G-12 and G-11. Based on the plans, there are two new pipes proposed to tie to two existing inlets. The new pipes enter the structures at very sharp angles when compared to the existing pipes. Based on our review, we expect there will be a conflict between the new pipes and the existing pipes. We recommend your office double check the angles to verify the pipes can be tied to the existing structures as designed.

Based on our review, we do not have any objections to the submitted plans. We shall prepare an approval letter to be submitted to the VWCD for permit approval.

Sincerely,  
**CPH Consulting, LLC.**

A handwritten signature in cursive script that reads "Allen C. Lane, Jr.".

Allen C. Lane, Jr., P.E.  
Sr. Project Manager

CC: Erica Chasar, E.I.  
File

[https://trilongrp-my.sharepoint.com/personal/erica\\_chasar\\_cphcorp\\_com/Documents/Documents/Williamsburg Downs Ph 2 - Plan Review 01-07-25.doc](https://trilongrp-my.sharepoint.com/personal/erica_chasar_cphcorp_com/Documents/Documents/Williamsburg Downs Ph 2 - Plan Review 01-07-25.doc)

Permit No. \_\_\_\_\_  
(Assigned by V.W.C.D.)

**PERMIT APPLICATION**  
**Valencia Water Control District**  
**135 W. Central Boulevard, Suite 320**  
**Orlando, FL 32820**  
**(407) 801-5443**

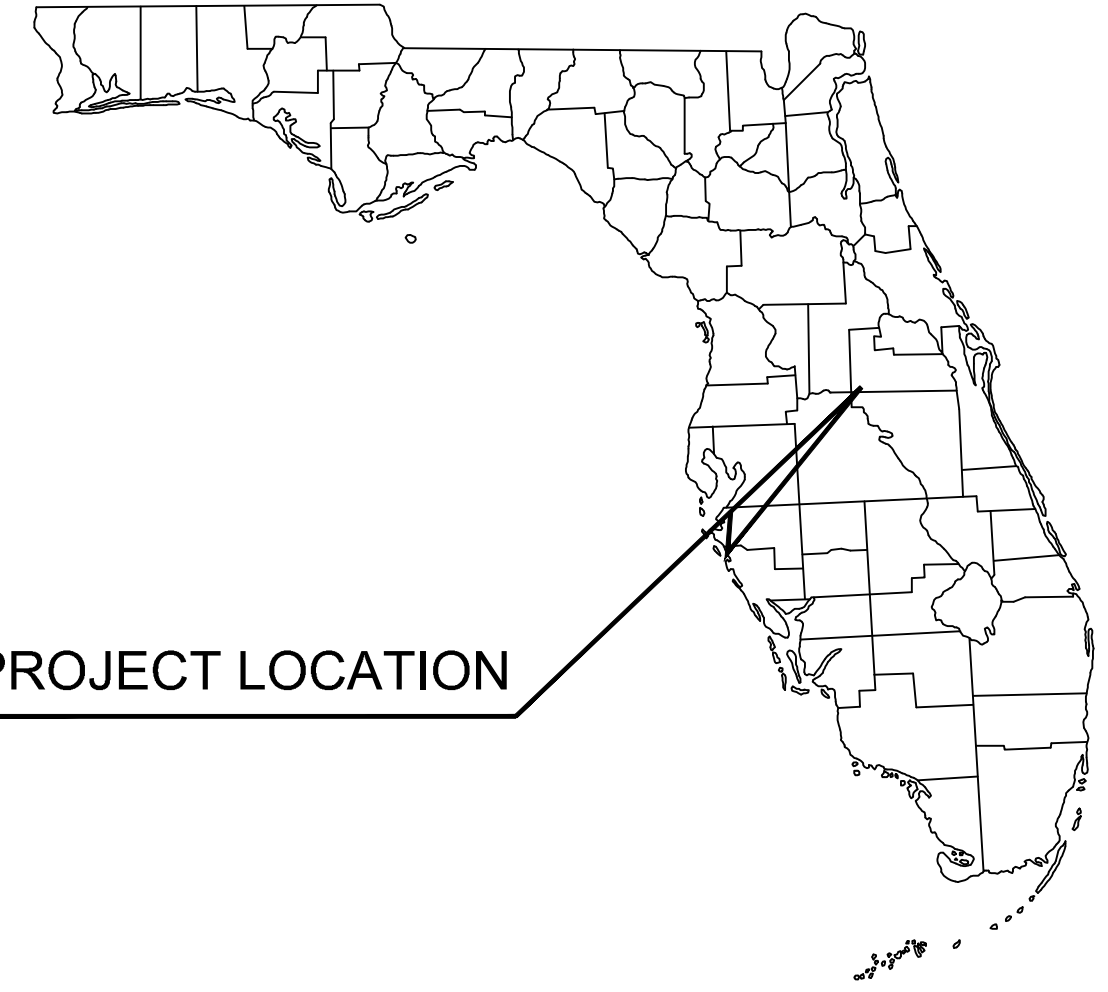
- (1) **PROPOSED USE:** 1,700 SF outparcel restaurant building
- (2) **LOCATION OF WORK:** Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
or Section: 07 Township: 24 S Range: 29 E
- (3) **DISTRICT WORKS INVOLVED:** Development of 1,700 SF building, parking, utilities, and associated infrastructure within Lot 1 of the Williamsburg Downs shopping plaza. Stormwater system will connect to existing stormwater management system. Reducing overall impervious for the project area.
- (4) **OWNER OF PROPOSED WORK OR STRUCTURE:** Phone #: 305-710-3353  
Name: Core WSD, LLC Title \_\_\_\_\_  
Address: 2750 Coral Way, Suite 200 Miami FL 33145  
(Street) (City) (State) (Zip)
- (5) **APPLICATION OTHER THAN OWNER:** (if any) Phone #: \_\_\_\_\_  
Name: \_\_\_\_\_ Serving as: \_\_\_\_\_  
Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)
- (6) **AREA PROPOSED TO BE SERVED:** Give legal description and size in acres. Attach legal description if necessary. If land is platted, indicate Block, Lot and Subdivision. \_\_\_\_\_  
Full legal description for Lot 1 has been included with this application. The area being affected within Lot 1 is approx. 1.11-acres.
- (7) **CONSTRUCTION SCHEDULE:** The proposed work, if permitted, will begin within 90 Calendar days of permit approval and be completed within 730 calendar days thereafter.
- (8) This application, including sketches, drawings or plans and specifications attached contains a full and complete description of the work proposed or use desired of the above described facilities of the District and for which permit is herewith applied. It shall be a part of any permit that may be issued. It is agreed that all work or the use of the District's facilities will be in accordance with the permit to be granted.

Submitted this 18<sup>TH</sup> day of DECEMBER, 2024.

Signature of Property Owner (Officer of Corporation): \_\_\_\_\_  


Print Name of Property Owner (Officer): Michael Lapointe

Drawing name: K:\ORL\Civil\049333004-Williamsburg Downs Dunkin\CADD\CONSTR\PlanSheets\C0.0 COVER SHEET Dec 12, 2024 11:30am by: Blake Wagner  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION

# CONSTRUCTION PLANS

FOR

## WILLIAMSBURG DOWNS DUNKIN

### ORANGEWOOD PD

PARCEL #07-24-29-9293-00-010

SITE

### 5492 CENTRAL FLORIDA PARKWAY

### ORLANDO, FLORIDA 32821

## AUGUST 23, 2024



AERIAL PHOTOGRAPH  
N.T.S.

#### LEGAL DESCRIPTION:

AS FURNISHED:

LOT 1, WILLIAMSBURG DOWNS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 18, 19 AND 20 (LESS AND EXCEPT THAT PORTION OF SAID LOT 1 AS CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 4013) OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PARKING OVER AND ACROSS WILLIAMSBURG DOWNS SHOPPING CENTER - PHASE III, PART OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE RUN S. 89 DEGREES 10'28" W. ALONG THE SOUTH LINE THEREOF, 179.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET REBAR AND CAP LABELED 2545; THENCE CONTINUE S. 89 DEGREES 10'28" W., ALONG SAID SOUTH LINE OF SECTION 7, A DISTANCE OF 812.22 FEET TO A POINT ON THE CENTERLINE OF A 135 FOOT WIDE ORLANDO UTILITIES COMMISSION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1934, PAGES 12, 13 AND 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.00 DEGREES 19'54" W., ALONG SAID CENTERLINE, 332.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY (A 110 FOOT WIDE RIGHT-OF-WAY); SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7694.44 FEET; THENCE FROM A TANGENT BEARING OF N DEGREES 59'26" E., RUN 815.83 FEET ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 06 DEGREES 04'30" TO A POINT, SAID POINT BEING A SET NAIL AND DISK LABELED 2545; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN S.00 DEGREES 39'08" E., 420.40 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A 10 FOOT NON-EXCLUSIVE PERPETUAL EASEMENT FOR STORM DRAINAGE OVER AND ACROSS THAT PORTION OF WILLIAMSBURG DOWNS SHOPPING CENTER - PHASE III DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N.89 DEGREES 50'19" E., ALONG THE SOUTH LINE THEREOF, 1250.30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORANGEWOOD BOULEVARD (A 96 FOOT RIGHT-OF-WAY) SAID POINT BEING ON A CURVE, A CONCAVE EASTERLY AND HAVING A RADIUS OF 2797.51 FEET; THENCE FROM A TANGENT BEARING OF N.10 DEGREES 15'49" W., RUN 43.33 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, S.89 DEGREES 50'19" W., 1257.73 FEET TO THE POINT OF BEGINNING OF A 10.00 FOOT WIDE STORM DRAINAGE EASEMENT, LYING 5.00 FEET CONTINUOUS ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S.00 DEGREES 09'41" E., 30.72 FEET; THENCE S.89 DEGREES 50'19" W., 800.00 FEET; THENCE N.88 DEGREES 46'44" W., 355.00 FEET; THENCE S.81 DEGREES 27'17" W., 67.00 FEET; THENCE S.89 DEGREES 10'28" W., 113.00 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "A" FOR CONVENIENCE; THENCE N.85 DEGREES 05'11" W., 60.00 FEET; THENCE N.88 DEGREES 31'59" W., 350.00 FEET TO THE POINT OF TERMINATION, THENCE RETURN TO THE AFOREMENTIONED POINT "A" FOR THE POINT OF BEGINNING OF A 10.00 FOOT WIDE STORM DRAINAGE EASEMENT LYING 5.00 FEET CONTINUOUS EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN N.11 DEGREES 12'47" E., 155.00 FEET TO THE POINT OF TERMINATION.

FOR THE PURPOSE OF DRAINING INTO A RETENTION POND AREA LOCATED UPON A PORTION OF SAID PHASE III DESCRIBED AS:

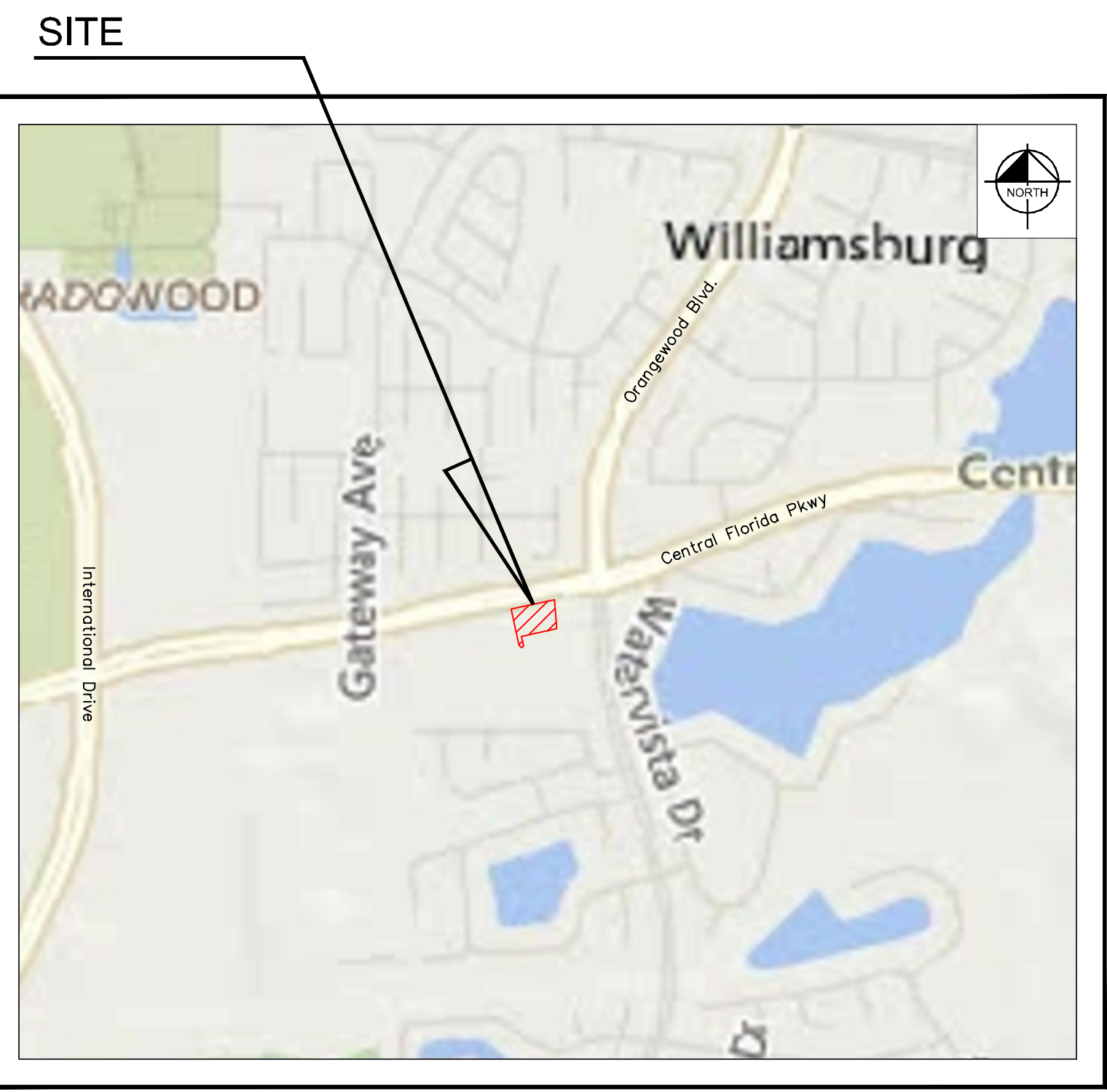
PART OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE S.89 DEGREES 10'28" W., ALONG THE SOUTH LINE THEREOF, 594.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89 DEGREES 10'28" W., 398.00 FEET TO A POINT ON THE CENTERLINE OF A 135 FOOT WIDE ORLANDO UTILITIES COMMISSION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1934, PAGES 12, 13 AND 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.00 DEGREES 19'54" W., ALONG SAID CENTERLINE, 180.00 FEET, THENCE LEAVING SAID CENTERLINE, N. 00 DEGREES 03'53" E., 279.17 FEET; THENCE S.77 DEGREES 41'30" EAST, 30.81 FEET; THENCE S.39 DEGREES 29'07" E., 25.81 FEET; THENCE S.00 DEGREES 49'32" E., 43.00 FEET; THENCE S.27 DEGREES 23'26" E., 76.03 FEET; THENCE S.49 DEGREES 51'14" E., 50.33 FEET; THENCE S.00 DEGREES 49'32" E., 29.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE EASEMENTS SET FORTH IN AND GRANTED BY AND THE RESERVATION OF CROSS EASEMENTS FILED JUNE 5, 1990 IN OFFICIAL RECORDS BOOK 4189, PAGE 2135, AND AS AMENDED BY FIRST AMENDMENT FILED IN OFFICIAL RECORDS BOOK 4349, PAGE 4621, AND SECOND AMENDMENT FILED IN OFFICIAL RECORDS BOOK 4446, PAGE 414, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS SET FORTH IN AND GRANTED BY THE DECLARATION OF CROSS EASEMENTS FILED DECEMBER 19, 1991 IN OFFICIAL RECORDS BOOK 4356, PAGE 3834, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOTAL AREA: 15.55 ACRES (LOT 1)



SECTION 07, TOWNSHIP 24S, RANGE 29E

LOCATION MAP  
N.T.S.

#### PROJECT TEAM

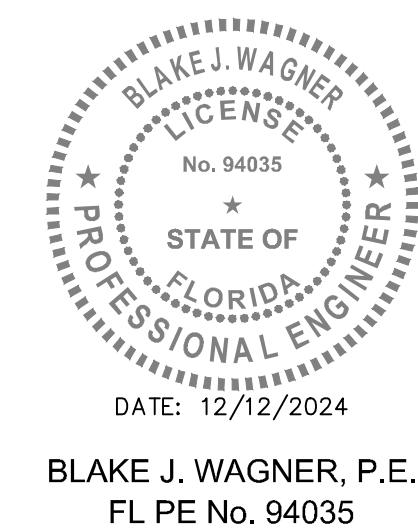
**OWNER/DEVELOPER**  
CORE WSD, LLC  
2750 CORAL WAY, SUITE 200  
MIAMI, FL 33145  
CONTACT: MICHAEL LAPOINTE  
PHONE: (305) 710-3353  
EMAIL: MLAPOINTE@COREIPF.COM

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
189 SOUTH ORANGE AVE., SUITE 1000  
ORLANDO, FL 32801  
CONTACT: MATTHEW FRANKO  
PHONE: (407) 427-1629  
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
189 SOUTH ORANGE AVE., SUITE 1000  
ORLANDO, FL 32801  
CONTACT: BLAKE J. WAGNER, P.E.  
PHONE: (407) 898-1511  
EMAIL: BLAKE.WAGNER@KIMLEY-HORN.COM

**SURVEYOR**  
AMERICAN SURVEYING, INC.  
4847 NORTH FLORIDA AVENUE  
TAMPA, FL 33603  
CONTACT: VIVIAN PALACIOS  
PHONE: 813-234-0103  
EMAIL: VPALACIOS@AMERICANSURVEYING.COM

**ARCHITECT**  
ELEVEN18 ARCHITECTURE, LLC.  
424 E. CENTRAL BLVD. #542  
ORLANDO, FL 32801  
CONTACT: MADELINE RODRIGUEZ  
PHONE: (407) 745-5300  
EMAIL: MRODRIGUEZ@ELEVEN18ARCHITECTURE.COM



#### UTILITY PROVIDERS

**WATER/SEWER / RECLAIMED WATER:**  
ORANGE COUNTY UTILITIES  
9150 CURRY FORD ROAD  
ORLANDO, FL 32825  
CONTACT: THOMAS WOOD  
PHONE: (407) 254-9588

**STORMWATER**  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
7345 GREENBRIAR PARKWAY  
ORLANDO, FL 32819  
PHONE: (407) 858-8100

**POWER:**  
DUKE ENERGY  
1150 ORANGE AVENUE  
WINTER PARK, FL 32789  
PHONE: (407) 629-1010

PREPARED BY

# Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
200 South Orange Avenue, Suite 600, Orlando, FL 32801  
Phone: (407) 898-1511  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SHEET INDEX	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	SWPPP
C2.1	EROSION CONTROL DETAILS
C3.0	EXIST COND & DEMO
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C5.0	PAVING GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	FIRE TRUCK ROUTING PLAN
C8.0	ORANGE COUNTY STANDARD DETAILS
C8.1	ORANGE COUNTY STANDARD DETAILS
C8.2	ORANGE COUNTY STANDARD DETAILS
C9.0	GENERAL CONSTRUCTION DETAILS
S1.0	SURVEY
L0.50	TREE MITIGATION
L0.51	TREE MITIGATION SPECIFICATIONS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS

- #### IRC CONDITIONS:
- DEVELOPMENT SHALL CONFORM TO THE ORANGEWOOD PLANNED DEVELOPMENT, ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS (BOC) APPROVALS; WILLIAMSBURG DOWNS SHOPPING CENTER PRELIMINARY SUBDIVISION PLAN, BOC APPROVALS; WILLIAMSBURG DOWNS DUNKIN DEVELOPMENT PLAN AND TO THE CONDITIONS OF APPROVAL LISTED BELOW. DEVELOPMENT BASED UPON THIS APPROVAL SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES, AND REGULATIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT ANY APPLICABLE COUNTY LAWS, ORDINANCES, OR REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS, OR BY ACTION APPROVED BY THE BOC, OR BY ACTION OF THE BOC.
  - THIS PROJECT SHALL COMPLY WITH, ADHERE TO, AND NOT DEVIATE FROM OR OTHERWISE CONFLICT WITH ANY VERBAL OR WRITTEN PROMISE OR REPRESENTATION MADE BY THE APPLICANT (OR AUTHORIZED AGENT) TO THE BOARD OF COUNTY COMMISSIONERS (BOARD) AT THE PUBLIC HEARING WHERE THIS DEVELOPMENT RECEIVED FINAL APPROVAL, WHERE SUCH PROMISE OR REPRESENTATION, WHETHER ORAL OR WRITTEN, WAS RELIED UPON BY THE BOARD IN APPROVING THE DEVELOPMENT, COULD HAVE REASONABLY BEEN EXPECTED TO HAVE BEEN RELIED UPON BY THE BOARD IN APPROVING THE DEVELOPMENT, OR COULD HAVE REASONABLY INDUCED OR OTHERWISE INFLUENCED THE BOARD TO APPROVE THE DEVELOPMENT, IN THE EVENT ANY SUCH PROMISE OR REPRESENTATION IS NOT COMPLIED WITH OR ADHERED TO, OR THE PROJECT DEVIATES FROM OR OTHERWISE CONFLICTS WITH SUCH PROMISE OR REPRESENTATION, THE COUNTY MAY WITHHOLD (OR POSTPONE ISSUANCE OF) DEVELOPMENT PERMITS AND / OR POSTPONE THE RECORDING OF (OR REFUSE TO RECORD) THE PLAT FOR THE PROJECT FOR PURPOSES OF THIS CONDITION. A "PROMISE" OR "REPRESENTATION" SHALL BE DEEMED TO HAVE BEEN MADE TO THE BOARD BY THE APPLICANT (OR AUTHORIZED AGENT) IF IT WAS EXPRESSLY MADE TO THE BOARD AT A PUBLIC HEARING WHERE THE DEVELOPMENT WAS CONSIDERED AND APPROVED.
  - PURSUANT TO SECTION 125.022, FLORIDA STATUTES, ISSUANCE OF THIS DEVELOPMENT PERMIT BY THE COUNTY DOES NOT IN ANY WAY CREATE ANY RIGHTS ON THE PART OF THE APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE COUNTY FOR ISSUANCE OF THE PERMIT, OR ANY OTHER DEVELOPMENT ORDER, IF THE APPLICANT FAILS TO OBTAIN NECESSARY APPROVALS OR IF THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. PURSUANT TO SECTION 125.022, THE APPLICANT SHALL OBTAIN ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS BEFORE COMMENCEMENT OF DEVELOPMENT.
  - DEVELOPMENT PLAN (DP) APPROVAL BY THE IRC (OR BOC, AS APPLICABLE), SHALL AUTOMATICALLY EXPIRE IF CONSTRUCTION PLANS ARE REQUIRED AND HAVE NOT BEEN SUBMITTED AND APPROVED WITHIN TWO (2) YEARS FROM APPROVAL; IF CONSTRUCTION PLANS ARE NOT REQUIRED, SUCH DP SHALL EXPIRE TWO (2) YEARS FROM APPROVAL UNLESS A BUILDING PERMIT HAS BEEN OBTAINED WITHIN SUCH TWO-YEAR PERIOD. THE FOREGOING NOTWITHSTANDING, THE IRC MAY, UPON GOOD CAUSE SHOWN, GRANT SUCCESSIVE ONE (1) YEAR EXTENSIONS TO THE EXPIRATION DATE OF A DP IF THE DEVELOPER MAKES WRITTEN REQUEST TO THE IRC CHAIR PRIOR TO THE EXPIRATION DATE.
  - DEVELOPER / APPLICANT HAS A CONTINUING OBLIGATION AND RESPONSIBILITY FROM THE DATE OF APPROVAL OF THIS DEVELOPMENT PLAN TO PROMPTLY DISCLOSE TO THE COUNTY ANY CHANGES IN OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS AFFECTING THE PROPERTY THAT IS SUBJECT TO THE PLAN, AND TO RESOLVE ANY ISSUES THAT MAY BE IDENTIFIED BY THE COUNTY AS A RESULT OF ANY SUCH CHANGES. DEVELOPER / APPLICANT ACKNOWLEDGES AND UNDERSTANDS THAT ANY SUCH CHANGES ARE SOLELY THE DEVELOPER'S / APPLICANT'S OBLIGATION AND RESPONSIBILITY TO DISCLOSE AND RESOLVE, AND THAT DELAYING OR FAILURE TO DISCLOSE AND RESOLVE ANY SUCH CHANGES WILL BE RESPONSIBILITY OF THE APPLICANT TO OBTAIN CONCURRENTLY OR CONSECUTIVELY ISSUING (OR DELAYING ISSUANCE OF) DEVELOPMENT PERMITS, NOT RECORDING (OR DELAYING RECORDING OF) A PLAT FOR THE PROPERTY, OR BOTH.
  - IF APPLICABLE, AN ACKNOWLEDGMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND PURSUANT TO SECTION 163.3163, FLORIDA STATUTES, MUST BE EXECUTED AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PRIOR TO ISSUANCE OF ANY PERMITS ASSOCIATED WITH THIS PLAN AND A COPY OF SUCH ACKNOWLEDGMENT SHALL BE SUBMITTED WITH ALL FUTURE PERMIT APPLICATIONS FOR THIS PROJECT.
  - PROPERTY THAT IS REQUIRED TO BE DEDICATED OR OTHERWISE CONVEYED TO COUNTY (BY PLAT OR OTHER MEANS) SHALL BE FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS MAY BE ACCEPTABLE TO COUNTY AND CONSISTENT WITH THE ANTICIPATED USE. OWNER / DEVELOPER SHALL PROVIDE, AT NO COST TO COUNTY, ANY AND ALL EASEMENTS REQUIRED FOR APPROVAL OF A PROJECT OR NECESSARY FOR ANY EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE COSTS OF ANY SUCH RELOCATION PRIOR TO ORANGE COUNTY'S ACCEPTANCE OF THE CONVEYANCE. ANY ENCUMBRANCES THAT ARE DISCOVERED AFTER APPROVAL OF A PD LAND USE PLAN SHALL BE THE RESPONSIBILITY OF OWNER / DEVELOPER TO RELEASE AND RELOCATE, AT NO COST TO COUNTY, PRIOR TO COUNTY'S ACCEPTANCE OF CONVEYANCE. AS PART OF THE REVIEW PROCESS FOR CONSTRUCTION PLAN APPROVAL(S), ANY OFF-SITE EASEMENTS IDENTIFIED BY COUNTY MUST BE CONVEYED TO COUNTY PRIOR TO ANY SUCH APPROVAL, OR AT A LATER DATE, AS DETERMINED BY COUNTY. ANY FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN THE WITHHOLDING OF DEVELOPMENT PERMITS AND PLAT APPROVAL(S).
  - PURSUANT TO ARTICLE XII, CHAPTER 30, ORANGE COUNTY CODE, UNLESS DOCUMENTATION TO THE COUNTY'S SATISFACTION HAS BEEN PROVIDED PROVING THAT A PROPERTY IS EXEMPT OR VESTED, EACH PROPERTY MUST APPLY FOR AND OBTAIN CONSTRUCTION PERMITS AT A DIFFERENT DATE (BY APPROVAL, CONDITION OF APPROVAL, ETC.), RESIDENTIAL PROPERTIES MUST OBTAIN CONSTRUCTION PERMITS PRIOR TO APPROVAL OF THE PLAT. NON-RESIDENTIAL PROPERTIES THAT ARE REQUIRED TO PLAT MUST OBTAIN CONCURRENTLY FOR ANY LOT WITH AN ASSIGNED USE PRIOR TO APPROVAL OF THE PLAT (LOTS WITHOUT AN ASSIGNED USE SHALL BE LABELED AS "FUTURE DEVELOPMENT") AND NON-RESIDENTIAL PROPERTIES THAT ARE NOT REQUIRED TO PLAT MUST OBTAIN CONCURRENTLY PRIOR TO OBTAINING THE FIRST BUILDING PERMIT. CONCURRENTLY MAY BE OBTAINED EARLIER THAN PLAT OR BUILDING PERMIT, BUT IT IS ULTIMATELY THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN CONCURRENTLY, INCLUDING ANY APPROPRIATE SHARE AGREEMENT, AS APPLICABLE, IN A TIMELY FASHION. SHOULD AN APPLICANT WANT TO OBTAIN CONCURRENTLY LATER IN THE DEVELOPMENT PROCESS, THE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DELAYS CAUSED BY THE APPLICANT'S FAILURE TO OBTAIN CONCURRENTLY IN A TIMELY FASHION.
  - APPROVAL OF THIS DEVELOPMENT PLAN SHALL VOID THE PREVIOUSLY APPROVED DEVELOPMENT PLAN, CDR-20-09-244.
  - POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.
  - NO ACTIVITY WILL BE PERMITTED ON THE SITE THAT MAY DISTURB, INFLUENCE, OR OTHERWISE INTERFERE WITH AREAS OF SOIL OR GROUNDWATER CONTAMINATION, OR ANY REMEDIATION ACTIVITIES, OR WITHIN THE HYDROLOGICAL ZONE OF INFLUENCE OF ANY CONTAMINATED AREA, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND SUCH APPROVAL HAS BEEN PROVIDED TO THE ENVIRONMENTAL PROTECTION DIVISION OF ORANGE COUNTY. AN OWNER/OPERATOR WHO EXAGGERATES ANY EXISTING CONTAMINATION OR DOES NOT PROPERLY DISPOSE OF ANY EXCAVATED CONTAMINATED MEDIA MAY BECOME LIABLE FOR SOME PORTION OF THE CONTAMINATION PURSUANT TO THE PROVISIONS IN SECTION 376.206, F.S.
  - PRIOR TO COMMENCEMENT OF ANY EARTH WORK OR CONSTRUCTION, IF ONE ACRE OR MORE OF LAND WILL BE DISTURBED, THE DEVELOPER SHALL PROVIDE A COPY OF THE COMPLETED NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTICE OF INTENT (NOI) FORM FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION, NPDES SUPERVISOR AT MRODRIGUEZ@ELEVEN18ARCHITECTURE.COM. THE ORIGINAL NOI FORM SHALL BE SENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BY THE DEVELOPER.
  - PRIOR TO CONSTRUCTION PLAN APPROVAL, DOCUMENTATION MUST BE PROVIDED CERTIFYING THAT THIS PROJECT HAS THE LEGAL RIGHT TO TIE INTO THE MASTER DRAINAGE SYSTEM.
  - PRIOR TO CONSTRUCTION PLAN APPROVAL, DOCUMENTATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH CERTIFIES THAT THE EXISTING DRAINAGE SYSTEM AND PONDS HAVE THE CAPACITY TO ACCOMMODATE THIS DEVELOPMENT AND THAT THIS PROJECT IS CONSISTENT WITH THE APPROVED MASTER DRAINAGE PLAN (MDP) FOR THIS PD.
  - PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO ORANGE COUNTY UTILITIES DEMONSTRATING THAT PROPOSED AND EXISTING WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS HAVE BEEN DESIGNED TO SUPPORT ALL DEVELOPMENT (INCLUDING HYDRAULICALLY DEPENDENT DEVELOPMENT) WITHIN THE PD.

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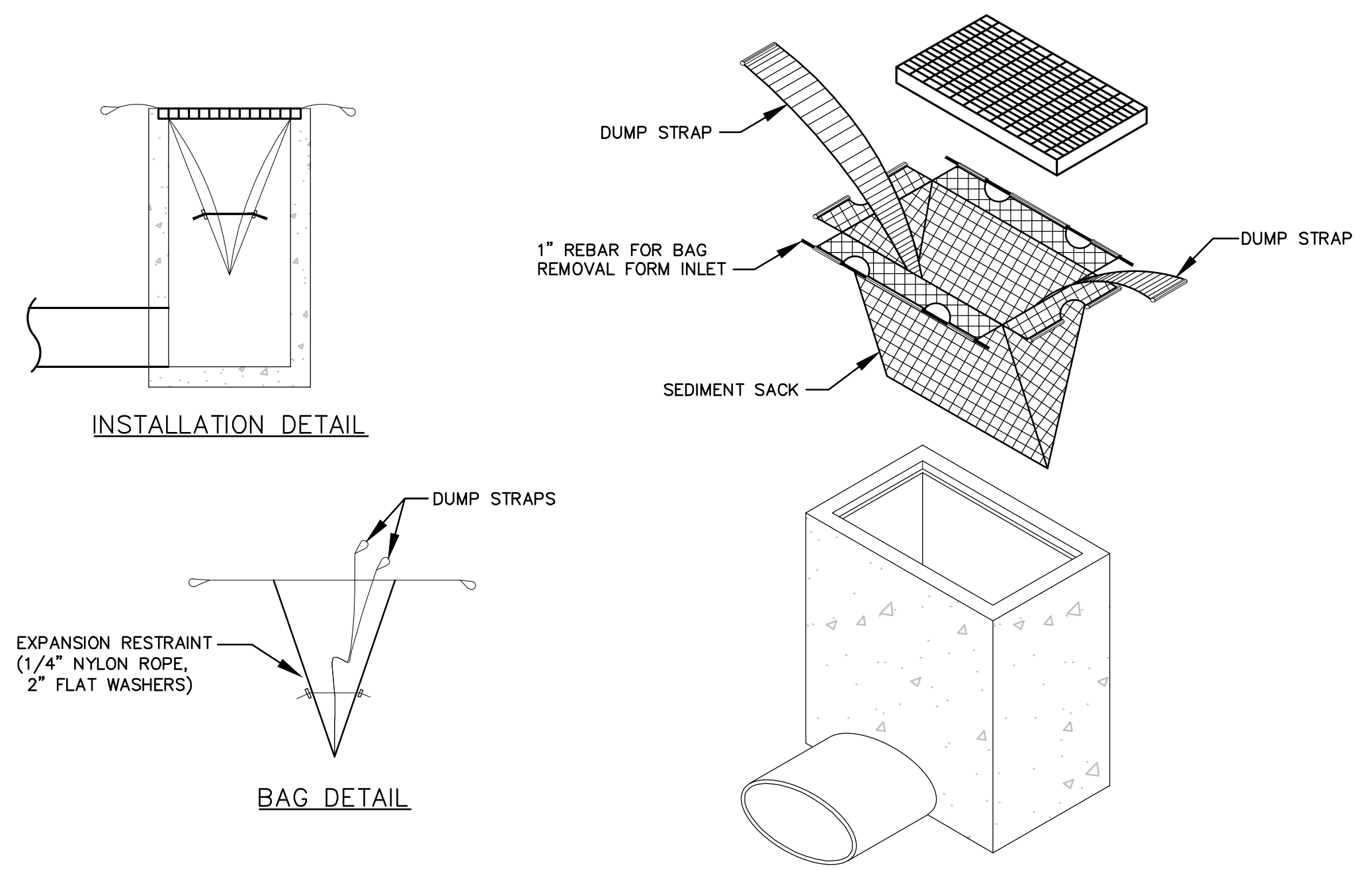
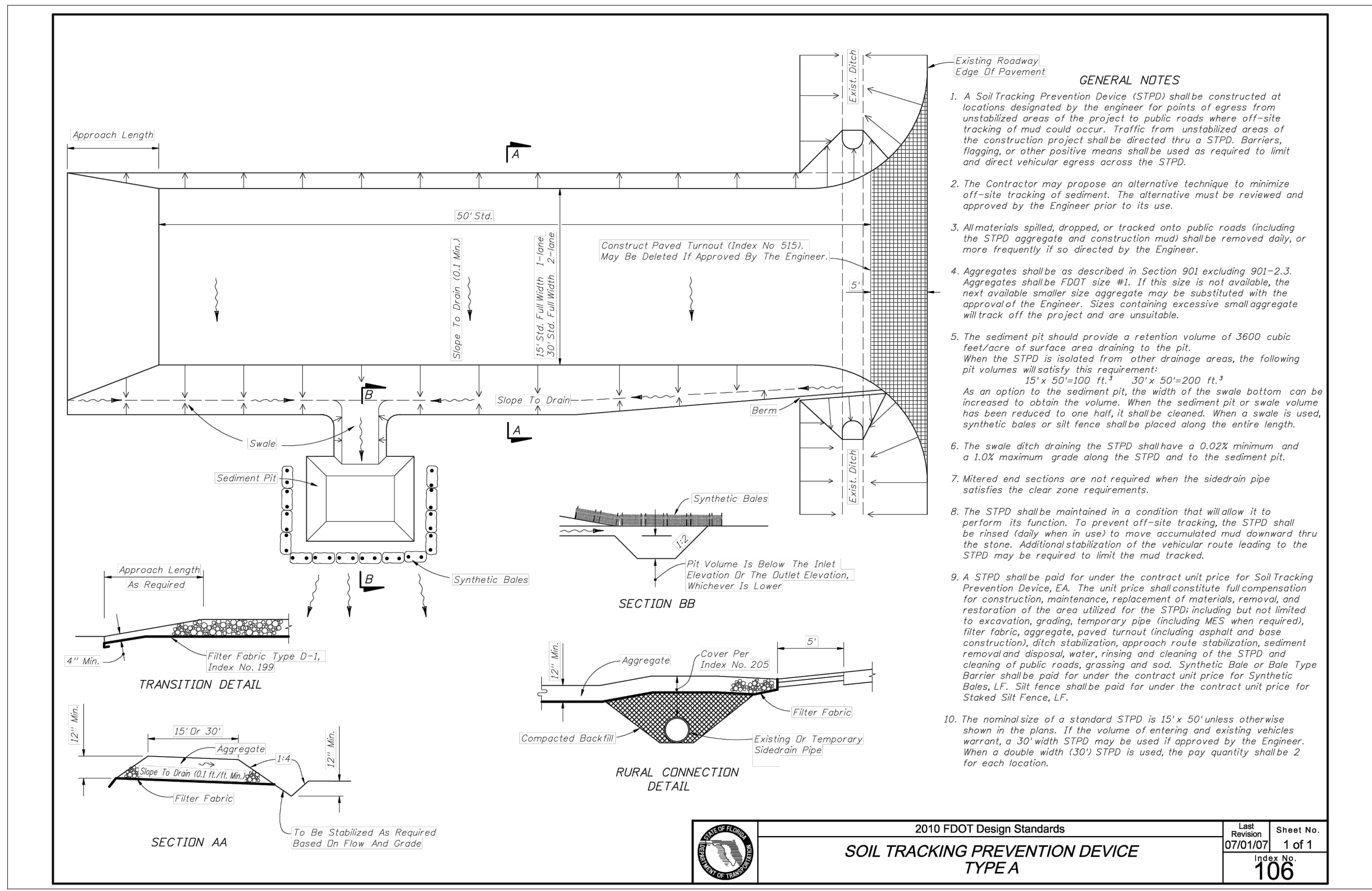
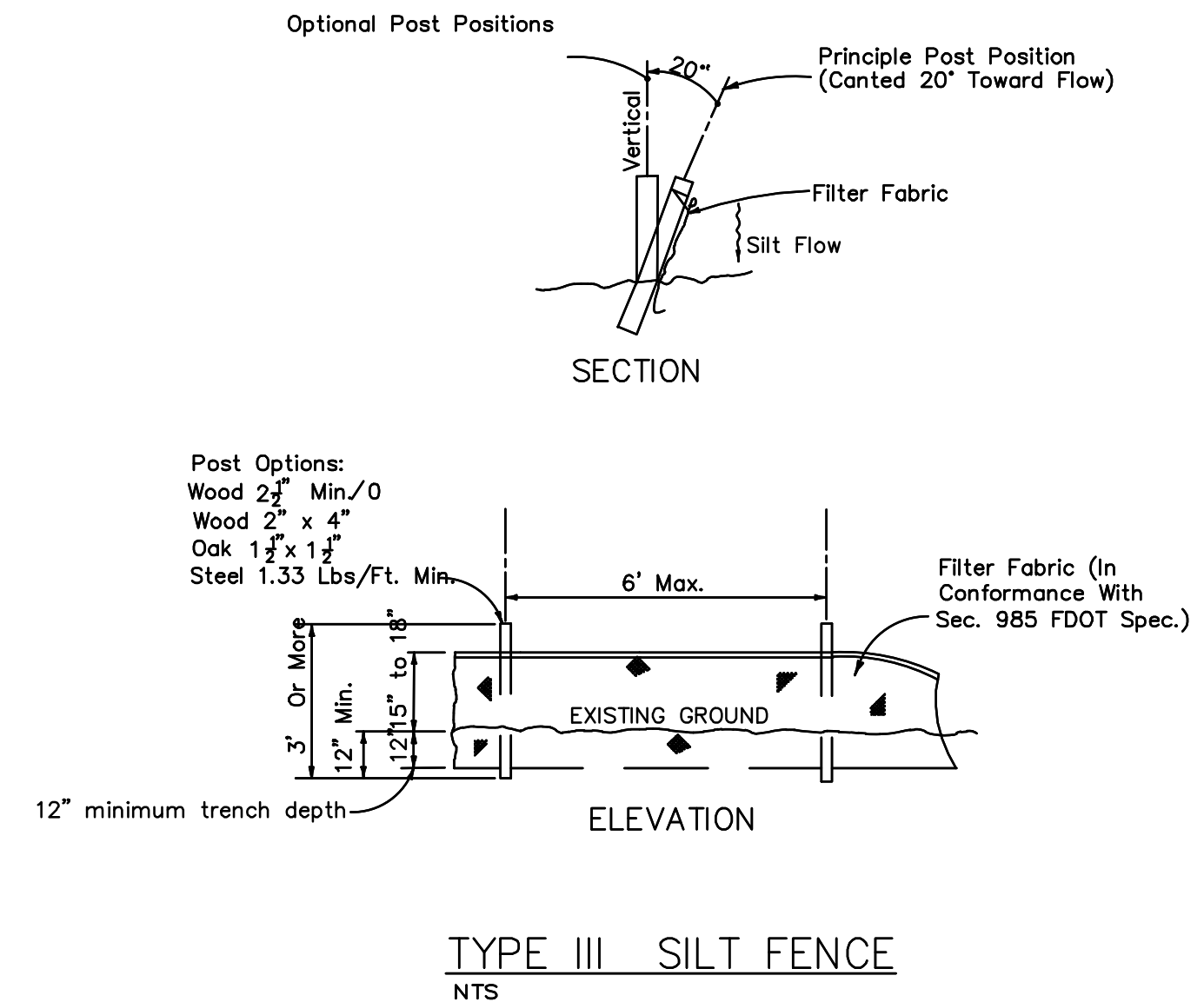
PROJECT TITLE: WILLIAMSBURG DOWNS DUNKIN  
DATE: 12/12/2024  
ENGINEER'S PROJECT NO.: 049333004  
REVISIONS:  
DATE: 12-12-24  
BY: [Signature]  
CHK: [Signature]  
APP: [Signature]

CASE #2490477

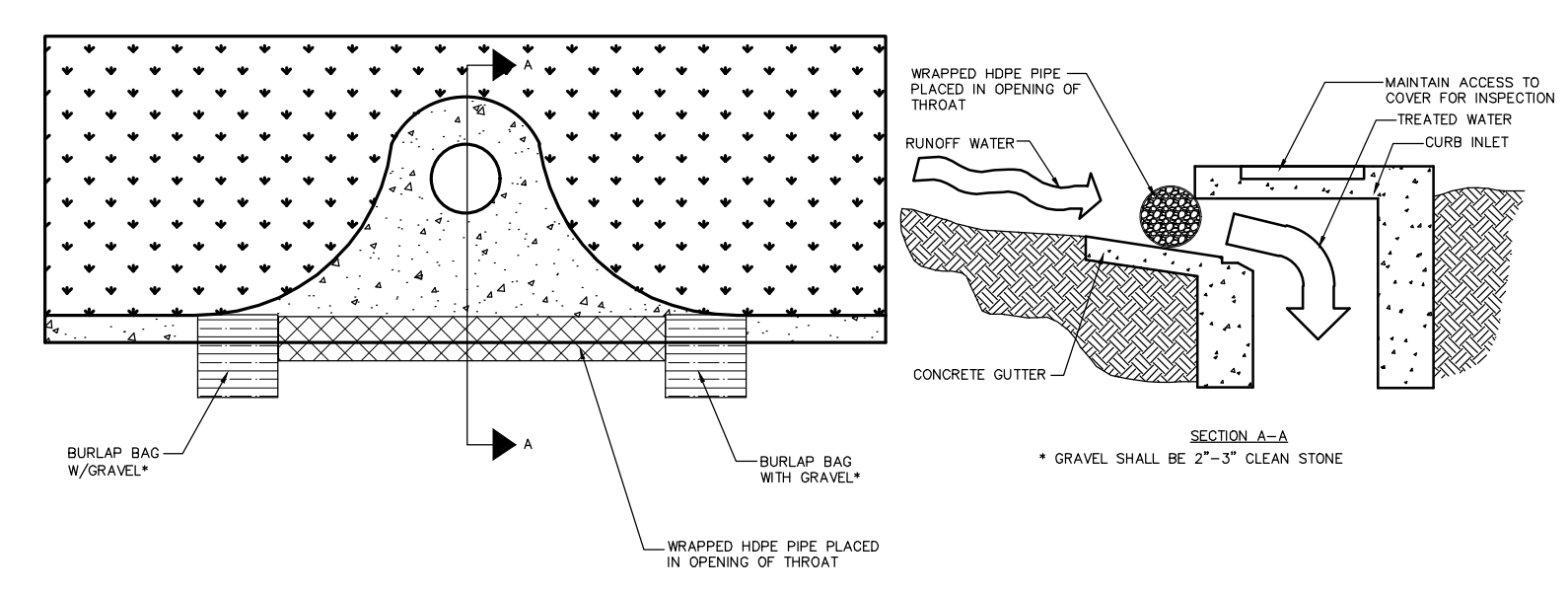




Plotted By: Warner, Blake - Sheet: Williamsburg Downs Dunkin - Layout: C2.1 EROSION CONTROL DETAILS - December 12, 2024 - 11:13:46am - K:\ORL\_CVA\049433004-Williamsburg Downs Dunkin\CADD\CONSTR\PlanSheets\C2.1 EROSION CONTROL DETAILS.dwg  
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**STANDARD INLET SEDIMENT CONTROL DEVICE**  
NTS



**SOCK DRAIN INLET SEDIMENT FILTER**  
NTS

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

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ORANGE COUNTY COMMENTS	12/12/2024	NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR CORE WSD, LLC

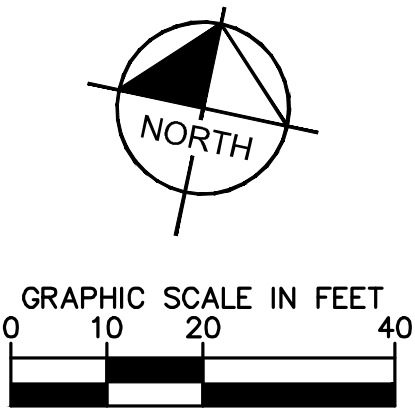
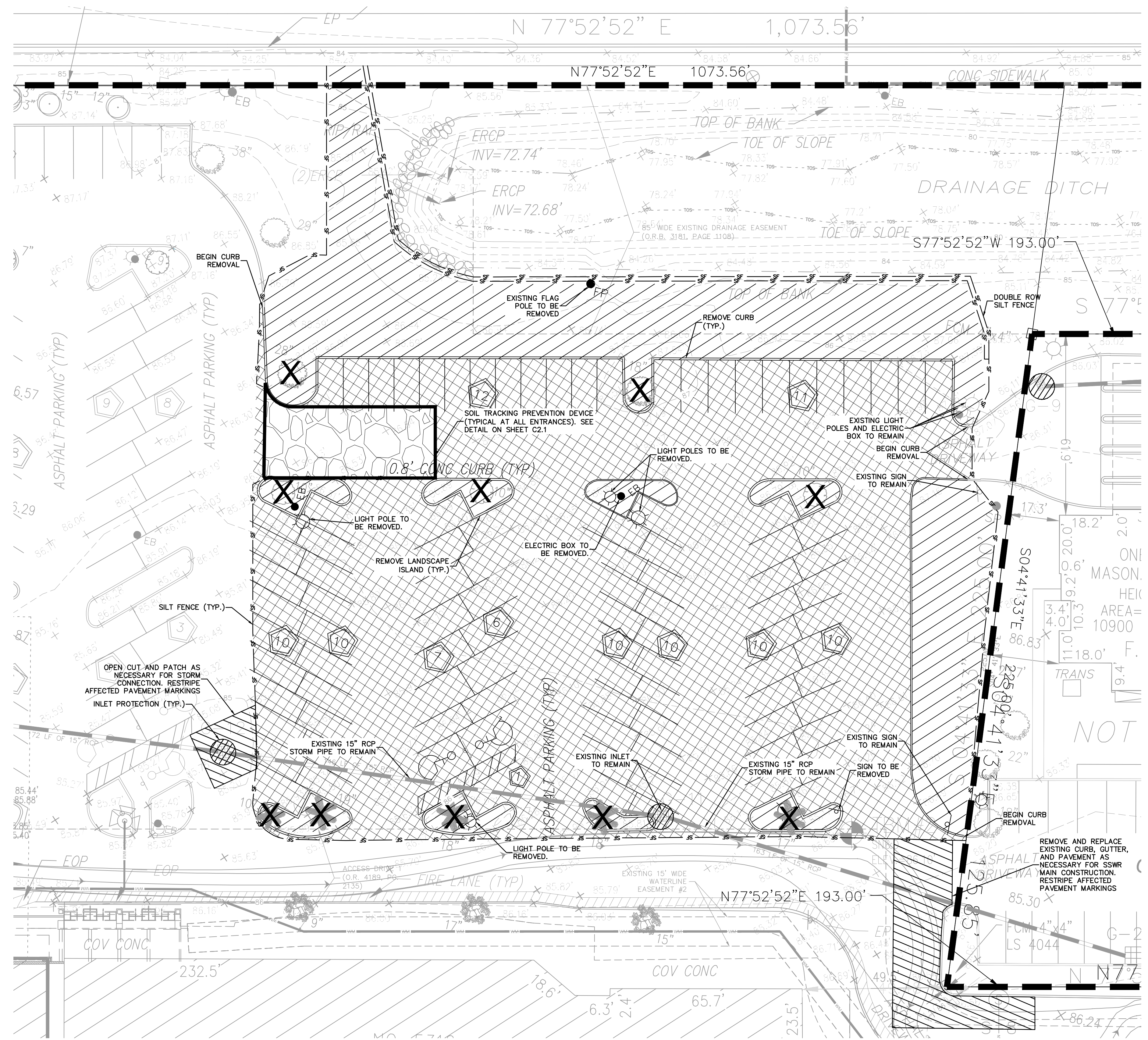
EROSION CONTROL DETAILS

FLORIDA

ORANGE COUNTY

SHEET NUMBER **C2.1**

Plotted By: Woman, Blake - Sheet - S11:Williamsburg Downs Dunkin Layout C3.0 EXIST COND. & DEMO - December 12, 2024 - 11:14:12am - K:\ORL\_Civil\049333004-Williamsburg Downs Dunkin\CADD\CONSTR\PlanSheets\C3.0 EXIST COND. AND DEMO.dwg  
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- LEGEND**
- PROPERTY BOUNDARY
  - TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
  - SOIL TRACKING PREVENTION DEVICE (SEE SHEET C2.1 FOR DETAIL)
  - STRIP TOPSOIL
  - EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - INLET PROTECTION (SEE SHEET C2.1 FOR DETAIL)
  - EXISTING TREES TO BE REMOVED (REFER TO TREE MITIGATION PLAN)

**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 EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY AMERICAN SURVEYING, INC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.  
 SURVEYOR: JOHN W. STRACHAN, PSM  
 FL. REGISTRATION NUMBER: 6312  
 DATE OF SURVEY: 11/04/2020
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON THE FOLLOWING ORANGE COUNTY ENGINEERING DEPARTMENT BENCHMARK: C-1286-023
3. THERE MAY BE ON-SITE UNDERGROUND EXISTING UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE, AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
4. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
6. REFER FOR SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
7. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1
8. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE SHEET C2.1.
9. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER, INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.
12. DEWATERING IS NOT ANTICIPATED AS PART OF THIS PROJECT.

ORANGE COUNTY COMMENTS	DATE	NO.	BY
	12/12/2024		

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 PHONE: 407-698-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PROFESSIONAL ENGINEER  
 JOHN W. STRACHAN  
 LICENSE NO. 6312  
 DATE: 11/04/2020

**EXIST COND & DEMO**

WILLIAMSBURG  
 DOWNS DUNKIN  
 PREPARED FOR  
 CORE WSD, LLC  
 ORANGE COUNTY FLORIDA

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



SHEET NUMBER  
**C3.0**

Plotted By: Wmanc. Block - Sheet - Sst: Williamsburg Downs Dunkin' Layout: C4.0 OVERALL SITE PLAN - December 12, 2024 - 11:14:37am - K:\ORL-Civil\049333004-Williamsburg Downs Dunkin' CONST\PlanSheets\C4.0 SITE.dwg  
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**IMPERVIOUS SURFACE RATIO (ISR)**  
MAXIMUM ISR 80%

EXISTING ISR			
	IMPERVIOUS	PERVIOUS	PARCEL AREA
LOT 1	12.50 AC	3.05 AC	15.55 AC
BH LOT	0.05 AC	0.41 AC	0.46 AC
TOTAL	12.55 AC (78%)	3.46 AC (22%)	16.01 AC

PROPOSED ISR			
	IMPERVIOUS	PERVIOUS	PARCEL AREA
LOT 1	12.45 AC	3.10 AC	15.55 AC
BH LOT	0.05 AC	0.41 AC	0.46 AC
TOTAL	12.50 AC (78%)	3.51 AC (22%)	16.01 AC

**OPEN SPACE**  
MINIMUM OPEN SPACE = 20%

EXISTING OPEN SPACE		
	OPEN SPACE ACREAGE	PARCEL AREA
LOT 1	3.05 AC	15.55 AC
BH LOT	0.41 AC	0.46 AC
TOTAL	3.46 AC (22%)	16.01 AC

PROPOSED OPEN SPACE		
	OPEN SPACE ACREAGE	PARCEL AREA
LOT 1	3.10 AC	15.55 AC
BH LOT	0.41 AC	0.46 AC
TOTAL	3.51 AC (22%)	16.01 AC

**BUILDING SUMMARY**

BUILDING HEIGHT MAX 40 FT

EXISTING				
LOT 1	BLDG AREA	PARCEL AREA	FAR PROVIDED	MAX FAR
LOT 1	111,696 SF	15.55 AC	0.16	0.2
BH LOT	2,365 SF	0.46 AC	0.12	0.2
TOTAL	114,061 SF	16.01 AC	0.16	0.2

PROPOSED				
LOT 1	BLDG AREA	PARCEL AREA	FAR PROVIDED	MAX FAR
LOT 1	113,696 SF	15.55 AC	0.17	0.2
BH LOT	2,365 SF	0.46 AC	0.12	0.2
TOTAL	116,061 SF	16.01 AC	0.17	0.2

**GENERAL/MISCELLANEOUS**

EXISTING USE: PARKING  
 EXISTING VEGETATION: DEVELOPED  
 PROPOSED USE: DRIVE THRU RESTAURANT  
 ZONING: PLANNED DEVELOPMENT (PD)  
 SCHOOL AGE POPULATION: N/A  
 FUTURE LAND USE: COMMERCIAL

\*PER ORANGE COUNTY BUILDING PLANS (B17900172) APPROVED ON APRIL 6, 2017

**LOT CRITERIA**

SETBACKS (MINIMUMS)

FRONT: 40'  
 CENTRAL FLORIDA PKWY: 40' FROM ROW, 60' FROM C/L  
 ORANGEWOOD BLVD: 30' FROM ROW  
 SIDE: 10'  
 REAR: 25'

**SITE DATA**

TOTAL DP AREA: 16.01 AC  
 LOT 1: 15.55 AC  
 BH LOT: 0.46 AC  
 WETLANDS TO REMAIN: 0.00 AC  
 WETLANDS TO BE REMOVED: 0.00 AC  
 STORMWATER MANAGEMENT AREA (OFF-SITE): 1.52 AC

**PARKING SUMMARY**

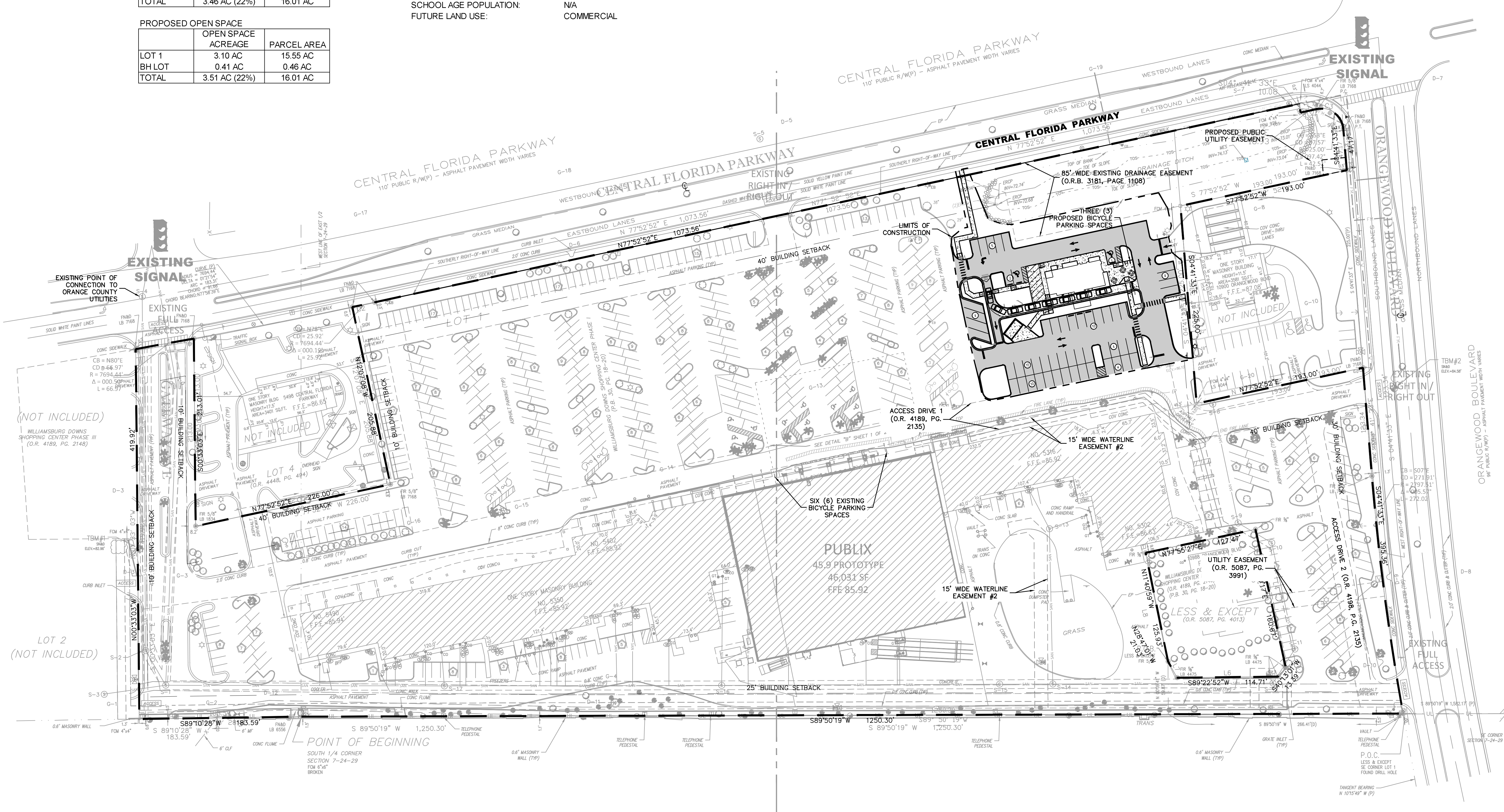
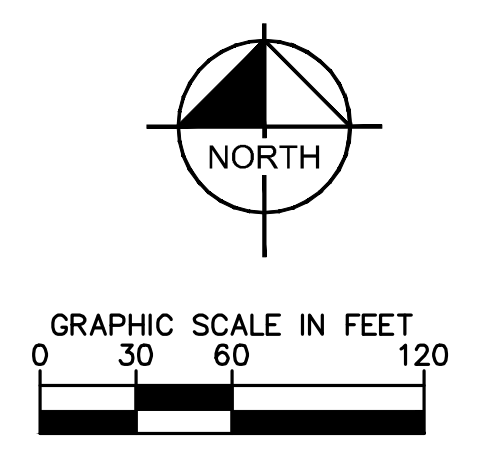
REQUIRED (5 SP / 1000 SF)	PARKING (INCL. HC)	HANDICAP
LOT 1 OVERALL (INCLUDING PROPOSED BUILDING) (116,061 SF) (5 SP/1000 SF) = PROPOSED BUILDING (2,000 SF) (5 SP/1000 SF) =	580	12
PROVIDED	10	1
LOT 1 OVERALL (INCLUDING PROPOSED BUILDING) PROPOSED BUILDING	624	25
PROPOSED BUILDING	52	2
OVERALL EXISTING PARKING** =	682	
OVERALL PROVIDED PARKING =	624	
OVERALL NET PARKING LOSS =	58	

OVERALL EXISTING PARKING\*\* = 682  
 OVERALL PROVIDED PARKING = 624  
 OVERALL NET PARKING LOSS = 58

\*PER ORANGE COUNTY BUILDING PLANS (B17900172) APPROVED ON APRIL 6, 2017  
 \*\*PER ORANGE COUNTY CONSTRUCTION PLANS (B16903520) APPROVED ON JANUARY 3, 2017

**BICYCLE PARKING SUMMARY**

REQUIRED	PROVIDED
LOT 1 OVERALL (INCLUDING PROPOSED BUILDING)	8
EXISTING SHOPPING CENTER	6
PROPOSED BUILDING	3
LOT 1 OVERALL (INCLUDING PROPOSED BUILDING)	9



**ORANGE COUNTY COMMENTS**

No.	REVISIONS	DATE	BY

**Kimley»Horn**

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 PHONE: 407-696-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 DATE: 12/12/2024  
 SCALE: AS SHOWN  
 DESIGNED BY: B.U.M.  
 DRAWN BY: B.U.M.  
 CHECKED BY: B.U.M.

**OVERALL SITE PLAN**

**WILLIAMSBURG DOWNS DUNKIN'**  
 PREPARED FOR CORE WSD, LLC  
 ORANGE COUNTY FLORIDA

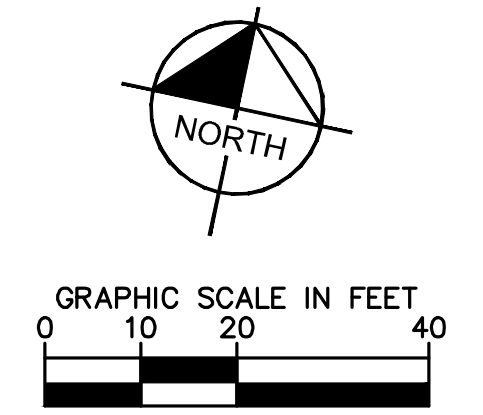
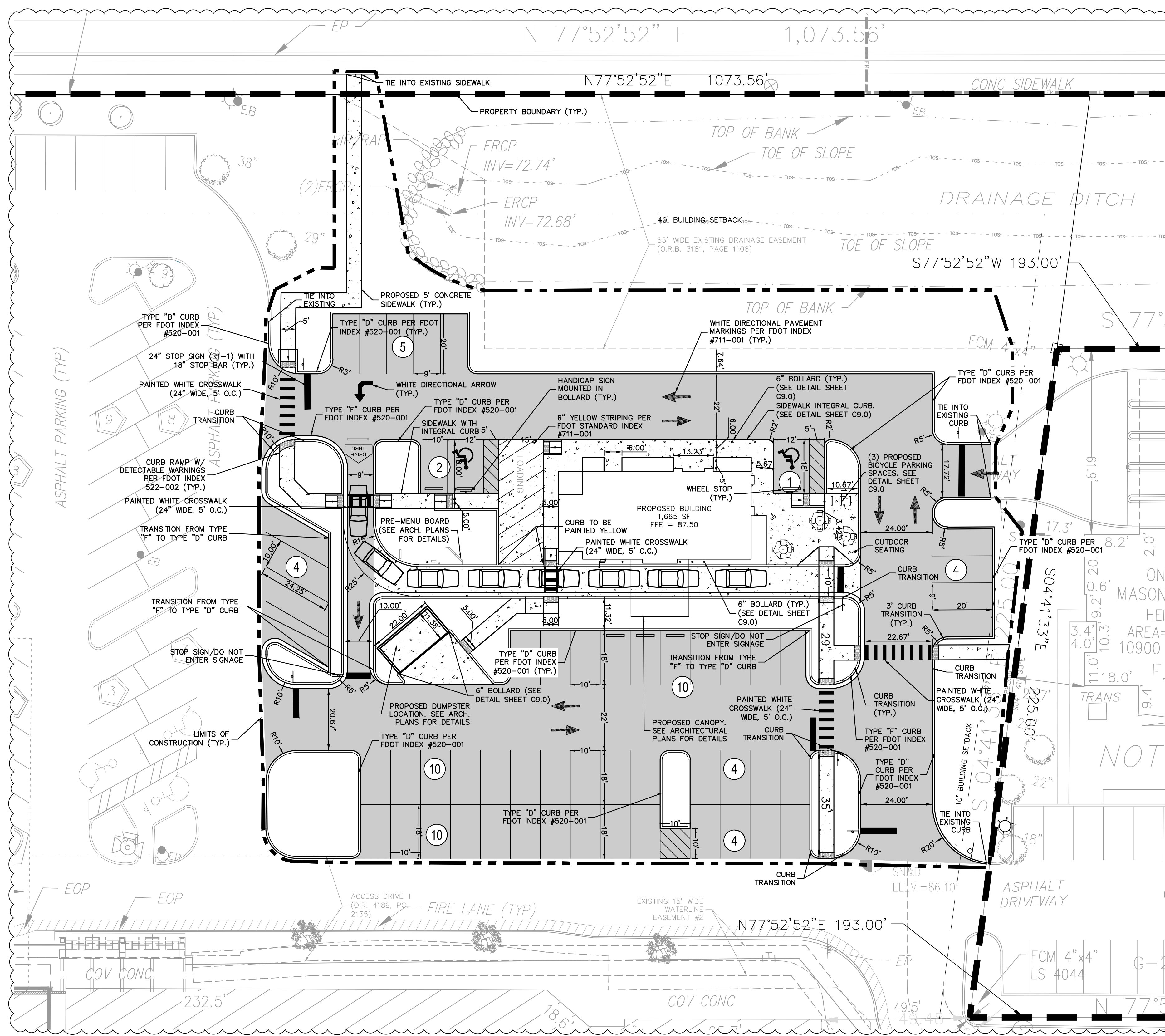
SHEET NUMBER **C4.0**

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Plotted By: Wanner, Blake - Sheet - Sst: Williamsburg Downs Dunkin - Layout: C4.1 SITE PLAN - December 12, 2024 - 11:14:45am - K:\ORL\DW\049333004-Williamsburg Downs Dunkin\CONSTR\PlanSheets\C4.0 SITE.dwg  
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**PROPOSED USE:**  
GENERAL COMMERCIAL

**ON-SITE VEGETATION:**  
SITE IS DEVELOPED

**PHASING:**  
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

**UTILITY SERVICE:**  
THE DEVELOPER SHALL OBTAIN WATER AND WASTEWATER SERVICE FROM ORANGE COUNTY UTILITIES. ORANGE COUNTY SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE WATER AND WASTEWATER SYSTEM. FINAL LOCATION OF UTILITIES TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW.

**SCHOOL AGE CHILDREN:**  
NOT APPLICABLE

**STORMWATER MANAGEMENT:**  
DRAINAGE WILL BE CONVEYED TO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM FOR THE ORANGEWOOD PD. STORMWATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY CODE AND THE MASTER CONCEPTUAL SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMIT.

**PARKS AND RECREATION:**  
NOT APPLICABLE

**FIRE PROTECTION:**  
FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF CHAPTER 18 OF NFPA (FFPC 7TH ED.).

**FLOOD ZONE:**  
BASED ON FEMA FLOOD MAPS 12095C0415F, DATED SEPTEMBER 25, 2009 SHOWS THE SITE IS LOCATED IN ZONE X.

**WETLANDS:**  
THERE ARE NO WETLANDS ON-SITE.

**SITE LIGHTING:**  
1. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE 2003-08 AND ALL CURRENT APPLICABLE ORANGE COUNTY STANDARDS.

**TREE SURVEY:**  
TREE SURVEY IS INCLUDED ON THE SURVEY FOR THIS SITE.

**LANDSCAPING:**  
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COMMERCIAL SECTION OF THE ORANGE COUNTY LAND DEVELOPMENT CODE, CHAPTER 24 (PER PREVIOUSLY APPROVED PSP). SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

**SIGNAGE:**  
BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 TOURIST COMMERCIAL.

**LAND USE COVER:**

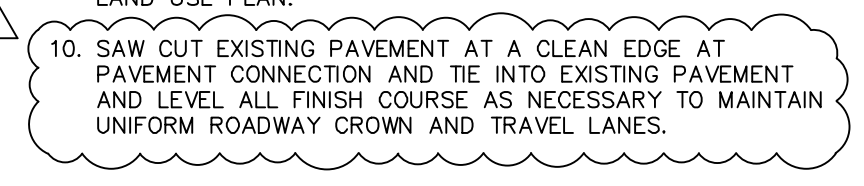
BUILDING AREA:	0.04-ACRES
IMPERVIOUS AREA (EXCLUDING BUILDING):	0.76-ACRES
PERVIOUS AREA:	0.33-ACRES
TOTAL PROJECT AREA:	1.13-ACRES

**NOTES:**

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- THIS SITE SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XIII OF CHAPTER 9 OF THE ORANGE COUNTY CODE.

**GENERAL NOTES:**

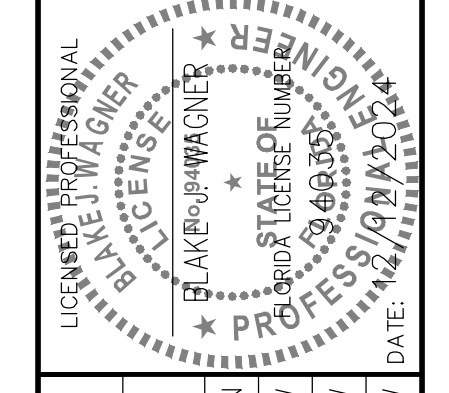
- ALL RADI ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
- ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION.
- BICYCLE PARKING TYPE/SIZE AND DESIGN SHALL COMPLY WITH SECTION 38-1485
- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
- ALL LANDSCAPING, WALLS, AND FENCES SHALL COMPLY WITH SIGHT DISTANCE TRIANGLES REQUIREMENTS PER FDOT FLORIDA DESIGN MANUAL CHAPTER 212.
- DEVELOPMENT SHALL CONFORM TO THE ORANGEWOOD PD LAND USE PLAN.
- SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT PAVEMENT CONNECTION AND TIE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.



ORANGE COUNTY COMMENTS	DATE	BY
	12/12/2024	

**Kimley»Horn**

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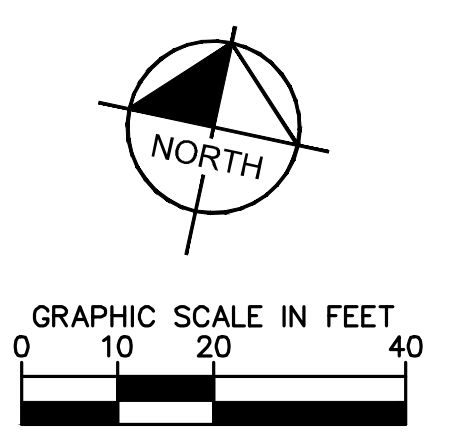
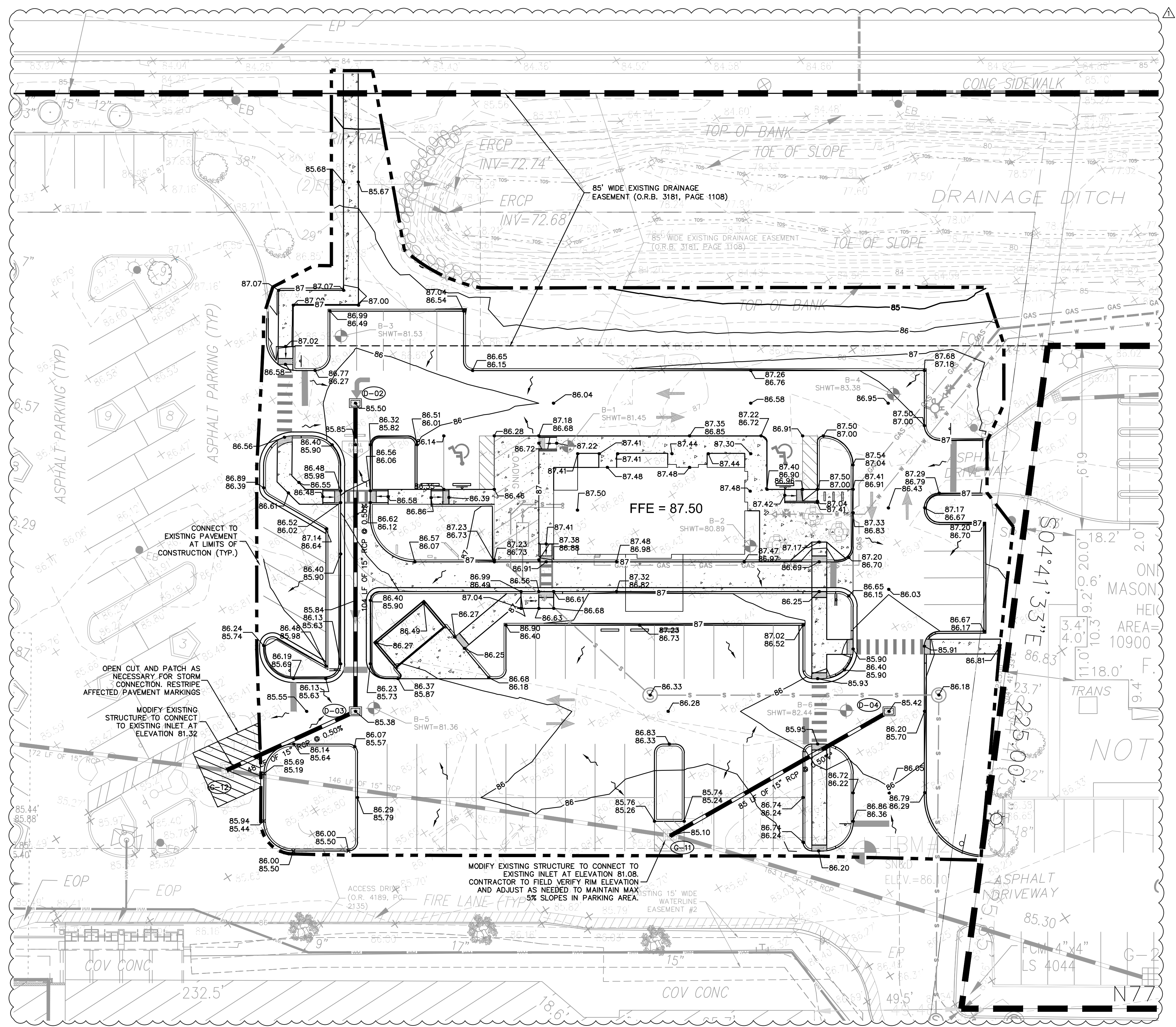
KHA PROJECT	049333004
DATE	12/12/2024
SCALE	AS SHOWN
DESIGNED BY	BLW
DRAWN BY	BLW
CHECKED BY	BLW

**SITE PLAN**

**WILLIAMSBURG  
DOWNS DUNKIN**  
 PREPARED FOR  
**CORE WSD, LLC**  
 ORANGE COUNTY FLORIDA

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

Plotted By: Wanner, Blake - Sst: Williamsburg Downs Dunkin - Layout: C5.0 PAVING GRADING AND DRAINAGE PLAN - December 12, 2024 - 01:02:40pm - K:\ORL\Civil\049333004-Williamsburg Downs Dunkin\CAAD\CONSTRY\PlanSheets\C5.0\_PGD.dwg  
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PERMITTED MASTER STORMWAER SYSTEM  
 DESIGN STORM EVENT ELEVATIONS

DESIGN STORM:  
 10YR-24HR = 82.28' NGVD  
 25YR-72HR = 82.35' NGVD  
 100YR-72HR = 86.30' NGVD

- NOTES:**
- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
  - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
  - ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
  - PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
  - CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
  - ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FOOT STANDARD PLAN INDEX #430-001.
  - CONTRACTOR TO ENSURE ADEQUATE COVER, PER LOCAL AUTHORITY HAVING JURISDICTION, REMAINS OVER ALL EXISTING UTILITIES.
  - ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
  - VERTICAL DATUM IS NAVD88.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-02	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 85.51 S. INV OUT: 82.08 (15" RCP)
D-03	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 85.38 N. INV IN: 81.56 (15" RCP) SW. INV OUT: 81.56 (15" RCP)
D-04	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 85.42 SW. INV OUT: 81.50 (15" RCP)
G-11	EXISTING INLET TOP: 85.10 NE. INV IN: 81.08 W. INV IN: 80.38 E. INV OUT: 80.38
G-12	EXISTING INLET TOP: 84.76 NE. INV IN: 81.32 E. INV OUT: 81.32 W. INV OUT: 81.32

- LEGEND**
- PROPOSED STORM PIPE
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE
  - DIRECTION OF SURFACE WATER RUNOFF
  - PROPOSED SPOT ELEVATION

CASE #B24904277

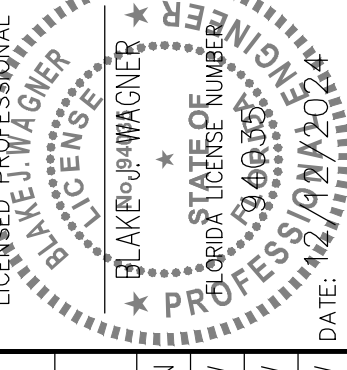
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ORANGE COUNTY COMMENTS	12/12/2024	NO.	DATE	BY

**Kimley»Horn**

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
049333004	12/12/2024	AS SHOWN	B/W	B/W	B/W

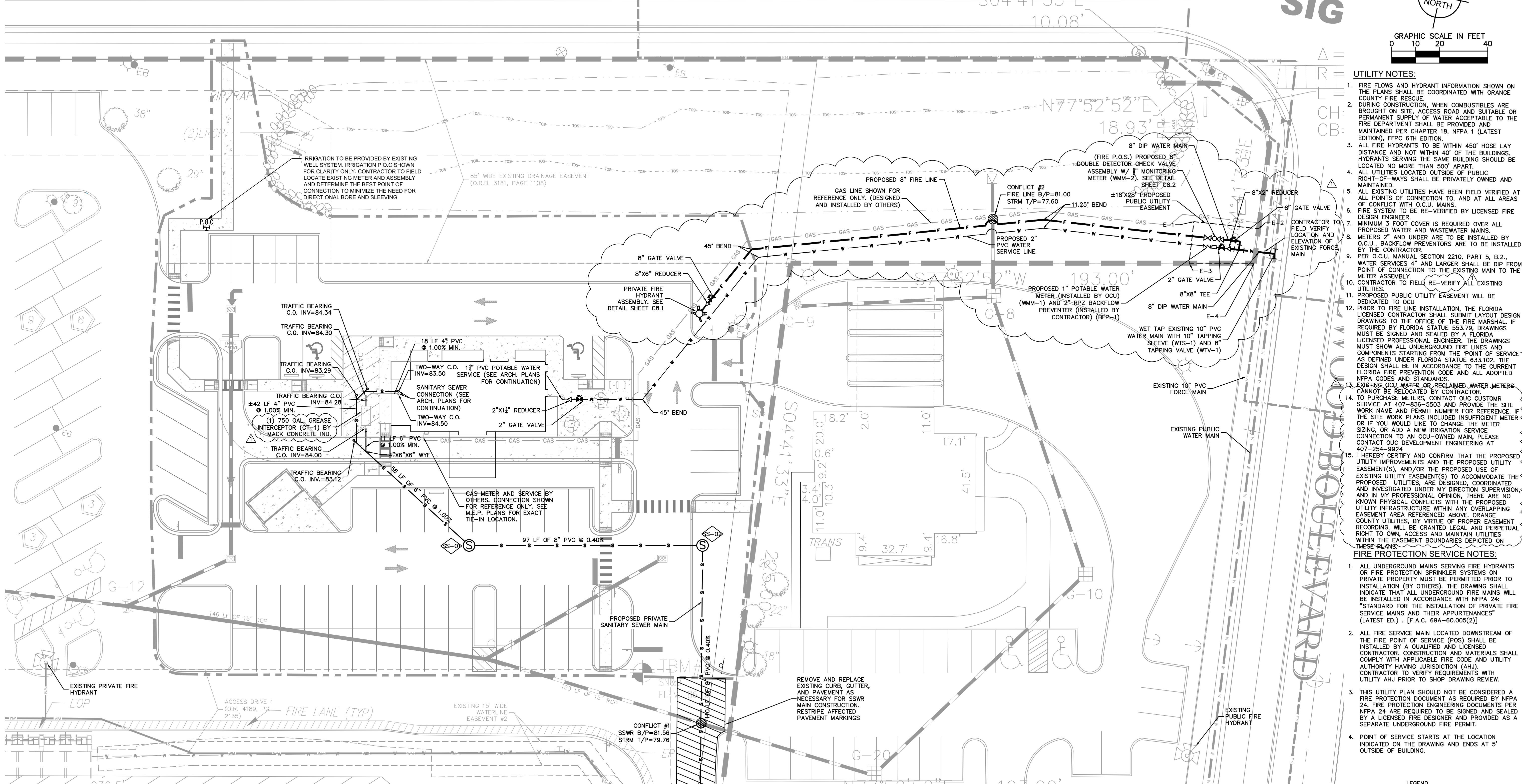
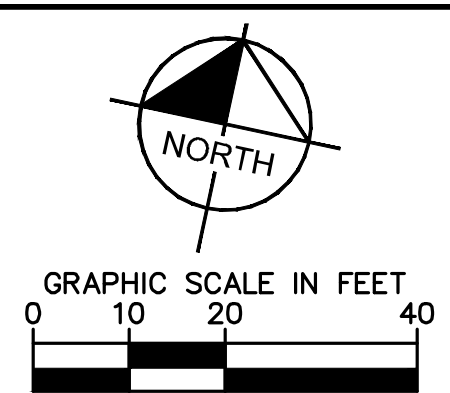
**WILLIAMSBURG  
 DOWNS DUNKIN  
 PREPARED FOR  
 CORE WSD, LLC**

**PAVING GRADING  
 AND DRAINAGE PLAN**

Plotted By: Woman, Blake. Sheet: Sst:Williamsburg Downs Dunkin. Layout: C6.0 UTILITY PLAN. December 12, 2024. 12:21:37pm. K:\ORR\_CAD\049333004-Williamsburg Downs Dunkin\CADD\CONSTR\PlanSheets\C6.0 UTILITY PLAN.dwg  
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**CENTRAL FLORIDA PARKWAY**

**SIG**

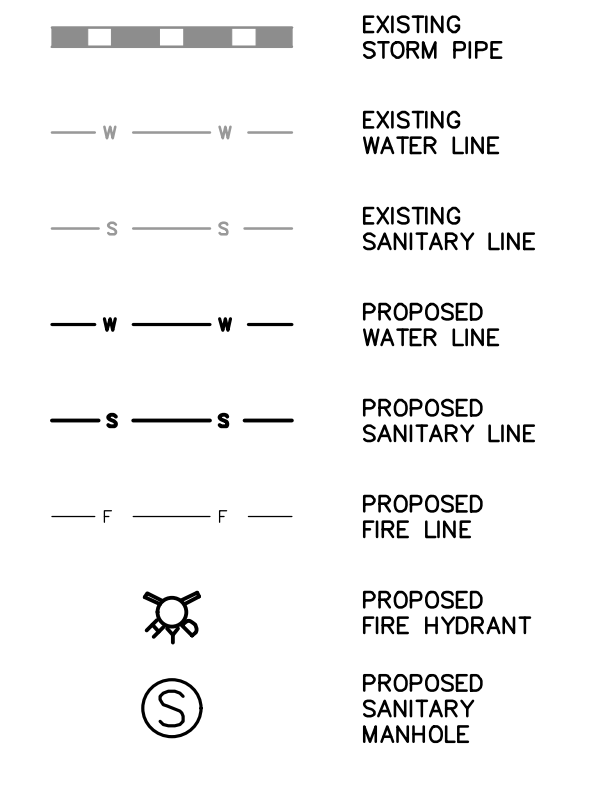


- UTILITY NOTES:**
- FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH ORANGE COUNTY FIRE RESCUE.
  - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON SITE, ACCESS ROAD AND SUITABLE OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 18, NFPA 1 (LATEST EDITION), FFPC 6TH EDITION.
  - ALL FIRE HYDRANTS TO BE WITHIN 450' HOSE LAY DISTANCE AND NOT WITHIN 40' OF THE BUILDINGS. HYDRANTS SERVING THE SAME BUILDING SHOULD BE LOCATED NO MORE THAN 500' APART.
  - ALL UTILITIES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH, O.C.U. MAINS.
  - FIRE SYSTEM TO BE RE-VERIFIED BY LICENSED FIRE DESIGN ENGINEER.
  - MINIMUM 3 FOOT COVER IS REQUIRED OVER ALL PROPOSED WATER AND WASTEWATER MAINS.
  - METERS 2" AND UNDER ARE TO BE INSTALLED BY O.C.U., BACKFLOW PREVENTORS ARE TO BE INSTALLED BY THE CONTRACTOR.
  - PER O.C.U. MANUAL SECTION 2210, PART 5, B.2., WATER SERVICES 4" AND LARGER SHALL BE DIP FROM POINT OF CONNECTION TO THE EXISTING MAIN TO THE METER ASSEMBLY.
  - CONTRACTOR TO FIELD RE-VERIFY ALL EXISTING UTILITIES.
  - PROPOSED PUBLIC UTILITY EASEMENT WILL BE DEDICATED TO O.C.U.
  - PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUTE 553.73, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
  - EXISTING O.C.U. WATER OR RECLAIMED WATER METERS CANNOT BE RELOCATED BY CONTRACTOR FOR REFERENCE. IF THE SITE WORK PLANS INCLUDED INSUFFICIENT METER OR IF YOU WOULD LIKE TO CHANGE THE METER SIZING, OR ADD A NEW IRRIGATION SERVICE CONNECTION TO AN O.C.U.-OWNED MAIN, PLEASE CONTACT OUC DEVELOPMENT ENGINEERING AT 407-254-9924.
  - I HEREBY CERTIFY AND CONFIRM THAT THE PROPOSED UTILITY IMPROVEMENTS AND THE PROPOSED USE OF EXISTING UTILITY EASEMENT(S) TO ACCOMMODATE THE PROPOSED UTILITIES, ARE DESIGNED, COORDINATED AND INVESTIGATED UNDER MY DIRECTION SUPERVISION, AND IN MY PROFESSIONAL OPINION, THERE ARE NO KNOWN PHYSICAL CONFLICTS WITH THE PROPOSED UTILITY INFRASTRUCTURE WITHIN ANY OVERLAPPING EASEMENT AREA REFERENCED ABOVE. ORANGE COUNTY UTILITIES, BY VIRTUE OF PROPER EASEMENT RECORDING, WILL BE GRANTED LEGAL AND PERPETUAL RIGHT TO OWN, ACCESS AND MAINTAIN UTILITIES WITHIN THE EASEMENT BOUNDARIES DEPICTED ON THESE PLANS.

- FIRE PROTECTION SERVICE NOTES:**
- ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION (BY OTHERS). THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST ED.). [F.A.C. 69A-60.005(2)]
  - ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE AND UTILITY AUTHORITY HAVING JURISDICTION (A.H.J.). CONTRACTOR TO VERIFY REQUIREMENTS WITH UTILITY A.H.J. PRIOR TO SHOP DRAWN REVIEW.
  - THIS UTILITY PLAN SHOULD NOT BE CONSIDERED A FIRE PROTECTION DOCUMENT AS REQUIRED BY NFPA 24. FIRE PROTECTION ENGINEERING DOCUMENTS PER NFPA 24 ARE REQUIRED TO BE SIGNED AND SEALED BY A LICENSED FIRE DESIGNER AND PROVIDED AS A SEPARATE UNDERGROUND FIRE PERM.
  - POINT OF SERVICE STARTS AT THE LOCATION INDICATED ON THE DRAWING AND ENDS AT 5' OUTSIDE OF BUILDING.

**LEGEND**

STRUCTURE NAME:	DETAILS:
SS-01	SANITARY MANHOLE TOP: 86.20 NW. INV IN: 82.48 (8" PVC) E. INV OUT: 82.38 (8" PVC)
SS-02	SANITARY MANHOLE TOP: 85.94 W. INV IN: 81.99 (8" PVC) S. INV OUT: 81.89 (8" PVC)
SS-03	SANITARY MANHOLE TOP: 86.02 N. INV IN: 81.45 (8" PVC) E. INV OUT: 81.35 (8" PVC)
S-8	EXISTING SANITARY MANHOLE TOP: 86.05 W. INV IN: 81.25 (8" PVC) S. INV OUT: 81.15 (10" PVC)



I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Boundary Corner Type	Comments
E-1	C6.0				Easement	
E-2	C6.0				Easement	
E-3	C6.0				Easement	
E-4	C6.0				Easement	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Comments
WMM-1	C6.0				Water Main	
WMM-2	C6.0				Water Main	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
WTS-1	C6.0				Water Main	Tapping Sleeve	

I.D. Number	Plan Sheet #	Invert In	Invert Out	Easting	Northing	Elevation	Volume (Gallons)	Comments
GT-1	C6.0						1,250	

I.D. Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size (Inch)	Manufacturer	Model #	# of Turns to Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
WTV-1	C6.0				Tapping	Water Main								
BFP-1	C6.0				Backflow Preventor	Water Main								

**Williamsburg Downs (NFF)**  
per Chapter 18 of NFPA 1 (FFPC 6th Edition)

**Building Fire Area (SF)** = 1,696

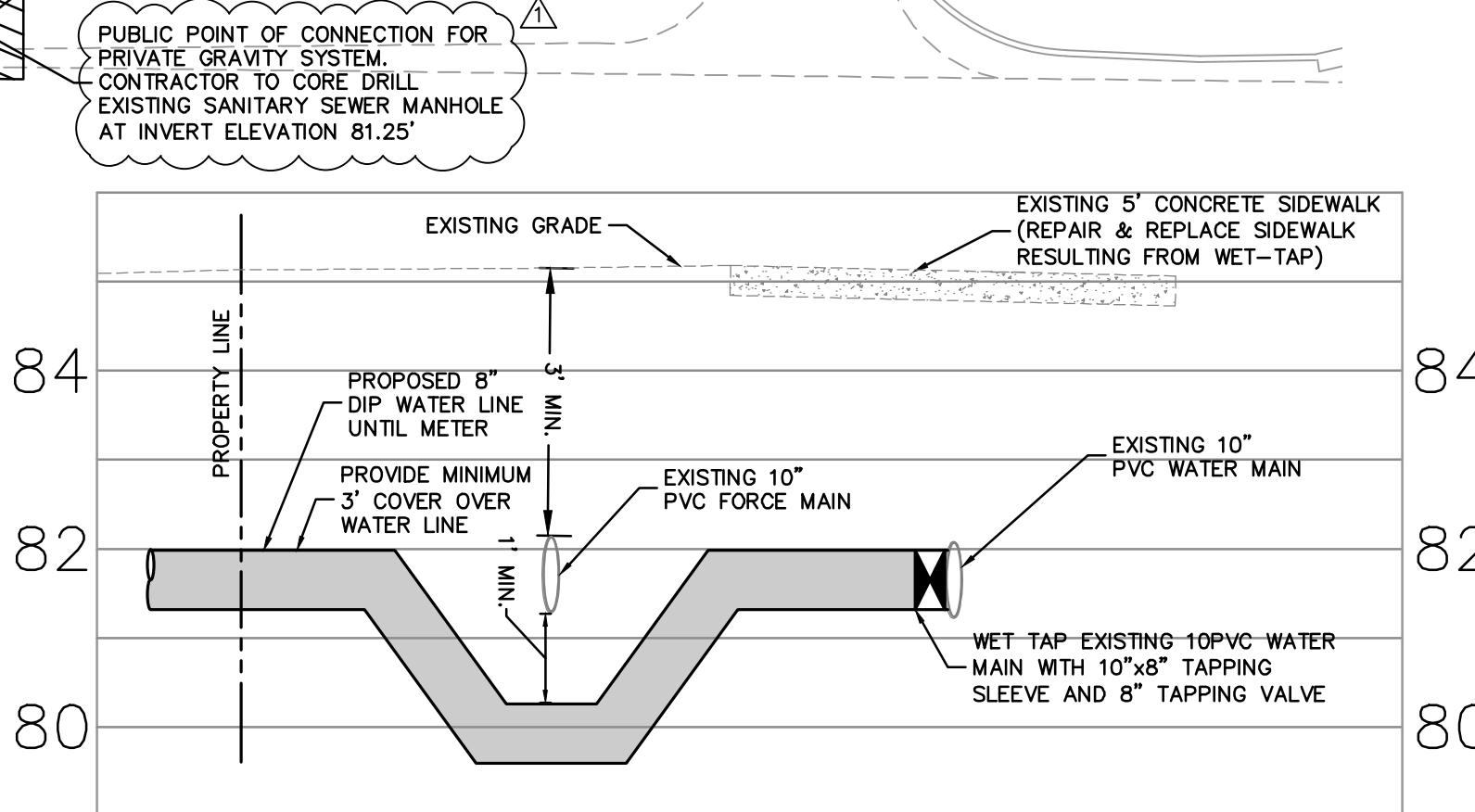
**Building Type (per NFPA 220)** = II(000)

**Associated Min. Required Fire Flow (GPM)** = 1,500  
(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)

**Fire Sprinkler - Yes or No** = NO  
(75% fire sprinkler credit, if applicable)

**Minimum Fire Flow Required (GPM)** = 1,500

**Fire Flow Provided (GPM)** = **2,000 GPM**



**WATERMAIN CONFLICT SECTION**  
SCALE: H - 1"=2'  
V - 1"=2'

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**UTILITY PLAN**

**WILLIAMSBURG DOWNS DUNKIN**  
PREPARED FOR  
CORE WSD, LLC

ORANGE COUNTY FLORIDA

SHEET NUMBER  
**C6.0**

DATE: 12/12/2024

DESIGNED BY: BLM

DRAWN BY: BLM

CHECKED BY: BLM

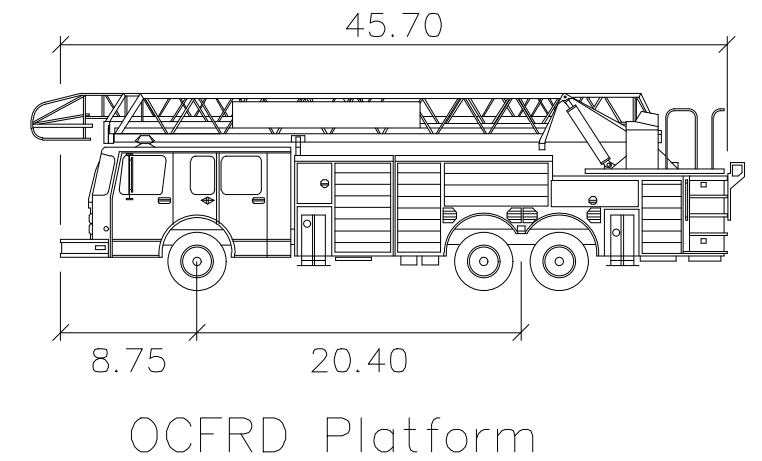
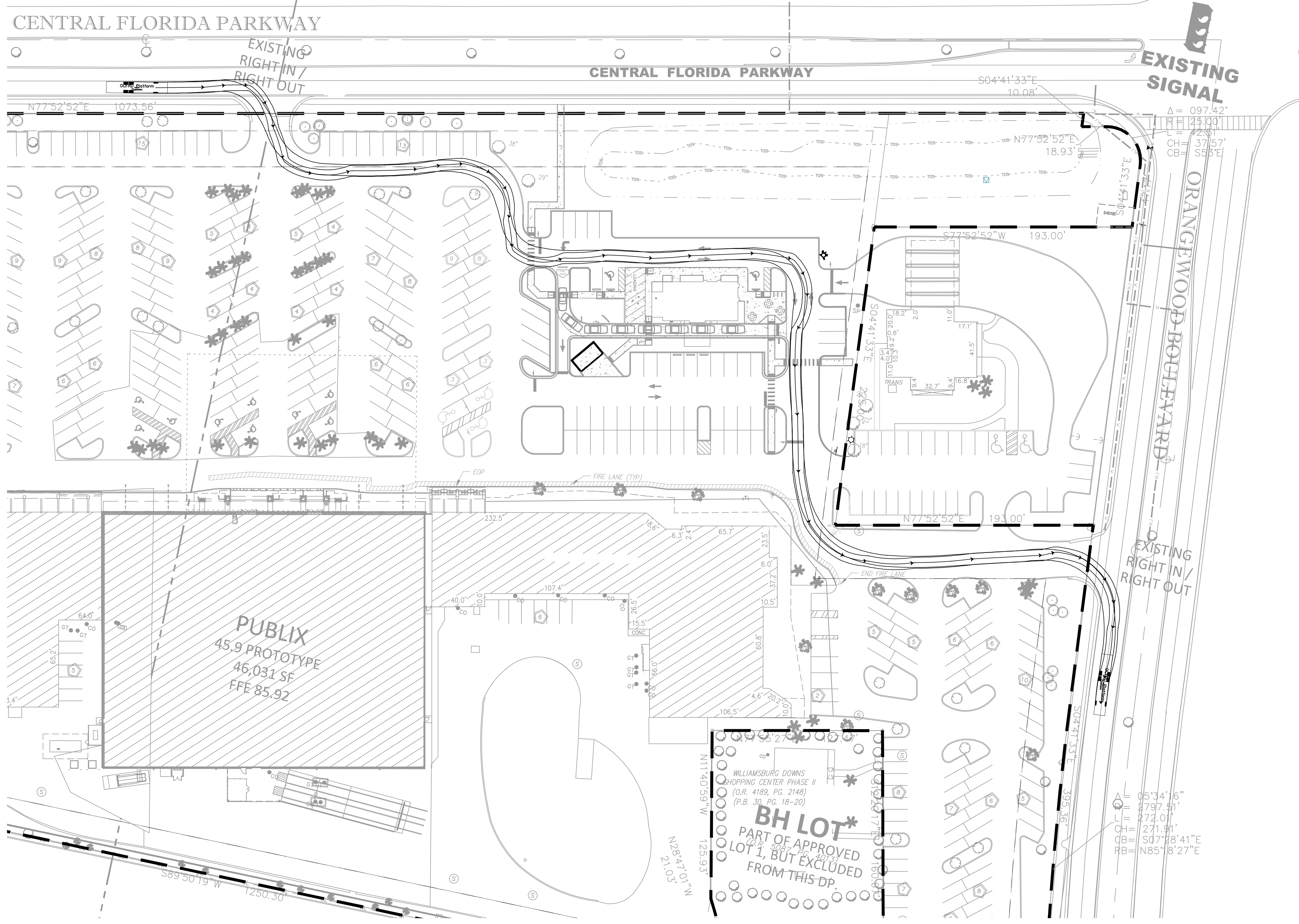
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REVISIONS

No.	REVISIONS	DATE	BY

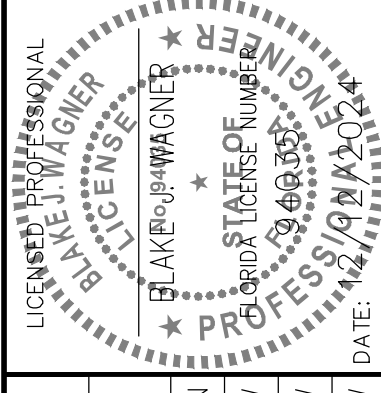
ORANGE COUNTY COMMENTS

Plotted By: Warner, Blake Sheet: Sst:Williamsburg Downs Dunkin Layout:07.0 TRUCK PLAN December 12, 2024 11:15:46am K:\ORL\Civil\049333004-Williamsburg Downs Dunkin\CADD\CONSTR\PlanSheets\C7.0 TRUCK.dwg  
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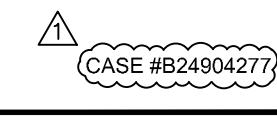


KHA PROJECT	049333004
DATE	12/12/2024
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	BJW
CHECKED BY	BJW

**FIRE TRUCK  
 ROUTING PLAN**

**WILLIAMSBURG  
 DOWNS DUNKIN**  
 PREPARED FOR  
**CORE WSD, LLC**  
 ORANGE COUNTY FLORIDA

SHEET NUMBER  
**C7.0**



Plotted By: Wmancor, Bldg. Sheet: Sctt:Williamsburg Downs Dunkin, Layout:08.0, ORANGE COUNTY STANDARD DETAILS - December 12, 2024, 11:15:15am, K:\ORL\Civil\049333004-Williamsburg Downs Dunkin\CAADD\CONSTR\PlanSheets\08.0, ORANGE COUNTY STANDARD DETAILS.dwg  
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APPENDIX A STANDARD DRAWINGS

**OCU GENERAL NOTES**

- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF INCLUDING, BUT NOT LIMITED TO, WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS, ELECTRIC, GAS, CABLE TV, TELECOMMUNICATIONS, STORM WATER, FIBER OPTIC AND OTHER UNDERGROUND FACILITIES. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-436-2777) AND THE OCU INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTION SECTION, FIELD SERVICES DIVISION AT LEAST 10 CALENDAR DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTOR IN ACCORDANCE WITH TABLE 4110-1 'UTILITIES' SCHEDULE OF NOTIFICATIONS IN THIS MANUAL.
- THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE STANDARDS, CONSTRUCTION SPECIFICATIONS, AND APPENDIX D IN THIS MANUAL.
- ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO, WATER MAINS, FORCE MAINS, RECLAIMED WATER MAIN, SANITARY GRAVITY PIPES, STORM WATER PIPES, ELECTRIC, TELEPHONE, GAS, POLES AND STAYS, CABLE TV AND OTHER UTILITY FACILITIES WITHIN THE LIMITS OF THE PROJECT WILL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, CURBS, OR STORM WATER IMPROVEMENTS OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO, PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS. ALL ADJUSTMENTS SHALL BE MADE TO CURRENT STANDARDS.
- ONLY OCU PERSONNEL SHALL OPERATE EXISTING OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR IS RESPONSIBLE FOR OPERATING ANY NEWLY INSTALLED VALVE THAT HAS NOT BEEN CLEARED FOR USAGE BY FDEP AND OCU. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
- CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE AND WRITTEN NOTICE SHALL BE GIVEN TO AFFECTED CUSTOMERS AT LEAST 4 WORKING DAYS IN ADVANCE.
- THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND / OR HAULING OF WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS OR HAUL PLAN, REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING AND TO THE INSPECTOR FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
- ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
- THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH AN APPROVED BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCE MAIN SHALL ALSO BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTER.
- FOR PVC PIPE, NO JOINT DEFLECTION OR PIPE BENDING IS ALLOWED. ALIGNMENT CHANGE SHALL BE MADE ONLY WITH FITTINGS.
- FOR DIP PIPE, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.
- FOR APPROVED PVC OR HDPE PIPE USED IN A HORIZONTAL DIRECTIONAL DRILL INSTALLATION, THE CURVATURE AND/OR DEFLECTION SHALL NOT EXCEED THE PARAMETERS ESTABLISHED IN THIS MANUAL.
- ALL DAMAGE TO ORANGE COUNTY INFRASTRUCTURE, PIPELINES, AND ASSETS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE WITH AN APPROVED METHOD BY THE COUNTY. IF THE REPAIR IS NOT PERFORMED IN A TIMELY MANNER, AS DETERMINED BY THE ORANGE COUNTY UTILITY INSPECTOR, ORANGE COUNTY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL SANITARY SEWER OVERFLOWS (SSO) ASSOCIATED WITH THE WORK, REGARDLESS OF FAULT. THE CONTRACTOR WILL BE ASSESSED PENALTIES FOR ANY AND EACH SSO AS SPECIFIED IN SECTION 3110, GENERAL CONSTRUCTION REQUIREMENTS.

ORANGE COUNTY UTILITIES **FIGURE GN**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

**BEDDING & TRENCHING - TYPE A**

**NOTES:**

- INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
- 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX. (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
- ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
- FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
- CONTRACTOR SHALL USE BEDDING AND TRENCHING - TYPE B DETAIL FOR OVER EXCAVATION AND WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE EXCAVATION.

ORANGE COUNTY UTILITIES **FIGURE A101**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

**BEDDING & TRENCHING - TYPE B**

**NOTES:**

- INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
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- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
- ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
- FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
- BEDDING DEPTH SHALL BE 4-IN MINIMUM FOR PIPE DIAMETER UP TO 12-IN AND 6-IN MINIMUM FOR PIPE DIAMETER 16-IN AND LARGER.
- DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF REQUIRED BEDDING MATERIAL BELOW THE PIPE. UTILITIES SHALL DETERMINE REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION IN THE FIELD.

ORANGE COUNTY UTILITIES **FIGURE A102**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

**THRUST COLLAR - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)**

**SCHEDULE OF DIMENSIONS AND MATERIALS**

PIPE SIZE (IN)	DIMENSIONS (FT)					TIE RODS REQD	
	A	B	C	D	ØA	NO.	
6	2.0	2.0	1.0	1.0	0.75	2	
8	2.5	2.5	1.0	1.0	0.75	2	
10	3.5	3.0	1.0	1.0	0.75	4	
12	5.0	3.0	1.0	1.0	0.75	4	
16	6.0	4.0	1.5	1.5	0.75	4	
20	8.0	6.0	1.5	1.5	0.75	6	
24	9.0	6.0	1.5	1.5	0.75	10	
30	12.0	7.0	1.5	1.5	1.0	10	
36	15.0	8.0	1.5	1.5	1.0	14	
42	16.0	9.0	2.0	2.0	1.0	16	
48	19.0	10.0	2.0	2.0	1.0	20	
54	22.0	10.0	3.0	3.0	1.0	24	
60	27.0	10.0	3.0	3.0	1.25	24	
64	31.0	10.0	3.0	3.0	1.25	20	

**NOTES:**

- ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
- MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI.
- BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
- ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
- NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
- DESIGN PRESSURE: 150 PSI.
- REQUIRED FOR LINE STOPS IF RESTRAINT TABLE REQUIREMENTS CANNOT BE MET.

ORANGE COUNTY UTILITIES **FIGURE A106**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

**RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)**

**NOTES:**

- FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
- INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
- WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
- ALL INLINE VALVES SHALL BE RESTRAINED.
- WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
- LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN 'THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE' GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:  
 WORKING PRESSURE: 150 PSI  
 SOIL DESIGNATION: SM (SAND SILT)  
 LAYING CONDITIONS: 3  
 DEPTH OF COVER: 3-FT  
 SAFETY FACTOR: 1.5  
 THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
- 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
- IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
- RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

**MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)**

TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)															
	4	6	8	12	16	20	24	30	36	42	48	54	60	64		
VERTICAL (UPPER)	90° BEND															
	43	59	78	109	139	167	277	330	415	424	465	506	529	551		
	45° BEND															
	18	25	32	45	58	69	115	137	172	176	193	210	219	229		
	22-1/2" BEND															
	9	12	16	22	28	34	56	66	83	85	93	101	106	110		
	11-1/4" BEND															
	5	6	8	11	14	17	28	33	41	42	46	50	53	55		
	5 5/8" BEND OR MJ SLEEVE															
	3	3	4	6	7	9	14	17	21	21	23	25	26	28		

ORANGE COUNTY UTILITIES **FIGURE A104-2**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

**RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)**

**NOTES:**

- FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
- INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
- WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
- ALL INLINE VALVES SHALL BE RESTRAINED.
- WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
- LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN 'THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE' GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:  
 WORKING PRESSURE: 150 PSI  
 SOIL DESIGNATION: SM (SAND SILT)  
 LAYING CONDITIONS: 3  
 DEPTH OF COVER: 3-FT  
 SAFETY FACTOR: 1.5  
 THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
- 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
- IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
- RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

**MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)**

TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)															
	4	6	8	12	16	20	24	30	36	42	48	54	60	64		
VERTICAL (UPPER)	90° BEND															
	43	59	78	109	139	167	277	330	415	424	465	506	529	551		
	45° BEND															
	18	25	32	45	58	69	115	137	172	176	193	210	219	229		
	22-1/2" BEND															
	9	12	16	22	28	34	56	66	83	85	93	101	106	110		
	11-1/4" BEND															
	5	6	8	11	14	17	28	33	41	42	46	50	53	55		
	5 5/8" BEND OR MJ SLEEVE															
	3	3	4	6	7	9	14	17	21	21	23	25	26	28		

ORANGE COUNTY UTILITIES **FIGURE A104-2**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

ORANGE COUNTY COMMENTS

DATE: 12/12/2024

NO. \_\_\_\_\_

REVISIONS

DATE \_\_\_\_\_

BY \_\_\_\_\_

**Kimley»»»Horn**

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 PHONE: 407-898-1511  
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LICENSED PROFESSIONAL

KHA PROJECT 049333004

DATE 12/12/2024

SCALE AS SHOWN

DESIGNED BY B.J.W.

DRAWN BY B.J.W.

CHECKED BY B.J.W.

DATE

**ORANGE COUNTY STANDARD DETAILS**

FLORIDA

**WILLIAMSBURG DOWNS DUNKIN**

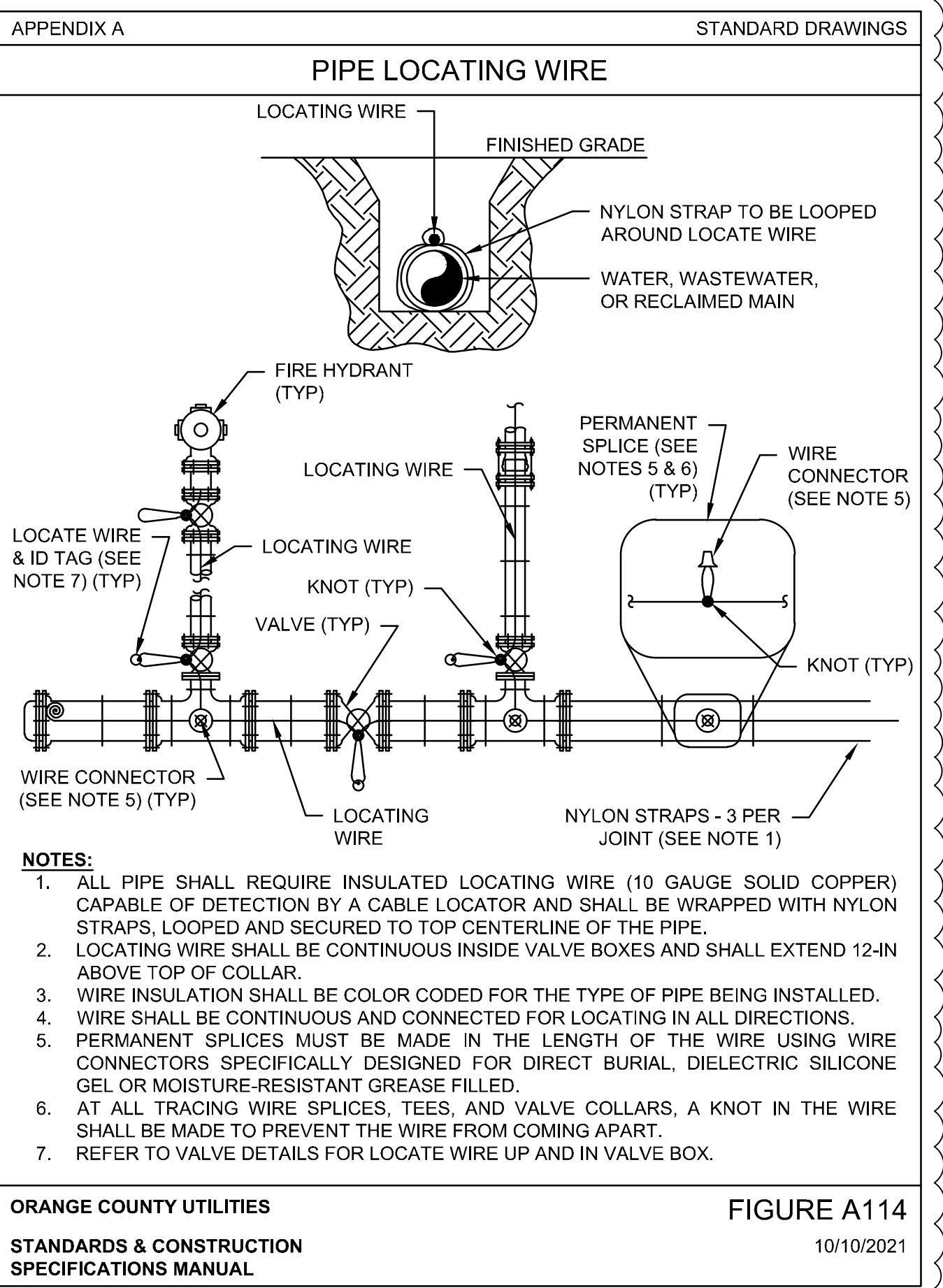
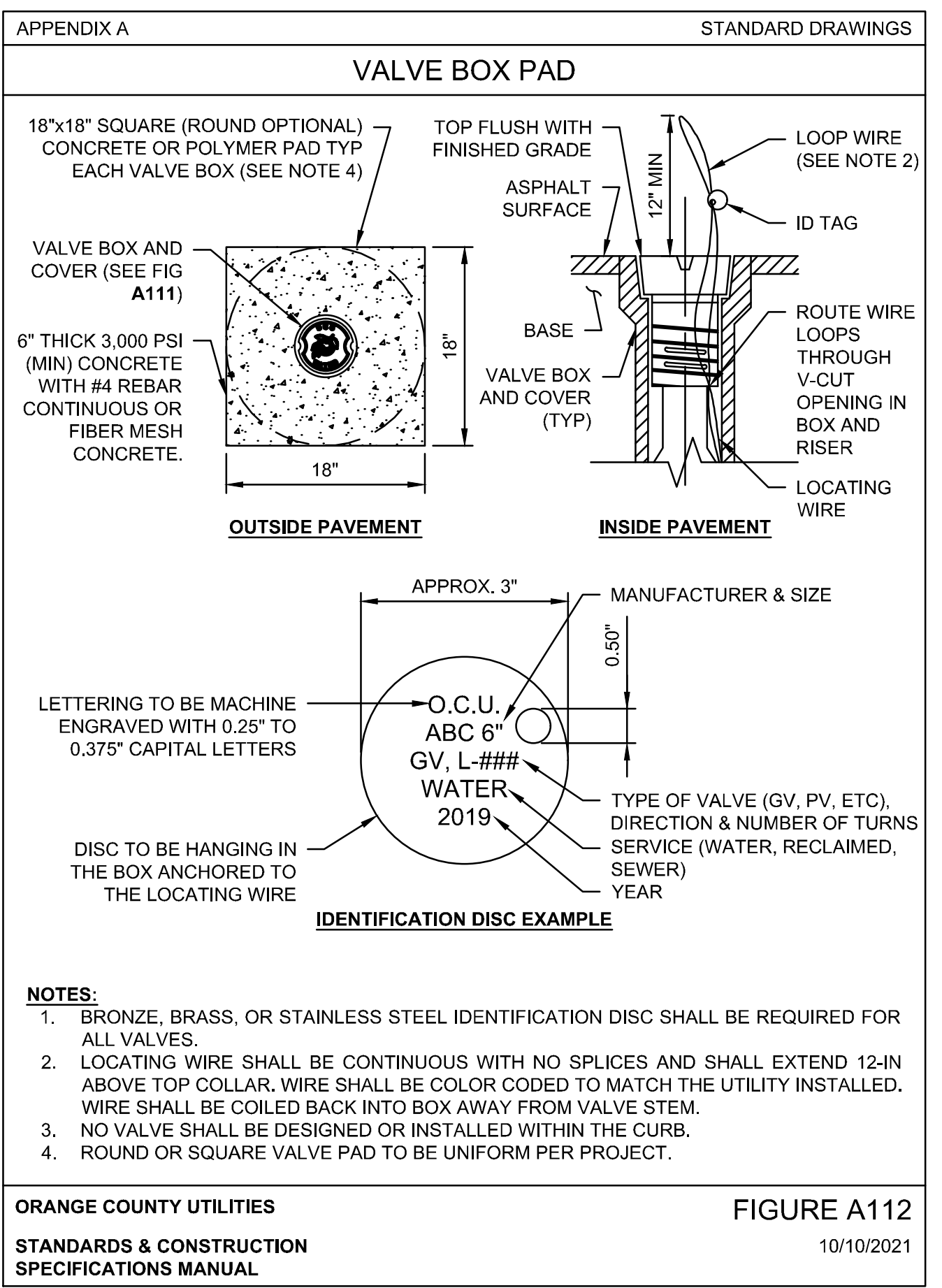
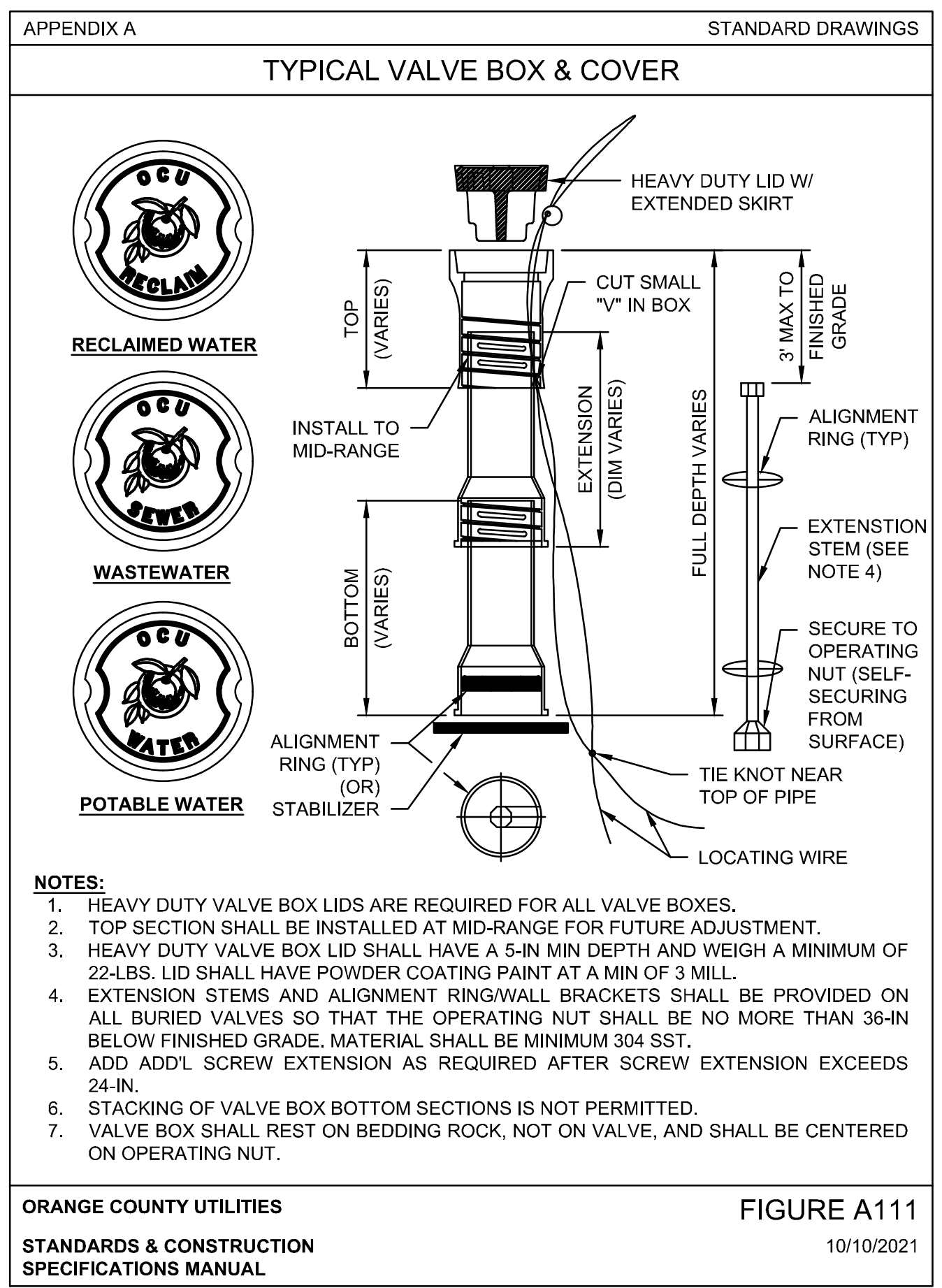
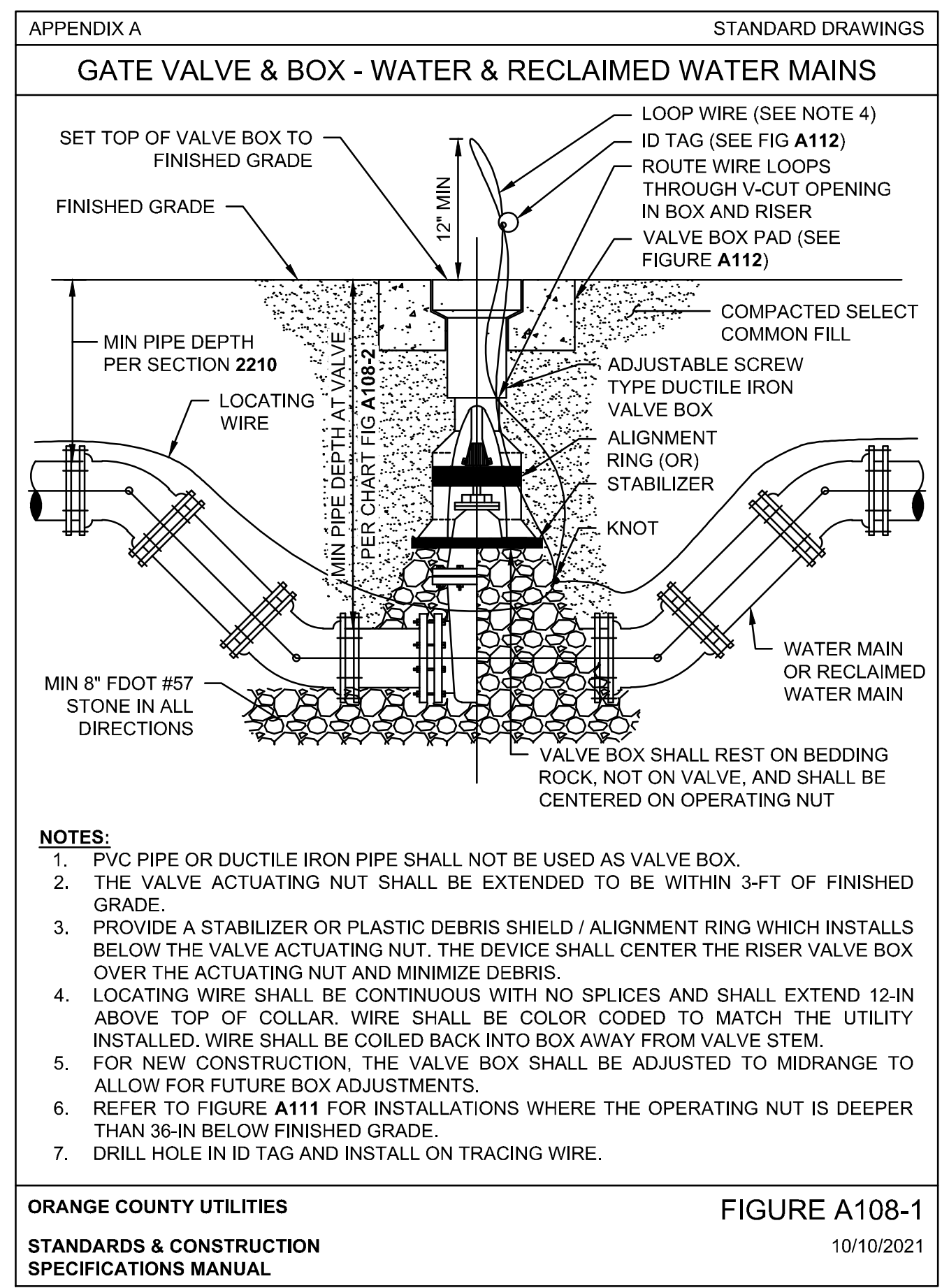
PREPARED FOR CORE WSD, LLC

ORANGE COUNTY

SHEET NUMBER **C8.0**

CASE #624904277

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APPENDIX A STANDARD DRAWINGS

### HORIZONTAL PIPELINE SEPARATION REQUIREMENTS

**HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)**

PROPOSED UTILITY	POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
	4'-12"	16"-UP	4'-12"	16"-UP	4'-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4'-12"	3'	4'-12"	3'	4'-12"	3'	3'	3'	10'
	16"-UP	5'	16"-UP	5'	16"-UP	5'	5'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4'-12"	3'	4'-12"	3'	4'-12"	3'	3'	3'	10'
	16"-UP	5'	16"-UP	5'	16"-UP	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4'-12"	6'	4'-12"	6'	4'-12"	6'	6'	6'	10'
	16"-UP	6'	16"-UP	6'	16"-UP	6'	6'	6'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	ALL SIZES	6'	ALL SIZES	6'	6'	6'	VARIES PER DEPTH

**NOTES:**

- DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
- THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
- THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
- NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
- PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
- REFERENCE FIGURE A116-2 FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO: LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

ORANGE COUNTY UTILITIES **FIGURE A116-1**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021

APPENDIX A STANDARD DRAWINGS

### VERTICAL PIPELINE SEPARATION REQUIREMENTS

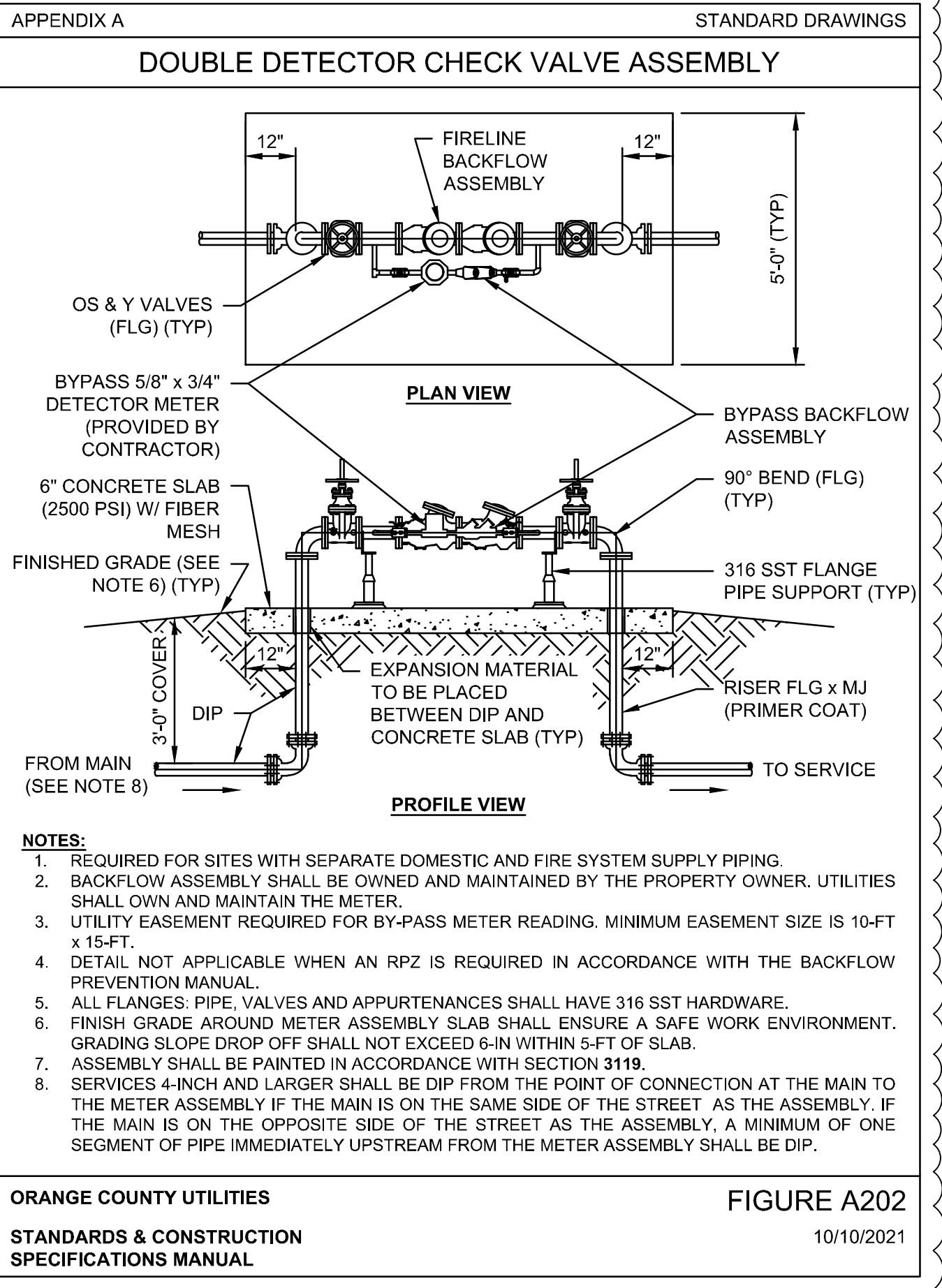
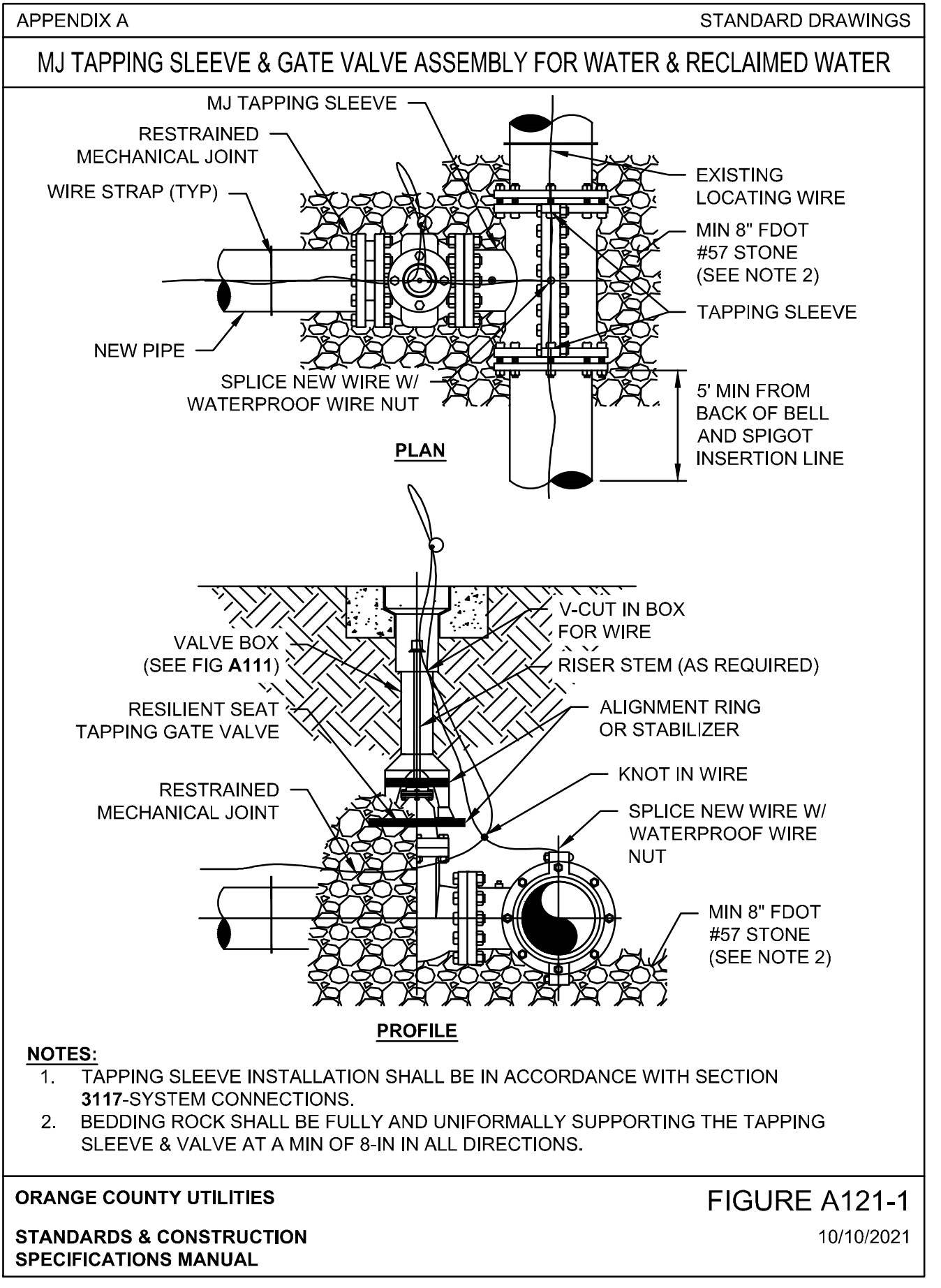
**VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)**

PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

**NOTES:**

- DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
- THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
- THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
- THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
- NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
- REFERENCE FIGURE A116-1 FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
- JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

ORANGE COUNTY UTILITIES **FIGURE A116-2**  
 STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL 10/10/2021



**Kimley»Horn**

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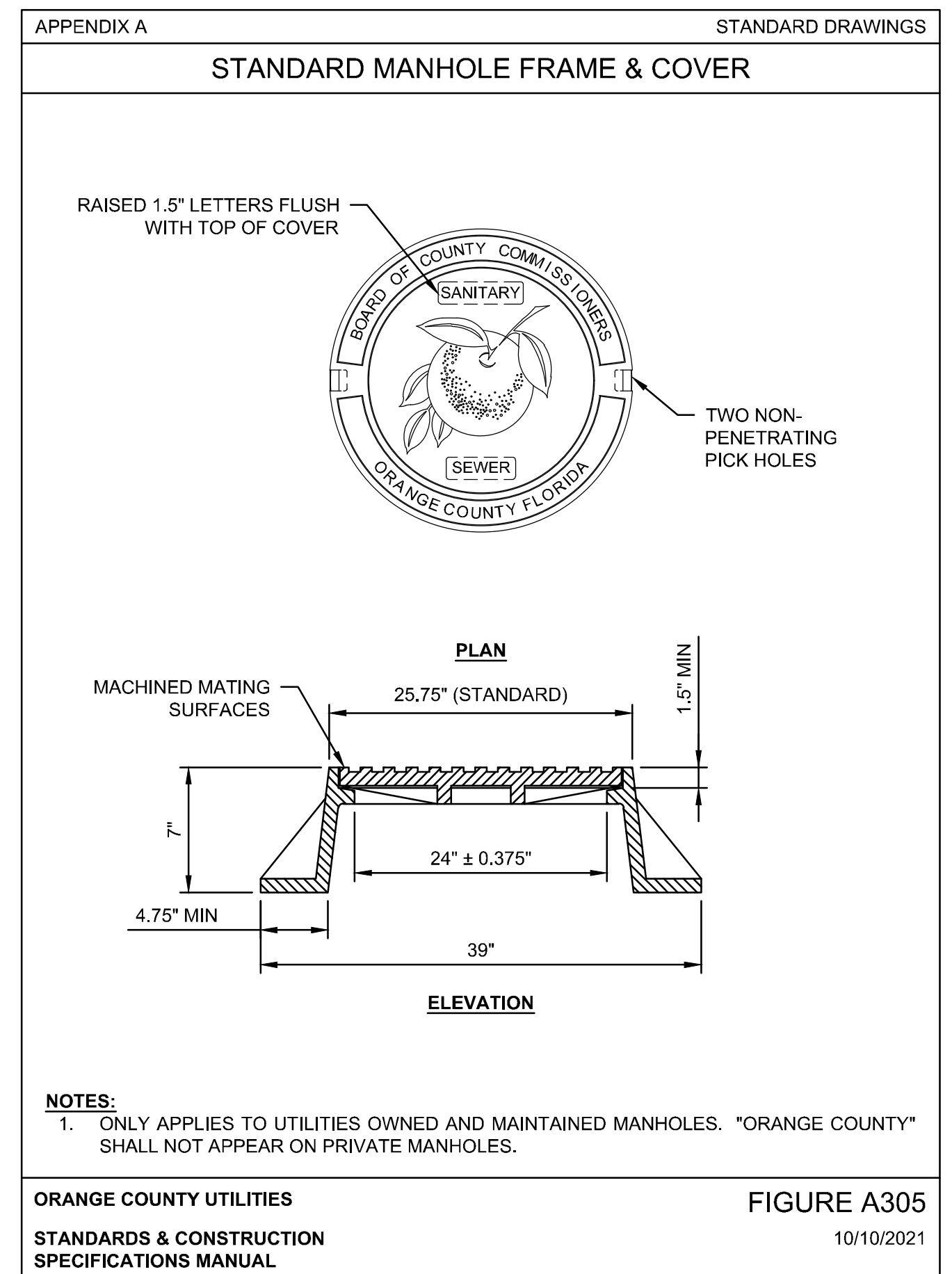
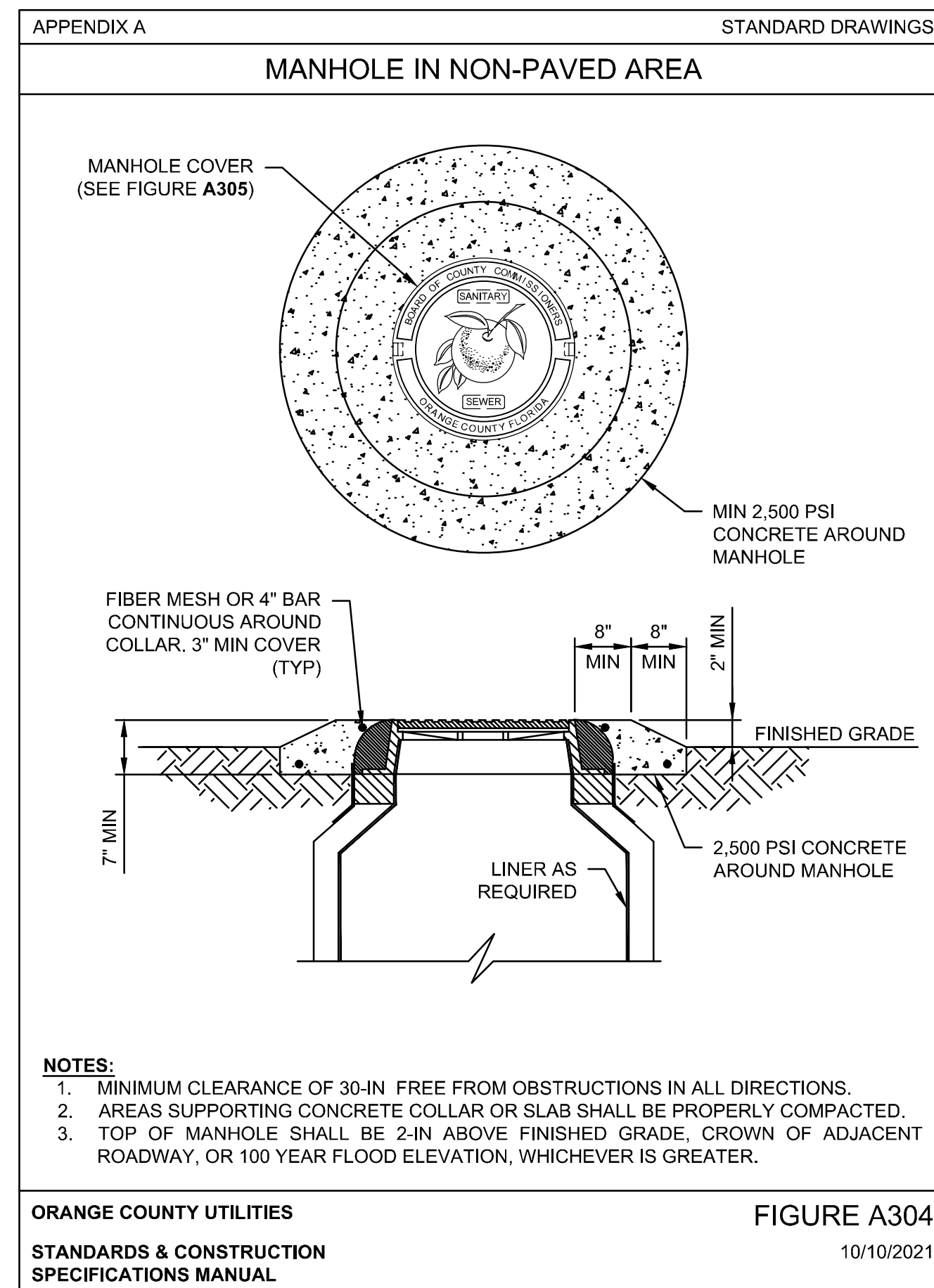
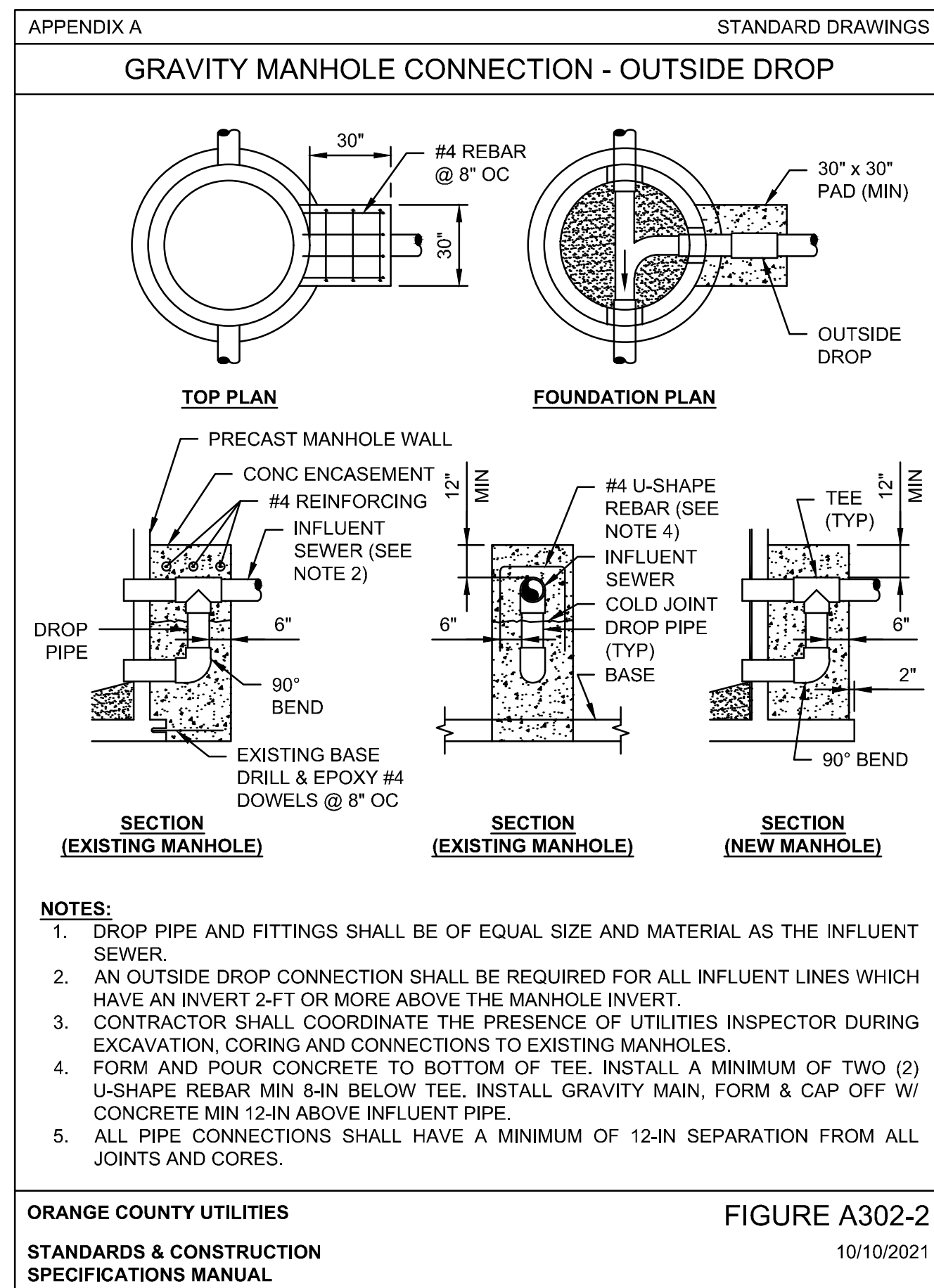
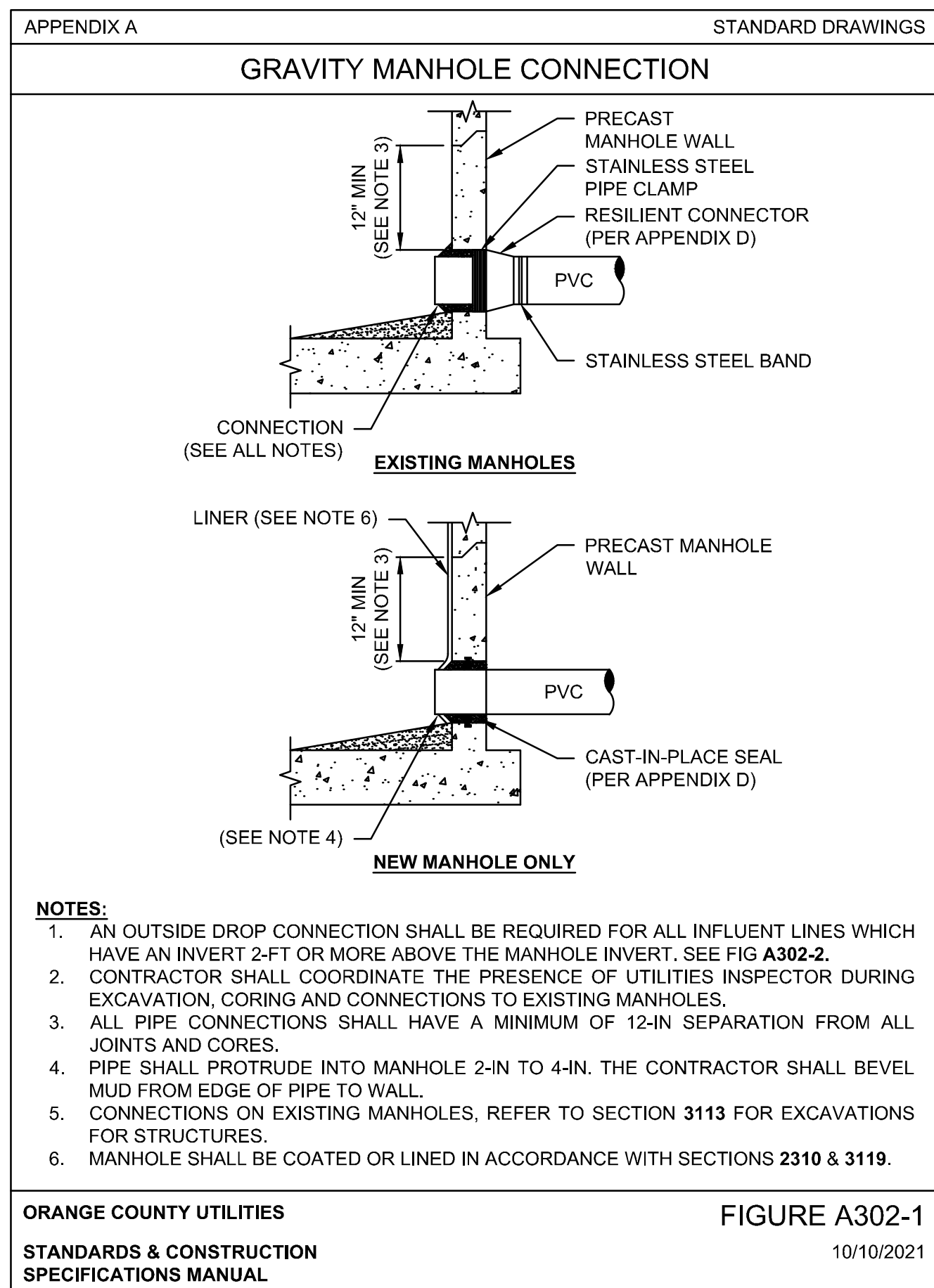
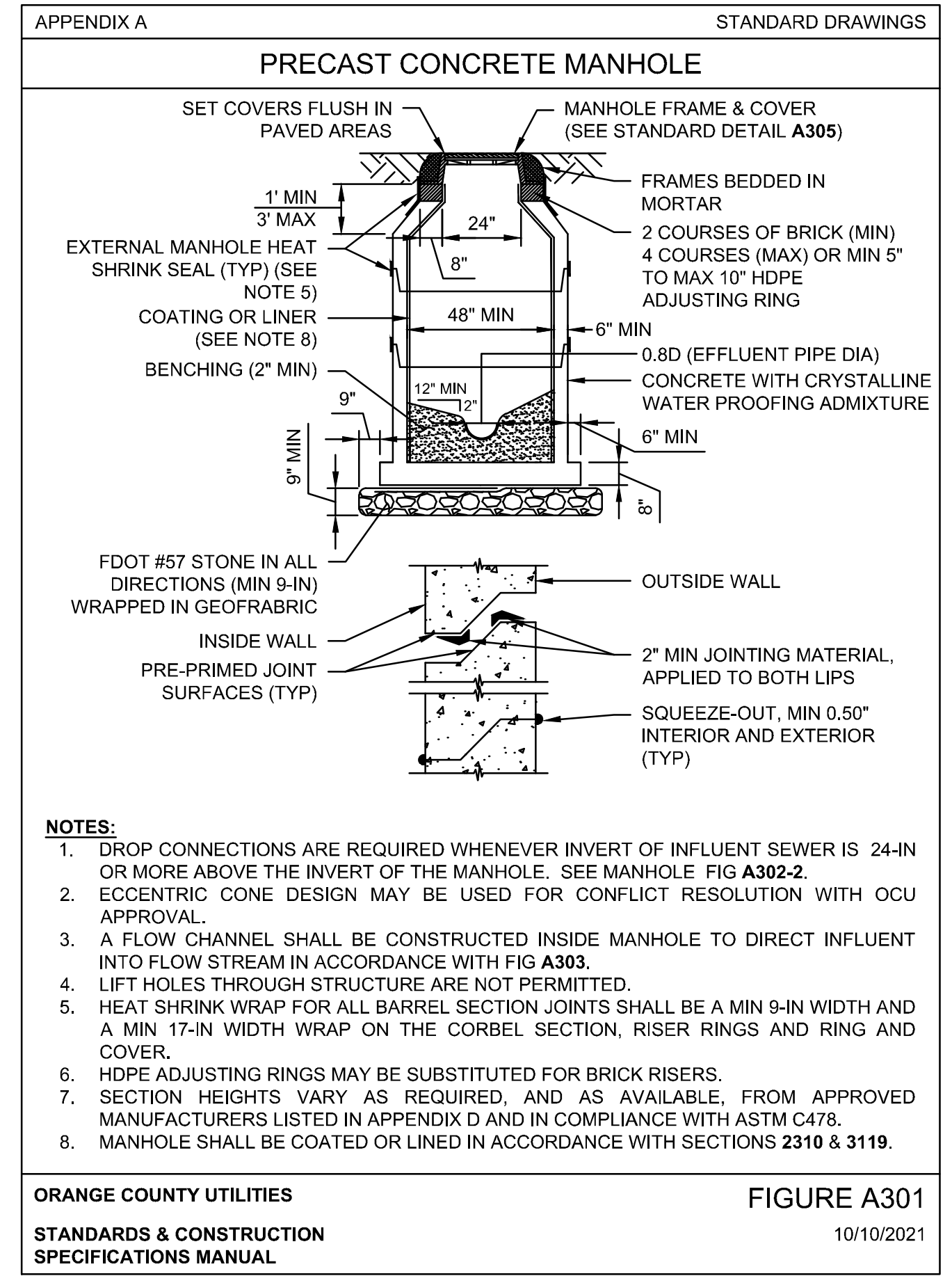
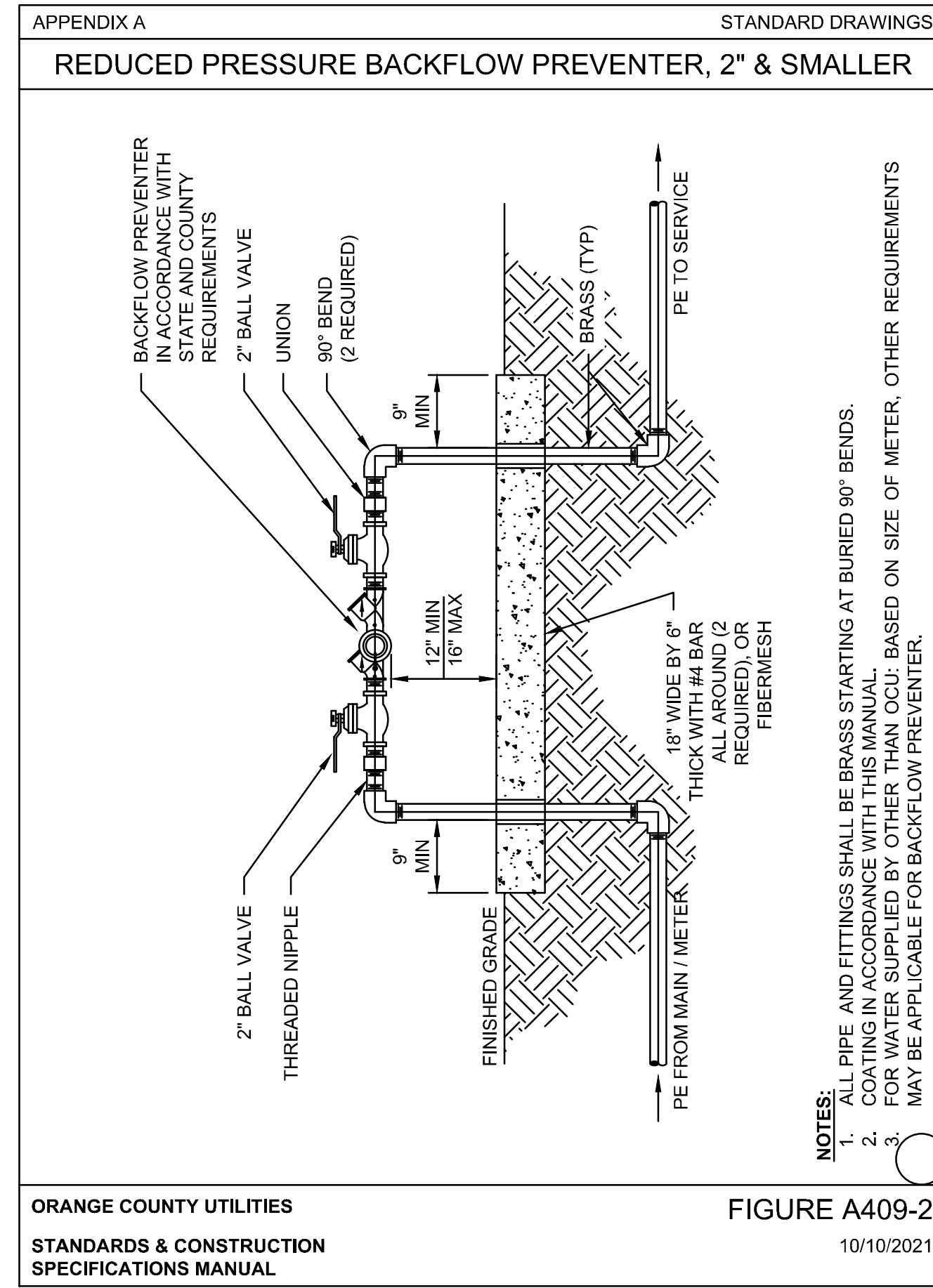
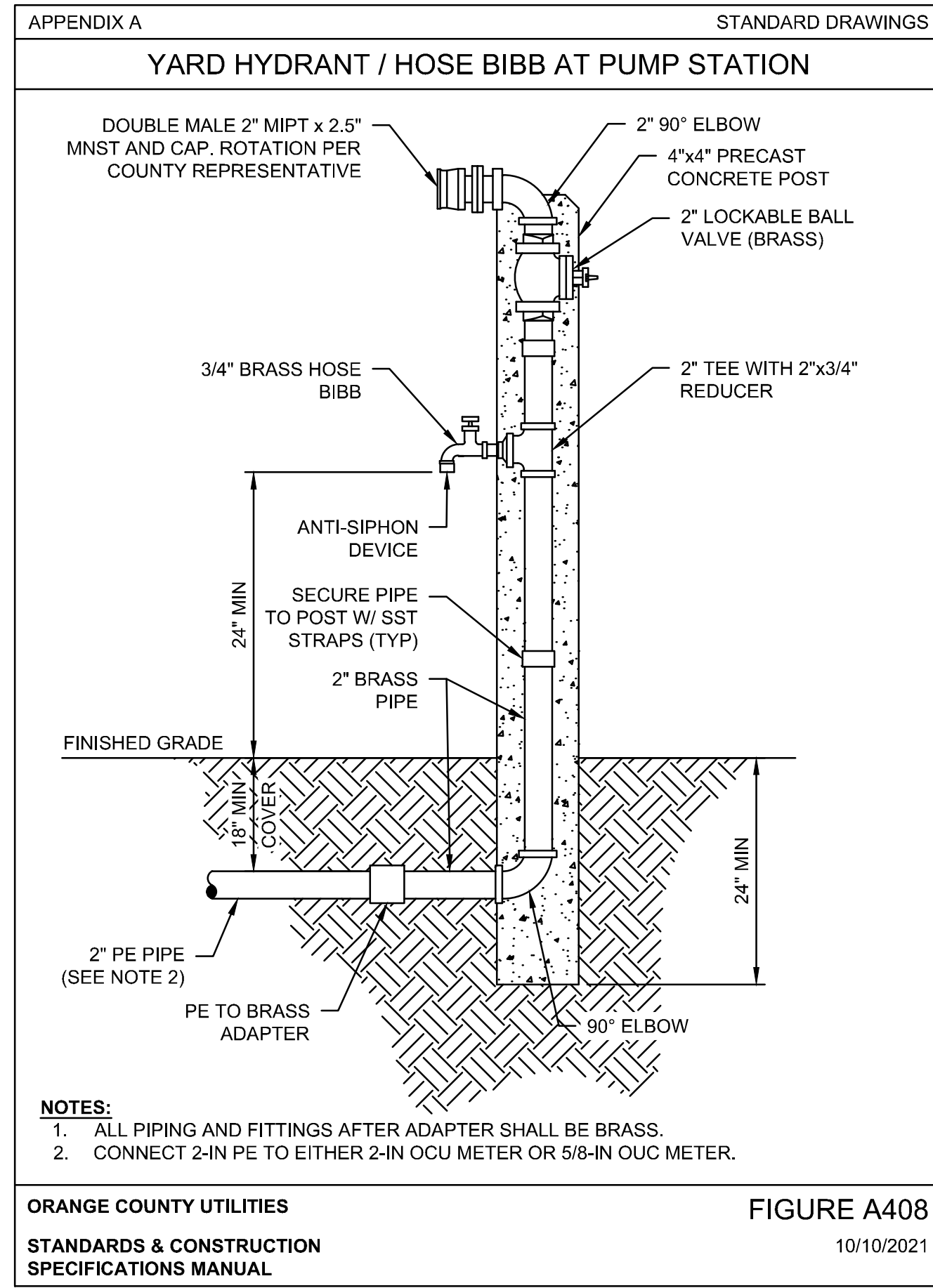
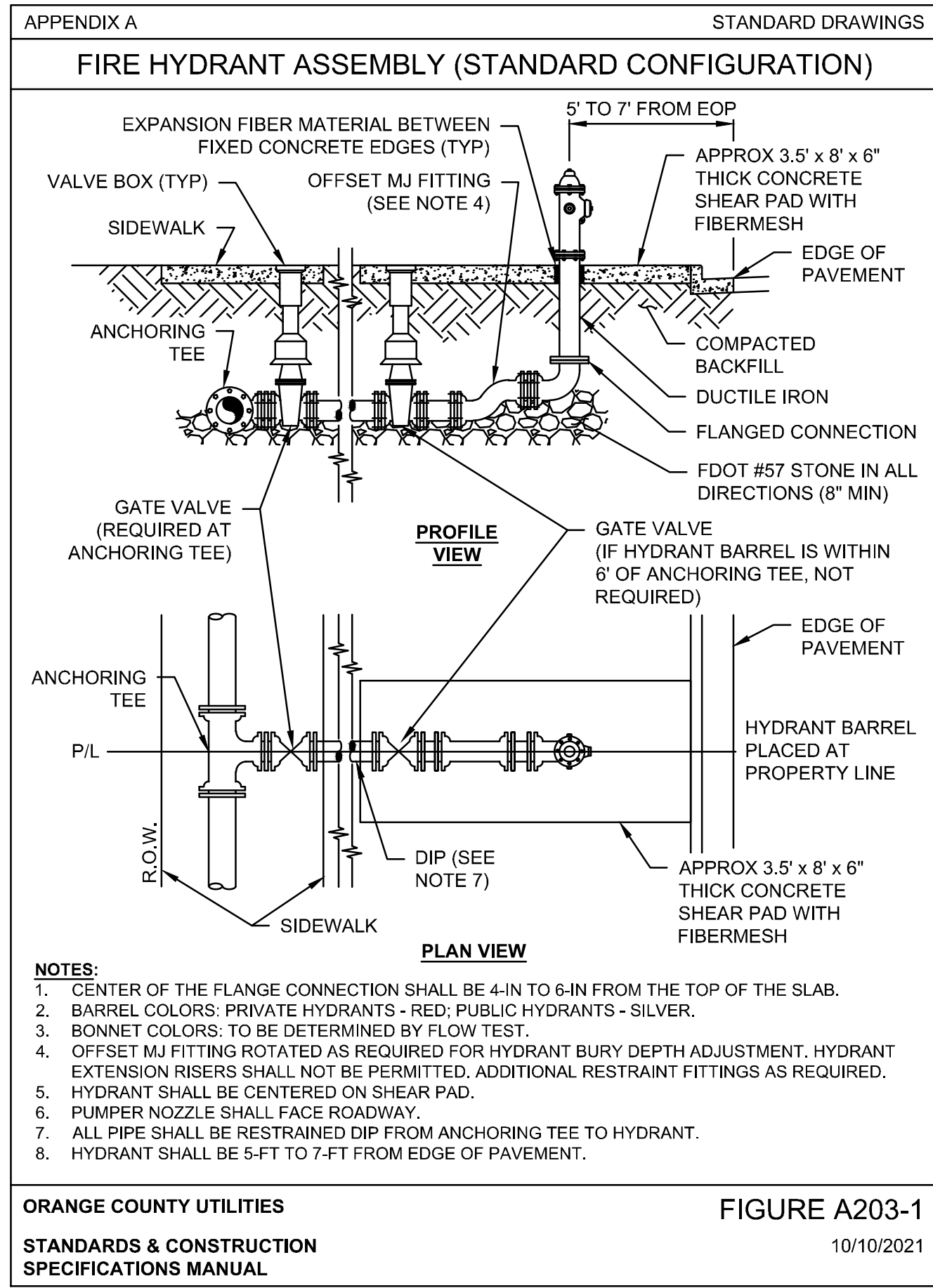
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 DRAWN BY BJW  
 CHECKED BY BJW DATE:

**ORANGE COUNTY STANDARD DETAILS**

**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR CORE WSD, LLC  
 ORANGE COUNTY FLORIDA

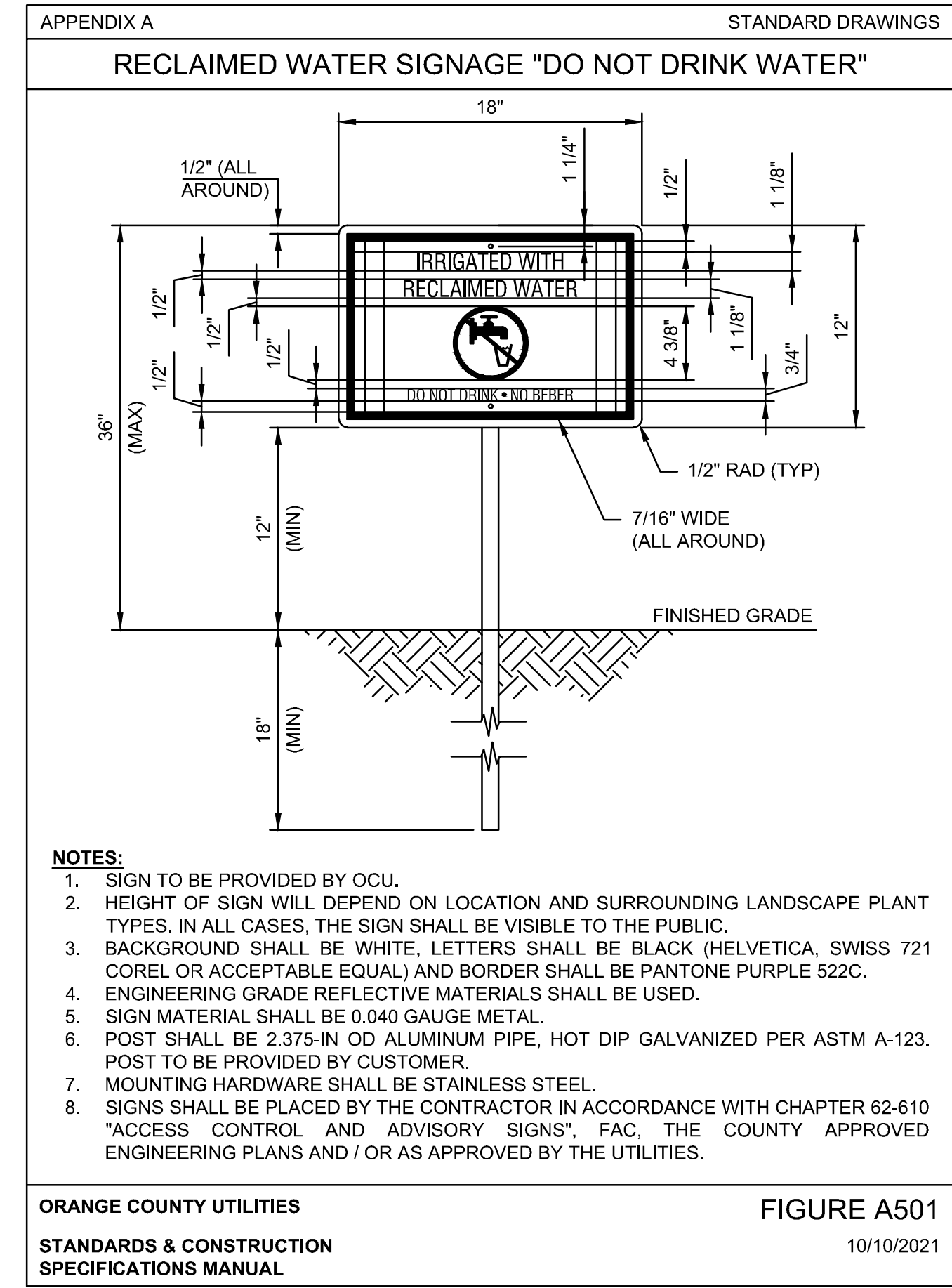
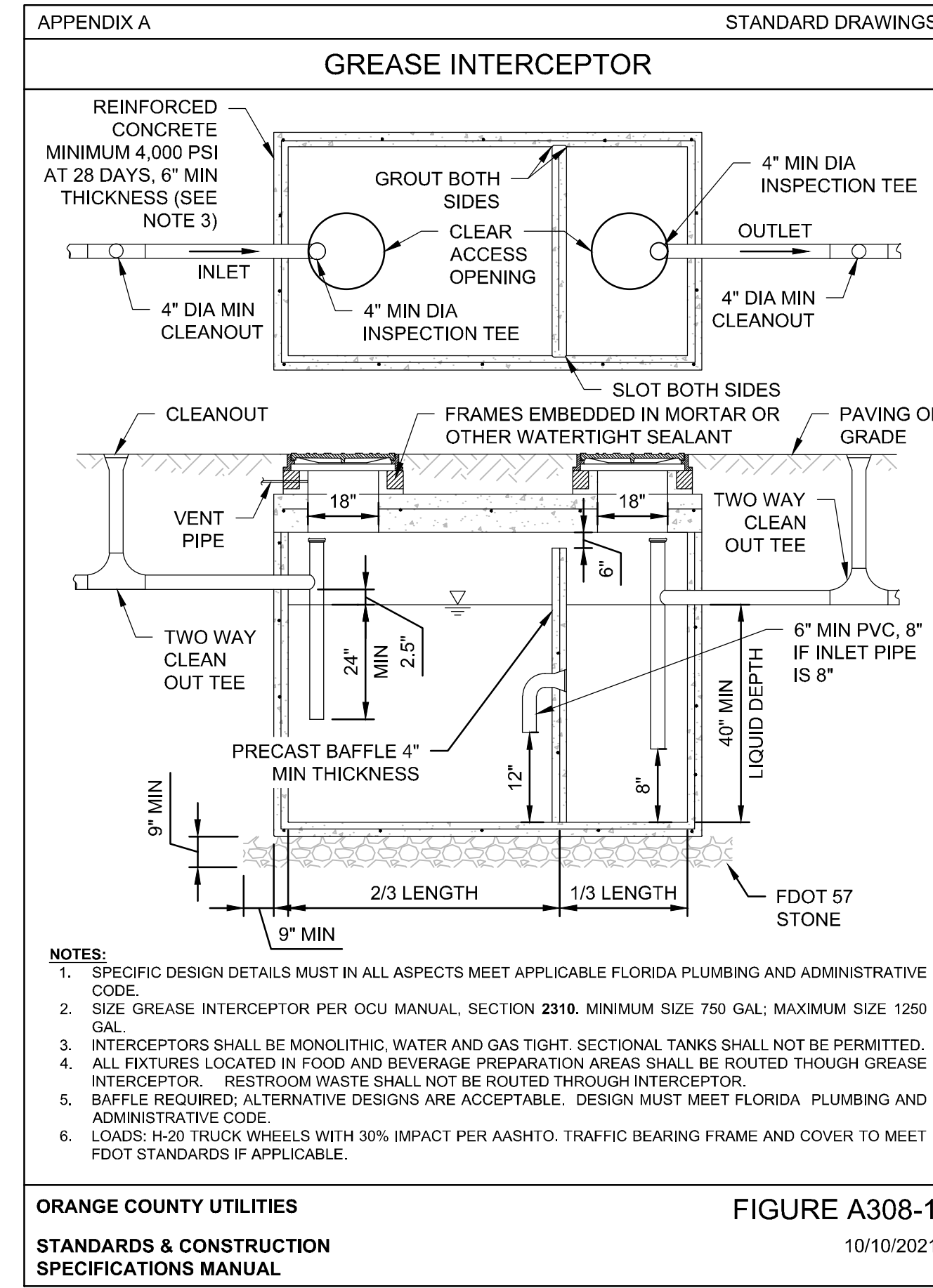
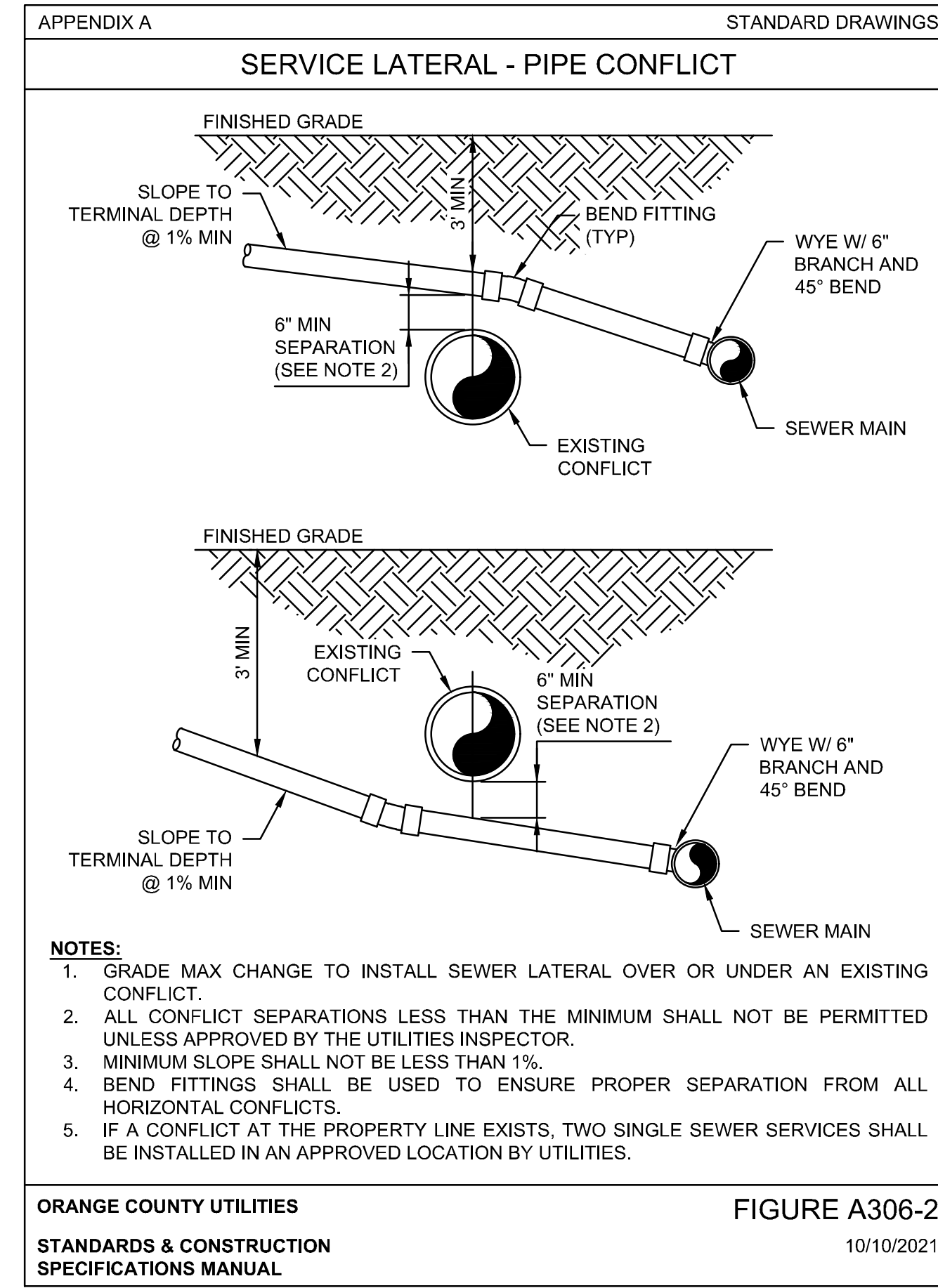
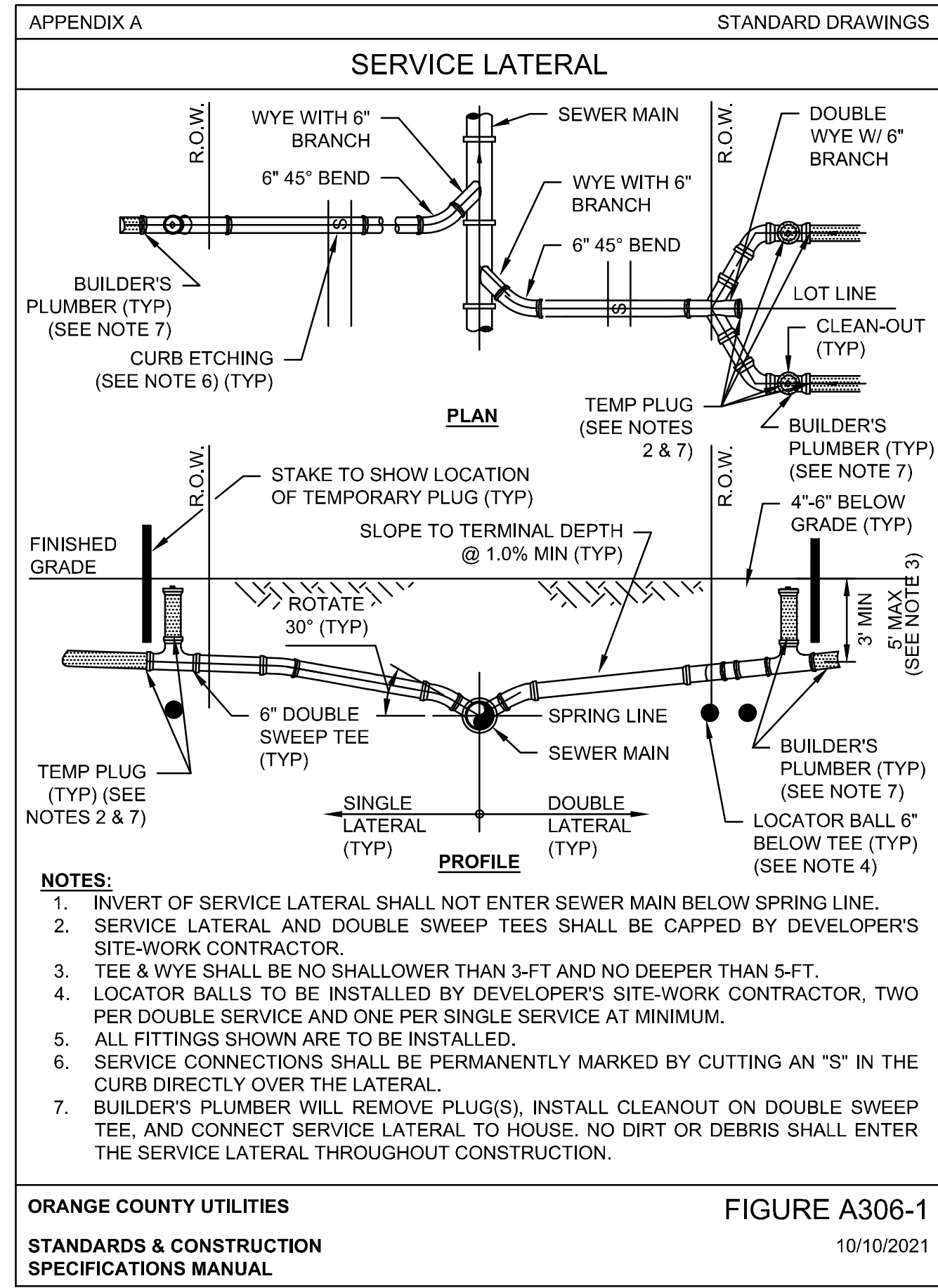
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<b>ORANGE COUNTY STANDARD DETAILS</b>					
<b>WILLIAMSBURG DOWNS DUNKIN</b> PREPARED FOR CORE WSD, LLC					
ORANGE COUNTY FLORIDA					
SHEET NUMBER <b>C8.2</b>					

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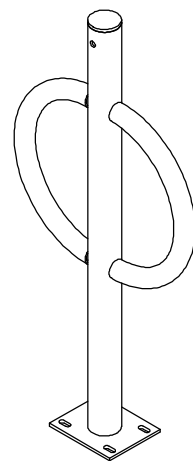
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ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A306-1 10/10/2021							
ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A306-2 10/10/2021							
ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A308-1 10/10/2021							
ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A501 10/10/2021							
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ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A306-1 10/10/2021							
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ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A308-1 10/10/2021							
ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL FIGURE A501 10/10/2021							
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# ORANGE COUNTY STANDARD DETAILS

WILLIAMSBURG  
DOWNS DUNKIN  
PREPARED FOR  
CORE WSD, LLC



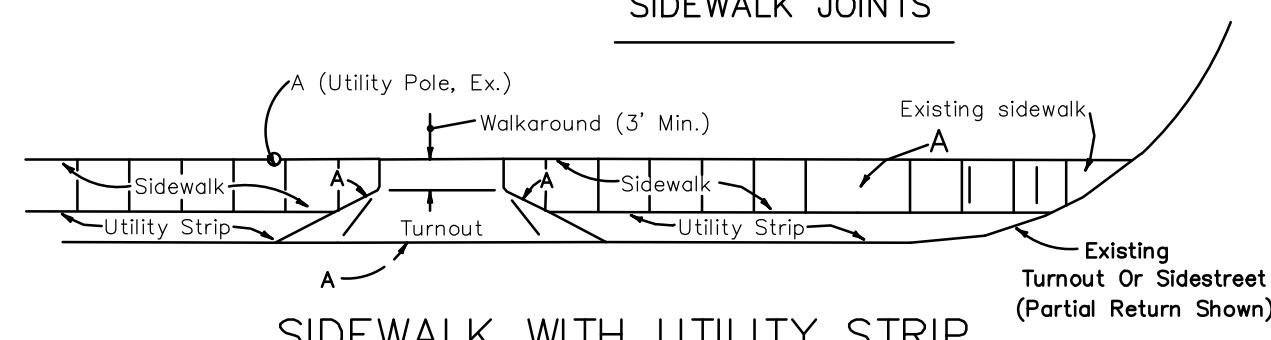
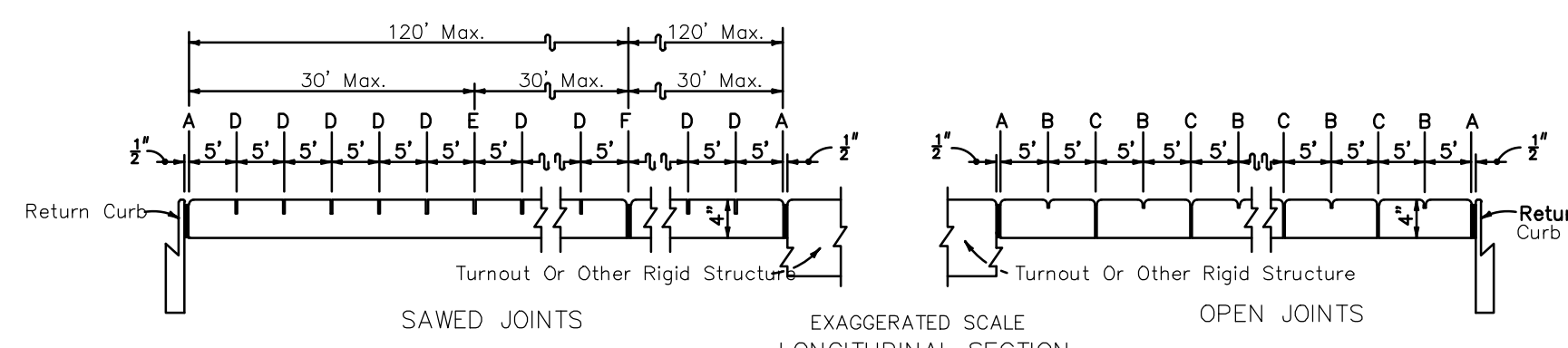
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 FINISH: STAINLESS STEEL (OR OWNER APPROVED)  
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

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**STANDARD BICYCLE RACK DETAIL**  
NTS

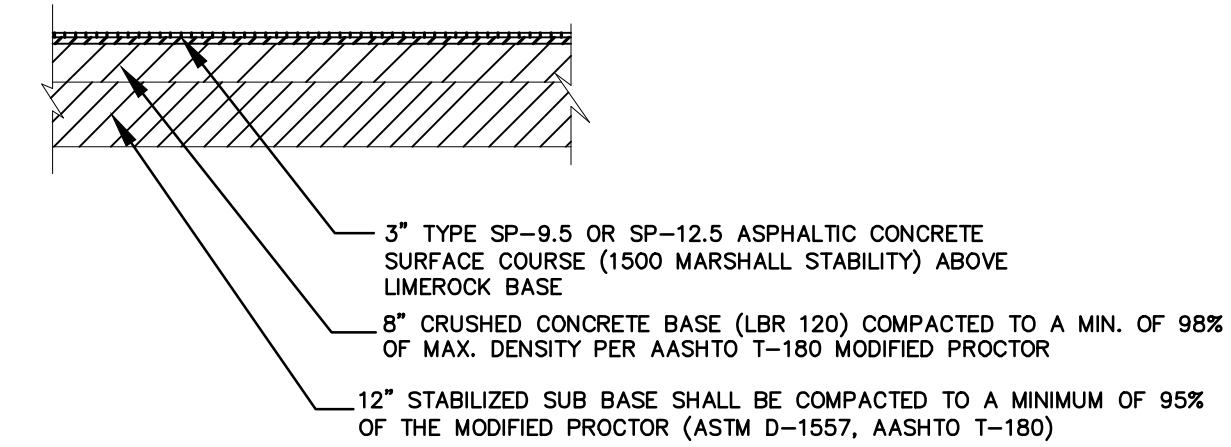


- JOINT LEGEND**
- A - 1/2" EXPANSION JOINTS (PREFORMED JOINT FILLER)
  - B - 1/2" DUMMY JOINTS, TOOLED
  - C - 1/2" FORMED OPEN JOINTS
  - D - 1/2" SAW CUT JOINTS, 1/2" DEEP (96 HOUR) MAX. 5' CENTERS
  - E - 1/2" SAW CUT JOINTS, 1/2" DEEP (12 HOUR) MAX. 30' CENTERS
  - F - 1/2" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
  - G - COLD JOINT WITH BOND BREAKER, TOOLED
- FOOTNOTES:**
- ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.
  - \* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.
  - ◇ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

**GENERAL NOTES**

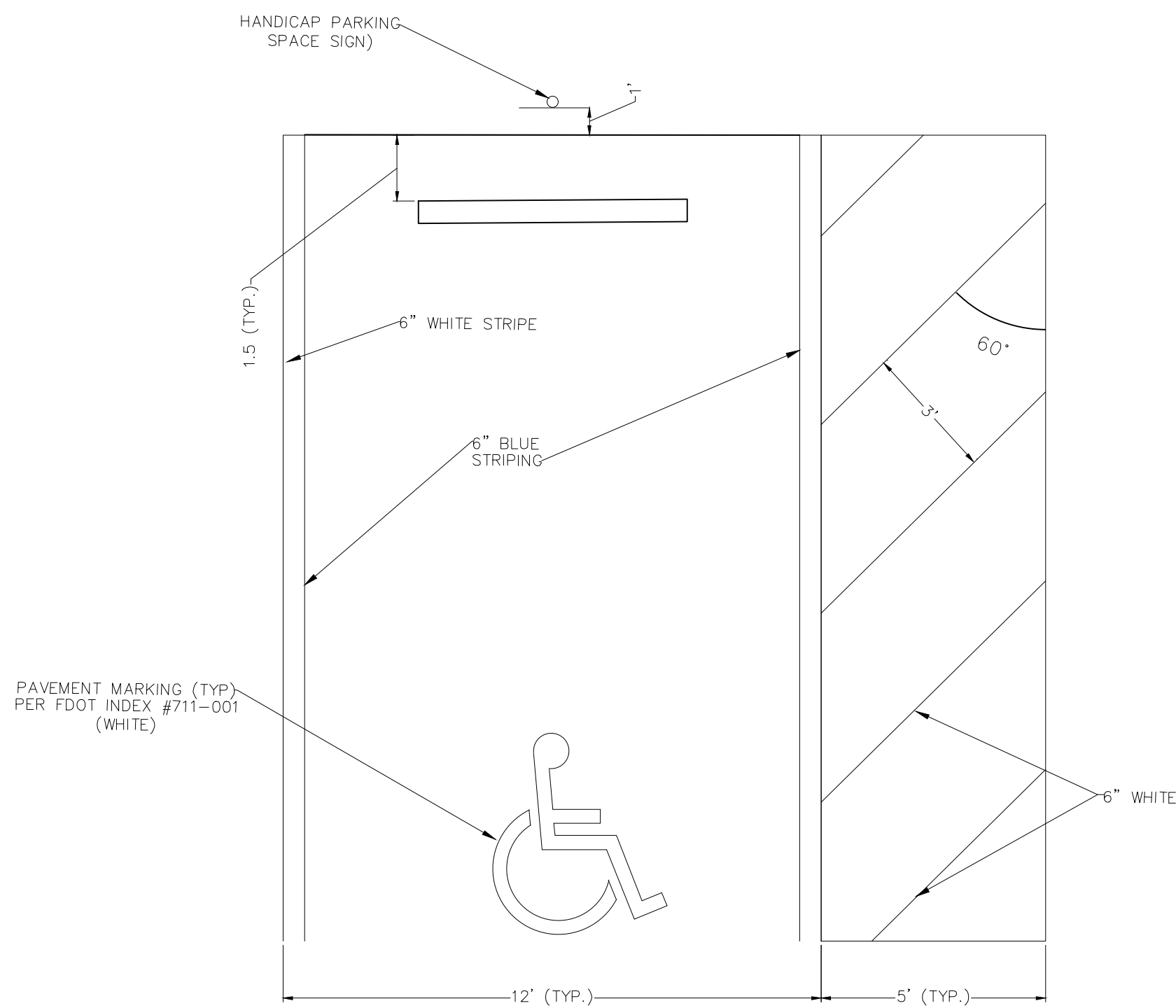
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522, EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.  
 BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

**CONCRETE SIDEWALK DETAIL**  
NTS

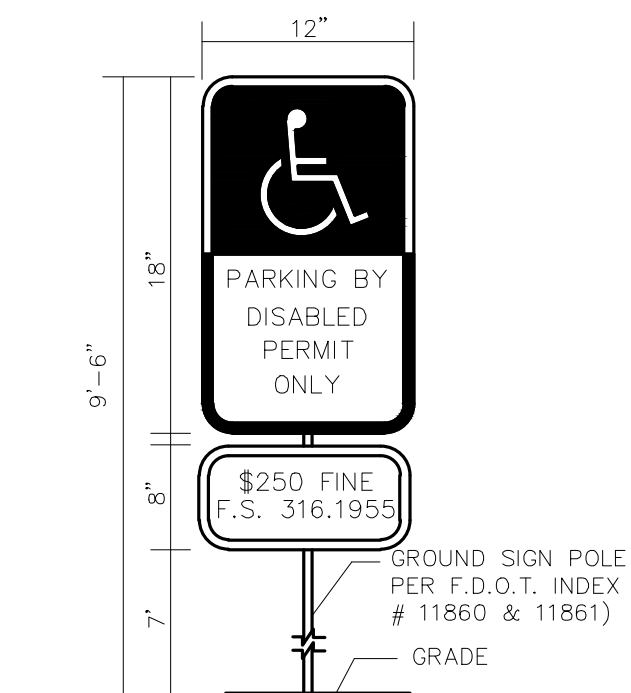


**TYPICAL ASPHALT PAVEMENT SECTION**  
NTS

NOTE: SOIL-CEMENT BASE AND LIMEROCK BASE MAY BE SUBSTITUTED IN LIEU OF CRUSHED CONCRETE BASE. PAVEMENT SECTION SHALL MEET THE RECOMMENDATION WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED OCTOBER 14, 2020.

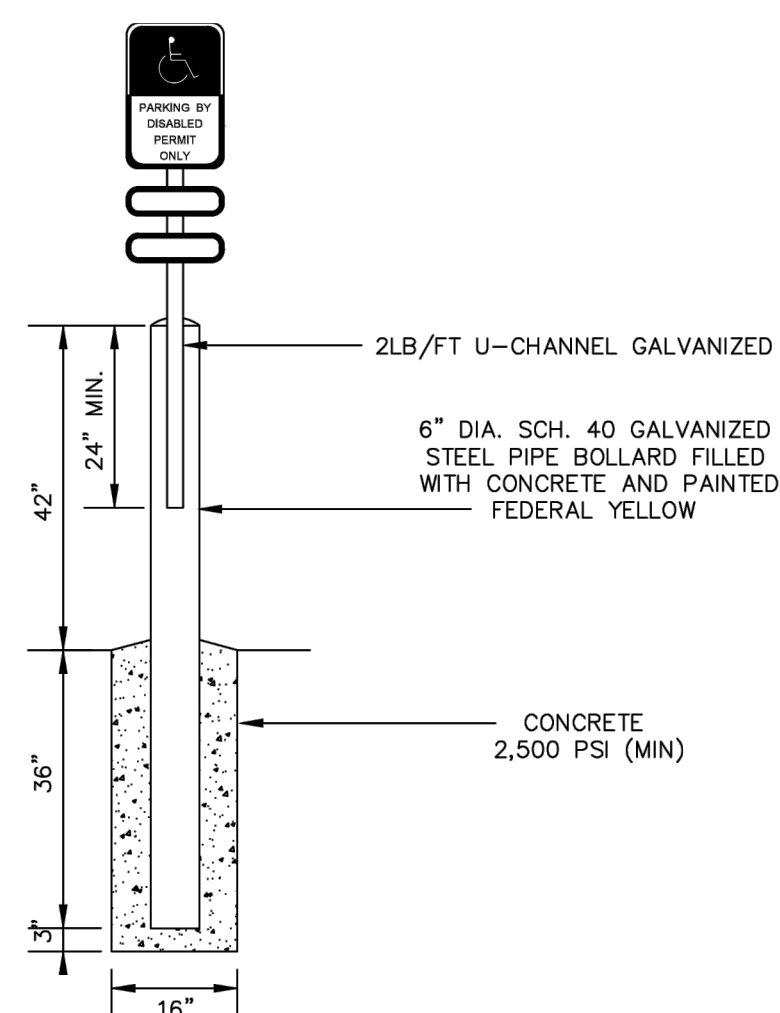


**HANDICAP PARKING PAVEMENT MARKING**  
PER FDOT INDEX #711-001  
NTS



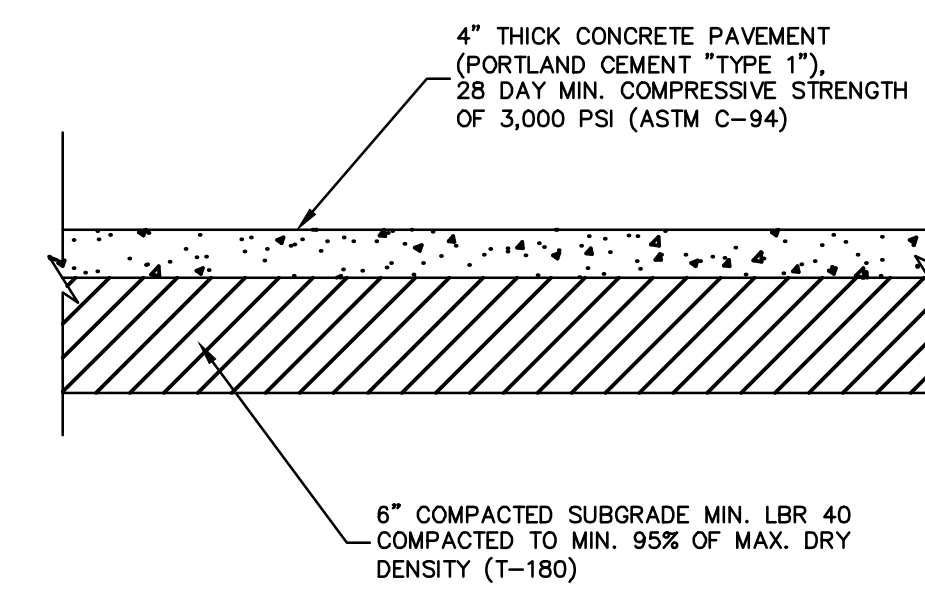
- NOTES:**
- ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
  - TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
  - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  - FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  - ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
  - INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**HANDICAP SIGN DETAIL**  
NTS



**BOLLARD/SIGN COMBINATION**  
NTS

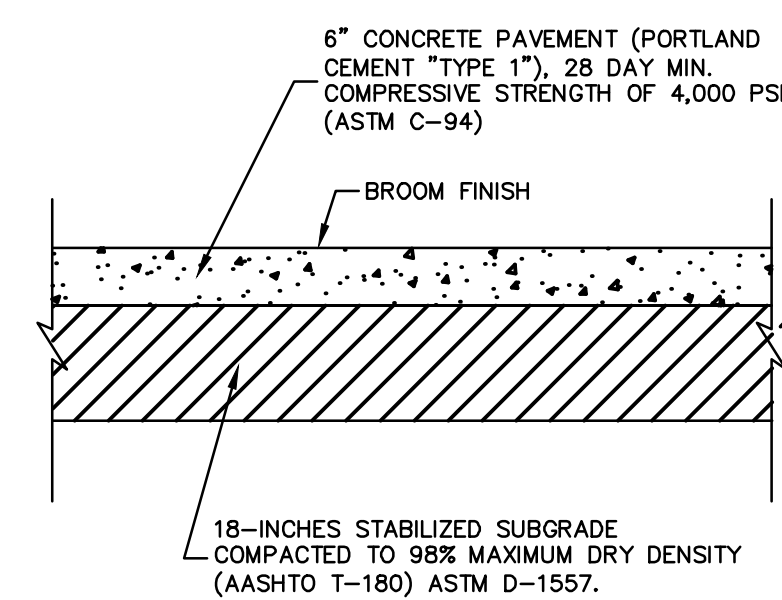
- NOTE:**
- PARKING SPACE SIGNS FOR INDIVIDUALS WITH DISABILITIES SHALL CONFORM TO CURRENT LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  - ALL SIGNS SHALL BE DESIGNED TO WITHSTAND WIND SPEED LISTED IN FBC (LATEST EDITION).



**CONCRETE SIDEWALK DETAIL**  
NTS

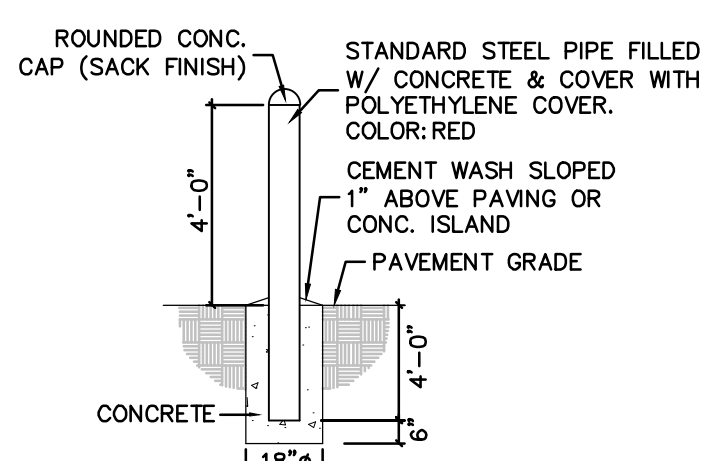
**SIDEWALK NOTES:**

- ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS #522-001.

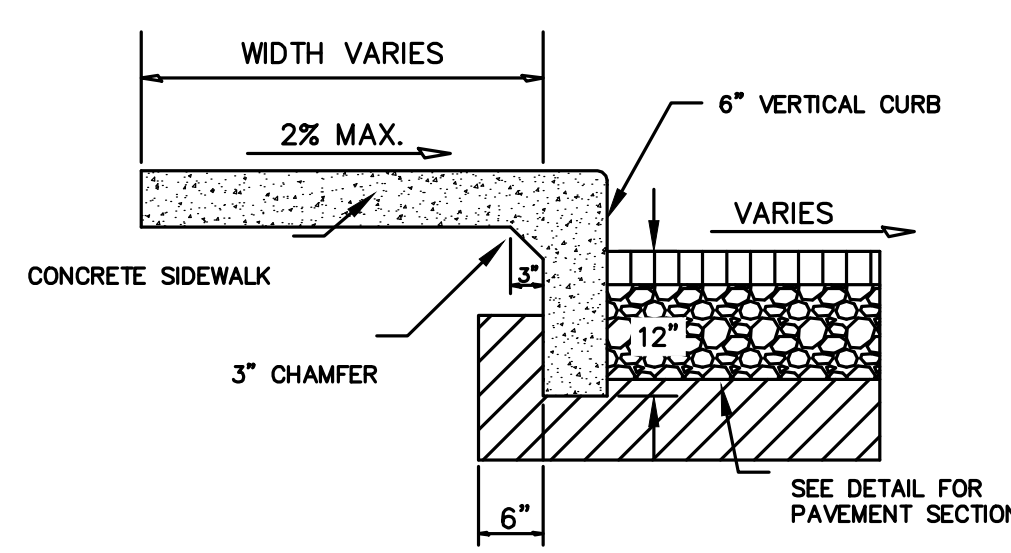


**HEAVY CONCRETE PAVEMENT DETAIL**  
NTS

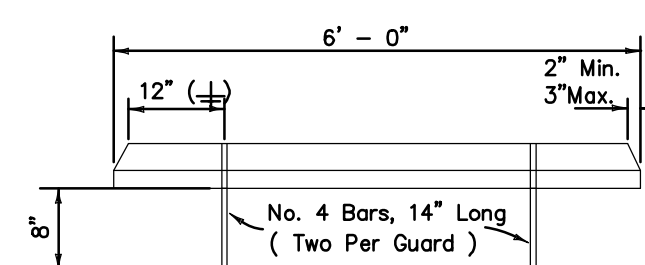
NOTE:  
 1. PER GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC. GEOTECHNICAL ENGINEERING REPORT DATED OCTOBER 14, 2020.



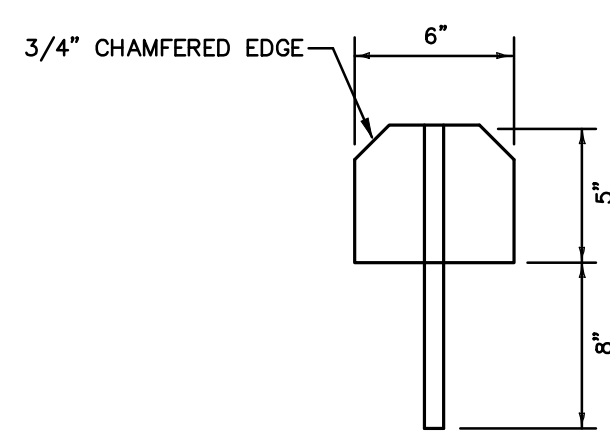
**BOLLARD DETAIL**  
NTS



**SIDEWALK INTEGRAL CURB DETAIL**  
NTS



**WHEEL STOP FRONT VIEW**  
NTS



**WHEEL STOP PROFILE (TYP.)**  
NTS

NO.	REVISIONS	DATE	BY

**ORANGE COUNTY COMMENTS**

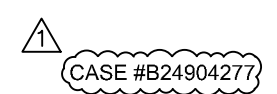
**Kimley»Horn**

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 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

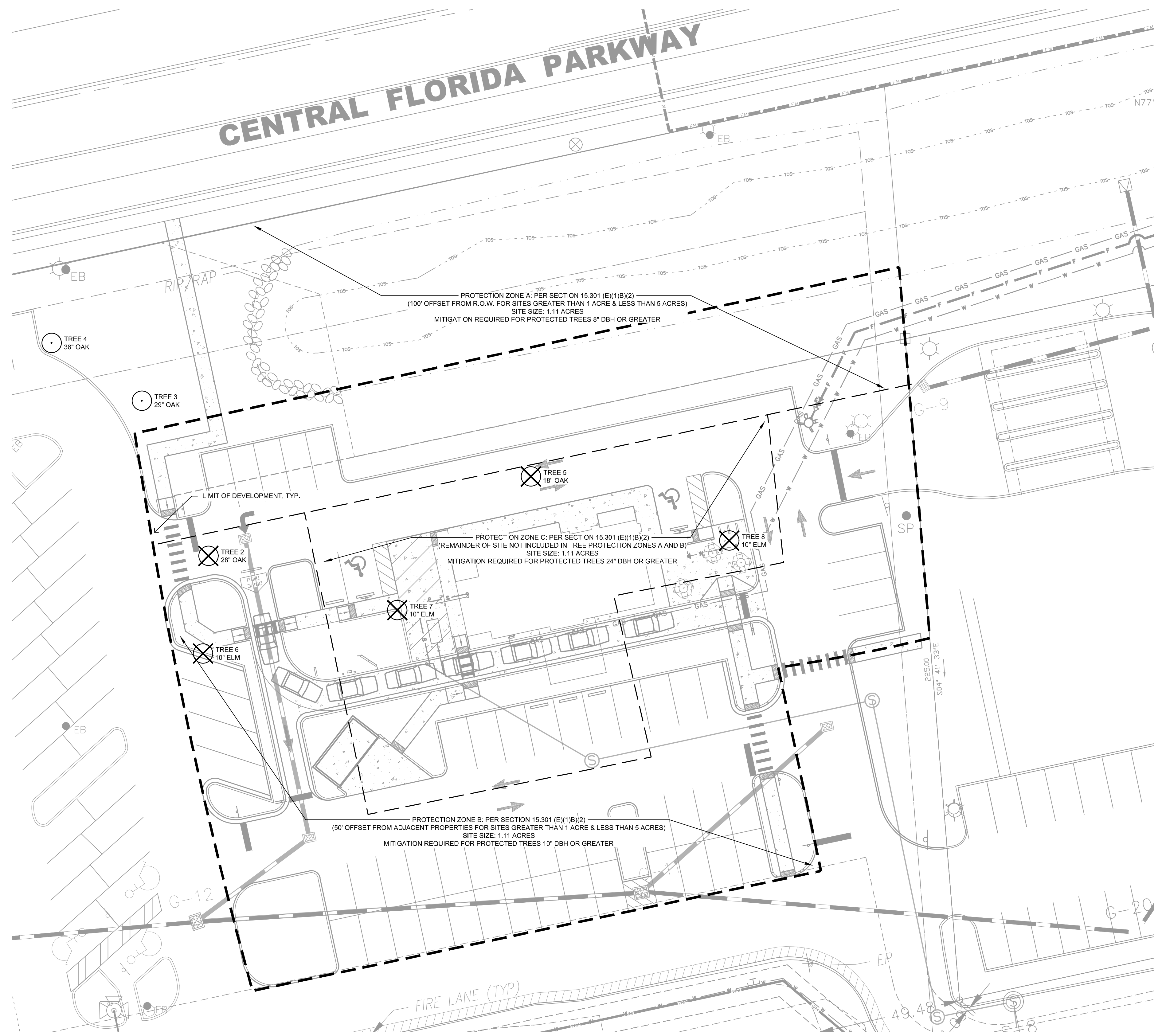
KHA PROJECT 049333004  
 DATE 12/12/2024  
 SCALE AS SHOWN  
 DESIGNED BY B.W.  
 DRAWN BY B.W.  
 CHECKED BY B.W.

**GENERAL CONSTRUCTION DETAILS**

WILLIAMSBURG  
 DOWNS DUNKIN'  
 PREPARED FOR  
 CORE WSD, LLC  
 ORANGE COUNTY  
 FLORIDA



Plotted By: Ferrero, Rosie - Sheet Set: Williamsburg Downs Dunkin - Layout: L0.50 - December 03, 2024 - 10:25:29am - K:\GRI\_civil\049333004-Williamsburg Downs Dunkin\CADD\CONST\PlanSheets\L0.50-TREE MITIGATION PLAN.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



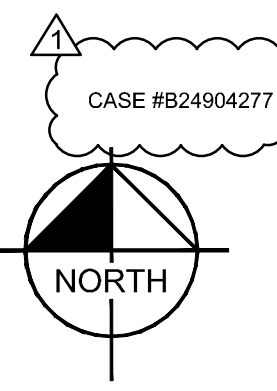
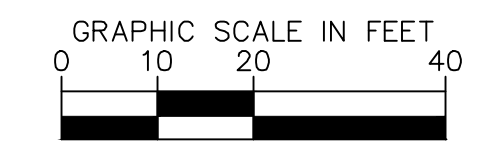
NUMBER	COMMON NAME	SIZE (INCHES)	ACTION	ZONE
2	28" OAK	28	REMOVE	B
3	29" OAK	29	REMAIN	A
4	38" OAK	38	REMAIN	A
5	18" OAK	18	REMOVE	C
6	10" ELM	10	REMOVE	B
7	10" ELM	10	REMOVE	C
8	10" ELM	10	REMOVE	C

TOTAL PROTECTED INCHES ON SITE (INCLUDING 2:1 SPECIMEN TREES)	105
TOTAL PROTECTED INCHES TO BE REMOVED (INCLUDING 2:1 SPECIMEN TREES)	38
TOTAL PROTECTED INCHES TO BE PRESERVED (INCLUDING 2:1 SPECIMEN TREES)	67
TOTAL INCHES REQUIRING REPLACEMENT	38

TOTAL MAXIMUM MITIGATION REQUIRED PER SEC. 15-283(d)	99.9" (1.11 ACRES X 90")
TOTAL INCHES PRESERVED (INCLUDING 2:1 SPECIMEN TREES)	67
BALANCE OF MITIGATION OWED	-29
TOTAL INCHES PROPOSED TO BE PLANTED	116
BALANCE OF MITIGATION OWED	0 (116 SURPLUS)

NOTE: PER SEC. 15-279(a)(11) DEVELOPMENTS WITH A VALID PRELIMINARY SUBDIVISION PLAN (PSP), DEVELOPMENT PLAN OR CONSTRUCTION PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF ORDINANCE SHALL NOT BE REQUIRED TO OBTAIN A TREE REMOVAL PERMIT OR MITIGATE FOR INCHES REMOVED ON SITE. REFER TO ORANGEWOOD PD.

- LEGEND:
- TREE TO BE REMOVED
  - TREE TO REMAIN



NO.	REVISIONS	DATE	BY

**ORANGE COUNTY COMMENTS**

**12/03/2024**

**Kimley»Horn**

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 PHONE: 407-698-1511  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	049333004
DATE	12/03/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	MTF
DATE	12/3/2024

**TREE MITIGATION**

**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR  
 CORE WSD, LLC

ORANGE COUNTY FLORIDA

SHEET NUMBER  
**L0.50**

### TREE MITIGATION SPECIFICATIONS

#### A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM, GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS, THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW.
  - a. TREE PROTECTION FENCING.
  - b. ROOT PRUNING AND ROOT BARRIERS.
  - c. CLEARINGS.
  - d. TREE CANOPY PRUNING.
  - e. FERTILIZATION.
  - f. INSECTICIDE.
  - g. IRRIGATION.

#### B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

#### C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

#### D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.

4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

#### E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
  - a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
  - b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
  - c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
  - d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
  - e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
  - f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
  - g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
  - a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
  - b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
  - c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
  - d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
  - a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

#### F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
  - a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
  - b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
  - c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
  - d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
  - e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
  - f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

#### G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

#### H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

#### I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS

- SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.

5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.

6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

#### L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

#### M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 TYPICAL TREE MITIGATION NOTES

NO.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL

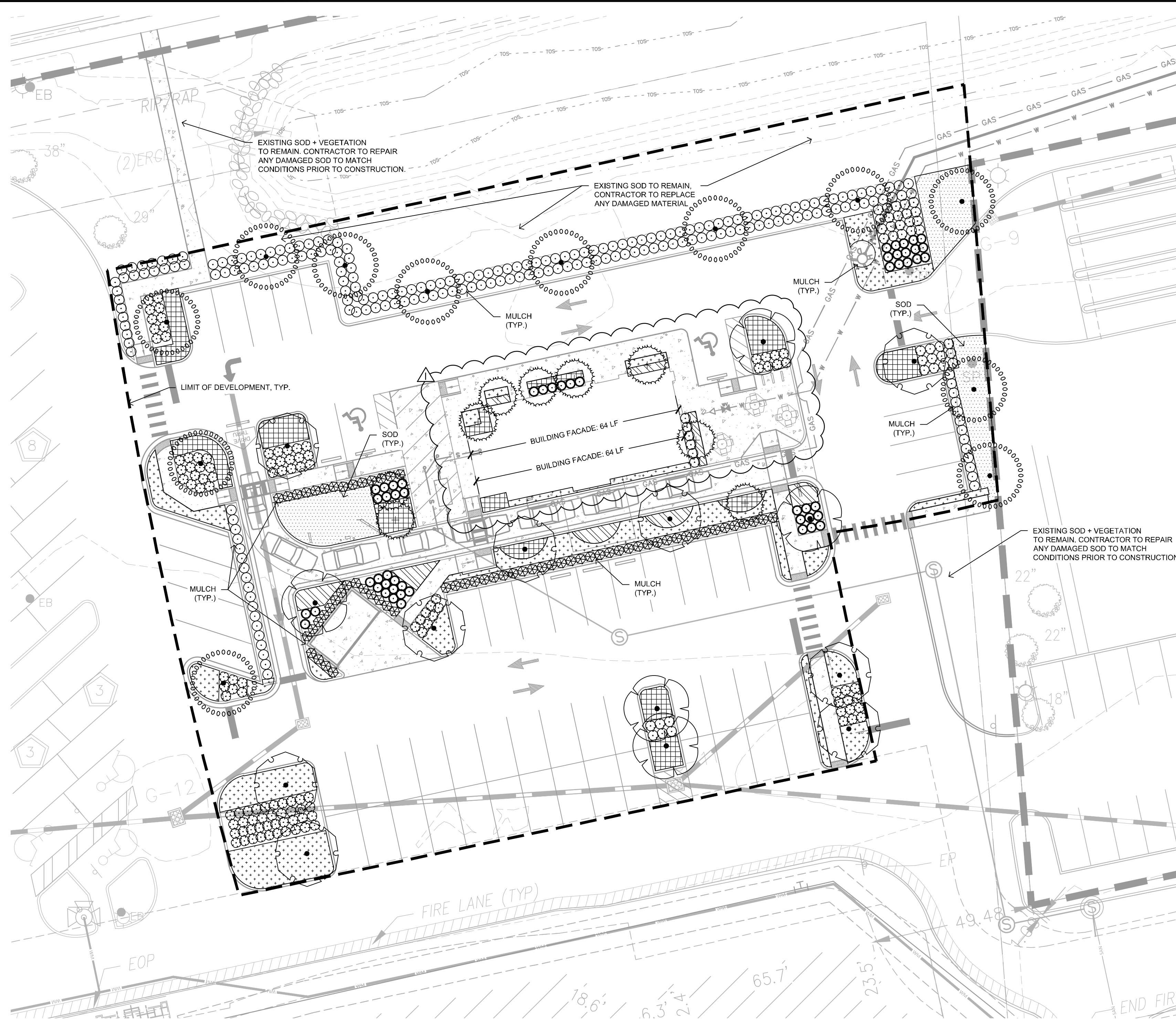
KHA PROJECT  
 049333004  
 DATE  
 12/03/2024  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY RYP  
 CHECKED BY MTF  
 DATE: 12/3/2024

## TREE MITIGATION SPECIFICATIONS

**WILLIAMSBURG DUNKIN**  
 PREPARED FOR  
**CORE WSD, LLC**  
 FLORIDA  
 ORANGE COUNTY

SHEET NUMBER  
**L0.51**

CASE #824904277



### ORANGE COUNTY LANDSCAPE NOTES

1. THE IRRIGATION SYSTEM WILL BE PERMANENT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CH. 37, SEC. 601-613 OF THIS CODE.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CH. 37, SEC. 601-613 OF THIS CODE.
4. THIS LANDSCAPE PLAN IS A 'FLORIDA FRIENDLY PLAN' AND WILL BE DESIGNED TO MEET CH. 24-4 (I) OF THIS CODE.
5. ALL EXISTING INVASIVE/EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED/ANY DISTURBANCE OF A WETLAND AREA REQUIRES COMPLIANCE WITH CHAPTER 15 OF THE ORANGE COUNTY CODE AND REVIEW BY THE COUNTY'S ENVIRONMENTAL PROTECTION DIVISION.
6. THE LANDSCAPE PLAN SHALL CONTAIN NO MORE THAN 60% TURF, BASED UPON THE TOTAL SQUARE FOOTAGE OF LANDSCAPED AND IRRIGATED COMMON AREA, EXCLUDING QUALIFIED RETENTION PONDS, STORMWATER CONVEYANCE SYSTEMS AND ACTIVE RECREATION AREAS/BALL FIELDS.
7. ANY VARIATION FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED IN THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY BCC ARE INVALID.
8. THE LANDSCAPE PLAN WILL HEREAFTER BE MAINTAINED IN COMPLIANCE WITH THIS CODE AND THAT SUCH MAINTENANCE OBLIGATIONS SHALL BE INCLUDED IN THE DEED RESTRICTIONS ASSOCIATED WITH THE SUBDIVISION.
9. ALL VUA SCREENING PLANT MATERIAL SHALL REACH AT LEAST FORTY-EIGHT (48) INCHES IN HEIGHT AND EIGHTY (80) PERCENT OPACITY WITHIN TWELVE (12) MONTHS.
10. AT LEAST FIVE (5) PERCENT OF THE AREA ABOVE THE PEAK STAGE ELEVATION OF A DRY BOTTOM POND MUST BE LANDSCAPED WITH AT LEAST FIFTY (50) PERCENT OF THE REQUIRED AREA LANDSCAPED WITH PLANT MATERIALS OTHER THAN GROUND COVER.
11. MULCH SHOULD NOT BE PLACED ANY CLOSER THAN 18" TO THE TREE'S TRUNKS.

#### ORANGE COUNTY LANDSCAPE NOTES

ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED IN INCHES ON SITE AT 2:1 RATIO FOR NON-SPECIMEN TREES AND AT A RATIO OF 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE ORANGE COUNTY BCC, IS \$106.00 PER INCH. IN ALL CIRCUMSTANCES, MITIGATION MUST BE SATISFIED PRIOR TO THE RELEASE OF THE LANDSCAPE / ZONING HOLD(S).

ZLS002-INSPECTION SCHEDULING: TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, USE THE "FAST TRACK" APPLICATION AT [HTTP://FASTTRACK.OCFL.NET/PUBLICPORTAL/OC/INDEX.JSP](http://fasttrack.ocfl.net/publicportal/oc/index.jsp). REQUEST A CODE "Z70" LANDSCAPE/ZONING INSPECTION. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPE/ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAY'S AND FRIDAY'S ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDNIGHT ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THAT THE INSPECTION WILL TAKE PLACE. ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED IN INCHES ON SITE AT 2:1 RATIO FOR NON-SPECIMEN TREES AND AT A RATIO OF 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE SATISFIED PRIOR TO THE RELEASE OF THE LANDSCAPE/ZONING HOLD(S).

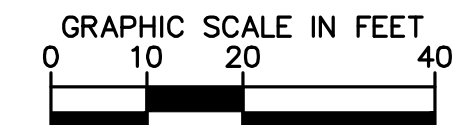
### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
<b>CANOPY TREE</b>							
	AF	5	ACER RUBRUM 'FLORIDA FLAME' SINGLE LEADER, STRAIGHT, FULL, FL #1	FLORIDA FLAME RED MAPLE	FG	4" CAL MIN	12' HT., 4" SPR.
	QC	12	QUERCUS VIRGINIANA SINGLE LEADER, STRAIGHT, FULL, FL #1	LIVE OAK	FG	4" CAL MIN	12' HT., 4" SPR.
	UP	9	ULMUS PARVIFOLIA 'DRAKE' STRAIGHT, SINGLE LEADER, FL #1	DRAKE ELM	FG	4" CAL MIN	12' HT., 4" SPR.
<b>PALM</b>							
	SA	9	SABAL PALMETTO STRAIGHT, SLICK, SINGLE LEADER, FL #1	SABAL PALM	FG	-	12' CT
<b>SHRUBS</b>							
	HC	44	HAMELIA PATENS 'COMPACTA' FULL	DWARF FIREBUSH	3 GAL	36" OC	24" HT MIN
	PA2	54	Pennisetum setaceum 'ALBA' FULL	WHITE FOUNTAIN GRASS	3 GAL	36" OC	24" HT MIN
	PI	115	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	PLUMBAGO	3 GAL	36" OC	24" HT MIN
	PM	67	Podocarpus macrophyllus FULL	YEW PINE	7 GAL	36" OC	36" HT MIN
	VO	211	Viburnum obovatum FULL	WALTER'S VIBURNUM	3 GAL	36" OC	30" HT MIN
<b>GROUND COVERS</b>							
	AE	987	ARACHIS GLABRATA 'ECOTURF' FULL	PERENNIAL PEANUT	1 GAL	12" FULL	18" OC
	LG	281	LIRIOPE MUSCARI 'EVERGREEN GIANT' FULL	EVERGREEN GIANT LILYTURF	1 GAL	14" FULL	24" OC
	TV	175	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC	1 GAL	12" FULL	18" OC
<b>SOD</b>							
	SF	1,171 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM' ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	FLORITAM ST. AUGUSTINE SOD	-	-	-
<b>MISC.</b>							
	MULCH	TBD	EUCALYPTUS MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL	-	-	-

LANDSCAPE REQUIREMENTS		
CODE	REQUIRED	PROPOSED
SECTION 24-4(1)1 TOTAL LANDSCAPE + SOD TOTAL SOD AREA	60% MAX. = 5,460 SF	7,829 LANDSCAPE + 1,171 SOD = 9,100 SF 1,171 SF SOD = 13%
SECTION 24-4(a)3) INTERIOR LANDSCAPE MIN 10% OF PARKING LOT 1 CANOPY TREE PER 100 SF OF LANDSCAPE CONTINUOUS SCREENING HEDGE	22,847 VUA X 10% = 2,285 SF 2,285 / 100 SF = 23 CANOPY TREES	4,181 SF 26 CANOPY TREES
SECTION 24-4(d) BUILDING PERIMETER LANDSCAPE MINIMUM 6' DEPTH	BUILDING FACADES: 128 LF 1,024 SF 9 UNDERSTORY / PALMS	1,242 SF TOTAL 9 PALMS

#### LANDSCAPE NOTES:

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



ORANGE COUNTY COMMENTS		12/03/2024	INF

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LICENSED PROFESSIONAL  
KHA PROJECT: 049.333004  
DATE: 12/03/2024  
SCALE: AS SHOWN  
DESIGNED BY: KHA  
DRAWN BY: RYP  
CHECKED BY: MTF  
DATE: 12/3/2024

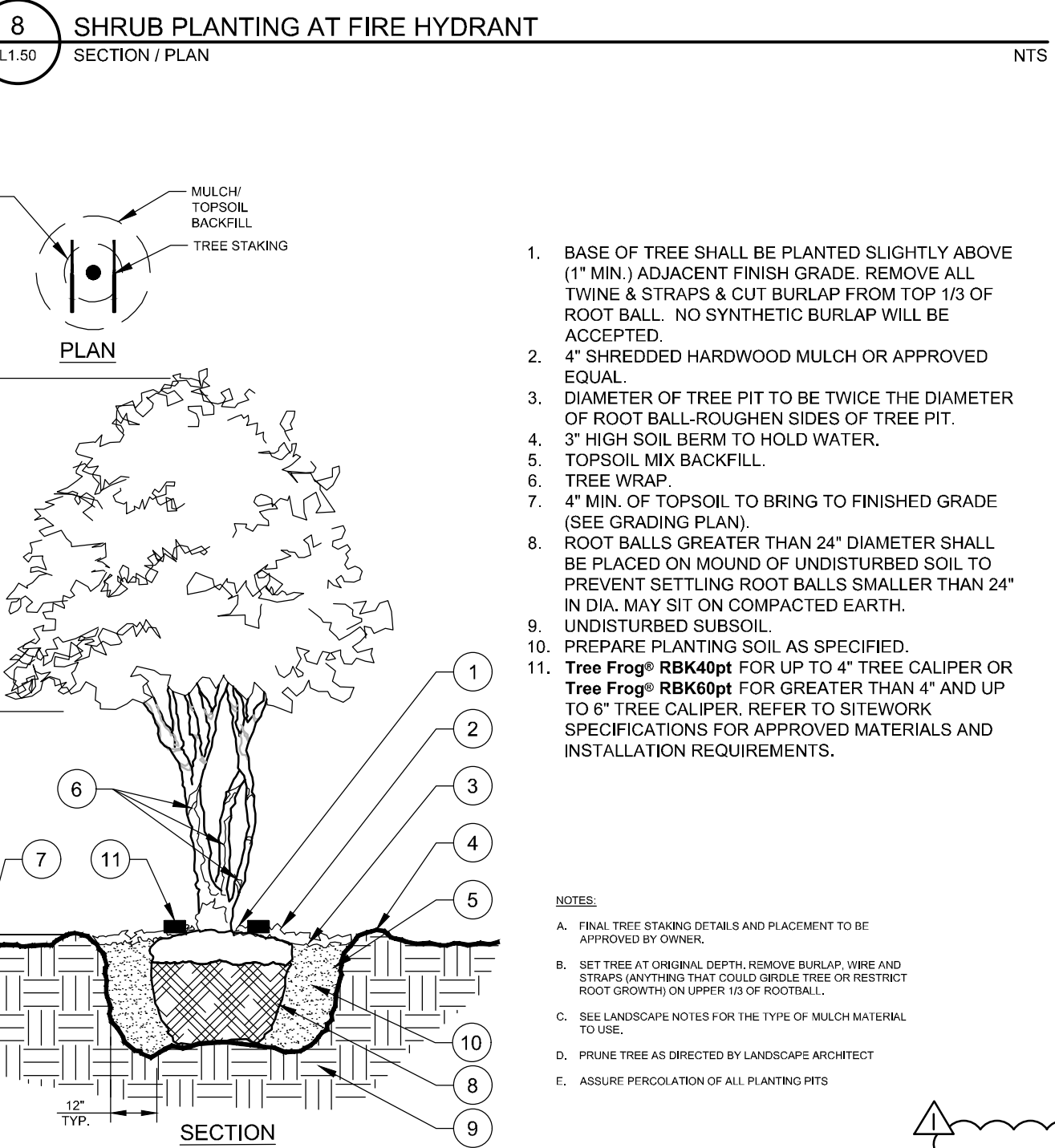
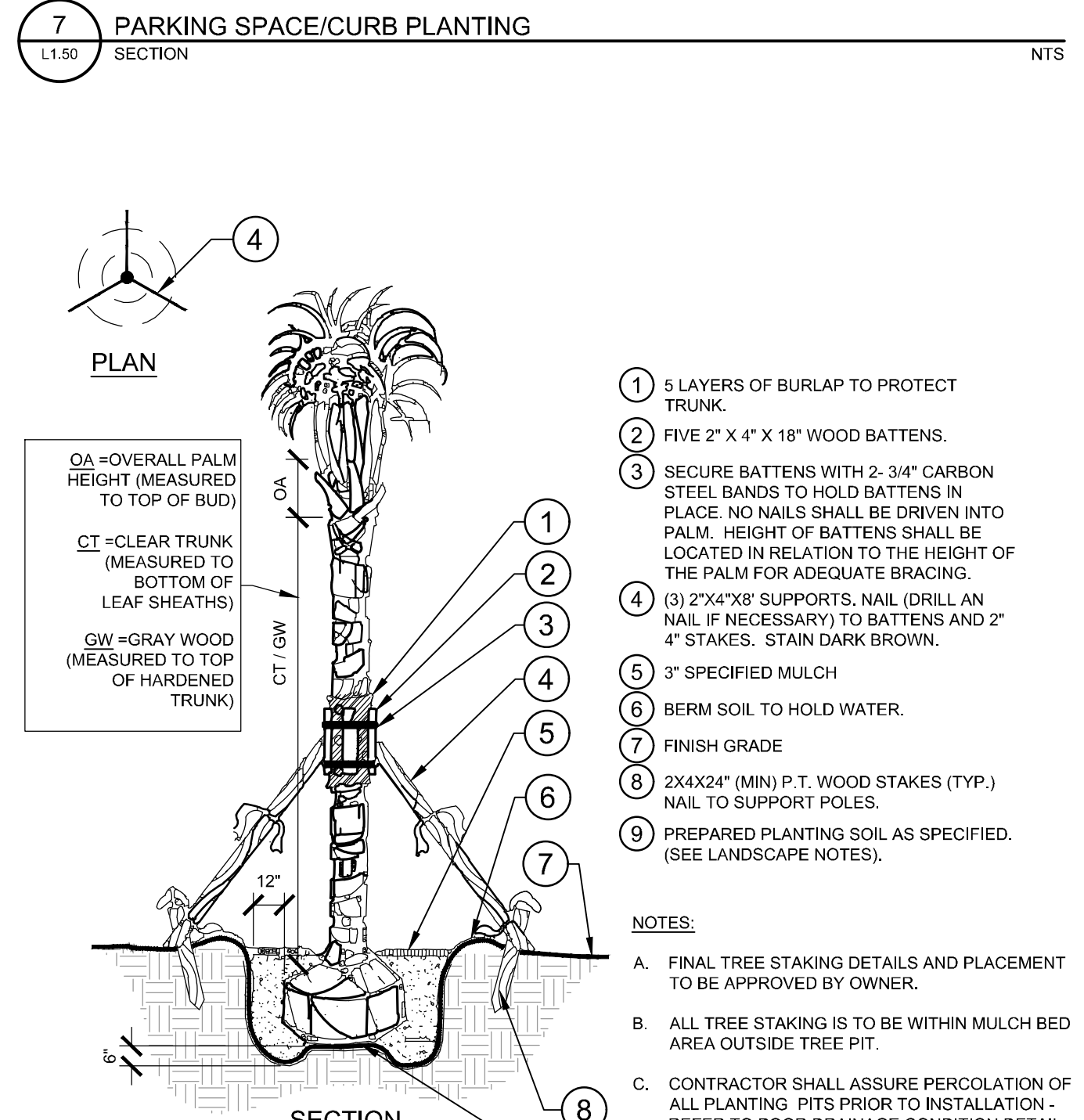
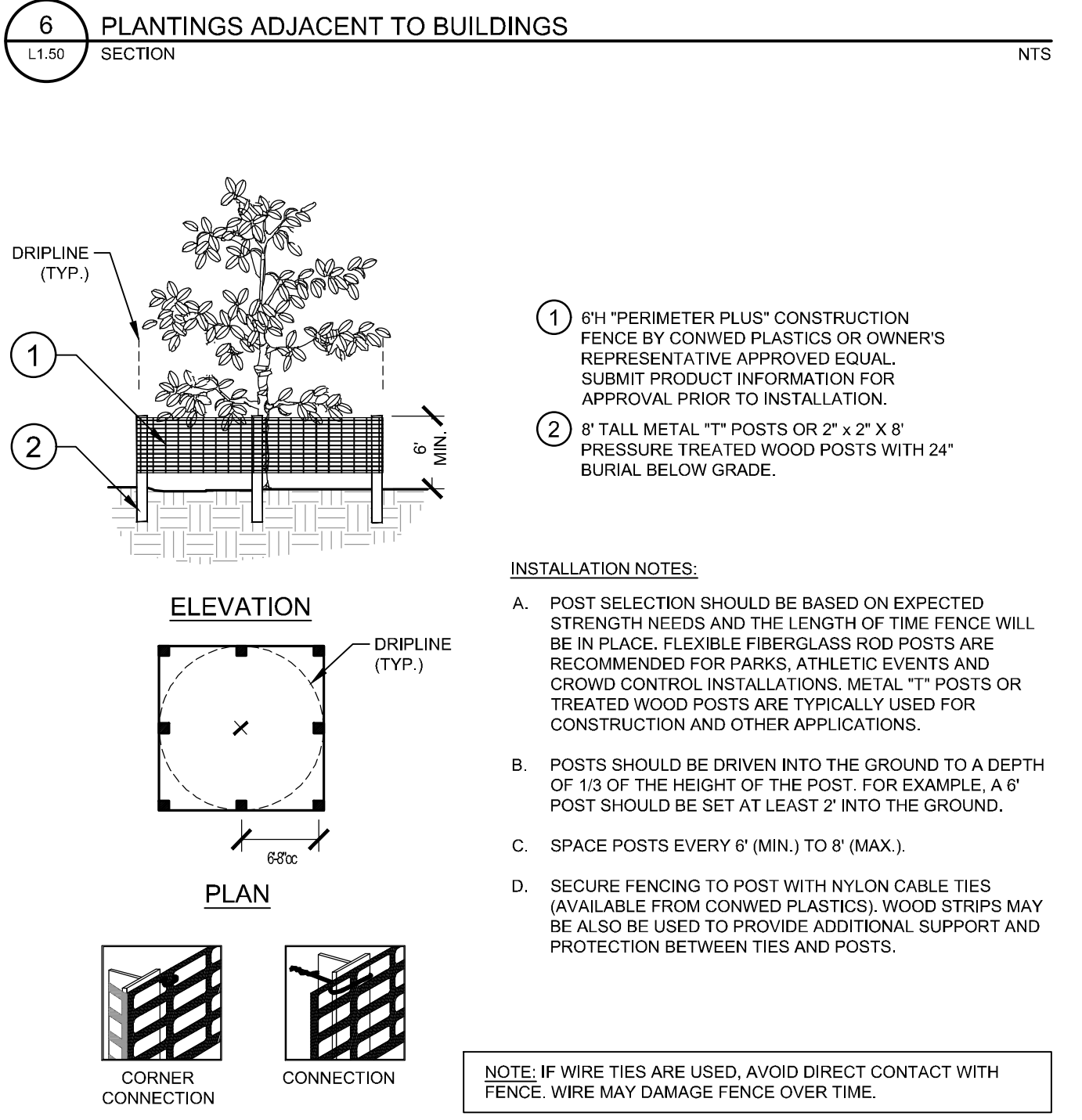
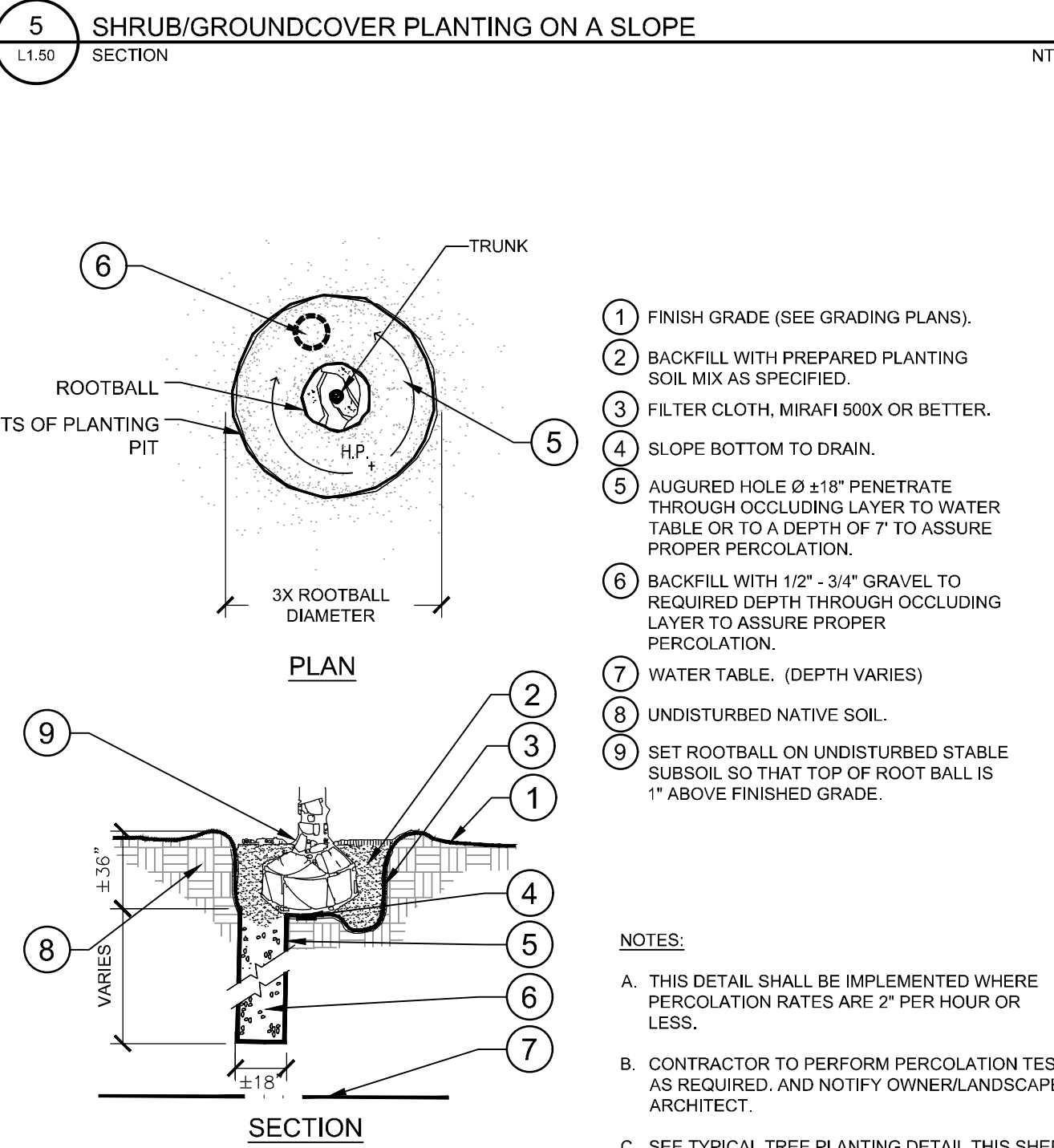
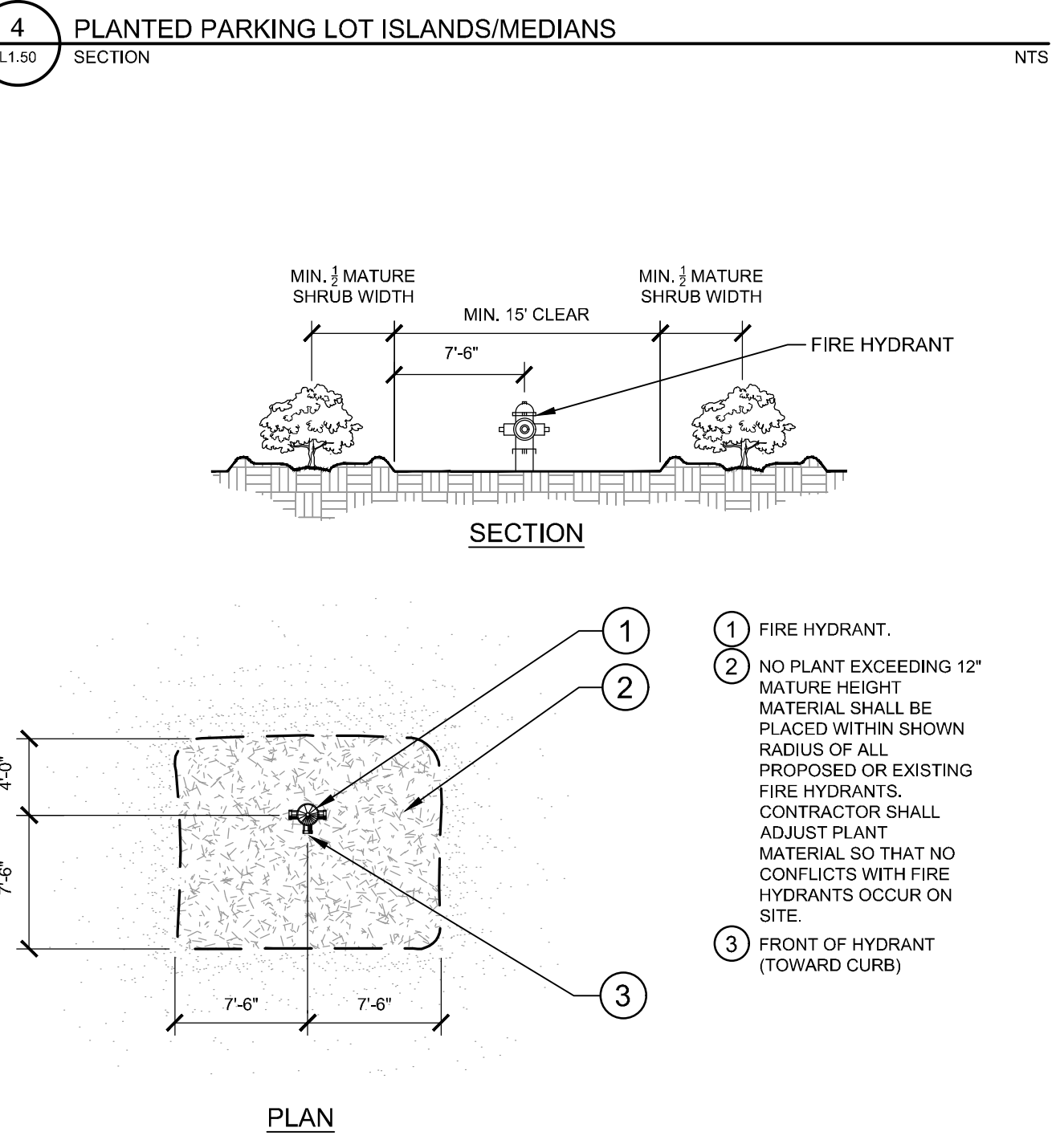
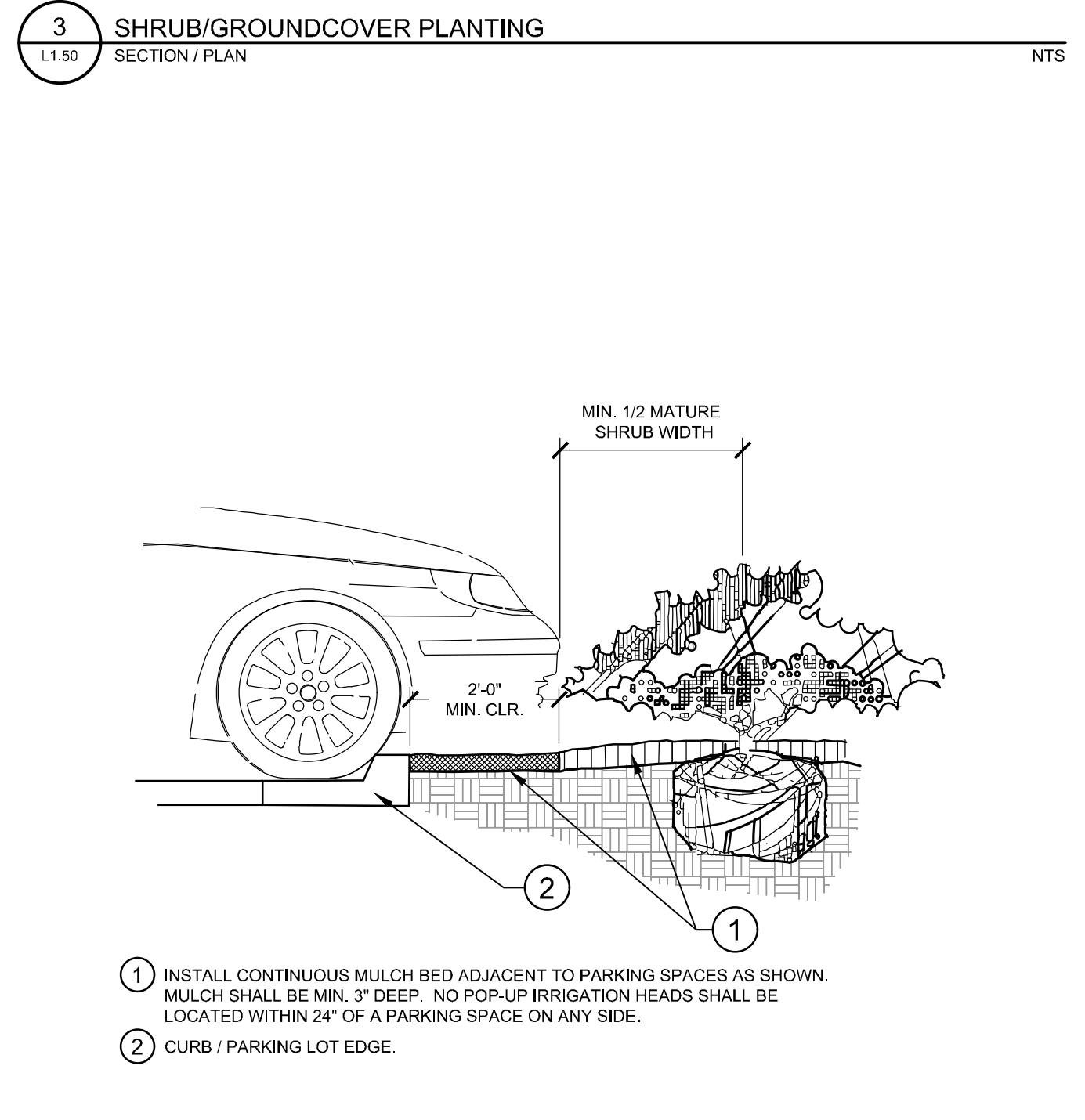
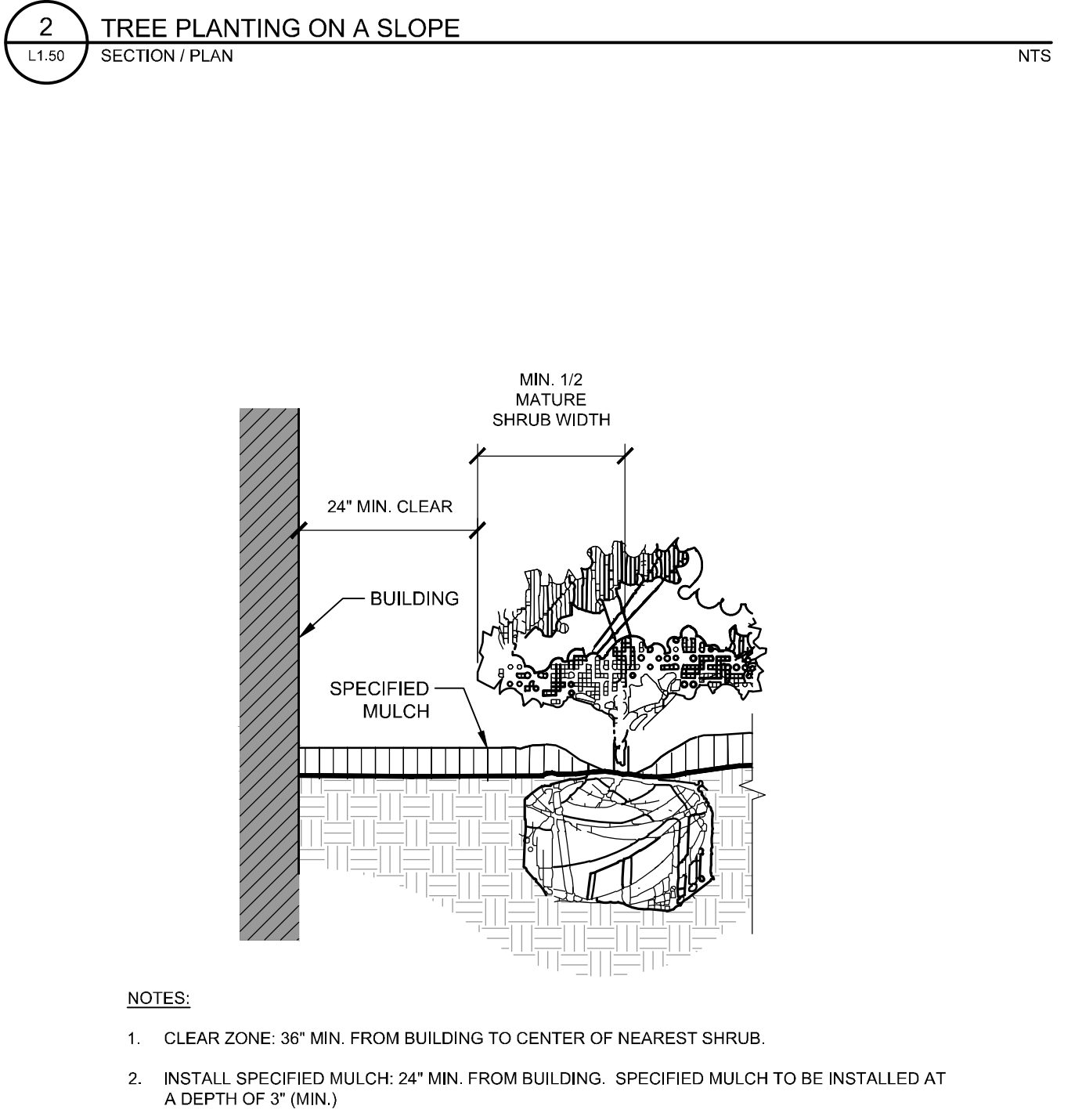
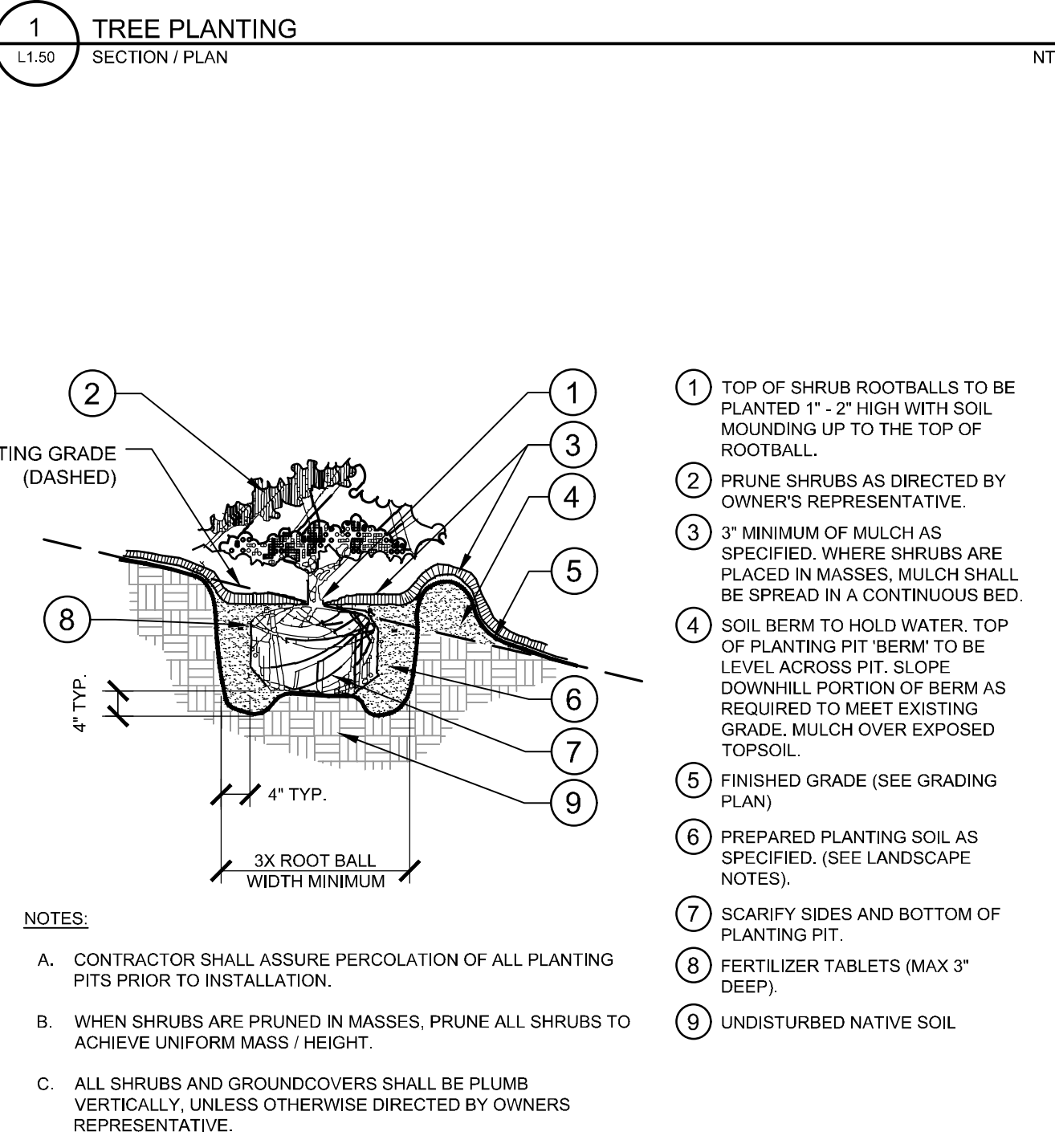
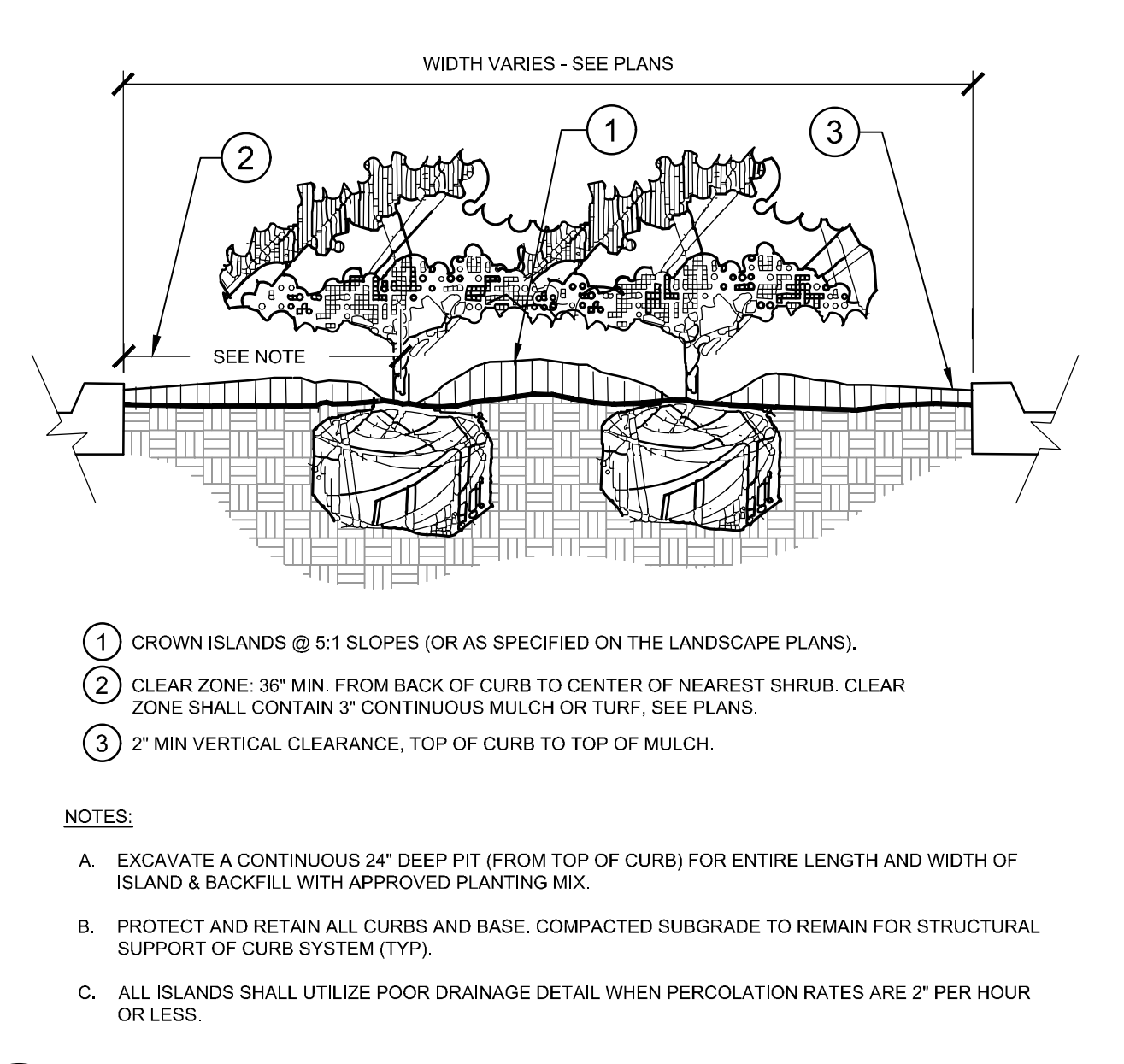
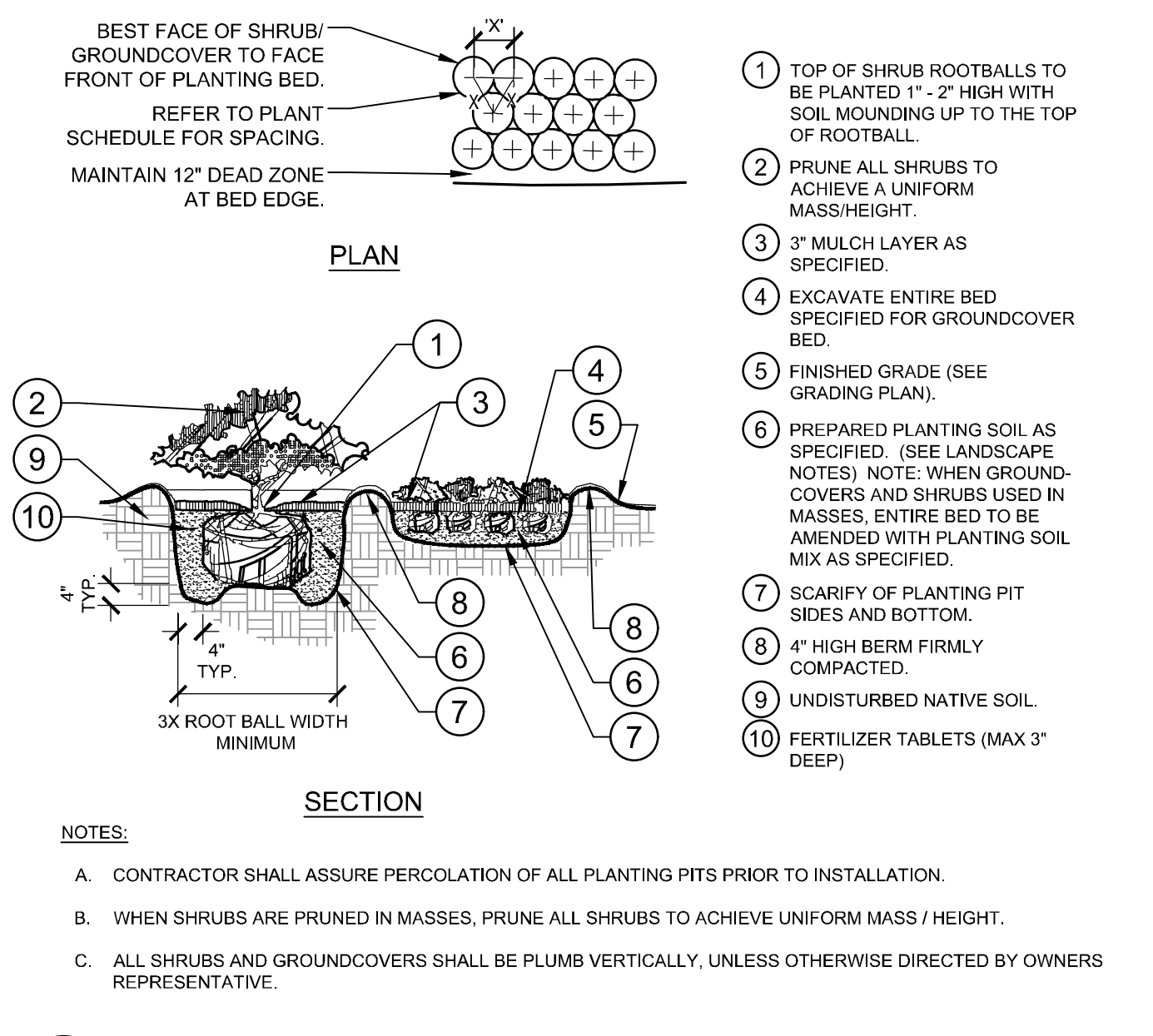
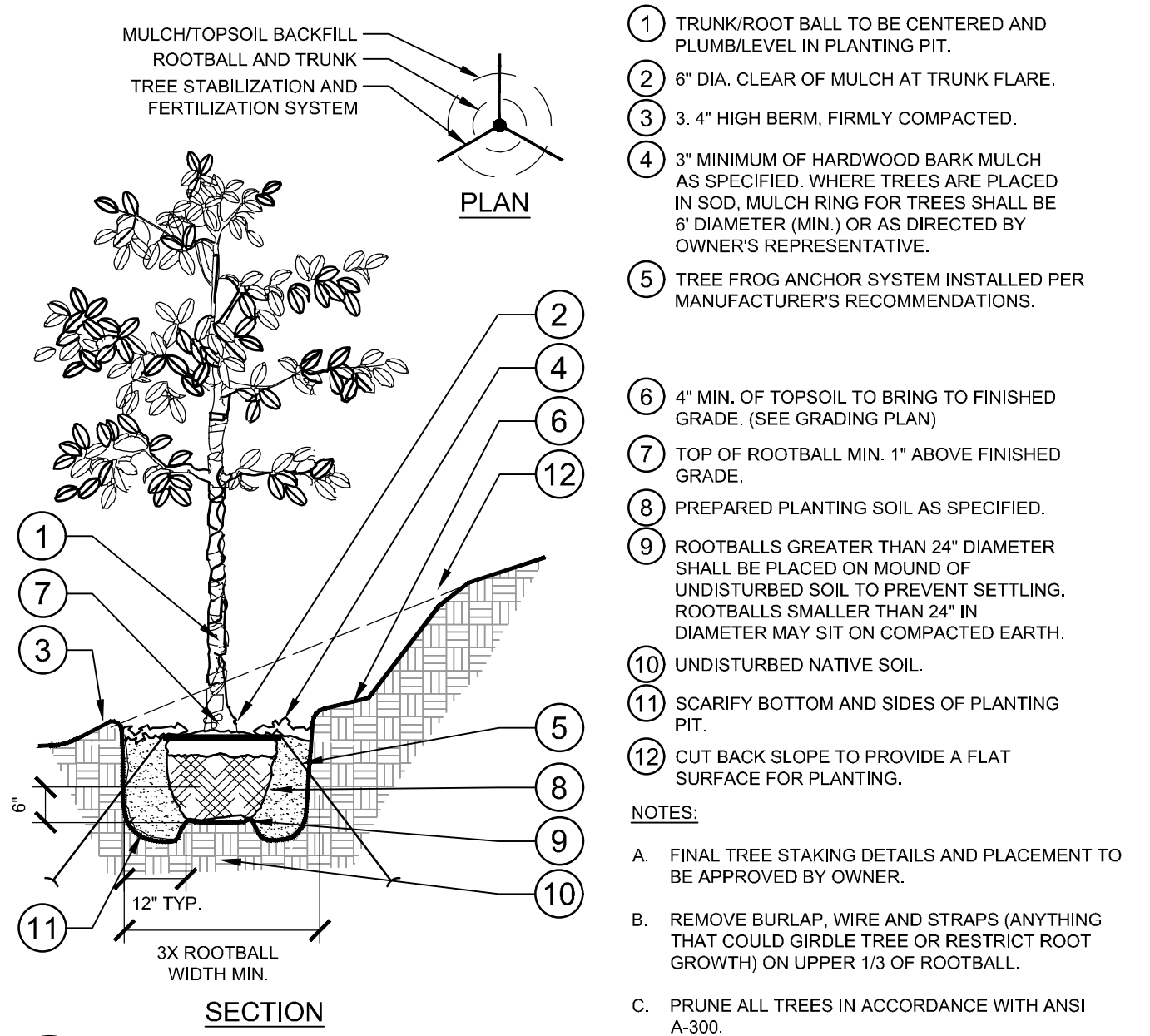
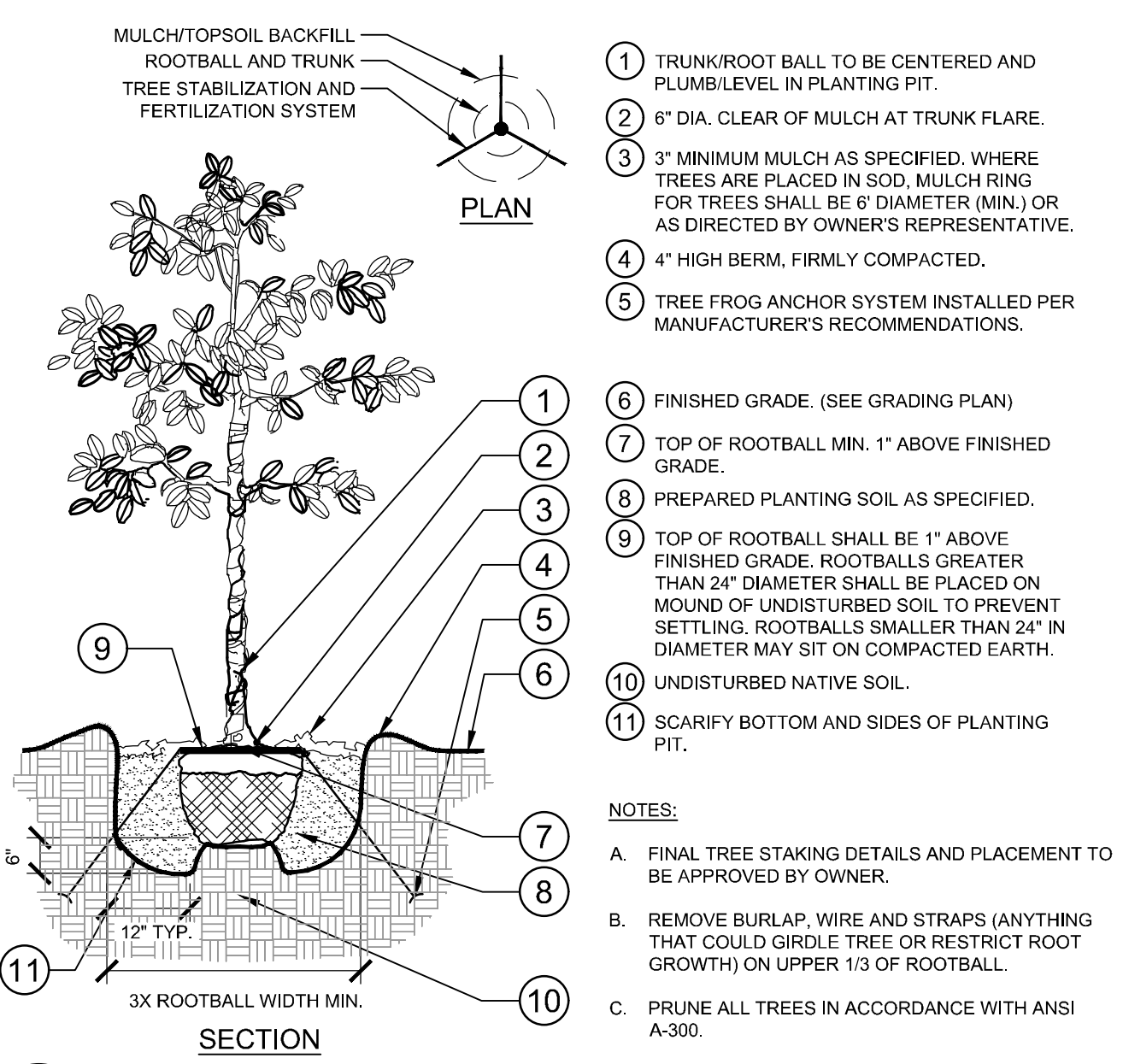
# LANDSCAPE PLAN

**WILLIAMSBURG DOWNS DUNKIN**  
PREPARED FOR  
**CORE WSD, LLC**  
FLORIDA  
ORANGE COUNTY

SHEET NUMBER  
**L1.00**

CASE #B24904277

12/03/2024 INF  
 ORANGE COUNTY COMMENTS  
 LICENSED PROFESSIONAL  
 KHA PROJECT 049.53.004  
 DATE 12/03/2024  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY RYP  
 CHECKED BY MT  
 DATE 12/3/2024  
 LANDSCAPE DETAILS  
 WILLIAMSBURG DOWNS DUNKIN PREPARED FOR CORE WSD, LLC  
 FLORIDA  
 SHEET NUMBER L1.50  
 ORANGE COUNTY



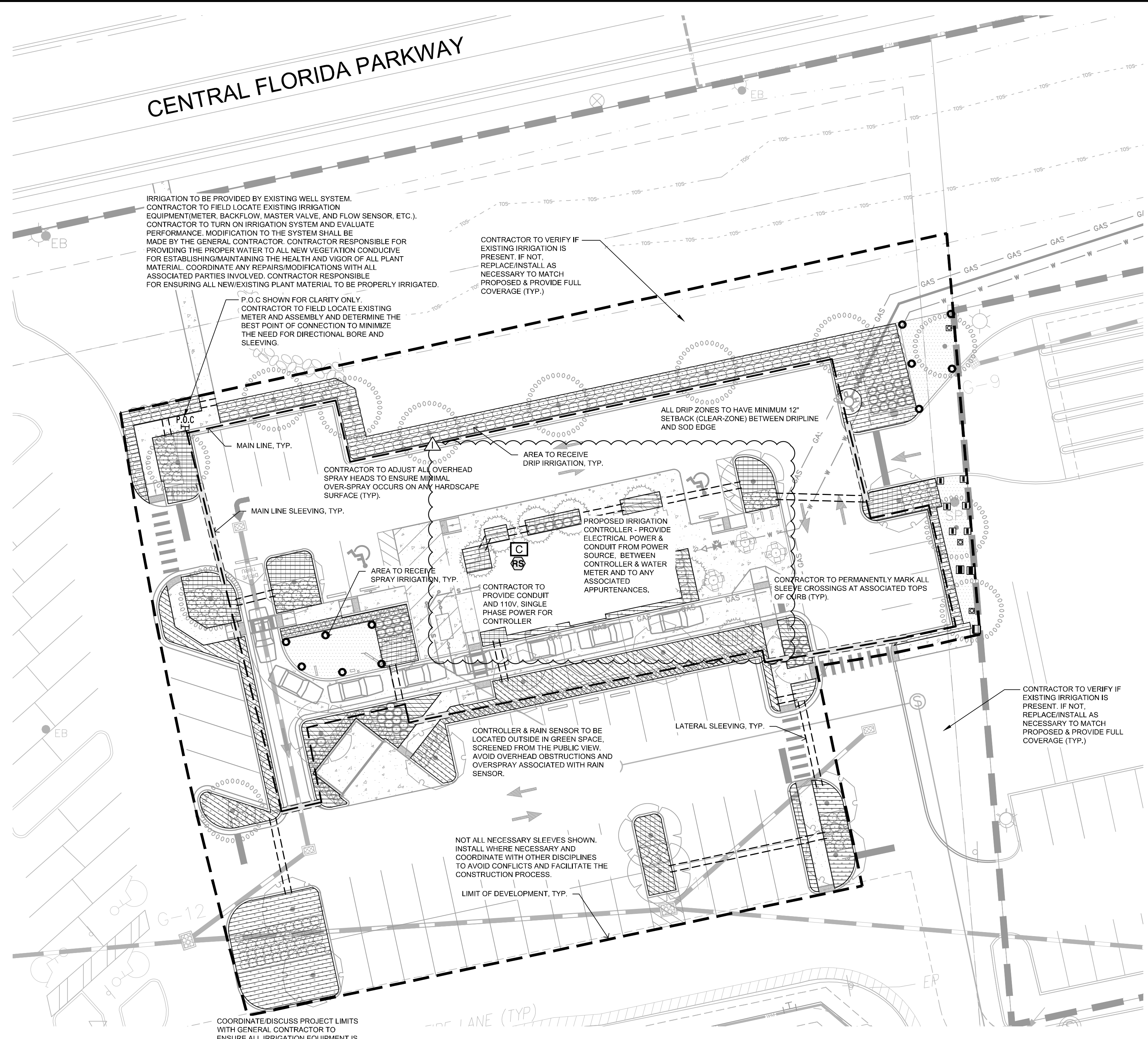
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**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR  
 CORE WSD, LLC

SHEET NUMBER  
**L1.50**



Plotted By: Ferrero, Rosie - Sheet Set: Williamsburg Downs Dunkin - Layout: L2.00 IRRIGATION PLAN - December 03, 2024 - 10:29:40am - K:\ORL\Civil\G09333004 - Williamsburg Downs Dunkin\CADD\CONSTRUCTION\Irrigation\Irrigation PLAN.dwg  
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**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
R-VAN-LCS R-VAN-SST	RAIN BIRD R-VAN-STRIP RD-04-SAM-P45-NP TURF ROTARY, 5' X 15' (LCS AND RCS), 5' X 30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET, W/ NON-POTABLE PURPLE CAP.	4	45
R-VAN-14 R-VAN-14-360	RAIN BIRD R-VAN-14 RD-04-SAM-P45-NP TURF ROTARY, 8'-14" 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
R-VAN-18 R-VAN-18-360	RAIN BIRD R-VAN-18 RD-04-SAM-P45-NP TURF ROTARY, 13'-18" 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET, W/ NON-POTABLE PURPLE CAP.	11	45
1401 1402 1404 1408	RAIN BIRD 1804-SAM-PRS-NP-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POP-UP WITH CHECK VALVE AND PRESSURE REGULATOR, NON-POTABLE PURPLE CAP.	3	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[Hatched Box]	AREA TO RECEIVE DRIFLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIFLINE, 0.9 7,929 L.F. GPH EMITTERS AT 12" O.C. DRIFLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XF INSERT FITTINGS.	0.9	7,929 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[C]	RAIN BIRD ESP12L XMEF 12 STATION COMMERCIAL CONTROLLER, PLASTIC WALL MOUNT, FLOW SENSING	1	
[RS]	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	
P.O.C.	POINT OF CONNECTION 1" CONTRACTOR TO FIELD LOCATE	1	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	707.8 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL	228.1 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40 MAIN LINE	123.5 L.F.	

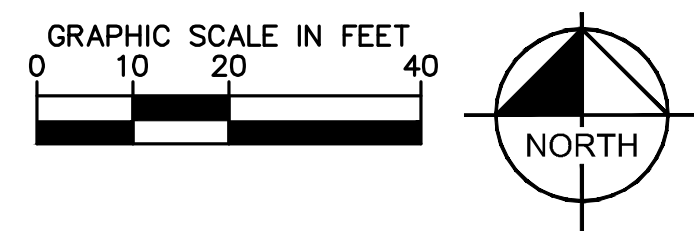
FLOW TOTALS  
 Area for Dripline: 119.0  
 Bubblers: 1.5  
 Turf Rotary: 11.5  
 Total: 132.0 GPM

**IRRIGATION NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
- IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
- MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.



DATE	BY
12/03/2024	INF

**ORANGE COUNTY COMMENTS**

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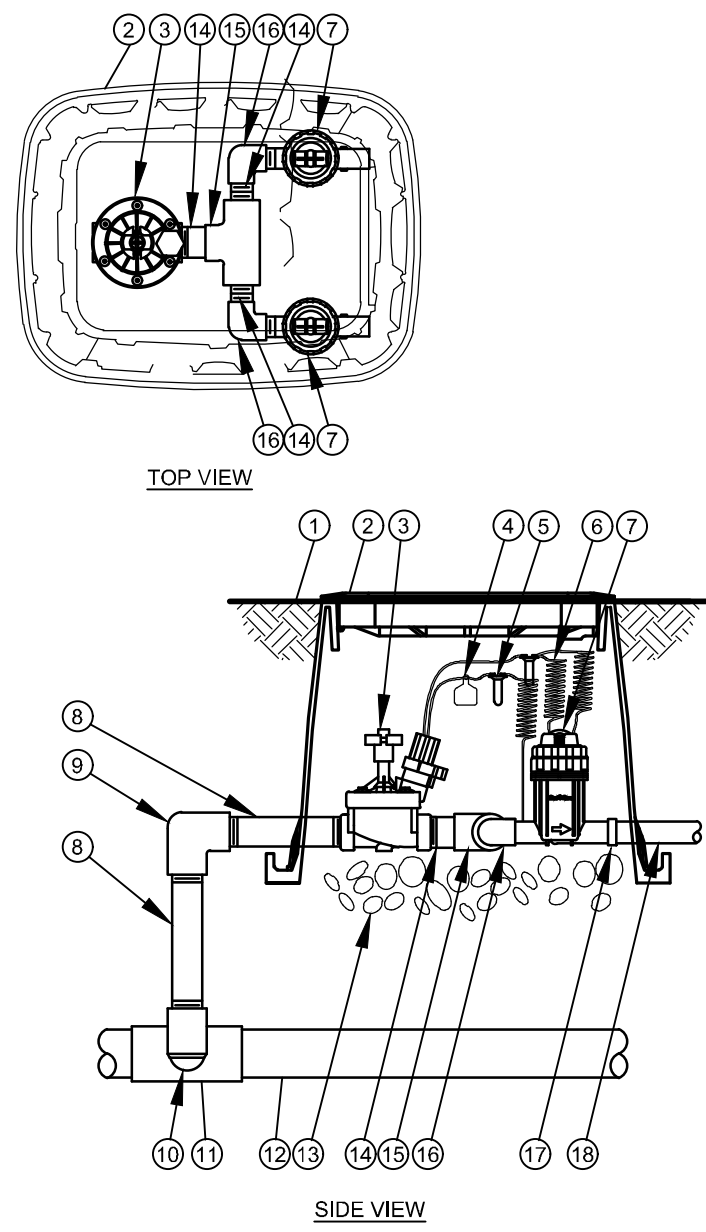
LICENSED PROFESSIONAL	DATE: 12/3/2024
KHA PROJECT: 049333004	DATE: 12/03/2024
SCALE: AS SHOWN	DESIGNED BY: KHA
DRAWN BY: RYP	CHECKED BY: MTF

**IRRIGATION PLAN**

**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR  
**CORE WSD, LLC**  
 ORANGE COUNTY FLORIDA

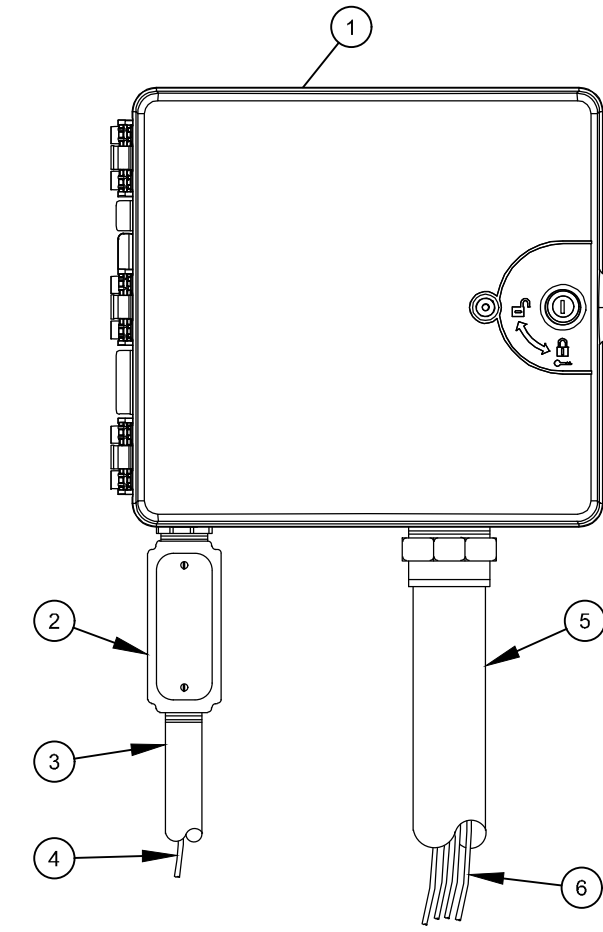
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**L2.00**

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- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER
- 3 REMOTE CONTROL VALVE
- 4 ID TAG
- 5 WATERPROOF CONNECTION
- 6 30-INCH LINEAR LENGTH OF WIRE, COILED
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 TEE
- 16 PVC SCH 40 ELL
- 17 PVC SCH 40 FEMALE ADAPTOR
- 18 LATERAL PIPE

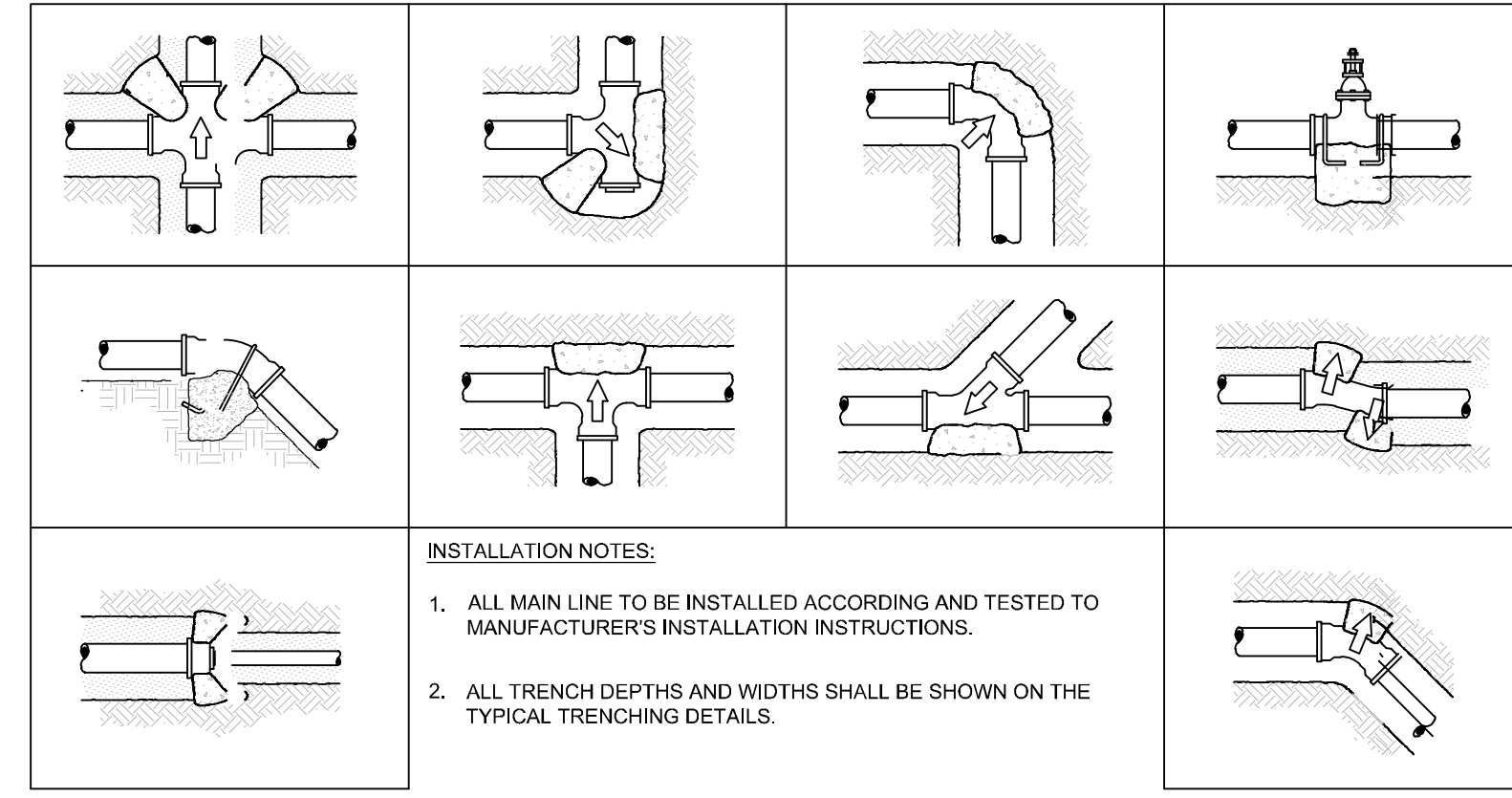
**1** COMMERCIAL CONTROL DRIP ZONE VALVE KIT  
SECTION / PLAN NTS



- 1 IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

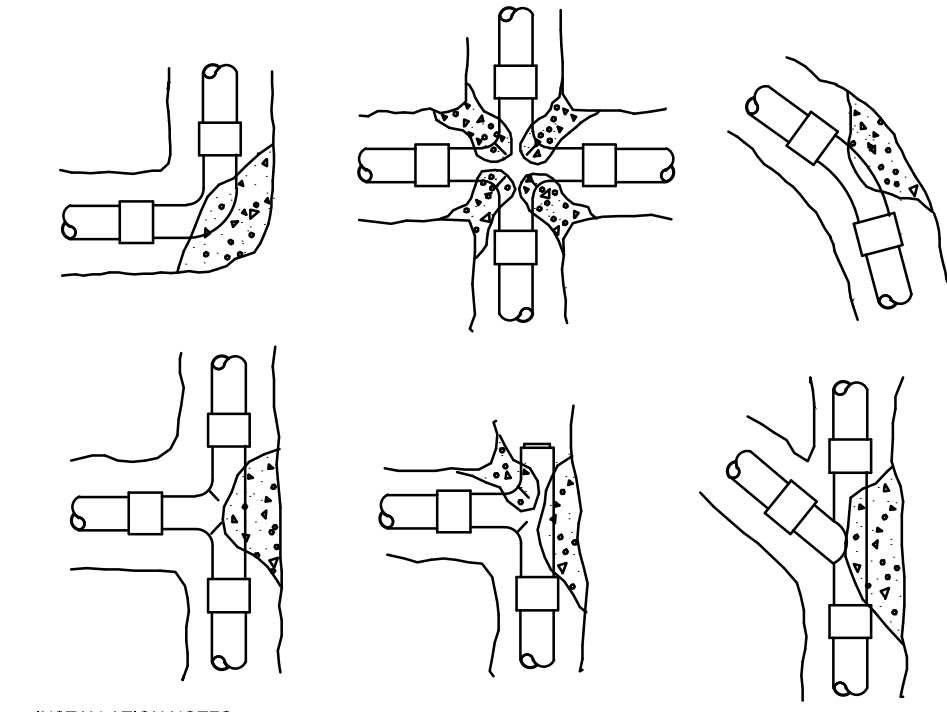
- NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
  3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

**2** TYPICAL CONTROLLER  
ELEVATION NTS



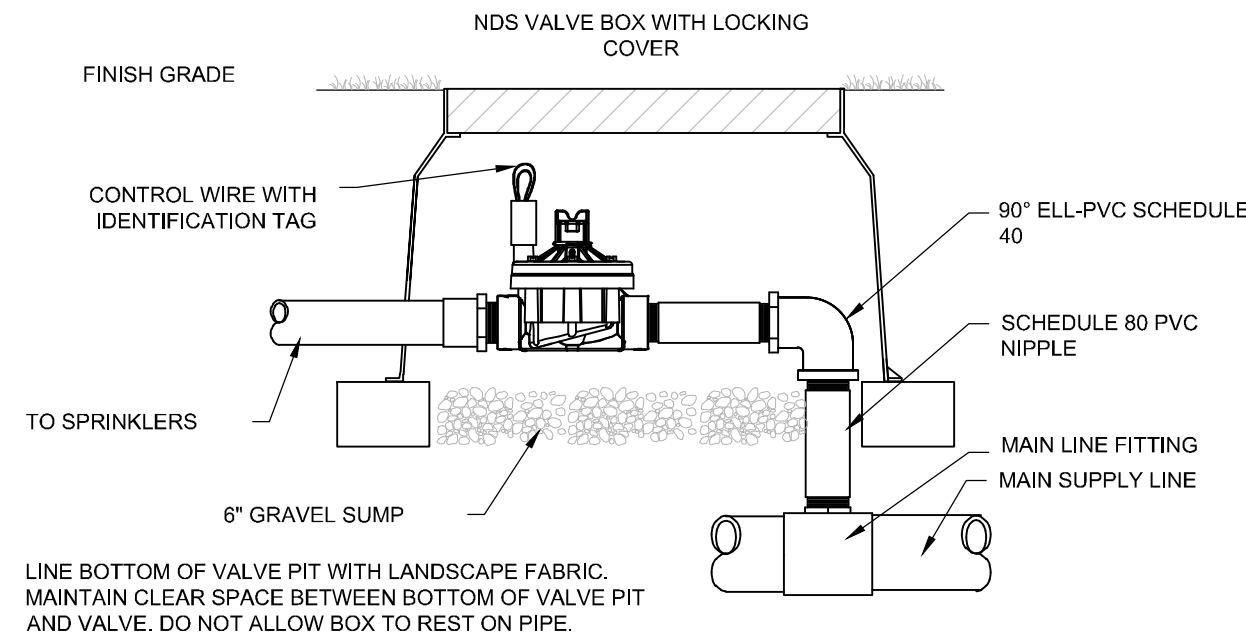
- INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

**3** TYPICAL THRUST BLOCK  
SECTION NTS

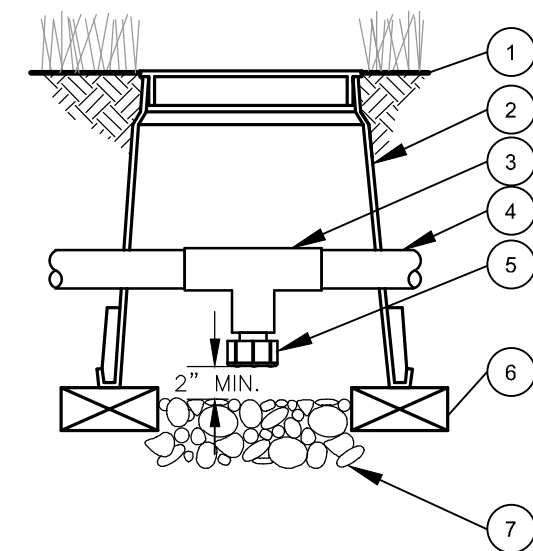


- INSTALLATION NOTES:
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
  2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
  3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
  4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

**4** THRUST BLOCK REINFORCEMENT  
SECTION NTS

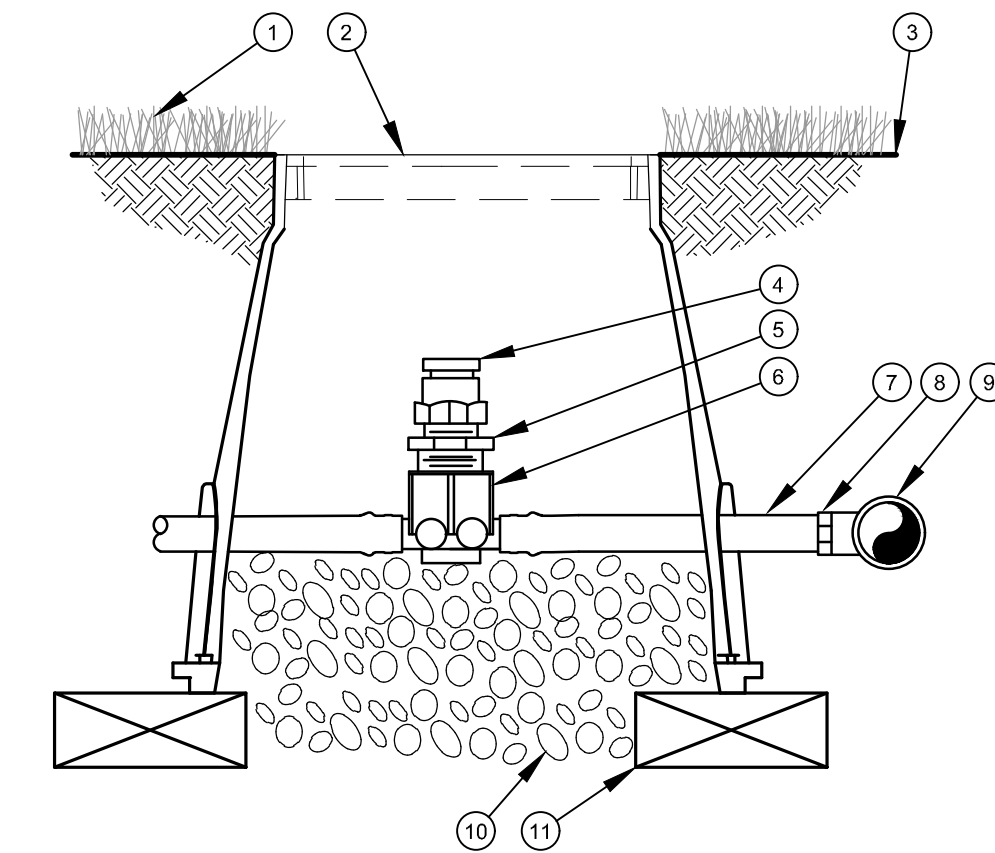


**5** TYPICAL CONTROL VALVE  
SECTION NTS



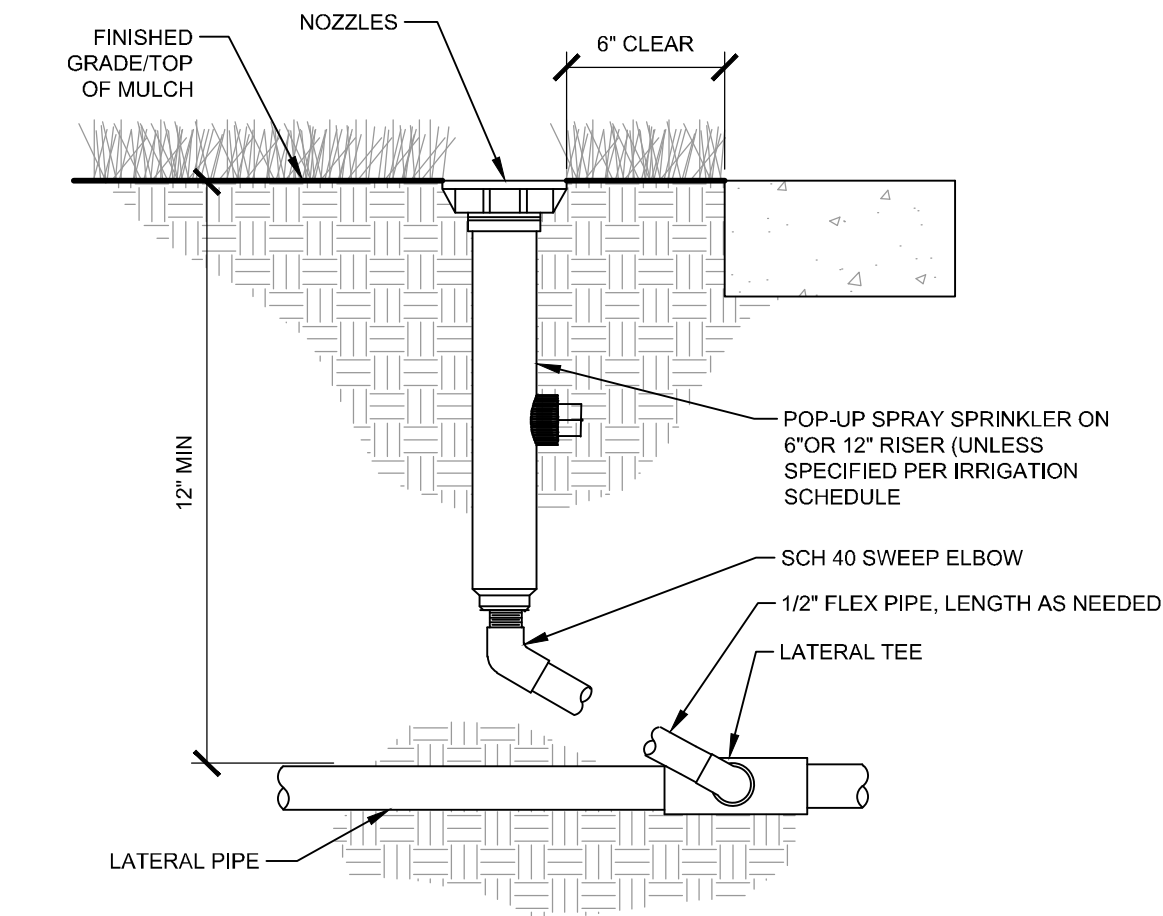
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

**6** DRAIN VALVE  
SECTION NTS

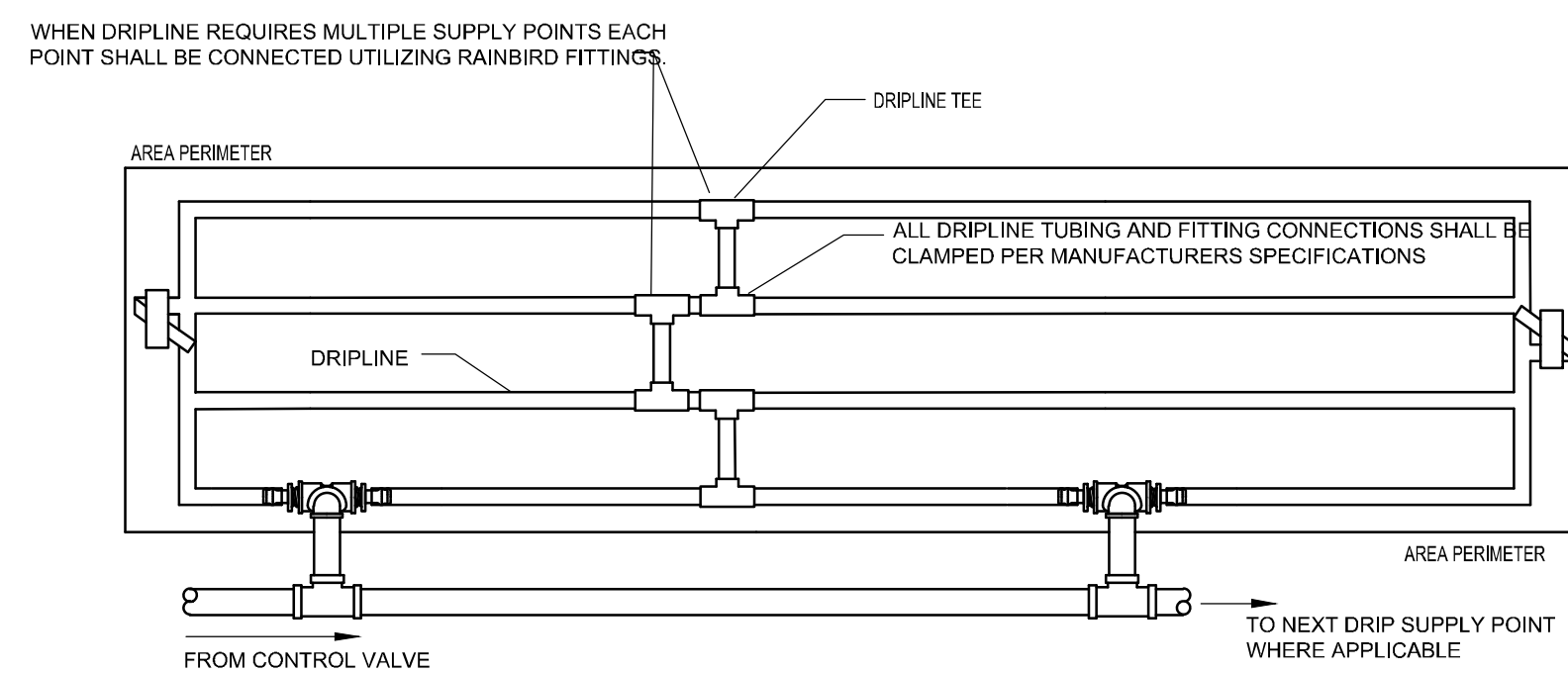


- 1 TURF GRASS
- 2 VALVE BOX LID
- 3 FINISH GRADE
- 4 1/2" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" x 3/4" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR
- 7 1/2" BLANK DRIPLINE TUBING
- 8 BARB X MALE THREAD CONNECTOR
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 11 BRICK (1 OF 2)

**7** AIR RELIEF VALVE IN XFS DRIP LINE  
SECTION NTS

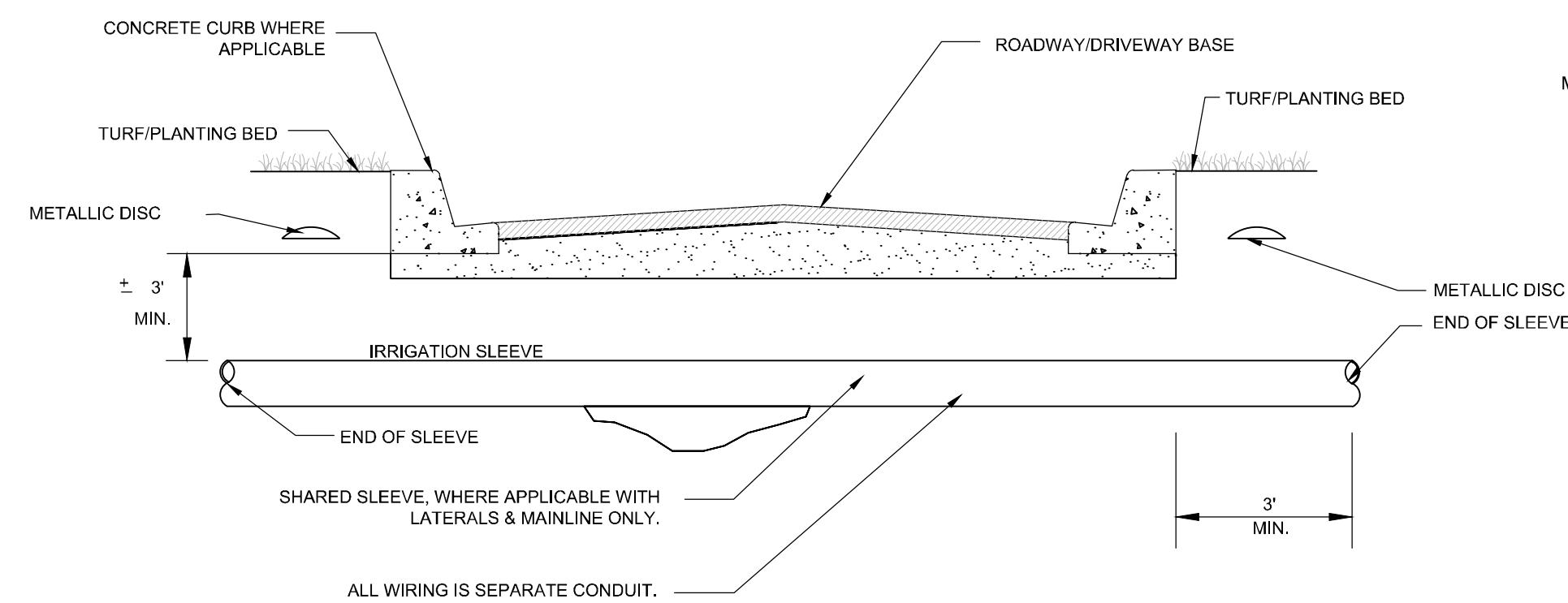


**8** TYPICAL SPRAY / ROTAR HEAD  
SECTION NTS

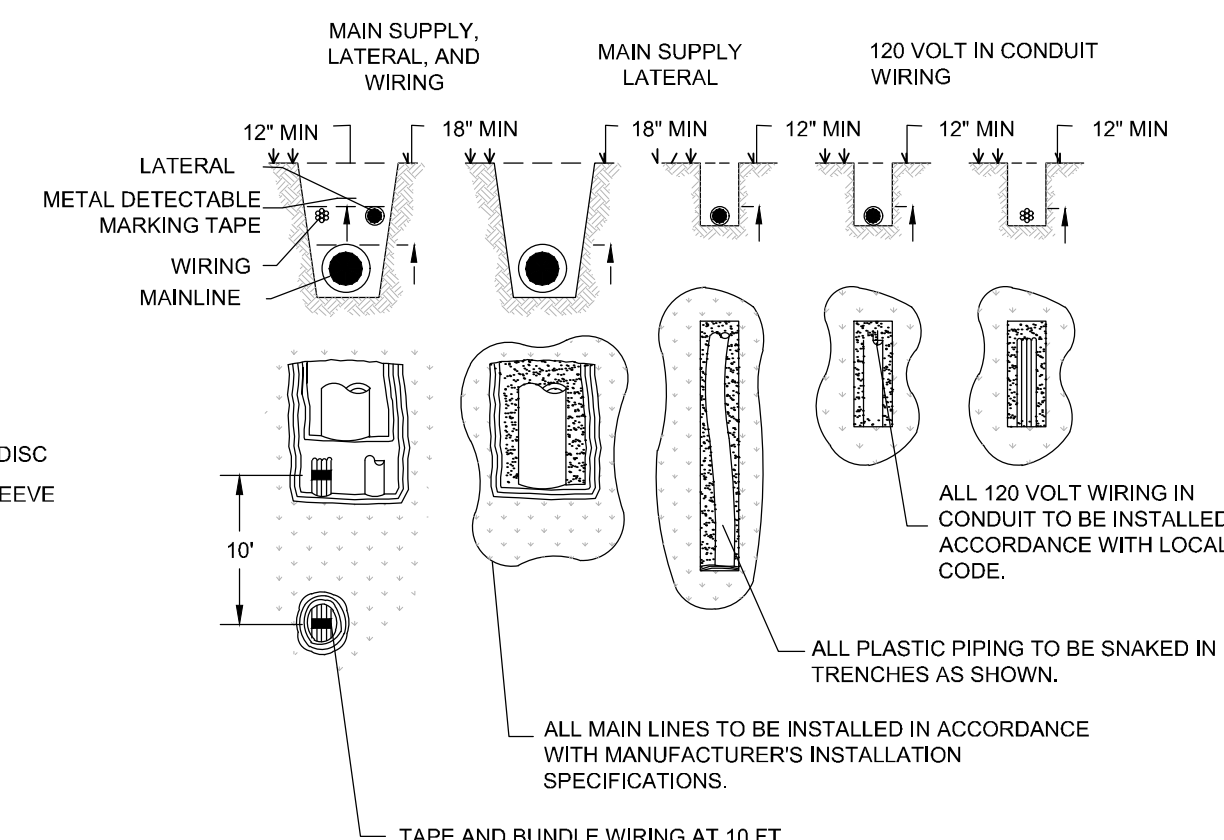


- NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
  2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
  3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

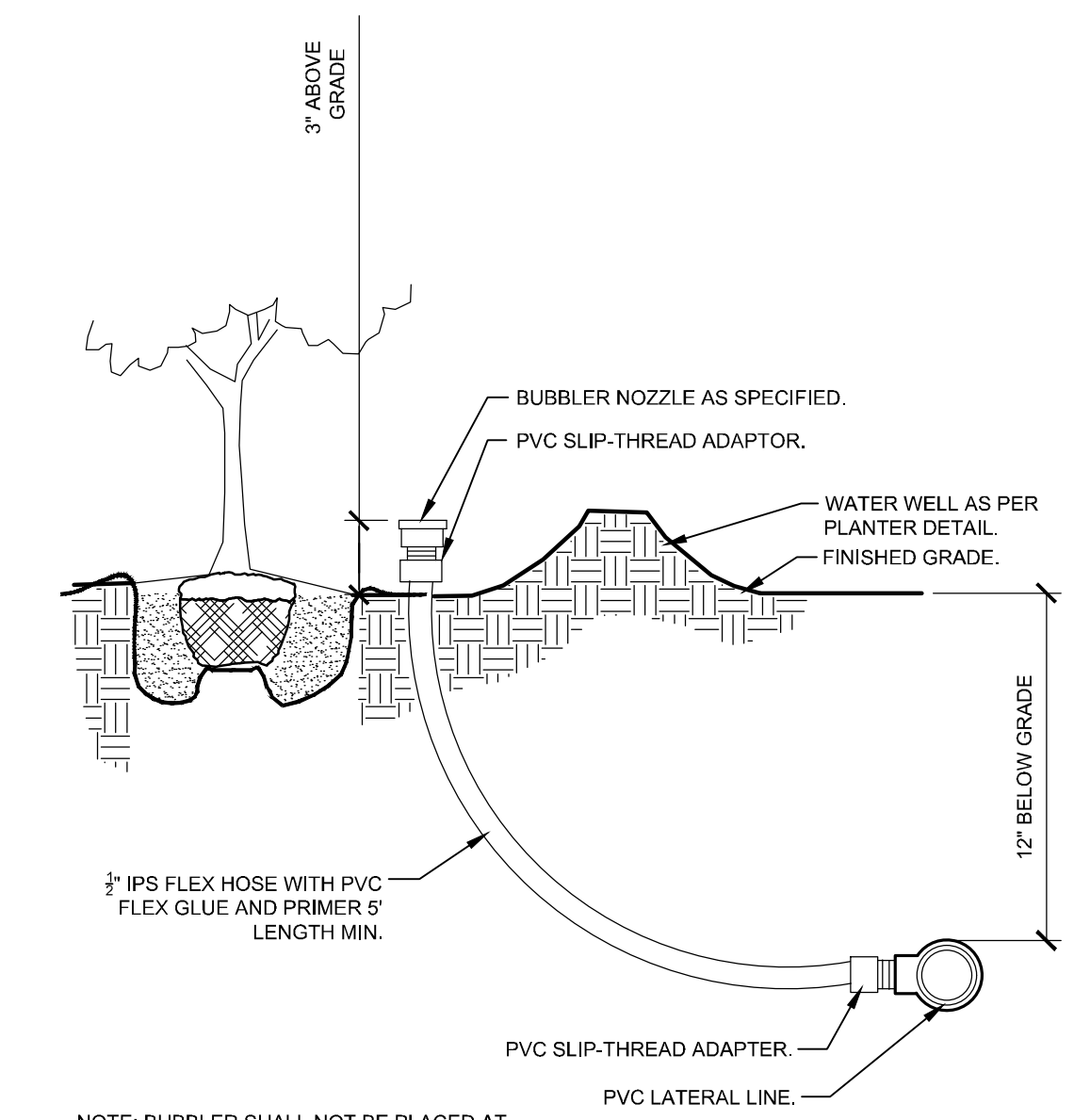
**9** TYPICAL DRIP LINE  
PLAN NTS



**10** TYPICAL SLEEVING  
SECTION NTS



**11** TYPICAL TRENCHING  
SECTION / PLAN NTS



**12** TYPICAL BUBBLER  
SECTION NTS

NO.	REVISIONS	DATE	BY

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 KHA PROJECT 049333004  
 DATE 12/03/2024  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY RYP  
 CHECKED BY MTF  
 DATE 12/3/2024

**IRRIGATION DETAILS**

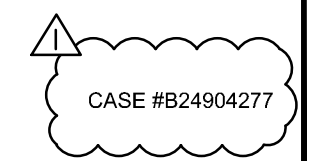
**WILLIAMSBURG DOWNS DUNKIN**  
 PREPARED FOR CORE WSD, LLC  
 ORANGE COUNTY FLORIDA



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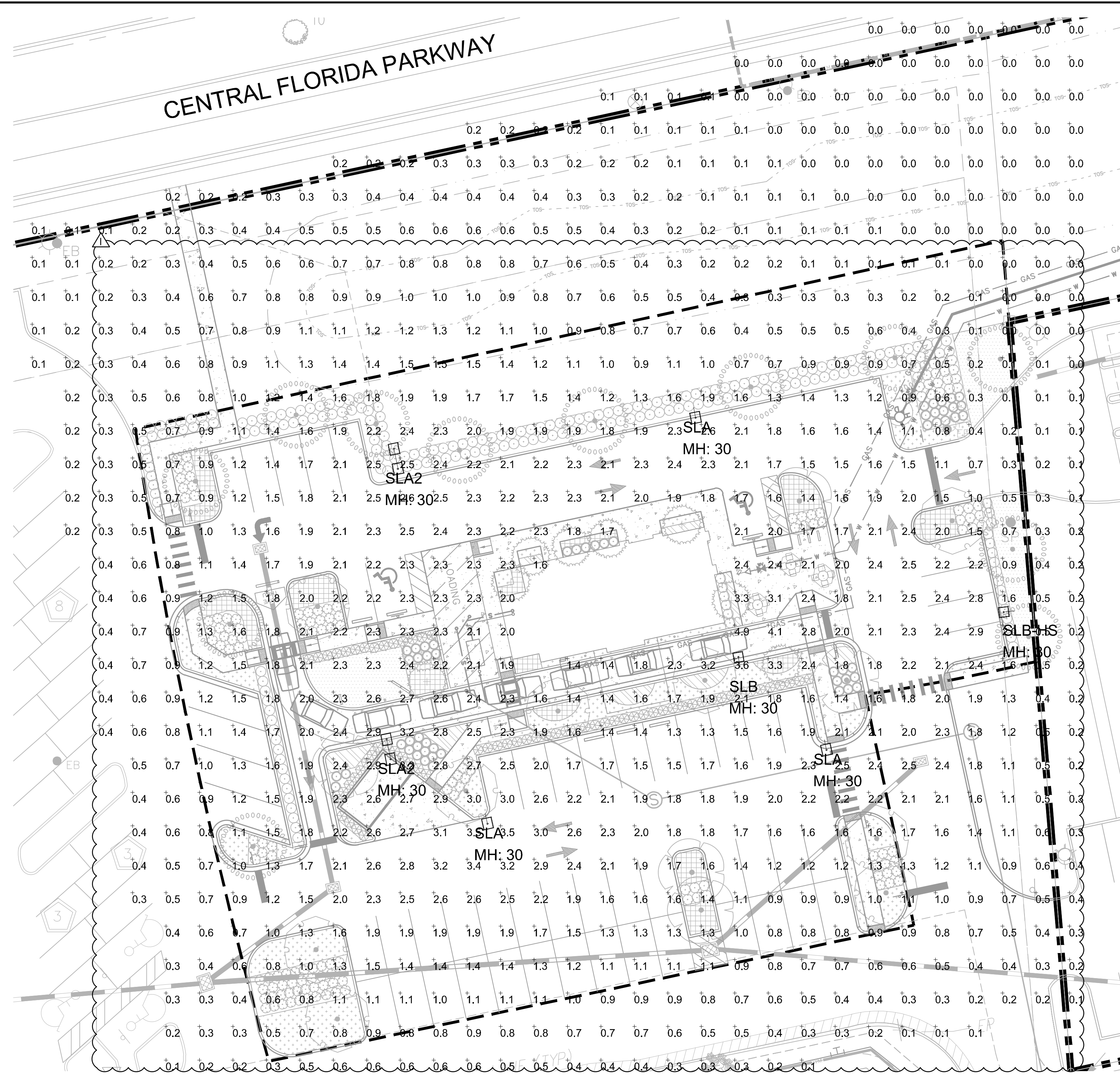
**IRRIGATION SYSTEM NOTES:**

- THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
  - SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
  - IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
  - CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED), COORDINATE LOCATION WITH OWNER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR, COORDINATE LOCATION W/ OWNER.
  - IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
  - VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
  - CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
  - INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
  - CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
  - CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
  - PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- PRE-APPROVED MANUFACTURERS:  
1. TORO  
2. HUNTER  
3. RAINBIRD
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
  - LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
  - MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
  - THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
  - ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
  - ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
  - NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB" LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
  - THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
  - ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
  - ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:  
CONTROL WIRES - #14  
COMMON WIRES - #14
  - ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:  
-RECTANGULAR 12"x17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
  - ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
  - HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
  - LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
  - IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIFLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
  - ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIFLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
  - ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
  - ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
  - SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
  - IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
  - IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
  - CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
  - IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVEING AT 2X THE PIPE SIZE. ALL SLEEVEING SHALL BE FREE OF STONES AND DEBRIS.
  - IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
  - POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
  - IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
  - IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.



<b>WILLIAMSBURG DOWNS DUNKIN</b> PREPARED FOR CORE WSD, LLC		ORANGE COUNTY FLORIDA	
SHEET NUMBER <b>L2.51</b>		DATE: 12/3/2024	
KHA PROJECT 049333004		LICENSED PROFESSIONAL	
DATE 12/03/2024		_____	
SCALE AS SHOWN		_____	
DESIGNED BY KHA		_____	
DRAWN BY RYP		_____	
CHECKED BY MTF		_____	
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REVISIONS		No.	
BY	DATE		

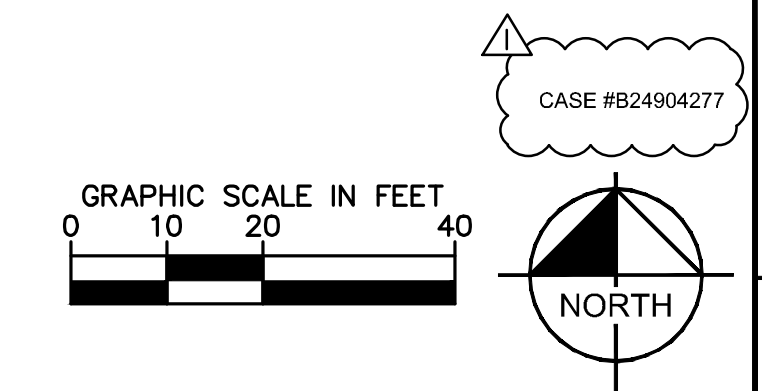
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Landreth Lighting Luminaire Schedule									
Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
⊖	NLS Lighting	3	SLA	SINGLE	NV-1-T4-48L-7-40K7-UNV-DSP3-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	104	12168	B2-U0-G2
⊕	NLS Lighting	2	SLA2	BACK-BACK	NV-1-T5-48L-7-40K7-UNV-DSP3-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	104	12480	B4-U0-G2
⊖	NLS Lighting	1	SLB	SINGLE	NV-1-T3-48L-7-40K7-UNV-DSP3-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	104	12376	B2-U0-G2
⊕	NLS Lighting	1	SLB-HS	SINGLE	NV-1-T3-48L-7-40K7-UNV-DSP3-FINISH TBD-HSS; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	104	6968	B0-U0-G2

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Boundary	ILLUMINANCE	Fc	0.27	0.5	0.0	N.A.	N.A.
Parking Lot	ILLUMINANCE	Fc	1.84	3.5	0.7	2.63	5.00



ORANGE COUNTY COMMENTS

12/03/2024 INF

KHA PROJECT  
049333004

DATE  
12/03/2024

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY RYP

CHECKED BY MTF

DATE: 12/3/2024

LICENSED PROFESSIONAL

REVISIONS

No.

DATE

BY

WILLIAMSBURG  
DOWNS DUNKIN  
PREPARED FOR  
CORE WSD, LLC

FLORIDA

ORANGE COUNTY

LIGHTING PLAN

SHEET NUMBER  
**L4.00**

Kimley»Horn

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**NLS LIGHTING** **NV-1**  
 AREA, SITE & ROADWAY



**LED WATTAGE CHART**

	16L	32L	48L	64L
400 milliwatts	21w	-	-	-
500 milliwatts	26w	-	-	-
700 milliwatts	36w	71w	108w	136w
1000 milliwatts	48w	108w	152w	200w

**FORM AND FUNCTION**

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

**FINISH**

- 3-5 mils electrostatic powder coat
- NLS' standard high-quality finishes prevent corrosion, protect against extreme environmental conditions

**WARRANTY**

Five-year limited warranty for drivers and LEDs.

**BUY AMERICAN**

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

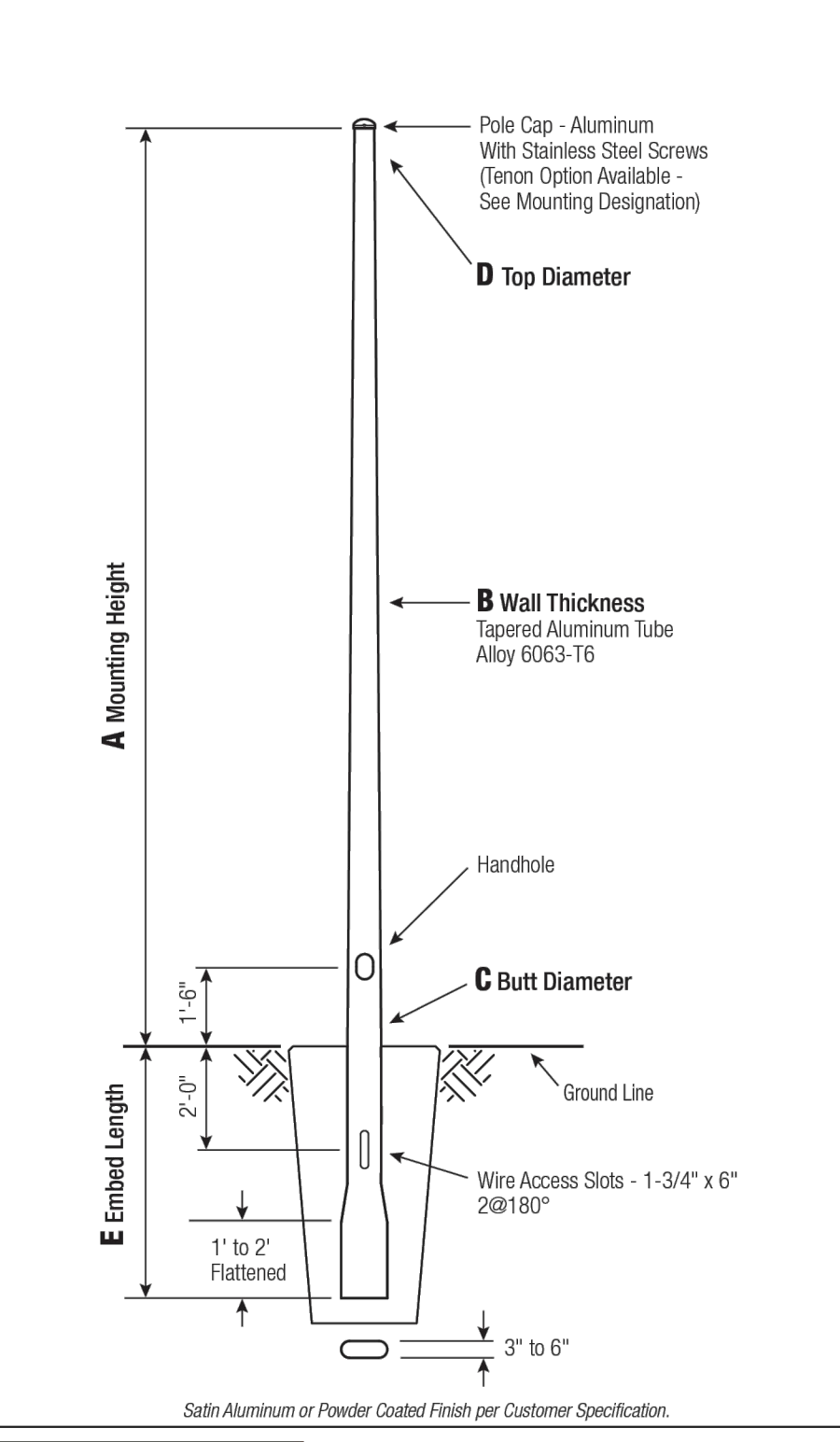
**CONSTRUCTION**

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard



REV 10.17.24

**RTA** Round Tapered Aluminum Pole  
 No Arm — Direct Buried



C Butt Dia.	D Top Dia.
5	3
6	4.5
7	4.5
8	4.5
9	4.5
10	6

C and D Dimensions in Inches



**FLORIDA BUILDING CODE GUIDE**  
 2023 FBC EPCA

**Pole**

The pole shaft will be constructed of seamless annealed tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

**Handhole**

5" Butt Diameter - 2-1/2" x 5" Handhole with curved Lap Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision is provided as part of the handhole.  
 6" Butt Diameter - Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.  
 7" Butt Diameter - Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8"-16NC Grounding Provision.

**Embed Detail**

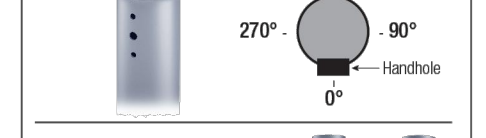
Direct Buried Pole bottom section on 6"± butt diameter poles will be partially flattened into an anti-rotational oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.

**Vibration Damper**

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

**Mounting Designation**

Side Drill Mount For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.

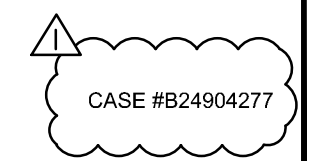


**Tenon Mount - Welded or Spun**

For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (5", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.



**WARNING:** Do not install light pole without luminaire.



**ORANGE COUNTY COMMENTS**

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 200 S. ORANGE AVENUE, SUITE 600, ORLANDO FLORIDA 32801  
 PHONE: 407-698-1511  
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

KHA PROJECT	049333004
DATE	12/03/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	MTF
DATE:	12/3/2024

**LIGHTING SPECIFICATIONS**

**WILLIAMSBURG DUNKIN**  
 PREPARED FOR  
 CORE WSD, LLC  
 ORANGE COUNTY FLORIDA

# SECTION C



**ENVIRONMENTAL PROTECTION DIVISION**

**Renée H. Parker, LEP, Manager**

3165 McCrory Place, Suite 200  
Orlando, FL 32803-3727  
407-836-1400 • Fax 407-836-1499  
www.ocfl.net

CERTIFIED MAIL NO. 9489 0090 0027 6519 7605 61

January 7, 2025

**NOTICE OF NON-COMPLIANCE**

AWH Orlando Property LLC  
ATTN: Paul J Kuehner  
100 Washington Blvd, Suite 200  
Stamford, CT 06902

**Re: Improper Maintenance of Stormwater System  
Stormwater System at AWH Orlando Property LLC  
Orange County Commission District: 1  
10100 International Dr, Unincorporated Orange County FL  
Parcel ID No: 12-24-28-6652-00-010  
File Number: SW-4225  
EPD Item No.: 24-649347**

Dear Mr. Kuehner:

On December 31, 2024, the Orange County Environmental Protection Division (EPD) received a complaint and photographs from CPH Consulting, LLC (the engineering firm for Valencia Water Control District) regarding the maintenance of your stormwater system at the above referenced location. Specifically, the complaint indicated that a damaged/failing outfall structure from the AWH Orlando Property that overflows into the VWCD canal is creating erosion along the canal bank and discharging sediment into the canal, which has created turbidity and a sediment buildup. The deficiencies with your stormwater management system require maintenance and/or corrective action, which has been outlined below. Photographs of the damaged/failing outfall structure have been included as Attachment A and a location map has been included as Attachment B.

EPD requests that you contact the inspector at the number and/or email listed below and commence corrective actions to respond to the deficiencies within the timeframes described. Upon completion of the items listed, EPD requires that you request a final inspection by contacting the inspector. Should the required repairs result in a modification to your stormwater management system, approvals from the Orange County Stormwater Department and/or the applicable Water Management District may be required.

To bring the property into compliance and prevent further enforcement proceedings, including the potential for administrative penalties, please complete the following corrective actions within the timeframes described:

1. Within 30 days, remove excess sediment from the canal.
2. Within 30 days, repair overflow structure erosion to the original approved/permitted grade.

*Serving our community by conserving, protecting, and enhancing the environment for current and future generations.*

**January 7, 2025**  
**Notice of Noncompliance, SW-4225**  
**EPD Item No.: 24-649347**

3. Within 30 days, repair the overflow structure.
4. Submit photographic evidence to EPD verifying all corrections have been made.
5. Contact Allen Lane with CPH Consulting concerning any repairs that may be needed to the VWCD canal bank after the structure has been repaired. You can reach Mr. Lane at 407-425-0452 or via email at [alane@cphcorp.com](mailto:alane@cphcorp.com).

Note that all corrective actions must occur with the appropriate Best Management Practices (BMP's) in place to prevent additional erosion and water quality impacts.

Pursuant to Orange County Code Section 15-115(c), the property owners, or those that have been delegated maintenance responsibility, are required to continue maintenance of all permitted stormwater treatment facilities, such as drainage swales and ponds.

**If the issues identified in the attached list of corrective actions are not addressed to EPD's satisfaction and within the timeframe provided, the County may pursue additional enforcement action, including the assessment of penalties.**

If corrective actions are completed to the satisfaction of EPD, you will be notified that the matter has been resolved and this noncompliance file will be closed. If you wish to discuss this noncompliance matter in more detail, please contact Colin Kelley at 689-688-7368 or via email at [Colin.Kelley@ocfl.net](mailto:Colin.Kelley@ocfl.net).

Sincerely,



Colin Kelley (#46220)  
Senior Environmental Specialist

Attachments

*el*  
CK/EL:msr

c: Andrew Corrado, South Florida Water Management District, [acorrado@sfwmd.gov](mailto:acorrado@sfwmd.gov)  
Dale Mudrak, Orange County Public Works, [Dale.Mudrak2@ocfl.net](mailto:Dale.Mudrak2@ocfl.net)  
Maricela Torres, Orange County Roads and Drainage, [Maricela.torres@ocfl.net](mailto:Maricela.torres@ocfl.net)  
Joe Cardone, Doubletree Orlando, [jcardone@doubletreeorlandosw.com](mailto:jcardone@doubletreeorlandosw.com)  
Mr. Gerry Tarantino, Doubletree Orlando, [gtarantino@doubletreeorlandosw.com](mailto:gtarantino@doubletreeorlandosw.com)  
Allen Lane, CPH Consulting, LLC, [alane@cphcorp.com](mailto:alane@cphcorp.com)

## Inspection Photographs

**Figure 1** – Excess Silt within VWCD Canal – Received by CPH on December 31, 2024.



**January 7, 2025**  
**Notice of Noncompliance, SW-4225**  
**EPD Item No.: 24-649347**  
**Attachment A**

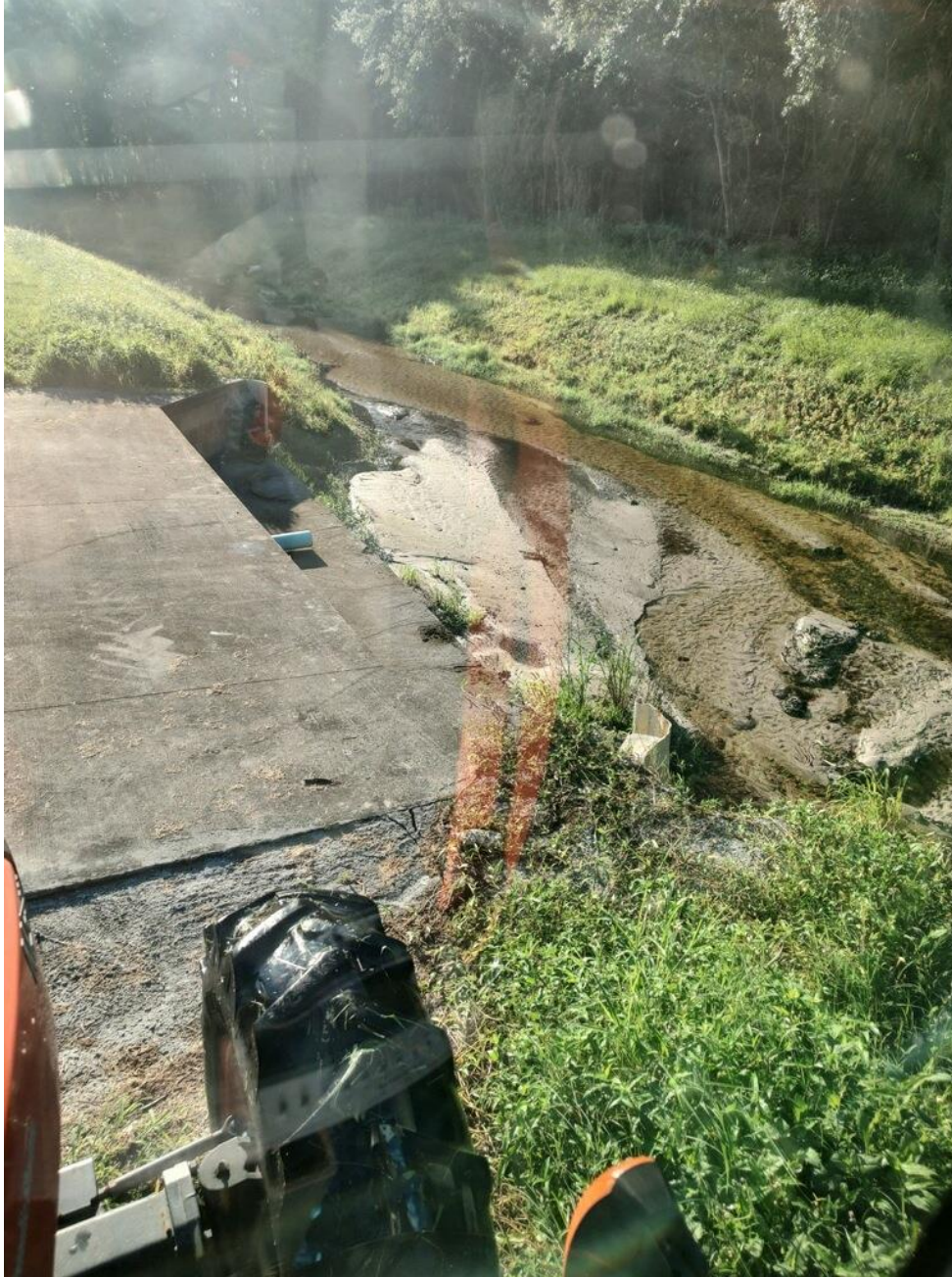
**Figure 2 – Damage of outfall structure – Received by CPH on December 31, 2024.**





**January 7, 2025**  
**Notice of Noncompliance, SW-4225**  
**EPD Item No.: 24-649347**  
**Attachment A**

**Figure 3 – Excess Silt within VWCD Canal – Received by CPH on December 31, 2024.**



**January 7, 2025**  
**Notice of Noncompliance, SW-4225**  
**EPD Item No.: 24-649347**  
**Attachment A**

**Figure 4** – Erosion of outfall structure – Received by CPH on December 31, 2024.

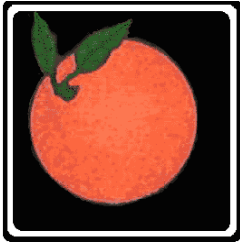


**January 7, 2025**  
**Notice of Noncompliance, SW-4225**  
**EPD Item No.: 24-649347**  
**Attachment B**

**Map of Area – Location map.**



# SECTION D



**VALENCIA WATER CONTROL DISTRICT**  
**219 E. LIVINGSTON STREET, ORLANDO, FL 32801**  
**PHONE: 407-841-5524 X 101 - FAX: 407-839-1526**

March 4, 2025

Thompson Engineering Group, Inc.  
Attn: Michael A. Thompson, P.E.  
4401 Vineland Road, Suite A6  
Orlando, FL 32811

Subject: Permit #0534

Dear Mr. Thompson:

Thompson Engineering Group is hereby granted a construction permit related to the DoubeTree Hotel storm pond outfall structure replacement/repair project. Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS:**

**GENERAL CONDITIONS:**

1. That the District or their agents may at any time make such inspections as they may deem necessary to ensure that the construction or work is performed in accordance with the conditions of this permit.
2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.

5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

**END OF GENERAL CONDITIONS**

**SPECIFIC CONDITIONS**

1. That the Construction Plans, sheets A-1, A-2, A-3 and S-1 titled Water Spillway Concrete Slap Remove and Replacement as recommended for approval by the District Engineer on February 7, 2025, become part of this permit.

**Attest:**

\_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Thompson Engineering Group, Inc.**

**Title:** \_\_\_\_\_

**Attest:**

\_\_\_\_\_

**Granted by:**

**Valencia Water Control District**

**By:** \_\_\_\_\_  
**Roy Miller, President**

**On this \_\_\_\_ day of \_\_\_\_\_, 2025**



1117 East Robinson Street  
Orlando, Florida 32801  
Phone: 407.425.0452  
Fax: 407.648.1036  
[www.cphcorp.com](http://www.cphcorp.com)

February 7, 2025

Board of Directors  
Valencia Water Control District  
2319 E. Livingston Street  
Orlando, FL 32801

RE: Valencia Water Control District (VWCD)  
Doubletree Hotel – storm pond outfall structure replacement/repair  
CPH Project Number 6816.07

Dear Honorable Board Members:

We have completed our review of the above referenced project submitted by Thompson Engineering Group, Inc., on February 7, 2025. Based on our review, we have no objection to the Board approving this modification to repair/replace the failed outfall structure from the hotel site (permit # 0534).

Sincerely,

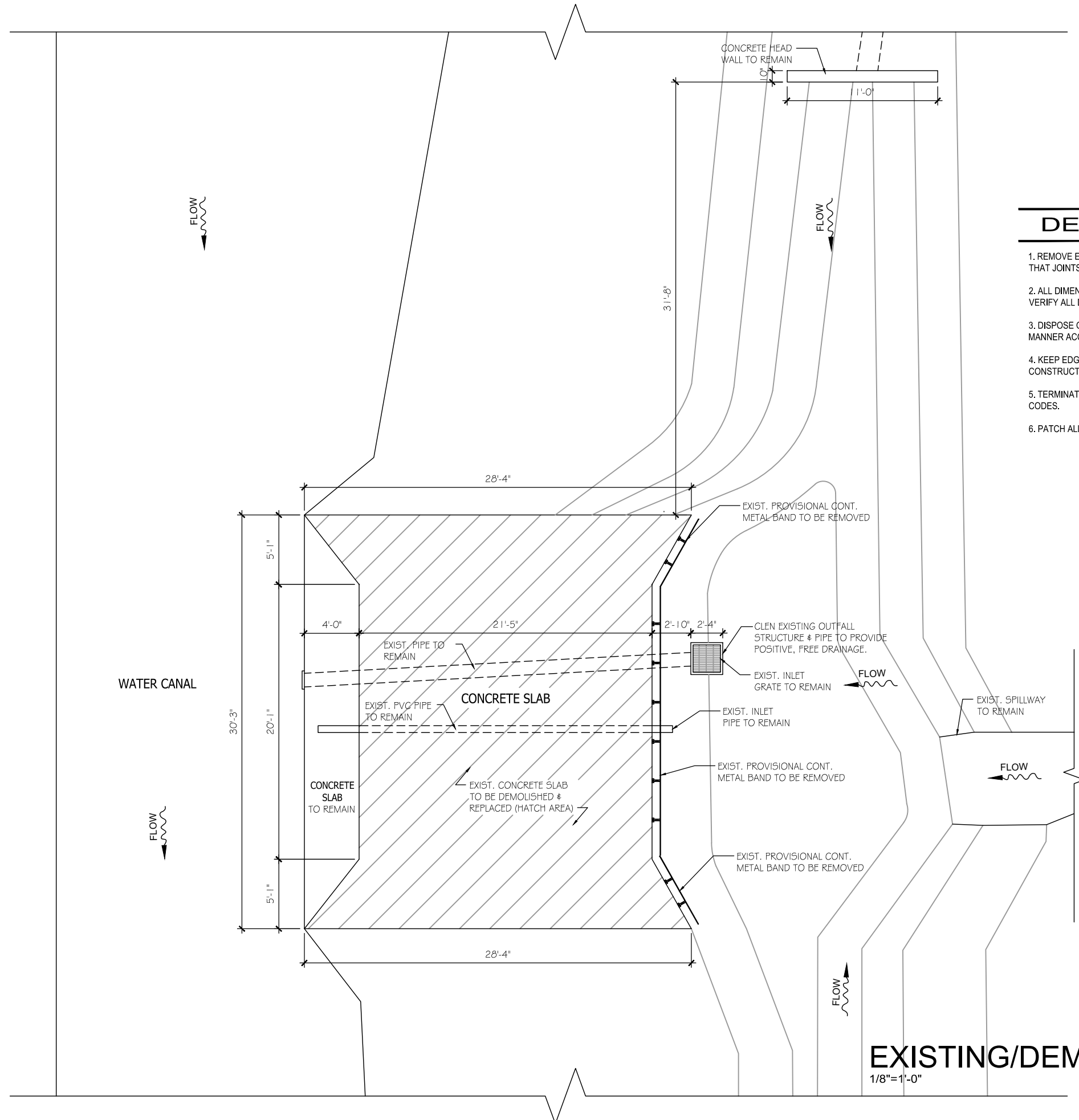
CPH Consulting, LLC

A handwritten signature in blue ink, appearing to read 'Allen C. Lane, Jr.', is written over a light blue horizontal line.

Allen C. Lane, Jr., P.E.  
Sr. Project Manager

CC: Mr. Michael A. Thompson, P.E., file





### DEMOLITION NOTES

1. REMOVE EXISTING CONSTRUCTION FROM STRUCTURE TO REMAIN SO THAT JOINTS ARE CLEAN BETWEEN NEW AND EXISTING CONSTRUCTION.
2. ALL DIMENSIONS ARE NOMINAL (UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS).
3. DISPOSE OF ALL DEBRIS & RUBBISH IN AN ENVIRONMENTALLY SAFE MANNER ACCEPTABLE TO LOCAL JURISDICTIONS.
4. KEEP EDGES OF DEMOLITION AREAS CLEAN AND READY FOR NEW CONSTRUCTION.
5. TERMINATE ALL EXISTING SERVICES AS REQUIRED BY ALL APPLICABLE CODES.
6. PATCH ALL WALLS, FLOORS, ETC. AS REQUIRED.

**EXISTING/DEMOLISH FLOOR PLAN**  
1/8"=1'-0"

REVISIONS:

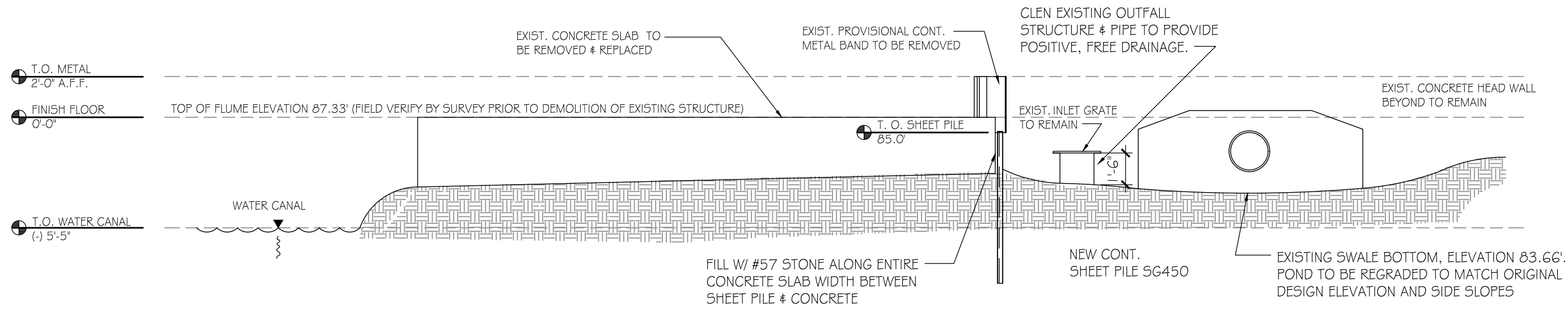
**WATER SPILLWAY CONCRETE SLAB  
REMOVE AND REPLACEMENT**  
10100 INTERNATIONAL DR, ORLANDO, FL 32821

**ITEG**  
THOMPSON ENGINEERING GROUP, INC.  
Michael A. Thompson  
PE # 47509  
4401 Vineland Road, Suite A6  
Orlando, FL 32811  
407-734-1450  
www.tegfl.com

DATE:	02/03/25
SCALE:	AS NOTED
DRAWN BY:	J.F.
SHEET	A1

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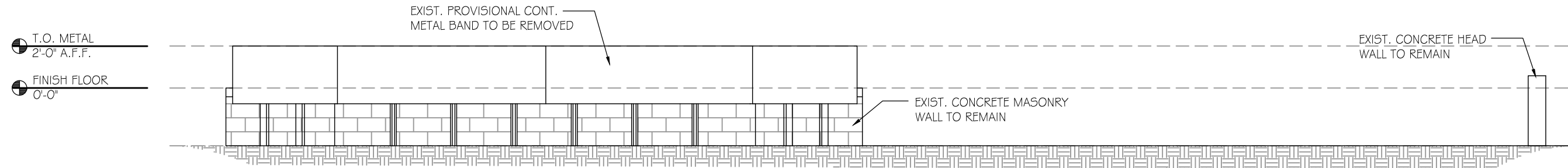
REVISIONS:



### FRONT ELEVATION

3/16"=1'-0"

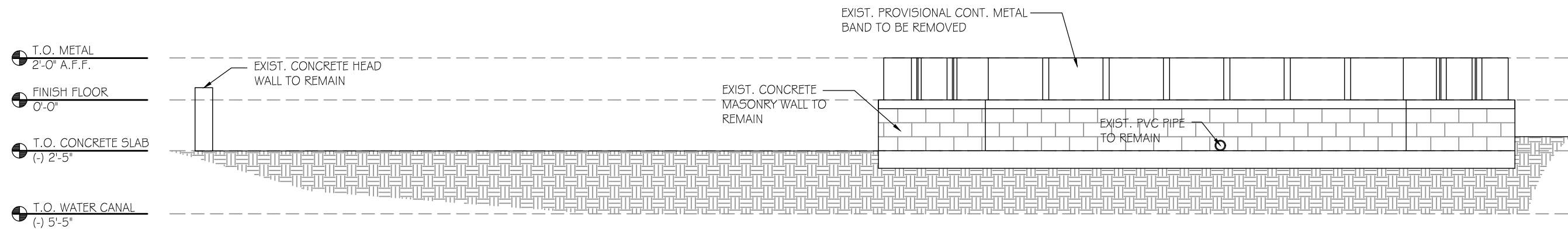
ALL DIMENSIONS FIELD VERIFY



### RIGHT ELEVATION

3/16"=1'-0"

ALL DIMENSIONS FIELD VERIFY



### LEFT ELEVATION

3/16"=1'-0"

ALL DIMENSIONS FIELD VERIFY

WATER SPILLWAY CONCRETE SLAB REMOVE AND REPLACEMENT  
10100 INTERNATIONAL DR, ORLANDO, FL 32821



Michael A. Thompson  
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DATE: 02/03/25

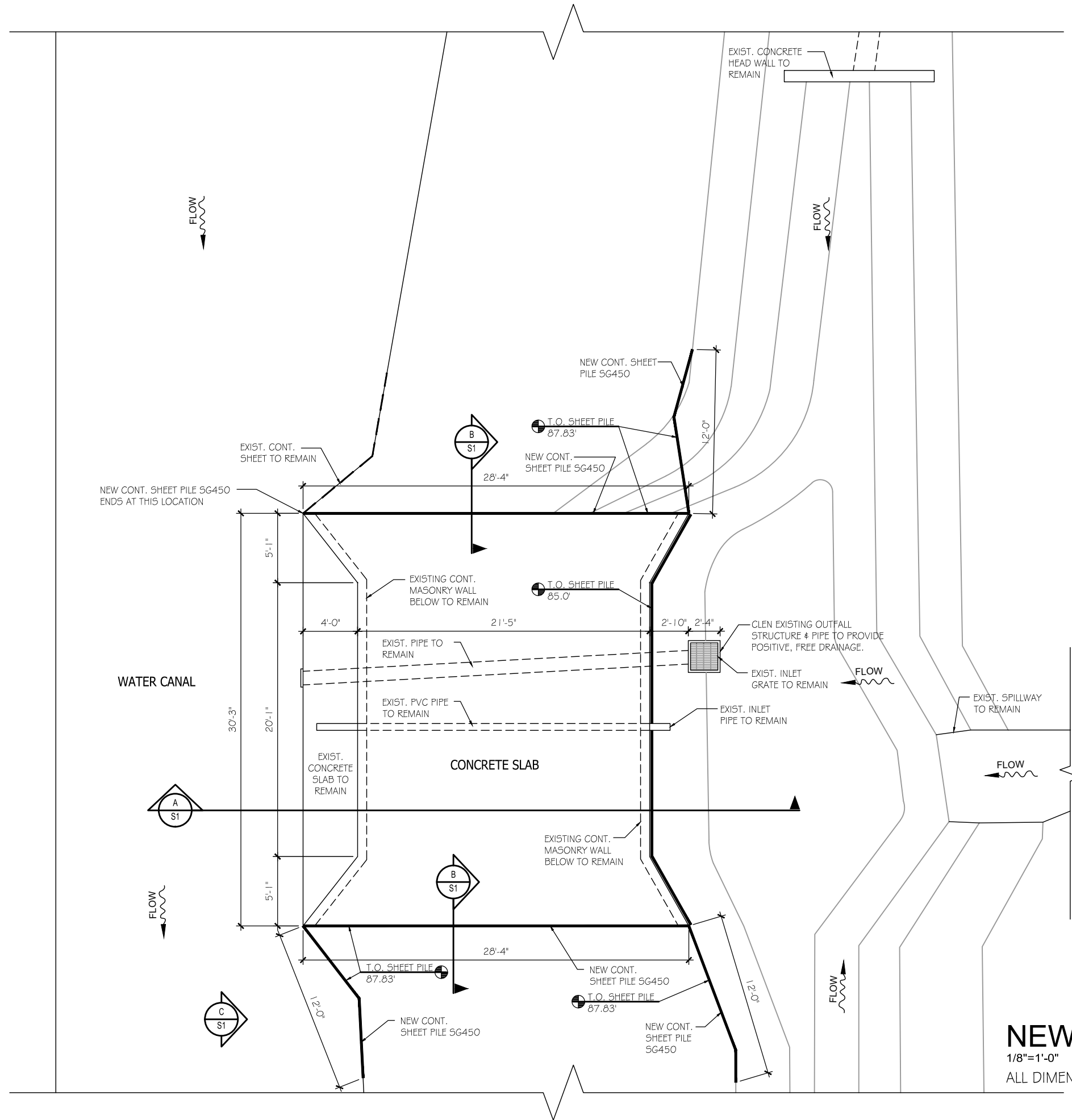
SCALE: AS NOTED

DRAWN BY: J.F.

SHEET

A2

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# NEW FLOOR PLAN

1/8"=1'-0"  
ALL DIMENSIONS FIELD VERIFY

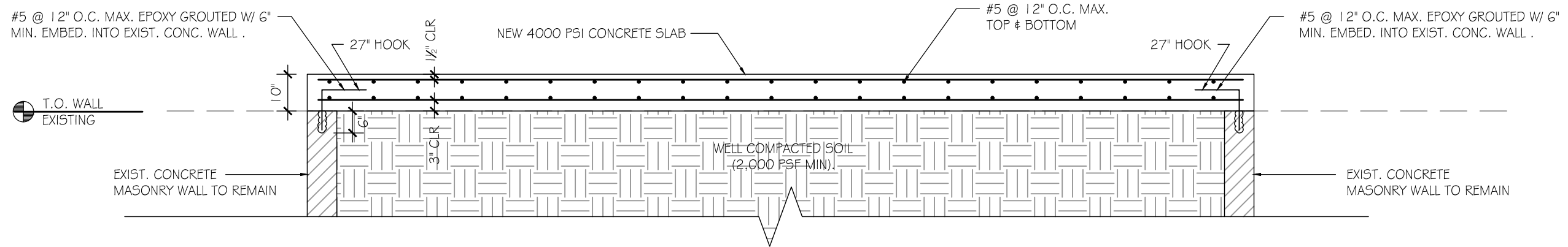
REVISIONS:


**WATER SPILLWAY CONCRETE SLAB REMOVE AND REPLACEMENT**  
**10100 INTERNATIONAL DR, ORLANDO, FL 32821**

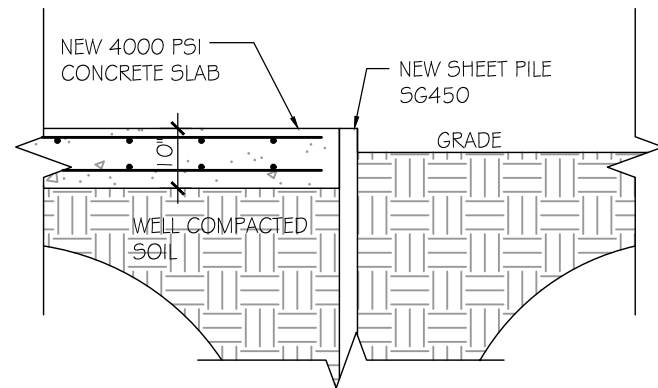
**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
 Michael A. Thompson  
 PE # 47509  
 4401 Vineland Road, Suite A6  
 Orlando, FL 32811  
 407-734-1450  
 www.tegfl.com

DATE:	02/03/25
SCALE:	AS NOTED
DRAWN BY:	J.F.
SHEET	A3

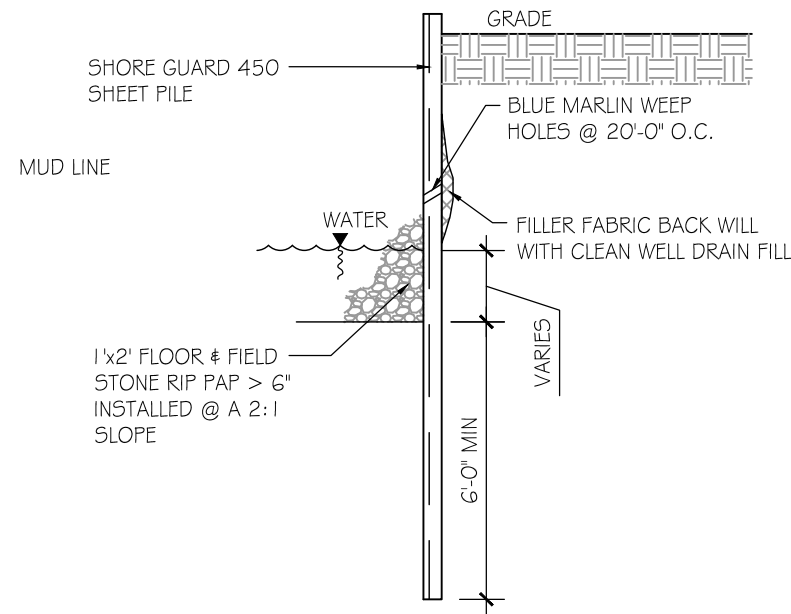
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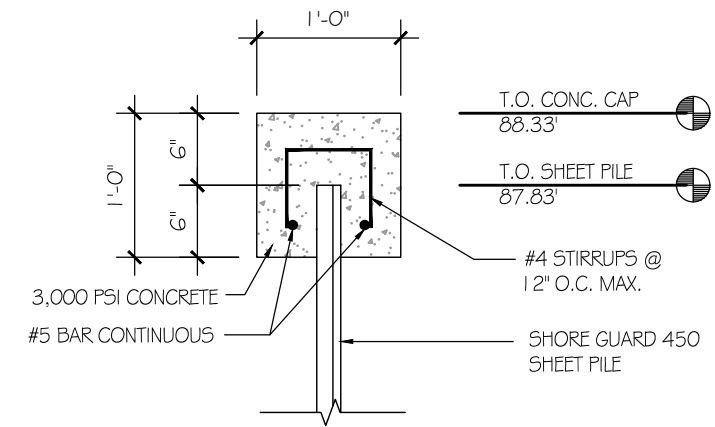
**A** CONCRETE SLAB SECTION  
 3/8"=1'-0"  
 ALL DIMENSIONS FIELD VERIFY



**B** CONCRETE SLAB W/ SHEET PILE  
 3/8"=1'-0"  
 ALL DIMENSIONS FIELD VERIFY



**C** SHEET PILE DETAIL  
 3/8"=1'-0"



**D** CONCRETE CAP  
 3/8"=1'-0"

REVISIONS:


WATER SPILLWAY CONCRETE SLAB REMOVE AND REPLACEMENT  
 10100 INTERNATIONAL DR, ORLANDO, FL 32821

**ITEG**  
 THOMPSON ENGINEERING GROUP, INC.  
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 www.tegfl.com

DATE:	02/03/25
SCALE:	AS NOTED
DRAWN BY:	J.F.
SHEET	S1

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# SECTION VIII

# SECTION A

**Customer Call Log - Valencia Water Control District**

Date	Name	Subdivision	Address	Issue	Pond/Canal Name	Resolution	Date Resolved
9/10/24	Rebecca Shanwenchen	Parkview North	5689 Parkview Lake Drive	Reached out to ask if pond behind home could be treated for vegetation	Parkview North Pond	Stacie V. reported issued to aquatic vendor for review and treatment and notified resident. Ponds were treated on 9/11/24. Resident reached out on 9/21/24 asking for update. Stacie V. advised that ponds were treated the week prior so it takes 1-2 weeks for vegetation to die and sink into the water.	9/11/24
9/19/24	Michele Moradi (HOA Admin)	Parkview Pointe	N/A	Asked for a way to find out boundaries of community reserve areas and who is responsible for maintenance.	Parkview Pointe Pond	Stacie V. directed her to the Orange County Property Appraiser's website to find out ownership of areas but that the District only knows the maintenance responsibilities of its own areas.	9/19/24
9/20/24	Michele Moradi (HOA Admin)	Parkview Pointe	N/A	Stated that a resident expressed concern that there were people observed fishing around the pond and wanted to know if the District needed to install more No Trespassing signs in the area.	Parkview Pointe Pond	Stacie V. replied that the District has already placed signage at the entrances to the pond/canal areas that are in the neighborhoods and that anyone can call the Orange County Sheriff who is deputized to trespass anyone caught. Also advised that HOA could also communicate to the residents that fishing/recreational use of the ponds is prohibited as sometimes residents in the area think that they are allowed to utilize the ponds.	9/20/24
10/7/24	Michele Moradi (HOA Admin)	Parkview Pointe	Median on Orangewood Blvd	The HOA president (Patty Yoak) asked about an abandoned water meter on Orangewood Blvd. in the median across from Bank of America	N/A	Stacie V. advised that the District did not have any water meters but after researching the Orange County P.A. site noted that the tract in question was owned and maintained by the Waterview Townhomes HOA so it was most likely theirs.	10/7/24
10/8/24	Donna Finklestein	Lake Ridge	10529 Larissa Street	E-mailed Mr. Flint/Mr. Miller/Ms. Danton that there was a large island of grass near her home that appeared to be blocking the drain system.	Area 1 Pond	George F. responded that the area was reviewed and that it does not impact the ponds ability to function in a storm event. The outfall pipe in that area from the roadway is functioning properly that discharges into the pond. Also both outflows of the pond are clear.	10/8/24
10/11/24	Momir Jovanovic	Briarwood Townhomes	10147 Berry Field	Called FWC to report aggressive alligator in pond and needed District approval for trapper to go out.	Briarwood Townhomes Pond	Stacie V. called FWC and authorized trapper to go out using the reference number resident gave. Let resident know it was handled and that the trapper would reach out to them directly.	10/11/24
10/30/24	Laura Vrchota	Deer Creek Village	5621 Donnelly Circle	Called concerned about a worker from a company called Flow Tech walking behind their home and wanted to know why.	Deer Creek Pond 5	Stacie V. called resident back after confirming info with Mr. Flint that the company was hired by Orange County to line drainage pipes that run from the roads to the ponds and was routine work, no indication of drainage problems.	10/30/24
10/30/24	Ursula Annunziata	Deer Creek Village	5414 Deer Creek Drive	Called concerned about workers from Flow Tech walking around the community and looking at the ponds. Wanted to know if the District hired them. Also asked if ponds could be treated.	Deer Creek Pond 4	Stacie V. called resident back and gave same information that was given to the last caller. Advised that the aquatic vendor would be notified to go out and treat the ponds.	10/30/24

**Customer Call Log - Valencia Water Control District**

<b>Date</b>	<b>Name</b>	<b>Subdivision</b>	<b>Address</b>	<b>Issue</b>	<b>Pond/Canal Name</b>	<b>Resolution</b>	<b>Date Resolved</b>
12/23/24	Donna Finklestein	Lake Ridge	10529 Larissa Street	E-mailed advising that there was company called Flow Tech that put a "giant" pump in the drain that was going into the pond. Wanted to know if they were allowed to do this and if that was sewer water.	Area 1 Pond	Stacie V. e-mailed back after confirming with Mr. Flint that the company was hired by Orange County to line the drainage pipes that run from the roads to the ponds. In order to do so they have to pump the water out of the drain first and plug them so they can install the lining and then let the water back in. There was no cause for concern.	12/24/24
1/27/25	Lee Ann Johnson (HOA)	Montpelier Village	Mason Dixon Circle	Reported leak near drainage area behind Mason Dixon Circle.	C-10 Canal	Ms. Jonson reached back out and advised that the HOA turned off their irrigation and the leak stopped so it wasn't a District matter.	1/27/25
1/31/25	Aldo - Horticulture	Sea World	Sea World	Asked that canal running behind the park be treated for aquatic vegetation as water was low and the vegetation was more visible.	C-5 Canal	Ms. Vanderbilt reached out to aquatic vendor to treat the vegetation on next schedule. Treatment done on 1/3/25 and would take a couple of weeks to start browning.	2/3/25
2/13/25	Steve Arguello	Parkview Pointe	11408 Peachstone Court	Called to inquire when the mowing would start as it hadn't been done in since last year.	C-1 Canal	Ms. Vanderbilt informed him that the mowing would commence in May 2025 per the contract in place. He suggested that mowing should be done year round to keep the grass from getting too high and hiding gators.	2/13/25
2/18/25	Coleen Radloff	Greenbriar	10037 Bynum Court	Called concerned that the water level in the canal that runs through the community appears to be drying up and is concerned it's blocked.	C-10 Canal	Ms. Vanderbilt called the resident back and informed her that due to the work that was being done at the end of the canal, the water level was lowered on purpose and would be released when the work was done in the next couple of weeks.	2/18/25
2/27/25	Steve Arguello	Parkview Pointe	11408 Peachstone Court	E-mailed pictures of the grass behind his home and expressed additional concern that the mowing needed to be done before May. Concerned about animals hiding the grass.	C-1 Canal	Ms. Vanderbilt informed him again that the mowing would commence in May and that outside of a specific maintenance issue, the District wouldn't be scheduling additional mowing before then. He responded that the e-mail response was unacceptable and asked for District Director's information so he could make direct contact. Ms. Vanderbilt provided it to the resident.	2/27/25



# SECTION B

# SECTION 1

**AGREEMENT FOR THE PROVISION OF VEGETATION REMOVAL SERVICES  
BETWEEN VALENCIA WATER CONTROL DISTRICT AND D.O.S. SERVICES, LLC**

**This Agreement** (the “Agreement”) is made and entered into this 13<sup>th</sup> day of August, 2024, by and between the following parties:

**Valencia Water Control District**, a local unit of special-purpose government established pursuant to Chapter 298, *Florida Statutes*, being situated in Orange County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**D.O.S. Services, LLC**, a Florida corporation whose address is 1130 Roxboro Road, Longwood, Florida 32750 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining drainage systems; and

**WHEREAS**, the District has a need to retain an independent contractor to provide the labor and materials necessary to remove vegetation from the identified areas as described herein in the attached **Exhibit A**, which is incorporated herein by reference (the “Services”); and

**WHEREAS**, Contractor represents that it is licensed, qualified and capable of providing the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

- A.** The Contractor agrees to provide the labor, tools and materials necessary for the provision of the Services, including clean-up of the District’s property upon the conclusion of same, all in accordance with the terms of this Agreement and the attached **Exhibit A**.
- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in

accordance with this Agreement. While providing the Services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.

- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D. The Contractor shall report directly to the District Director or his designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION; TERM.**

- A. As compensation for completion of the Services, excluding the procurement of any necessary governmental and/or regulatory permits that are required to complete the Services, the District agrees to pay the Contractor in accordance with the amounts indicated in **Exhibit A**. The Contractor shall invoice the District upon completion of the Services and the District shall remit payment to the Contractor within thirty (30) days of receipt of such an invoice, or within such earlier time as provided by the Prompt Payment Act.
- B. If the District should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, the Services, including labor and materials, provided by the Contractor pursuant to this Agreement shall be warranted for ninety (90) days from the date of the final acceptance of the Services by the District.

**SECTION 5. TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing fifteen (15) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide fifteen (15) days written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 6. INSURANCE.**

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

- A.** Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 11. NO THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 12. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 13. FINAL AGREEMENT.** This instrument shall constitute the final and complete expression between the District and Contractor relating to the subject matter of this Agreement.

**SECTION 14. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

**SECTION 15. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 16. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the parties, as follows:

**A. If to District:** Valencia Water Control District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Director

**With a copy to:** Stephen Broome, District Counsel  
920 ½ Delaney Ave (mailing P.O. Box 560185)  
Orlando, FL 32806

**If to the Contractor:** D.O.S. Services, LLC  
1130 Roxboro Road  
Longwood, Florida 32750

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**SECTION 17. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 18. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

**SECTION 19. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **George Flint** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records



disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**If the Contractor has any questions regarding the application of Chapter 119, *Florida Statutes*, to the Contractor's duty to provide public records relating to this Agreement, please contact the District's Custodian of Public Records, George Flint by phone at (407) 841-5524, by email at [gflint@gmscfl.com](mailto:gflint@gmscfl.com), or by mail at 219 East Livingston Street, Orlando, Florida 32801.**

**Section 20. Compliance with E-Verify System.**

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 21. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 23. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 24. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.


**SECTION 25. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.


**[SIGNATURES ON NEXT PAGE]**

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**WITNESS:**

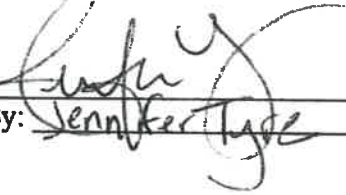
**VALENCIA WATER CONTROL DISTRICT**

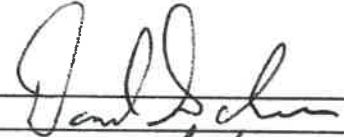
  
By: Steve M. Vanderbilt

  
District Director

**WITNESS:**

**D.O.S. Services, LLC**

  
By: Jennifer

  
By: Paul Schum  
Its: president

**Exhibit A: Proposal**

**EXHIBIT A**

## **Proposal of Services 8/2/2024**

**D.O.S. Services**

**1130 Roxboro Rd.**

**Longwood, FL 32750**

**407 751-8497**

**[D.O.S.servicesfl@gmail.com](mailto:D.O.S.servicesfl@gmail.com)**

**Attn: David Mahler**

**Site: C10 canal near water treatment plant**

**Requested Service:** "The work will include removing the vegetation from the canal and hauling the debris off site. There is some minor vegetation up about 1 or 2 feet on the side of the canal bank that also needs to be included in the clearing."

**Proposed Service:**

- 1. Remove vegetation from identified area in the C10 canal using long reach excavator working from 528 side of canal**
- 2. Transport and stage vegetation to water treatment side of canal using dump bed trucks**
- 3. Remove and dispose of staged vegetation using grapple truck**
- 4. Mow bottom 5' of accessible slope with slope mower (removal with excavator may contribute to unwanted erosion potential)**

**Notes:**

- 1. Grass disturbance is likely to occur, sod is not included in this proposal**
- 2. Area will be smoothed out allowing for natural Bahia grass reseeding**
- 3. Project duration anticipated at 3-4 days including debris removal**
- 4. Sidewalk protection will be used to mitigate mechanical damage**

**Cost: \$ 16,500.00**

**Alternate 1: Sidewalk will be repaired if broken up to 60 square feet**

**Cost: 4,200**

**Terms:**

- 1. Payment Due within 20 days of notice of completion**
- 2. Proposal expires after 30 days**

**Acceptance: \_\_\_\_\_**

## Proposal of Services 8/27/2024

D.O.S. Services  
1130 Roxboro Rd.  
Longwood, FL 32750  
407 751-8497  
[D.O.S.servicesfl@gmail.com](mailto:D.O.S.servicesfl@gmail.com)

Attn: David Mahler, Allen Lane, George Flint

Site: C4 Canal outfall to first sloped outfall towards Sea World Drive (120')

Requested Service: Clear out vegetation and remove built up sediment

Proposed Service:

1. Remove vegetation and deposited sediment from identified area in the C4 canal using long reach excavator working from Doubletree side of canal through existing gate (photos)
2. Transport and stage vegetation and sediment to area adjacent to Sea world Dr (photo) using dump bed truck
3. Remove and dispose of staged material using grapple truck

Cost: \$9,750

Notes:

1. Grass disturbance is likely to occur, sod is not included in this proposal
2. Area will be smoothed out allowing for natural Bahia grass reseeding
3. Project duration anticipated at 2-3 days including debris removal
4. Alternate will add 2 days
5. We will mitigate additional mechanical damage to curb

Alternate 1 (if performed at same time)

Service: Clear out vegetation and remove built up sediment in front of sloped outfalls From Sea World Drive to Sloped outfall referenced in above project (740')

Cost: \$9,000      Total Cost **18,750**

Terms:                      1. Payment Due within 20 days of notice of completion  
                                    2. Proposal expires after 30 days

Acceptance: \_\_\_\_\_



View from Sea World Dr.



Close-up of material staging area Sea World Dr



Access gate to easement



Overview of access and disposal area



Existing curb damage near gate





**NONGOVERNMENTAL ENTITY  
ANTI-HUMAN TRAFFICKING AFFIDAVIT  
(Section 787.06(13), Florida Statutes (2024))**

STATE OF FLORIDA  
COUNTY OF Seminole

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared [David Scharr] ("Affiant") who, being first duly sworn, on oath, says:

[Dos Services] Affiant is an officer or authorized representative of [DOS Services] and Affiant attests that [Dos Services] does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024).

Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of September 22 2024.



David Scharr, as President of  
DOS Services  
Affiant

SUBSCRIBED AND SWORN TO before me by means of  physical presence or  online notarization, this 22 day of SEPT., 2024, by [\_\_\_\_], as [\_\_\_\_] of [\_\_\_\_]. Said person is (check one)  personally known to me or  has produced a valid driver's license as identification.

[Notary Seal]



Signature of person taking acknowledgment

Name (typed, printed or stamped): STEPHEN G LUCAS

Title or Rank: \_\_\_\_\_

Serial number (if any): \_\_\_\_\_

# SECTION 2

**AGREEMENT FOR THE PROVISION OF SLOPE RESTORATION BETWEEN  
VALENCIA WATER CONTROL DISTRICT AND D.O.S. SERVICES, LLC**

**This Agreement** (the “Agreement”) is made and entered into this 9<sup>th</sup> day of January, 2024, by and between the following parties:

**Valencia Water Control District**, a local unit of special-purpose government established pursuant to Chapter 298, *Florida Statutes*, being situated in Orange County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**D.O.S. Services, LLC**, a Florida corporation whose address is 1130 Roxboro Road, Longwood, Florida 32750 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining drainage systems; and

**WHEREAS**, the District has a need to retain an independent contractor to provide the labor and materials necessary to remove sediment, deposit sediment on existing slopes, spread grass seeds, and install turbidity fence from the identified areas as described herein in the attached **Exhibit A**, which is incorporated herein by reference (the “Services”); and

**WHEREAS**, Contractor represents that it is licensed, qualified and capable of providing the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

- A.** The Contractor agrees to provide the labor, tools and materials necessary for the provision of the Services, including clean-up of the District’s property upon the conclusion of same, all in accordance with the terms of this Agreement and the attached **Exhibit A**.

- B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D. The Contractor shall report directly to the District Director or his designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION; TERM.**

- A. As compensation for completion of the Services, excluding the procurement of any necessary governmental and/or regulatory permits that are required to complete the Services, the District agrees to pay the Contractor in accordance with the amounts indicated in **Exhibit A**. The Contractor shall invoice the District upon completion of the Services and the District shall remit payment to the Contractor within thirty (30) days of receipt of such an invoice, or within such earlier time as provided by the Prompt Payment Act.
- B. If the District should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, the Services, including labor and materials, provided by the Contractor pursuant to this Agreement shall be warranted for ninety (90) days from the date of the final acceptance of the Services by the District.

**SECTION 5. TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing fifteen (15) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide fifteen (15) days written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 6. INSURANCE.**

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the

District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
  
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim

which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 11. NO THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 12. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 13. FINAL AGREEMENT.** This instrument shall constitute the final and complete expression between the District and Contractor relating to the subject matter of this Agreement.

**SECTION 14. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

**SECTION 15. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 16. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the parties, as follows:

- |                           |  |
|---------------------------|--|
| <b>A. If to District:</b> | Valencia Water Control District<br>219 East Livingston Street<br>Orlando, Florida 32801<br>Attn: District Director |
| <b>With a copy to:</b>    | Stephen Broome, District Counsel<br>920 ½ Delaney Ave (mailing P.O. Box 560185)                                    |

Orlando, FL 32806

**If to the Contractor:** D.O.S. Services, LLC  
1130 Roxboro Road  
Longwood, Florida 32750

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**SECTION 17. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 18. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

**SECTION 19. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **George Flint** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records



disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**If the Contractor has any questions regarding the application of Chapter 119, *Florida Statutes*, to the Contractor's duty to provide public records relating to this Agreement, please contact the District's Custodian of Public Records, George Flint by phone at (407) 841-5524, by email at [gflint@gmscfl.com](mailto:gflint@gmscfl.com), or by mail at 219 East Livingston Street, Orlando, Florida 32801.**

**Section 20. Compliance with E-Verify System.**

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 21. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 23. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 24. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 25. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.


**[SIGNATURES ON NEXT PAGE]**

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

WITNESS:

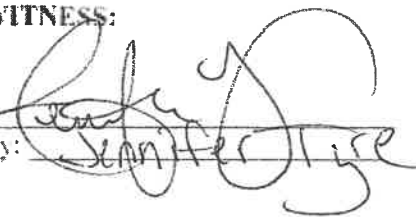
VALENCIA WATER CONTROL DISTRICT

  
By: Stacie Vandenberg

  
District Director

WITNESS:

D.O.S. Services, LLC

  
By: Jennifer Duse


  
By: David Scherr  
Its: president

Exhibit A: Proposal

**EXHIBIT A**

## Proposal of Services 11/17/2024

D.O.S. Services, LLC  
1130 Roxboro Rd.  
Longwood, FL 32750  
407 751-8497  
[D.O.S.servicesfl@gmail.com](mailto:D.O.S.servicesfl@gmail.com)

Attn: David Mahler, Allen Lane and George Flint

Site: C4 Canal west of International Dr and north of Sea Harbor Dr.

Project Area: upstream side of pipe under Sea Harbor Dr. north 100'

Proposed service:

1. Remove sediment upstream of pipe for 100'
  - a. Sediment to be removed to bottom of pipe elevation
  - b. Bottom of canal width to be 6' in front of pipe
2. Deposit sediment on existing slopes of canal upstream of pipe for 100'
  - a. Contour slope from bottom elevation approximately 2:1 and 4:1 above water line as allowed by volume of sediment available
3. Spread 20 pounds of perennial rye grass blend seed and 25 pounds Pensacola Bahiagrass seed on disturbed areas and rebuilt slopes
4. Install 150' of turbidity fence to protect wetland west of project area

**Cost: \$20,300.00**

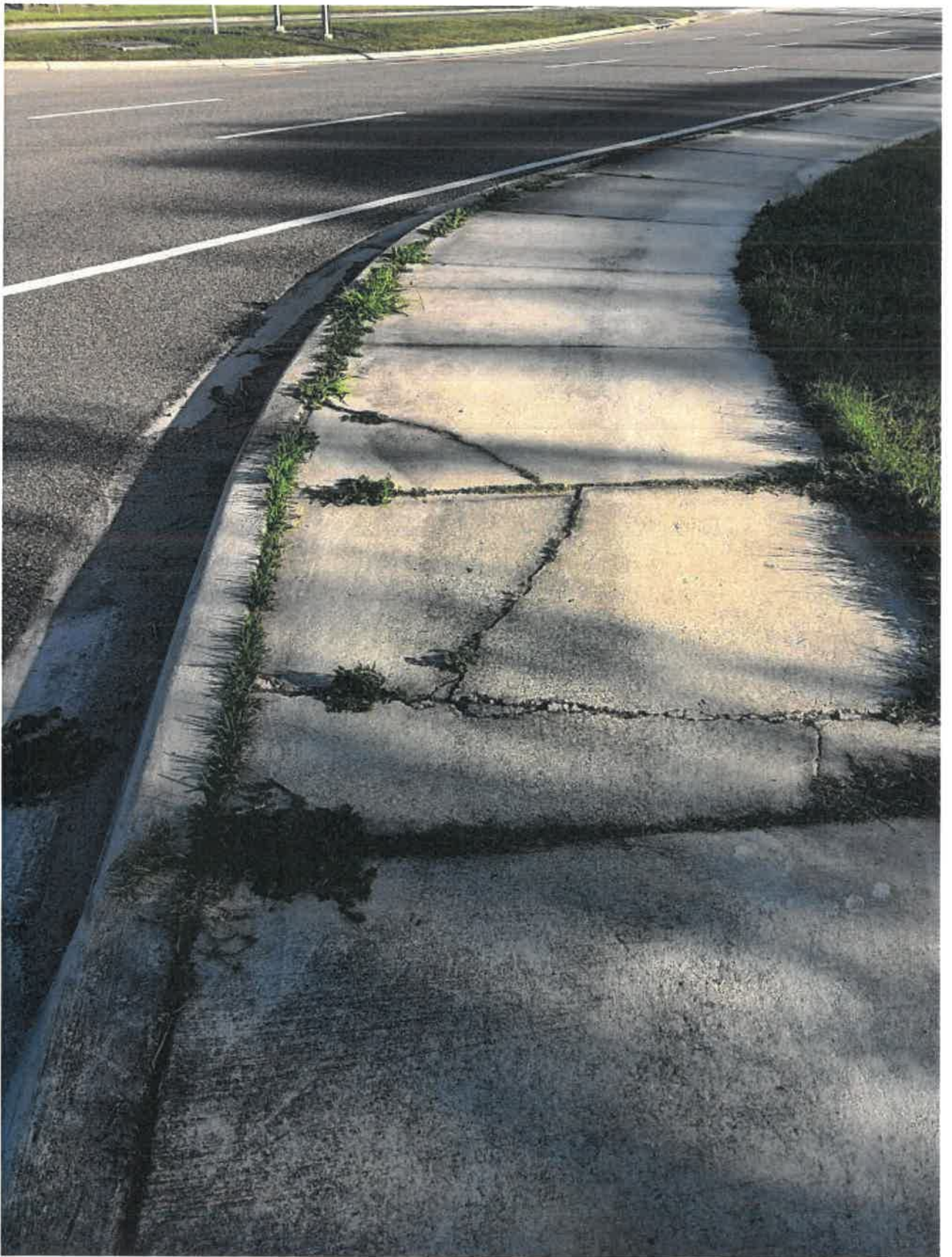
Alternate:

1. Concrete repair of additional sidewalk damage actual cost plus 10%
2. 2 bids will be sourced and provided

Notes:

1. Work to be performed by long reach excavator on east side of canal
2. Excavator to enter from the north in front of the Double Tree driveway
3. Erosion of rebuilt slope may occur in heavy rain
4. Grass seed to mitigate erosion, but is subject to germination and rain intensity
5. Clearance will need to be provided indicating that the excavator can pass over buried gas line
6. Track mats will be used to mitigate road, curb and sidewalk damage









# SECTION 3

**AGREEMENT FOR THE PROVISION OF SEDIMENT REMOVAL BETWEEN  
VALENCIA WATER CONTROL DISTRICT AND D.O.S. SERVICES, LLC**

**This Agreement** (the “Agreement”) is made and entered into this 10<sup>th</sup> day of February 2025, by and between the following parties:

**Valencia Water Control District**, a local unit of special-purpose government established pursuant to Chapter 298, *Florida Statutes*, being situated in Orange County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**D.O.S. Services, LLC**, a Florida corporation whose address is 1130 Roxboro Road, Longwood, Florida 32750 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining drainage systems; and

**WHEREAS**, the District has a need to retain an independent contractor to provide the labor and materials necessary to remove sediment, deposit sediment to fill and level eroded areas, install Bahia sod, and install construction cloth and limestone rip rap at the C-5 Canal south of Central Florida Parkway to first control structure as described herein in the attached **Exhibit A**, which is incorporated herein by reference (the “Services”); and

**WHEREAS**, Contractor represents that it is licensed, qualified and capable of providing the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

- A.** The Contractor agrees to provide the labor, tools and materials necessary for the provision of the Services, including clean-up of the District’s property upon the conclusion of same, all in accordance with the terms of this Agreement and the attached **Exhibit A**.

- B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D. The Contractor shall report directly to the District Director or his designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION; TERM.**

- A. As compensation for completion of the Services, excluding the procurement of any necessary governmental and/or regulatory permits that are required to complete the Services, the District agrees to pay the Contractor in accordance with the amounts indicated in **Exhibit A**. The Contractor shall invoice the District upon completion of the Services and the District shall remit payment to the Contractor within thirty (30) days of receipt of such an invoice, or within such earlier time as provided by the Prompt Payment Act.
- B. If the District should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, the Services, including labor and materials, provided by the Contractor pursuant to this Agreement shall be warranted for ninety (90) days from the date of the final acceptance of the Services by the District.

**SECTION 5. TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing fifteen (15) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide fifteen (15) days written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 6. INSURANCE.**

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
  
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

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**SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

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**SECTION 12. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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**A. If to District:** Valencia Water Control District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Director

**With a copy to:** Stephen Broome, District Counsel  
920 ½ Delaney Ave (mailing P.O. Box 560185)  
Orlando, FL 32806

**If to the Contractor:** D.O.S. Services, LLC  
1130 Roxboro Road  
Longwood, Florida 32750

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

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**If the Contractor has any questions regarding the application of Chapter 119, *Florida Statutes*, to the Contractor's duty to provide public records relating to this Agreement, please contact the District's Custodian of Public Records, George Flint by phone at (407) 841-5524, by email at [gflint@gmscfl.com](mailto:gflint@gmscfl.com), or by mail at 219 East Livingston Street, Orlando, Florida 32801.**

**Section 20. Compliance with E-Verify System.**

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 21. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.



**SECTION 23. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 24. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.


**SECTION 25. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.


**[SIGNATURES ON NEXT PAGE]**

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**WITNESS:**

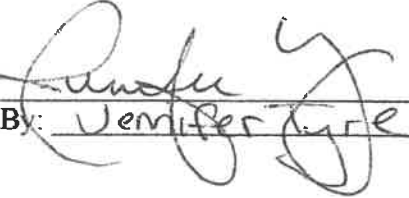
**VALENCIA WATER CONTROL DISTRICT**


  
By: Stacey M. Vanderbilt

  
District Director

**WITNESS:**

**D.O.S. Services, LLC**

  
By: Jennifer

  
By: David Scharr  
Its: President

**Exhibit A: Proposal**

**EXHIBIT A**

## **Proposal of Services 1/13/2025**

D.O.S. Services  
1130 Roxboro Rd.  
Longwood, FL 32750  
407 751-8497  
[D.O.S.servicesfl@gmail.com](mailto:D.O.S.servicesfl@gmail.com)

**Attn: David Mahler, Allen Lane and George Flint**

**Site: C5 canal south of Central Florida Pkwy to first control structure**

**Requested Service: Move deposited sediments in canal to fill washout near control structure wall and enhance adjacent slope and top of bank. Stabilize area next to wall with rip rap.**

**Proposed Service:**

- 1. Remove deposited sediments from the canal using long reach excavator working from west side of canal**
- 2. Use excavated sediment to fill and level eroded area near the control structure wall and to rebuild slope and top of bank in work area**
- 3. Install Bahia sod on top of bank and top of slope no more than 800sqft**
- 4. Staple sod if necessary on slope**
- 5. Install construction cloth and 12 yards of limestone rip rap from top of bank to below water line covering at least 5 feet of area adjacent to wall**

**Notes:**

- 1. Grass disturbance is likely to occur with operations, sod installation is limited to rebuilt areas**

**Cost: \$18,000**

**Payment Due within 20 days of notice of completion**



# SECTION C

**AQUATIC MANAGEMENT STRATEGIES, INC.**

2909 Old Winter Garden Road

Orlando, FL 32805

(407)207-5959

www.CleanFloridaPonds.com



ADDRESS
Valencia Water Control District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

ESTIMATE #	DATE	EXPIRATION DATE
1622	03/03/2025	05/03/2025

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
<b>TRIPLOID GRASS CARP TRANSPORT AND STOCKING:</b> - AMS will supply the equipment and labor to transport and stock permitted triploid grass carp at Valencia Water Control District pond Deer Creek 4. - AMS recommends that a total of (69) 8-12" triploid grass carp be stocked to bolster the current population for pondweed control. - AMS will notify Valencia Water Control District once a stocking date is confirmed. We will document the stocking with video, and encourage the event to be witnessed by the Valencia Water Control District board or a representative. - Fish will be transported in state of the art live-hauling tanks to ensure survivability.	69	20.00	1,380.00

NOTE: This estimate requires a minimum 50% retainer of the amount stated herein to be paid upon authorization of this estimate.

SUBTOTAL	1,380.00
TAX	0.00
<b>TOTAL</b>	<b>\$1,380.00</b>

NOTE: All sales are final.

Accepted By

Accepted Date

3/3/25

# SECTION D



*This item will be provided under  
separate cover*

# SECTION E

# SECTION 1



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**VALENCIA**  
Water Control District

Proposal Due: March 3, 2025

**Submitted to:**

Valencia Water Control District  
c/o District Manager  
219 East Livingston Street  
Orlando, Florida 32801

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 3, 2025

Valencia Water Control District  
c/o District Manager  
219 East Livingston Street  
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024.

Grau & Associates (Grau) welcomes the opportunity to respond to the Valencia Water Control District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

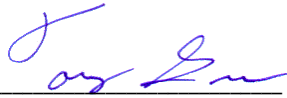
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

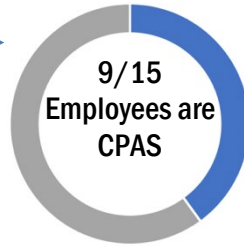


# Grau's Focus and Experience

## Our Team



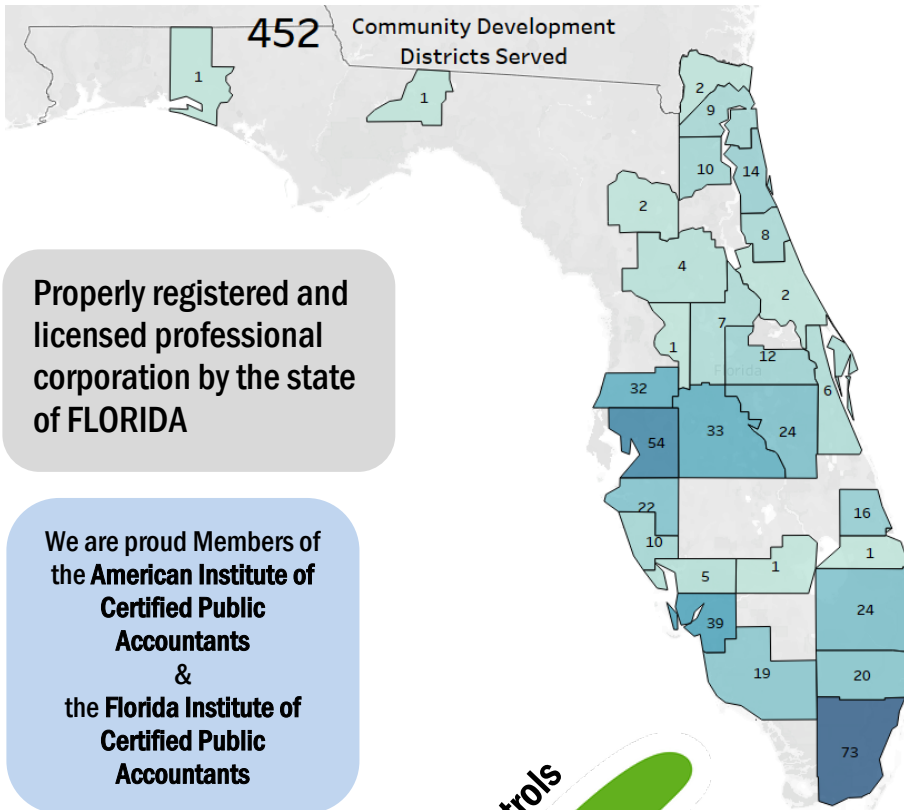
3 Partners  
12 Professional Staff  
2 Administrative Professionals



# 2005

Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

## Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

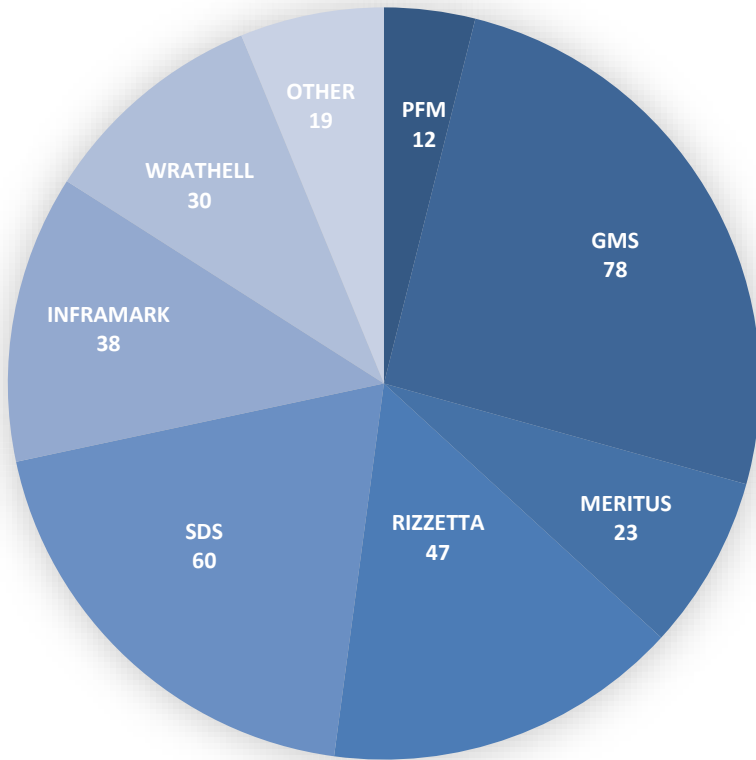
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | [www.ficpa.org](http://www.ficpa.org)

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

## YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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## Clients Served (partial list)

(>300) Various Special Districts, including:

- |  |  |
|--|--|
| Bayside Improvement Community Development District   | St. Lucie West Services District                 |
| Dunes Community Development District                 | Ave Maria Stewardship Community District         |
| Fishhawk Community Development District (I,II,IV)    | Rivers Edge II Community Development District    |
| Grand Bay at Doral Community Development District    | Bartram Park Community Development District      |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
|  |  |
| Boca Raton Airport Authority                         |  |
| Greater Naples Fire Rescue District                  |  |
| Key Largo Wastewater Treatment District              |  |
| Lake Worth Drainage District                         |  |
| South Indian River Water Control                     |  |

## Professional Associations/Memberships

- |  |   |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants  | Government Finance Officers Association Member  |
| City of Boca Raton Financial Advisory Board Member |   |

## Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



**David Caplivski, CPA/CITP, Partner**  
 Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676

**Experience**

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

**Education**

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

**Certifications and Certificates**

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

**Clients Served (partial list)**

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

**Professional Associations**

*Member, American Institute of Certified Public Accountants*  
*Member, Florida Institute of Certified Public Accountants*  
*Member, Florida Government Finance Officers Association*  
*Member, Florida Association of Special Districts*

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

## Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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## Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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## Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# AUDIT APPROACH

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fee for the financial audit for the fiscal year ended September 30, 2024, is \$6,000.

The above fee is based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fee would be adjusted accordingly upon approval from all parties concerned.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

# **ADDITIONAL SERVICES**

## **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

## **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73** Current  
Arbitrage  
Calculations

**We look forward to providing **Valencia Water Control District** with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

# SECTION 2

# **Valencia Water Control District**

<b>Proposer</b>
-----------------

**DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Certified Public Accountants**

**2222 Colonial Road, Suite 200  
Fort Pierce, Florida 34950  
(772) 461-8833**

**591 SE Port St. Lucie Boulevard  
Port Saint Lucie, Florida 34984  
(772) 878-1952**

**Contact:**

**Jim Hartley, CPA  
Principal**

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Valencia Water  
Control District  
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Valencia Water Control District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

***Proven Track Record***— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

***Experience***—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Private Company Practice Section

WWW.DMHBCPA.NET

***Timeliness*** – In order to meet the Districts needs, we will perform interim internal control testing by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

***Communication and Knowledge Sharing***— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

## PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

### ➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

<b>Professional Staff Classification</b>	<b>Number of Professionals</b>
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting



## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

### ➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

### ➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

**Jim Hartley, CPA** – Engagement Partner (resume attached)  
Will assist in the field as main contact

**Jay McBee, CPA** – Technical Reviewer (resume attached)

**Christine Kenny, CPA** – Senior (resume attached)

# **Jim Hartley**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

## **Experience and Training**

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

## **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

## **Education and Registrations**

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

## **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

## **Volunteer Service**

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

## **Jay L. McBee**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and Training**

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

### **Recent Engagements**

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

### **Education and Registrations**

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

### **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

### **Volunteer Service**

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

## **Christine M. Kenny, CPA**

### ***Senior Staff – DiBartolomeo, McBee, Hartley & Barnes***

#### **Experience and training**

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

#### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

#### **Education and Registrations**

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

## ADDITIONAL DATA

### ➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

### ➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

## ADDITIONAL DATA (CONTINUED)

### ➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

### ➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

*This evaluation includes:*

- System hardware and software
- Organization and administration
- Access

## Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	<b>Jim Hartley</b>			√	<b>250-300</b>
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	<b>Mark Barnes</b>		√	√	<b>800</b>
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	<b>Jim Hartley</b>	√	√	√	<b>600</b>
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	<b>Jim Hartley</b>			√	<b>100</b>
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	<b>Jay McBee</b>				<b>60</b>
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	<b>Jay McBee</b>				<b>60</b>
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	<b>Jim Hartley</b>			√	<b>350</b>
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>



## TECHNICAL APPROACH

### **a. *An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:
  - a. Rules of the Auditor General for form and content of governmental audits
  - b. Regulations of the State Department of Banking and Finance
  - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1<sup>st</sup> of the following year. In order to ensure this we will perform interim internal control testing as required by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 30<sup>th</sup>. Follow up review will be completed as necessary.



**b. SPECIFIC AUDIT APPROACH**

**Our partners are not strangers who show up for an entrance conference and an exit conference.** We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

**Planning Phase**

**Meetings and Expectations:**

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Valencia Water Control District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding management's knowledge of fraud and on management's views regarding the risk of fraud.

## **Review Operations and Develop Engagement Plan**

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

## **Study and Evaluate Internal Control**

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

## **Conduct Preliminary Analytical Review**

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

## Detailed Audit Phase

### **Conduct Final Risk Assessment and Prepare Audit Programs**

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

### **Perform Substantive Tests of Account Balances**

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

### **Perform Single Audit Procedures (if applicable)**

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

## **Perform Statutory Compliance Testing**

We have developed audit programs for Valencia Water Control District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

### **Closing Phase**

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

### **Reporting Phase**

#### **Financial Statement Preparation**

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

#### **Management Letters**

*We want to help you solve problems before they become major.*

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

#### **Exit Conferences and Delivery of Reports**

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

**PROPOSED AUDIT FEE**

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Valencia Water Control District as follows:

September 2024                      \$ 4,700

In years of new debt issuance fees may be adjusted as mutually agreed upon.

# SECTION 3





1800 Pembroke Drive, Suite 170  
Orlando, Florida 32810  
407-843-5406  
www.mcdermittdavis.com

March 3, 2025

Board of Supervisors  
*Valencia Water Control District*  
219 E. Livingston Street  
Orlando, FL 32801

The following represents our understanding of the services we will provide *Valencia Water Control District*.

You have requested that we audit the business-type activities, each major fund, and the aggregate remaining fund information of *Valencia Water Control District*, as of September 30, 2024, and for the year then ended and the related notes, which collectively comprise *Valencia Water Control District*'s basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

#### **Auditor Responsibilities**

We will conduct our audit in accordance with GAAS and in *accordance with Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

### **Compliance with Laws and Regulations**

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Valencia Water Control District*'s compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Management Responsibilities**

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
  - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
  - ii. Additional information that we may request from management for the purpose of the audit;
  - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
  - iv. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

### **Nonattest Services**

With respect to any nonattest services we perform, such as drafting the financial statements and calculating depreciation, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system of internal control, including the process used to monitoring the system of internal control.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

*Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

### **Reporting**

We will issue a written report upon completion of our audit of *Valencia Water Control District*'s basic financial statements. Our report will be addressed to the governing body of *Valencia Water Control District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

### **Other**

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

### **Provisions of Engagement Administration, Timing and Fees**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in March 2025 and the audit reports and all corresponding reports will be issued no later than June 30, 2025.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDimit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$5,200 for the year ended September 30, 2024, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Valencia Water Control District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Valencia Water Control District*'s personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

### **Public Records**

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public 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*; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, RECORDREQUEST@GMSCFL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.**

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity’s significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management’s consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC’s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

*McDirmit Davis*

McDirmit Davis, LLC  
Orlando, FL

\*\*\*\*\*

RESPONSE:

This letter correctly sets forth our understanding.  
Acknowledged and agreed on behalf of Valencia Water Control District by:

\_\_\_\_\_  
Title: \_\_\_\_\_

**BUDGET REVIEW COMMITTEE  
MEETING**

# AGENDA

# **AGENDA**

March 11, 2025

## **VALENCIA WATER CONTROL DISTRICT BUDGET REVIEW COMMITTEE MEETING**

**FOLLOWING 1 P.M. BOARD OF SUPERVISORS MEETING  
LAKE RIDGE VILLAGE CLUBHOUSE**

### **Item**

1. Call Budget Review Committee Meeting to Order
2. Public Comment Period
3. Acknowledge Notice of Meeting Proof of Publication
4. Review Proposed Fiscal Year 2025-2026 Budget and Setting Public Hearing
5. Adjourn Budget Review Committee Meeting



# SECTION III

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Valencia Water Control District - CU00121643  
219 E. Livingston Street  
Orlando, FL 32801

**Bill To:**

Valencia Water Control District - CU00121643  
219 E. Livingston Street  
Orlando, FL 32801

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Mar 04, 2025.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



**Rose Williams**

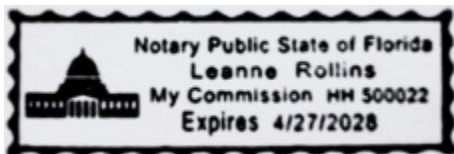
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 5 day of March, 2025,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**IN THE CIRCUIT COURT NINTH JUDICIAL  
CIRCUIT, IN AND FOR ORANGE  
COUNTY, FLORIDA CASE NO. 70-125**

**IN RE: VALENCIA WATER CONTROL DISTRICT  
TO ALL OWNERS OF LAND WITHIN VALENCIA  
WATER CONTROL DISTRICT**

YOU ARE HEREBY NOTIFIED that, pursuant to Section 189.417, Florida Statutes, a Budget Review Committee Meeting has been scheduled for March 11, 2025 following the regular 1:00 pm monthly meeting to be held at the Lake Ridge Village Clubhouse, 10630 Larissa Street, Orlando, FL 32821. The purpose of the meeting is to review financial information in order to establish the 2025-2026 fiscal year budget.

"Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes."

"In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than seven (7) days prior to the meeting."

Dated: March 3, 2025  
Tiffany Moore Russell, Clerk of the  
Circuit Court  
3/4/2025 7778190

7778190

# SECTION IV

***Valencia***  
***Water Control District***

***Proposed Budget***  
***FY2026***



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 General Fund Narrative

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 Capital Reserve Fund

**Valencia**  
**Water Control District**  
**Proposed Budget**  
**FY2026**  
**General Fund**

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Assessments - Tax Roll	\$ 617,665	\$ 410,032	\$ 207,633	\$ 617,665	\$ 617,665
Interest	2,000	883	1,117	2,000	2,000
<b>Total Revenues</b>	<b>\$ 619,665</b>	<b>\$ 410,914</b>	<b>\$ 208,751</b>	<b>\$ 619,665</b>	<b>\$ 619,665</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 2,500	\$ -	\$ 1,750	\$ 1,750	\$ 2,500
Engineering Fees	37,200	11,848	18,700	30,548	37,200
Attorney Fees	12,000	5,000	7,000	12,000	12,000
Annual Audit	5,200	-	5,200	5,200	5,200
Assessment Administration	5,250	5,250	-	5,250	5,408
Management Fees	55,944	23,310	32,634	55,944	57,622
Information Technology	1,890	788	1,103	1,890	1,947
Website Maintenance	1,260	525	735	1,260	1,298
Insurance	14,975	14,158	-	14,158	14,866
Report Preparation - NPDES	15,000	5,971	4,029	10,000	15,000
Office Lease/Storage	3,000	753	2,259	3,012	3,480
Printing & Binding	500	83	282	365	500
Postage	600	70	215	285	600
Legal Advertising	2,500	-	2,500	2,500	2,500
Bank Fees	600	206	308	514	600
Other Current Charges	400	-	200	200	400
Office Supplies	350	27	98	125	350
Election Fees	5,500	-	5,500	5,500	5,500
Meeting Rental Fee	500	-	350	350	500
Dues, Licenses & Subscriptions	2,175	175	2,000	2,175	2,175
<b>Total Administrative:</b>	<b>\$ 167,344</b>	<b>\$ 68,163</b>	<b>\$ 84,862</b>	<b>\$ 153,025</b>	<b>\$ 169,646</b>
<b>Operations &amp; Maintenance</b>					
Contracts:					
Aquatic Weed Control	\$ 45,651	\$ 12,771	\$ 32,880	\$ 45,651	\$ 45,651
Mowing	130,000	25,151	104,849	130,000	130,000
Tree Trimming	40,000	-	40,000	40,000	40,000
Water Quality Monitoring	19,746	6,582	13,164	19,746	19,746
Repairs & Maintenance:					
Canal & Retention Pond Maintenance	\$ 20,000	\$ 20,166	\$ 7,000	\$ 27,166	\$ 30,000
Security Gates & Signs	750	-	615	615	750
NPDES Inspection & Fees	6,000	1,875	1,000	2,875	6,000
Operating Supplies	500	-	250	250	500
Contingency	2,500	-	1,250	1,250	2,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 265,147</b>	<b>\$ 66,545</b>	<b>\$ 201,008</b>	<b>\$ 267,553</b>	<b>\$ 275,147</b>

**Valencia**  
**Water Control District**  
Proposed Budget  
**FY2026**  
General Fund

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Capital Improvements</b>					
Transfer Out - Capital Reserve	\$ 187,174	\$ -	\$ 187,174	\$ 187,174	\$ 174,872
<b>Total Reserves</b>	<b>\$ 187,174</b>	<b>\$ -</b>	<b>\$ 187,174</b>	<b>\$ 187,174</b>	<b>\$ 174,872</b>
<b>Total Expenditures</b>	<b>\$ 619,665</b>	<b>\$ 134,708</b>	<b>\$ 473,044</b>	<b>\$ 607,752</b>	<b>\$ 619,665</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 276,206</b>	<b>\$ (264,293)</b>	<b>\$ 11,913</b>	<b>\$ (0)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 152,448</b>	<b>\$ -</b>	<b>\$ 152,448</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 428,654</b>	<b>\$ (264,293)</b>	<b>\$ 164,361</b>	<b>\$ (0)</b>

	Maintenance Tax FY2025	Maintenance Tax FY2026
<b>Net Assessment</b>	<b>\$617,665</b>	<b>\$617,665</b>
Collection Cost (5%)*	\$32,509	\$32,509
<b>Gross Assessment</b>	<b>\$650,174</b>	<b>\$650,173</b>
Number of Units	9608	9608
<b>Total Levy</b>	<b>\$67.67</b>	<b>\$67.67</b>

Collection percentage is total of 3% Tax Collector Discount Fee &  
2% Collection Fee



# Valencia

## Water Control District

General Fund

**REVENUES:**

Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

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**EXPENDITURES:**

**Administrative:**

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive compensation per meeting. Each Supervisor is paid for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 10 meetings during the fiscal year.

Engineering Fees

The District's engineer, CPH, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Description	Monthly	Annual
Engineering Services	\$2,100	\$25,200
Contingency		\$12,000
<b>Total</b>		<b>\$37,200</b>

Attorney Fees

The District's legal counsel, Stephen F. Broome, P.A., will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Description	Monthly	Annual
Attorney Fees	\$1,000	\$12,000
<b>Total</b>		<b>\$12,000</b>

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

# Valencia

## Water Control District

General Fund

### Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

### Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, positive pay implementation and programming for fraud protection, accounting software, etc.

### Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### Report Preparation - NPDES

Represents estimated costs for preparation of NPDES reports and compliance requirements.

### Office Lease/Storage

Represents estimated fees to maintain District records at storage facility located within Orange County near District.

### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

### Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

### Bank Fees

Represents monthly fees charged by Truist Bank for the District's operating account.

# Valencia Water Control District

General Fund

Other Current Charges

Represents any miscellaneous administrative expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Election Fees

Represents estimated costs for mass printing, postage & mailing of annual election proxies.

Meeting Rental Fee

Represents reservation fee paid to Lake Ridge Village Club Association for monthly meetings at onsite community center.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175 and an annual fee to the Florida Association of Special Districts for \$2,000.

**Operating and Maintenance:**

Aquatic Weed Control

Represents cost for maintenance to all canals and retention/detention ponds located within the District. Services include furnishing personnel, equipment, and herbicides to effectively control the excessive weed growth and as needed, supply triploid carp grass. The District has contracted with Aquatic Weed Control, Inc. for these services.

Description	Monthly	Annual
Aquatic Weed Control	\$2,554	\$30,651
Contingency (Triploid Grass Carp)		\$15,000
<b>Total</b>		<b>\$45,651</b>

Mowing

The District will maintain the canal and detention pond mowing within the District. Areas included are the C-1, C-3, C-4, C-5, C-6, C-10, C-11 & C-12 canals as well as ponds in the subdivisions of Greenbriar, Lakeridge, Waterview, Somerset, Deer Creek, Parkview Terrace, Parkview North, Parkview Pointe and Windsor Walk Villages. The District has contracted with Sthern Environmental, Inc. for this service.

Description	Monthly	Annual
Short Mowing (7 per year)	\$5,921	\$41,448
Long Mowing (6 per year)	\$14,280	\$85,677
Contingency		\$2,875
<b>Total</b>		<b>\$130,000</b>

Tree Trimming

Represents estimated costs for tree trimming within District maintained areas.

# Valencia

## Water Control District

General Fund

Water Quality Monitoring

Represents costs for the monthly water quality testing. District has contracted with Eurofins Environment Testing Southeast, LLC f/k/a Flowers Chemical Laboratories.

Description	Monthly	Annual
Water Quality Testing	\$1,646	\$19,746
<b>Total</b>		<b>\$19,746</b>

Canal & Retention Pond Maintenance

Represents monthly AMIL gate and discharge structures maintenance and recording along with estimated costs for non-capital project repairs.

Description	Monthly	Annual
AMIL Gate & Discharge Structure Maintenance & Recording	\$1,000	\$12,000
Contingency (Misc. Repairs)		\$18,000
<b>Total</b>		<b>\$30,000</b>

Security Gates & Signs

Represents estimated costs for the purchase and installation of any signs, i.e., no fishing, no trespassing, and/or repairs to the District's security gates.

NPDES Inspection & Fees

Represents annual fees paid to State of Florida Department of Environmental Protection and Orange County Environmental Protection Division as well as any inspection fees.

Description	Annual
Water Atlas Maintenance Fee	\$1,000
Regulatory Program & Surveillance Fee	\$1,875
Contingency (Inspections)	\$3,125
<b>Total</b>	<b>\$6,000</b>

Operating Supplies

Represents estimated costs for the purchases of operating supplies.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out - Capital Reserve

Represents funds to transferred to the Capital Reserve fund.

**Valencia**  
**Water Control District**  
**Proposed Budget**  
**FY2026**  
**Capital Reserve Fund**

	Adopted Budget FY2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Transfer In	\$ 187,174	\$ -	\$ 187,174	\$ 187,174	\$ 174,872
Interest	45,000	21,567	23,433	45,000	45,000
<b>Total Revenues</b>	<b>\$ 232,174</b>	<b>\$ 21,567</b>	<b>\$ 210,607</b>	<b>\$ 232,174</b>	<b>\$ 219,872</b>
<b>Expenditures:</b>					
Contingency	\$ 500	\$ 203	\$ 297	\$ 500	\$ 500
Capital Improvements	70,461	46,550	168,000	214,550	94,734
<b>Total Expenditures</b>	<b>\$ 70,961</b>	<b>\$ 46,753</b>	<b>\$ 168,297</b>	<b>\$ 215,050</b>	<b>\$ 95,234</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 161,214</b>	<b>\$ (25,186)</b>	<b>\$ 42,310</b>	<b>\$ 17,124</b>	<b>\$ 124,638</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,239,466</b>	<b>\$ 1,296,061</b>	<b>\$ -</b>	<b>\$ 1,296,061</b>	<b>\$ 1,313,185</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,400,680</b>	<b>\$ 1,270,875</b>	<b>\$ 42,310</b>	<b>\$ 1,313,185</b>	<b>\$ 1,437,823</b>

Capital Improvement Projects Updated Fiscal Year 2025	
Description	Estimated Cost
C-4 Canal Outfall to first outfall towards Sea World	\$9,750.00
C-10 Canal near Water Treatment Plant	\$16,500.00
C-5 Canal west of I-Drive & north of Sea Harbor	\$20,300.00
C-5 Canal south of Cen. FL Pkwy to 1st control structure	\$18,000.00
C-10 Canal - Bank at Bend - West of Orangewood	\$150,000.00
<b>Total</b>	<b>\$214,550.00</b>

Capital Improvement Projects Fiscal Year 2026	
Description	Estimated Cost
C-5 Sea World Discharge Flume - Restoration	\$14,837.30
C-10 Overflow Weir at S-901 - Erosion	\$43,096.25
C-11 Canal - Restabilization @ S-1102 (Taft-Vineland)	\$23,103.50
C-3/C-1 Canal Weir Replacement	\$13,696.50
<b>Total</b>	<b>\$94,733.55</b>

Capital Improvement Projects Fiscal Year 2027	
Description	Estimated Cost
C-11 Canal, S-1101 Dredging, Beachline & JYP	\$124,286.25
MES Repairs	\$25,070.00
<b>Total</b>	<b>\$149,356.25</b>

Capital Improvement Projects Fiscal Year 2028	
Description	Estimated Cost
C-3 Canal - Additional Weir/Bank Stabilization	\$7,797.00
C-4 & C-5 Canal Regrading	\$12,535.00
C-10 Canal - Repair Along SR 528 by Tract F Pond	\$59,742.50
<b>Total</b>	<b>\$80,074.50</b>

Capital Improvement Projects Fiscal Year 2029	
Description	Estimated Cost
C-12 Canal - Install Underdrain	\$55,867.00
C-1 Canal - Grading at CFP	\$65,722.50
<b>Total</b>	<b>\$121,589.50</b>

<b>Combined Total</b>	<b>\$660,303.80</b>
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