THE TOWN OF
Windermere

MAYOR AND COUNCIL OF THE TOWN OF WINDERMERE

Mayor Jim O'Brien
Council Members
Andy Williams
Tony Davit
Mandy David
Tom Stroup
Brandi Haines

Agenda ***Agenda***

August 12, 2025
6:00 PM

****AMENDED AGENDA 8.7.25****

WINDERMERE TOWN HALL
520 MAIN STREET - WINDERMERE, FL 34786

ZOOM INFO (VIEWING PURPOSES ONLY):
HTTPS://US06WEB.ZOOM.US/J/81692866627?
PWD=AQU0ZLCOFAWIQMETTOGEM0NJBKMQTW.1
MEETING ID: 816 9286 6627 / PASSCODE: TOW2024
ONE TAP MOBILE: +1(305)224-1968, 81692866627# US

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceedings should contact the Office of the Clerk at least 48 hours beforehand at (407) 876-2563.

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all procedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers. shall be either turned off or otherwise silenced.
2. Prolonged conversation shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or/who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the

AGENDA

- **THE MEETING IS CALLED TO ORDER BY THE MAYOR**
- **FLAG SALUTE**

1. OPEN FORUM / PUBLIC COMMENT (3-Minute Limit)

2. SPECIAL PRESENTATION / PROCLAMATIONS / AWARDS

a. Proclamation: West Orange Healthy Selfie Day (Attachment-Mayor to Present)

b. Swearing of Officer Anita Singh

c. Town Square Concept Plan (Attachments-Wade Trim to Present-Board Option)

i. Due to the size and format of the attachments for this agenda item, please refer to the website to access the whole material under this meeting information, https://www.town.windermere.fl.us/page/meeting-agendas-minutes:

1. **Charrette Summary Appendix A - List of Figures & Tables**
2. **Charrette Summary Report**
3. **Town Square Charrette Survey (Raw Output)**

3. OLD BUSINESS

a. Town Square Bathroom Location (Attachment-Board Option)

b. Golf Cart Analysis (Attachment-Board Option)

4. NEW BUSINESS

a. MINUTES

i. Town Council Meeting Minutes July 8, 2025 (Attachments-Staff Recommends Approval)

b. ORDINANCES/RESOLUTIONS

i. Resolution #2025-03 Opposition to Senate Bill 180

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT THE IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY OVER LAND USE AND ZONING REGULATIONS BY SENATE BILLâ€¯ 180 IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED; RETAINING WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; PROVIDING FOR AN EFFECTIVE DATE.

c. CONTRACTS & AGREEMENTS

i. Approval of IPO 207 – 4th Avenue and Magnolia Street Drainage Improvements – Kimley Horn & Associates (Attachments-Board Option)

ii. Third Amendment to the Employment Contract between the Town of Windermere and Chief of Police David Ogden (Attachments-Staff Recommends Approval)

5. OTHER ITEMS FOR CONSIDERATION

a. 45% Design Windermere Rd/Main St Roundabout (Attachment-Staff Recommends Approval)

b. Purchasing Policies Section # 28 Update (Attachments-Staff Recommends Approval Pending Legal Review)

c. First Renewal of On Call Land Planning Services Agreement: Wade Trim (Attachments-Staff Recommends Approval)

6. MAYOR & COUNCIL LIAISON REPORTS

7. STAFF REPORTS

8. ADJOURN

THE TOWN OF Windermere

Proclamation

Whereas, Healthy West Orange inspires healthy behaviors and provides resources to help residents make better lifestyle choices; and

Whereas, Healthy West Orange champions healthy programs that deliver health and wellness activities; and

Whereas, Healthy West Orange unites health-minded organizations for whom a healthy community provides meaningful benefits; and

Whereas, Healthy West Orange advocates for healthy community decisions and encourages local leaders to keep their communities' health and wellness a top priority; and

Whereas, Healthy West Orange declares the third Friday in September as the Annual West Orange Healthy Selfie Day.

Therefore, It is my great pleasure and privilege as the Mayor of The Town of Windermere to declare Friday, September 19, 2025, as

West Orange Healthy Selfie Day

and in celebration of the 9th Anniversary of Healthy Selfie, I urge all citizens to join in supporting this initiative.

In witness thereof, I have hereunto set my hand and caused the City Seal to be affixed this 12th day of August, 2025.

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

To: Mayor and Town Council

From: Brad Cornelius, AICP, Wade Trim, Inc., Contracted Town Planner

Date: August 12, 2025

RE: Town Square Concept Plan

The Town has undergone a charettes process to develop a concept plan for the future development of Town Square. On April 22, 2025, the Town Council held a public workshop to review the draft Town Square Concept Plan. Based on the input provided by the Town Council and additional discussions with the Town's Tree Board, the draft concept plan has been updated to include the following:

1. A note is added to the concept plan that states: "The Town is considering an alternative location of the proposed bathroom that is different than shown on the concept plan.";

2. A note is added to the concept plan that states: "Parking along E 6th Avenue and Forest Street my include dedicated golf cart parking.";

3. Parking that was shown on the draft concept plan that blocked the library loading area was removed;

4. Based on comments from the Tree Board at their meeting on July 17, 2025, the following changes were made to the concept plan:

    a. Parking on 6th Ave should maintain adequate distance from existing trees to protect the critical root zone;

    b. Potential Golf Cart parking on 6th Ave as noted in item 2 above;

    c. Hardscape and other elements throughout Town Square need to be designed to minimize impact on trees in the critical root zone. This includes the design of the entrance to the library to avoid the *Magnolia grandiflora*.

Please note that this is a concept plan and not a final design plan for construction. The purpose of

this concept plan is to provide the Town guidance on future improvements to Town Square. If the Town moves forward with potential improvements, then full design and engineering will need to occur, which may result in some adjustments to what is shown on the concept plan.

The Town Council is requested to approve the attached concept plan for guidance of future improvements within Town Square.



THE TOWN OF WINDERMERE

SITE FEATURES

- A — VETERANS MEMORIAL
- B — RELOCATED 9/11 WORLD TRADE CENTER MEMORIAL AND REFLECTION PLAZA
- C — CAL PALMER BUILDING AND GARDEN
- D — TOWN HALL PLAZA
- E — BIKE PARKING AREA
- F — REGULATION SIZE BASKETBALL COURT
- G — PROPOSED TOWN HALL RESTROOM
  NOTE: The Town is considering an alternative location of the proposed bathroom that is different than shown on the concept plan.
- H — MAIN CONNECTOR WALKWAY
- I — PERIMETER SIDEWALK
- J — NEW CROSSWALK ACCESS POINT
- K — MULTI-PURPOSE REINFORCED LAWN AREA
- L — DOUBLE DUMPSTER ENCLOSURE
- M — LIBRARY ENTRANCE EXPERIENCE
- N — MAIN LAWN W/ 440 FOOT WALKING LOOP
- O — PERPETUALLY MAINTAINED TREE CANOPY
- P — EXISTING CROSSWALK
- Q — PROPOSED CROSSWALK
- R — RELOCATED CROSSWALK TO ACCOMMODATE ROUNDABOUT
- S — REMOVABLE BOLLARDS STYLE TO MATCH DECORATIVE LIGHT POLES
- T — REMOVABLE BOLLARDS + MOUNTABLE CURB
- U — OFF SITE PUBLIC PARKING
- V — TOWN OF WINDERMERE ADMINISTRATION BUILDING
- W — WINDERMERE TOWN HALL
- X — WINDERMERE PUBLIC LIBRARY
- Y — RELOCATED PARKING ACCESS

PARKING (84 TOTAL PARKING SPACES)

- 4 — PARKING BAY - ACCESSIBLE
- 41 — PARKING BAY - PAVED
- 39 — PARKING BAY - UNPAVED

NOTE: Parking along E 6th Avenue and Forest Street may include dedicated golf cart parking.

N

WADE TRIM

LSP-PLOT-CONCEPT_Townsquare.dwg - 8/4/2025 2:45:47 PM

TOWN SQUARE CONCEPTUAL MASTER PLAN | WINDERMERE, FL | AUGUST 2025

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Town Hall Restroom Project - Site Selection and Direction**
REQUESTED ACTION: **Decision**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 12, 2025**
☒ Regular Meeting ☐ Public Info Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Public Works

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☒ Capital **EXPENDITURE ACCOUNT:** _____
☐ N/A

HISTORY/FACTS/ISSUES:

Background:

At the April 2025 Town Council meeting, Council directed staff to evaluate the feasibility and comparative costs of relocating the proposed standalone family restroom facility from behind Town Hall to a potential alternative location adjacent to the Windermere Library. Staff was also instructed to stake out the proposed library site for public and Council visualization.

Septic System Requirement:

Both proposed locations will require the installation of a new septic system. This requirement is consistent and does not affect the cost comparison between the two sites.

Site Comparison and Cost Breakdown (per Estimate by Paul Furey, May 2, 2025):

Category	Library Location	Behind Town Hall
Facility Construction Subtotal	$353,747	$317,467
General Contractor Subtotal (Requirements, Conditions, Insurance, Fee)	$73,721	$66,160
Incremental Design Cost	$20,000	Create Construction Docs
Facility Total	$447,468	$383,628
Premium for Library Location	+ $63,841 (16.6%)	N/A

Additional Library Location Costs Include:

- Tree trimming/removal: $3,000
- Sidewalk and concrete pad: $6,780
- Electrical trench repair/hardscape restoration: $2,500
- Underground power installation: $22,500
- Electrical panel connection: $1,500
- Contractor OH&P: $7,561
- Incremental design costs: $20,000

Summary:
The proposed library-side location provides strong community-facing visibility and connection to the existing library, but comes with a premium of approximately $63,841 or 16.6% more than constructing the restroom behind Town Hall. This higher cost is largely due to utility extension, site preparation, and design changes.
The behind Town Hall location aligns with the previously approved plans, requires no tree work, and results in a lower overall project cost.

Request for Council Direction:

Staff is requesting that Town Council provide final direction on the **preferred location** for the family restroom facility. Once Council confirms the site, staff will proceed with final design, permitting, and preparation of construction bid documents.

Bathroom Building WITH FAMILY RR at Library Location- Summary

Conceptual Level Cost Estimate - DRAFT

May 2, 2025

Division of Work		Fam RR @ Library Location Building	Fam RR @ Library Location Cost / SF	Family RR Building	Family RR Cost / SF
			527 SF		*527 SF*
Division 02 - Existing Conditions		$0	$0.00	$0	$0.00
Division 03 - Concrete		$37,132	$70.46	$30,352	$57.59
Division 04 - Masonry		$0	$0.00	$0	$0.00
Division 05 - Metals		$1,318	$2.50	$1,318	$2.50
Division 06 - Woods & Plastics		$23,955	$45.46	$23,955	$45.46
Division 07 - Thermal and Moisture Protection		$20,734	$39.34	$20,734	$39.34
Division 08 - Doors and Windows		$11,100	$21.06	$11,100	$21.06
Division 09 - Finishes		$71,890	$136.41	$71,890	$136.41
Division 10 - Specialties		$11,550	$21.92	$11,550	$21.92
Division 11 - Equipment		$0	$0.00	$0	$0.00
Division 12 - Furnishings		$0	$0.00	$0	$0.00
Division 13 - Special Construction		$0	$0.00	$0	$0.00
Division 14 - Conveying Systems		$0	$0.00	$0	$0.00
Division 21 - Fire Suppression		$0	$0.00	$0	$0.00
Division 22 - Plumbing		$69,603	$132.07	$69,603	$132.07
Division 23 - HVAC		$34,698	$65.84	$34,698	$65.84
Division 26 - Electrical		$18,445	$35.00	$18,445	$35.00
Division 31 - Earthwork		$1,324	$2.51	$1,324	$2.51
Division 32 - Exterior Improvements		$5,500	$10.44	$0	$0.00
Division 33 - Utilities		$46,500	$88.24	$22,500	$42.69
Facility Subtotal		**$353,747**	**$671.25**	**$317,467**	**$602.41**
General Requirements	2.0%	$7,075	$13.42	$6,349	$12.05
General Conditions	10.0%	$35,375	$67.12	$31,747	$60.24
Subcontractor Default Insurance	1.5%	$5,306	$10.07	$4,762	$9.04
General Liability Insurance	0.5%	$1,769	$3.36	$1,587	$3.01
Bond	0.0%	$0	$0.00	$0	$0.00
Fee	6.0%	$24,196	$45.91	$21,715	$41.20
GC Subtotal		**$73,721**	**$139.89**	**$66,160**	**$125.54**
Incremental Design Cost		$20,000			
FACILITY TOTAL		**$447,468**	**$849.09**	**$383,628**	**$727.95**

Premium for Library Location	***$63,841***	***16.6%***
Exterior Walkway - Assume sidewalk 6'x100' plus 10'x10'' pad	*$6,780*	
Live Oak Tree Trimming	*$3,000*	
Repair / Replace Hardscape & Landscape at Electrical Trench	*$2,500*	
U/G Power from Forest/5th to Library - Assume 2" PVC	*$22,500*	
Connect to existing Panel at Forest / 5th Ave	*$1,500*	
General Contractor OH&P	*$7,561*	
Incremental Design Cost	*$20,000*	

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Review Golf Cart Analysis – Mike Woodward P.E., Kimly Horn and Associates**
REQUESTED ACTION: **Direction**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 12, 2025**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: Kimley Horn
Effective Date: Termination Date:
Managing Division / Dept: Public Works

BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:** **N/A**
☐ Capital **EXPENDITURE ACCOUNT:** **N/A**
☒ N/A

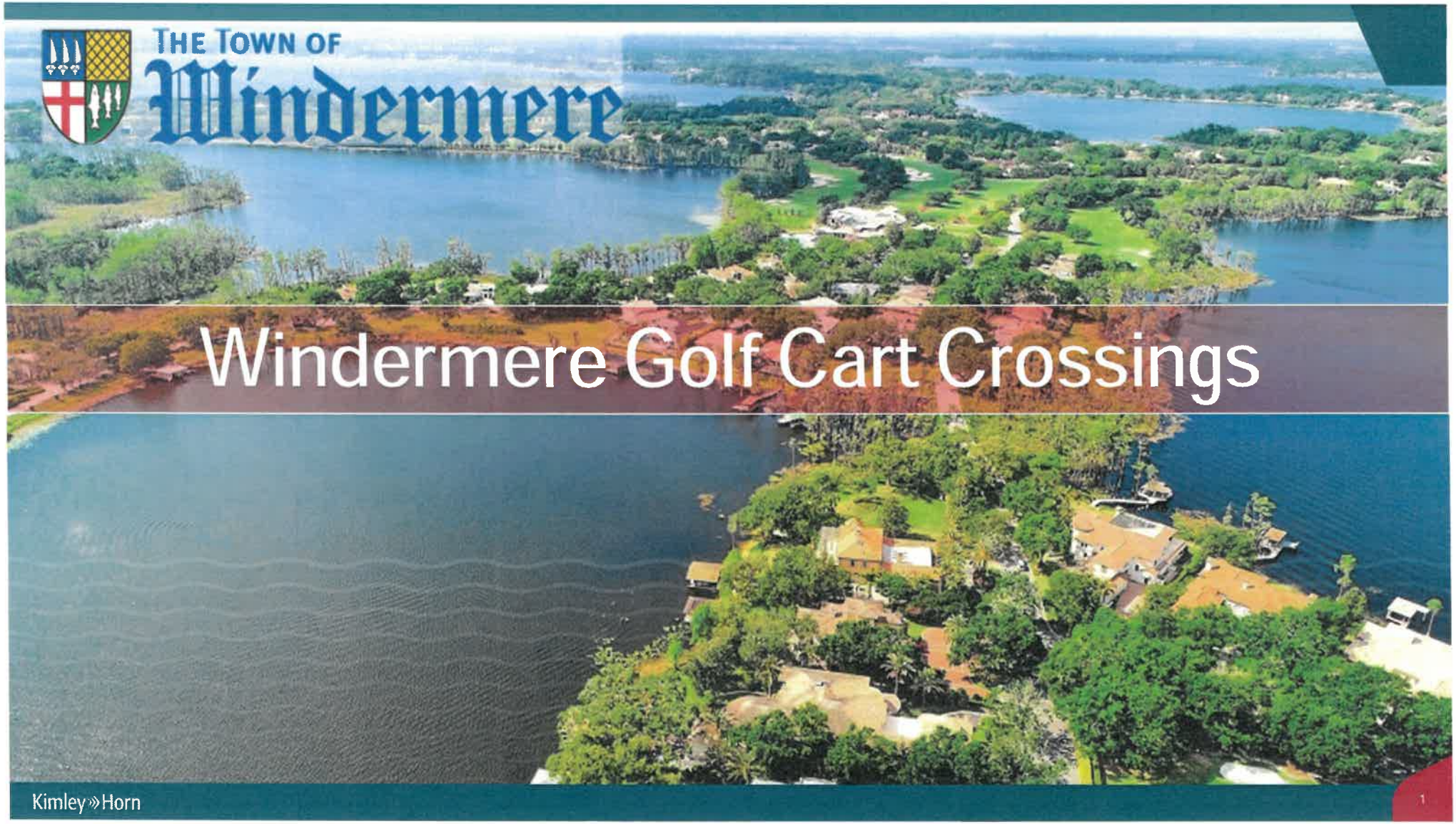
HISTORY/FACTS/ISSUES:

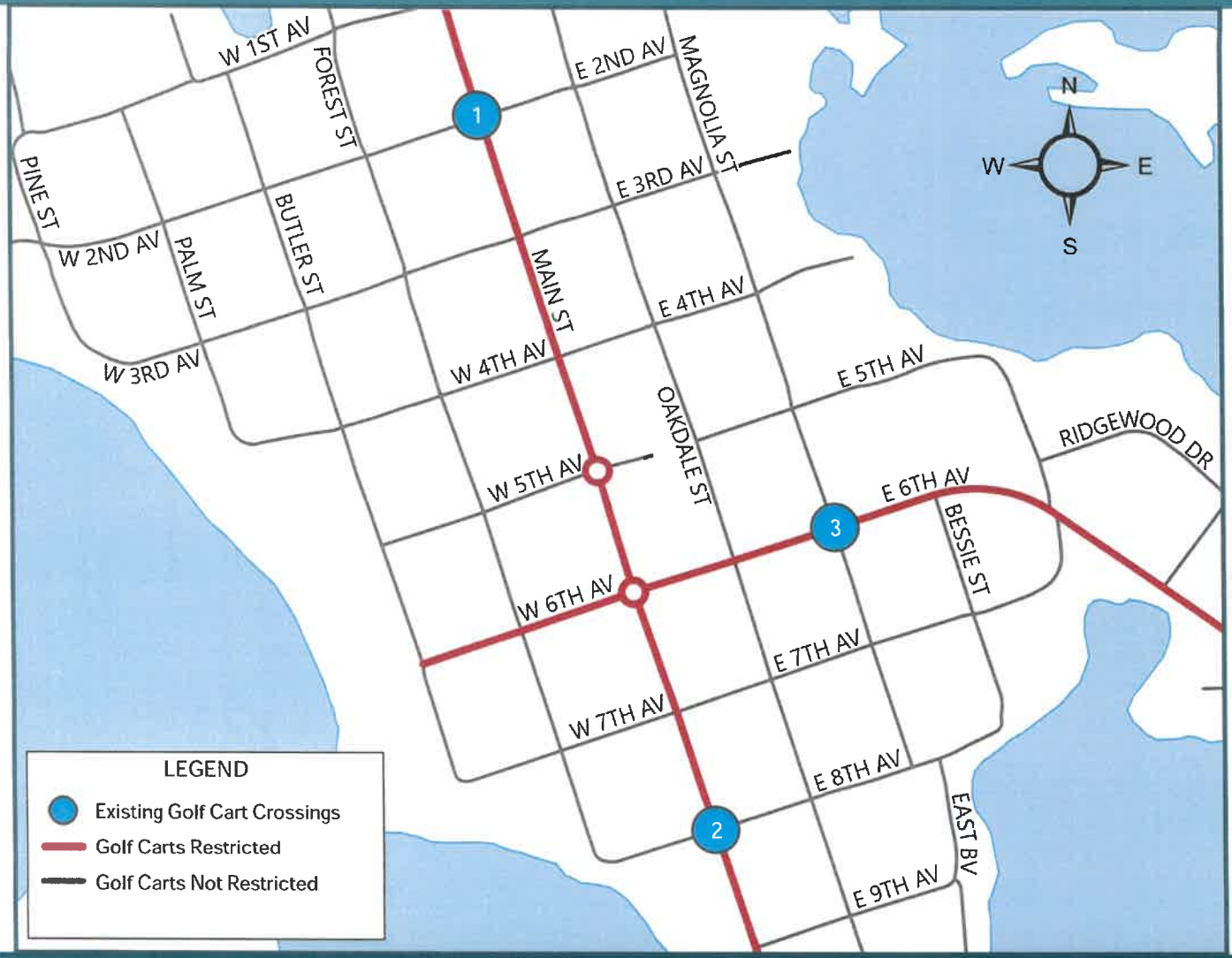
Mike Woodward, P.E., of Kimley-Horn & Associates, will present the findings and recommendations from the recently completed Windermere Golf Cart Crossings Study. The purpose of the study was to evaluate existing and potential golf cart crossing locations within the Town, analyze traffic patterns, review safety considerations, and identify improvements that could enhance connectivity while maintaining compliance with applicable state and local regulations.

The analysis included a review of traffic volumes, vehicle speeds, sight distances, roadway geometry, and pedestrian/golf cart interaction points. Data was collected at key intersections and crossing locations, and potential alternative crossing alignments were evaluated for safety and operational efficiency.

Mr. Woodward will provide an overview of the study's methodology, share the collected data and key observations, and outline next steps. This evening, staff is seeking Town Council direction so that an outline of recommended enhancements can be developed, along with associated cost implications, potential phasing of improvements, and necessary coordination with regulatory agencies.

This item is presented for information and discussion purposes, with Council feedback requested to guide potential implementation strategies.


THE TOWN OF
Windermere
Windermere Golf Cart Crossings
Kimley»Horn
1



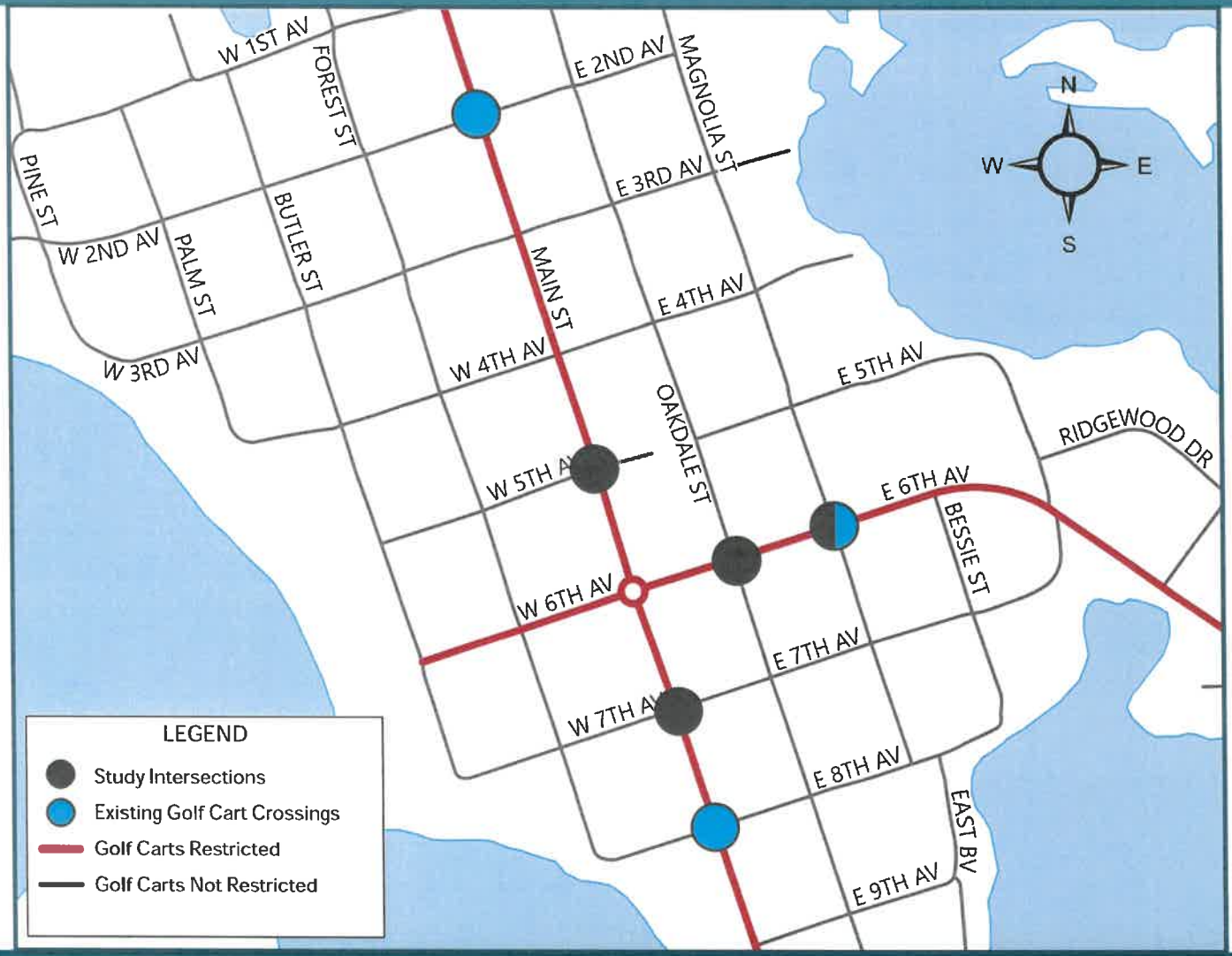
Project Purpose:

Evaluate additional crossings

Existing Conditions:

Currently, there 3 golf cart crossings in the Windermere town center

1. Main Street & 2nd Avenue
2. Main Street & 8th Avenue
3. 6th Avenue & Magnolia Street



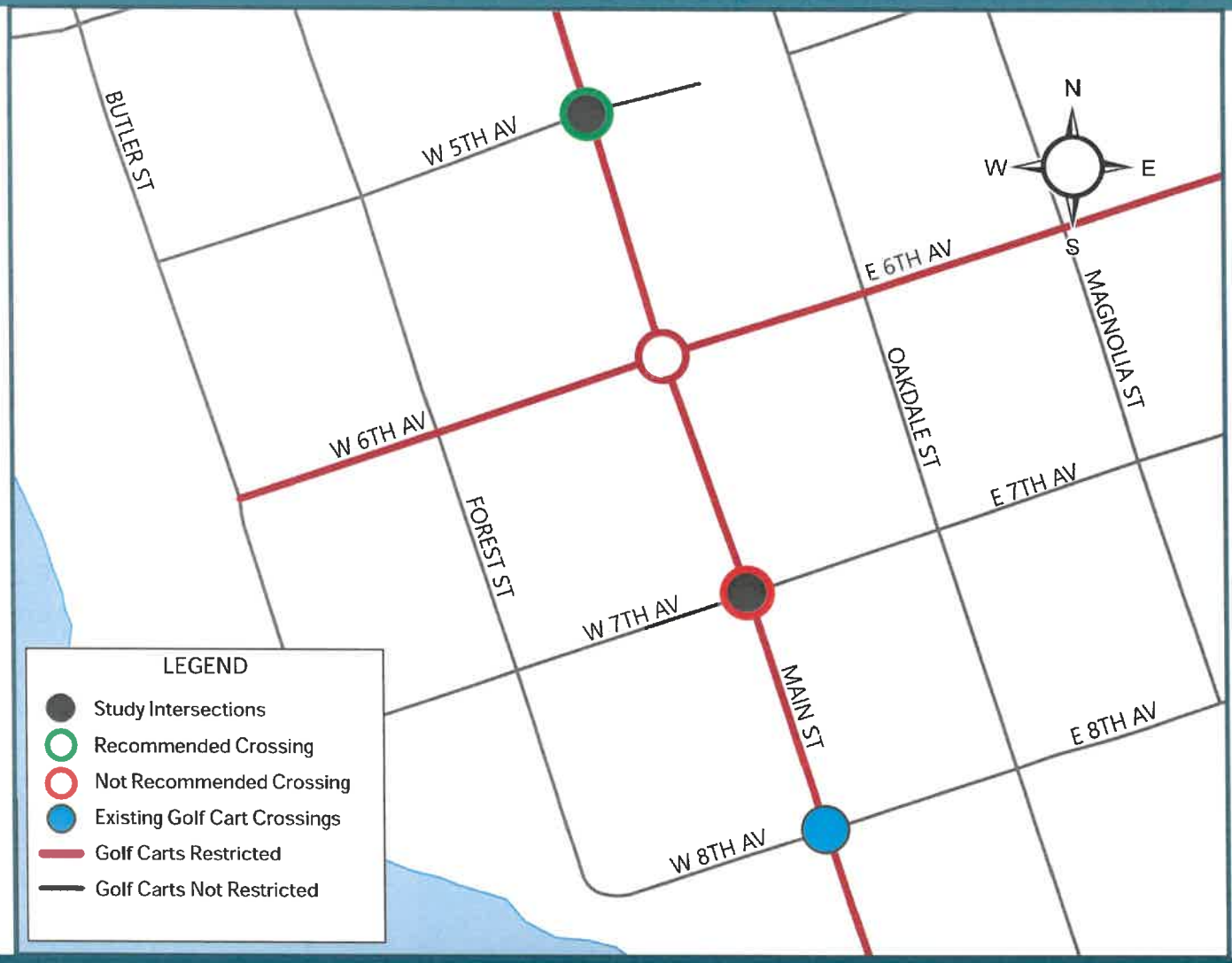
Study Area:

Main Street & 5th Avenue

Main Street & 7th Avenue

6th Avenue & Oakdale Street

6th Avenue & Magnolia Street



Main Street Crossing Analysis

Main Street & 5th Avenue:

- Low side street volumes
- Relatively low queuing
- Desirable distance away from other existing crossings

Main Street & 7th Avenue:

- Near existing crossing at 8th Avenue
- Queue backup from 6th Avenue



Main Street and 5th Avenue (Looking North)



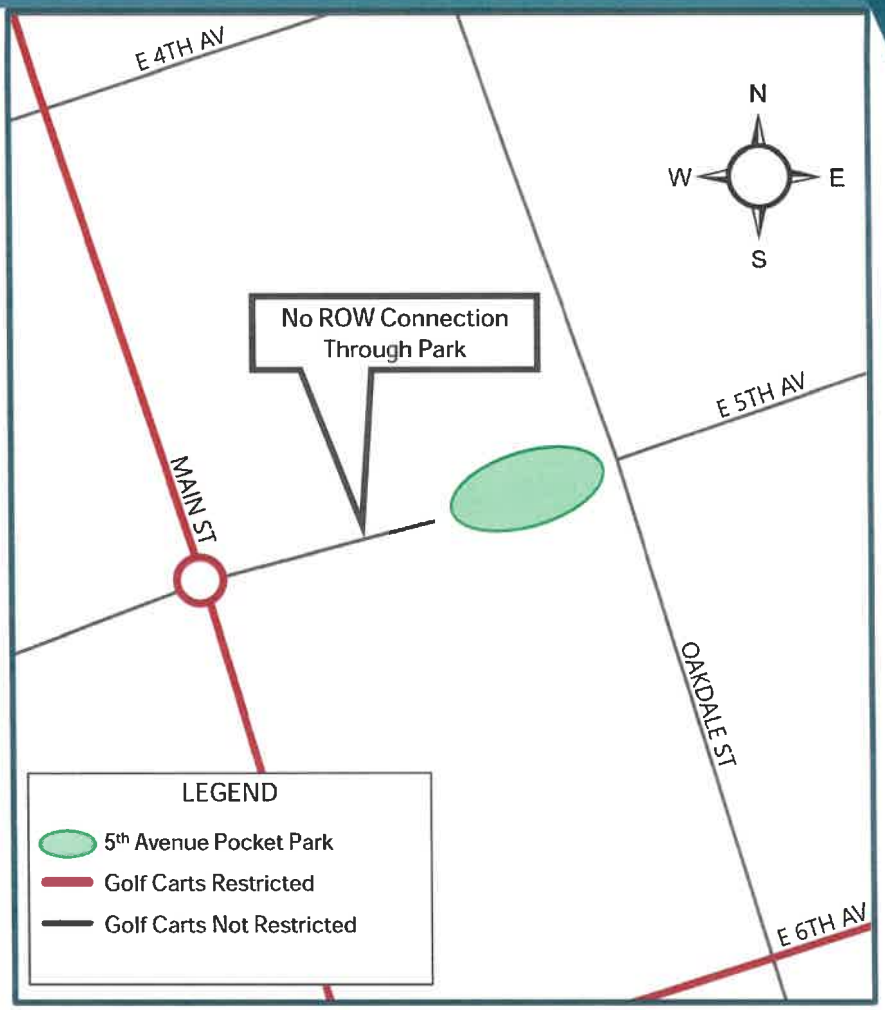
Main Street and 5th Avenue (Looking South)

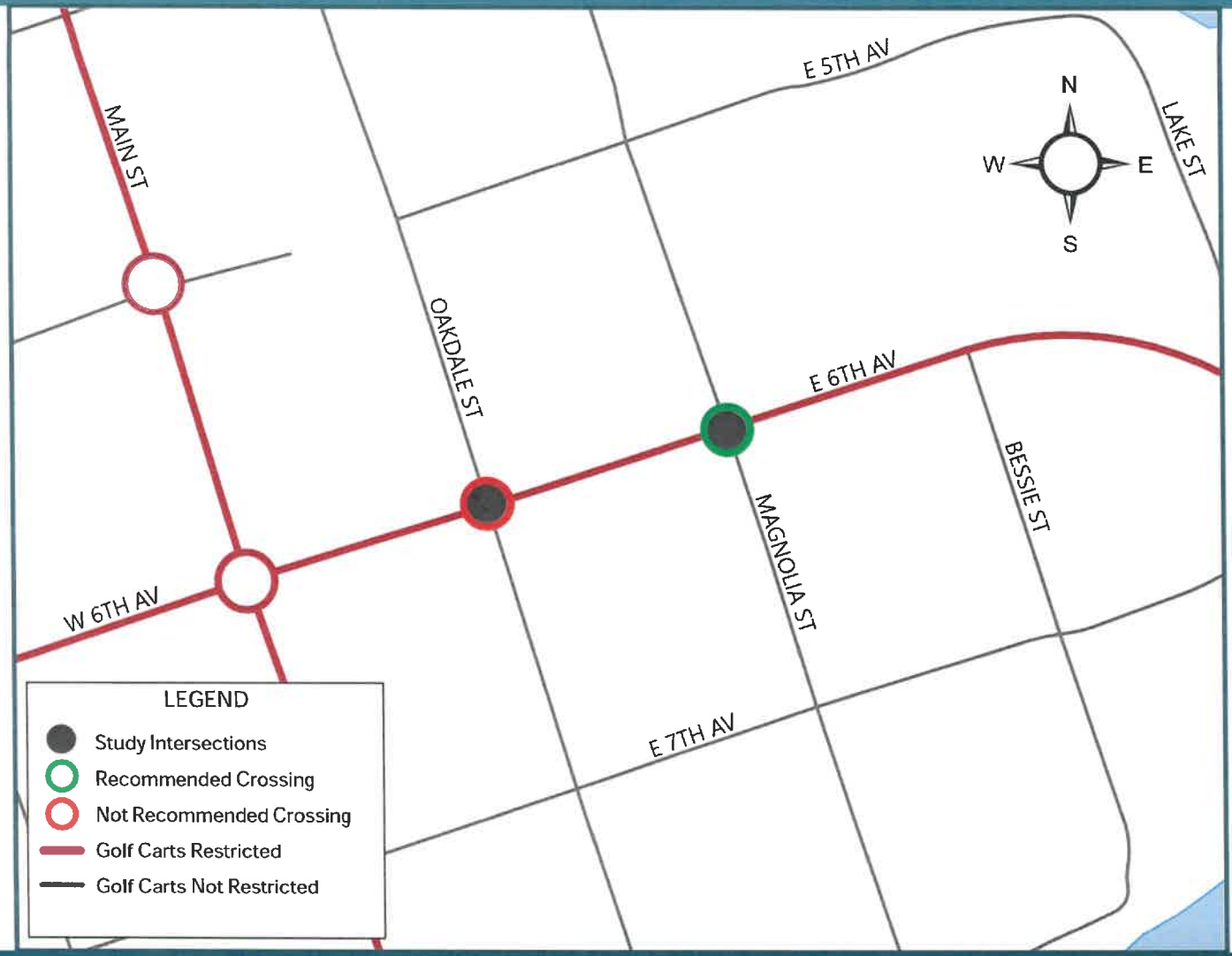


Inside of Park (Looking West)



Inside of Park (Looking East)





6th Avenue Crossing Analysis

6th Avenue & Oakdale Street:

- Near existing crossing at Magnolia Street
- Queue backup from 6th Avenue
- First intersection east of roundabout

6th Avenue & Magnolia Street:

- More desirable distance away from Main Street
- Drivers and golf carts are accustomed to the existing crossing

Kimley»Horn

Questions?

TOWN OF WINDERMERE

Town Council Meeting Minutes July 8, 2025

CALL TO ORDER:

Present were Mayor Jim O'Brien, Town Council Members Andy Williams, Mandy David, and Tony Davit. Town Manager Robert Smith, ATM/PWD Tonya Elliott-Moore, Police Chief Dave Ogden and Town Clerk Dorothy Burkhalter were also present. Town Council Members, Tom Stroup and Brandi Haines were absent. Town Attorney Heather Ramos was also absent.

Mayor O'Brien called the meeting to order at 6:01 pm and stated that a quorum was present. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENT (3 Minute Limit)

Mayor O'Brien opened the floor to the public. Mrs. Nancy Bardoe of 225 E 9th Avenue introduced herself. She then commented on an email she sent regarding a water main installation, hydrants, damage to driveways, right of way maintenance, sodding, construction timeline, and the liaison for homeowners. Mayor O'Brien thanked Mrs. Bardoe for her comments. He commented that the item will be discussed later in the meeting.

2. SPECIAL PRSENTATION/PROCLAMATIONS/AWARDS:

a. Representative Leonard Spencer/Florda State House District 45 Legislative Update

Mayor O'Brien introduced Representative Spencer and turned the floor over to him. Representative Spencer gave an update on the 2025 Legislative Session. Items were funding, small business support, workforce training, improve safety and infrastructure, Insurance, housing and local control. Mayor O'Brien thank Representative Spencer for his time and updates.

3. TIMED ITEMS & PUBLIC HEARING

a. Town Council Ordinance 2025-04 Tree Ordinance Update

Mayor O'Brien explained that due to passage of Florida CS/CS/SB 180, the proposed Ordinance will not move forward.

4. NEW BUSINESS

a. Minutes

i. Town Council Workshop Minutes Septic Sewer/Town Square Concept April 22, 2025
ii. Town Council Meeting Minutes May 13, 2025
iii. Town Council Meeting Minutes June 10, 2025

Mayor O'Brien introduced this item. Member Davit made a motion to approve all the minutes as presented. Member David seconded the motion. Roll call vote was as follows: Williams – aye, David – aye, and Davit – aye. Motion carried 3-0.

b. Contracts and Agreements

i. Tennis Court Lighting Transition to LED at Main Street Tennis Courts and Windermere Recreation Center: $23,772.50

Mayor O'Brien introduced this item. Member David made a motion to approve the lighting transition. Member Davit seconded the motion. Roll call vote was as follows: Davit – aye, David – aye, and Williams – aye. Motion carried 3-0.

ii. Bid No. 2025-01 Bessie & Butler Stormwater Improvements Phase II Subrecipient Agreement 4337-443- with FDEM $1,420,603

DRAFT

Mayor O'Brien introduced this item. ATM/PWD Elliott-Moore commented on the bids, process and requirements. She stated that due to this type of funding/project the lowest bidder must be taken, which is Valencia Construction Group. Member Davit made a motion to approve. Member Williams seconded the motion. Roll call vote was as follows: Wiliams – aye, David – aye, and Davit – aye. Motion carried 3-0.

c. Board/Committee Appointments

i. Appoint Chris Rucki to the Development Review Board

Mayor O'Brien introduced this item. Member Williams made a motion to approve Chris Rucki to the Development Review Board. Member David seconded the motion. Roll call vote was as follows: Williams – aye, David – aye, and Davit -aye. Motion carried 3-0.

ii. Appoint Mike Swatkowski to the Development Review Board

Mayor O'Brien introduced this item. Member Williams made a motion to approve Mike Swatkowski to the Development Review Board. Member Davit seconded the motion. Roll call vote was as follows: Davit – aye, David – aye, and Williams – aye. Motion carried 3-0.

5. OTHER ITEMS FOR CONSIDERATION

NONE

6. MAYOR AND COUNCIL LIAISON REPORTS

Mayor O'Brien opened the floor for reports. Member David reported on the Centennial 100-day flag event and how to participate. Member Davit had no report. Member Williams had no report. Mayor O'Brien thanked all for their hard work and efforts with the Pancake Breakfast.

9. STAFF REPORTS

a. TOWN MANAGER ROBERT SMITH – Manager Smith – no report.

b. ATM/PWD TONYA ELLIOTT-MOORE – ATM/PW Director Elliott-Moore - no report.

c. TOWN ATTORNEY HEATHER RAMOS – Attorney Ramos was absent.

d. POLICE CHIEF DAVE OGDEN – Chief Ogden reported on the speed control device, new hires, and the 365 Lab termination.

e. TOWN CLERK DOROTHY BURKHALTER – Clerk Burkhalter – no report.

10. ADJOURN:

Mayor O'Brien adjourned the meeting at 6:24pm

_____ _____

Dorothy Burkhalter, MMC, FCRM Jim O'Brien, Mayor
Town Clerk

DRAFT

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

TO: Mayor Jim O'Brien and Town Council Members

FROM: GrayRobinson, P.A.

DATE: August 5, 2025

SUBJECT: Resolution 2025-03—Lawsuit Challenging SB 180

In a sweeping attack on the home rule authority of every city and county in the state of Florida, the Florida Legislature has adopted, and the Governor signed, Senate Bill 180 (SB 180) with a last-minute amendment that prohibits all local government initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders for the period commencing August 1, 2024, through October 1, 2027. SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe. Critically, the amended law applies retroactively, declaring all such ordinances, amendments, and regulations null and void ab initio.

Although the language of the amendment purports to be limited in its impact and applies only to counties identified in Federal Disaster Declarations for Hurricanes Debby (DR-4806), Helene (DR-4828), and Milton (DR-4834), those declarations collectively cover every county and municipality in Florida.

Weiss Serota Helfman Cole + Bierman, PL, ("Weiss Serota") plans to file a group lawsuit to challenge SB 180 if at least 10 local governments are interested in joining the group lawsuit period. To join the group lawsuit the Town must contribute $10,000.00 and if there is an appeal, the Town must contribute an additional $5,000.00. Note that Weiss Serota is the same firm that filed the group lawsuit regarding the Form 1/Form 6 financial disclosure requirements.

Weiss Serota has concluded that there are several good faith grounds for potential invalidation of SB 180, including violation of the single subject rule requiring legislation to embrace only a single subject and improperly invading the home rule authority granted to all municipalities and counties by the Florida Constitution and Florida Statutes.

RESOLUTION NO. 2025-03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT THE IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY OVER LAND USE AND ZONING REGULATIONS BY SENATE BILL 180 IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED; RETAINING WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution provides that municipalities "shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services," and authorizes municipalities to exercise any power for municipal purposes except as otherwise provided by law.

WHEREAS, pursuant to Section 2(b) of Article VIII of the Florida Constitution and Chapters 163 and 166, Florida Statutes, municipalities have broad authority to adopt comprehensive plans, enact land development regulations, issue development permits, and impose temporary moratoria in furtherance of local public health, safety, and welfare, including for purposes of orderly growth, environmental protection, disaster recovery, and community resiliency.

WHEREAS, on June 26, 2025, Senate Bill 180 ("SB 180"), titled "Emergencies," was signed into law by Governor Ron DeSantis and became effective immediately as Chapter 2025-190, Laws of Florida.

WHEREAS, among other things, Section 28 of SB 180 prohibits all local government-initiated ordinances that impose "more restrictive or burdensome" comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders (collectively, "Land Use and Zoning Regulations") for the period commencing retroactively from August 1, 2024, through October 1, 2027, even if such amendments, regulations or procedures are in no way related to any hurricane or other emergency and even if such amendments, regulations, or procedures were duly enacted prior to the enactment of SB 180.

WHEREAS, Section 28 of SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe.

WHEREAS, Section 18 of SB 180 further prohibits local governments that are located in counties that are entirely or partially within 100 miles of the track of any future hurricane from enacting "more restrictive or burdensome" Land Use and Zoning Regulations, and moratoria on construction, reconstruction, or redevelopment of any property, damaged or not, for a period of one year after the storm makes landfall.

WHEREAS, SB 180 is unconstitutional and invalid because, among other things, it: (a) embraces

more than one subject and matter properly connected therewith in violation of Article III, Section 6 of the Florida Constitution; (b) includes a defective title in violation of Article III, Section 6 of the Florida Constitution; (c) requires municipalities and counties to spend in the aggregate an amount that exceeds an insignificant fiscal impact without including a finding that the law fulfills an important state interest as required by Article VII, Section 18 of the Florida Constitution; (d) constitutes a sweeping intrusion on home-rule authority, threatening local ability to enact land use, zoning, flood-resiliency, and environmental protections, contrary to Article VIII, Section 2(b) of the Florida Constitution to a degree that renders the constitutional provision hollow; and (e) contains provisions that classify political subdivisions on a basis that is not reasonably related to the subject of the law in violation of Art. III, Section 11(b) of the Florida Constitution.

WHEREAS, for example, despite SB 180 being titled "Emergencies," SB 180 contains various matters that are not connected and/or are unrelated to emergencies, including Section 18 and 28's total ban on any "more restrictive or burdensome" Land Use and Zoning Regulations, and Section 18's prohibition on moratoria on construction, reconstruction, and redevelopment of property, even if the property is intact and was not damaged by a hurricane or other emergency event.

WHEREAS, the provisions of SB 180 also impose expenditure obligations upon municipalities and counties that, as conceded in the Florida Legislature's own staff analysis, exceed the threshold amount for an unfunded mandate, despite the lack of any finding in SB 180 that the law fulfills an important state interest.

WHEREAS, Section 18 of SB 180 infringes upon municipal home rule authority by prohibiting municipalities from enacting Zoning and Land Use Regulations if they are located within a county that is entirely or partially within 100 miles of the track of a hurricane for one year in a completely indiscriminate manner that disregards the size, intensity, or impact of a hurricane on the municipality, whether a proposed Zoning and Land Use Regulation has even a *de minimis* impact on hurricane recovery efforts, or even if the Zoning and Land Use Regulations are necessary to protect the public health, safety, and welfare from the effects of a hurricane.

WHEREAS, Section 18 of SB 180 further usurps the municipal home rule authority guaranteed by the citizens of Florida in the Florida Constitution by imposing blanket prohibitions on any moratoria on construction, reconstruction, or redevelopment of property for one year whenever a future hurricane falls within 100 miles of the county where the municipality is located, regardless of the necessity or impetus behind such moratoria.

WHEREAS, Section 28 of SB 180 similarly prohibits municipalities from enacting Zoning and Land Use Regulations for the entire state of Florida retroactively from August 1, 2024, through October 1, 2027, without any rational justification.

WHEREAS, SB 180's vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are "more restrictive or burdensome," and other ambiguous provisions render SB 180 incomprehensible, create uncertainty, chill local governance, and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of home rule authority.

WHEREAS, the Town Council of the Town of Windermere, Florida (the "Town"), desires to authorize the participation of the Town in a lawsuit seeking declaratory, injunctive, and other appropriate relief from the provisions of SB 180, which impose a blanket statewide prohibition on the exercise of home rule authority relating to Land Use and Zoning Regulations, based upon the any appropriate legal theories, including, without limitation, those set forth herein, subject to the participation of at least ten local governments (the "Lawsuit").

WHEREAS, it is in the best interest of the Town to participate in the Lawsuit and to urge other local governments to join as plaintiffs.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA:

Section 1. Recitals. The above-stated recitals are hereby adopted and confirmed.

Section 2. Authorization to Participate in Lawsuit. The Town Council hereby authorizes the participation of the Town in the Lawsuit, subject to participation of at least ten local governments.

Section 3. Legal Representation and Fee Structure. Weiss Serota Helfman Cole + Bierman, PL (the "Firm") is retained to represent the Town in the Lawsuit, at both the trial and appellate levels. The Firm will charge a flat fee, inclusive of attorneys' fees and costs, of $10,000 to represent the Town in the Lawsuit in the trial court, which shall be payable within ten days of the effective date of this Resolution. In the event there are not at least ten local governments participating, the firm will return the $10,000 payment to the Town. The Town shall also pay $5,000 to the Firm to represent it in any appeal related to the Lawsuit that is filed at the District Court of Appeal within 30 days of the filing of such appeal, and $5,000 to the Firm to represent it in any appeal that is filed at the Florida Supreme Court within 30 days of the filing of such appeal. The Town acknowledges that the Firm will be representing other local governments in the Lawsuit and waives any conflicts related to such representation. The Town also acknowledges that the Firm may represent other entities, private or public, at the Town and that the representation of Town in this Lawsuit alone, because it is part of a coalition, will not constitute a conflict of interest and, to the extent it does, waives such conflict of interest.

Section 4. Urge Participation. The Town invites and urges other local governments to join as plaintiffs in the Lawsuit and to coordinate their efforts with the Town.

Section 5. Transmittal. The Clerk is directed to distribute this Resolution to all local governments in Orange County. The Clerk is further directed to distribute this Resolution to the Firm.

Section 6. Implementation. The appropriate Town officials are authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution.

Section 7. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this ___ day of _____, 2025.

_____
Jim O'Brien, Mayor

ATTEST:

_____
Dorothy Burkhalter, MMC, FCRM
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Heather Ramos, Town Attorney

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Approval of IPO 207 – 4th Avenue and Magnolia Street Drainage Improvements – Kimley Horn & Associates**

REQUESTED ACTION: **Direction**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 12, 2025**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: Kimley Horn
Effective Date: Termination Date:
Managing Division / Dept: Public Works

BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:** **FDEM-HMGP/Town Funds**
☒ Capital **EXPENDITURE ACCOUNT:** **N/A**
☐ N/A

HISTORY/FACTS/ISSUES:

The Town of Windermere received funding for the 4th Avenue and Magnolia Street Drainage Improvements Project under the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP) for Hurricane Ian recovery. The project will improve drainage along 4th Avenue from Oakdale Street to one block east of Magnolia Street (approximately 1,000 feet), utilizing both open and closed drainage systems while preserving the existing dirt road width.

Improvements will include drainage inlets, regrading, swales, stormwater retention areas, and spreader swales to meet water quality and quantity requirements prior to discharge into Lake Down. All work will be designed to minimize impacts to the look, feel, and charm of the area and will comply with applicable regulatory agency requirements.

Individual Project Order (IPO) 207 authorizes Kimley-Horn & Associates to provide 45% design plans, final design, permitting, FDEM grant administration support, bid assistance, surveying, geotechnical services, and subsurface utility verification for a lump-sum fee of $77,704. Approval of this IPO will allow the project to proceed on schedule within the grant timeline.

Requested Action: Staff recommends Town Council approve IPO 207 with Kimley-Horn & Associates for design and grant administration of the 4th Avenue and Magnolia Street Drainage Improvements Project.

Kimley»Horn

INDIVIDUAL PROJECT ORDER NUMBER 207
August 5, 2025

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Kimley-Horn), and The Town of Windermere (the Client or the Town) in accordance with the terms of the Master Agreement for Continuing Engineering Services dated June 11, 2024, which is incorporated herein by reference.

Identification of Project:

Project Name: 4th Avenue and Magnolia Street Drainage Improvements
Client: Town of Windermere

Project Understanding:

This Individual Project Order (IPO) identifies the scope, schedule, and fee for engineering services for the 45% design plans for review by Town Council and final design plans for the drainage improvements along 4th Avenue from Oakdale St to one block east of Magnolia Street.

The Project will consist of open and closed drainage conveyance systems while maintaining the existing width of the dirt roadways along 4th Avenue. The total project length is approximately 1,000 ft including side street returns. The improvements will include proposed drainage inlets, re-grading of the existing dirt roadway, swales and stormwater retention areas, and spreader swales needed to accommodate the water quantity and quality requirements prior to the discharge into Lake Down.

All design work will comply with the direction of Town Council provided at the 45% design review and prior to proceeding to the final design phase. Kimley-Horn will coordinate with Town Staff early during the design for direction to limit impacts to existing features along the corridor as to not diminish the look, feel and charm of the area. Kimley-Horn will present the 45% design plans to the Town Council at up to two (2) meetings. Final design work will comply with the requirements of the appropriate regulatory agencies.

Specific Scope of Services:

Task 1 – 45% Design Plans Submittal

A. Construction Plans
Kimley-Horn will prepare the 45% design package and construction plans for the drainage improvements in accordance with Town Staff direction and requirements by applicable regulatory agencies. Kimley-Horn will present the 45% design plans to the Town Council at up to two (2) meetings.

Plan and profile sheets will be prepared on 11"x17" half size sheets at a horizontal scale of 1"=40'. The plans will be prepared based on topographic information provided by L&S Diversified, LLC as described below. The plan and profile sheets will show the horizontal and vertical information for the project. Various roadway elements such as dirt road widths, drainage swales, inlets, pipes, intersecting roadways, driveways and right-of-way lines will be shown and dimensioned. The plans will include grading details for the drainage improvements along 4th Avenue. Existing underground utilities will be shown based on information provided by the utility companies or as identified during surveying efforts. Roadway soil profiles from auger borings will be shown.

B. Drainage Design
Drainage Map(s) will be prepared for the project at a scale of 1" = 200'. The drainage maps will show roadway drainage basins, pond locations, existing drainage features, offsite basins and flow patterns/arrows. Design information relative to the proposed storm sewer pipes, drainage structures and swales will be shown on the drainage plan and profile sheets. Proposed drainage structure cross sections are not included in this Task.

Kimley-Horn will design roadside swales and stormwater management to accommodate the Project. Drainage calculations will be prepared and documented in a Drainage Report.

Task 2 – Final Design Plans Submittal

A. Construction Plans
Based on the coordination with Town Staff and Council established after the 45% design plans submittal, Kimley-Horn will prepare the final design and construction plans for the drainage improvements.

It is anticipated that Temporary Traffic Control Plans (TTCP) will be prepared by the Contractor and are not included this Task.

Kimley-Horn will design the signing for the dirt roads in accordance with the current version of the Manual on Uniform Traffic Control Devices (MUTCD). The design will be shown on the drainage plan and profile sheets.

B. Permitting
It is anticipated that the drainage and water quality improvements will require a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP).

Kimley-Horn will provide water quality calculations in support of SFWMD ERP application.

Kimley-Horn will prepare and submit a permit application package to the SFWMD. Kimley-Horn will respond to up to two (2) Requests for Additional Information (RAI) from the SFWMD. The Town will be responsible for signing all necessary application forms and all application fees associated with the permit application.

Task 3 – Florida Division of Emergency Management (FDEM) Grant Support Services

A. FDEM Coordination
Kimley-Horn will provide project management and coordination services with the Town and FDEM to support the review of the Project. This task includes up to two (2) meetings to discuss the documents requested by FDEM and up to two (2) meetings to discuss their comments.

B. FDEM Benefit-Cost Analysis Support Services
Kimley-Horn will prepare Depth-Damage Function ("DDF") tables for the Project for submittal to the FDEM reviewer. Kimley-Horn will update the Project opinion of probable construction costs ("OPC") completed during design to the format required by FDEM. This task includes responding to up to two (2) rounds of comments from FDEM and updating the DDF tables and the OPC accordingly.

C. Responding to Requests for Additional Information
Kimley-Horn will respond to up to two (2) Request for Additional Information ("RAIs") from FDEM. This task includes preparing and submitting the following supporting documents to FDEM for review.

- Aerial basin and erosion control maps
- Boundary map and coordinates
- Ground disturbance map and information
- FDEP No Permit Required documentation
- Project and construction activities descriptions
- Project public notices
- Comment responses
- Quarterly reports
- Reimbursement requests
- Grant Closeout

Task 4 – Bid Assistance Services
Kimley-Horn will prepare one (1) opinion of probable construction cost and one (1) contractor bid tabulation form for the Project for use by the Town during the bidding process. Kimley-Horn will attend one (1) pre-bid meeting and provide input as directed by the Town. Kimley-Horn will prepare responses to questions submitted by the contractors to the Town during the bidding period.

Task 5 – Survey Services
Kimley-Horn will retain the services of L&S Diversified, LLC to perform the topographic survey for 4th Avenue from Oakdale Street to one block east of Magnolia Street (approximately 1000'). Refer to attached subconsultant proposal for additional information.

Task 6 – Geotechnical Services
Kimley-Horn will retain the services of Geotechnical and Environmental Consultants, Inc. (GEC) to perform auger borings and field permeability tests associated with stormwater retention area. Refer to attached subconsultant proposal for additional information.

Task 7 – Subsurface Utility Verification
Kimley-Horn will retain the services of L&S Diversified, LLC to perform utility test holes. Refer to attached subconsultant proposal for additional information.

Project Deliverables:

- 45% Construction Plans
- Final Construction Plans
- Drainage Report
- SFWMD application package
- Geotechnical engineering report
- Utility test hole data sheets
- Opinion of probable construction cost
- Contractor bid tabulation form

Additional Services if required:

The following services are not included in this proposal but may be performed if authorized by the Town. Payment for these additional services will be agreed upon prior to their performance.

- Attendance at meetings beyond those noted in the scope of services

Kimley»Horn

- Responding to FDEM additional comments beyond those noted in the scope of services
- Landscape Plans
- Hardscape Plans
- Irrigation Plans
- Construction Phase Services
- Engineering Inspection Services

Schedule:

Tasks 1-7 are anticipated to be completed within 300 calendar days.

Terms of compensation:

Kimley-Horn will perform the Town of Windermere 4th Avenue and Magnolia Street Drainage Improvements for a lump sum fee of **$77,704.00** inclusive of expenses. A breakdown of fee by task is provided in the table below

Task	Fee
Task 1: 45% Design Plans Submittal	$13,710.00
Task 2: Final Design Plans Submittal	$15,810.00
Task 3: FDEM Grant Support Services	$13,630.00
Task 4: Bid Assistance Services	$ 4,440.00
Task 5: Survey Services	$ 9,412.00
Task 6: Geotechnical Services	$ 7,300.00
Task 7: Subsurface Utility Verification	$13,402.00

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

TOWN OF WINDERMERE

BY:_____

TITLE:_____

DATE:_____

KIMLEY-HORN AND ASSOCIATES, INC.

BY:_____

TITLE: Vice President

DATE: 8/05/2025

Kimley»Horn

August 5, 2025

KIMLEY-HORN AND ASSOCIATES, INC.

Project: 4th Ave and Magnolia St Drainage Improvements

Client: Town of Windermere

Summary of Fees and Charges

PROJECT LABOR	Hours		Lump Sum
Project: 4th Ave and Magnolia St Drainage Improvements	**254.0**	**$**	**47,590.00**
1. 45% Design Plans Submittal	75.0	$	13,710.00
2. Final Designs Plans Submittal	86.0	$	15,810.00
3. FDEM Grant Support Services	71.0	$	13,630.00
4. Bid Assistance Services	22.0	$	4,440.00
SUBTOTAL KIMLEY-HORN LABOR FEES:	**254.0**	**$**	**47,590.00**
5. L&S		$	9,412.00
6. GEC		$	7,300.00
7. L&S		$	13,402.00
Total Subconsultant		**$**	**30,114.00**
GRAND TOTAL FEES AND CHARGES:		***$***	***77,704.00***

Kimley»Horn

Consultant Name: **Kimley-Horn and Associates, Inc.**

Work Effort and Fee Estimate Table

Project: 4th Ave and Magnolia St Drainage Improvements

	Principal		Proj Manager		Sr Engineer		Project Engineer		Analyst/Designer		Clerical		Task Totals	
	$280.00		$230.00		$230.00		$200.00		$140.00		$90.00			
task	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate	hrs.	rate
1. 45% Design Plans Submittal	4	$ 1,120.00	5	$ 1,150.00	5	$ 1,150.00	30	$ 6,000.00	30	$ 4,200.00	1	$ 90.00	75	$ 13,710.00
2. Final Designs Plans Submittal	5	$ 1,400.00	6	$ 1,380.00	6	$ 1,380.00	34	$ 6,800.00	34	$ 4,760.00	1	$ 90.00	86	$ 15,810.00
3. FDEM Grant Support Services	4	$ 1,120.00	10	$ 2,300.00	10	$ 2,300.00	23	$ 4,600.00	23	$ 3,220.00	1	$ 90.00	71	$ 13,630.00
4. Bid Assistance Services	2	$ 560.00	4	$ 920.00	4	$ 920.00	6	$ 1,200.00	6	$ 840.00	0	$ -	22	$ 4,440.00
Total Billable Labor													**254**	**$ 47,590.00**

Principal	Proj Manager	Sr Engineer	Project Engineer	Analyst/Designer	Clerical
11 $ 3,080.00	20 $ 4,600.00	20 $ 4,600.00	63 $ 12,600.00	63 $ 8,820.00	2 $ 180.00
4.3%	7.9%	7.9%	24.8%	24.8%	0.8%

Notes:

Geotechnical and Environmental Consultants, Inc.

June 10 2025

Kimley-Horn
200 S Orange Avenue, Suite 600
Orlando, Florida 32801

Attention: Mr. Chris Davidson, P.E.

Subject: Proposal for Geotechnical Engineering Services
4TH AVENUE AND MAGNOLIA STREET DRAINAGE IMPROVEMENTS
Town of Windermere Florida
GEC Proposal No. P12228G

Dear Mr. Davidson:

Geotechnical and Environmental Consultants, Inc. (GEC) is pleased to provide this proposal for the above-referenced project. Our proposed scope of services is based on the project information you provided to us, as shown on **Attachment 1**, and our correspondence on June 3, 2025. The purpose of this investigation is to explore soil and groundwater conditions at the site and to use the information obtained to provide geotechnical engineering recommendations to guide your drainage design. This proposal presents our understanding of the project, our recommended scope of services, and a cost and schedule for providing those services.

Site Location and Project Description

The site is located along 4th Avenue from Oakdale Street to Lake Down Park in the Town of Windermere, Florida as shown on **Attachment 1**. 4th Avenue in the project area is a dirt road in a residential area. We understand that project plans for this site include the construction of grassed swales and 18-inch diameter pipes (RCP) along 4th Avenue and Magnolia Street and a storm water retention pond at the east end of Lake Down Park.

Scope of Services

We understand that you have requested geotechnical information to help design the small retention pond. The following is our planned scope of services:

- Stake boring locations at the site.
- Clear utilities at the boring locations.

- Mobilize truck mounted drilling equipment and personnel.
- Perform 1 auger boring to a depth of 20 feet, 1 auger boring to 5 feet, and 1 double ring infiltrometer (DRI) in the proposed stormwater pond area.
- Perform routine laboratory soil classification tests to enhance visual soil classification of samples obtained.
- Issue a geotechnical engineering report signed and sealed by a Geotechnical Engineer licensed in Florida that will address the following topics:
    - Subsurface conditions at the boring locations
    - Measured and estimated seasonal high groundwater depths
    - Site preparation
    - Suitability of soil excavated from pond for use as engineered fill
    - Unconfined aquifer parameters for pond design
    - Pond volume recovery analysis (optional)

Cost

The cost to provide the scope of services is a Limiting Amount fee of $7,300.00. **Attachment 2** documents our detailed scope of services and fees. Our fees will be billed based on the actual units of work performed and the unit rates shown on **Attachment 2**; however, we will not exceed the limiting amount without your authorization. This fee includes an electronic copy of our report emailed to you.

If pond volume recovery analyses are requested, our fee would be $600 for each pond/swale analyzed. If you would like GEC to perform the stormwater volume recovery analyses, please indicate the number of ponds/swales to be analyzed in your authorization.

Schedule

Based on our present schedule, we can initiate the field exploration within 3 to 4 weeks after receiving formal authorization to proceed. The field exploration is anticipated to take up to 1 week to complete, weather permitting. Laboratory testing would require an additional 1 week after completion of the field exploration. Our schedule to complete the work will be about 6 weeks from your written notice to proceed. If requested, verbal recommendations can be provided after the fieldwork is completed. Our schedule is highly dependent on Sunshine 811 and the utility providers/locators clearing the soil boring locations within the allotted 48-hour time frame.

Limitations

This proposal is subject to the following limitations:

- The site will be accessible to the drilling equipment assumed above. If other types of drilling equipment become necessary due to site and/or weather conditions, appropriate adjustments to the actual fees will be necessary
- We assume no responsibility for damage to underground utilities and/or structures that are not located by the owner or Sunshine State One-Call
- Survey services are not included in this proposal. We will estimate boring elevations based on provided topographic information, if available

Closure

GEC appreciates the opportunity to submit this proposal. If you have any questions regarding this proposal, or if we can be of further assistance, please contact the undersigned.

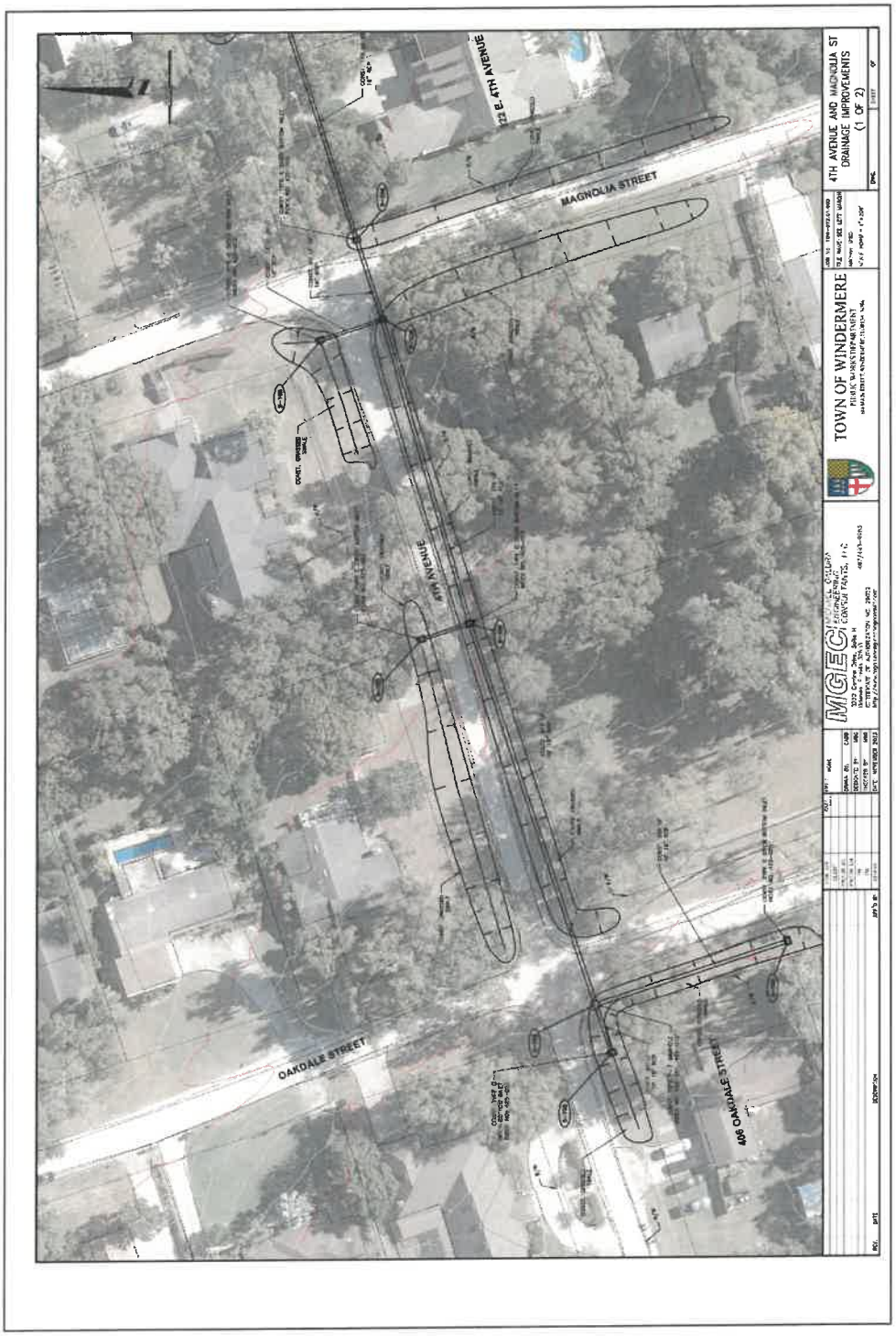
Very truly yours,

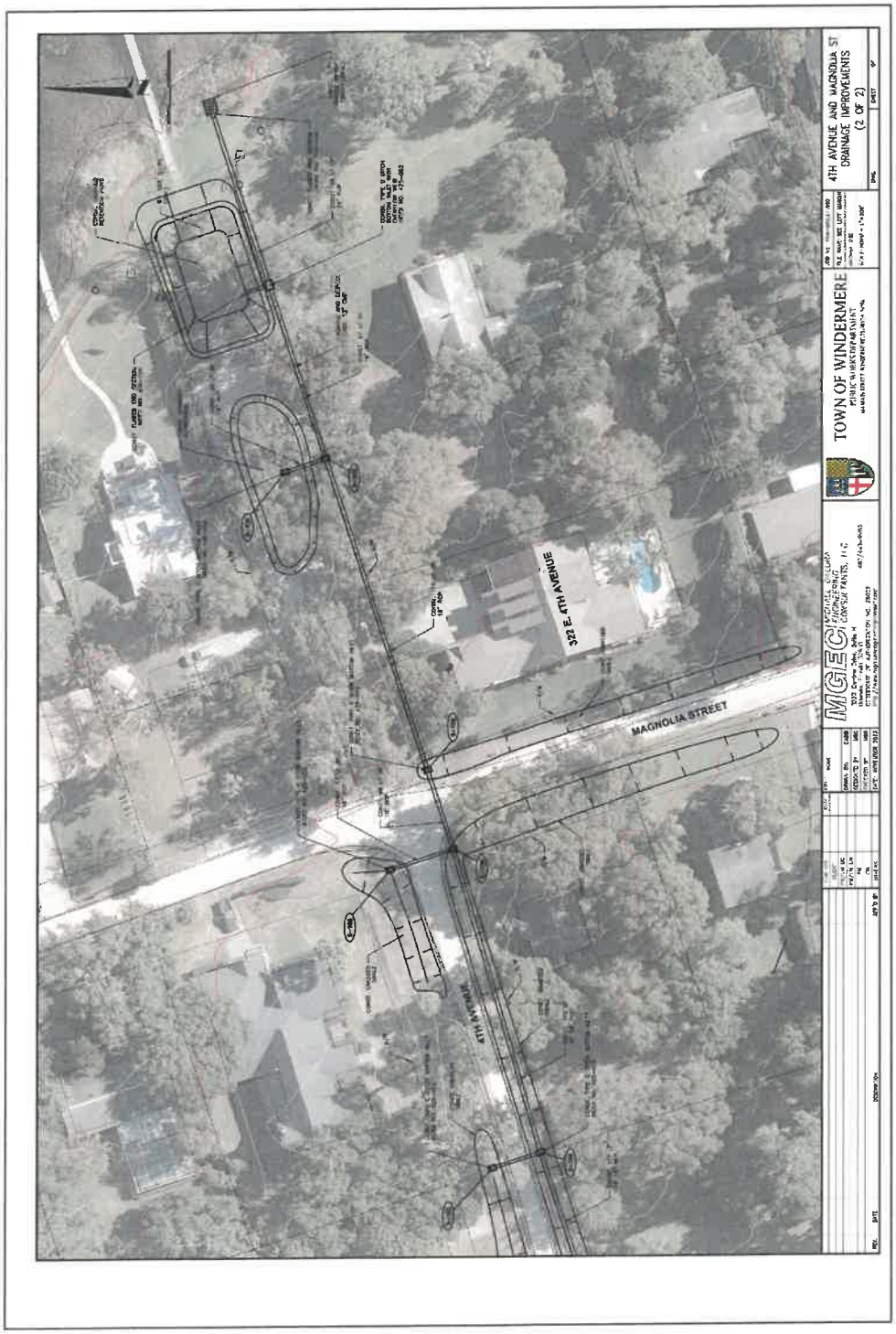
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, INC.

Sarah E. Lynch, E.I.
Engineer Intern

Christopher P. Meyer, P.E.
Senior Geotechnical Engineer

ATTACHMENTS


MAGNOLIA STREET
E. 4TH AVENUE
4TH AVENUE
OAKDALE STREET
406 OAKDALE STREET
TOWN OF WINDERMERE
4TH AVENUE AND MAGNOLIA ST
DRAINAGE IMPROVEMENTS
(1 OF 2)
MGEC


322 E. 4TH AVENUE
MAGNOLIA STREET
4TH AVENUE AND MAGNOLIA ST
DRAINAGE IMPROVEMENTS
(2 OF 2)
TOWN OF WINDERMERE
MGEC

ATTACHMENT 2

Geotechnical Scope of Services and Fee Estimate

4th Avenue and Magnolia Street Drainage Improvements

Town of Windermere, Florida

GEC Proposal No. P12228G

ITEM	QUANTITY	UNIT	UNIT RATE	COST	NOTES
FIELD SERVICES					
Truck Rig Mobilization	1	EACH	$750.00	$750.00	
GPS Unit	1	DAY	$120.00	$120.00	
Drill Rig and Crew (2-person)	2	HOUR	$300.00	$600.00	
Field Permeability (0 – 10 ft) – Truck	0	EACH	$450.00	$0.00	
Double Ring Infiltrometer	1	EACH	$665.00	$665.00	
MOT Portable Safety Signs (each)	3	DAY	$65.00	$195.00	
MOT Channelization Cones (each)	15	DAY	$7.00	$105.00	
Auger/Rotary Wash Borings – Truck (0 - 50 Ft)	25	FOOT	$17.50	$437.50	1 @ 20', 1 @ 5'
FIELD SERVICES TOTAL COST				$2,872.50	
LABORATORY SERVICES					
Natural Moisture Content	2	EACH	$20.50	$41.00	
Sieve Analysis - Soil	3	EACH	$82.50	$247.50	
Organic Content	1	EACH	$54.00	$54.00	
Atterberg Limits (Plastic & Liquid Limits)	1	EACH	$145.00	$145.00	
LABORATORY SERVICES TOTAL COST				$487.50	
PROFESSIONAL SERVICES					
Senior Engineer	4	HOUR	$270.00	$1,080.00	
Project Engineer	10	HOUR	$170.00	$1,700.00	
Engineering Technician	4	HOUR	$95.00	$380.00	
CADD/GIS Specialist	4	HOUR	$150.00	$600.00	
Secretary	2	HOUR	$90.00	$180.00	
PROFESSIONAL SERVICES TOTAL COST				$3,940.00	
TOTAL COST ESTIMATE				**$7,300.00**	

L & S Diversified

June 3, 2025

To
Chris Davidson
P.E.

Kimley-Horn
200 S. Orange Avenue
Suite 600
Orlando, FL 32801
407.701.4778

EAST 4TH STREET

Proposal for Topographic and Subsurface Utility Survey

Dear Chris,

We appreciate your consideration of L&S Diversified, LLC to provide professional surveying services for the above referenced project. Below we have outlined the scope of services, cost, and schedule for the project.

Project Understanding

Kimley Horn has requested a topographic and subsurface utility survey to be completed along East 4th Street in Windermere, Florida. The Survey limits will begin approximately ± 200 west of the intersection of 4th street and Oakdale Street and end at the edge of water of Lake Down. The survey limits will also include portions of Oakdale Street and Magnolia Street. Refer to Exhibit 1 for an aerial view of the project limits. In addition to the topographic survey and the subsurface utility designation, 3 sub-surface utility excavations will be completed at a later date once the locations have been finalized by the client.

Attachments and Exhibits

Exhibit 1 – Project Limits.PDF

Exhibit 2 – Fee Breakdown.PDF

SURVEYING SCOPE OF SERVICES

L & S Diversified will provide all labor, equipment and resources necessary to provide the following scope of services.

Survey Control

L & S will establish horizontal and vertical control monuments at acceptable intervals to facilitate project engineering. Horizontal coordinates will be referenced to Florida State Plane, North American Datum of 1983 (NAD83). Elevations will be referenced to North American Vertical Datum of 1988 (NAVD88).

Topographic Survey (50-Grid and/or Cross Sections)

The Topographic Survey will include the horizontal location and elevation of all above ground improvements, utilities, and accessible gravity systems.

The survey will be displayed at 1-foot contour intervals.

Specific Purpose Right of Way Survey

The Specific Purpose Right of Way Survey shall consist of the position and description of all recovered monuments, right-of-way, and adjacent parcels with recording information.

The Specific Purpose Right of Way Survey will be performed and prepared in accordance with the State of Florida Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and per Section 472.027, Florida Statutes.

Survey Deliverables

- Survey(s) in Open Roads
- Survey(s) in PDF

Printed hard copies will be billed at an additional cost.

SUB-SURFACE UTILITY SCOPE OF SERVICES

Subsurface Utility Excavation (Quality Level A)

L & S will perform **three** soft excavation test holes at locations determined by the client.

Each location will include a Sub-Surface Utility Report. The Report will include the horizontal location, pipe size, elevation, and depth of top of pipe from natural ground. The material will be noted only if visible.

A reference nail and disk, and stake will be set at ground level for each excavation.

Subsurface Utility Designation (Quality Level B)

L & S will field mark (paint & flag) all public sub-surface utility mains discovered within the project limits.

The paint and flags will be surveyed and mapped.

*See **Sub-Surface Utility Scope Notes** below for more information on the above scope of services.*

Sub-Surface Utility Engineering Deliverables

- Field Sketches in PDF
- Sub-Surface Utility Report in PDF
- Survey of Designated Utilities in Open Roads

Printed hard copies will be billed at an additional cost.

PROPOSED COST

Task	Cost
Survey Control	$2,204
Topographic Survey	$7,208
Right of Way	$3,936
Utility Designation	$6,250
Utility Testholes	$3,216
Total Estimated Cost	**$22,814**

SCHEDULE

Task	Duration (Weeks)
Field	3
Office	1
QA/QC	1
Total Duration	**5**

It is anticipated that L & S Diversified will begin work on the proposed scope of services within 10 days of receipt of your executed Notice to Proceed.

The proposed cost and schedule is valid for 45 days from the date submitted.

NOTES & EXCLUSIONS

If the client desires to change the proposed scope of services an additional fee will be negotiated.

Reimbursables such as shipping, printing, or overtime will be **Billed as an Extra Cost on a Time and Materials Basis.** L & S will request approval from the client for these services.

Public entity or jurisdictional agency fees are to be paid directly by the client. These fees include, but are not limited to, platting, impact, re-zoning, permitting, review and application fees. L & S Diversified has no control over the procedures of public entities or jurisdictional agencies, and therefore, cannot guarantee timing and outcome of permits and entitlements.

Sub-Surface Utility Engineering Exclusions

Aerial utilities and appurtenances, underground storm sewer structures or pipes, underground gravity sanitary manholes and pipes, gravity laterals and other services or the location of other underground objects such as underground fuel tanks, irrigation equipment and/or irrigation systems and their appurtenances are not included in the scope of this project.

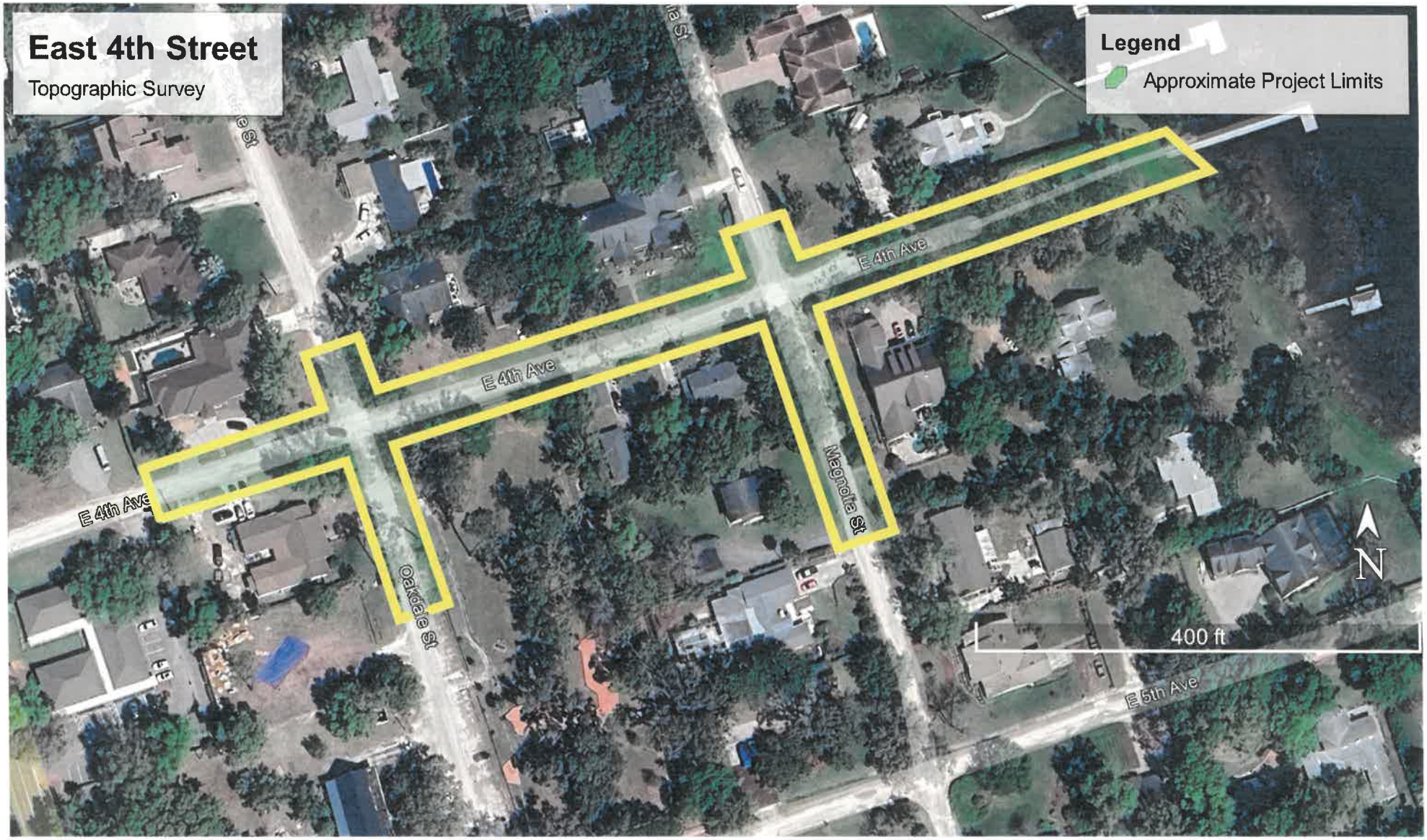
Thank you for this opportunity and we look forward to working with you on this exciting new project. Should you have any questions, please do not hesitate to call.

Sincerely,
L & S Diversified

Majdi Hamed

Majdi Hamed, EI
Project Manager

(407) 681-3836
LSsurveyor.com
4776 New Broad Street, Suite 100
Orlando, FL 32814



L & S Diversified

Exhibit 1

L&S Diversified	Service Items 101-117						
	Survey Crew (1-2)	Survey Crew (3)	SUE Crew (1-2)				
	$181.00	$225.00	$189.00				
Service Item	Hours	Hours	Hours			Subtotal - Hours	Subtotal - Fee
Survey Control	8.00					8.00	$1,448.00
Topographic Survey	24.00					24.00	$4,344.00
Right of Way	8.00					8.00	$1,448.00
Utility Designation	8.00		16.00			24.00	$4,472.00
Utility Testholes	4.00		8.00			12.00	$2,236.00
	52.00	0.00	24.00			76.00	$13,948.00

	Service Items 201-220						
	Mapping Technician	PSM	Survey PM	SUE Coord	SUE PM		
	$97.00	$234.00	$134.00	$94.00	$205.00		
Service Item	Hours	Hours	Hours	Hours	Hours	Subtotal - Hours	Subtotal - Fee
Survey Control	4.00	1.00	1.00			6.00	$756.00
Topographic Survey	24.00		4.00			28.00	$2,864.00
Right of Way	16.00	4.00				20.00	$2,488.00
Utility Designation	6.00			4.00	4.00	14.00	$1,778.00
Utility Testholes	2.00			4.00	2.00	8.00	$980.00
	52.00	5.00	5.00	8.00	6.00	76.00	$8,866.00

Total Fee		
		$22,814.00

THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT
between the
TOWN OF WINDERMERE
and
CHIEF OF POLICE DAVID OGDEN

This **Third Amendment** dated June 2, 2025, is between the Town of Windermere, Florida, a Florida Municipal Corporation (the "Town"), and David Ogden ("Chief of Police" or "Ogden") and amends the original **Employment Agreement between the Town of Windermere and David Ogden** entered into on November 26, 2012 as amended by the First Amendment entered into on May 12, 2015 and the Second Amendment entered into on November 9, 2021 (collectively the "Employment Agreement").

Whereas, the Town and the Chief of Police wish to amend the Employment Agreement by extending the term, providing a salary increase, and providing additional employee benefits benefits.

NOW, THEREFORE, in consideration of the mutual covenants and promises which the parties set forth below, the Town and the Chief of Police amend the Employment Agreement as follows:

1. Subsection a of Section 2 titled "**Term**" is hereby repealed and replaced in its entirety with the following new subsection a:

    a. The term of this agreement shall be through January 2, 2029. Thereafter, this agreement shall automatically renew for additional one-year terms unless the Town Manager with consent of Town Council (i) determines it will not renew Ogden's contract, and (ii) provides Ogden with a minimum 60-day notice of such intent.

2. The annual salary in Section 4 titled "**Compensation**" is hereby increased 10% to $93,500.00.

3. Subsection a of Section 6 titled "**Employee Benefits**" is hereby repealed and replaced in its entirety with the following:

    a. Ogden is eligible for the following benefits:

        i. Beginning on October 1, 2015, Ogden is entitled to 20 days or 160 hours of paid vacation per fiscal year. Unused paid vacation days will not accrue and will be paid to Ogden at the end of the fiscal year.

        ii. Beginning on October 1, 2024, Ogden is entitled to 80 hours of flex/compensation time in addition to the flex/compensation time provided in the Town's Personnel Policies and Procedures.

4. All provisions of the Employment Agreement that are not specifically amended by this Third Amendment shall remain in full force and effect.

The parties have made and executed this Third Amendment on the respective dates under each signature. The Town of Windermere, through its Town Council, authorizes the Town Mayor to execute this Third Amendment to be effective as of June 2, 2025.

Town of Windermere:

_____
Jim O'Brien, Mayor
Date: _____

Chief of Police:

_____
David Ogden
Date: _____

Attest:

_____
Dorothy Burkhalter, MMC, FCRM
Town Clerk

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Approval of 45% Plans – Windermere Road Roundabout**
REQUESTED ACTION: **Direction**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 12, 2025**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: Kimley Horn
Effective Date: Termination Date:
Managing Division / Dept: Public Works

BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:** **State Appropriation Funding/Town Funds**
☒ Capital **EXPENDITURE ACCOUNT:** **N/A**
☐ N/A

HISTORY/FACTS/ISSUES:

The Town of Windermere received a State of Florida appropriation to fund the design and construction of a new roundabout at Windermere Road and Main Street. This project aims to improve traffic flow, enhance safety for motorists, cyclists, and pedestrians, and provide a more efficient intersection configuration consistent with FDOT design standards.

Kimley-Horn & Associates has completed the 45% design plans for the roundabout, which include roadway geometry, typical sections, signing and pavement marking layouts, drainage improvements, and pedestrian accommodations. The plans have been prepared in compliance with FDOT specifications and incorporate feedback from preliminary coordination with stakeholders.

Approval of the 45% plans will allow the design team to proceed with the next phase of development, which will include detailed design, utility coordination, permitting, and preparation of the 90% submittal. The project remains on schedule for completion within the funding timeline established by the state appropriation.

Requested Action: Staff recommends that Town Council approve the 45% plans for the Windermere Road Roundabout as presented, authorizing the design team to advance to the next stage of project development.

CONTRACT PLANS COMPONENTS

ROADWAY
SIGNING AND PAVEMENT MARKING

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	DRAINAGE MAP
4-7	TYPICAL SECTIONS
8	PROJECT LAYOUT
9	GENERAL NOTES
10-11	ROADWAY PLAN
12-15	ROADWAY PROFILE
16-23	CROSS SECTIONS
24-25	EROSION CONTROL PLAN
S-1 - S-3	SIGNING AND PAVEMENT MARKING PLAN
S-4	GUIDESIGN WORKSHEET

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY2025-26 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/Implemented/SpecBooks

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

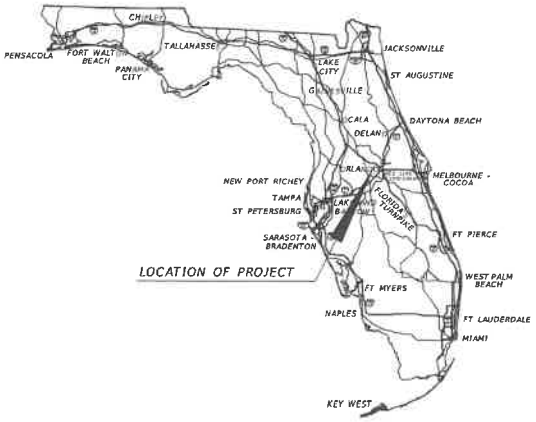
ROADWAY PLANS

FINANCIAL PROJECT ID 453211-1-54-01

THE TOWN OF WINDERMERE
ORANGE COUNTY

WINDERMERE ROAD AND MAIN STREET ROUNDABOUT

PROJECT LOCATION URL:	https://tinyurl.com/24tem5ca
PROJECT LIMITS:	STA. 100+62.03 TO STA. 106+46.24
EXCEPTIONS:	N/A
BRIDGE LIMITS:	N/A
RAILROAD CROSSING:	N/A



45% SUBMITTAL
AUGUST 2025

ROADWAY PLANS
ENGINEER OF RECORD:

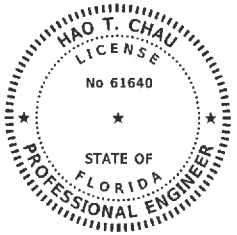
Kimley»Horn

HAO T. CHAU, P.E.
P.E. LICENSE NUMBER 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801
REGISTRY NO. 35106

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
———	25	1

c:\pw\kh2\d0497722\KEYSRD01.dgn : #USER$ $DATE$ $TIME$

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL.

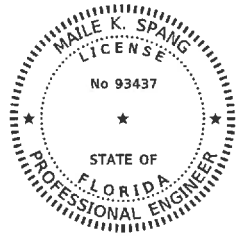
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIMLEY HORN AND ASSOCIATES, INC.
200 S ORANGE AVE. SUITE 600
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 696
HAO T. CHAO, P.E. NO. 61640

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

1	KEY SHEET
2	SIGNATURE SHEET
4-7	TYPICAL SECTIONS
8	PROJECT LAYOUT
9	GENERAL NOTES
10-11	ROADWAY PLAN
12-15	ROADWAY PROFILE
16-23	CROSS SECTIONS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL.

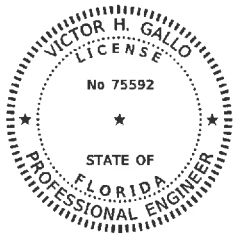
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIMLEY HORN AND ASSOCIATES, INC.
200 S ORANGE AVE. SUITE 600
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 696
MAILE K. SPANG, P.E. NO. 93437

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

5-1 - 5-3	SIGNING AND PAVEMENT MARKING PLAN
5-4	GUIDESIGN WORKSHEET



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIMLEY HORN AND ASSOCIATES, INC.
200 S ORANGE AVE. SUITE 600
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 696
VICTOR H. GALLO, P.E. NO. 75592

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

ROADWAY PLANS

3	DRAINAGE MAP
24-25	EROSION CONTROL PLAN

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

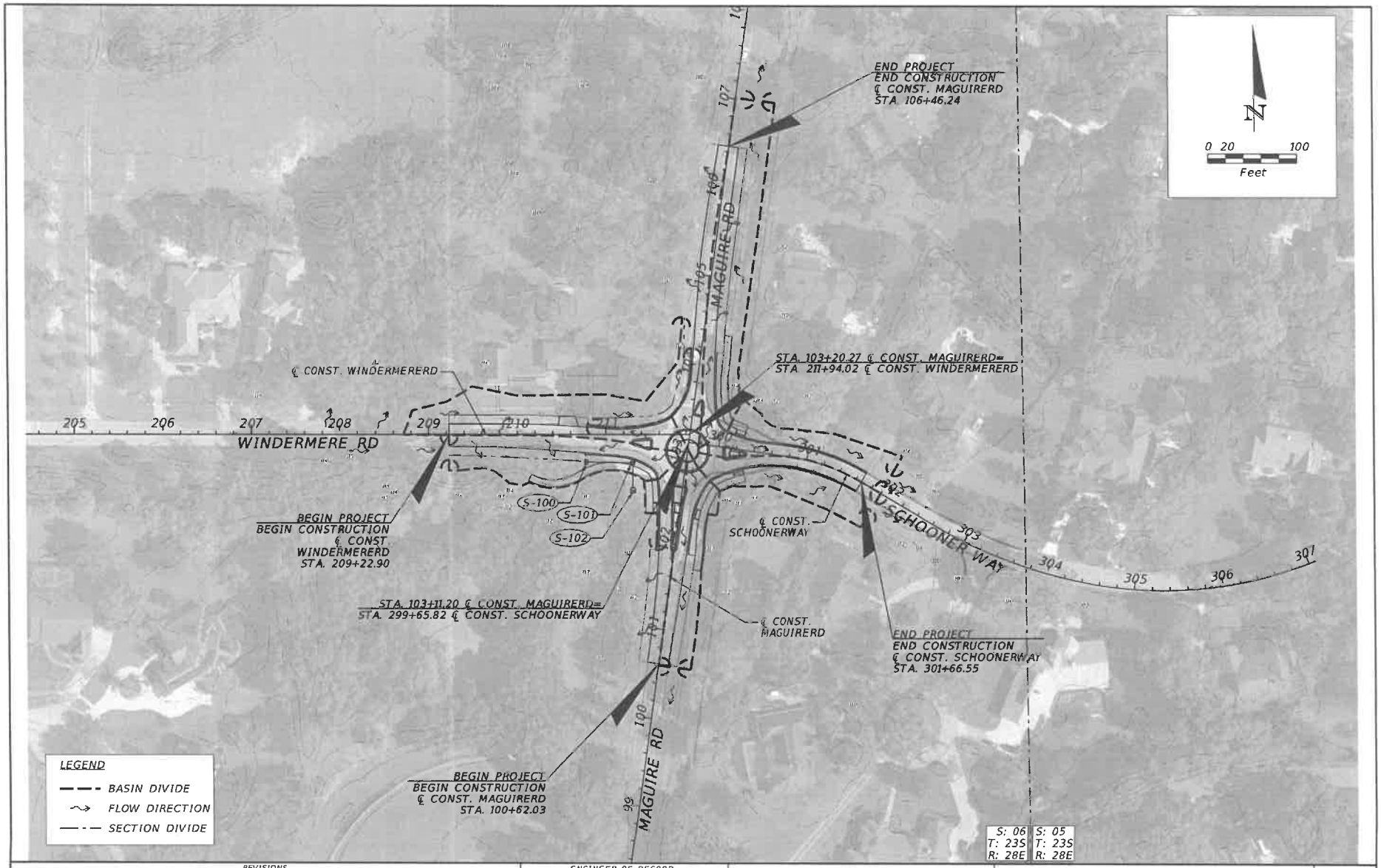
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

SIGNATURE SHEET

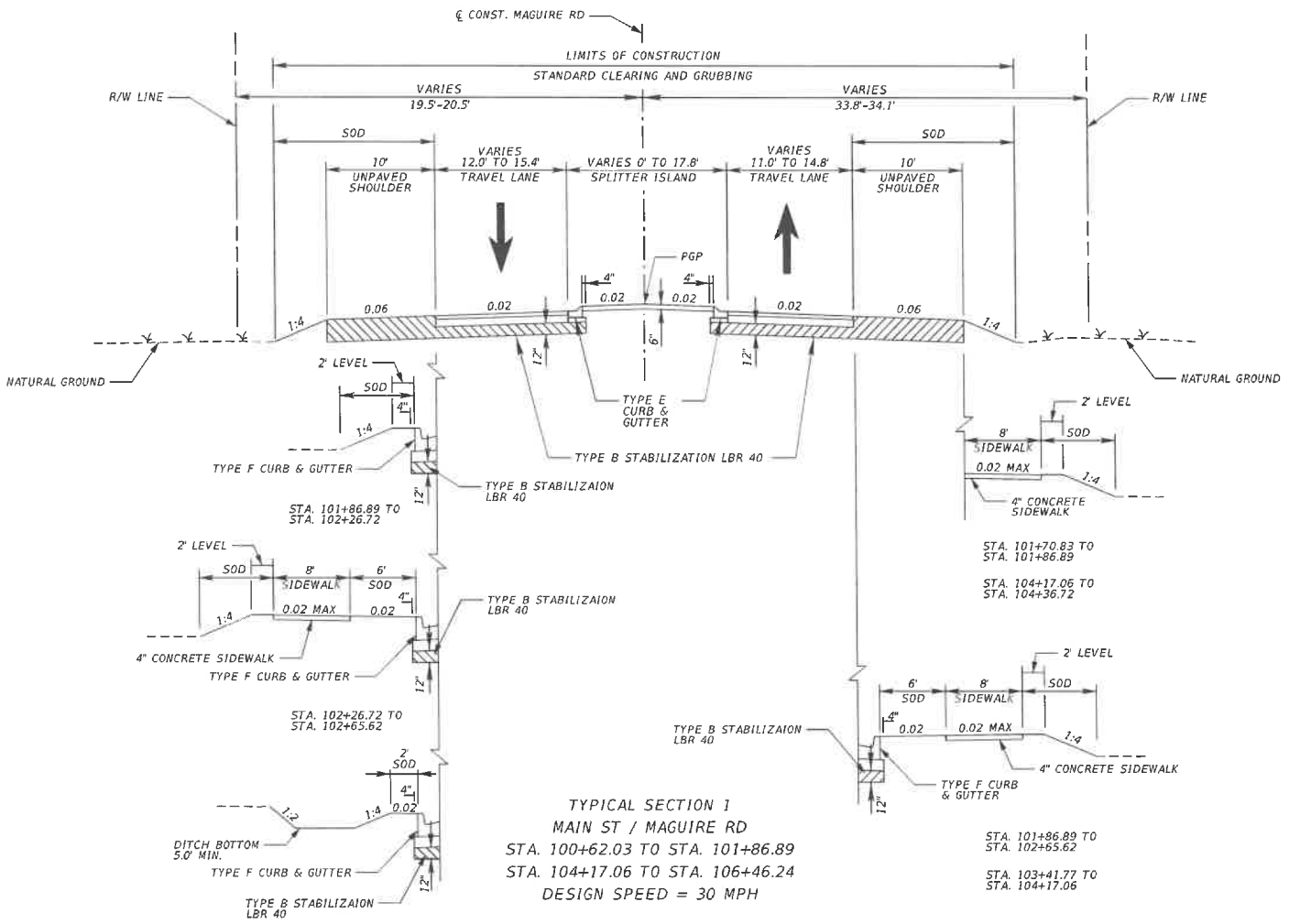
SHEET NO. 2

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			DRAINAGE MAP	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	VICTOR H. GALLO LICENSE NUMBER: 75592 KIMELY-HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA. 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		3
					N/A	ORANGE	453211-1-54-01		

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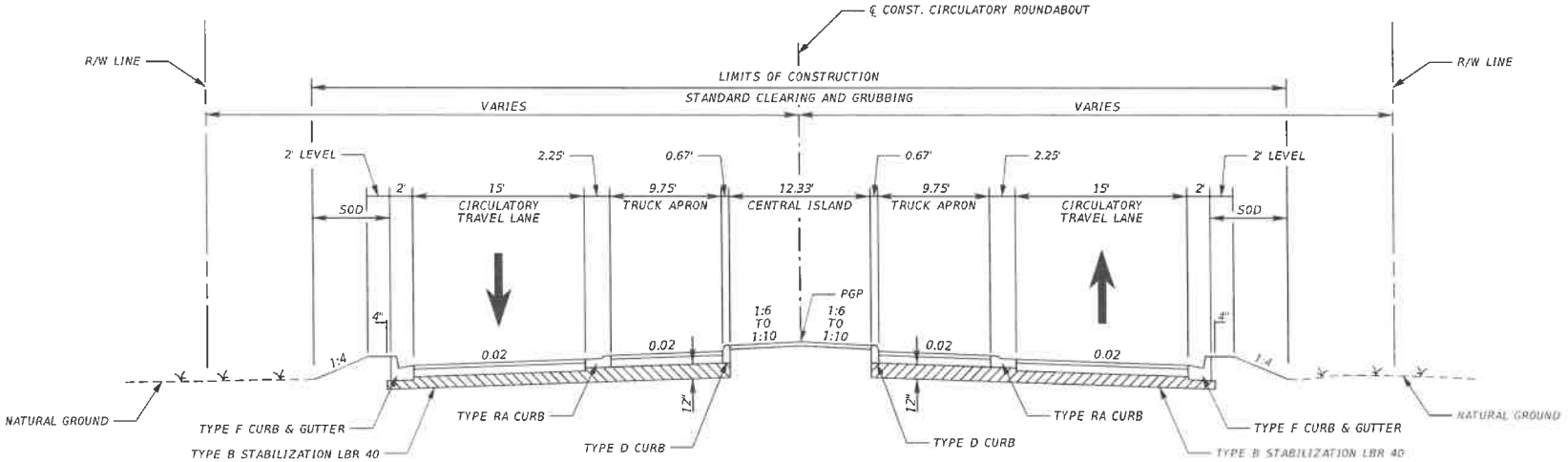
TYPICAL SECTION 1
MAIN ST / MAGUIRE RD
STA. 100+62.03 TO STA. 101+86.89
STA. 104+17.06 TO STA. 106+46.24
DESIGN SPEED = 30 MPH

PAVEMENT RECONSTRUCTION

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE SP-12.5 (TRAFFIC B) (3") AND
FRICTION COURSE FC-12.5 PG 76-22 (TRAFFIC B) (1.5")

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION (01)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		4
					N/A	ORANGE	453211-1-54-01		

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$USERS $DATES $TIMES



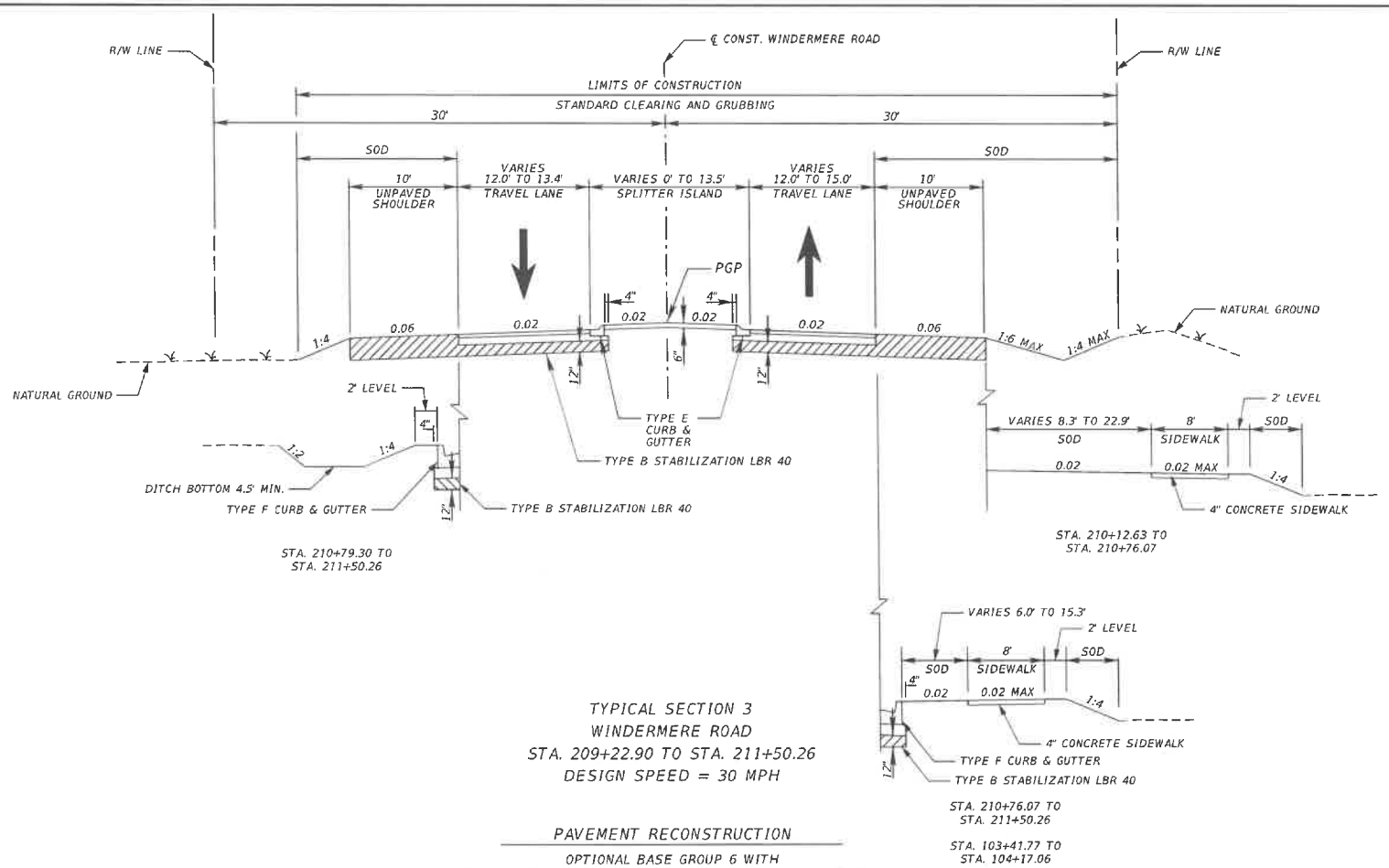
TYPICAL SECTION 2
CIRCULATORY ROUNDABOUT
DESIGN SPEED = 30 MPH

PAVEMENT RECONSTRUCTION

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE SP-12.5 (TRAFFIC B) (3") AND
FRICTION COURSE FC-12.5 PG 76-22 (TRAFFIC B) (1.5")

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION (02)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					N/A	ORANGE	453211-1-54-01		5

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$USERs $DATEs $TIMEs



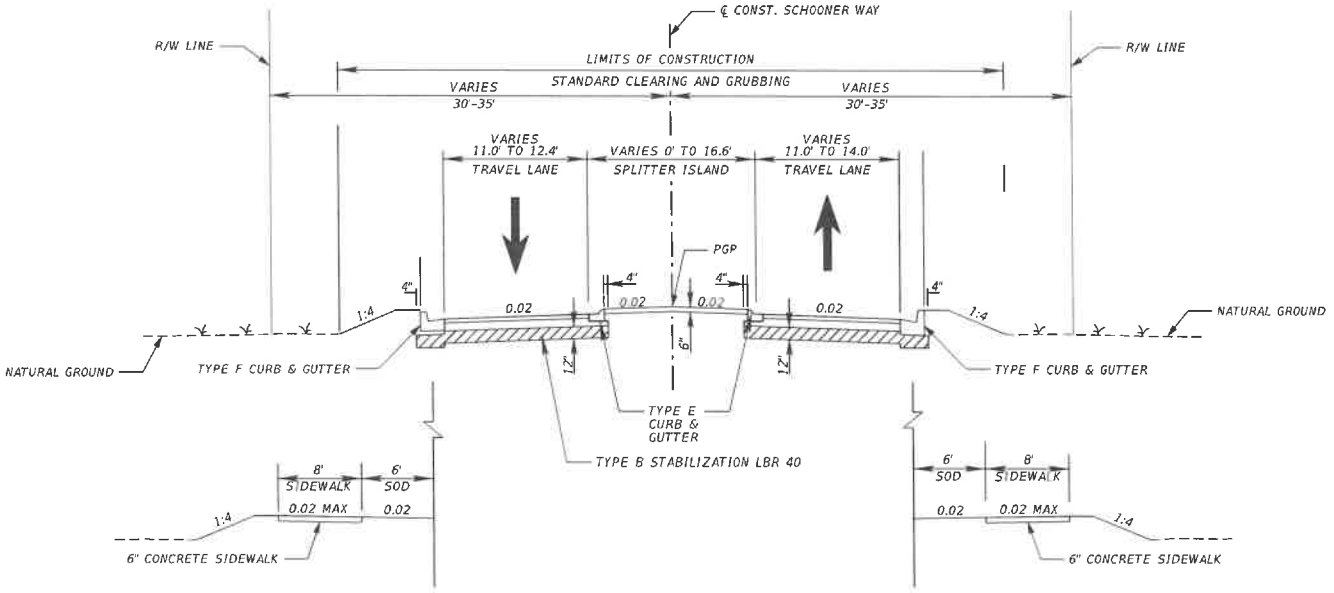
TYPICAL SECTION 3
WINDERMERE ROAD
STA. 209+22.90 TO STA. 211+50.26
DESIGN SPEED = 30 MPH

PAVEMENT RECONSTRUCTION

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE SP-12.5 (TRAFFIC B) (3") AND
FRICTION COURSE FC-12.5 PG 76-22 (TRAFFIC B) (1.5")

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION (03)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		6
					N/A	ORANGE	453211-1-54-01		

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$USER$ $DATE$ $TIME$



TYPICAL SECTION 4
SCHOONER WAY
STA. 300+06.47 TO STA. 301+66.55
DESIGN SPEED = 30 MPH

PAVEMENT RECONSTRUCTION

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE SP-12.5 (TRAFFIC B) (3") AND
FRICTION COURSE FC-12.5 PG 76-22 (TRAFFIC B) (1.5")

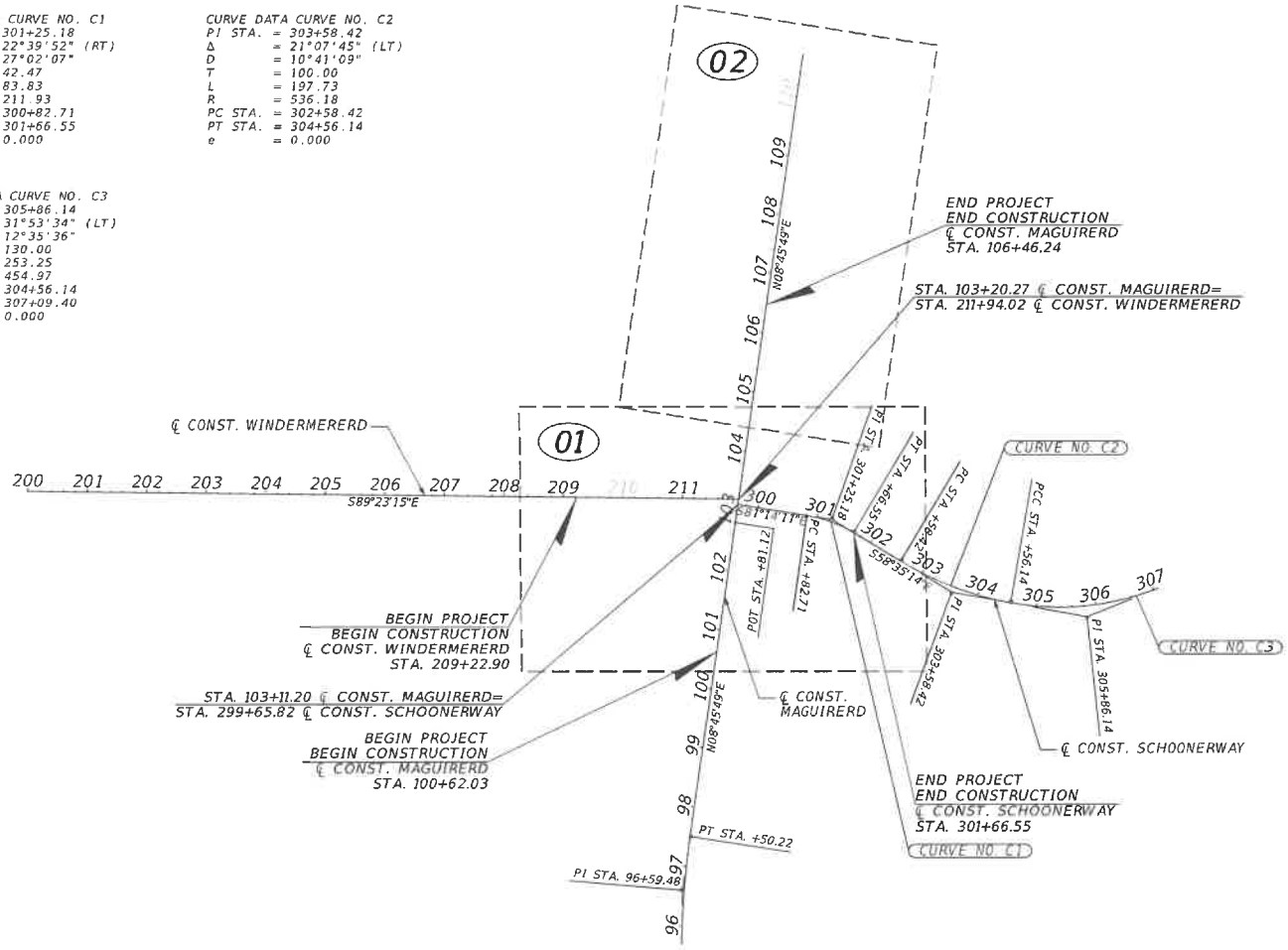
REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION (04)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		7
					N/A	ORANGE	453211-1-54-01		

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$USERS $DATES $TIMES

CURVE DATA CURVE NO. C1
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D = 27°02'07"
T = 42.47
L = 83.83
R = 211.93
PC STA. = 300+82.71
PT STA. = 301+66.55
e = 0.000

CURVE DATA CURVE NO. C2
PI STA. = 303+58.42
Δ = 21°07'45" (LT)
D = 10°41'09"
T = 100.00
L = 197.73
R = 536.18
PC STA. = 302+58.42
PT STA. = 304+56.14
e = 0.000

CURVE DATA CURVE NO. C3
PI STA. = 305+86.14
Δ = 31°53'34" (LT)
D = 12°35'36"
T = 130.00
L = 253.25
R = 454.97
PC STA. = 304+56.14
PT STA. = 307+09.40
e = 0.000



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT LAYOUT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		8
					N/A	ORANGE	453211-1-54-01		

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chris.davidson 8/5/2025 2:54:23 PM

GENERAL NOTES

1. ALL SURVEY INFORMATION WAS OBTAINED FROM A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND UTILIZED AS SUPPORTING DATA IN THE PRODUCTION OF DESIGN PLANS AND FOR CONSTRUCTION ON SUBJECT PROJECT. THE PROFESSIONAL SURVEYOR AND MAPPER OF RECORD IS:

   ERIC E. CAIN, P.S.M.

   FLORIDA REGISTRATION #7131

   ECHO UES, INC.

   12612 CHALLENGER PARKWAY, SUITE 320

   ORLANDO, FLORIDA 32826

2. PER THE SURVEY PREPARED BY ECHO, ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). BEARINGS SHOWN ON THE PLANS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. ADJUSTMENT OF 2011. UNITED STATES SURVEY FEET. REFER TO THE SURVEY.

3. OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION FY 2025-26 "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.

4. FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE TOWN OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND MUST BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE TOWN OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED MUST BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED BELOW. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR NEEDS TO NOTIFY.

7. UTILITY/AGENCY OWNERS FOR THIS PROJECT INCLUDE:

COMPANY	CONTACT	TELEPHONE NUMBERS

8. OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

9. ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS MUST BE AVAILABLE AT THE JOB SITE. ALL DISTURBED AREAS MUST BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.

10. ANY DISCREPANCIES ON THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE TOWN AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE TOWN AND ENGINEER.

11. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE TOWN AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

12. A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS MUST BE SUBMITTED TO THE ENGINEER. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

13. DOCUMENT AND MAINTAIN AS-BUILT INFORMATION WHICH WILL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. PROVIDE AS-BUILT DRAWINGS TO THE TOWN FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA MUST BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

14. VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE TOWN MUST BE NOTIFIED PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY TOWN OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES TOWN OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. EXISTING DRAINAGE STRUCTURES WITHIN THE CONSTRUCTION LIMITS MUST REMAIN UNLESS OTHERWISE NOTED.

16. FIELD VERIFY ALL EXISTING DRAINAGE STRUCTURE CONFIGURATIONS AND ELEVATIONS AND EXISTING PIPE INVERTS PRIOR TO ORDERING ANY PROPOSED DRAINAGE STRUCTURE OR PROPOSED PIPE CONNECTION TO THE EXISTING DRAINAGE SYSTEM. CONTRACTOR MUST NOTIFY ENGINEER IF EXISTING INFORMATION SHOWN IN THE PLANS DOES NOT MATCH WHAT IS FOUND IN THE FIELD.

17. NOTIFY THE TOWN OF WINDERMERE A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE CONTRACTOR TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK MUST NOT RELIEVE THE CONTRACTOR FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.

18. RESTORATION IS REQUIRED FOR ANY DAMAGE TO EXISTING STRUCTURES IN THE RIGHT-OF-WAY WITHIN THE PROJECT AREA. ALL DISTURBED AREAS WITHIN THE TOWN RIGHT OF WAY MUST BE RE-GRADED AND SODDED EQUAL OR BETTER. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

19. ANY UNSUITABLE MATERIALS ENCOUNTERED WITHIN THE PROJECT LIMITS MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

20. RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION AND NOT INCLUDED IN THE PLANS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST.

21. ALL EXCAVATIONS MUST BE MADE BY OPEN CUT UNLESS OTHERWISE STATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS.

22. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE THE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS. DETERMINATION OF SUITABILITY OF SOILS MUST BE AT THE TOWN'S DISCRETION.

23. ALL BEDDING, FILL, AND BACKFILL MATERIAL MUST BE SUITABLE SOILS OR FLOWABLE FILL. GENERALLY, SUITABLE SOILS ARE DEFINED AS ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, OR SP. DETERMINATION OF SUITABILITY OF SOILS MUST BE AT THE TOWN'S DISCRETION.

24. THE MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180) FOR BACKFILL AND FILL MUST BE AS FOLLOWS: BACKFILL AND FILL UNDER AND WITHIN FIVE (5) FEET OF ROADWAY EDGE OF PAVEMENT OR BACK OF CURB OR UNDER STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 95 PERCENT.

25. THE TOWN WILL EMPLOY AND PAY FOR AN INDEPENDENT, APPROVED SOILS AND MATERIALS TESTING LABORATORY TO PERFORM TESTING SERVICES. AS A MINIMUM, TESTING MUST INCLUDE BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS AND CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING. PROVIDE ALL TEST RESULTS TO THE TOWN. CONDUCT A MINIMUM OF ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES, WITH A MINIMUM OF TWO TESTS PER LIFT, AND ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL. FOLLOW TESTING REQUIREMENTS AS REQUIRED BY FDOT SPECIFICATIONS.

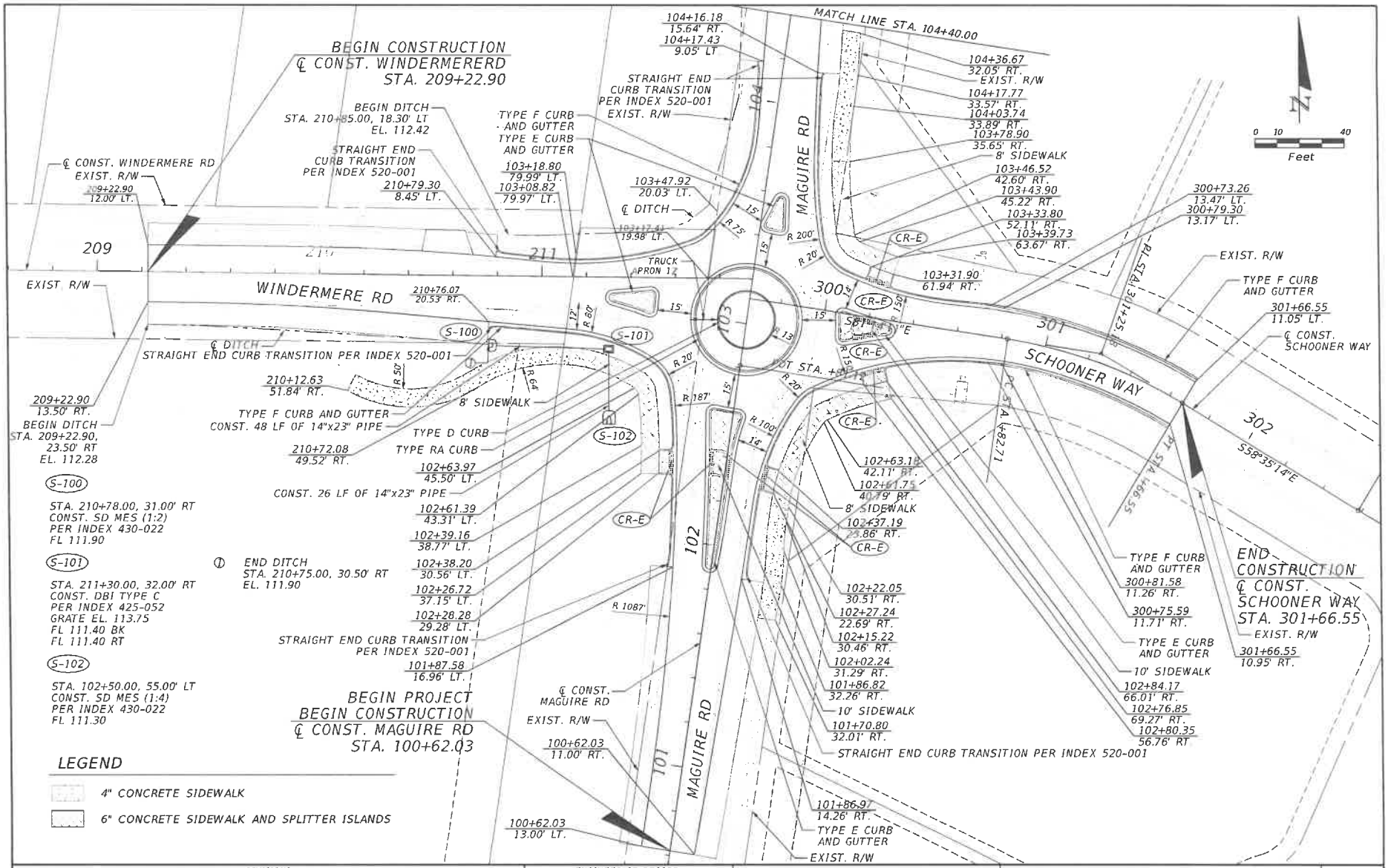
26. ANY MAILBOX REMOVED OR RELOCATED BY THE CONTRACTOR SHALL, IMMEDIATELY, FOLLOWING THE COMPLETION OF WORK REQUIRING SUCH REMOVAL OR RELOCATION, BE PROPERLY RESTORED TO ITS ORIGINAL LOCATION BY THE CONTRACTOR, AT NO COST TO THE OWNER OR TO THE AFFECTED RESIDENT. ANY MAILBOX DAMAGE OR DESTROYED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IMMEDIATELY, IN KIND, BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE. MAILBOXES IMPROPERLY RE-SET OR NOT REPLACED WITHIN TWENTY-FOUR (24) HOURS FOLLOWING THE INCIDENT REQUIRING RE-SETTING OR REPLACEMENT, SHALL BE RE-SET OR REPLACED BY THE OWNER AT A COST TO THE CONTRACTOR OF TWO HUNDRED FIFTY DOLLARS ($250.00) PER LOCATION. RE-SETTING OR REPLACEMENT SHALL MEET THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE.

27. THE CONTRACTOR MUST VERIFY WITH THE OWNER OF EACH LOT, THE LOCATION OF THE SEPTIC TANK AND THE DRAINFIELD WITHIN THE TEMPORARY CONSTRUCTION EASEMENT. THE CONTRACTOR SHALL NOT STORE ANY MATERIALS OR DRIVE HEAVY MACHINERY OVER THESE STRUCTURES.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			GENERAL NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					N/A	ORANGE	453211-1-54-01		9

c:\pw\klh2\d0497722\GNNTRD01.dgn : GENERALNOTES
chris.davidson 8/5/2025 3:15:00 PM

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

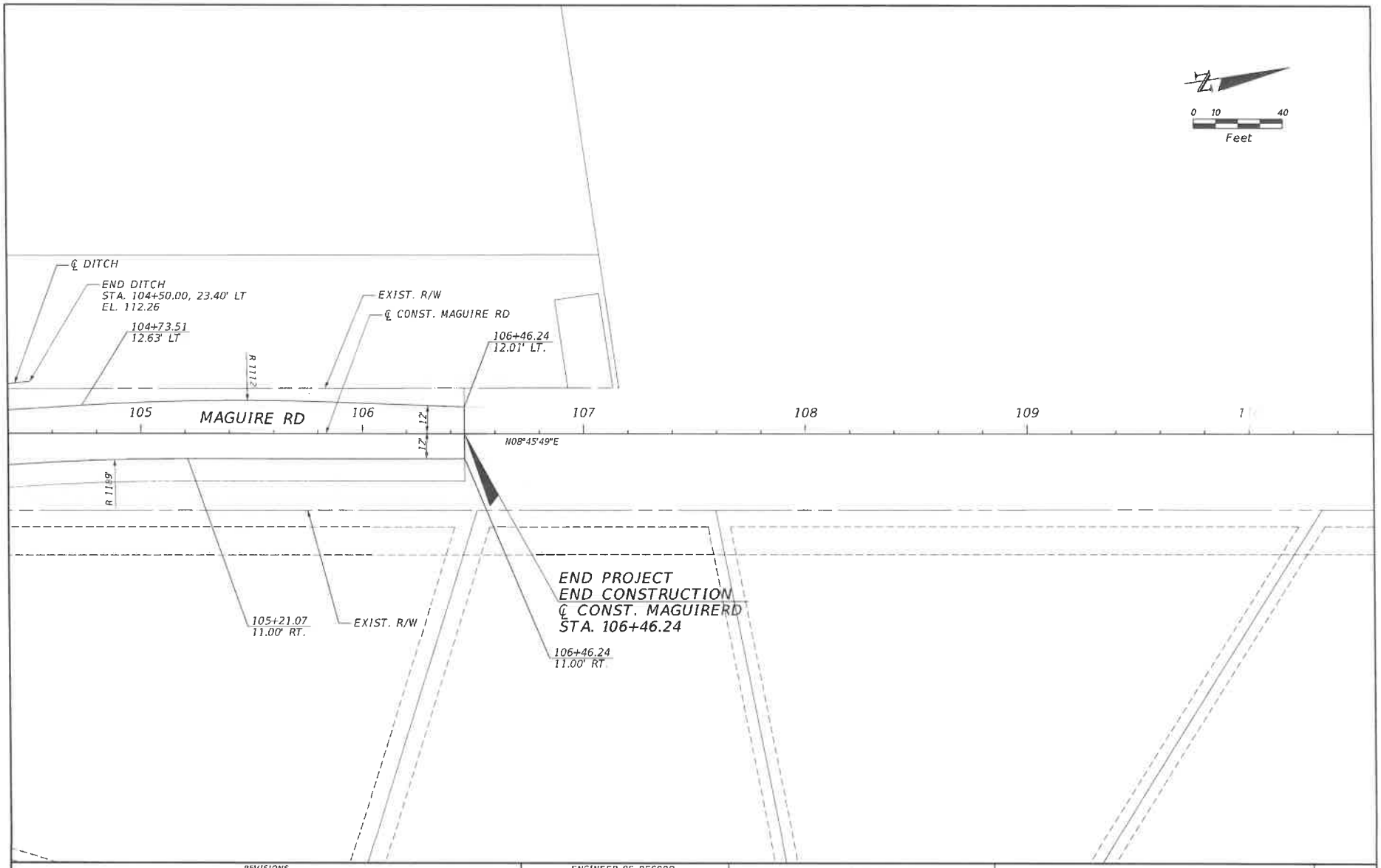
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

ROADWAY PLAN (01)

SHEET NO. 10

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chris.davidson 8/5/2025 5:26:09 PM



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

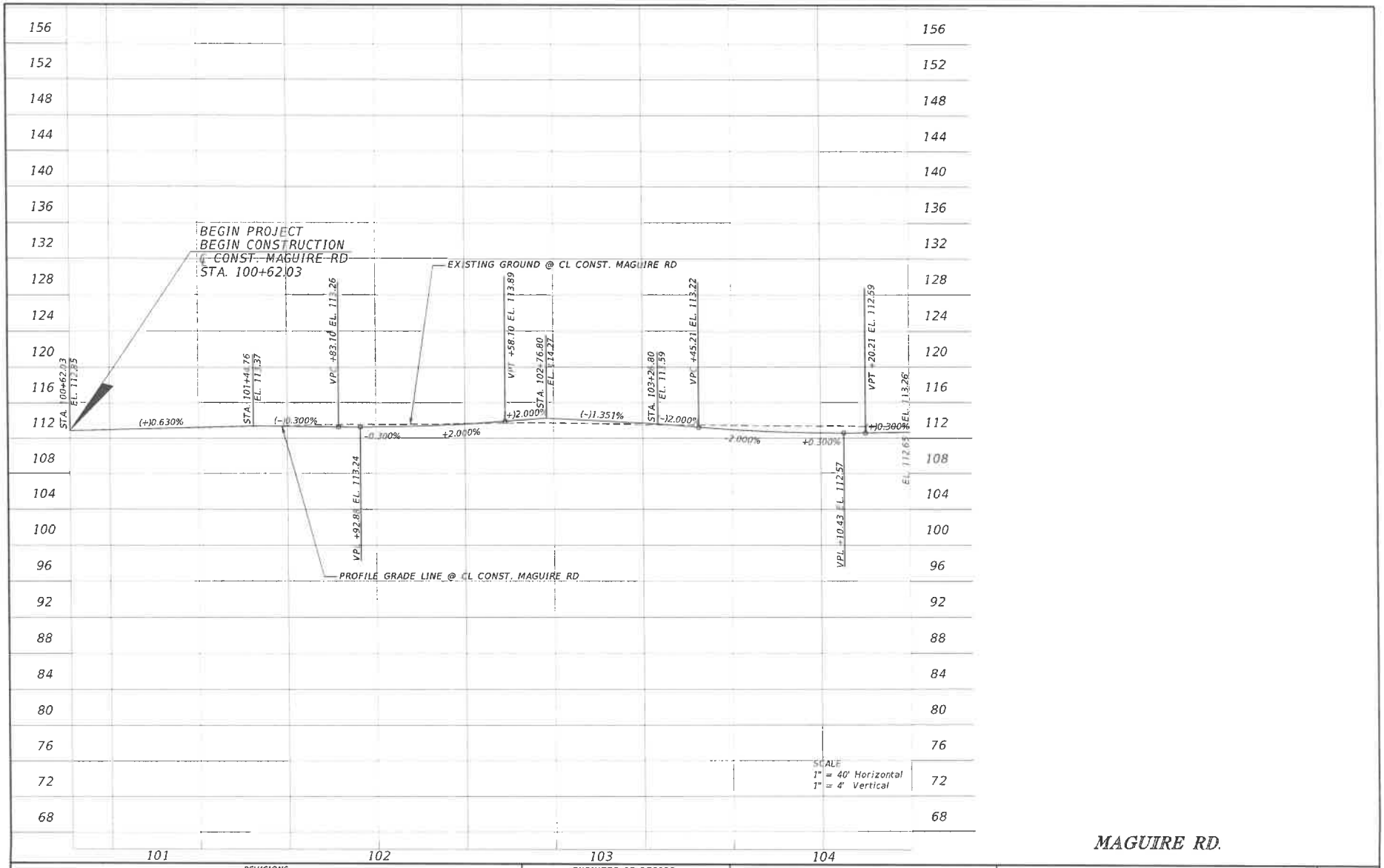
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

ROADWAY PLAN (02)

SHEET NO. 11

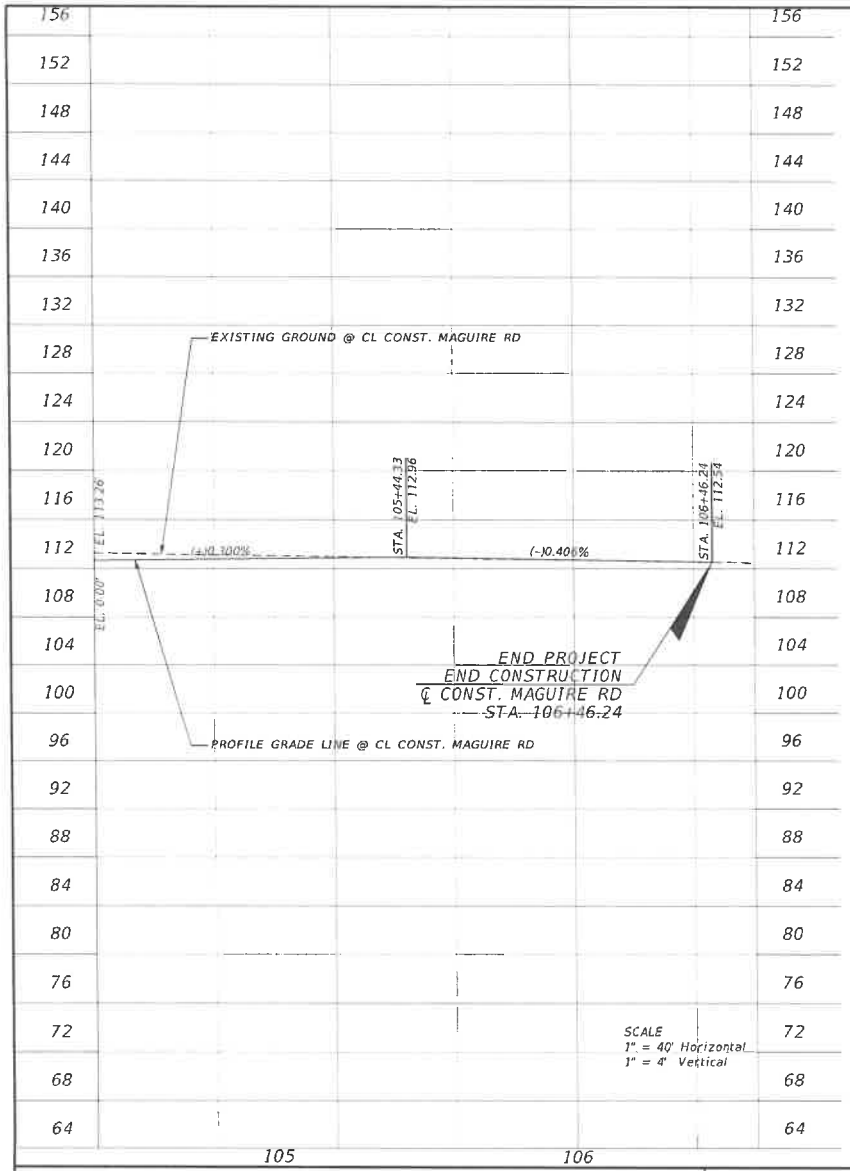
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MAGUIRE RD.

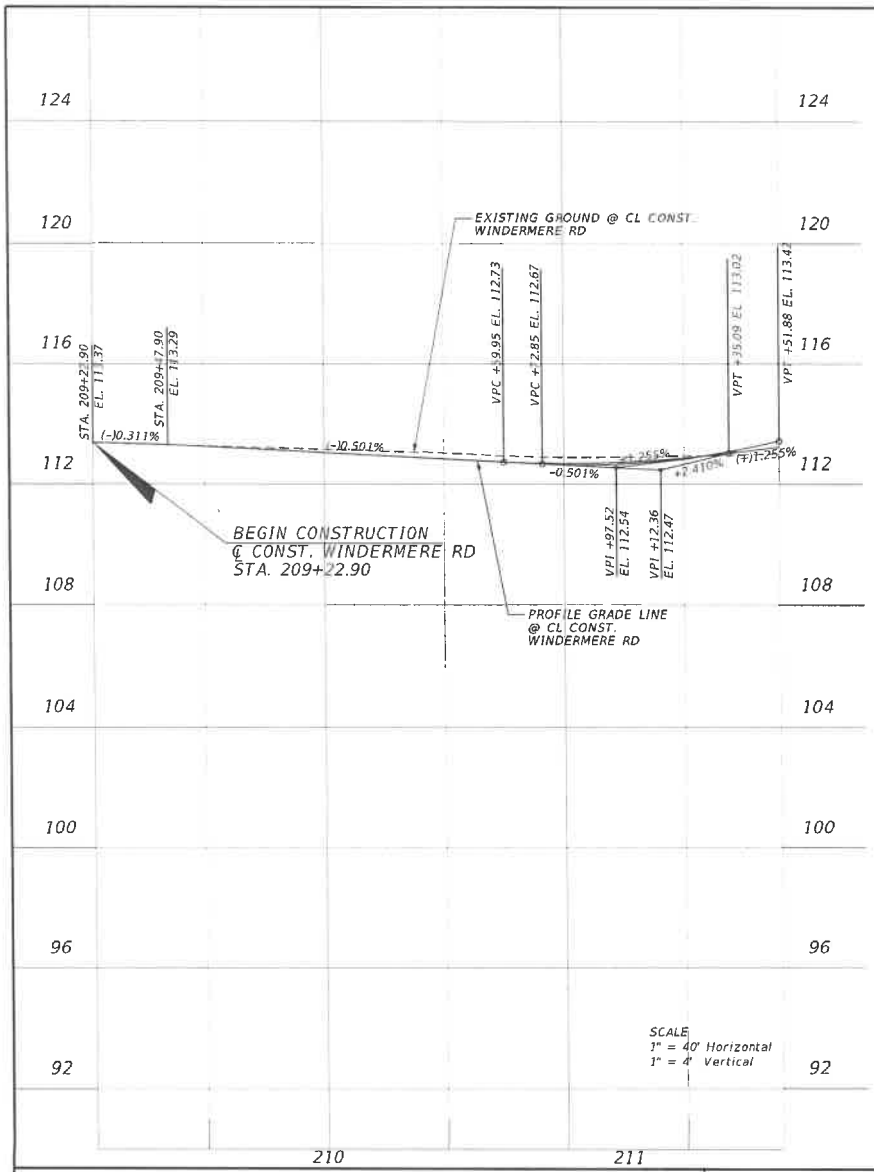
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DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	PROFILE (01)	12
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chris.davidson 8/5/2025 5:05:09 PM



MAGUIRE RD.

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	PROFILE (02)	13
					N/A	ORANGE	453211-1-54-01		



WINDERMERE RD

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA 32801

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

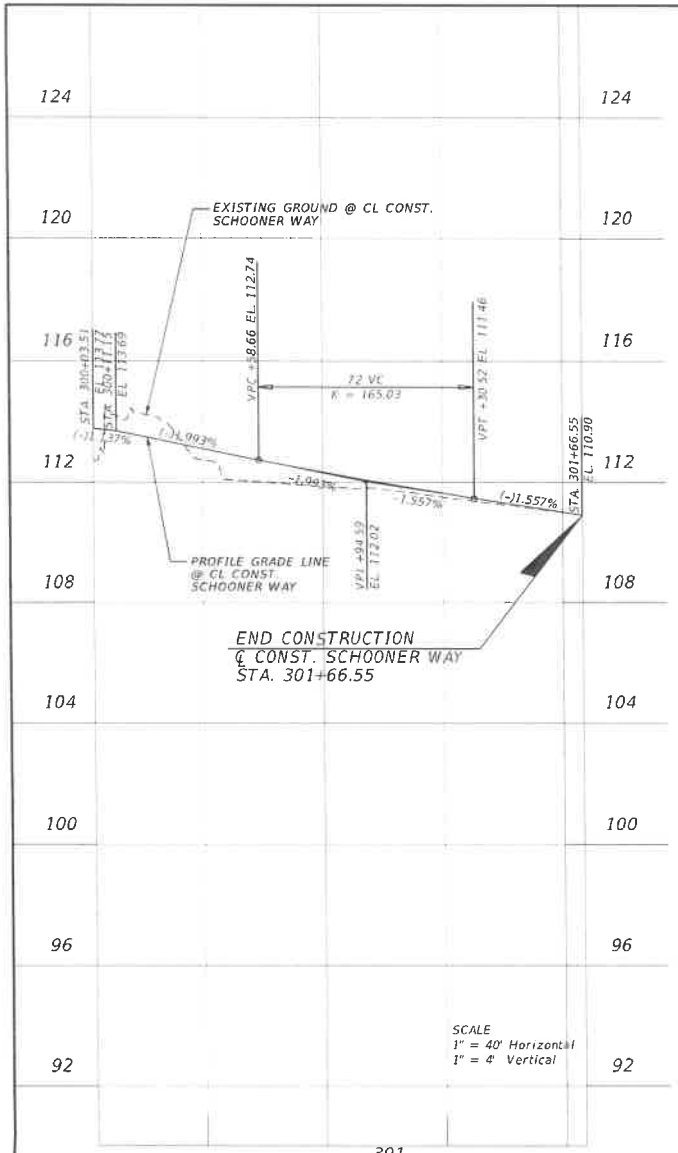
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

PROFILE (03)

SHEET NO. 14

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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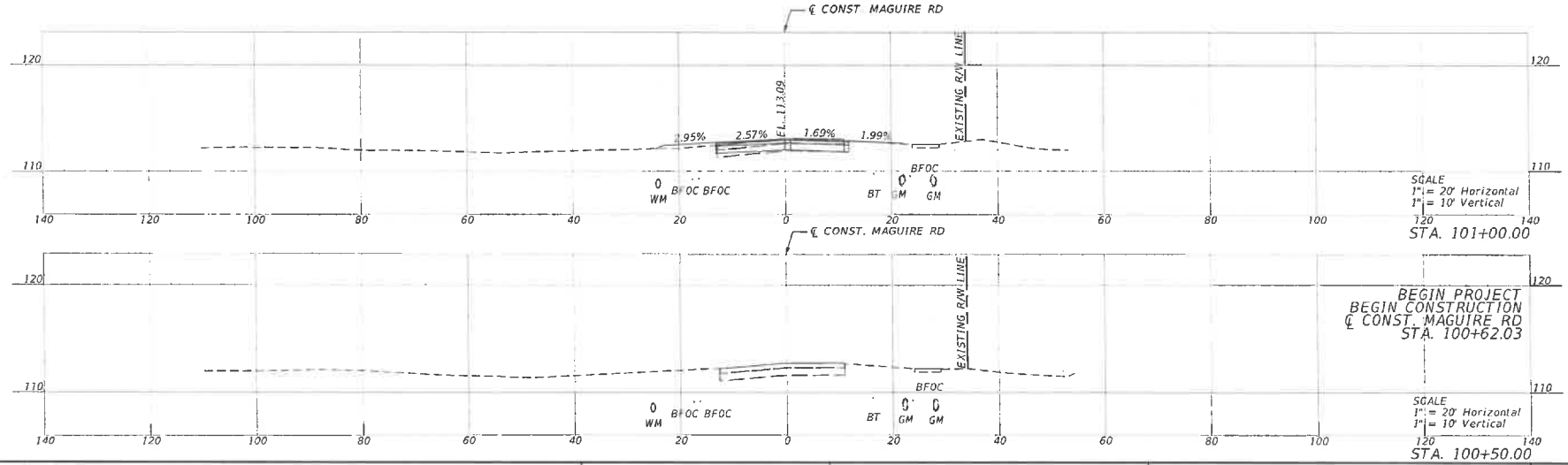


SCHOONER WAY

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROFILE (04)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		15
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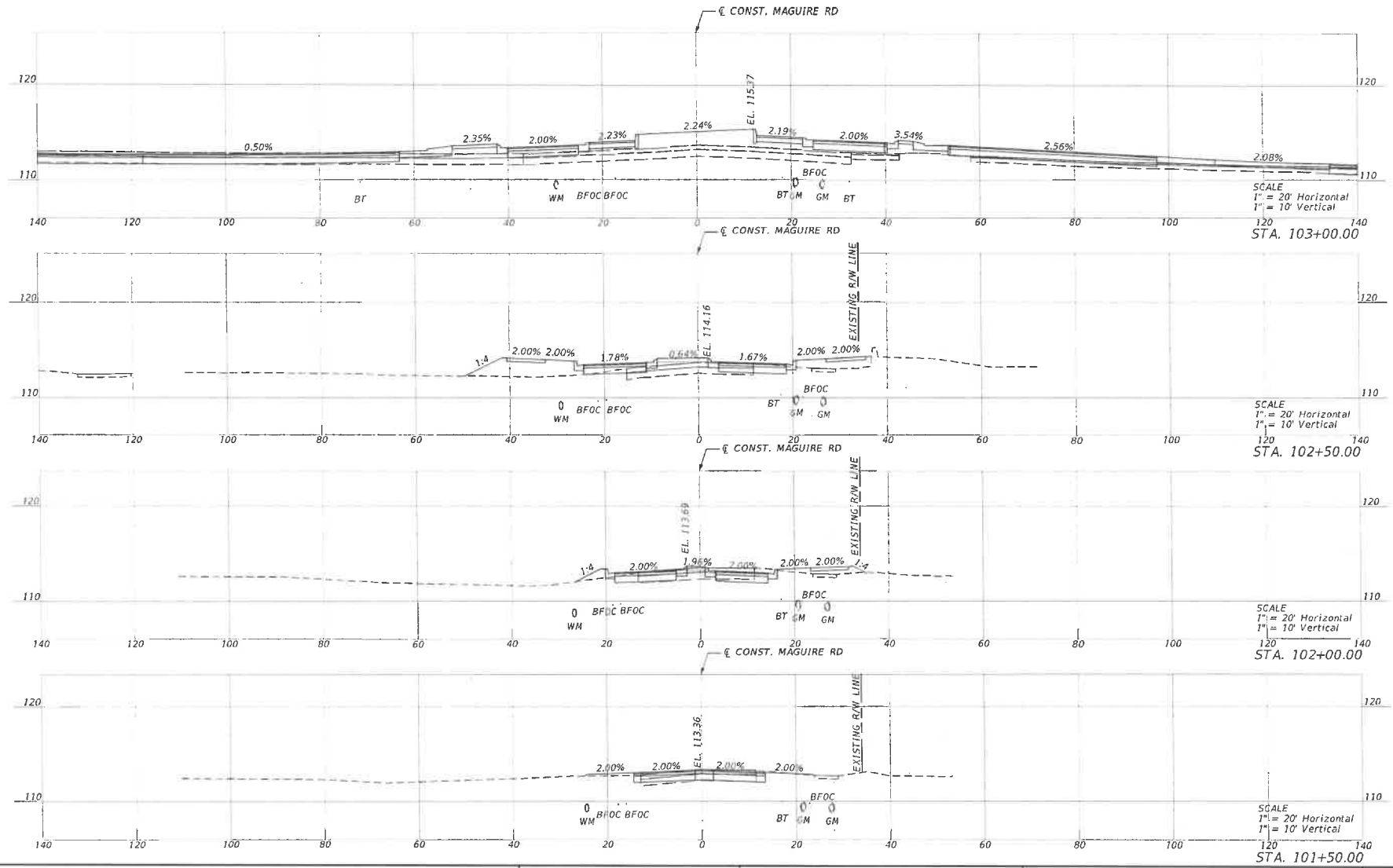
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		16
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chris.davidson 8/5/2025 5:50:25 PM



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

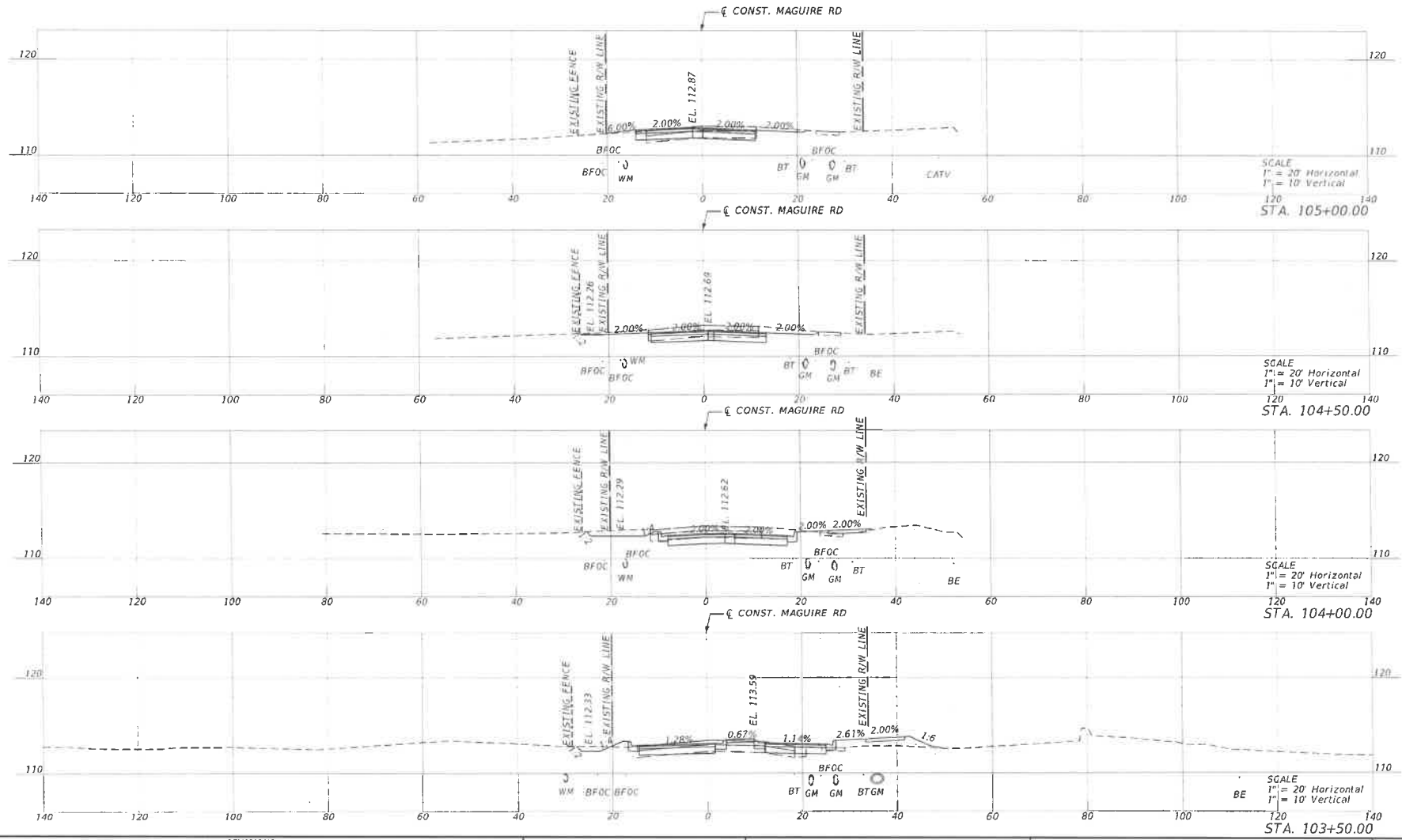
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

CROSS SECTIONS

SHEET NO. 17

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chris.davidsen 8/5/2025 5:50:27 PM



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

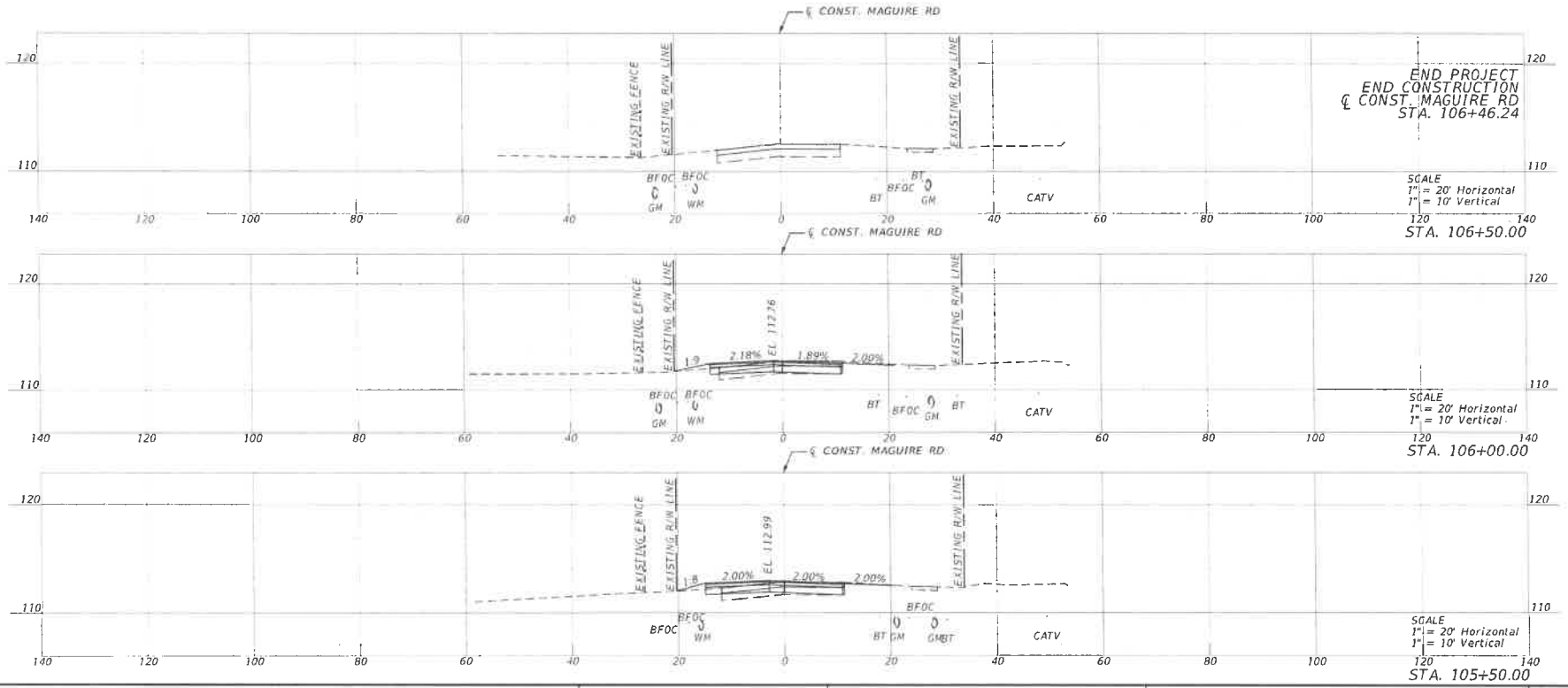
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

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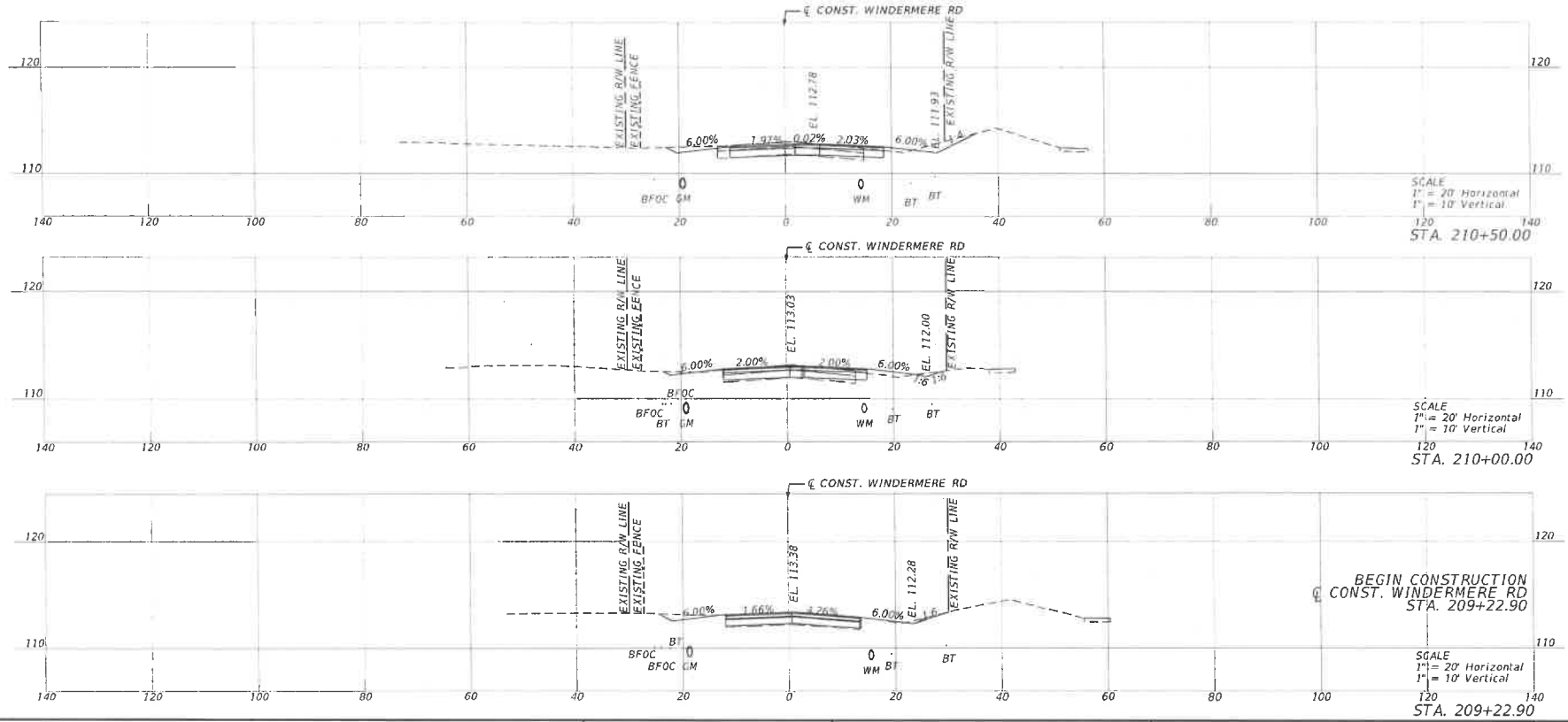
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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		19
					N/A	ORANGE	453211-1-54-01		

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

HAO T. CHAU, P.E.
LICENSE NUMBER: 61640
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

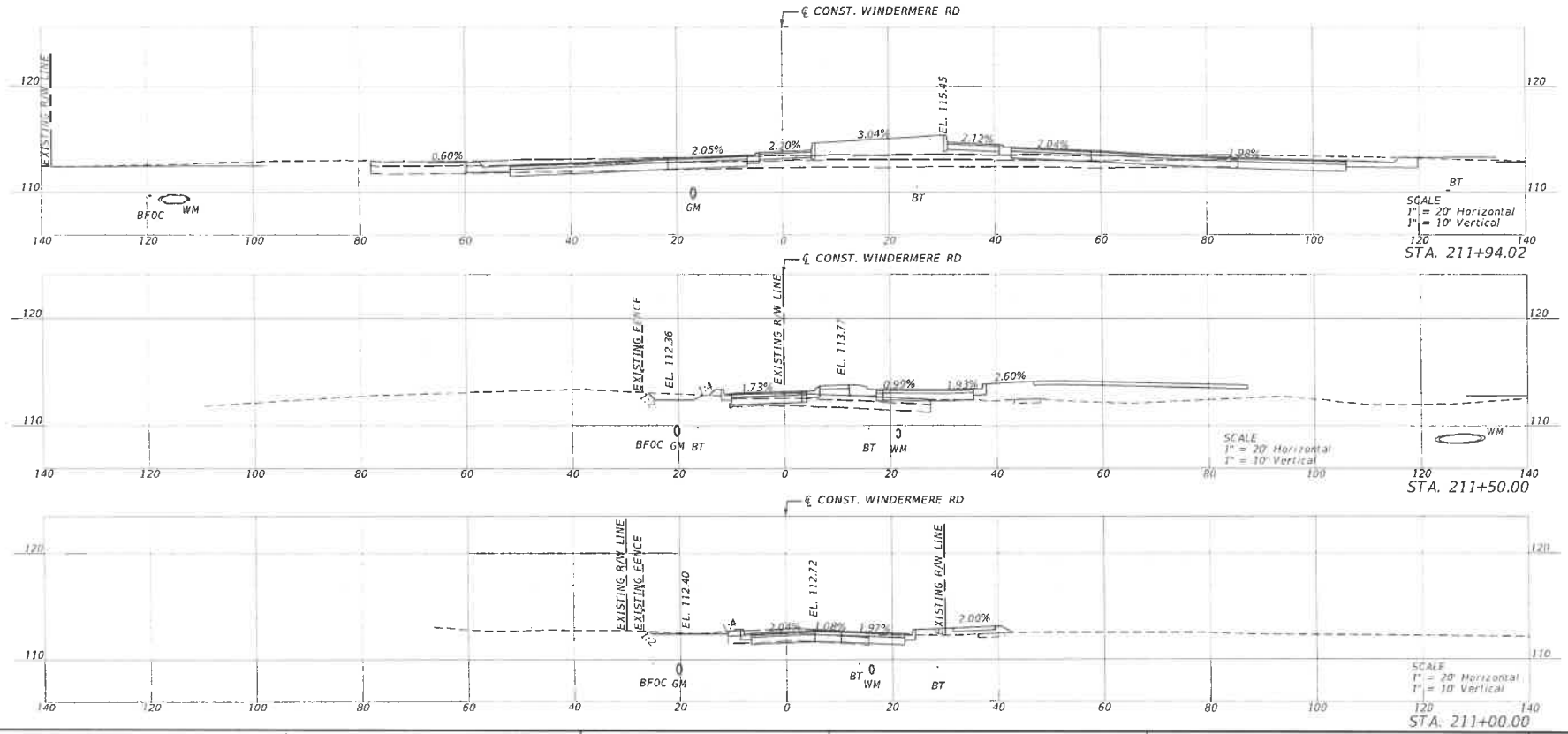
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

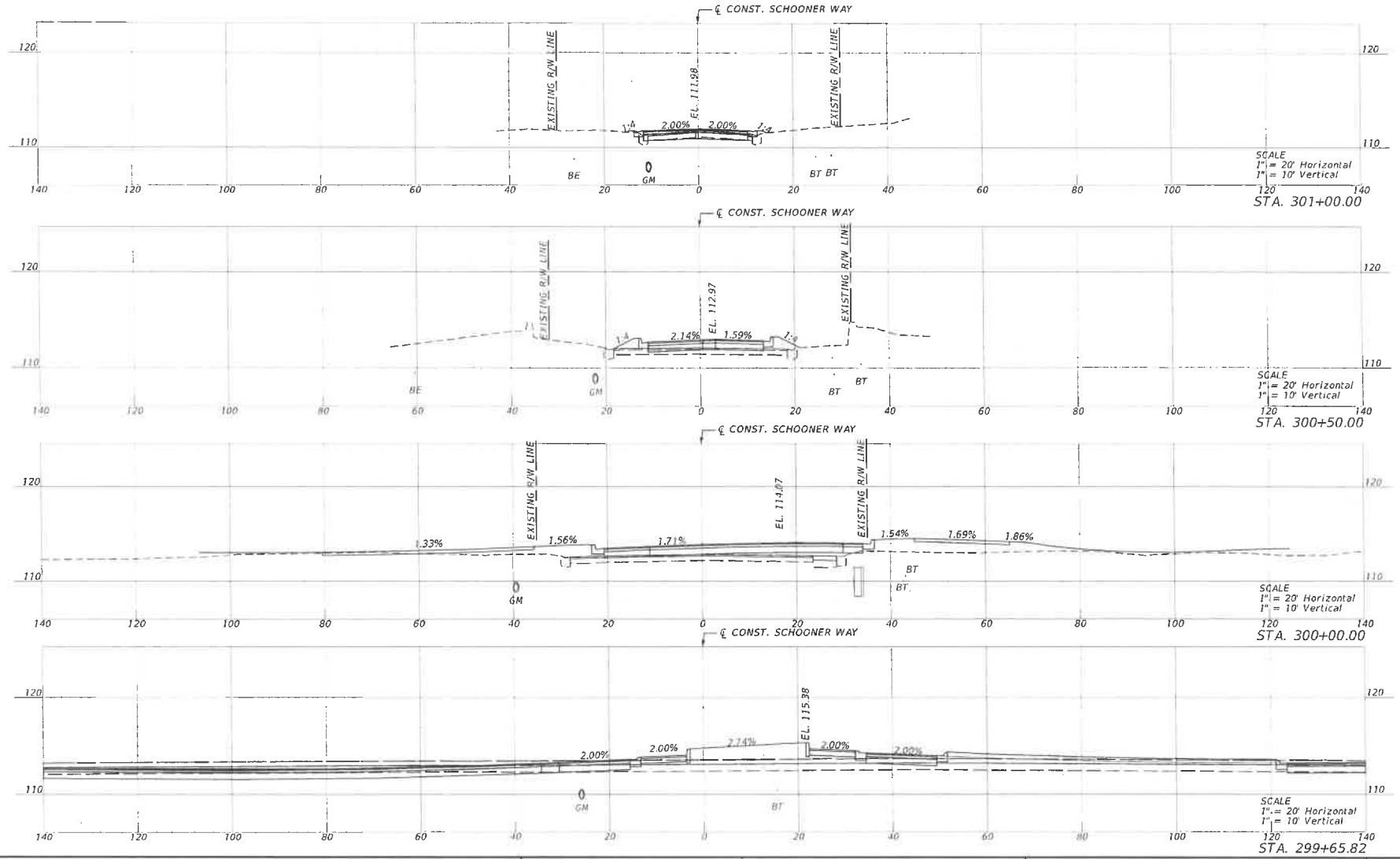
CROSS SECTIONS

SHEET NO.
20

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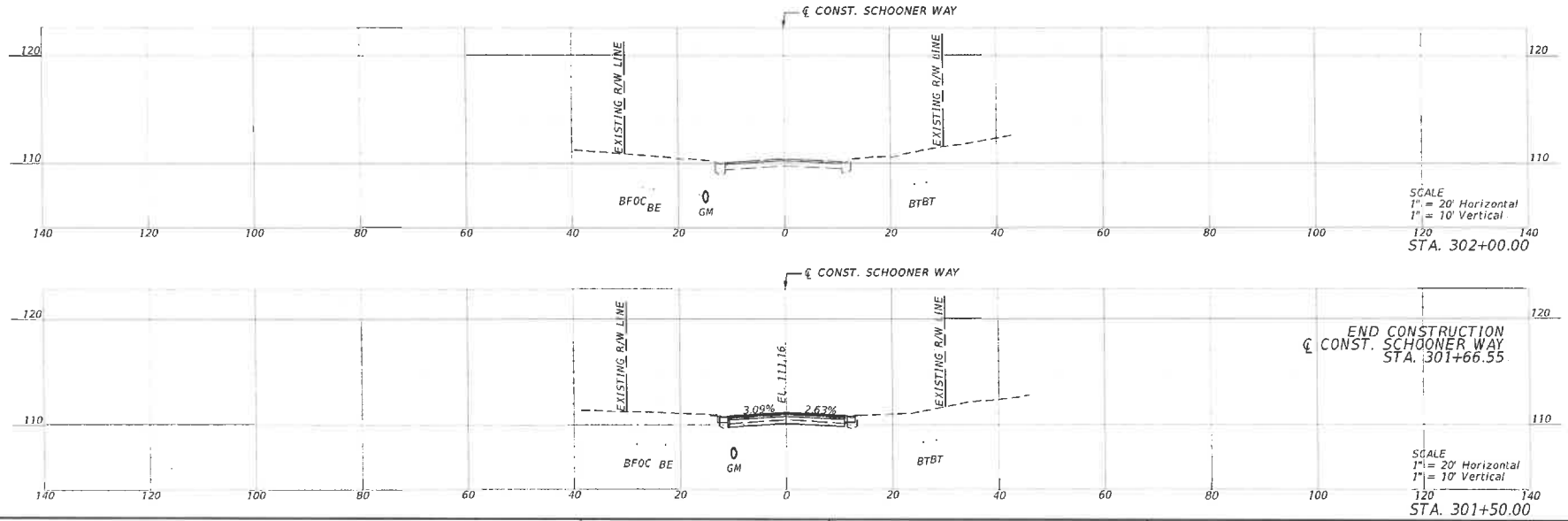


REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		21
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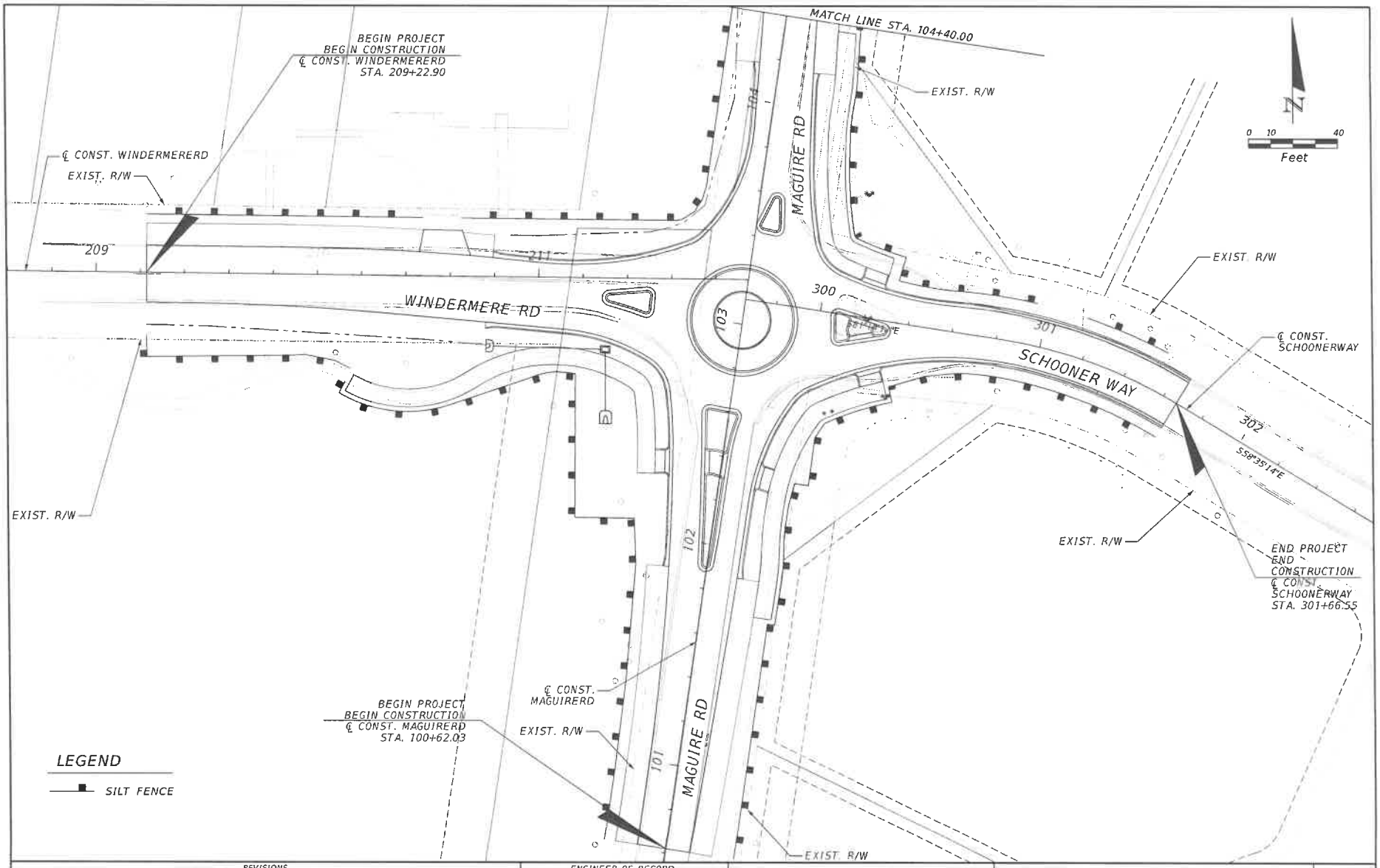
REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA. 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		22
					XXX	ORANGE	453211-1-54-01		

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chris.davidson 6/5/2025 5:51:08 PM



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	HAO T. CHAU, P.E. LICENSE NUMBER: 61640 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		23
					XXX	ORANGE	453211-1-54-01		

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chris.davidson 8/5/2025 5:51:09 PM



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
VICTOR H. GALLO, P.E.
LICENSE NUMBER: 75592
KIMLEY HORN AND ASSOCIATES INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FLORIDA, 32801

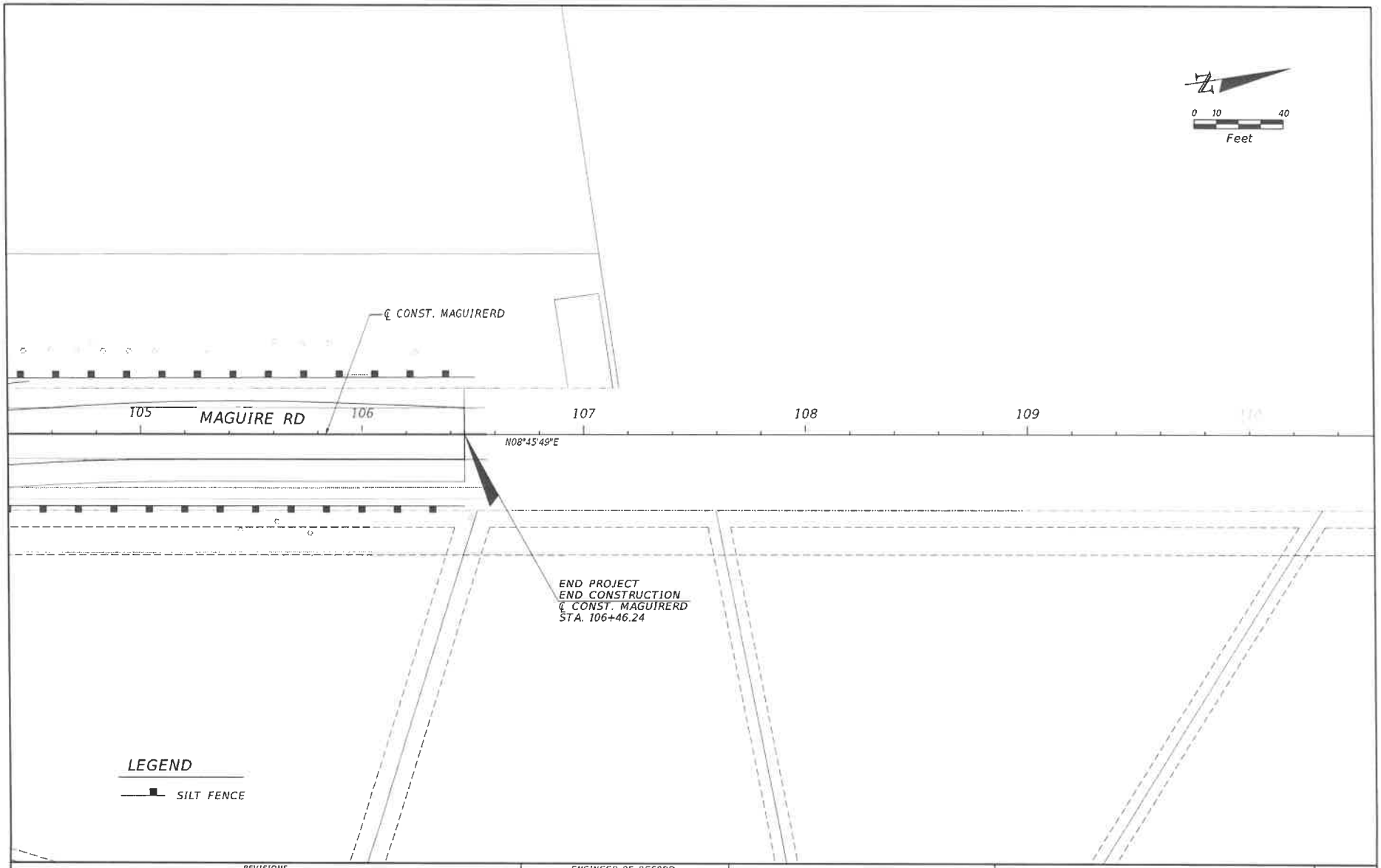
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	ORANGE	453211-1-54-01

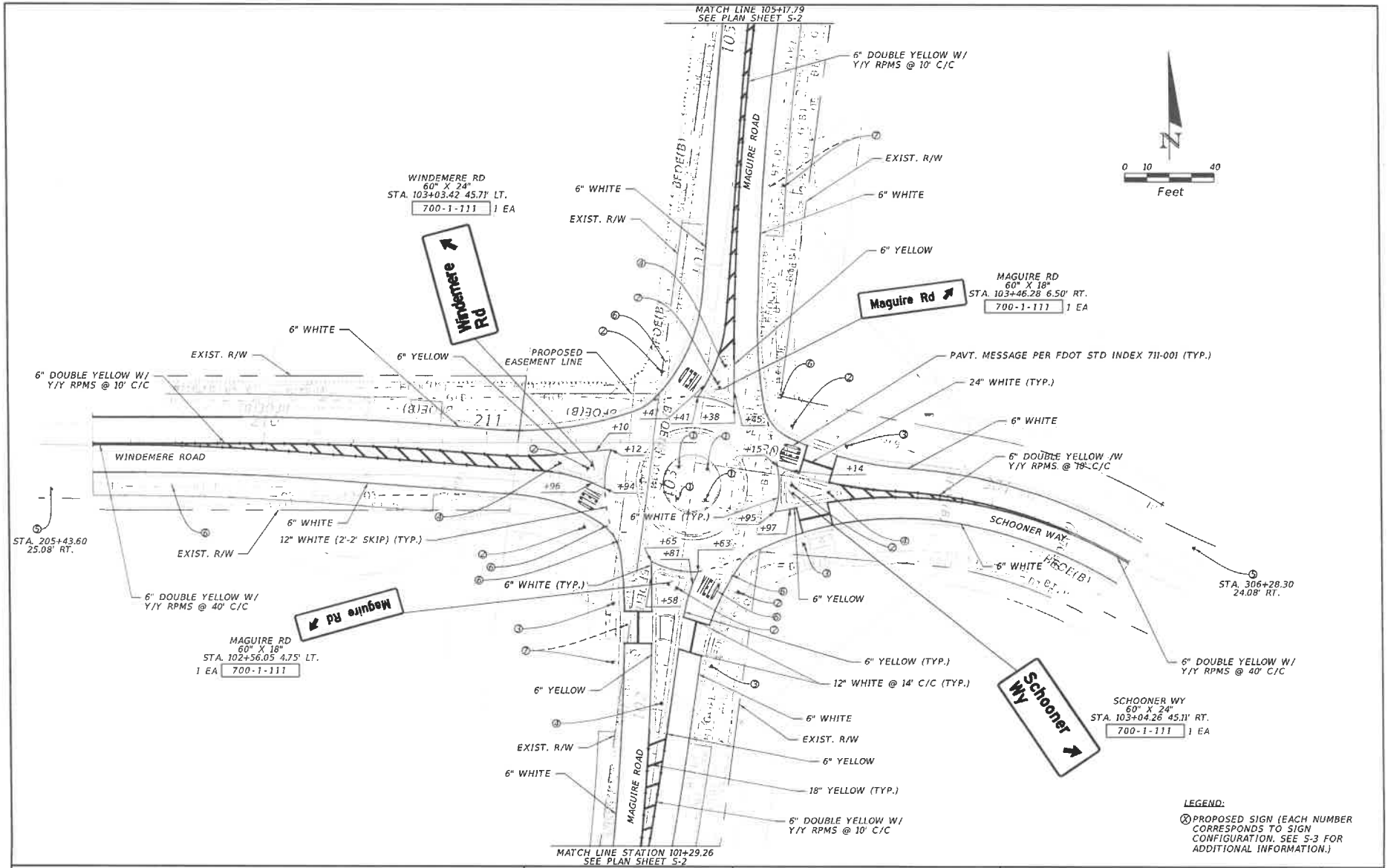
EROSION CONTROL PLAN (01)

SHEET NO.
P24

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chris davidson 8/5/2025 2:56:52 PM



REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			EROSION CONTROL PLAN (02)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	VICTOR H. GALLO, P.E. LICENSE NUMBER: 75592 KIMLEY HORN AND ASSOCIATES INC. 200 SOUTH ORANGE AVENUE, SUITE 600 ORLANDO, FLORIDA, 32801	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		25
					N/A	ORANGE	453211-1-54-01		



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
MAILE K. SPANG, P.E.
LICENSE NUMBER: 93437
KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350
ORLANDO, FLORIDA 32827

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

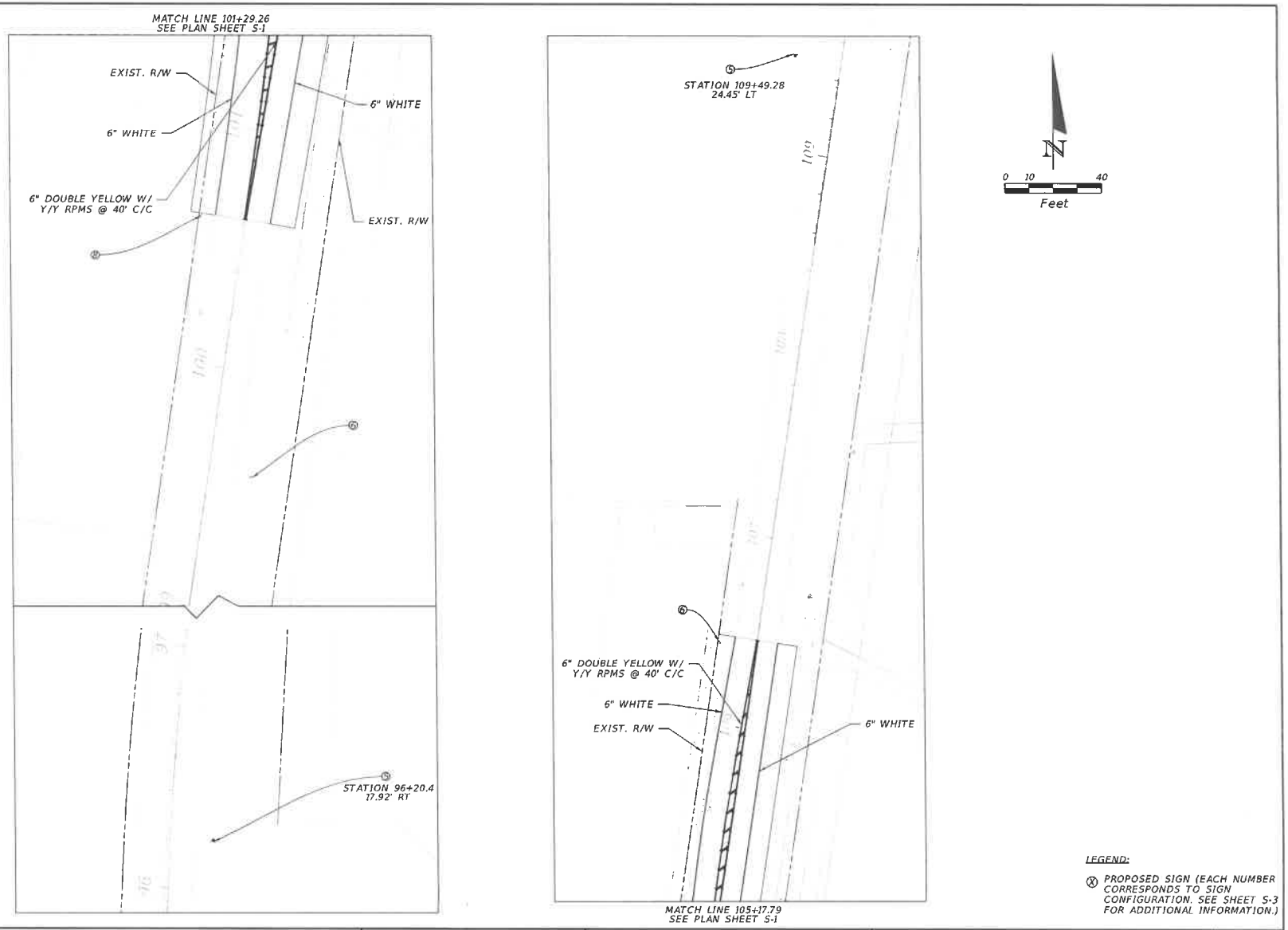
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	ORANGE	

SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. S-1

FAC NOTE

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Tani Bell 8/4/2025 3:35:35 PM



LEGEND:

Ⓢ PROPOSED SIGN (EACH NUMBER CORRESPONDS TO SIGN CONFIGURATION. SEE SHEET S-3 FOR ADDITIONAL INFORMATION.)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

MAILE K. SPANG, P.E.
LICENSE NUMBER: 93437
KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350
ORLANDO, FLORIDA 32827

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	ORANGE	

SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. S-2

FAC NOTE

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① 

700-1-111 4 EA
705-10-1 4 EA

R6-1R
36" X 12"
OM1-3
18" X 18"

STA. 102+94.36 5.68' LT.
STA. 102+95.57 6.78' RT.
STA. 103+09.12 5.73' RT.
STA. 103+09.37 6.91' LT.

② 

700-1-112 8 EA

R1-2
36" X 36"
R6-5P
30" X 30"

STA. 102+02.03 47.18' LT.
STA. 102+55.02 0.78' LT.
STA. 102+56.05 4.75' LT.
STA. 102+75.88 45.25' LT.
STA. 103+04.26 66.15' RT.
STA. 103+07.50 44.22' RT.
STA. 103+47.91 5.39' RT.
STA. 103+49.30 20.16' LT.

③ 

700-1-111 4 EA

W11-2
30" X 30"
W16-7P
21" X 15"

STA. 102+22.71 19.33' RT.
STA. 102+43.95 28.00' LT.
STA. 102+82.27 53.35' RT.
STA. 103+33.72 40.84' RT.

④ 

700-1-111 4 EA
705-10-1 4 EA

R4-7
24" X 30"
OM1-3
18" X 18"

STA. 102+03.14 0.68' LT.
STA. 103+02.49 59.87' LT.
STA. 103+06.66 60.96' RT
STA. 103+55.9 7.69' RT.

⑤ 

700-1-111 4 EA

W2-6
30" X 30"
W13-1P
18" X 18"

STA. 96+20.71 17.92' RT.
STA. 109+49.28 24.25' LT.
STA. 205+43.60 25.08' RT.
STA. 306+28.30 24.08' LT.

⑥ EXISTING SIGNS TO BE REMOVED



700-1-600 2 EA



700-1-600 2 EA



700-1-600 3 EA



700-1-600 1 EA



700-1-600 1 EA

⑦ EXISTING SIGNS TO BE RELOCATED



700-1-500 1 EA
STA. 104+39.56 22.69' RT.



700-1-500 1 EA
STA. 102+18.00 24.77' LT.

⑧ EXISTING SIGN TO REMAIN



LEGEND:

Ⓧ PROPOSED SIGN (EACH NUMBER CORRESPONDS TO SIGN CONFIGURATION. SEE SHEETS S-1 AND S-2)

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SIGNING AND PAVEMENT MARKING PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	MAILE K. SPANG, P.E. LICENSE NUMBER: 93437 KIMLEY-HORN AND ASSOCIATES, INC. 6876 MARWICK LANE, SUITE 350 ORLANDO, FLORIDA 32827	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		S-3
						ORANGE			

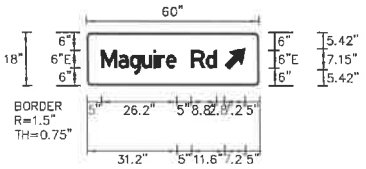
FAC NOTE

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SIGN NAME	MAGUIRE	QTY	2	SIGN NUMBER	STATION(S)
PANEL		BORDER			102+56.05
WIDTH	5'-0"	WIDTH	0.75"		103+46.28
HEIGHT	1'-6"	RADII	1.5"		
LEGEND	White	COLOR	White		
COLOR	Green				

SYMBOL(S)	ANGLE	X	Y	WID	HT
AR_Type D	315	47.81	5.42	6	9

SIGN NUMBER	NUMBER OF POSTS	CLEARANCE Edge Of Lane	COLUMN SIZE	AVERAGE LENGTH



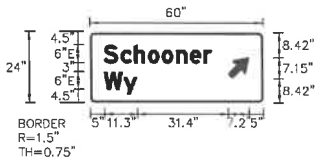
NO. OF LIGHT FIXTURES | FIXTURE SPACING | PHOTOMETRIC CURVE | WATT | VOLTAGE

COPY	M	B	G	U	I	r	a	R	d	L
SPACE	5.04	11.04	14.98	19.04	23.12	24.58	27.48	38.2	41.32	40
COPY										
SPACE										
COPY										
SPACE										
COPY										
SPACE										
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SPACE										
COPY										
SPACE										

SIGN NAME	SCHOONER	QTY	1	SIGN NUMBER	STATION(S)
PANEL		BORDER			103+04.26
WIDTH	5'-0"	WIDTH	0.75"		
HEIGHT	2'-0"	RADII	1.5"		
LEGEND	White	COLOR	White		
COLOR	Green				

SYMBOL(S)	ANGLE	X	Y	WID	HT
AR_Type D	315	47.81	8.42	6	9

SIGN NUMBER	NUMBER OF POSTS	CLEARANCE Edge Of Lane	COLUMN SIZE	AVERAGE LENGTH



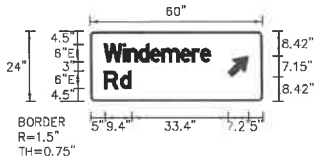
NO. OF LIGHT FIXTURES | FIXTURE SPACING | PHOTOMETRIC CURVE | WATT | VOLTAGE

COPY	S	c	h	o	o	n	e	r	L
SPACE	5.04	10.86	15.45	20.2	24.92	29.86	34.61	39.28	37
COPY	W	y		L					
SPACE	5.04	11.76		16.34					
COPY									
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SIGN NAME	WINDEMERE	QTY	1	SIGN NUMBER	STATION(S)
PANEL		BORDER			103+03.42
WIDTH	5'-0"	WIDTH	0.75"		
HEIGHT	2'-0"	RADII	1.5"		
LEGEND	White	COLOR	White		
COLOR	Green				

SYMBOL(S)	ANGLE	X	Y	WID	HT
AR_Type D	315	47.81	8.42	6	9

SIGN NUMBER	NUMBER OF POSTS	CLEARANCE Edge Of Lane	COLUMN SIZE	AVERAGE LENGTH



NO. OF LIGHT FIXTURES | FIXTURE SPACING | PHOTOMETRIC CURVE | WATT | VOLTAGE

COPY	W	l	n	d	e	m	r	i	e	L
SPACE	5.04	11.64	13.04	17.02	21.01	24.96	31.46	35.41	38.32	37
COPY	n	d		L						
SPACE	5.04	10.68		9.36						
COPY										
SPACE										
COPY										
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SPACE										

SIGN NAME		QTY		SIGN NUMBER	STATION(S)
PANEL		BORDER			
WIDTH		WIDTH			
HEIGHT		RADII			
LEGEND		COLOR			
COLOR					

SYMBOL(S)	ANGLE	X	Y	WID	HT

SIGN NUMBER	NUMBER OF POSTS	CLEARANCE Edge Of Lane	COLUMN SIZE	AVERAGE LENGTH

NO. OF LIGHT FIXTURES | FIXTURE SPACING | PHOTOMETRIC CURVE | WATT | VOLTAGE

COPY
SPACE
COPY
SPACE
COPY
SPACE
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SPACE
COPY
SPACE
COPY
SPACE

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

MAILE K. SPANG, P.E.
LICENSE NUMBER: 93437
KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350
ORLANDO, FLORIDA 32827

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	ORANGE	

GUIDESIGN WORKSHEET

SHEET NO. 5-4

FAC NOTE

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TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Purchasing Policies Section # 28 Update**
REQUESTED ACTION: **Approval Pending Legal Review**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 12, 2025**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A
Effective Date: _____
Managing Division / Dept:
Vendor/Entity:
Termination Date:

BUDGET IMPACT:
☒ Annual
☐ Capital
☐ N/A

FUNDING SOURCE:
EXPENDITURE ACCOUNT:

HISTORY/FACTS/ISSUES:

To ensure continued eligibility for Federal Grant funding, the Town of Windermere is required to update its purchasing policies to incorporate specific federal purchasing requirements and provisions. These updates are necessary to demonstrate compliance with applicable regulations and to ensure that all procurement activities meet federal standards

TOWN OF WINDERMERE PURCHASING POLICIES AND PROCEDURES		SECTION NO: 28
Title: Grants		
Effective Date: 12/10/13	Amended: 3/12/2024	Page Number: 1 of 1

GRANTS

Expenditures from funds other than General Fund tax dollars may require special processing because of specific legal terms and conditions placed by the funding agency and as required by federal law. Grants often have certain purchasing requirements that are different or additional to the Town of Windermere Purchasing Policies and require special purchasing procedures. It is the responsibility of the using department to identify and to transmit to the Finance Department any special purchasing requirements or provisions and ensure that the requirements are met ~~followed~~.

I Recipients of federal financial assistance must be able to document compliance with the following sections of the Code of Federal Regulations and Florida Statutes prior to receiving an award:

A. 2 CFR Part 25 – Universal Identifier and System for Award Management Requirements
B. 28 CFR Part 42 – Nondiscrimination; Equal Employment Opportunity, Policies and Procedures
C. 2 CFR 200.300-309 – Standards for Financial and Program Management
D. 2 CFR 200.313 – Equipment (Inventory)
E. 2 CFR 200.318-326 – Federal Procurement Standards
F. 2 CFR 200.331 – Requirements for Pass-through Entities
G. 2 CFR 200.430 – Compensation (Personal Services)
H. FS 448.095(2) – Employment Verification

II Recipients of federal funding are permitted to use their own written procurement/purchasing procedures provided they are more stringent or consistent with the federal guidelines outlined in 2 CFR 200.318-326.

III Recipients that receive awards under programs that prohibit supplanting by law must ensure that federal funds do not supplant funds that have been budgeted for the same purpose through non-federal sources.

A. Supplanting will be reviewed during post-award monitoring and audit.
B. If reviewers think that supplanting may have occurred, then the recipient my be required to supply documentation demonstrating that

the reduction in non-Federal resources occurred for reasons other than the receipt or expected receipt of Federal funds.

C. For certain programs, a written certification may be requested by the Federal agency or pass-through entity stating that Federal funds will not be used to supplant state or local funds.

IV The DOJ *Grants Financial Guide* serves as the primary reference manual to assist award recipients in fulfilling their fiduciary responsibility to safeguard grant funds and ensure funds are used for the purposes for which they were awarded.

First Renewal of

On Call Land Planning Services Agreement

This First Renewal of the On Call Land Planning Services Agreement, made this 12th day of August 2025, between the **Town of Windermere, Florida ("Town") and Wade Trim, Inc. ("Consultant")**, a Florida corporation authorized to do business in the State of Florida, whose principal office address is 201 N. Franklin Street, Suite 1350, Tampa, FL 33602.

ARTICLE 1. Extension of Term

The original Agreement between the Town and the Consultant for On Call Land Planning Services, dated July 7, 2022, expires at 11:59 p.m. on September 30, 2025. The original Agreement provides that the Town may extend this Agreement, as mutually agreed to by both parties, for an additional two (2), one (1) year terms. The Town and the Consultant mutually agree it is in both parties best interest to extend the termination date under the first of the two (2), one (1) year term extensions. The term of this First Renewal is extended to 11:59 p.m. on September 30, 2026.

ARTICLE 2. Scope of Services and Requirements

The scope of services and all contractual requirements of the original Agreement, dated July 7, 2022, shall remain in full force and effect during the additional one (1) year term provided herein. The fee schedule provided in the original Agreement shall be updated as shown in Exhibit A to this Renewal Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto caused these presents to be executed as of the day and year first above written.

TOWN OF WINDERMERE, FLORIDA

By:_____

Title:_____

Printed Name:_____

Attest:_____

Printed Name:_____

WADE TRIM, INC.

By:_____

Title:_____

Printed Name:_____

Attest:_____

Printed Name:_____

EXHIBIT A

FY 2026 - WADE TRIM, INC. RATES

Senior Principal Planner	$220.00
Principal Planner	$195.00
Senior Project Planner	$170.00
Project Planner	$120.00
Planning Technician	$90.00
Senior Project Engineer	$200.00
Project Engineer	$165.00
Administrative	$95.00

Outside expenses and sub-consultants at cost times 1.15.

Special billing rates may apply in matters requiring expert witnesses or other consulting as it relates to legal matters.

Rate Schedule reviewed and revised annually with mutual written agreement between the Town and the Consultant.