Town Council Meeting

October 26, 2026 at 6:00 PM
Howey-in-the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting:
https://us06web.zoom.us/j/84849914973?pwd=6kTCbq4R0957nGyPPPGCvMmOV3rohQ.1
Meeting ID: 848 4991 4973 | **Passcode:** 862893

AGENDA

Call the Town Council Meeting to order
Invocation by Councilor Reneé Lannamañ
Pledge of Allegiance to the Flag

ROLL CALL
Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT
Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

CONSENT AGENDA
Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 12, 2026, Town Council Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 13, 2026, Town Council Workshop.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

3. Consideration and Approval: **Stonehill Development (Watermark PUD) - Phase 1 Hardscape and Landscape Plan Approvals**

4. Presentation: **Woodard and Curran Projects Status Updates**

5. Discussion: **Public Services Grant Update**

6. Discussion: **Amendment 3 Contingency Planning**

7. Consideration and Approval: **Strategic Plan**

DEPARTMENT REPORTS

8. Town Manager

COUNCIL MEMBER COMMENT

9. Mayor Pro Tem Everline

10. Councilor Arnold

11. Councilor Miles

12. Councilor Lannamañ

13. Mayor Wells

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.
Topic: **Town Council Meeting**
Time: **Oct 26, 2026, 06:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/84849914973?pwd=6kTCbq4R0957nGyPPPGCvMmOV3rohQ.1

Meeting ID: 848 4991 4973
Passcode: 862893

One tap mobile

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+13126266799,,84849914973#,,,,*862893# US (Chicago)

Join instructions

https://us06web.zoom.us/meetings/84849914973/invitations?signature=DD4xyIcYcYUtCBvV5lu5bTWf77q-gbBGRU6vZyz2il4

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.

Town Council Meeting

October 12, 2026 at 6:00 PM
Howey-in-the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Councilor Reneé Lannamañ delivered an invocation.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | John Batchelor, Interim Police Chief | Morgan Cates, Public Services Director | John Brock, Town Clerk / Deputy Town Manager

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Arnold to approve the meeting's agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Frances Wagler, 409 W. Central Ave. – Town resident, Frances Wagler, congratulated the Council on completing the previous meeting before 8:00 p.m. and thanked Council members for being prepared. She then discussed a Code Enforcement notice she received regarding political signs that had been removed from her property. Ms. Wagler questioned the location and measurement of the Town's right-of-way in front of her

residence, noting the presence of a sidewalk and hedge, and requested clarification regarding where political signs may lawfully be placed. She also requested that the removed signs be returned to her.

Tina St. Clair, 143 E. Central Ave. – Town resident, Tina St. Clair, expressed concerns regarding the October 2nd sewer connection notification letter, questioning the increase in the stated cost from $5,250 to $5,463, the addition of 5.3% interest beginning in November 2026, and a $6 monthly Reservation and Maintenance (RAM) fee. She questioned why these costs had not been clearly communicated during previous public meetings. Town Manager, Sean O'Keefe, explained that the original $5,250 represented the base cost at the time sewer service became available and that the Central Lake CDD had subsequently added interest and RAM fees for reserved wastewater capacity. Mrs. St. Clair also requested a detailed accounting of grants pursued by the Town to assist affected property owners, including grant names, application dates, approval or denial status, and pending decisions. She emphasized the financial burden and stress the mandatory sewer connections were placing on residents. Mayor Wells stated that the Town would make every effort to provide the requested grant information.

Mitzi Maxwell, 803 Camino Real Blvd. – Town resident, Mitzi Maxwell, expressed concerns regarding transparency, public participation, and the Town's development review process, citing the attendance of approximately 65 residents at the recent Development Review Committee (DRC) meeting concerning Thompson Grove. She criticized the limited time available to review meeting materials and the lack of publicly available minutes or recordings following the meeting. Ms. Maxwell also questioned discussions regarding the Town potentially acquiring the Howey Mansion, emphasizing the need for a comprehensive analysis of long-term maintenance, insurance, preservation, operational costs, and potential financial obligations. She requested that the Town publish a summary of the DRC meeting, including outstanding issues and next steps; clarify whether negotiations with the Thompson Grove developer were underway and who authorized them; and provide a public analysis of costs, benefits, risks, and alternatives before considering any development agreement involving the mansion, impact fee waivers or credits, or significant taxpayer obligations. She emphasized the importance of meaningful public involvement and access to information before development-related decisions are made.

Tom Ballou, 1005 N. Tangerine Ave. – Town resident, Tom Ballou, expressed concerns regarding inconsistencies in the Town's Code Enforcement case reports, noting that some August violations remained open while the September report showed nearly all violations closed, with one case disappearing from the report without a documented resolution. He stated that these discrepancies could create the appearance of favoritism in code enforcement practices. Mr. Ballou also acknowledged improvements in the condition of several properties and thanked Code Enforcement Officer, Jacob Salas, for his efforts.

Marie Gallelli, 1104 N. Tangerine Ave. – Town resident, Marie Gallelli, expressed concerns regarding the lack of follow-up on a promised copy of the response to FDOT's second Request for Additional Information (RAI) related to the proposed 7-Eleven development, noting that she had requested the document following the September 14th Town Council meeting but had not received it. She also requested that Council members refrain from using cell phones or laptops for matters unrelated to the agenda during meetings to ensure their full attention and demonstrate respect for public participation. Additionally, Ms. Gallelli questioned why the Town Planner had suggested allowing through streets from the proposed Thompson Grove development onto Mission Lane and Tangerine Avenue during a recent Development Review Committee meeting, stating that such connections would conflict with provisions of the Town's Land Development Code and Comprehensive Plan. Mayor Wells clarified that his brief cell phone use during the meeting involved a personal matter, and Ms. Gallelli emphasized that her request was directed toward all Council members rather than any individual.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, commented on the recent candidate meet-and-greet event held at the library, expressing disappointment that candidate Leslie Manning's absence was not acknowledged despite her reportedly requesting that an explanation be provided. Mrs. Everline also relayed concerns from a neighbor whose trash can was damaged during a GFL collection. She stated that the neighbor had difficulty reaching the appropriate GFL representative and was reluctant to contact Town Hall due to perceived difficulties reaching staff and concerns about the courtesy of interactions. Mrs. Everline indicated that she had assisted the neighbor but was uncertain whether the issue had been resolved.

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Morgan Tice, 204 W. Holly St. – Town resident, Morgan Tice, requested an update regarding the Town's compliance with Section 381.00655, Florida Statutes, specifically concerning the statutory requirement to provide one year's advance notice of anticipated sewer availability.

CONSENT AGENDA

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1. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 28, 2026, Town Council Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 23, 2026, Town Council Public Hearing.

Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

PUBLIC HEARING

3. Consideration and Approval: (second reading) **Ordinance 2026-008 - Impact Fees**

   Mayor Wells read Ordinance 2026-008 out loud by title only:

   AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, RELATING TO IMPACT FEES; PROVIDING FINDINGS; AMENDING CHAPTER 110 OF THE CODE OF ORDINANCES OF THE TOWN ENTITLED "IMPACT FEES," TO: (1) REVISE THE METHODOLOGY AND INCREASE THE POLICE PROTECTION AND PARKS AND RECREATION IMPACT FEES; (2) ESTABLISH IMPACT FEES FOR MUNICIPAL FACILITIES AND MOBILITY FACILITIES; AND (3) INCLUDE WASTEWATER FACILITIES WITHIN THE WATER IMPACT FEES AND RENAME THE WATER AND WASTEWATER IMPACT FEES AS "UTILITY IMPACT FEES"; ADOPTING THE WILLDAN FINANCIAL SERVICES IMPACT FEE STUDY DATED SEPTEMBER 2026; ADOPTING THE IMPACT FEE SCHEDULE SET FORTH IN THE STUDY; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

   Town Attorney Heather Ramos stated that the proposed impact fee ordinance had been revised to incorporate the changes requested by the Council during its previous review. Mayor Pro Tem Everline questioned how the new impact fees would apply to the Lake Hills and Regency developments, which had previously paid water impact fees in advance. Discussion clarified that the previously paid water impact fees would remain unchanged, but the developments would be subject to newly established impact fees, including wastewater, municipal facilities, and mobility fees, as applicable following the ordinance's effective date. Town Manager, Sean O'Keefe, noted a minor clarification made since the first reading, specifying that the $1.88 per gallon per day wastewater impact fee calculation applies to non-residential development. Mayor Wells subsequently opened the floor for public comment on the ordinance.

   Mayor Wells opened Public Comment for this item only.

   Tracy Fulton, 10535 Lake Crescent Hills Ct., Clermont FL – Tracy Fulton, representing the Lake Sumter Home Builders Association (HBA), expressed concerns regarding the proposed impact fee

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increases, particularly their impact on housing affordability and developments already underway. She questioned the rapid implementation of the new fees without a phased approach, requested further review of compliance with Florida's impact fee statutes, and raised concerns regarding the absence of provisions allowing developers to receive credits for infrastructure improvements they construct. Ms. Fulton requested that the Council table the ordinance to allow additional research and consultation with builders and residents. Councilor Miles questioned the accuracy of her comparison of existing and proposed fees, and Town Manager, Sean O'Keefe, clarified that current impact fees for a typical smaller home total approximately $5,500, compared to approximately $13,500 under the proposed structure. Ms. Fulton maintained that the increase would impose significant costs on new homebuyers and questioned whether Willdan's involvement in both the impact fee study and building department services presented a potential conflict. Mayor Wells defended the independent study and its compliance with statutory requirements. Councilor Miles discussed historical impact fee costs, regional comparisons, and the Town's recent development activity, expressing his view that the proposed fees were reasonable. Ms. Fulton reiterated her request for a phased implementation to reduce financial impacts on developments already in progress.

William Dorman, 537 Sunnyside Drive, Leesburg, FL - County resident, William Dorman, expressed concerns regarding the implementation of the proposed impact fee increases and emphasized the importance of complying with Florida's statutory requirements for phasing in fee increases, including those justified by extraordinary circumstances. He acknowledged the need for additional impact fees but cautioned that substantial increases without a phased implementation could create unexpected financial burdens for new homeowners. Councilor Miles explained that the Town's existing police and parks and recreation impact fee increases would be phased in over four years, consistent with state law, while the water impact fee would remain unchanged. He further clarified that the newly established municipal facilities and mobility impact fees would be implemented at the rates supported by the Town's impact fee study. Councilor Miles emphasized that the fees were intended to ensure new development pays its proportionate share of infrastructure costs rather than shifting those expenses to existing residents. Mr. Dorman reiterated his concerns about affordability and encouraged the Council to carefully consider the financial impacts and ensure compliance with state law.

Town Attorney, Heather Ramos, clarified that the proposed impact fee ordinance includes a phased implementation schedule for the years 2027 through 2030, as outlined in the fee tables attached to the ordinance. She explained that the Town was not utilizing the extraordinary circumstances exception and that the ordinance had been developed in accordance with the requirements of Senate Bill 180, enacted in 2025. Town Attorney Ramos stated that she had worked with the Town's consultant to ensure compliance with the applicable statutory phase-in limitations, procedural requirements, and substantive standards. She affirmed her opinion that the proposed ordinance complied with Florida law.

Marie Gallelli, 1104 N. Tangerine Ave. – Town resident, Marie Gallelli, requested clarification regarding the effective date of the proposed impact fee increases and whether pending or active building permit applications would be subject to the new rates. It was clarified that the new fees would take effect on January 11, 2027, approximately 90 days after the meeting. Town Manager, Sean O'Keefe, confirmed that permit applications submitted prior to the effective date would be assessed impact fees at the currently applicable rates rather than the proposed increased rates.

Mayor Wells closed Public Comment.

Motion made by Councilor Miles to approved Ordinance 2026-008; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

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4. Consideration and Approval: (second reading) **Ordinance 2026-009 - Natural Gas**

Mayor Wells read Ordinance 2026-009 out loud by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, BY AMENDING THE TOWN OF HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 8, "DEVELOPMENT STANDARDS", BY AMENDING SECTION 8.06.00 "OTHER UTILITIES", BY ADDING NEW SECTION 8.06.03 "NATURAL GAS INSTALLATION"; PROVIDING FOR INSTALLATION OF NATURAL GAS LINES WITHIN SUBDIVISIONS OR RE-SUBDIVIDED AREAS; PROVIDING FOR DEVELOPER PAYMENT OF COSTS OF INSTALLATION AND MATERIALS; PROVIDING FOR COST SHARING FOR GAS MAIN EXTENSIONS UNDER CERTAIN CONDITIONS; PROVIDING FOR CONSTRUCTION OF INSTALLATION AND MAIN EXTENSION; PROVIDING FOR EASEMENTS AND PERMITS; PROVIDING FOR OWNERSHIP AND MAINTENANCE; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Town Attorney, Heather Ramos, presented the proposed natural gas infrastructure ordinance, which would require developers of newly approved developments to install natural gas infrastructure concurrently with other utilities, with developers responsible for installation costs within the development and up to 100 feet beyond its boundaries. She addressed objections raised in correspondence concerning Senate Bill 180 and Florida's energy choice protections, explaining that the ordinance was intended as a utility infrastructure policy rather than a land development regulation and would not restrict homeowners' energy choices. Town Manager, Sean O'Keefe, requested clarification regarding its applicability to existing developments, and Town Attorney Ramos confirmed that previously approved developments, including Hillside Groves and Mission Rise, would not be subject to the requirement, although developers could voluntarily participate.

Brent Haywood, CEO and General Manager of the Lake Apopka Natural Gas District, explained that the ordinance would require natural gas infrastructure in newly approved developments but would not require homeowners to use natural gas or install gas appliances. He discussed potential construction costs, homeowner savings, property values, and incentives available to builders, emphasizing that the ordinance would expand energy choices. Councilor Miles expressed support for expanding natural gas availability and described his difficulties obtaining service from TECO for his residence. Mr. Haywood explained the service arrangements between TECO/Peoples Gas and Lake Apopka Natural Gas District, including opportunities for the District to serve properties when the existing provider declines service. Mayor Pro Tem Everline also commented on the costs associated with extending natural gas service. Attorney Ramos noted that the proposed ordinance was based on a template developed by the District's attorney, and Mr. Haywood stated that the Town's proposed requirements were less burdensome to developers than similar ordinances adopted by some neighboring municipalities.

Motion made by Councilor Lannamañ to approved Ordinance 2026-009; seconded by Councilor Miles. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

5. Consideration and Approval: (second reading) **Ordinance 2026-010 - Synthetic Turf**

Mayor Wells read Ordinance 2026-010 out loud by title only:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, RELATING TO THE REGULATION OF SYNTHETIC TURF; PROVIDING

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FINDINGS; AMENDING SECTION 7.04.01 OF THE LAND DEVELOPMENT CODE; PROVIDING MINIMAL STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON SINGLE-FAMILY RESIDENTIAL PROPERTIES OF ONE ACRE OR LESS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Attorney, Heather Ramos, presented Ordinance 2026-010, explaining that it would bring the Town's synthetic turf regulations into compliance with Section 125.572, Florida Statutes, which limits local government restrictions on synthetic turf installation on single-family residential properties of one acre or less when applicable Florida Department of Environmental Protection standards are met. Town Manager, Sean O'Keefe, identified a minor scrivener's error in Section 9 concerning the required 25-foot setback from natural "or" man-made water bodies, which would be corrected in the final ordinance. During discussion, Councilor Reneé Lannamañ requested clarification regarding the ordinance's applicability to homeowners associations (HOAs). Councilor Arnold explained that the state law regulates local governments and does not supersede private HOA covenants or architectural restrictions. He further noted that incorporating the state requirements into the Town Code would provide residents with a convenient reference for synthetic turf regulations.

Motion made by Councilor Miles to approve Ordinance 2026-010; seconded by Councilor Arnold. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

OLD BUSINESS

None

NEW BUSINESS

None

DEPARTMENT REPORTS

6. Town Hall

   This report was included with the meeting's packet.

7. Police Department

   This report was included with the meeting's packet.

8. Code Enforcement

   This report was included with the meeting's packet.

9. Lake County Fire Rescue

   This report was included with the meeting's packet.

10. Public Services Department

    This report was included with the meeting's packet.

11. Parks & Recreation

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None

12. Library / Community Events

    This report was included with the meeting's packet.

13. Town Attorney

    None

14. Finance Supervisor

    During review of the departmental financial reports, Mayor Wells expressed concerns regarding expenditures exceeding budgeted amounts, particularly engineering expenses, which were approximately 67% ($63,000) over budget, and legal expenses. He requested that staff verify whether any engineering expenses should have been charged to developers as pass-through costs and suggested including explanatory memoranda with future financial reports to clarify significant budget variances. Council members and the Town Manager discussed how planning and engineering expenses were categorized and separately identified within the financial reports. Councilor Miles also questioned the status of anticipated state funding for upgrades to two lift stations in the Venetia area, noting that expenditures appeared to exceed the budget while corresponding revenues had not yet been recorded. Town Manager, Sean O'Keefe, agreed to investigate the funding status. Additionally, Councilor Miles questioned whether one of the financial reports had been incorrectly labeled as July rather than August, and clarification was requested to verify the reporting period.

15. Town Manager

    Town Manager, Sean O'Keefe, announced several upcoming events, including the Town Manager's annual evaluation workshop scheduled for the following day at 1:00 p.m. at Town Hall and a Meet the Candidates event scheduled for Wednesday, October 14, at 7:00 p.m. at Howey Community Church, ahead of early voting beginning October 19.

    Public Services Director, Morgan Cates, provided clarification regarding the placement of political signs and other temporary signage within public rights-of-way. He explained that most Town streets have a 60-foot right-of-way, generally measured 30 feet from the roadway centerline, and that signs are prohibited within these areas. He outlined the Town's practice of contacting property owners or candidates before removing improperly placed signs and emphasized that collected signs are retained for retrieval rather than discarded. Mr. Cates clarified that West Central Avenue is maintained and regulated by Lake County rather than the Town and stated that he would coordinate with Code Enforcement Officer, Jacob Salas, to return signs removed from that location. He also explained that the Town assists with sign enforcement along State Road 19, where signs must be placed outside the public right-of-way, generally behind the sidewalk on private property.

COUNCIL MEMBER COMMENT

16. Mayor Pro Tem Everline

    Mayor Pro Tem Everline discussed several matters, beginning with concerns regarding the Town's planning approach to the State Road 19 corridor between the bridge and County Road 48 (Thompson Grove). He encouraged the Town's planning staff to take a more proactive approach by developing potential land use and design concepts to enhance this important gateway into the community rather than responding solely to developer proposals.

    Mayor Pro Tem Everline then shared information obtained at the Florida League of Cities Annual Conference. He discussed potential changes to federal grant termination authority that could affect

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funding for ongoing projects and encouraged the Town to monitor future developments. He also reported on an experimental septic tank treatment being evaluated with the Florida Department of Environmental Protection that reportedly could reduce nitrogen discharge by approximately 60%, potentially providing an alternative to septic-to-sewer conversions if approved. Additionally, he discussed a larvicide treatment for controlling blind mosquitoes and encouraged staff to explore its feasibility with Lake County. Public Services Director, Morgan Cates, confirmed that he had been discussing mosquito control options with the Town's shoreline maintenance contractor and had requested pricing for treatments in affected areas.

Mayor Pro Tem Everline also shared information regarding cybersecurity services offered, potential assistance from the Florida Urban Forestry Council in reviewing the Town's approved tree species, and a residential water service line protection program offered by HomeServe. He suggested that some of these resources could benefit the Town and its residents. Mayor Wells concluded by commenting on the value of attending the conference, noting that he had participated primarily in educational workshops while Mayor Pro Tem Everline had focused on vendor presentations and available services.

17. Councilor Arnold

    None

18. Councilor Miles

    Councilor Miles requested an update on the status of a state grant totaling approximately $3.1 million, noting that only about $100,000 had been expended and approximately $3 million remained available. He expressed concern about the lack of progress following the division of the grant into two components approximately six months earlier and emphasized the importance of utilizing the funds rather than risking their return to the State. Councilor Miles requested that a project update be presented at the remaining October Town Council meeting, which would be his final meeting as a Council member. Town Manager, Sean O'Keefe, agreed to coordinate a presentation. Councilor Miles also inquired about the availability of the agenda for the following day's Town Manager annual evaluation workshop and was informed that it had been published.

19. Councilor Lannamañ

    Councilor Lannamañ thanked the Friends of the Library and those involved in organizing the recent Meet the Candidates event. She then requested that the Council discuss contingency planning for the potential passage of Amendment 3 in the November 3 election, expressing concerns about its possible effects on the Town's ad valorem tax revenues, municipal services, utility rates, and long-term financial stability. She emphasized the importance of involving the current Council, including Councilor Miles, in preliminary discussions before the election.

    Mayor Wells suggested that a comprehensive review would be better suited for a workshop but acknowledged that a brief discussion could be included on the next Council agenda. He discussed the Town's financial reserves, potential revenue losses estimated at approximately $520,000 to $550,000, and anticipated revenues from future development, expressing confidence in the Town's ability to manage the initial financial impacts if the amendment passed. Councilor Miles emphasized the importance of separately identifying capital projects in financial reports to improve expenditure tracking.

    Mayor Wells and Councilor Arnold also raised concerns regarding language in the proposed amendment referencing property valuation at "just value" and its potential implications for existing Save Our Homes assessment protections. Mayor Wells indicated that he had requested clarification from a state legislator, while Councilor Arnold reported seeking guidance from the Florida League of Cities and the Lake County Property Appraiser's Office. Mayor Pro Tem Everline shared polling information discussed at

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the League of Cities conference. Following the discussion, Mayor Wells agreed to include Amendment 3 contingency planning as a discussion item on the next Town Council agenda, as requested by Councilor Lannamañ.

20. Mayor Wells

    Mayor Wells reminded Council members that lunch would be provided prior to the following day's Town Manager evaluation workshop. Mayor Pro Tem Everline then expressed concerns regarding a recent meeting between Town staff and an FDOT engineer, which had been referenced during the Development Review Committee meeting. He requested that the Town's Metropolitan Planning Organization (MPO) representative be included in future meetings between the Town and FDOT to ensure elected representation and coordination on transportation-related matters. He emphasized the importance of the MPO representative working collaboratively with the Town Manager, Public Services Director, and Town Engineer.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Arnold to adjourn the meeting; Councilor Miles seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:43 p.m. | **Attendees: 45**

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Graham Wells, CMC, Mayor

ATTEST:

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John Brock, Town Clerk

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Town Council Workshop

October 13, 2026 at 1:00 PM
Howey-in-the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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AGENDA

Mayor Wells called the Town Council Meeting to order at 1:08 p.m.
Councilor Jon Arnold delivered an invocation.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.

ROLL CALL
Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor David Miles | Mayor Graham Wells

MEMBERS ABSENT:
Councilor Reneé Lannamañ

STAFF PRESENT:
Sean O'Keefe, Town Manager | Morgan Cates, Public Services Director | John Brock, Town Clerk / Deputy Town Manager

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Arnold to approve the meeting's agenda; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Miles, Mayor Wells
Nay: None

PUBLIC QUESTION & COMMENT
Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Mitzi Maxwell, 803 Camino Real Blvd. – Town resident, Mitzi Maxwell, commented on the Town Manager's performance evaluation, focusing on the relationship between Town Hall and residents. She recognized staff

members who have been helpful and professional but expressed concerns regarding recurring issues with communication, access to information, responsiveness to residents' questions, and follow-through on concerns. Ms. Maxwell stated that meeting materials should be complete and available with sufficient time for public review and suggested establishing a process to record, assign, and respond to questions raised during public comment when immediate answers are not available. She also expressed concern that some residents may be reluctant to speak publicly and emphasized the importance of fostering an environment where residents feel comfortable asking questions and expressing disagreement. Ms. Maxwell encouraged the Council to consider accessibility, responsiveness, transparency, accountability, and meaningful public engagement as measurable components of the Town Manager's performance evaluation.

NEW BUSINESS

1. Discussion: **Town Manager Annual Evaluation FY 2026**

   Mayor Wells opened the discussion of the Town Manager's annual performance evaluation, noting that the Town Manager and all five Council members had completed evaluations, with scores varying considerably. He emphasized that the process was intended to provide constructive feedback and identify opportunities for improvement.

   Mayor Pro Tem Everline stated that his evaluation was similar to the previous year, citing continued concerns regarding communication, the timeliness of meeting materials, transparency, perceived favoritism, and decisions made without sufficient public awareness. He acknowledged improvements in the Town's budgeting process.

   Councilor Miles stated that the Town's budgeting process and capital improvement planning had improved significantly over the past five years, including better project tracking and completion. He indicated that his evaluation of Town Manager O'Keefe was the most favorable he had given during his tenure, although he continued to have some concerns regarding perceived favoritism. He praised improvements in staff quality and performance, particularly the contributions of the Public Services Director and Town Clerk. Councilor Miles also discussed employee compensation, noting that the Town Manager's purchasing power had declined relative to inflation. He supported providing the Town Manager the full 6% salary increase and suggested that future salary adjustments be tied to annual performance evaluations.

   Councilor Arnold commended the Town Manager for maintaining the Town's financial stability and improving financial accountability. He expressed support for the Town Manager's advocacy on behalf of employees and recommended replacing the existing evaluation form with a shorter, more objective instrument containing clearly defined performance standards. He stated that the current evaluation process was overly subjective and lacked measurable criteria.

   Mayor Wells agreed that the evaluation form should be revised, noting that its length and subjective scoring contributed to inconsistencies among Council members. He acknowledged the challenges associated with managing a municipality and praised the Town Manager's character, professional reputation, and relationships with other municipal leaders. However, he identified areas requiring improvement, particularly leadership, conflict resolution, financial oversight, and follow-through on difficult management decisions. He emphasized the importance of financial stewardship, staff retention, organizational culture, and maintaining a positive working environment. Mayor Wells concluded that, despite areas needing improvement, the Town Manager's overall performance was good and that he remained an asset to the Town.

   Councilor Miles reiterated his appreciation for the Town Manager's progress and the improvements achieved during his tenure, including infrastructure projects, financial planning, and organizational development. He acknowledged that additional challenges remained, particularly regarding anticipated

DRAFT

growth and potential changes to property tax revenues but expressed confidence in the Town's direction.

Following the performance evaluation discussion, Town Manager, Sean O'Keefe, advised the Council of information he had shared regarding a provision of proposed Florida Constitutional Amendment 3 addressing the reassessment of homestead properties at just value. He referenced an interpretation reportedly provided by Senator Brodeur's office suggesting that the amendment could result in a one-time increase in assessed property values, potentially increasing property taxes for some homeowners despite the amendment's stated tax-reduction objectives.

Council members discussed differing interpretations of the amendment, including its potential effects on the Save Our Homes assessment limitation, property tax revenues, and municipal finances. Mayor Pro Tem Everline questioned whether the provision was being interpreted correctly, noting that information he had reviewed suggested a different outcome. Councilor Arnold expressed concern about the language and potential unintended consequences, while Councilor Miles discussed the possible implications for existing homestead protections.

Mayor Wells expressed particular concern regarding the amendment's potential impact on municipal home rule and local financial independence. He stated that reductions in municipal property tax revenues could increase dependence on state funding and diminish local control over municipal services and priorities. The Council acknowledged uncertainty surrounding the amendment's interpretation and potential financial consequences.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Arnold to adjourn the meeting; Councilor Miles seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 2:01 p.m. | **Attendees: 14**

_____

Graham Wells, CMC, Mayor

ATTEST:

_____

John Brock, Town Clerk

DRAFT

ZONING MEMORANDUM

October 22, 2026
Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager

Stonehill (formerly Watermark): Phase 1 Hardscape Plans and Enhanced Landscaping Plans

Applicant: Pulte Group

Background: At the December 8, 2025 Town Council meeting, Council approved the Final Subdivision Plan for Phase 1 of the Stonehill PUD. A condition of that approval was that the hardscape would be defered and brought to the Council prior to site work receiving a certificate of completion for the phase.

Site work is nearing completion for Phase 1 and the applicant has submitted the enclosed hardscape and enhanced landscaping plan. These meet the requirements of the Land Development Code and the Development Agreement. The landscaping plan exceeds the requirements of buffers defined in the Development Agreement and exceeds general landscaping requirements defined in the Land Development Code. These additional plantings are shown in the detailed sheets of the landscaping plans.

Staff Recommendation: approve the Stonehill Phase 1 Hardscape and Enhanced Landscaping Plans.

Motion Examples:

1. Approve the Stonehill Phase 1 Hardscape and Enhanced Landscaping Plans.

2. Deny the Stonehill Phase 1 Hardscape and Enhanced Landscaping Plans.
[specify reasons for recommendation for denial]

3. Continue the Stonehill Phase 1 Hardscape and Enhanced Landscaping Plans.
[specify reasons for continuance]

STONEHILL PHASE 1

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

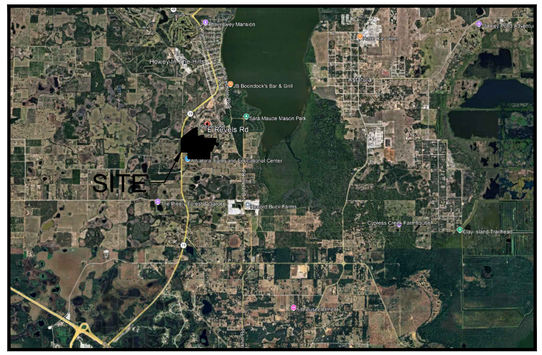
HARDSCAPE CONSTRUCTION DOCUMENT SET

ISSUED FOR PRICING - 04.24.26

ISSUED FOR PERMIT - 07.10.26

REVISED - 07.24.26
REVISED - 08.25.26
REVISED - 10.14.26

VICINITY MAP



N.T.S.

INDEX OF DRAWINGS

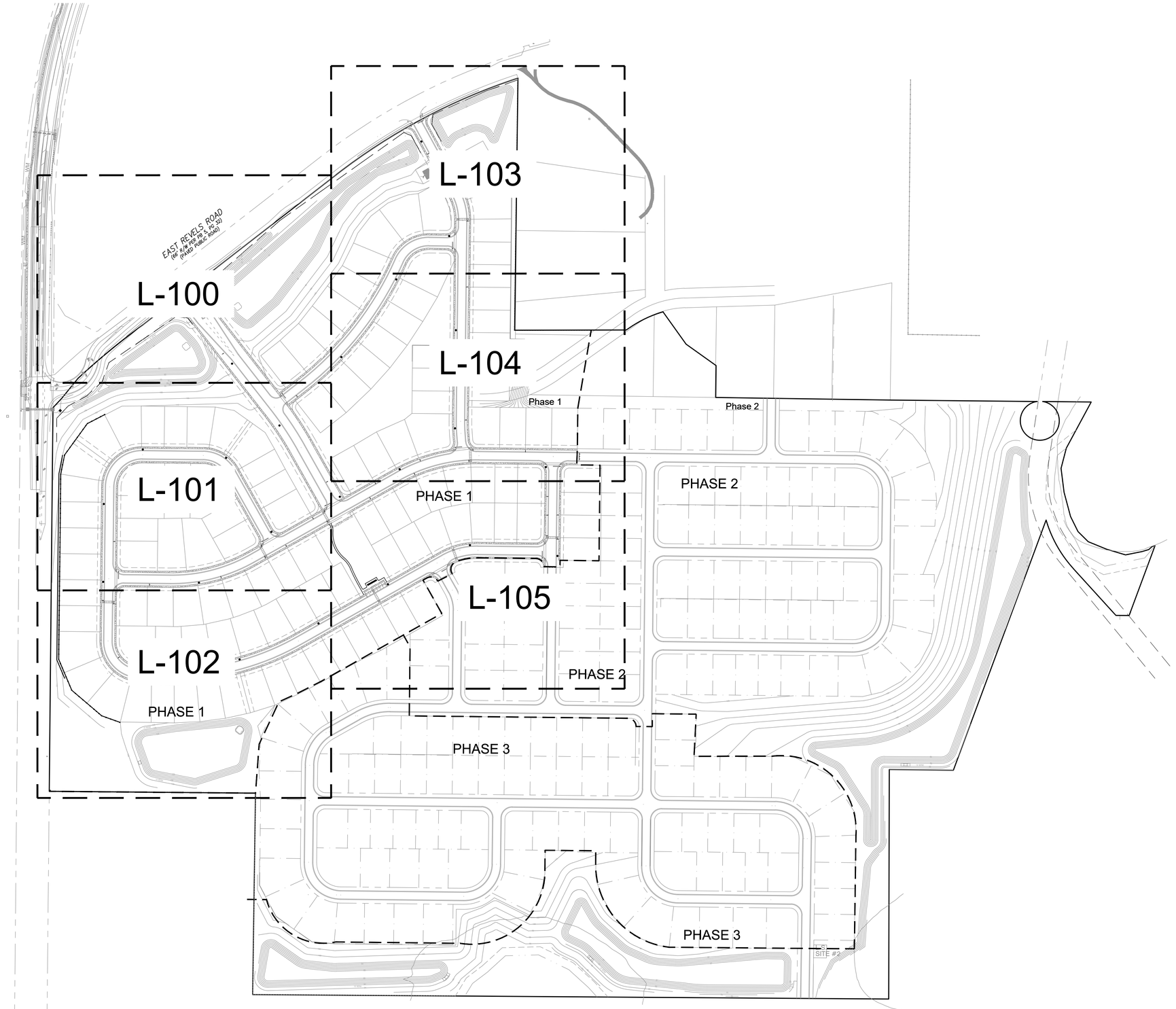
SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
E-001	04.24.26	–	–	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS (NOT INCLUDED)
E-100	04.24.26	–	–	ELECTRICAL DETAILS (NOT INCLUDED)
L-001	04.24.26	–	–	KEY PLAN
L-002	04.24.26	3	10.14.26	CONSTRUCTION NOTES & FINISH SCHEDULE
L-003	04.24.26	3	10.14.26	HARDSCAPE IMAGES
L-100	04.24.26	2	08.25.26	HARDSCAPE PLAN
L-101	04.24.26	2	08.25.26	HARDSCAPE PLAN
L-102	04.24.26	3	10.14.26	HARDSCAPE PLAN
L-103	04.24.26	3	10.14.26	HARDSCAPE PLAN
L-104	04.24.26	3	10.14.26	HARDSCAPE PLAN
L-105	04.24.26	3	10.14.26	HARDSCAPE PLAN
L-106	04.24.26	2	08.25.26	HARDSCAPE PLAN
L-200	04.24.26	3	10.14.26	HARDSCAPE DETAILS
L-201	04.24.26	–	–	HARDSCAPE DETAILS
L-202	04.24.26	–	–	HARDSCAPE DETAILS
L-203	04.24.26	2	08.25.26	HARDSCAPE DETAILS
L-204	04.24.26	–	–	HARDSCAPE SPECIFICATIONS
L-205	04.24.26	–	–	HARDSCAPE SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
MATTHEW J. ALLEN
LA 6667359
STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:46:24 -04'00'

FOSTER CONANT & ASSOCIATES

Landscape Architecture & Site Planning • 100 W. Lucerne Circle • Suite 401 • Orlando, Florida, 32801-1617 • Phone: 407/ 648-2225 • www.fosterconant.com



FOSTER CONANT & ASSOCIATES

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Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

MATTHEW J. ALLEN LANDSCAPE ARCHITECT LA 6667359 STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:48:27 -04'00'

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

KEY PLAN

Date: 04/24/26
Scale: 1" = 150'
Drawn: CPB Checked: MA
File Name: WTMK-L001.DWG

North

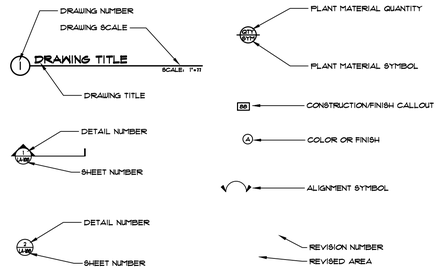
Sheet

L-001

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL, FACE OF CURB AND/OR CENTERLINES OF ROADS AT 90 DEGREE ANGLES, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING, PILASTERS AND WALLS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
3. FOR SITE GRADING AND DRAINAGE, SEE CIVIL ENGINEER'S PLANS.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
5. CONTRACTOR SHALL NOTE AND INSTALL SLEEVES SHOWN ON IRRIGATION PLAN, CONSTRUCTION PLANS, AND GRADING PLANS.
6. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
8. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, HIS REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
12. CONTRACTOR SHALL REFER TO SOILS ENGINEER'S REPORT FOR PERCENTAGES OF COMPACTION REQUIRED FOR ALL CONCRETE FLATWORK AND FOOTINGS.
13. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT UNIFORM AND FLORIDA BUILDING CODE.
19. THE CONTRACTOR SHALL STAKE AND LAYOUT ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY STAKE AND CHECK THE ALIGNMENT, BOTH VERTICAL AND HORIZONTAL, AND TO INSURE ADEQUATE POSITIONING PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND AND NOT PROCEED WITH THE WORK UNTIL DIRECTED.
20. SITE FURNISHINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. DETAILS PROVIDED IN THE DRAWINGS FOR ANCHORING OF FURNISHINGS ARE PROVIDED FOR INTENT ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE MANUFACTURER AND SUBMIT ANCHORING DETAILS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
21. ALL REFERENCES TO 'GRAY' CONCRETE SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
22. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20 AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
23. ALL HANDICAP RAMPS SHALL NOT EXCEED A 1:12 SLOPE AND SHALL MEET ALL ADA REQUIREMENTS FOR LANDINGS AND HANDRAILS.
24. ALL REINFORCING STEEL SHALL MEET ACI, ASTM AND CRSI STANDARDS AND THE WRITTEN SPECIFICATIONS.
25. ALL CONCRETE SHALL MEET ACI AND ASTM STANDARDS AND THE WRITTEN SPECIFICATIONS.
26. ALL DIMENSIONS ARE TO EDGE OF PAVEMENTS UNLESS OTHERWISE NOTED.
27. ALL BROOM FINISHED CONCRETE SHALL BE BROOMED IN THE SAME DIRECTION AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER. THE BROOM FINISH APPEARANCE SHALL NOT DEVIATE SUBSTANTIALLY FROM FOUR TO FOUR OR ONE SECTION OF CONCRETE TO ANOTHER.
28. UNLESS OTHERWISE EXPRESSLY APPROVED IN WRITING BY THE OWNER ALL CONTROL JOINTS SHALL BE TOOLED. SAW CUTTING WILL NOT BE ACCEPTABLE.
29. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ROADWAY PAVEMENT GRADING, CURB INFORMATION, ALL SITE DRAINAGE/GRADING INFORMATION AND HANDICAP RAMP DETAILING.
30. ALL SITE WALLS AND CURBS SHALL HAVE CONTROL JOINTS EVERY 10' O.C. MAXIMUM AND EXPANSION JOINTS EVERY 30' O.C. MAXIMUM.

DRAWING REFERENCES



ABBREVIATIONS

ALN	ALIGN
CL	CENTERLINE
ELEV.	ELEVATION
EQ	EQUAL DIMENSION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
MAX	MAXIMUM
MNFC	MANUFACTURER
MIN	MINIMUM
PA	PLANTING AREA
POB	POINT OF BEGINNING
PT	POINT OF TANGENCY
R	RADIUS
REF	REFERENCE LINE
TYP	TYPICAL
QTY	QUANTITY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
SOG	SLAB ON GRADE
SS	STAINLESS STEEL
TOC	TOP OF COLUMN
TOW	TOP OF WALL

CONSTRUCTION LEGEND NOTES

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS, COLORS AND FINISHES FOR OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL OF SIGNAGE, WALLS, COLUMNS, FENCES & GATES (VEHICULAR AND PEDESTRIAN), PRIOR TO INSTALLATION.

CONSTRUCTION LEGEND AND FINISH SCHEDULE

SYMBOL	DESCRIPTION	COLOR	FINISH	MANUFACTURER	GENERAL NOTES	DETAIL NUMBER
1	CONSTRUCT CONCRETE SIDEWALK	NATURAL GRAY	MEDIUM BROOM	PER CONTRACTOR	--	3, 5 / L-200
2	CONSTRUCT CONCRETE SIDEWALK EXPANSION JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 6'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	4B / L-200
3	CONSTRUCT CONCRETE SIDEWALK CONTROL JOINTS	--	--	PER CONTRACTOR	PROVIDE JOINTS 36'-0" O.C., OR AS OTHERWISE INDICATED ON THE PLANS	4A / L-200
4	HANDICAP ACCESSIBLE RAMP PER CIVIL ENGINEER'S PLANS	--	--	PER CONTRACTOR	SEE CIVIL ENGINEER'S PLANS FOR LOCATIONS AND DETAILS	--
5	NOT USED	--	--	--	--	--
6	PROVIDE AND INSTALL 6' HT. PREFABRICATED CONCRETE WALL WITH COLUMNS 15' O.C.	SW 7014 (EIDER WHITE)	SMOOTH	SEMINOLE MASONRY, INC. PHONE: (407) 971-2464	CONTRACTOR TO FIELD VERIFY UTILITY LINE LOCATIONS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER INSTRUCTIONS	6 / L-200
7	PROVIDE AND INSTALL 'CROSSBUCK' FENCE	FENCE POSTS AND RAIL: SW 3046 (PINE CONE)	FENCE POSTS AND RAILS: S.Y. SOUTHERN PINE	PER CONTRACTOR	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1, 7 / L-200
8	CONSTRUCT MONUMENT SIGN	PRECAST CAPS & BUILD-OUTS: ARCH. EFFECTS #15 STONE: BELLA GROUT: T.B.D. TILE: DARK BROWN (WB03) GROUT: T.B.D. LETTERS: RAL 9016 'TRAFFIC WHITE' H.D. FOAM: SW 7571 'CASA BLANCA'' TRIM: SW 7571 'CASA BLANCA' PERFORATED PANEL: BLACK (CMU BEHIND SCREEN TO BE PAINTED SW 6184 (BRAVO BLUE) ROOF: PREWEATHERED GALVALUME (METALLIC)	PRECAST CAPS: LIGHT STONE: COUNTRY RUBBLE TILE: WILLOW BEND PLANK: 8"x6"x36' LETTERS: ¼" ALUMINUM, PIN MOUNTED; FONT - PANROMAN REGULAR H.D. FOAM: LIGHT TO MATCH PRECAST TRIM: ½" HARDIE BOARD PERFORATED PANEL: PATTERN - LATTICE #453, 48"x24" (ITEM NO. 118760063) ROOF: STANDING SEAM 24 GAUGE	CAPS: ARCHITECTURAL EFFECTS PHONE: (407) 777.3870 WWW.ARCHITECTURALEFFECTS.COM STONE: ELDORADO STONE PHONE: (800) 925-1491 WWW.ELDORADOSTONE.COM TILE: DALTILE PH.: 800.448.3591 WWW.DALTILE.COM PERFORATED PANEL: MCNICHOLS PH.:813.466.6979 WWW.MCNICHOLS.COM ROOF: ENGLERT PH.: 1800.364.5378 WWW.ENGLERTINC.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1-10 / L-201 8, 9 / L-202 1-3 / 9-100
9	CONSTRUCT ENTRY COLUMN	PRECAST CAPS & BUILD-OUTS: ARCH. EFFECTS #15 STONE: CANYON CREEK GROUT: T.B.D. TILE: WALNUT CREEK XT SD85 H.D. FOAM: SW 7571 'CASA BLANCA' PERFORATED PANEL: BLACK (CMU BEHIND SCREEN TO BE PAINTED SW 6184 (BRAVO BLUE) ROOF: PREWEATHERED GALVALUME (METALLIC)	PRECAST CAPS: LIGHT STONE: CANYON CREEK COBBLE H.D. FOAM: LT. SAND TO MATCH PRECAST TILE: SADDLE BROOK XT PERFORATED PANEL: PATTERN - LATTICE #453, 48"x24" (ITEM NO. 118760063) ROOF: STANDING SEAM, 24 GAUGE	CAPS: ARCHITECTURAL EFFECTS PH.: 407.777.3870 WWW.ARCHITECTURALEFFECTS.COM STONE: J & N STONE PH.: (800) 321-1312 WWW.NSTONE.COM TILE: DALTILE PH.: 800.448.3591 WWW.DALTILE.COM PERFORATED PANEL: MCNICHOLS PH.:813.466.6979 WWW.MCNICHOLS.COM ROOF: ENGLERT PH.: 1800.364.5378 WWW.ENGLERTINC.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1 -7 / L-202 4, 5 / 9-100
10A	NOT USED	-	-	-	-	-
10B	NOT USED	-	-	-	-	-
11	PROVIDE AND INSTALL 16 DOOR MAILBOX CLUSTER QTY. - 15	DARK BRONZE	POWDER COATED ALUMINUM	MAILBOX MANUFACTURER FLORENCE CORPORATION WWW.FLORENCEMAILBOXES.COM PHONE: (800) 275-1747 MAILBOX PROVIDER ONSIGHT INDUSTRIES, LLC WWW.ONSIGHTINDUSTRIES.COM PHONE: (407) 830-8861	16 DOOR VITAL STANDARD, MODEL NO. 1510-16	2 / L-106 SEE IMAGE THIS SHEET
12	PROVIDE AND INSTALL 8 DOOR MAILBOX CLUSTER QTY. - 7	DARK BRONZE	POWDER COATED ALUMINUM	MAILBOX MANUFACTURER FLORENCE CORPORATION WWW.FLORENCEMAILBOXES.COM PHONE: (800) 275-1747 MAILBOX PROVIDER ONSIGHT INDUSTRIES, LLC WWW.ONSIGHTINDUSTRIES.COM PHONE: (407) 830-8861	8 DOOR VITAL STANDARD, MODEL NO. 1510-8T6	2 / L-106 SEE IMAGE SHEET L-003
13	NOT USED	-	-	-	-	-
14A	INSTALL SMOOTH FINISH PRECAST COLUMNS ALONG CROSSBUCK FENCE QTY. - 17	SW 7014 (EIDER WHITE)	SMOOTH	SEMINOLE MASONRY INC., CONTACT: BLAKE RODEN WWW.SEMINOLEMASONRY.COM PH.#. 407.971.2464	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1 / L-200
14B	INSTALL STONE VENEER FINISH PRECAST COLUMNS ALONG CROSSBUCK FENCE QTY. - 9	STONE: BELLA CAP: SW 7014 (EIDER WHITE) GROUT: T.B.D.	STONE: COUNTRY RUBBLE CAP: SMOOTH	COLUMN: SEMINOLE MASONRY INC., CONTACT: BLAKE RODEN WWW.SEMINOLEMASONRY.COM PH.#. 407.971.2464 STONE: ELDORADO STONE PHONE: (800) 925-1491 WWW.ELDORADOSTONE.COM	SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW AND APPROVAL.	1 / L-200
15	CONSTRUCT SECONDARY COLUMN ADJACENT TO PVC FENCE	STONE: BELLA GROUT: T.B.D. H.D. FOAM CAP: SW 7571 'CASA BLANCA'	STONE: COUNTRY RUBBLE H.D. FOAM CAP: LT. SAND	STONE: ELDORADO STONE PH.: (800) 925-1491 WWW.ELDORADOSTONE.COM ALL OTHER ITEMS PER CONTRACTOR	ALL MATERIAL FINISHES AND COLORS, INCLUDING GROUT, TO BE APPROVED BY OWNER'S REP. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	1 -3 / L-203 4, 5 / 9-100
16	PROVIDE AND INSTALL BOLLARDS IN PARK TRACT QTY. - 4	BLACK	ALUMINUM POWDER COAT	LUMINOSO LED LIGHTING CONTACT: BOB WATSON PHONE: (407) 682-6255 X-121	YRB BOLLARD LIGHT	SEE CUT SHEET IMAGE, SHEET L-003
17	PROVIDE AND INSTALL BENCHES IN PARK TRACT QTY. - 2	NATURAL	IPE	IPE-FURNITURE.COM IPEFURNITURE.COM PHONE: (866) 210-0561	SURFACE MOUNT ON CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS	SEE IMAGE, SHEET L-003
18	PROVIDE AND INSTALL PICNIC TABLE BENEATH PERGOLA QTY. - 1	FRAME: GRAY TABLE & SEATS: NATURAL	FRAME: GALV. STEEL TABLE & SEATS: PRESSURE TREATED SOUTHERN PINE	ET&T DISTRIBUTORS, INC. WWW.ETTFLORIDA.COM PHONE: (888) 642-2226	6' EASY ACCESS WOOD ADA ACCESSABLE MODEL NO. 1416730NA: INSTALL PER MANUFACTURER INSTRUCTIONS	SEE IMAGE, SHEET L-003
19	PROVIDE AND INSTALL TRASH RECEPTACLE QTY. - 1	NATURAL	2"x4" PT SOUTHERN YELLOW PINE SLATS	ET&T DISTRIBUTORS, INC. WWW.ETTFLORIDA.COM PHONE: (888) 642-2226	6' EASY ACCESS WOOD ADA ACCESSABLE 32 GALLON HEAVY DUTY TRASH RECEPTACLE ON CONCRETE PAD (MODEL NO. 1416TB03NA). INSTALL PER MANUFACTURER'S INSTRUCTIONS	SEE IMAGE, SHEET L-003
20	PROVIDE AND INSTALL DECORATIVE PAVERS AT PARK TRACT PERGOLA	HERRINGBONE PAVER FIELD: NAPOLI SOLDIER COURSE PAVER BAND: CHARCOAL	PAVER FIELD: 4x8x2-3/8 BRICK, 45 DEGREE HERRINGBONE PATTERN PAVER BAND: 4x8x2-3/8 BRICK, SOLDIER COURSE	OLDCASTLE COASTAL BELGARD PAVERS CONTACT: JAMES BELLAMY PHONE: (615) 714-1456	INSTALL PATTERN AS SHOWN ON PLANS. ALL PAVERS TO RECEIVE 'SURE-BOND' JOINT STABILIZING SEALER, SB-1300. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.	6 / L-200
21	PROVIDE AND INSTALL PERGOLA IN PARK TRACT	LATTE	FREESTANDING GROUND MOUNTED 8' X 10' SPARTAN MODEL WITH 10' X 8' COLUMNS AND STANDARD RAFTERS AND PURLINS	ARBORS DIRECT PHONE: (800) 930-7495	INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.	4 / L-203

FOSTER CONANT & ASSOCIATES
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www.fosterconant.com

Seal

LA 0667359 STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:48:43 -04'00'

Revisions

2 08.25.26 - HARDSCAPE REVISIONS
3 10.14.25 - CITY COMMENTS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

CONSTRUCTION NOTES & FINISH SCHEDULE

Date: 04/24/26
Scale: --
Drawn: CPB Checked: RRC
File Name: WTMK-PHI-L002.DWG
North

Sheet L-002



MAILBOX CLUSTER



BENCH



TRASH RECEPTACLE



PICNIC TABLE

LUMINOSO LED LIGHTING

YRB Bollard Light

LED Bollards W/ Selectable CCT & Power

Project:	Date
Type:	
Model:	

DESCRIPTION

The Bollard Light features field-selectable CCT and wattage, allowing for customizable illumination to suit a variety of applications while maintaining optimal energy efficiency. Designed to enhance pedestrian visibility, it provides versatile lighting for different environments. Built with a durable powder-coated aluminum housing and UV-resistant polycarbonate lens, it delivers long-lasting performance with minimal maintenance. Ideal for walkways, boardwalks, and piers.

SPECIFICATIONS

Construction:
- Constructed from rugged die-cast aluminum, the Bollard light incorporates advanced heat sinking and flow-through venting for optimal thermal performance.

Optics:
- Selectable CCT: 3000K, 4000K and 5000K.
- Optional Type III and Type V distributions
- Optics available with louver, glare shield, or diffused lens for enhanced vertical illumination

Electrical:
- Standard with 0-10V dimming driver(s) from 1% to 100%.
- 120-277VAC / 50/60Hz.
- THD: ≤20%
- Power Factor: ≥90%

Controls:
- Optional Photocell

Ambient Temperature:
- Ambient operating temperature -40°F to 113°F.

Installation:
- Supplied with three (3) anchor bolts for concrete installation.

Lifespan:
- Estimated 50,000-hour LED lifespan based
- on IES LM-80 results and TM-21 calculations



Round Top

Flat Top

ORDER INFORMATION

EXAMPLE: YRB-R-WS24-Y-CCTS-5M-EB-BK

3 CCT SELECTABLE · POWER SELECTABLE · RoHS COMPLIANT · 50,000+ Hours · 5 YEAR · IP65 Rated · UL CERTIFIED

Series	Top Cap	Wattage	Voltage	CCT Selectable	Optics	Lens Options	Base Size	Photocell	Emergency Battery Back-up	Finish
YRB LED Bollard	R Round Top	WS24 (24W / 15W / 12W)	Y 120-277V	CCTS (3000K / 4000K / 5000K)	3M	Blank Standard Clear lens	Blank Standard 42inch overall height.	Blank No photocell	Blank No EB	BK Black
	F Flat Top				5M	BS 180° Shield	CHXX Custom Height*	PC with photocell	EB Emergency Battery Back-up	WH White
						LOV Louver				BZ Bronze
						LD Lens Diffuser				

Enter configuration:

** Special Order / Made to order finish

* Custom Height values represent overall fixture height, including bollard head.

Dimensions and values shown are nominal. LuminousLED continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

Luminousled.com

pg.1

04.3.2026

PEDESTRIAN WALK BOLLARD

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Seal

FLORIDA LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667359 STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:49:07 -04'00'

Revisions

3 10.14.25 - CITY COMMENTS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
IMAGES

Date: 04/24/26

Scale: --

Drawn: CPB Checked: RRC

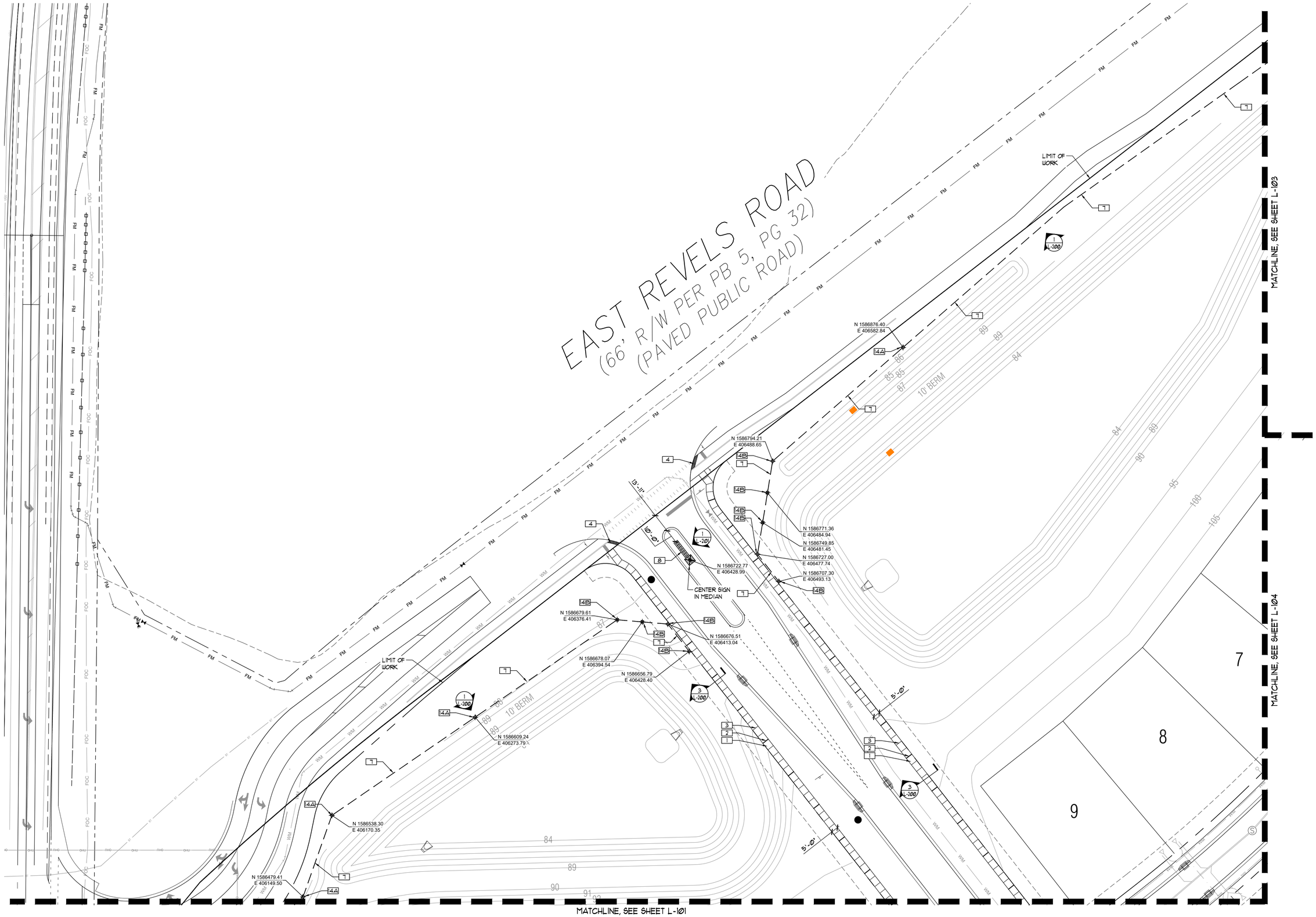
File Name: WTMK-PHI-L002.DWG

North

3

Sheet

L-003



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LA 0667359 STATE OF FLORIDA

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Date: 2026.10.15 09:49:26 -04'00'

Revisions

2 Ø8Ø526 - HARDSCAPE REVISIONS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: Ø4/24/26
Scale: 1" = 30'
Drawn: CPB Checked: MA
File Name: WTMK-L1ØØ.DWG

North

Sheet
L-100

MATCHLINE, SEE SHEET L-100

MATCHLINE, SEE SHEET L-104

MATCHLINE, SEE SHEET L-105

MATCHLINE, SEE SHEET L-102

MONUMENT EDGE TO PARALLEL EASEMENT LINE AND NOT INTRUDE INTO EASEMENT

LIMIT OF WORK

N 1586390.22
E 406020.14

N 1586435.10
E 406100.96

N 1586404.57
E 406044.75

N 1586378.17
E 406157.55

N 1586366.94
E 406009.55

N 1586350.64
E 406104.24

N 1586294.95
E 406008.85

N 1586252.46
E 406033.19

N 1586193.69
E 406021.71

RETAINING WALL: SEE CIVIL PLANS

99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 10 98 97 96 95 94 66 65 64

5'-0"

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REGISTERED LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667338 STATE OF FLORIDA

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Date: 2026.10.15 09:49:43 -04'00'

Revisions

2 Ø82526 - HARDSCAPE REVISIONS

Project

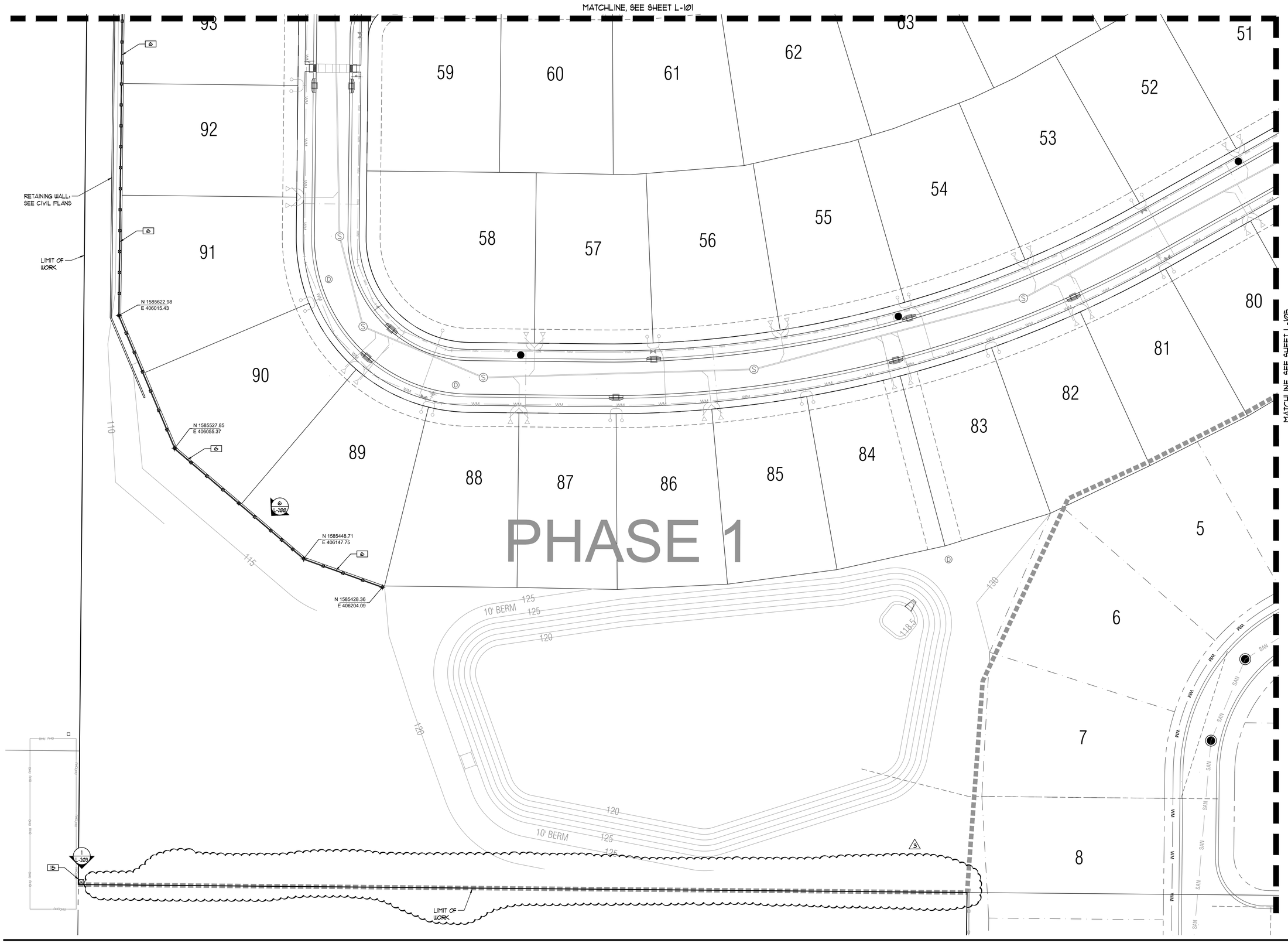
STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

Date: Ø4/24/26
Scale: 1" = 3Ø'
Drawn: CPB Checked: MA
File Name: WTMK-L1ØØ.DWG
North

Sheet
L-101



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LA 0667359 STATE OF FLORIDA

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Date: 2026.10.15 09:50:01 -04'00'

Revisions

3 Ø1426 - CITY COMMENTS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

Date: 04/24/26
Scale: 1"=30'
Drawn: CPB Checked: MA
File Name: TMK-L100.DWG
North

Sheet
L-102



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Seal

LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667309 STATE OF FLORIDA

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Date: 2026.10.15 09:50:16 -04'00'

Revisions

2 Ø82526 - HARDSCAPE REVISIONS
3 Ø1426 - CITY COMMENTS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

Date: Ø4/24/26
Scale: 1"=3Ø'
Drawn: CPB Checked: MA
File Name: WTMK-L1ØØ.DWG
North

Sheet
L-103

MATCHLINE, SEE SHEET L-103

MATCHLINE, SEE SHEET L-100

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-105

Phase 1

5'-0"

RETAINING WALL: SEE CIVIL PLANS

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

3 L-200

3 L-200

3
2
1

3
1

5 6 11 12 13 14 15 16 17 18 19 20 21 22 23 30 31 32 33 34 35 36 37 38 1 2 39 59 71 72 73 74

140 145 150

WM SAN

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LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667359 STATE OF FLORIDA

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Date: 2026.10.15 09:50:34 -04'00'

Revisions

3 Ø1426 - CITY COMMENTS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

Date: Ø4/24/26
Scale: 1"=3Ø'
Drawn: CPB Checked: MA
File Name: WTMK-L1ØØ.DWG
North

Sheet

L-104

MATCHLINE, SEE SHEET L-104

PHASE 1

PHASE 2

MATCHLINE, SEE SHEET L-101

MATCHLINE, SEE SHEET L-102

LIMIT OF WORK

5'-0"

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REGISTERED LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667339 STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:51:11 -04'00'

Revisions

3 Ø1426 - CITY COMMENTS

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE PLAN

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Scale: 1" = 30'
Drawn: CPB Checked: MA
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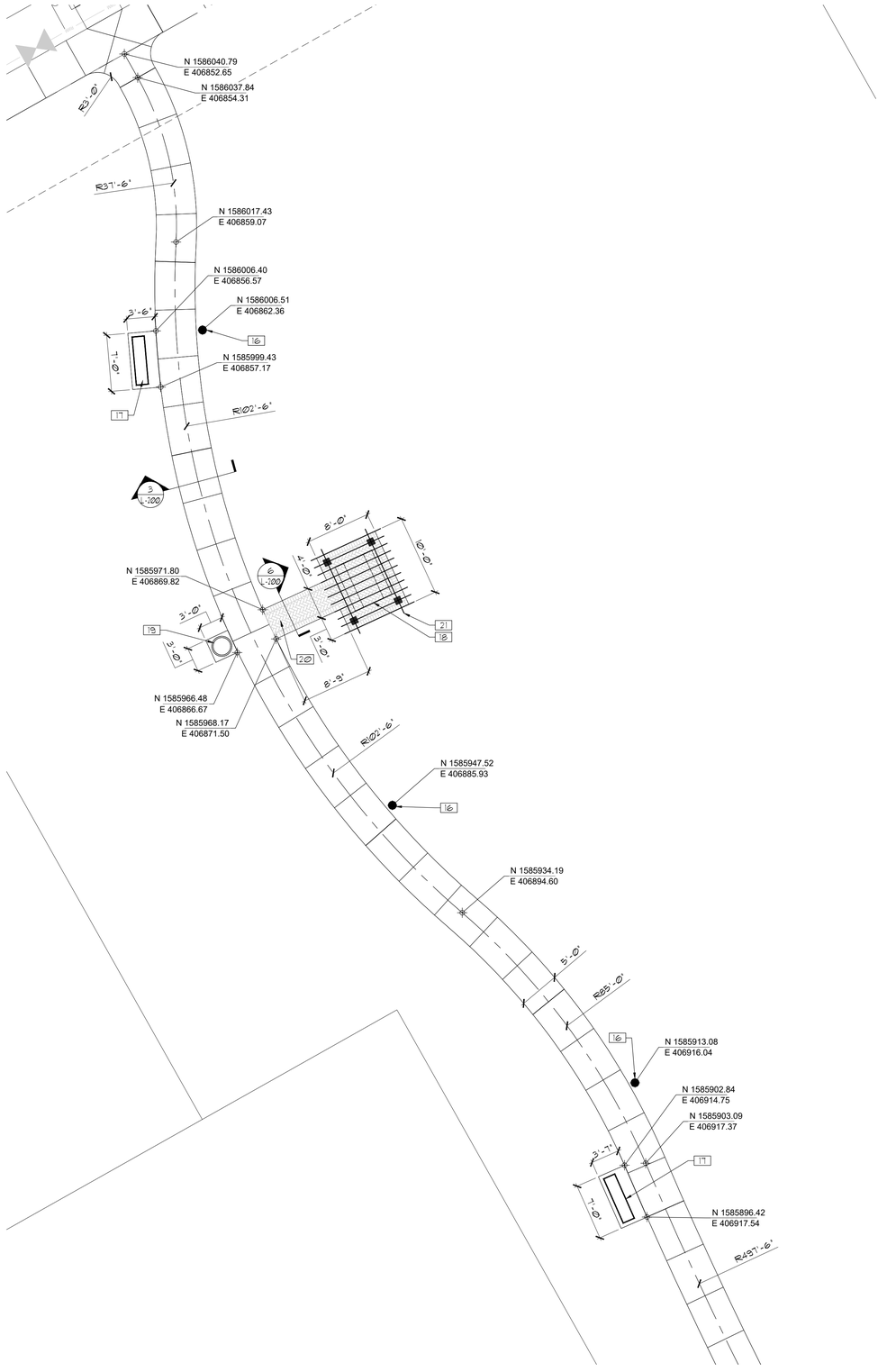
North

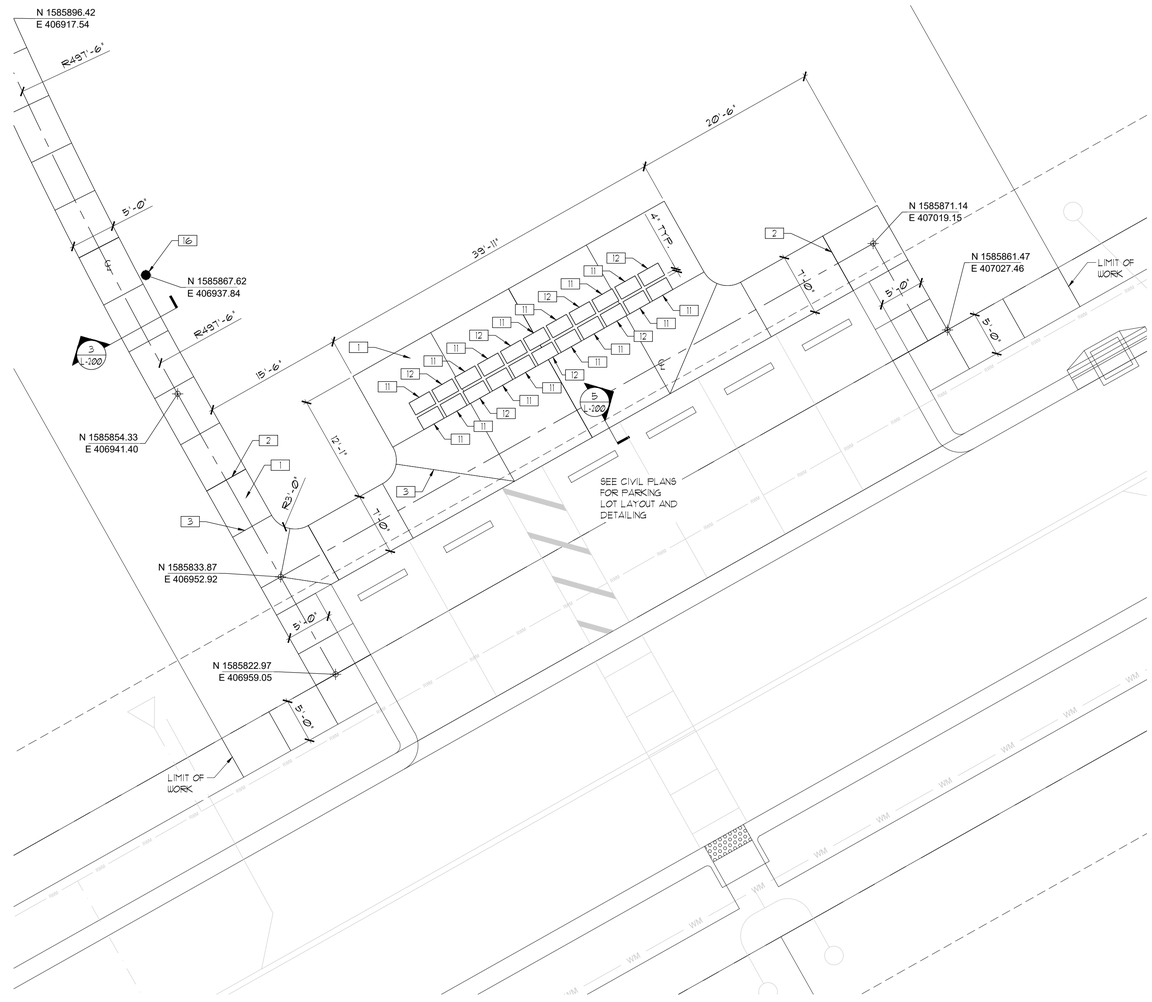
Sheet

L-105



1 PARK AMENITY LAYOUT PLAN

SCALE: 1/8" = 1'-0"



2 MAIL KIOSK LAYOUT PLAN

SCALE: 1/8" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667339 STATE OF FLORIDA

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Date: 2026.10.15 09:51:41 -04'00'

Revisions

2 Ø82526 - HARDSCAPE REVISIONS
3 101426 - CITY COMMENTS

Project

STONEHILL
PHASE 1

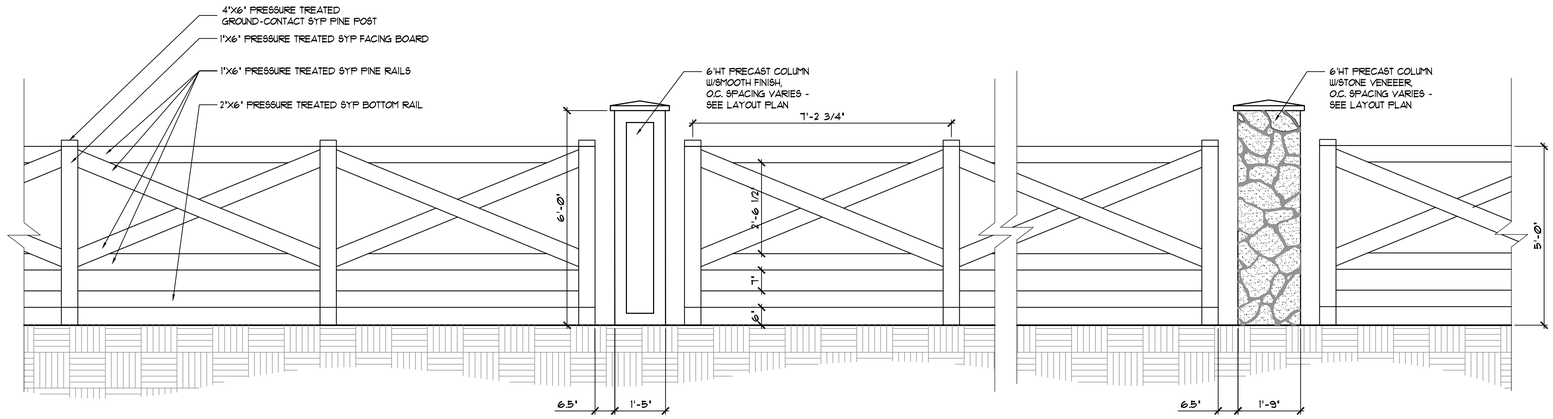
HOWEY-IN-THE-HILLS, FL

HARDSCAPE
PLAN

Date: 04/24/26
Scale: 1/4" = 1'-0"
Drawn: CPB Checked: MA
File Name: WTMK-L106.DWG

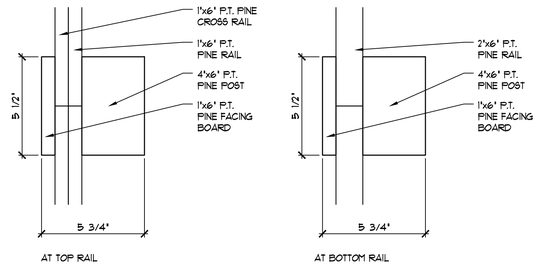
North

Sheet
L-106



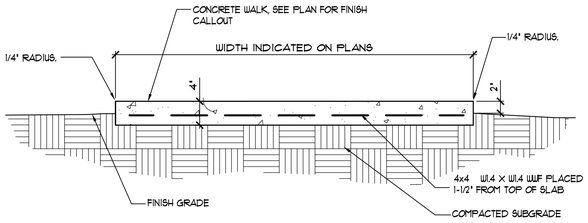
1 CROSS-BUCK FENCE ELEVATION W/SMOOTH & STONE VENEER FINISH COLUMNS

SCALE: 1/2" = 1'-0"



2 CROSS-BUCK FENCE ATTACHMENT ENLARGEMENTS

SCALE: 3" = 1'-0"

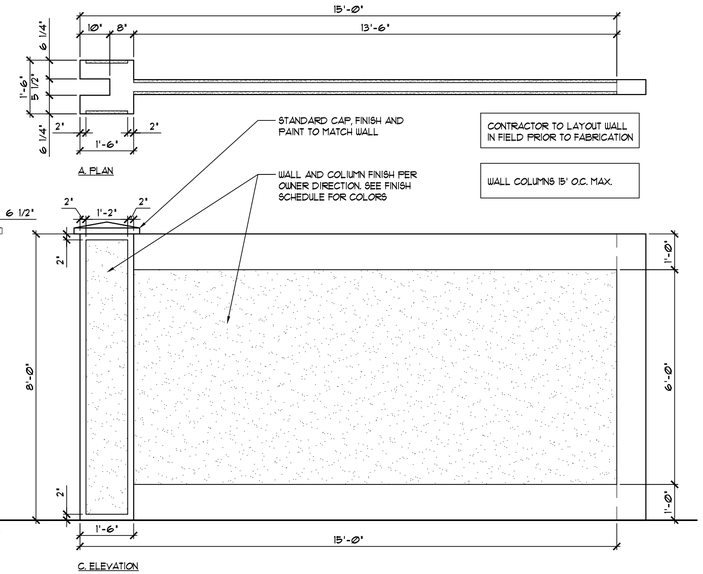


3 CONCRETE SIDEWALK

SCALE: 1" = 1'-0"

4 CONCRETE JOINTS

SCALE: 1" = 1'-0"

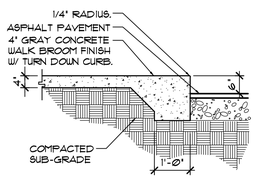


7 PRECAST WALL

SCALE: 1/2" = 1'-0"

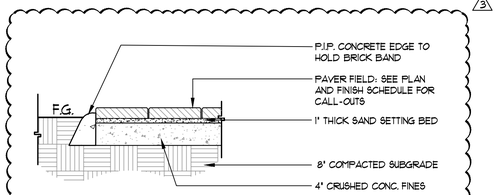
8 NOT USED

SCALE: 1/2" = 1'-0"



5 PARKING LOT WALK SECTION

SCALE: 1/2" = 1'-0"



6 PAVER SECTION

SCALE: 3/4" = 1'-0"

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Revisions

2 Ø82926 - HARDSCAPE REVISIONS
3 Ø81426 - CITY COMMENTS

Project

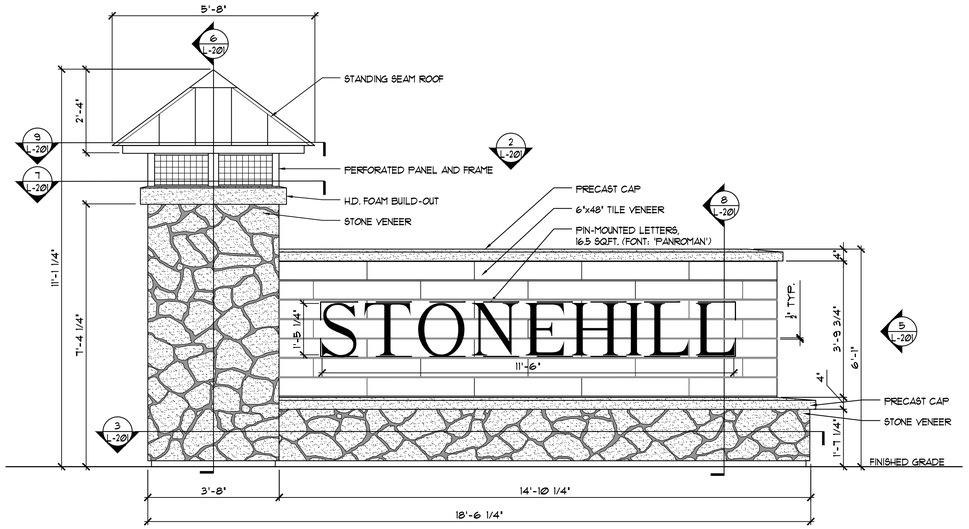
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

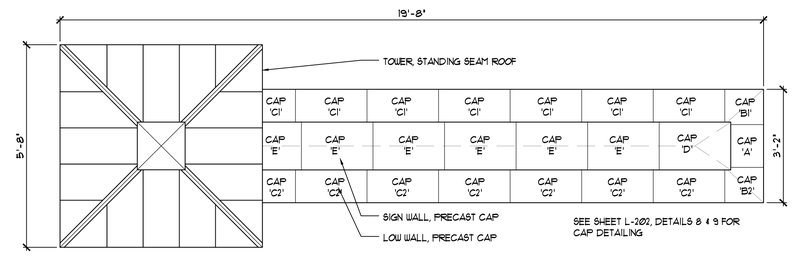
Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: CHIC-PH2A-L200.DWG
North

Sheet
L-200



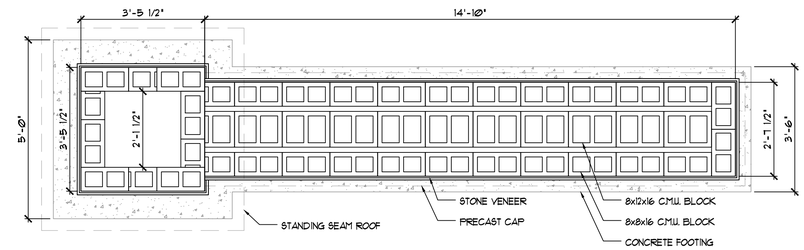
1 MONUMENT SIGN FRONT ELEVATION

SCALE: 1/2" = 1'-0"



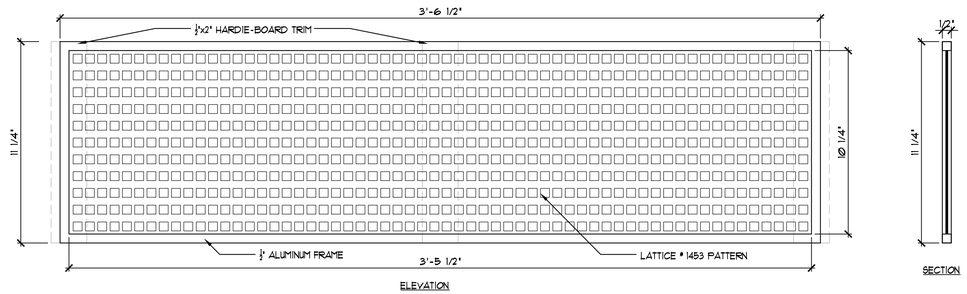
2 MONUMENT SIGN PLAN VIEW

SCALE: 1/2" = 1'-0"



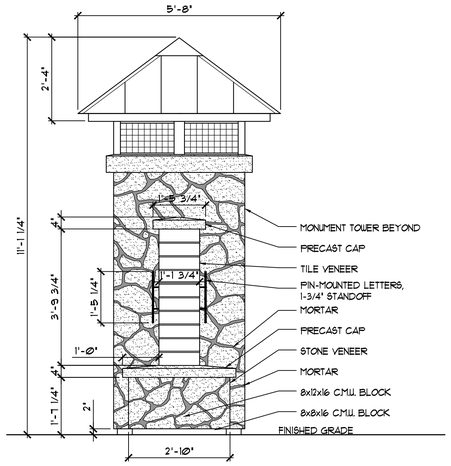
3 MONUMENT SIGN PLAN SECTION

SCALE: 1/2" = 1'-0"



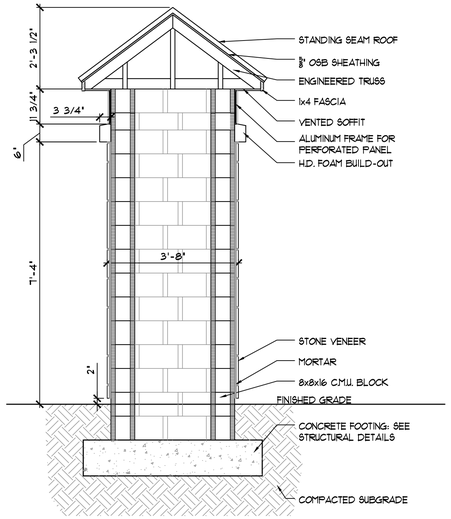
4 PERFORATED PANEL AND FRAME

SCALE: 3" = 1'-0"



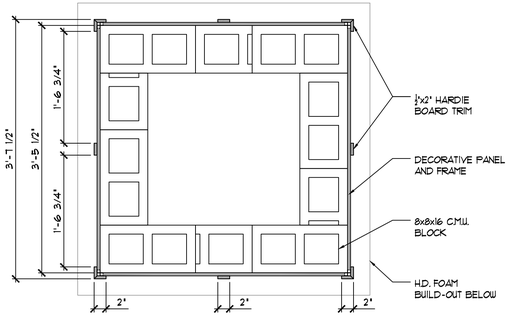
5 MONUMENT SIGN SIDE ELEVATION

SCALE: 1/2" = 1'-0"



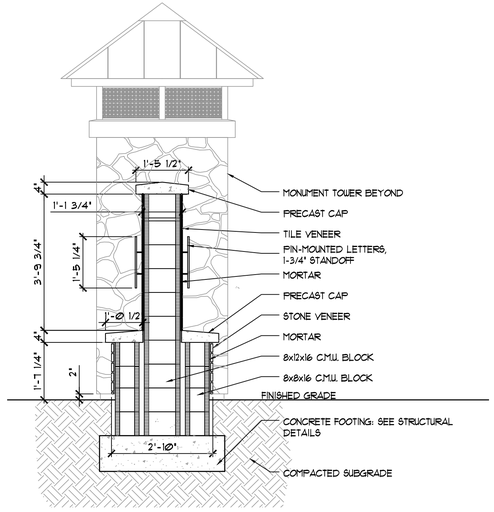
6 MONUMENT SIGN TOWER SECTION

SCALE: 1/2" = 1'-0"



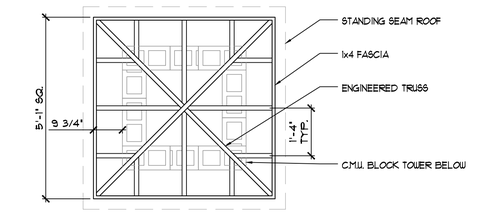
7 TOWER PANEL SECTION

SCALE: 1" = 1'-0"



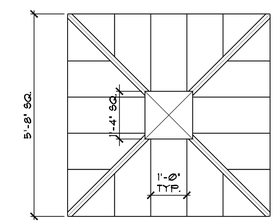
8 MONUMENT SIGN WALL SECTION

SCALE: 1/2" = 1'-0"



9 MONUMENT SIGN TRUSS PLAN

SCALE: 1/2" = 1'-0"



10 MONUMENT SIGN TOWER ROOF PLAN

SCALE: 1/2" = 1'-0"

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Revisions

Project

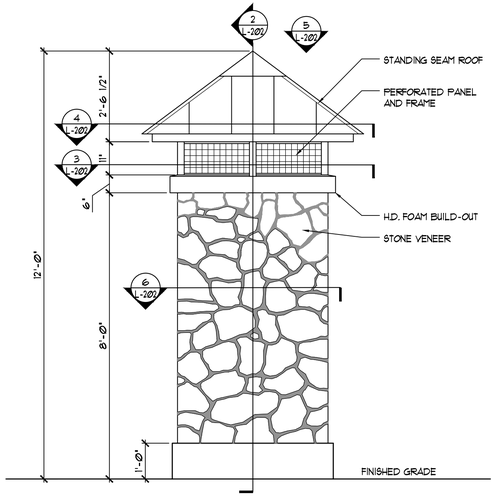
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

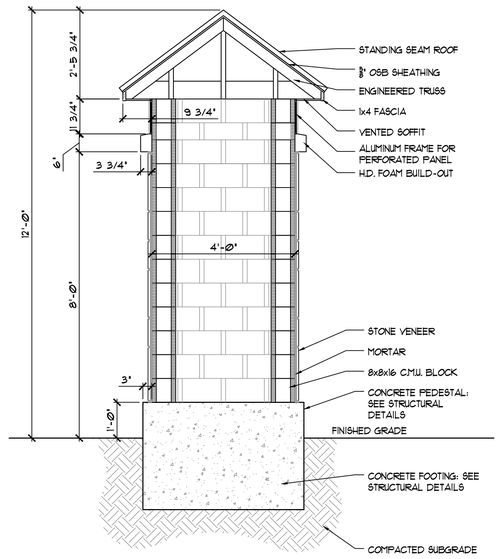
Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: CHIC-PH2A-L200.DWG
North

Sheet
L-201



1 ENTRY COLUMN ELEVATION

SCALE: 1/2" = 1'-0"



2 ENTRY COLUMN SECTION

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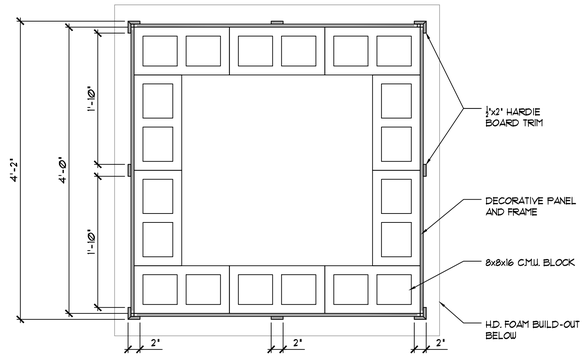
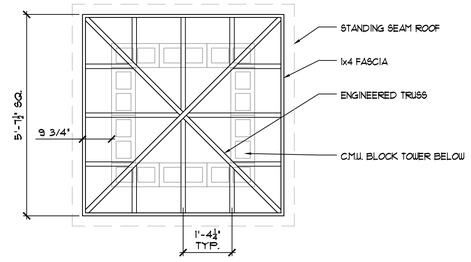


3 ENTRY COLUMN PANEL SECTION

SCALE: 1" = 1'-0"



4 ENTRY COLUMN TRUSS PLAN

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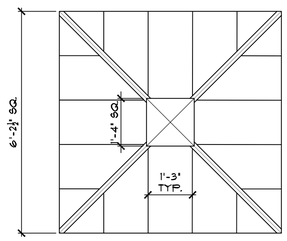
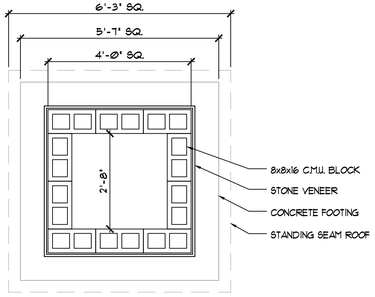


5 ENTRY COLUMN PLAN VIEW

SCALE: 1/2" = 1'-0"



6 ENTRY COLUMN PLAN SECTION

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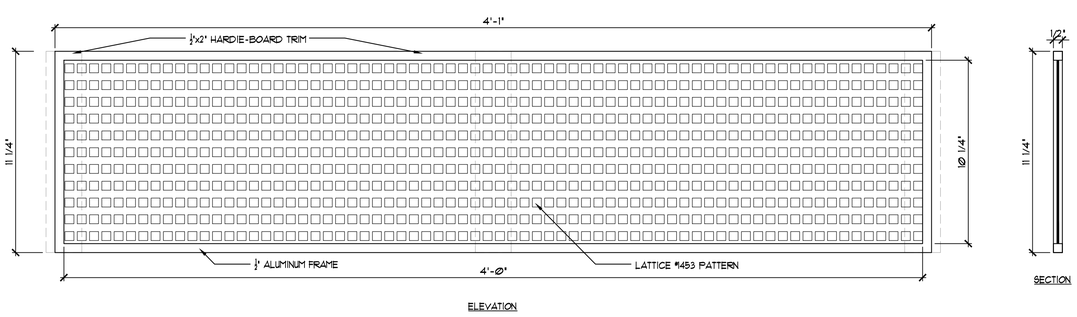
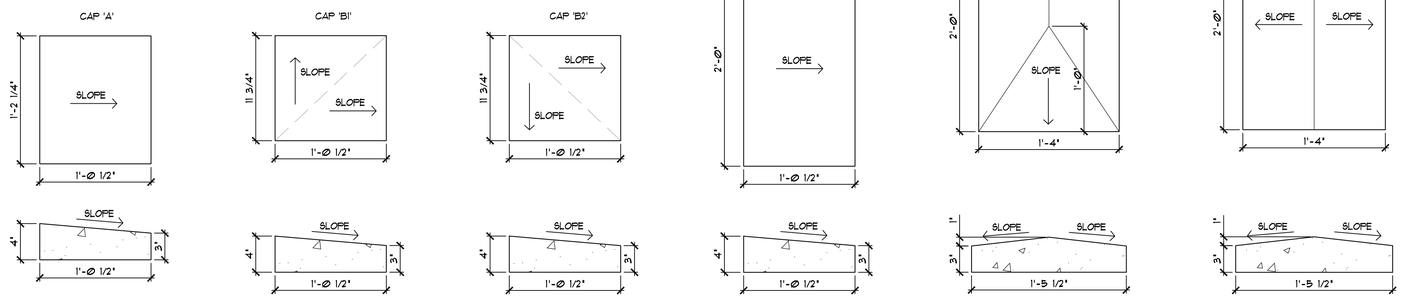


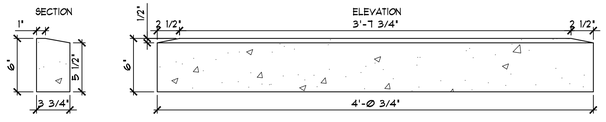
7 PERFORATED PANEL AND FRAME

SCALE: 3" = 1'-0"



8 MONUMENT SIGN BASE WALL PRECAST CAPS

SCALE: 1-1/2" = 1'-0"



9 MON. SIGN TOWER H.D. FOAM BUILD-OUT

SCALE: 1-1/2" = 1'-0"

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Date: 2026.10.15 09:52:33 -04'00'

Revisions

Project

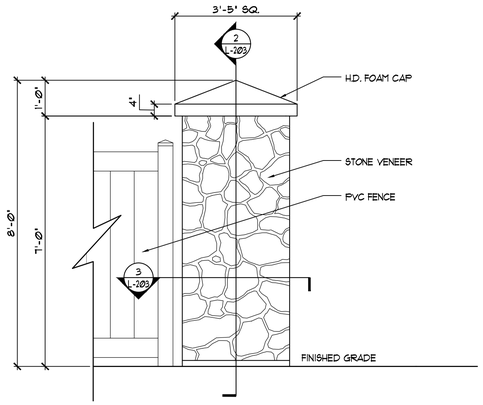
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

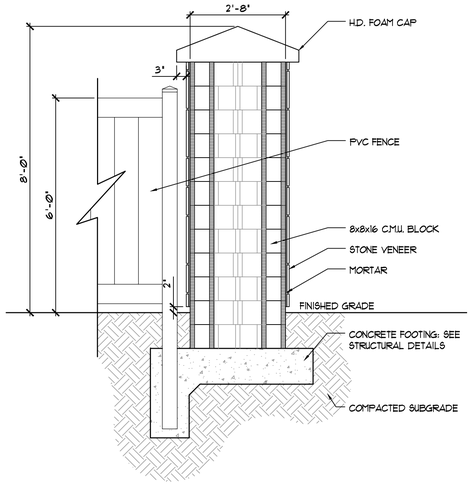
Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File No. CHC-PH2A-L200.DWG
North

Sheet
L-202



1 SECONDARY COLUMN ELEVATION

SCALE: 1/2" = 1'-Ø"



2 SECONDARY COLUMN SECTION

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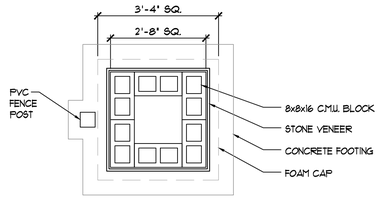
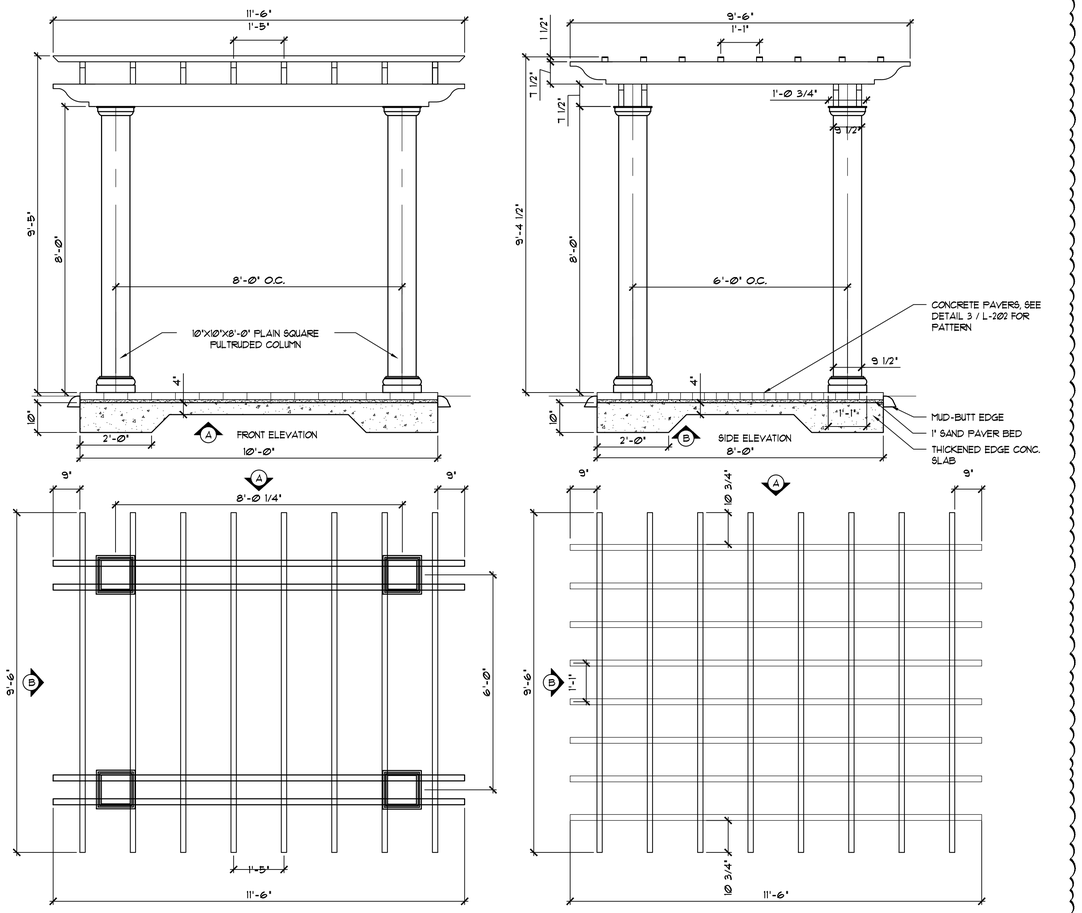


3 SECONDARY COLUMN PLAN VIEW SECTION

SCALE: 1" = 1'-Ø"



4 PERGOLA DETAILS

SCALE: 1/2" = 1'-Ø"

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Seal

LA 6667339 REGISTERED LANDSCAPE ARCHITECT MATTHEW J. ALLEN STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.15 09:53:09 -04'00'

Revisions

2 Ø8.25.26 - HARDSCAPE REVISIONS
3 10.14.26 - CITY COMMENTS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE DETAILS

Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: CHTC-PH2A-L200.DWG
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L-203

SECTION 03 10 00 - CONCRETE FORMS AND ACCESSORIES

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Formwork for cast-in place concrete, with shoring, bracing and anchorage.
B. Openings for other work.
C. Form accessories.
D. Form stripping.

1.02 RELATED SECTIONS

A. Section 032000 - Concrete Reinforcement.
B. Section 033000 - Cast-in-Place Concrete.
C. Section 033300 - Concrete Curing.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings: ACI International/American Concrete Institute: 1989.
B. ACI 318 - Building Code Requirements for Reinforced Concrete: ACI International/American Concrete Institute: 1992.
C. ACI 347R - Guide to Formwork for Concrete: ACI International/American Concrete Institute: 1994.

1.04 DESIGN REQUIREMENTS

A. Design, engineer and construct formwork, shoring and bracing to conform to design and code requirements: resultant concrete to conform to required shape, line and dimension.

1.05 SUBMITTALS

A. Product Data: Provide data on form materials and installation requirements.

1.06 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 347R, ACI 301, and ACI 318.
B. Design formwork under direct supervision of a Professional Structural Engineer experienced in design of concrete formwork and licensed in Florida.

PART 2 - PRODUCTS

2.01 WOOD FORM MATERIALS

A. Plywood: Douglas Fir species: solid one side grade: sound undamaged sheets with clean, true edges.
B. Lumber: Southern Pine species: No 2 or better grade: with grade stamp clearly visible.

2.02 PREFABRICATED FORMS

A. Preformed Steel Forms: Minimum 16 gage matched, tight fitting, stiffened to support weight of concrete without deflection detrimental to tolerances and appearance of finished surfaces.

2.03 FORMWORK ACCESSORIES

A. Form Ties: Snap-off type, galvanized metal, fixed length, cone type, with waterproofing washer, 1 inch back break dimension, free of defects that could leave holes larger than 1 inch in concrete surface.
B. Form Release Agent: Colorless mineral oil that will not stain concrete.
C. Corners: Filleted, rigid plastic type: 3/4 x 3/4 inch size: maximum possible lengths.
D. Nails, Spikes, Lag Bolts, Through Bolts, Anchorages: Sized as required, of sufficient strength and character to maintain formwork in place while placing concrete.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels and centers before proceeding with formwork. Ensure that dimensions agree with drawings.

3.02 EARTH FORMS

A. Earth forms are not permitted.

3.03 ERECTION - FORMWORK

A. Erect formwork, shoring and bracing to achieve design requirements, in accordance with requirements of ACI 301.
B. Provide bracing to ensure stability of formwork. Shore or strengthen formwork subject to overstressing by construction loads.
C. Arrange and assemble formwork to permit dismantling and stripping. Do not damage concrete during stripping. Permit removal of remaining principal shores.
D. Align joints and make watertight. Keep form joints to a minimum.
E. Obtain approval before framing openings in structural members that are not indicated on drawings.
F. Coordinate this section with other sections of work that require attachment of components to formwork.
G. If formwork is placed after reinforcement, request instructions from Engineer before proceeding.

3.04 APPLICATION - FORM RELEASE AGENT

A. Apply form release agent on formwork in accordance with manufacturer's recommendations.
B. Apply prior to placement of reinforcing steel, anchoring devices, and embedded items.
C. Do not apply form release agent where concrete surfaces will receive special finishes or applied coverings that are affected by agent. Soak inside surfaces of untreated forms with clean water. Keep surfaces coated prior to placement of concrete.

3.05 INSERTS, EMBEDDED PARTS, AND OPENINGS

A. Provide formed openings where required for items to be embedded in passing through concrete work.
B. Locate and set in place items that will be cast directly into concrete.
C. Coordinate with work of other sections in forming and placing openings, slots, reglets, recesses, sleeves, bolts, anchors, other inserts, and components of other work.
D. Install accessories in accordance with manufacturer's instructions, so they are straight, level, and plumb. Ensure items are not disturbed during concrete placement.
E. Provide temporary ports or openings in formwork where required to facilitate cleaning and inspection. Locate openings at bottom of forms to allow flushing water to drain.
F. Close temporary openings with tight fitting panels, flush with inside face of forms, and neatly fitted so joints will not be apparent in exposed concrete surfaces.

3.06 FORM CLEANING

A. Clean forms as erection proceeds, to remove foreign matter within forms.
B. Clean formed cavities of debris prior to placing concrete.
C. Flush with water or use compressed air to remove remaining foreign matter.
1. Ensure that water and debris drain to exterior through clean-out ports.

3.07 FORMWORK TOLERANCES

A. Construct formwork to maintain tolerances required by ACI 301.

3.08 FIELD QUALITY CONTROL

A. Inspect erected formwork, shoring, and bracing to ensure that work is in accordance with formwork design, and to verify that supports, fastenings, wedges, ties, and items are secure.

3.09 FORM REMOVAL

A. Do not remove forms or bracing until concrete has gained sufficient strength to carry its own weight and imposed loads.
B. Loosen forms carefully. Do not wedge pry bars, hammers, or tools against finish concrete surfaces scheduled for exposure to view.

END OF SECTION 03 10 00

SECTION 03 20 00 - CONCRETE REINFORCEMENT

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Reinforcing steel for cast-in-place concrete.
B. Supports and accessories for steel reinforcement.

1.02 RELATED SECTIONS

A. Section 031000 - Concrete Forms and Accessories.
B. Section 033000 - Cast-in-Place Concrete.

1.03 REFERENCES

A. ACI 301 - Specifications for Structural Concrete for Buildings: ACI International/American Concrete Institute: 1989.
B. ACI 318 - Building Code Requirements For Reinforced Concrete: ACI International/American Concrete Institute: 1992.
C. ACI SP-66 - ACI Detailing Manual: ACI International/American Concrete Institute: 1994.
D. ASTM A 185 - Standard Specification for Steel Welded Wire Fabric, Plain, for Concrete Reinforcement: 1994.
E. ASTM A 615/A 615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement: 1996a.
F. CRSI (DA4) - Manual of Standard Practice: Concrete Reinforcing Steel Institute: 1990.

1.04 SUBMITTALS

A. Shop Drawings: Comply with requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.
B. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.

1.05 QUALITY ASSURANCE

A. Perform work of this section in accordance with CRSI (DA4).

PART 2 - PRODUCTS

2.01 REINFORCEMENT

A. Reinforcing Steel: ASTM A 615/A 615M Grade 60 (420).
1. Deformed billet-steel bars.
2. Unfinished.
B. Welded Steel Wire Fabric: ASTM A 185, plain type.
1. Mesh Size and Wire Gage: As indicated on drawings.
C. Reinforcement Accessories:
1. Tie Wire: Annealed, minimum 16 gage.
2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
3. Provide plastic components for placement within 1-1/2 inches of weathering surfaces.

2.02 FABRICATION

A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.
B. Welding of reinforcement is not permitted.
C. Locate reinforcing splices not indicated on drawings at point of minimum stress.

PART 3 - EXECUTION

3.01 PLACEMENT

A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
B. Do not displace or damage vapor barrier.
C. Accommodate placement of formed openings.
D. Maintain concrete cover around reinforcing as follows:
1. Walls (exposed to weather or backfill): 2 inch.
2. Footings and Concrete Formed Against Earth: 3 inch.
3. Slabs on Fill: 2 inch.

END OF SECTION 03 20 00

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. This Section includes cast-in-place concrete, including reinforcement, concrete materials, mix design, placement procedures, and finishes.

1.02 SUBMITTALS

A. Product Data: For each manufactured material and product indicated.
B. Design Mixes: For each concrete mix indicated.
C. Shop Drawings: Include details of steel reinforcement placement including material, grade, bar schedules, stirrup spacing, bent bar diagrams, arrangement, and supports.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
B. Comply with ACI 301, "Specification for Structural Concrete", unless modified by the requirements of the Contract Documents.
C. Preinstallation Conference: Conduct conference at Project site.

1.04 JOB MOCK-UP

A. Prior to installation of paving, provide three (3) sample panels at site of each pattern and material called for, minimum 5'x5' square, based on Owner/Landscape Architect direction.

PART 2 - PRODUCTS

2.01 FORMWORK

A. Comply with requirements of Section 031000.

2.02 REINFORCEMENT

A. Comply with requirements of Section 032000.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C 150, Type I - Normal Portland type.
B. Fine and Coarse Aggregates: ASTM C 33.
C. Fly Ash: ASTM C 618, Class F.
D. Water: Clean and not detrimental to concrete.

2.04 ADMIXTURES

A. Air Entrainment Admixture: ASTM C 260.
B. Chemical Admixtures: ASTM C 494, Type A - Water Reducing, Type C - Accelerating, and Type G - Water Reducing, High Range and Retarding.
1. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

2.05 CONCRETE ACCESSORIES

A. Epoxy Bonding System: ASTM C 881, type as required by project conditions.
B. Vapor Retarder: 8 mil thick clear polyethylene film, type recommended for below grade application.
C. Non-Shrink Grout: ASTM C 1107: premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
1. Minimum Compressive Strength at 48 Hours: 2,400 psi.
D. Curing Materials: Comply with requirements of Section 03390.

2.06 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
1. For trial mixtures method, employ independent testing agency acceptable to Engineer for preparing and reporting proposed mix designs.
C. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended by manufacturer.
D. Normal Weight Concrete:
1. Compressive Strength, per ASTM C 39 at 28 days: 3000 psi.
2. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.
3. Cement Content: Minimum 430 lb per cubic yard.
4. Water-Cement Ratio: Maximum .42 percent by weight.
5. Total Air Content: 2.0 to 4.0 percent, per ASTM C 173.
6. Maximum Slump: 5 inches.
7. Maximum Aggregate Size: 1 inch.

2.07 MIXING

A. Transit Mixers: Comply with ASTM C 94.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

A. Verify that forms are clean before applying release agent.
B. Coordinate placement of joint devices with erection of concrete formwork and placement of form accessories.
C. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.
D. Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches and seal watertight by taping edges and ends. Cover with sand to depth shown on drawings.

3.03 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.
B. Place concrete for floor slabs in accordance with ACI 302.1R.
C. Notify Engineer not less than 24 hours prior to commencement of placement operations.
D. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.
E. Repair vapor retarder damaged during placement of concrete reinforcing.
F. Repair with vapor retarder materials lap over damaged areas minimum 6 inches and seal watertight.
G. Separate slabs on grade from vertical surfaces with 1/2 inch thick joint filler.
Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
H. Place concrete continuously between predetermined expansion, control, and construction joints.
I. Do not interrupt successive placement: do not permit cold joints to occur.
J. Saw cut joints within 24 hours after placing. Use 3/16 inch thick blade, cut into 1/4 depth of slab thickness.
K. Screed floors level, maintaining surface flatness of maximum 1/4 inch in 10 ft.

3.04 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.
B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4 inch or more in height.
C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch or more in height. Provide finish as follows:
1. Smooth Rubbed Finish: Wet concrete and rub with carborundum brick or other abrasive, not more than 24 hours after form removal.
D. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
1. Wood float surfaces that will receive Architectural finish .
2. Steel trowel surfaces that will be left exposed.
E. In areas with floor drains, maintain floor elevation at walls: pitch surfaces uniformly to drains as indicated on drawings.

3.05 CURING AND PROTECTION

A. Comply with requirements of Section 03390.

3.06 FIELD QUALITY CONTROL

A. Provide free access to concrete operations at project site and cooperate with appointed firm.
B. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.
C. Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.
D. Compressive Strength Tests: ASTM C 39. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.
E. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.
F. Perform one slump test for each set of test cylinders taken.

3.07 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Engineer and Contractor within 24 hours of test.
B. Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.
C. Repair or replacement of defective concrete will be determined by the Engineer. The cost of additional testing shall be borne by Contractor when defective concrete is identified.
D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Engineer for each individual area.

END OF SECTION 03 30 00

SECTION 32 13 13 - CONCRETE PAVING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The work covered in this Section consists of all grey concrete walks, terraces, plazas, and related items necessary to complete the work indicated on Drawings and described in Specifications.

PART 2 - MATERIALS

2.01 CONCRETE

A. Concrete, and the equipment, workmanship and materials therefore, shall conform to applicable requirements of the concrete sections, except as hereinafter specified. Concrete shall be standard-weight, with minimum compressive strength of 3000 PSI at 28 days. Concrete shall have a slump of not more than 3 inches.

2.02 FORMS

A. Forms shall be of wood or steel, straight, of sufficient strength to resist springing during depositing and consolidating concrete, and of a height equal to the full depth of the finished paving. Wood forms shall be surface plank, 3/4" nominal thickness.

2.03 EXPANSION JOINTS

A. Expansion joint filler material shall be asphalt-impregnated fiber strips 1/2" thick, unless otherwise shown on drawings, equal to Celotex 'Flexcell' or Removable Expansion Board Cap.

2.04 ROCK SALT (If indicated)

A. Shall be Morton's coarse grade or equal, graded for aggregated uniformity between 1/4"-3/8".

2.05 CONCRETE REINFORCEMENT

A. Unless otherwise indicated, all paving shall be reinforced with 6'x6' W1.4 x W1.4 welded wire mesh reinforcing. Lap all joints 6" and extend to within 2" of sides and ends of slabs.

B. Unless otherwise indicated, all bands shall be reinforced with #4 steel reinforcing bars. Bars shall be continuous throughout length of all bands and shall be placed no closer than 2 1/2" from any surface.

PART 3 - INSTALLATION

3.01 SUBGRADE PREPARATION

A. Subgrade shall be constructed true to grade and cross section as shown on Drawings. It shall be thoroughly watered and rolled or hand-tamped until firm before placing concrete. Completed subgrade shall be tested for grade and cross section with a template extending full depth of walk and supported between side forms. Subgrade and forms shall be thoroughly watered in advance of placing concrete.

3.02 FORMS

A. Forms shall be set with upper edge true to line and grade and shall be held rigidly in place by stakes placed at intervals not to exceed 4'-0". Wood forms may be thoroughly wetted with water before concrete is placed.

B. Side forms shall not be removed for less than twelve hours after finishing has been completed.

3.03 EXPANSION JOINTS

A. Dividers shall be placed flush with the surface and shall be held in place with steel pins or other devices to prevent warping of filler during floating and finishing. Immediately after finishing operations are completed, joint edges shall be rounded with an edging tool having a radius of 1/8". Expansion filler joints shall be formed about structures and features that project through or into the walk pavement, and at abutting buildings, using joint filler of type, thickness and width indicated. Filler shall be installed in such manner as to form a complete, uniform separation between structure and walk. At the end of the curing period, expansion joints shall be carefully cleaned and any material protruding above top of pavement shall be cut flush with pavement.

3.04 CONCRETE PLACEMENT AND FINISHING

A. Concrete Placement:

1. Place concrete in forms in one layer to thickness indicated. Use a strike-off guided by side forms to bring surface to proper section. Tamp and consolidate concrete with tamping bars, finish with wood and apply a smooth trowel finish across width of concrete paving using a trowel. The finished surface shall not vary more than 3/16" in 10'-0". Provide control joints as indicated in plans and details. Form control joints in fresh concrete by cutting a groove in top surface to a depth of one-fourth the thickness of the concrete using a jointer with a radius of 1/8" and cutting blade not more than 1/8" thick. Unless otherwise indicated, all joints should always be perpendicular to the edge of paving. Surface shall be free of surface blemishes and tool marks.

B. Finishing (as indicated on drawings):

1. Broom Finish: Tamp and consolidate concrete with tamping bars, finish with wood and apply a light broom finish across width of paving. The finished surface shall not vary more than 3/16" in 10'-0". Surface shall be uniform in color, and free of surface blemishes and tool marks.
2. Rock Salt Finish: As concrete has begun to set, rock salt shall be uniformly broadcast over the concrete to pit the surface. The pitting should be spaced at 3/4" uniformly over the surface and tapped in with a trowel flush to the finish grade of the concrete surface. The rock salt should be removed in no less than 12 hours with water.

A. Non-Exposed S.O.G. where concrete paving shall be finished with unit paving. Finish of slab shall be roughened to accept mortar.

3.05 CURING AND PROTECTION

A. Curing: Immediately after finishing operations, the exposed concrete surfaces shall be cured in accordance with applicable requirements of concrete.

B. Protection: After curing, debris shall be removed, and the area adjoining the paving shall be backfilled, graded and compacted to conform to the surrounding area in accordance with lines and grades indicated. Completed paving shall be protected from damage until accepted. Any damaged concrete or concrete that does not drain properly shall be removed and reconstructed at no additional cost to the Owner.

END OF SECTION 32 13 13

SECTION 32 14 13 - CONCRETE UNIT PAVERS

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Provide concrete unit paving as shown and specified. The work includes:

1. Interlocking concrete pavers.
2. Setting bed.
3. Bands, edging and special details.
4. Base material.

1.02 QUALITY ASSURANCE

A. Materials and methods of construction shall comply with the following standards:

1. American Society for Testing and Materials (ASTM).
2. American Association of State and Highway Transportation Officials (AASHTO).

B. Installation: Performed only by skilled workmen with satisfactory record of performance on completed projects of comparable size and quality.

C. Sample panel: Before starting concrete paver installation, provide a sample panel using materials, patterns and joints indicated for project work. Build panel at the site of full thickness and approximately 10'x10'. Provide the range of color, texture and workmanship proposed for the work. Correct and rebuild sample panel until Landscape Architect's acceptance of the work. Retain panel during construction as a standard for completed paving work.

1. The approved sample panel may be a portion of the work and remain in place. Location as directed by the Owner's Representative.
2. Provide a sample panel for each type of concrete paver design required.

D. Do not change source of concrete pavers during the course of the work.

1.03 SUBMITTALS

A. Submit manufacturer's product data and installation instructions for concrete pavers.

B. Submit a minimum of 5 full size samples of each color paver unit required. Include the full range of style, size, exposed finish, color and texture proposed for the work.

C. Submit manufacturer's certification that paved units comply with specified material and physical requirements.

D. Submit material certificates for base, bedding, and joint materials.

E. Submit installer qualifications (See Section 1.02B)

1.04 DELIVERY, STORAGE AND HANDLING

A. Protect paver units from damage, chipping and soiling during delivery and storage. Store off the ground on pallets or wood platforms.

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Digitally signed by Matthew J Allen
Date: 2026.10.15 09:53:35 -04'00'

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CAD Checked: RRC
File Name: WTMK-PHI-L204.DWG
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B. Store loose granular materials in a well-drained area on a solid surface to prevent mixing with foreign materials.

1.05 PROJECT CONDITIONS

A.Review installation procedures and coordinate paving work with other work affected by the concrete unit paving work.

B. Cold weather: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen work or wet, saturated or muddy subgrade. Remove and replace paving damaged by frost or freezing.

C.Protect partially completed paving against weather damage when work is not in progress.

D. Provide temporary barricades and warning lights as required for protection of project work and public safety.

E.Protect adjacent work from damage, soiling or staining during paving operations.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A.Tremron Inc. or Oldcastle Coastal. See plans for specified manufacturer.

B. Shape, sizes, colors, and textures as indicated on drawings.

2.02 MATERIALS

A.General: Paver unit materials and fabrication shall meet or exceed the requirements of USPSI Designation CPSTI80 Standard Specifications for Interlocking Concrete Paving Stone and Grass Pavers.

1. Portland cement: ASTM C150, Type I.
2. Aggregate: ASTM C33.
3. Compressive strength: Minimum 8000 psi at time of delivery.
4. Absorption: Maximum 5%.
5. Freeze-thaw test: ASTM C67-73, no breakage and maximum 1% loss in dry weight after 50 cycles.
6. Abrasion resistance: ASTM C418, maximum volume loss 15 cu. cm. per 50 cu. cm. Average thickness loss 3 mm.
7. Dimension tolerances: Length maximum 1/16" (1.5mm), height maximum 1.8" (3 mm) from standard dimension.
8. Provide only sound units free of defects that would interfere with proper placing of units or impair strength of permanence of construction. Minor cracks and minor chipping incidental to methods of manufacture, handling in shipment, and delivery will be acceptable subject to Landscape Architect's review and acceptance. Excessive cracks and chipping, as determined by the Landscape Architect, will be rejected as not complying with specification requirements.
9. Provide test reports certifying materials and physical requirements compliance. Tests shall have been conducted not more than 12 months prior to manufacture.

B. Paver units:

1. Design Style: As indicated on plans.
2. Color and Manufacturer: As indicated on plans.

C.Base material: Compacted limestone, compacted concrete fines, or soils cement as indicated on drawings (if concrete slab - 3000 psi).

D. Bedding and leveling material: ASTM C33 or AASHTO M43, #10 graded clean coarse concrete sand, depth as indicted, (DO NOT USE MASON SAND).

E.Sand for Joints: Sharp, washed sand with 100% passing No. 16 (1.18-mm sieve, ASTM C144, gradation for unusually thin joints.

2.03 PAVER AND JOINT STABILIZER/SEALER

A.The joint sand stabilizing material shall be SUREBOND SB-1300 supplied by Surebond, Inc. Schamburg, IL (847) 843-1818.

B. Material: The joint sand stabilizer shall be an epoxy resin or polyurethane resin product, capable of penetrating the joint sand prior to polymerization. It shall also seal the top surface of the paver without causing discoloration or cause the coefficient of friction to fall below the specified value.

PART 3 - EXECUTION

3.01 INSPECTION

A.Examine substrates and installation conditions. Do not start concrete unit paving work until unsatisfactory conditions are corrected.

3.02 PREPARATION

A.Do not use paving units with chips, cracks, voids, discolorations or other visible defects.

B. Cut paving units with block splitter or motor-driven saw equipment designed to cut masonry with clean, sharp unchipped edges. Cut units as required to provide pattern shown and to fit adjoining work neatly. Use full units without cutting wherever possible. Where cutting is required, use the largest size units possible. Avoid the use of small pieces (slivers) of pavers or large joint spaces.

C.Set concrete unit pavers in patterns indicated with level surface and uniform joints of widths indicated.

D. Tolerances: Do not exceed 1/16" unit to unit offset from flush nor 1/8" in 24" and 1/4" in 10 feet from level, or indicated slope.

1.05 PROJECT CONDITIONS

E.Review installation procedures and coordinate paving work with other work affected by the concrete unit paving work.

G.Cold weather: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen work or wet, saturated or muddy subgrade. Remove and replace paving damaged by frost or freezing.

3.03 INSTALLATION - BASE MATERIALS

A.Base course:

1. Obtain Landscape Architect's inspection and acceptance of subgrade surface before placing of base course materials.
2. Spread base course materials in layers which when compacted will not exceed 4" lifts, total compacted depth as scheduled.
3. Compact each lift of base course materials with suitable compaction equipment to 95% of maximum dry density in accordance with ASTM D698, Standard Proctor Method.
4. Screed, level and shape base course surface to required grade and cross-section with an allowable local tolerance of 1/4".

B. Bedding and leveling course:

1. Obtain Owner's Representatives inspection and acceptance of finished base course before placing bedding and leveling course materials.
2. Spread bedding and leveling course materials evenly over the immediate area to be paved, screed to a minimum level that will provide a minimum 1" thickness when the paving stones have been placed and vibrated.
3. Protect screeded and leveled bedding and leveling course from damage until covered with paver units. Bedding and leveling course shall be prepared as paving work progresses. Do not pre-compact bedding and leveling course.
4. Thinset application shall have mortar thickness of 3/8" minimum

3.04 INSTALLATION

A.Lay paver units in pattern indicated on the drawings, when not indicated, as directed by the Owner's Representative. Maintain desired pattern and provide uniform 1/16" to 1/8" joints between units.

B. The gaps at the edge of the paver surface shall be filled with standard edge stone or with stones cut to fit. Cutting shall be accomplished to leave a clean edge to the traffic surface using a double headed braker or a masonry saw. However, when cutting precision designed areas, a masonry saw is recommended. Whenever possible, no cuts should result with a paver less than 1/3 of original paver dimension. Contractor shall anticipate cut paver areas and cut multiple pavers as necessary to avoid pavers that do not meet 1/3 size rule.

C.Vibrate paver units to their final level with 3 or more passes of a vibrating plate compactor. Vibrator shall be capable of 3,000-5,000 pounds compaction force. Surface shall be clean and the joints open.

D. After vibration, clean masonry type sand containing at least 30% of 1/8" (3mm) particles shall be spread over the paving stone surface, allowed to dry, and vibrated into joints with additional vibrator passes and brushing so as to completely fill joints.

E.After final vibrating the surface shall be true to grade and shall not vary more than 1/4" when tested with a 10'-0" straightedge at any location on the surface.

F. The surface elevation of pavers shall be 1/8 to 1/4 inch above adjacent drainage inlets, concrete collars or channels.

3.05 PAVER AND JOINT STABILIZER/SEALER APPLICATION

A.The surface shall be made clean and free from oil, dust from cutting and any loose material prior to the application of the joint sand stabilizer. The surface and joint sand shall be dry for its full depth prior to commencing work.

B. Apply from a low pressure regulated back-pack sprayer at the rate of 150 sq ft. per gallon. Work the material into the untreated joints using 3/4" nap rollers ensuring that all joints are adequately flooded. Work to be in strict accordance with the manufacturer's recommendations.

C.Work shall be undertaken in the early morning or evening when the paver surface is cool. Work shall cease if inclement weather (rain or strong wind) will affect the stabilizing application and shall not resume until the joint sand has dried sufficiently to allow proper penetration of the sealant.

D. The treated area shall be protected from rain or moisture and shall not be trafficked for 24 hours after the completion of the stabilizer application

3.06 PROTECTION

A.Restrict traffic from concrete unit paving surfaces during setting of units and until completion of installation.

B. Protect concrete unit paving from damage until final acceptance.

C.Surplus material may be swept from the surface or left on surface during construction time to insure complete filling of joints during initial use. This sand also may provide surface protection from construction debris.

3.07 CLEANING

A.Remove and replace concrete paving units which are broken, chipped, stained or otherwise damaged. Provide new matching units, install as specified and to eliminate evidence to replacement.

B. Perform cleaning during installation of work and upon completion of the work. Remove from site all excess materials, debris and equipment. Repair damage resulting from concrete unit paving operations.

3.08 MAINTENANCE

A.Repairs:

1. Repair or replace any damaged work to the original specified condition prior to handover.
2. Where lateral displacement of the pavers has occurred adjacent to edge restraints the cut pavers shall be replaced with new pavers of the correct size to comply with the specified joint widths and the surface shall be re-established.

B. Maintenance: The installer shall return to the site at the Owners request over a period of one year from handover to rectify any problems in the work caused by its failure to adequately align the pavers, compact the bedding sand or fill the joints.

END OF SECTION 32 14 13

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Date: 2026.10.15 09:53:53 -04'00'

Revisions

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

HARDSCAPE SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CAD Checked: RRC
File Name: WTMK-PH1-L204.DWG
North

Sheet
L-205

STONEHILL PHASE 1

TOWN OF HOWEY-IN-THE-HILLS, FL

LANDSCAPE ARCHITECTURAL DRAWINGS

LANDSCAPE CONSTRUCTION DOCUMENT SET

ISSUED FOR PRICING - 04.24.26
REVISED - 08.20.26
REVISED - 10.19.26

VICINITY MAP



N.T.S.

INDEX OF DRAWINGS

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L-409	04.24.26	1	08.20.26	IRRIGATION DETAILS
L-410	04.24.26	1	08.20.26	IRRIGATION MASTER PLAN

REGISTERED LANDSCAPE ARCHITECT
MATTHEW J. ALLEN
LA 6667359
STATE OF FLORIDA

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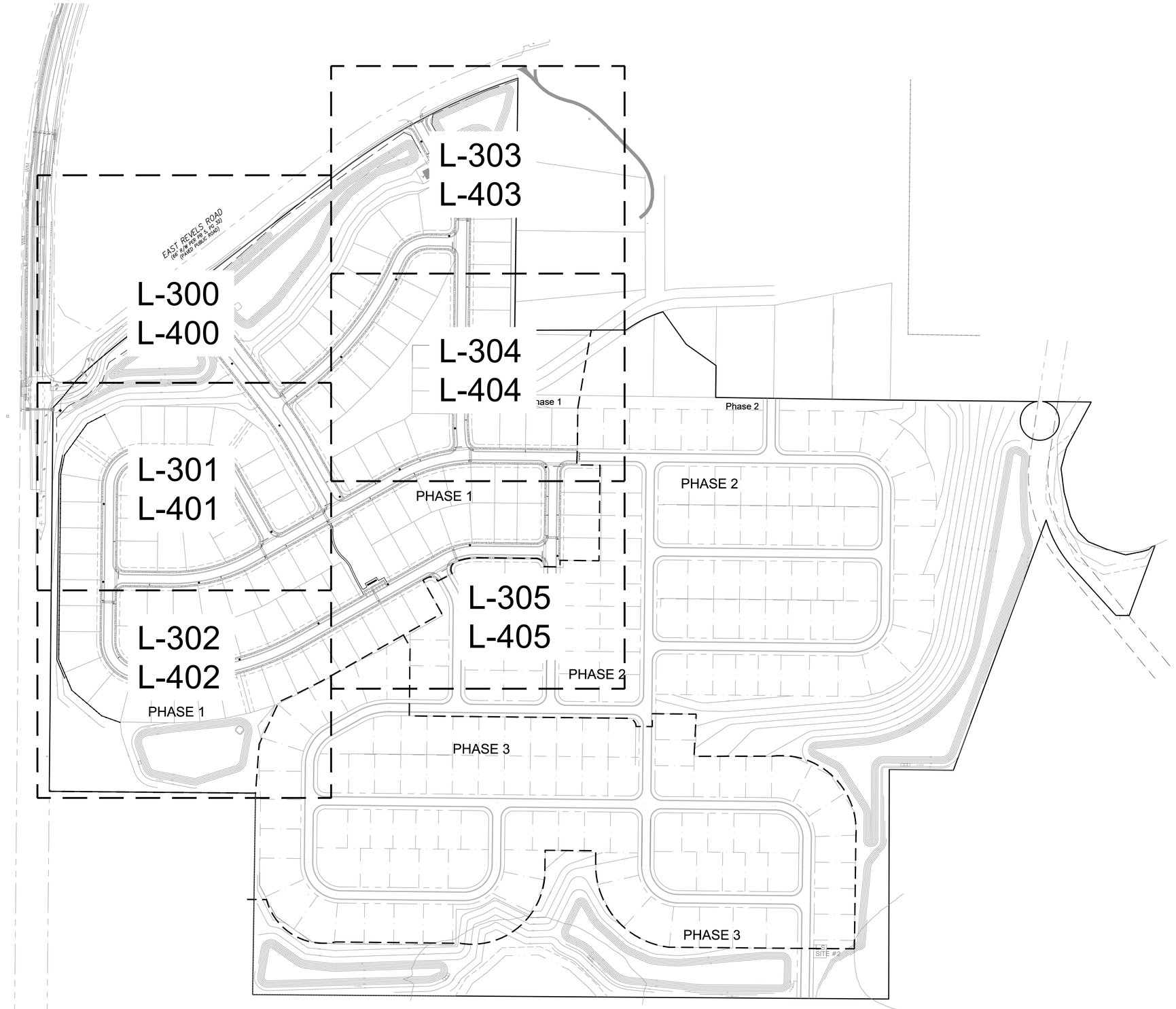

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Revisions

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STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

KEY PLAN

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Drawn: CPB Checked: MA
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North

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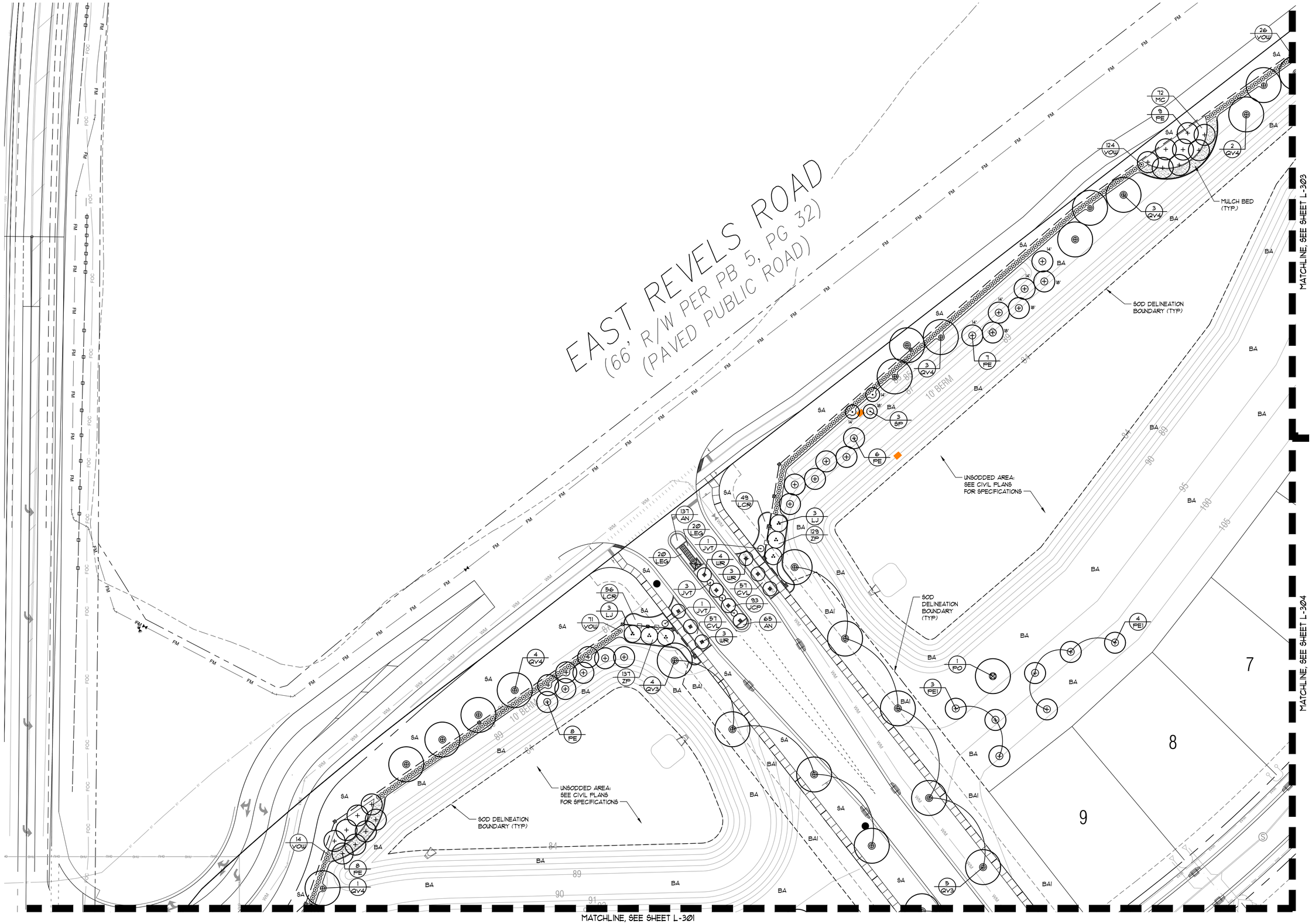
L-001



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1 08.2026 - VE REVISIONS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

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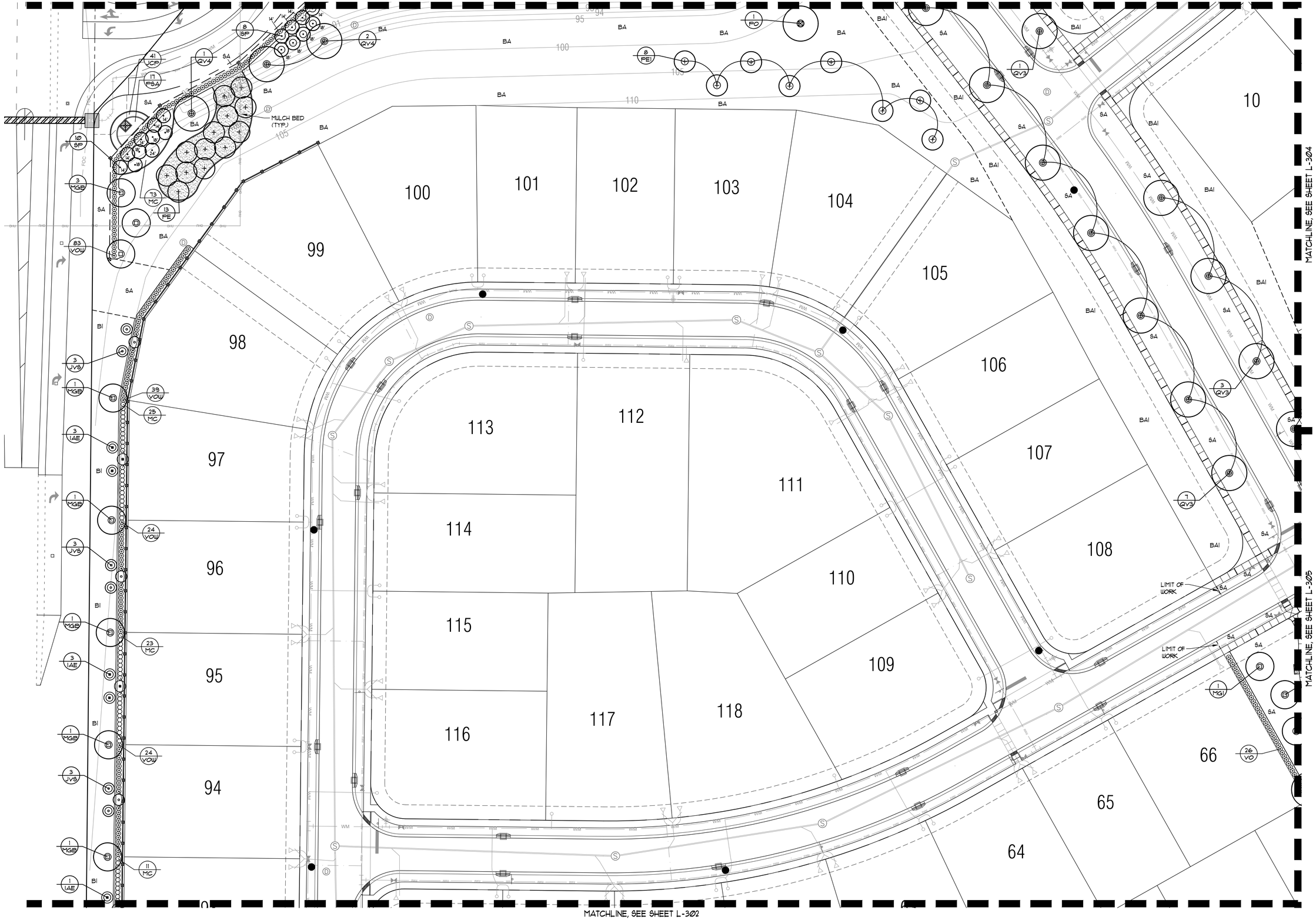
L-300



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STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

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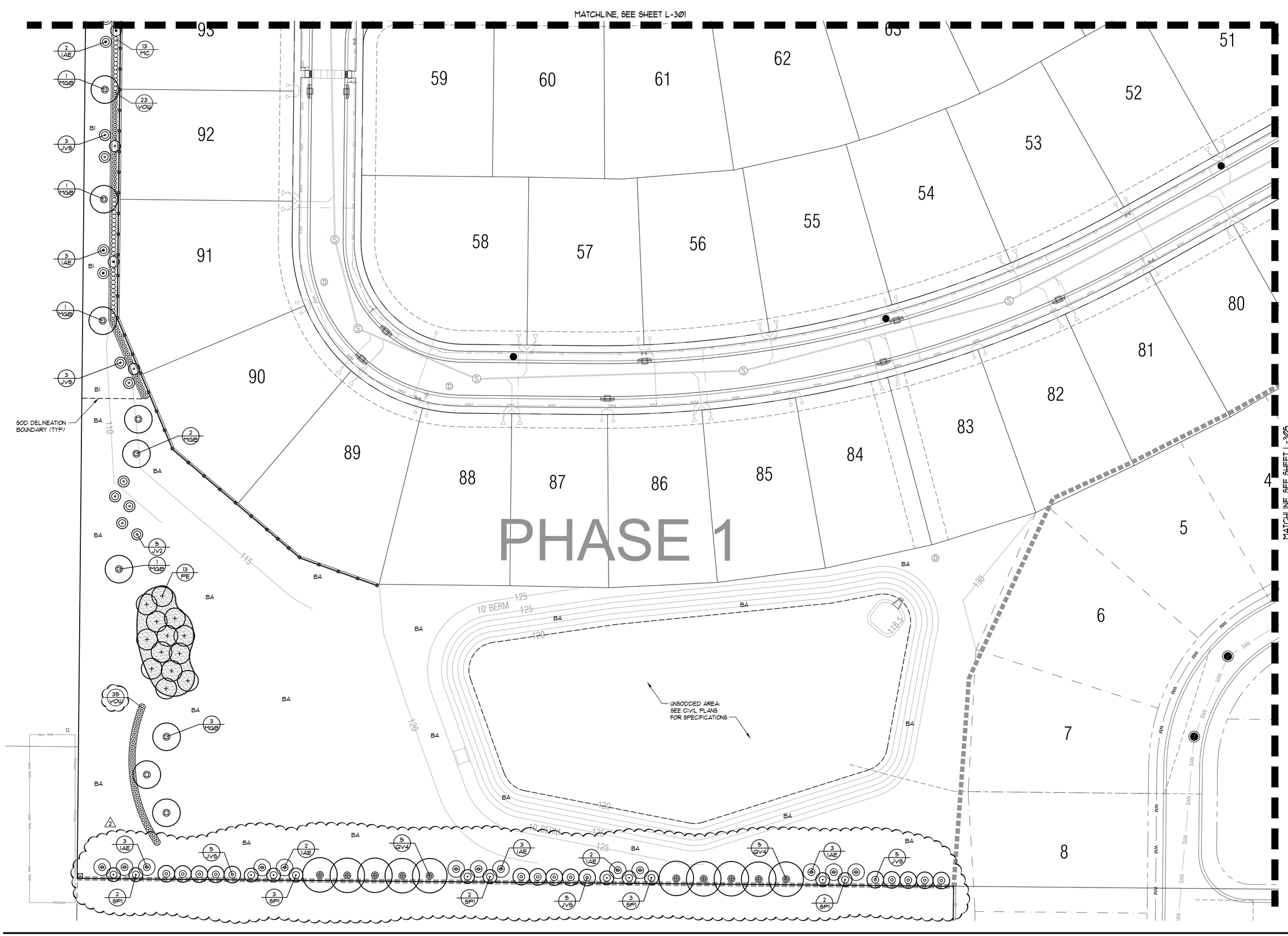

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1 Ø8.2026 - VE REVISIONS
2 Ø7.826 - BUFFER REVISIONS

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

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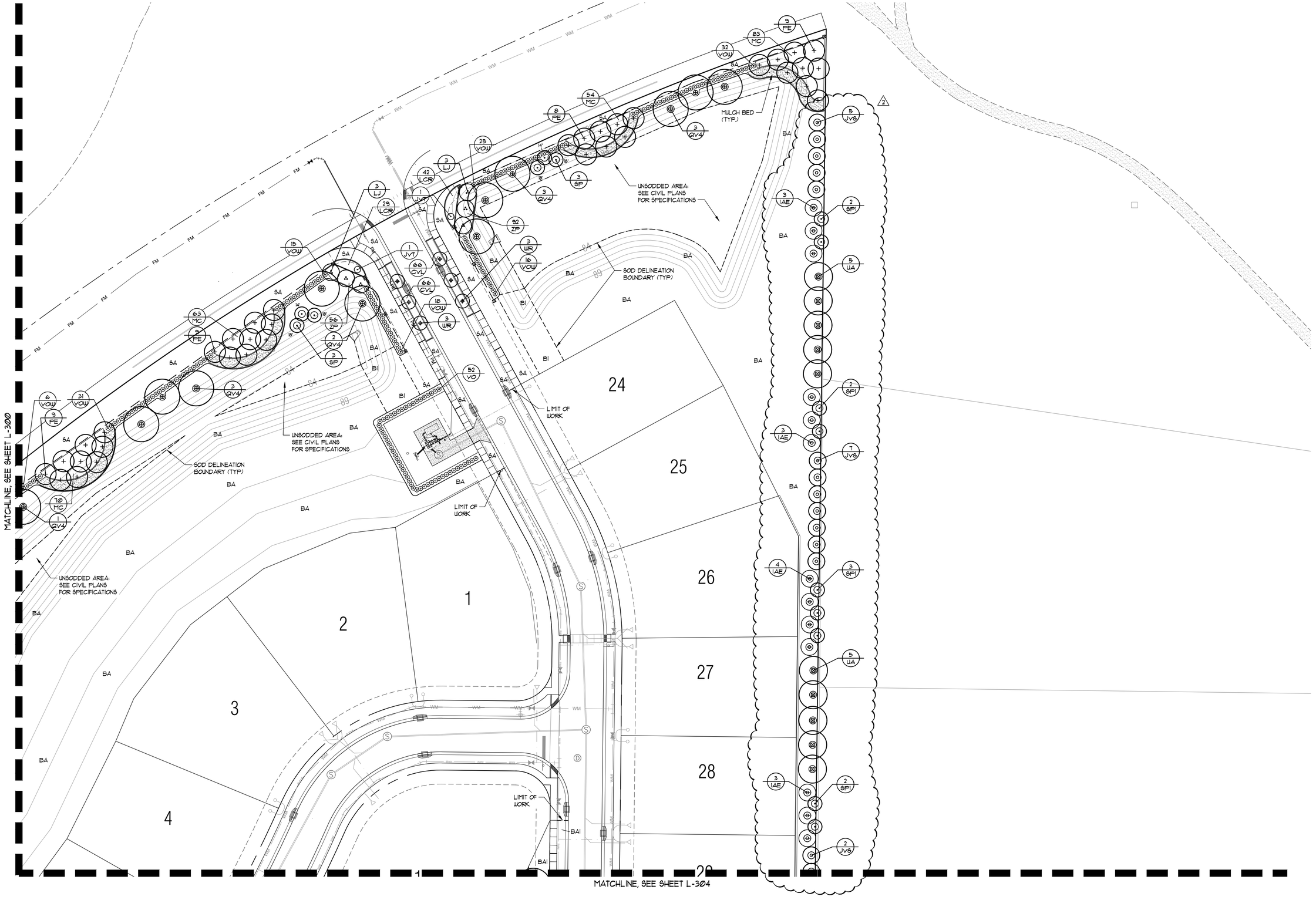

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1 Ø8Ø2Ø26 - VE REVISIONS
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Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

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MATCHLINE, SEE SHEET L-303

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LIMIT OF WORK

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1 08.2026 - VE REVISIONS
2 10.26 - BUFFER REVISIONS

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STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE PLAN

Date: 04/24/26
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L-304

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PHASE 1

PHASE 2

LIMIT OF WORK

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3	SP	
29	MC	
1	QV3	
1	MGI	
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3	SP	
60	VO	

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1 Ø8.3126 - VE REVISIONS

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LANDSCAPE PLAN

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GENERAL NOTES

1. ALL UNPAVED AREAS NOT DESIGNATED AS A LANDSCAPE SHRUB BED SHALL BE COVERED WITH SOD AS INDICATED ON PLANS.
2. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
3. NEWLY INSTALLED TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.
4. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE STANDARDS OF FLORIDA NO. 1 AS PROVIDED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY, DOES NOT MEET FLORIDA NO. 1 GRADE OR THAT DOES NOT MEET SPECIFIED SIZE.
6. ALL TREES WITH THE EXCEPTION OF PALMS SHALL BE EITHER CONTAINER GROWN OR FIELD GROWN. NO GROW BAGS WILL BE ACCEPTED.
7. ALL PLANT BEDS AND DESIGNATED "MULCH" AREAS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" PINE BARK "MINI-NUGGETS" MULCH.
8. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
9. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
10. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
11. THE CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO LANDSCAPE INSTALLATION.
13. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE AND SHALL PERFORM PERCOLATION TESTS PER THE GUIDELINES OUTLINED IN SECTION 3.03 OF THE LANDSCAPE SPECIFICATIONS.
14. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN 4 LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS IN ORDER TO ACHIEVE A BALANCED PH FOR THE PLANTING BACKFILL. (SEE SECTION 2.01B OF THE LANDSCAPE SPECIFICATIONS). IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
15. SUCCESSFUL BIDDER SHALL LOOK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW FOR ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY EITHER BY SAMPLES, PHOTOS OR NURSERY VISITS.
16. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
17. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM.
18. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
19. CONTRACTOR SHALL ANTICIPATE THAT THE FIRST 5 FEET AROUND THE BUILDING PERIMETER WILL BE COMPACTED. THESE AREAS SHALL BE TILLED AND IMPROVED IN ORDER TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.
20. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A QUANTITY COUNT AS A CHECK FOR DISCREPANCIES.
21. WHERE LIGHT POLES AND TREES OR STREET SIGNS AND TREES OCCUR IN PROXIMITY TO EACH OTHER, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED.
22. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE GRADE IRREGULARITIES WILL REQUIRE REGRADING AND RESODDING.
23. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING AND SPRAYING OF PESTICIDES AND FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER. IF PROJECT IS INSTALLED IN PHASES, OWNER WILL PROVIDE PHASING INFORMATION AT TIME OF BIDDING PROCESS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND AT THE CONTRACTOR'S OWN EXPENSE.
25. PRIOR TO THE REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS PER THE TREE PROTECTION DETAIL.
26. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NORMAL HIGH WATER ELEVATION OF THE RETENTION POND(S) WITH THE CIVIL ENGINEER PRIOR TO PLANTING ANY SPECIFIED TREES OR LITTORAL PLANTINGS IN THE IMMEDIATE POND VICINITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THE NORMAL HIGH WATER ELEVATION IS NOT AS SHOWN ON THE LANDSCAPE PLANS SO THAT PROPER REVISIONS CAN BE MADE.
27. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES AS SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LANDSCAPE ARCHITECT.

COMMON AREA PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
IAE	48	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	MIN. 12'-14' HT. X 5'-6' SPRD., 5' C.T., 3" CAL., FULL, SYMMETRICAL FORM
JVS	57	JUNIPERUS VIRGINIANA SILICICOLA	SOUTHERN RED CEDAR	MIN. 12'-14' HT. X 5'-6' SPRD., FULL TO GROUND, 3" CAL., FULL, SYMMETRICAL FORM
JV2	5	JUNIPERUS VIRGINIANA SILICICOLA	SOUTHERN RED CEDAR	MIN. 6'-8' HT. X 2'-3' SPRD., FULL TO GROUND, 1.5"-2" CAL., FULL, SYMMETRICAL FORM
JVT	7	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	MIN. 8' HT. X 2'-2.5' SPRD., FULL TO GROUND, 2" CAL., FULL, SYMMETRICAL FORM
LJ	12	LIGUSTRUM JAPONICUM	TREE FORM LIGUSTRUM	MIN. 9'-10' HT. X 9'-10' SPRD., 4" MIN. CUM. CAL., MULTI- STEM, FULL, SYMMETRICAL FORM
MG1	10	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKENS BROWN BEAUTY MAGNOLIA	MIN. 8'-9' HT. X 4'-4.5' SPRD., 2" CAL., FULL, SYMMETRICAL FORM
MGB	17	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKENS BROWN BEAUTY MAGNOLIA	MIN. 13'-15' HT. X 6'-7' SPRD., 4" CAL., FULL, SYMMETRICAL FORM
PE1	15	PINUS ELLIOTTII 'DENSA'	DENSA SLASH PINE	MIN. 7'-8' HT. X 3'-4' SPRD., 2" MIN. CAL., FULL WITH DENSE BRANCHING
PE	99	PINUS ELLIOTTII 'DENSA'	DENSA SLASH PINE	MIN. 14' HT. X 6'-7' SPRD., 4" MIN. CAL., FULL WITH DENSE BRANCHING
PO	2	PLATANUS OCCIDENTALIS	SYCAMORE	MIN. 9'-10' HT. X 3'-4' SPRD., 2" CAL., FULL, SYMMETRICAL FORM
QV3	22	QUERCUS VIRGINIANA	LIVE OAK	MIN. 12' HT. X 4'-5' SPRD., 3" MIN. CAL., 5' MIN. C.T., FULL, SYMMETRICAL FORM
QV4	43	QUERCUS VIRGINIANA	LIVE OAK	MIN. 16' HT. X 6'-7' SPRD., 4" MIN. CAL., 6' MIN. C.T., FULL, SYMMETRICAL FORM
QV10	1	QUERCUS VIRGINIANA	LIVE OAK	MIN. 26'-28' HT. X 16'-18' SPRD., 10" MIN. CAL., FULL, SYMMETRICAL FORM, RPG GROWER
UA	15	ULMUS ALATA	WINGED ELM	MIN. 16' HT. X 5'-6' SPRD., 4" MIN. CAL., 6' MIN. C.T., FULL, SYMMETRICAL FORM
PALMS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
SP1	30	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN, 6' C.T. HTS., BOOTED TRUNK, REGENERATED HEADS, STRAIGHT TRUNKS, FULLY HYDRATED AT TIME OF DELIVERY
SP	33	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN, C.T. HTS. AS NOTED ON PLAN, REMOVE BOOTS TO TOP THIRD OF TREE, REGENERATED HEADS, STRAIGHT TRUNKS, FULLY HYDRATED AT TIME OF DELIVERY
WR	16	WASHINGTONIA ROBUSTA	WASHINGTON PALM	FIELD GROWN. 16' C.T., REMOVE BOOTS TO TOP THIRD OF TREE, STRAIGHT TRUNKS, FULLY HYDRATED AT TIME OF DELIVERY
SHRUBS & GROUNDCOVERS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
AN	1024		SEASONAL ANNUALS	4" POTS, 9" O.C., SEASONAL SELECTIONS
CVL	246	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	MIN. 16" HT. X 14"-16" SPRD., 24" O.C., FULL AND FLOWERING
JCP	134	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	MIN. 12"-15" HT. X 15"-18" SPRD., 24" O.C., FULL
LEG	40	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS BORDER GRASS	MIN. 12" HT., FULL IN POT, 18" O.C.
LCR	176	LOROPETALUM CHINENSE RUBRUM 'PLUM'	PLUM FRINGE FLOWER	MIN. 14"-16" HT. X 14"-6" SPRD., 24" O.C., FULL
MC	536	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	MIN. 24"-30" HT. X 24"-30" SPRD., 3' O.C., FULL
PSA	17	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	MIN. 30"-36" HT. X 30"-36" SPRD., 3' O.C., FULL
VO	211	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 30" HT. X 30"-34" SPRD., 36" O.C., FULL
VOW	606	VIBURNUM OBOVATUM 'WITHLACOOCHEE'	WALTERS VIBURNUM	MIN. 30" HT. X 30"-34" SPRD., 36" O.C., FULL
ZP	414	ZAMIA PUMILA	COONTIE	MIN. 14"-16" HT. X 14"-16" SPRD., 24" O.C., FULL
GRASS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
BA	TBD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE, TO BE UNIRRIGATED
BAI	TBD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE, TO BE IRRIGATED
SA	TBD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE

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

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STATE OF FLORIDA — LANDSCAPE ARCHITECT — LA 6667339

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Revisions
1 08.31.26 - VE REVISIONS
2 10.15.26 - BUFFER REVISIONS

Project

STONEHILL
PHASE 1

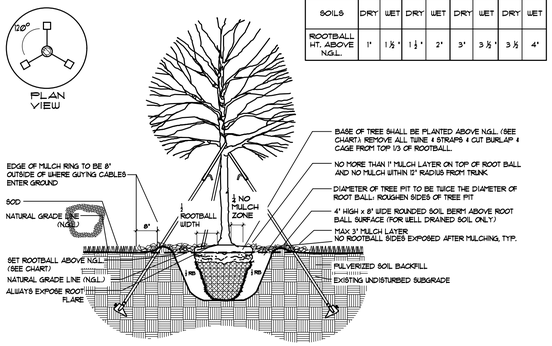
HOWEY-IN-THE-HILLS, FL

CODE LANDSCAPE
PLANT LIST & NOTES

Date: 04/24/26
Scale: NA
Drawn: CB Checked: RC
File Name: WTMKL306.DWG
North

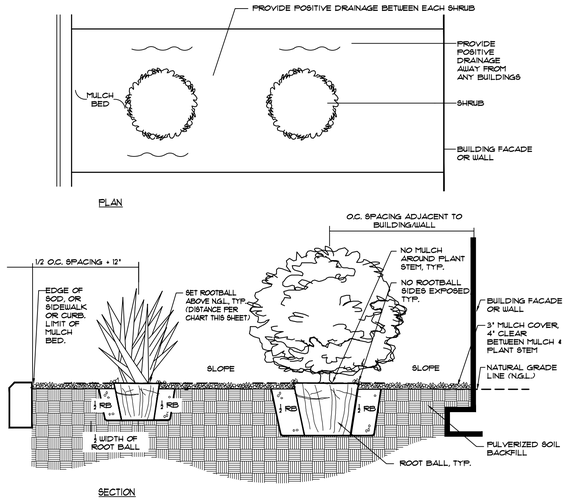
Sheet
L-306

TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1"	1½"	1½"	2"	3"	3½"	3½	4"



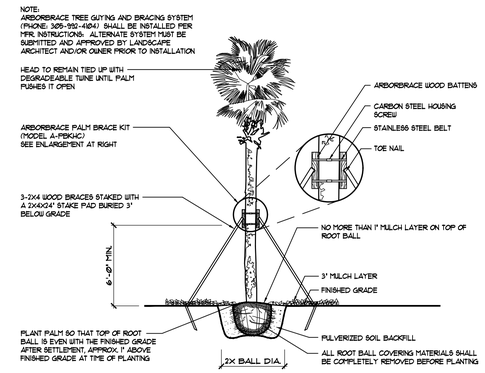
LARGE TREE PLANTING DETAIL BALL AND BURLAP

SCALE : N.T.S.



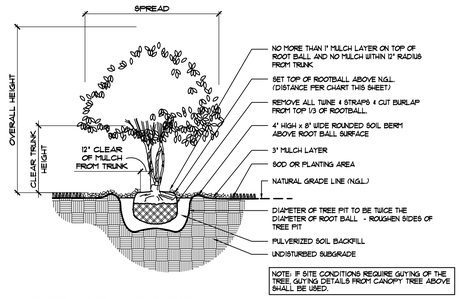
SHRUB PLANTING DETAIL

SCALE : N.T.S.



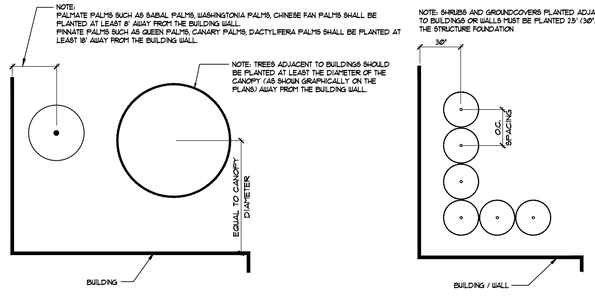
REGENERATED SABAL PALM PLANTING DETAIL

SCALE : N.T.S.



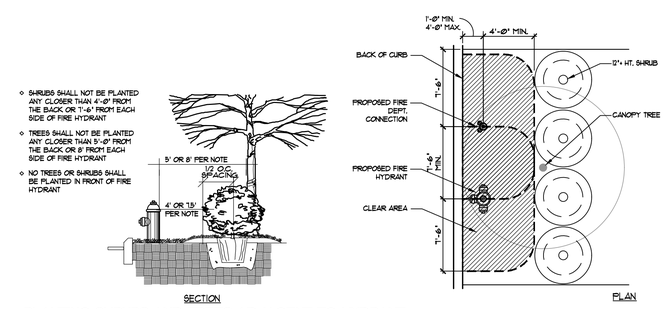
MULTI-TRUNK PLANTING DETAIL

SCALE : N.T.S.



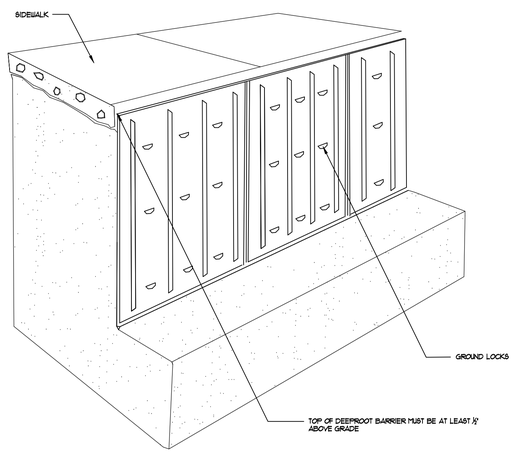
TREE AND SHRUB PLACEMENT ADJACENT TO BUILDINGS/WALLS

SCALE : N.T.S.



PLANTING SHRUBS AND TREES ADJACENT TO HYDRANT

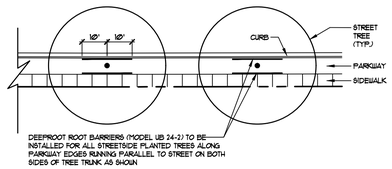
SCALE : N.T.S.



ISOMETRIC VIEW

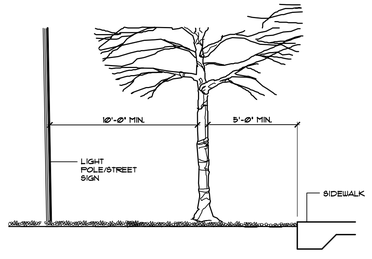
ROOT BARRIER DETAIL (PARKWAY APPLICATION)

SCALE : N.T.S.



PLAN VIEW

NOTE:
ROOT BARRIERS TO BE INSTALLED FOR ANY CANOPY TREE THAT LIES WITHIN 15 FEET OF A WALL OR SIDEWALK



TREE PLACEMENT DETAIL

SCALE : N.T.S.

FOSTER CONANT & ASSOCIATES
100 W. Lucerne Cir., Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal



Digitally signed by Matthew J Allen
Date: 2026.10.19 12:26:02 -04'00'

Revisions

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE DETAILS

Date: 04/24/26
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: WTMK-L307.DWG
North

Sheet
L-307

SECTION 32 92 00 - SODDING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. This Section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the Drawings and as specified herein.

1.02 GENERAL REQUIREMENTS

A. See Drawings for area to be sodded.

B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery.

C. Coordinate work with other related work in order to expedite installation of work.

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this Specification.
1. American Joint Committee on Horticultural Nomenclature AJCHN) Standard Plant Names, Second Edition (1942).
2. American National Standards Institute (ANSI)-Z60.1-2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
3. Grades and Standards for Nursery Plants, Parts I and II, State Plant Board of Florida.

PART 2 - MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well-drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), nut grass (Cyperus rotundus) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less than 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100-mesh sieve and 90% will pass a 20-mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8-8-8 formulation, of which 60% of the nitrogen is in the urea-formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16-mesh screen, uniform in composition, dry and free-flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam and Argentine Bahia as noted on the Drawings. Sod shall be fresh healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"-1 1/2" thick. Sod shall be free of nut grass (Cyperus rotundus), Johnson grass (Sorghum halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3 - EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.

B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger than 1"-1 1/2" in diameter.

C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 6.5 and 7.0. The lime shall be thoroughly incorporated into the top three to four inches of the soil. Lime and fertilizer may be applied in one operation.

D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.

E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer than 24 hours.

F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.

G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one-half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one-half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.

H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian rye grass shall be planted at the rate of four pounds per 1000 sq. ft. on all areas which are not protected by permanent grass.

I. Clean-Up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.

J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is healthy and growing on 100% of area to be sodded.

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division 1, General Requirements. Except where specifically testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
1. Certificate of Conformance will be required for the following:
   a. Sod
   b. Fertilizer
   c. Topsoil
   d. Lime
2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue.

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.

B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence on the part of others.

C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.

D. The time limit may be extended by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32 92 00

SECTION 32 93 00 - LANDSCAPE

PART 1- GENERAL

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.

B. The Contractor shall locate all general reference points& take precautions to prevent their disturbances& perform the layout work& be responsible for all lines, elevations and measurements of work executed under the contract& exercise proper precaution to verify figures on drawings before laying out work& and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.

C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.

D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Parts I and II, State Plant Board of Florida& and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2004 as approved by the American Association of Nurserymen.

B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.

C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials that, in his opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2 - MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.

B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 6.5 to 7.0. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.

C. If additional soil is required, it shall be furnished by the Contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before& and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.

D. The Contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present Owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.

E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.

F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.

G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.

H. Planting soil backfill for tree wells, if applicable, shall be 2/3 approved topsoil and 1/3 coarse washed builder's sand.

2.02 FERTILIZER

A. Commercial fertilizer shall be LESCO 8-2-12 or as indicated by the project Horticulturalist. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less than 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE-EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, Telephone 888.283.6847, www.bayes.ca or Pendulum Aqua Cap as manufactured by BASF - The Chemical Company, Florida USA, www.vmanswers.com or contact product representative at ChrisKay@basf.com, Telephone 813.758.2344, or an approved equal.

2.05 WATER

A. Water will be available for use on site during the landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkalies, or any substance that might be harmful to plant growth.

2.06 BORICIDE

A. Boricide shall be Onyx manufactured by FMC Corporation, Memphis, TN USA, www.pestsolutions.fmc.com Telephone 800.321.1362, or 901.565.0301, or an approved equal.

2.07 MULCH

A. All mulch shall be pine bark mini nuggets, 100 percent organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings, shall be used.

2.08 GUYING AND STAKING MATERIAL

A. Stakes for supporting trees shall be ArborBrace Tree Guying System.

2.09 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel 3/4 inch to 2 inches in size.

2.10 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N, as manufactured by Mirafi, 3500 Parkway Lane, Suite 500, Norcross, GA 30092 (phone 8002340484) or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be taken to prevent tearing or excessive crushing during the installation process.

2.11 QUALITY OF PLANT MATERIAL

A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's Representative at his/her request.

B. In determining the quality of plant material, the following elements will be valued:
1. Root condition
2. Plant size (above ground)
3. Insect and disease free condition
4. General appearance (color, shape, pruning)
   A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.

C. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these Specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.12 SIZE AND MEASUREMENTS

A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Trunk caliper (trunk diameter) to be measured six (6) inches from the ground on trees up to and including four inches in caliper, and twelve (12) inches above the ground for tree calipers greater than four inches.

B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved by the Owner& however, the use of such plants shall not increase the contract price.

2.13 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.14 BALLED & BURLAPPED & WIRE BALLED & BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.

   When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.

B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1-2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.

   No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the root ball. Synthetic burlap is to be totally removed from the root ball.

2.15 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater than nursery grown plants.

2.16 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.17 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be the responsibility of the Contractor.

2.18 PALMS (If Required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Department of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.

B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight trunks with full heads. Sabal palm root balls shall be dug with a minimum of 3' diameter ball 3' deep. The head shall be tied and supported during transport with a 2x4 tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Canary Island Date palm heads shall be tied using a 4x4 wood pole.

C. Phoenix dactylifera 'Medjool' shall require a Certification of Variety certifying the genus, species and sub-variety of the material, signed by the material supplier and notarized.

D. All palms to be inspected by the Landscape Contractor prior to installation.

1. Eliminating factors for all Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement or Florida No. 2 leaf count in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than ½" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Palms improperly staked causing vascular tissue injury.
g. Extreme succulence.
h. Naturally occurring vertical fissures exceeding one-inch in depth.

2. Eliminating factors for Regenerated Sabal Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement or Florida No. 2 leaf count in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than 3/4" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Rootball vertical surface has less than 50% covered by visible roots, excluding top six inches.
g. Palms improperly staked causing vascular tissue injury.
h. Extreme succulence.
i. Naturally occurring vertical fissures exceeding one-inch in depth.

3. Eliminating factors for Cropped Sabal Palms:
a. Evidence of palm weevils or symptoms of lethal diseases such as Fusarium Wilt, Ganoderma butt rot, phytoplasma diseases, Thielaviopsis trunk rot, or Phytophthora bud rot.
b. Wood boring insect damage.
c. Failure to meet the minimum requirements for rootball measurement in Table I of Grades and Standards for Palms 2015.
d. Damage to the vascular tissue greater than 3/4" deep and more than 1" wide or 3" long.
e. Abrupt tapering within the top foot of the woody trunk reducing the diameter by more than 15%.
f. Palms improperly staked causing vascular tissue injury.
g. Extreme succulence.
E.h. Naturally occurring vertical fissures exceeding one-inch in depth.

2.19 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

2.20 SUBSTITUTIONS

A. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.

B. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

PART 3 - EXECUTION

3.01 DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL

A. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.

B. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.

C. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured

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Seal

Digitally signed by Matthew J Allen
Date: 2026.10.19 12:25:40 -04'00'

Revisions

Project

STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CPB Checked: RRC
File Name: LMK-PHI-L308.DWG
North

Sheet L-308

specifically for use in tree handling may be used.

D. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.

E. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti-desiccant. Anti-desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti-desiccant. The anti-desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.

F. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.

G. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.

H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plants shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.

I. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

3.02 NONPLANT MATERIALS

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.

B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.

C. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

3.03 PREPARATION BEFORE PLANTING

A. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.

B. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.

Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

C. All planting bed areas shall be treated with a pre-emergent herbicide before planting operations.

D. The Landscape Contractor shall be responsible for conducting percolation tests throughout the site where new plantings will be placed. The percolation test locations shall be of sufficient number to test dissimilar soils used on site, low areas, areas that may be isolated by sidewalks and buildings and areas that are observed during the construction process that hold water.

1. Percolation test shall consist of digging a 12" diameter hole with vertical sides to a depth of 12". Fill the hole with water and measure the rate of absorption based on inches per hour. An ideal percolation rate would be 1"-3" per hour.
2. If the percolation is less than 1" per hour the soils should be amended or replaced to allow proper drainage. If the percolation is greater than 4" per hour the soils should be amended with peat or other organic matter to retain moisture.

3.04 SITE PREPARATION

A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.

B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.

B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.

C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.

D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01-C. It is the Contractor's responsibility to dispose of the unsuitable soil to an approved location.

E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.

F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.

B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the root ball. Synthetic burlap shall be removed completely.

C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.

D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the root ball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.

E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.

F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.

G. Immediately after each tree pit is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

H. The Contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.

3.07 FERTILIZING

A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.

B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace Tree Guying System per manufacturer's instructions.

1. ATG-R for up to 4" caliper trees: (3) Polypropylene guylines 7/16"x12'=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam-lock tensioning clips; (3) arrowhead nylon anchors (4'x3-3/4").
2. ATG-J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12'=1000 lb test, olive drab, UV resistant; (3) 1-1/4" nickel plated, non-rusting, spring cam-lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5-1/2"x4-1/2").
3. Care shall be taken when driving anchors to avoid damaging the tree roots.

C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a min. 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.

B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEANUP

A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.

The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

3.13 GUARANTEED PROVING PERIOD

A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months for shrubs).

B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more than a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.

C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re-inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at his own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements will be inspected for acceptance at the end of the proving period by the Owner.

END OF SECTION 32 93 00

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Revisions

Project

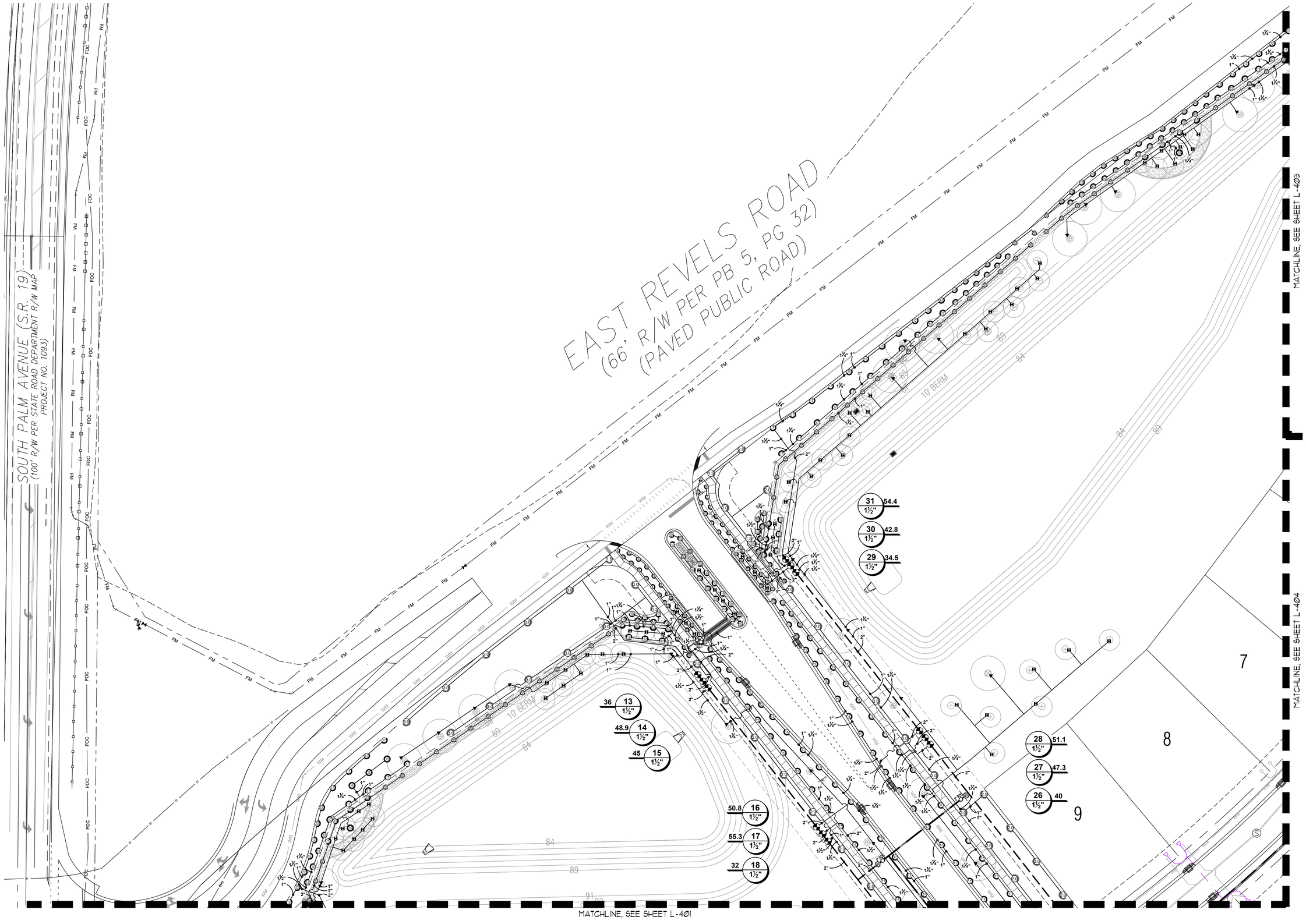
STONEHILL PHASE 1

HOWEY-IN-THE-HILLS, FL

LANDSCAPE SPECIFICATIONS

Date: 04/24/26
Scale: N/A
Drawn: CPB Checked: RRC
File Name: WTMK-PHI-L308.DWG
North

Sheet
L-309



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REGISTERED LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667359 STATE OF FLORIDA

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Date: 2026.10.19 12:24:55 -04'00'

Revisions

1	VE REVISIONS	8/20/2026

Project

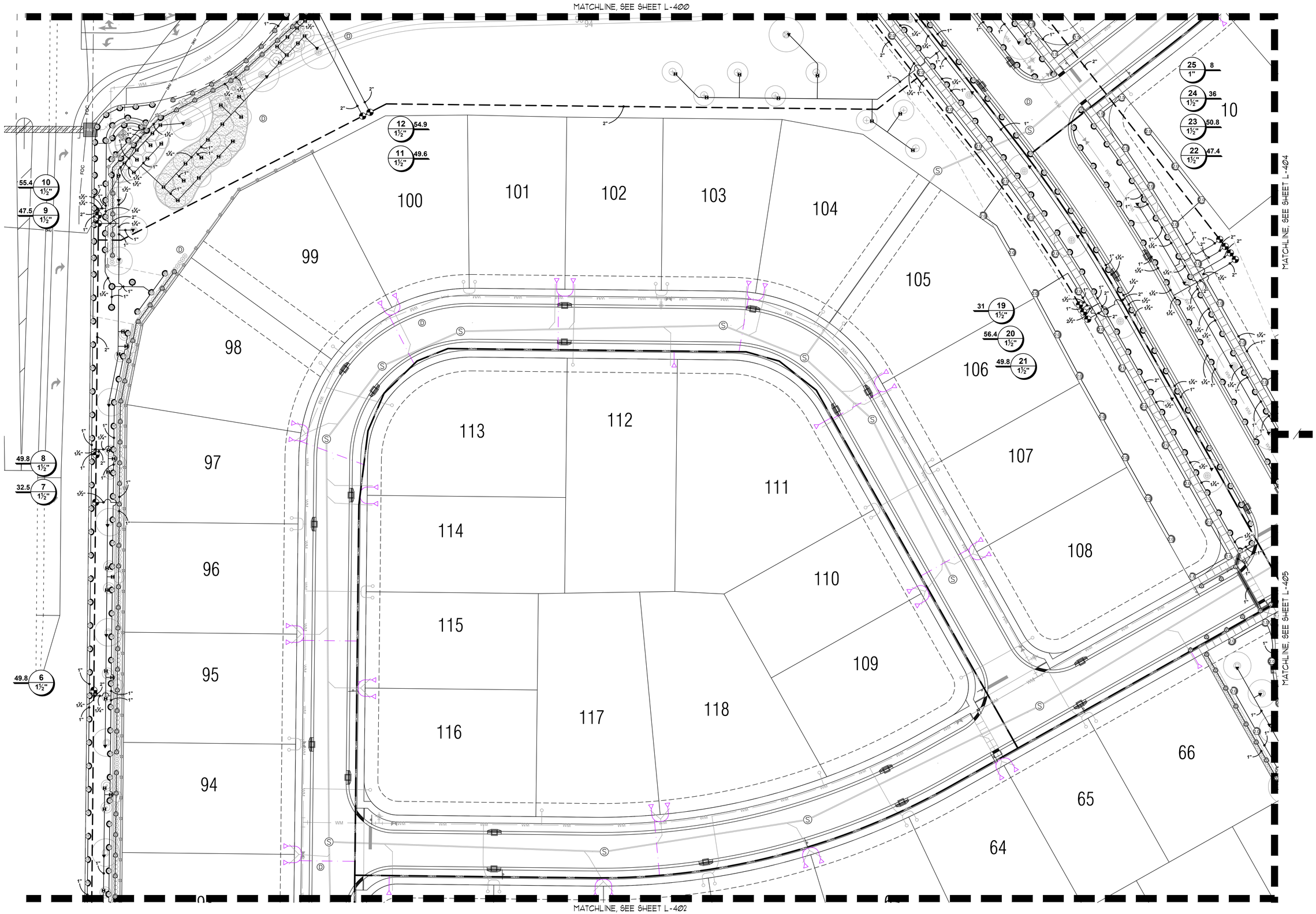
STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION PLAN

Date: 10/19/26
Scale: 1" = 30'
Drawn: MSB Checked: JAS
File Name: 2026-030-003
North

Sheet
L-400



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REGISTERED LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667339 STATE OF FLORIDA

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1	VE REVISIONS	8/20/2026

Project

STONEHILL
PHASE 1

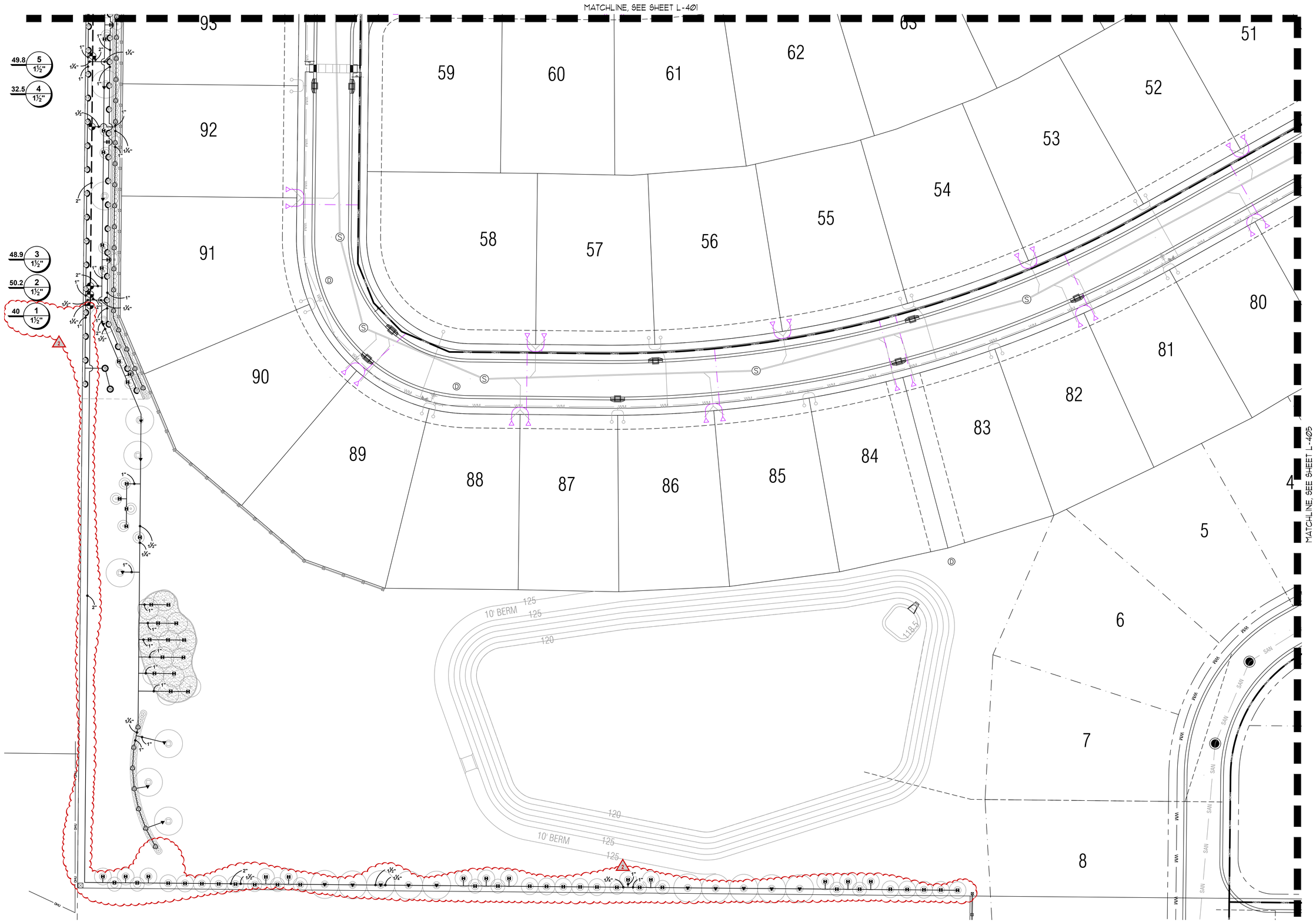
HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date: 10/19/26
Scale: 1" = 30'
Drawn: MSB Checked: JAS
File Name: 2026-030-003
North

Sheet

L-401



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MATTHEW J ALLEN LANDSCAPE ARCHITECT LA 6667359 STATE OF FLORIDA

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Revisions

1	VE REVISIONS	8/20/2026
2	BUFFER REVISIONS	10/19/2026

Project

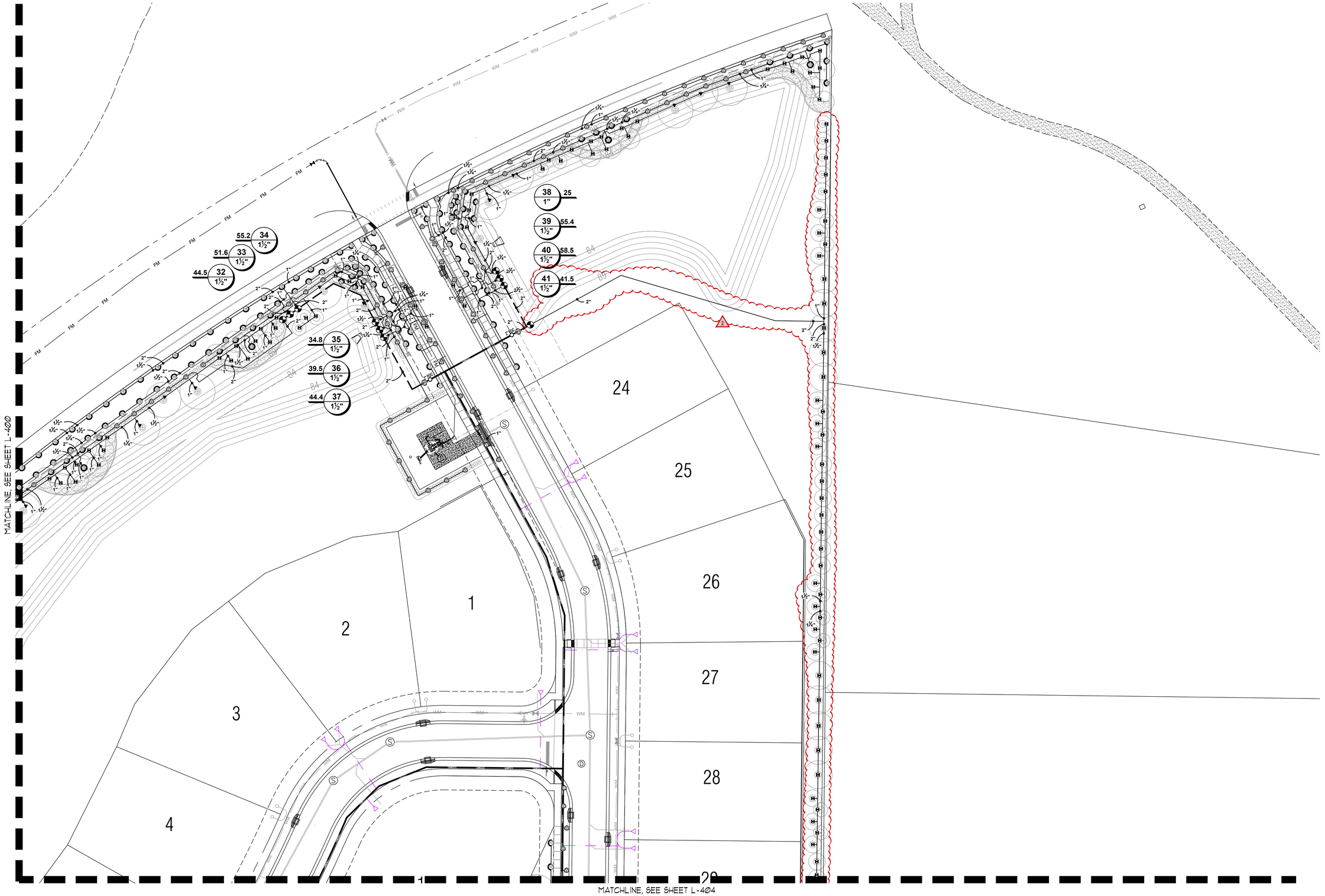
STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date: 10/19/26
Scale: 1" = 30'
Drawn: MSB Checked: JAS
File Name: 2026-030-003
North

Sheet
L-402



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Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date: 10/19/26
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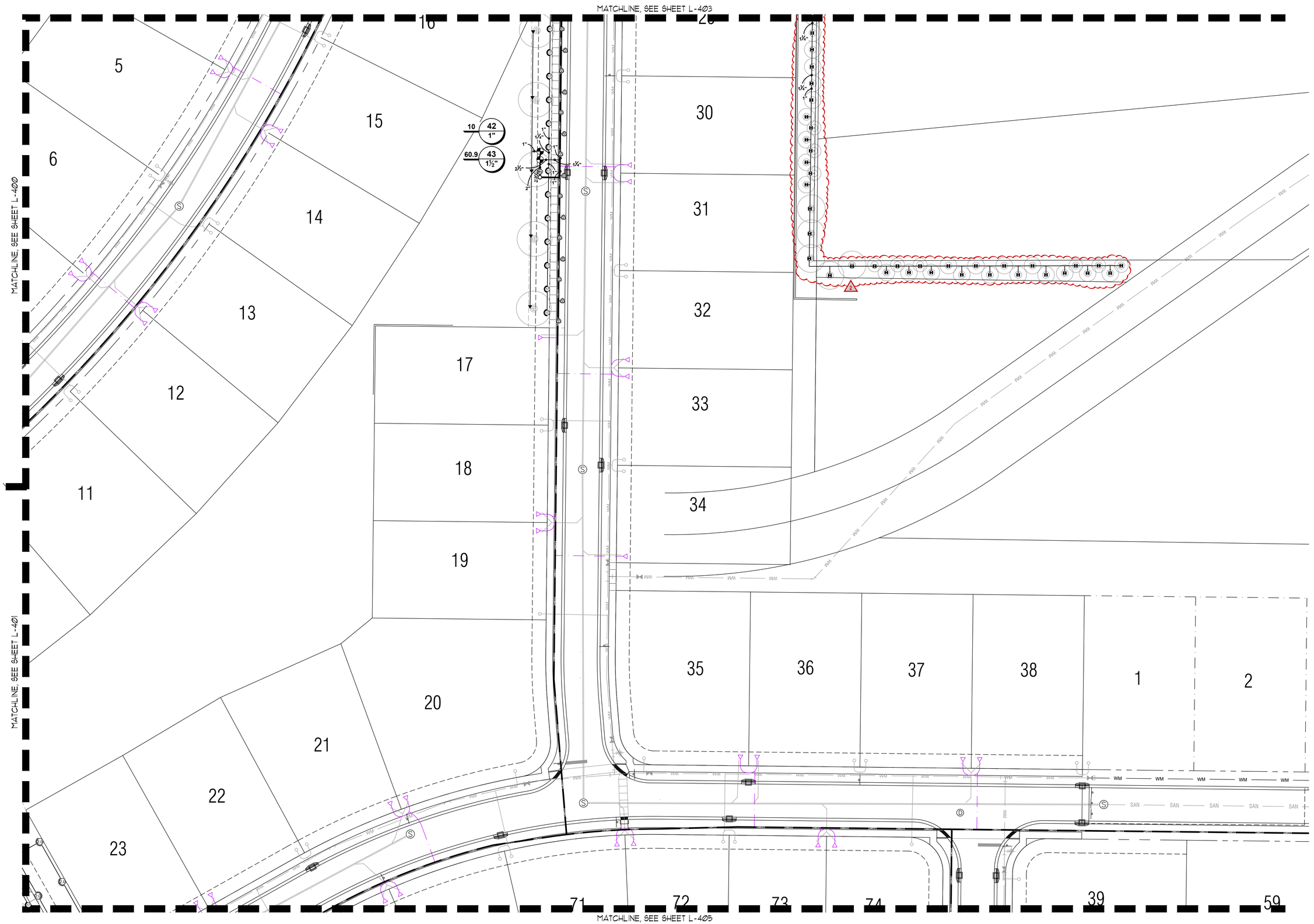
Sheet
L-403



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LANDSCAPE ARCHITECT MATTHEW J. ALLEN LA 6667359 STATE OF FLORIDA

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Revisions

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Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION
PLAN

Date: 10/19/26
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North

Sheet
L-404

MATCHLINE, SEE SHEET L-404

MATCHLINE SEE SHEET L-401

MATCHLINE SEE SHEET L-402

POINT OF CONNECTION: 1,200 GPM AT 90 PSI
PROPOSED PUMP STATION WITH TWO 60-HP SUBMERSIBLE PUMPS UTILIZING EXISTING WELL

PROPOSED TUCOR NLP-C-250-E-SS20 TWO-WIRE DECODER CONTROLLER WITH TUCOR TRB-NLP (R) TIPPING RAIN BUCKET, AND OPTCONNECT MYLO DURA CELLULAR ROUTER WITH DIRECT MOUNT ANTENNA (X)

WELL P C R X

44	19.8	
1"		
45	38	
1½"		
46	52.8	
1½"		
47	26	
1"		
48	32	
1½"		

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LA 6667339 REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA

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1 VE REVISIONS 8/20/2026
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Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION PLAN

Date: 10/19/26
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North

Sheet
L-405

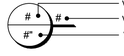
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
A	HUNTER PROS-06-PRS30-CV-F-R WITH LCS-515 6" POP-UP, PRESSURE REGULATED TO 30 PSI, CHECK VALVE, FLOGUARD, AND NON-POTABLE CAP.	8	LCS	30	0.65	5'x15'
A	HUNTER PROS-06-PRS30-CV-F-R WITH RCS-515	7	RCS	30	0.65	5'x15'
A	HUNTER PROS-06-PRS30-CV-F-R WITH SS-530	255	SST	30	1.3	5'x30'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08H	23	180	30	0.47	8'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08Q	4	90	30	0.24	8'
8	HUNTER PROS-06-PRS30-CV-F-R WITH 08T	3	120	30	0.32	8'
10	HUNTER PROS-06-PRS30-CV-F-R WITH 10H	56	180	30	0.88	10'
10	HUNTER PROS-06-PRS30-CV-F-R WITH 10Q	1	90	30	0.42	10'
12	HUNTER PROS-06-PRS30-CV-F-R WITH 12H	95	180	30	1.3	12'
12	HUNTER PROS-06-PRS30-CV-F-R WITH 12Q	6	90	30	0.67	12'
15	HUNTER PROS-06-PRS30-CV-F-R WITH 15F	8	360	30	3.75	15'
15	HUNTER PROS-06-PRS30-CV-F-R WITH 15H	50	180	30	1.86	15'
15	HUNTER PROS-06-PRS30-CV-F-R WITH 15Q	7	90	30	0.97	15'
15	HUNTER PROS-06-PRS30-CV-F-R WITH 15T	4	120	30	1.3	15'
17	HUNTER PROS-06-PRS30-CV-F-R WITH 17H	260	180	30	2.37	17'
17	HUNTER PROS-06-PRS30-CV-F-R WITH 17Q	3	90	30	1.15	17'
A	HUNTER PROS-12-PRS30-CV-F-R WITH LCS-515 12" POP-UP, PRESSURE REGULATED TO 30 PSI, CHECK VALVE, FLOGUARD, AND NON-POTABLE CAP.	2	LCS	30	0.65	5'x15'
A	HUNTER PROS-12-PRS30-CV-F-R WITH RCS-515	2	RCS	30	0.65	5'x15'
A	HUNTER PROS-12-PRS30-CV-F-R WITH SS-530	8	SST	30	1.3	5'x30'
8	HUNTER PROS-12-PRS30-CV-F-R WITH 08H	16	180	30	0.47	8'
8	HUNTER PROS-12-PRS30-CV-F-R WITH 08Q	6	90	30	0.24	8'
8	HUNTER PROS-12-PRS30-CV-F-R WITH 08T	2	120	30	0.32	8'
10	HUNTER PROS-12-PRS30-CV-F-R WITH 10H	20	180	30	0.88	10'
10	HUNTER PROS-12-PRS30-CV-F-R WITH 10Q	8	90	30	0.42	10'
10	HUNTER PROS-12-PRS30-CV-F-R WITH 10T	2	120	30	0.57	10'
12	HUNTER PROS-12-PRS30-CV-F-R WITH 12H	5	180	30	1.3	12'
12	HUNTER PROS-12-PRS30-CV-F-R WITH 12T	1	120	30	0.89	12'
15	HUNTER PROS-12-PRS30-CV-F-R WITH 15H	1	180	30	1.86	15'
15	HUNTER PROS-12-PRS30-CV-F-R WITH 15Q	2	90	30	0.97	15'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 08H SHRUB ADAPTER ON PVC RISER, 30 PSI REGULATOR, CHECK VALVE, AND NON-POTABLE IDENTIFICATION.	6	180	30	0.47	8'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 10H	11	180	30	0.88	10'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 10Q	4	90	30	0.42	10'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 12F	1	360	30	2.7	12'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 12H	16	180	30	1.3	12'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 12T	7	120	30	0.89	12'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 15F	5	360	30	3.75	15'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 15H	28	180	30	1.86	15'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 15Q	3	90	30	0.97	15'
A	HUNTER PROS-00-PRS30-CV-R ON RISER WITH 15T	1	120	30	1.3	15'
B	HUNTER PCB-50 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER ON FLEX RISER.	329	360	30	0.5	3'
▼	HUNTER PCB-10, TWO BUBBLERS PRESSURE COMPENSATING FULL-CIRCLE BUBBLER ON FLEX RISER. TWO BUBBLERS PER LOCATION.	96		30	2	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.5	HUNTER I-20-06-PRB-R 1.5 TURF ROTOR WITH 6" POP-UP, STANDARD ANGLE NOZZLE, 45 PSI PRESSURE REGULATOR, CHECK VALVE, AND NON-POTABLE COVER.	16	45	1.5	31'
2.0	HUNTER I-20-06-PRB-R 2.0	84	45	2	34'
3.0	HUNTER I-20-06-PRB-R 3.0	11	45	3	38'
4.0	HUNTER I-20-06-PRB-R 4.0	5	45	4	40'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SUPERIOR SPV-PRS WITH TUCOR NG-050 REMOTE CONTROL VALVE, GLASS-FILLED NYLON CONSTRUCTION, WITH TUCOR NG 050 SINGLE STATION DECODER, IN A STANDARD VALVE BOX WITH BOLT DOWN LID.	48
MV	SUPERIOR SPV MASTER VALVE 1-1/2" REMOTE CONTROL MASTER VALVE, GLASS-FILLED NYLON CONSTRUCTION, WITH TUCOR NG-050 SINGLE STATION DECODER, ULTRASONIC FLOW SENSOR WITH TUCOR SD-110 SENSOR DECODER, INSTALLED IN A JUMBO VALVE BOX WITH BOLT DOWN LID.	6
C	TUCOR NLP-C-250-E-SS20 250-STATION CONTROLLER WITH ETHERNET COMMUNICATION MODULE AND 20" STAINLESS STEEL CABINET, INSTALLED ON A CONCRETE BANJO POST.	1
X	OPTCONNECT MYLO DURA DUAL-CARRIER 4G LTE CELLULAR ROUTER WITH DIRECT MOUNT ANTENNA.	1
R	TUCOR TRB-NLP RAIN TIPPING BUCKET WITH A FINE RESOLUTION OF 0.04", INSTALLED ON A 6' POST WITH TUCOR SD-110 SENSOR DECODER.	1
P	PUMP SYSTEM DUAL 60-HP SUBMERSIBLE WELL PUMP WITH VARIABLE FREQUENCY DRIVE.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	27,003 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,669 LF
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18-INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	110.1 LF

VALVE CALLOUT



QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY AND DO NOT INCLUDE PIPE WASTE CALCULATIONS. CONTRACTOR TO VERIFY ALL QUANTITIES.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	40.00	47.8	1.50 in/h
2	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	50.16	35.0	1.50 in/h
3	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	48.90	41.9	1.50 in/h
4	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	32.50	36.6	1.50 in/h
5	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	49.77	34.8	1.50 in/h
6	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	49.77	34.7	1.50 in/h
7	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	32.50	36.4	1.50 in/h
8	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	49.77	34.9	1.50 in/h
9	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	47.50	39.4	1.50 in/h
10	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	55.37	35.6	1.50 in/h
11	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	49.55	38.8	1.50 in/h
12	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	54.91	38.1	1.50 in/h
13	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	36.00	52.7	0.50 in/h
14	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	SHRUB SPRAY	48.94	37.8	1.50 in/h
15	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	45.00	42.3	1.50 in/h
16	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	50.80	37.7	1.50 in/h
17	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	55.29	38.9	1.50 in/h
18	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	32.00	52.8	0.50 in/h
19	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	31.00	52.3	0.50 in/h
20	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	56.44	39.5	1.50 in/h
21	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	49.77	37.7	1.50 in/h
22	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	47.40	37.5	1.50 in/h
23	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	50.82	37.8	1.50 in/h
24	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	36.00	51.3	0.50 in/h
25	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	BUBBLER	8.00	32.5	1.50 in/h
26	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	40.00	52.9	0.50 in/h
27	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	47.28	36.8	1.50 in/h
28	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	51.13	37.9	1.50 in/h
29	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	34.50	39.0	1.50 in/h
30	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	SHRUB SPRAY	42.82	38.9	1.50 in/h
31	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	54.43	39.6	1.50 in/h
32	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	44.48	39.4	1.50 in/h
33	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	51.60	40.6	1.50 in/h
34	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	55.19	41.5	1.50 in/h
35	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	34.76	35.6	1.50 in/h
36	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	39.50	39.3	1.50 in/h
37	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	44.39	37.3	1.50 in/h
38	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	BUBBLER	25.00	40.0	1.50 in/h
39	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	55.40	39.5	1.50 in/h
40	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	58.52	40.2	1.50 in/h
41	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	BUBBLER	41.50	50.7	1.50 in/h
42	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	BUBBLER	10.00	32.2	1.50 in/h
43	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	60.90	36.6	1.50 in/h
44	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	TURF SPRAY	19.75	34.9	1.50 in/h
45	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	38.00	53.0	0.50 in/h
46	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF SPRAY	52.81	39.3	1.50 in/h
47	SUPERIOR SPV-PRS WITH TUCOR NG-050	1"	BUBBLER	26.00	37.7	1.50 in/h
48	SUPERIOR SPV-PRS WITH TUCOR NG-050	1-1/2"	TURF ROTOR	32.00	52.6	0.50 in/h

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Seal

LA 6667308 REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.19 12:20:52 -04'00'

Revisions

1 VE REVISIONS 8/20/2026
2 BUFFER REVISIONS 10/19/2026

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION SCHEDULES

Date: 10/19/26
Scale: N/A
Drawn: MSB Checked: JAS
File Name: 2026-030-003
North

Sheet
L-406

IRRIGATION SPECIFICATIONS

1. GENERAL

1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.

1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.

1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.

1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.

2. SCOPE OF WORK

2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.

2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THIS PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.

2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER' AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

3. SUBMITTALS

3.1. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL PRIOR TO INSTALLATION, MANUFACTURER'S PRODUCT DESCRIPTION SHEETS/SPECIFICATIONS FOR ALL MAJOR COMPONENTS OF THE IRRIGATION SYSTEM. MODEL NUMBERS SHALL BE HIGHLIGHTED OR CIRCLED.

3.2. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

3.3. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

4. POST CONSTRUCTION DOCUMENTATION

4.1. DOCUMENTATION:

4.1.1. PROVIDE THE MANUFACTURERS' RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.

4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDED AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.

4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE

4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS. THE FOLLOWING SPECIFIC ITEMS MUST BE INCLUDED:

4.2.1. LOCATION AND SIZE OF MAINLINE PIPING, LATERAL PIPING, AND PIPE SLEEVING.

4.2.2. ISOLATION VALVES

4.2.3. REMOTE CONTROL VALVE LOCATIONS, SIZES, NUMBER, AND AREA OF COVERAGE SHOWN USING DIFFERENT COLORS.

4.2.4. SPLICE BOXES AND LOW VOLTAGE WIRING PATH.

4.2.5. CONTROLLER AND RAIN SHUTOFF DEVICES.

4.2.6. POINT OF CONNECTION INCLUDING THE TYPE OF WATER SOURCE, SIZE, FLOW RATE, AND OPERATING PRESSURE.

4.2.7. DATE AND SCALE.

4.2.8. CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER.

4.2.9. THE AS-BUILT DRAWINGS SHALL BE SIGNED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER.

4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.

5. FINAL ACCEPTANCE

5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.

5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.

5.1.2. PROGRAM CONTROLLER SCHEDULES AND DEMONSTRATE COMPLETE AND SUCCESSFUL OPERATION OF SYSTEM.

5.1.3. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.

5.1.4. TURNOVER OF ALL REQUIRED PARTS, TOOLS, AND MANUALS AS OUTLINED IN THE PROJECT SPECIFICATIONS.

6. GUARANTEE

6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.

6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES. MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.

6.3. REPAIR DAMAGES PROMPTLY WHICH ARE CAUSED BY SYSTEM MALFUNCTION.

7. POINT OF CONNECTION (P.O.C.)

7.1. THE POINT OF CONNECTION IS PROPOSED WELL PUMP WITH DUAL 60-HP CENTRIFUGAL PUMPS AND A 5-HP JOCKEY. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 1,200 GPM AT 90 PSI

7.2. COMMON AREA 2" POC STUBS SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 60 GPM AT 60 PSI.

7.3. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.

7.4. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.

8. PIPING

8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, GASKETED, WITH LEEMCO DUCTILE IRON SELF-RESTRAINED FITTINGS.

8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD WITH PVC SCHEDULE 40 FITTINGS.

8.3. THREADED PIPE: PVC SCHEDULE 80.

8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.

8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, PAVERS, AND SIDEWALKS, THE PIPES MUST BE SLEEVED USING PVC SCHEDULE 40 WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2". PIPE SLEEVING SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF SUCH HARDSCAPES. CONTRACTOR SHALL NOT "PUSH" PIPE UNDER HARDSCAPES AS A METHOD OF INSTALLATION.

8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

8.7. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.

8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.

8.9. MAINLINE

8.9.1. DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 24" MINIMUM.

8.9.2. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 36" MINIMUM AT VEHICULAR CROSSINGS.

8.10. LATERAL LINE

8.10.1. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 18" MINIMUM FOR 1"-3" PIPE.

8.10.2. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 24" FOR 4"-6" PIPE.

8.10.3. DEPTHS MEASURED TO TOP OF PIPE SHALL BE 30" MINIMUM AT VEHICULAR CROSSINGS.

9. LAYOUT

9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

9.2. STAKE ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE. REFER TO THE EDGE OF PAVEMENT DETAIL ON THE IRRIGATION DETAIL SHEET.

9.3. POP-UP SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.

9.4. FIXED SHRUB HEADS SHALL BE INSTALLED ON 3/4" PVC SCHEDULE 40 RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 12" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4" BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH RUST-OLEUM SPECIALTY "BLACK CAMOUFLAGE" SPRAY PAINT OR EQUAL.

9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER; ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.

10. ELECTRICAL POWER SUPPLY

10.1. ELECTRICAL SUPPLY FOR THE CONTROLLER SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR THE INSTALLATION OF AND CONNECTION TO AVAILABLE SITE POWER SUPPLY FOR REQUIRED ELECTRICAL COMPONENTS AS SET FORTH IN THE 100% IRRIGATION PLANS.

10.2. ALL ELECTRICAL INSTALLATION TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY AND ALL OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. A LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL HOOK-UPS. POWER FOR THE CONTROLLER SHALL BE 120 VOLT, 20 AMP.

11. DECODER CABLE

11.1. EACH TWO-WIRE PATH SHALL CONSIST OF APPROVED DECODER CABLE. THE WIRE PATHS SHALL BE TWISTED PAIR, SOLID-CORE, COLOR-CODED RED/BLUE PAIRS, ENCLOSED IN A PE SLEEVE AVAILABLE IN 6 DIFFERENT COLORS FOR IN-GROUND IDENTIFICATION.

11.2. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT TURNS IN DIRECTION UTILIZE JUNCTION BOXES, MAKE A 2' COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE.

11.2. THE TWO-WIRE PATHS MAY BE SPLICED, OR "TEED", PERMITTING EXTENSIONS OF THE PATH IN MULTIPLE DIRECTIONS. IN GENERAL, THE DISTANCE FROM THE CONTROLLER TO THE END OF ANY ONE END OF A "TEE" OR WIRE RUN SHALL NOT EXCEED THE MAXIMUM FOR THE GAUGE OF WIRE, EVEN IF THE TOTAL OF ALL WIRE EXCEEDS THAT NUMBER. ALL CONNECTIONS AND WIRE SPLICES MUST BE MADE IN A VALVE BOX WITH 3M DBR-6 OR EQUAL DIRECT-BURIAL WATERPROOF CONNECTORS.

11.3. NUMBER ALL WIRES ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.

11.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:
REGENCY PARALLEL COMMUNICATION CABLE (R7072D) 12 AWG PAIR

12. CONTROLLER AND DECODER GROUNDING

12.1. CONTROLLER EARTH GROUNDING SHALL UTILIZE 4" X 8' X 5/8" COPPER GROUNDING PLATES, 5/8" X 10' COPPER CLAD GROUNDING RODS, 'ONE STRIKE' CAD WELLS AT ALL CONNECTION POINTS, 6 AWG BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE CONTROLLER GROUNDING DETAIL. CONTRACTOR TO VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION ON A LICENSED ELECTRICAL CONTRACTORS LETTER HEAD SHOWING THE DATE OF THE TEST, CONTROLLER LOCATION, AND TEST RESULTS.

12.2. CONTROLLER SHALL UTILIZE LIGHTNING ARRESTOR, PAIGE MODEL 250090LED, TO BE INSTALLED INLINE WITH POWER SOURCE.

12.3. GROUNDING FOR THE DECODERS AND TWO-WIRE PATH SHALL BE PROVIDED FOR EVERY 400 LINEAR FEET. GROUNDING SHALL SHALL UTILIZE 4" X 8' X 5/8" COPPER GROUNDING PLATES AS DESCRIBED IN 12.1, ABOVE TO ACHIEVE AN IMPEDANCE OF 10 OHMS OR LESS.

12.3.1. GROUND CONNECTIONS FROM DECODER GROUND LEAD TO GROUNDING HARDWARE SHALL BE MADE BY JOINING THE 12AWG DECODER GROUND WIRE WITH A 10AWG SOLID COPPER LEAD.

12.3.2. GROUND CONNECTIONS FROM TWO-WIRE PATH FOR LOCATIONS WITHOUT A DECODER SHALL UTILIZE A SURGE GUARD ARRESTOR, PAIGE MODEL 270SSG.

13. VALVES

13.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C. OPERATES FIRST AND THE CLOSEST TO THE P.O.C. OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.

13.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.

13.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER USING RUST-OLEUM SPECIALTY "BLACK CAMOUFLAGE" SPRAY PAINT OR EQUAL ON THE LID OF EACH VALVE BOX.

14. EQUIPMENT

14.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 NIPPLES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.

14.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.

14.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.

15. TRENCHING

15.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.

15.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

16. INSTALLATION

16.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL, THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING, THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESN'T RECEDE FROM THE FITTING. IF THE PIPE ISN'T AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.

16.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.

17. BACKFILLING

17.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.

17.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2' ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.

18. TESTING & FLUSHING

18.1. LEAKAGE TESTING

18.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 125 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.

18.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.

18.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.

18.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.

18.2. FLUSHING:

18.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.

18.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.

18.3. OPERATIONAL TESTING:

18.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.

18.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

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Revisions

1	VE REVISIONS	8/20/2026

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION SPECIFICATIONS

Date: 10/19/26
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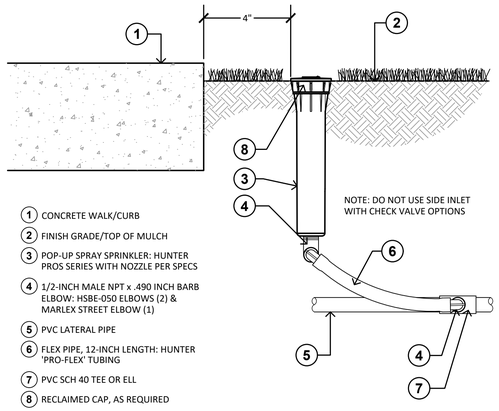
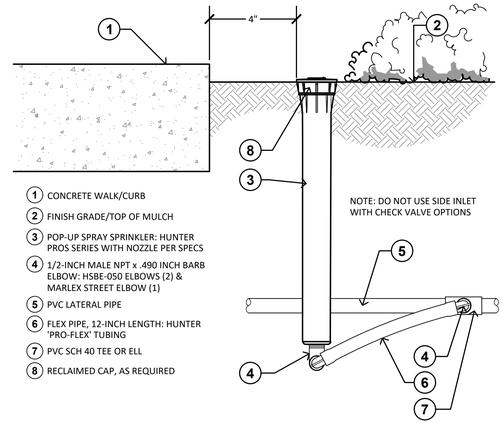


1. CONCRETE WALK/CURB
2. FINISH GRADE/TOP OF MULCH
3. POP-UP SPRAY SPRINKLER: HUNTER PROS SERIES WITH NOZZLE PER SPECS
4. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: HSBE-050 ELBOWS (2) & MARLEX STREET ELBOW (1)
5. PVC LATERAL PIPE
6. FLEX PIPE, 12-INCH LENGTH: HUNTER 'PRO-FLEX' TUBING
7. PVC SCH 40 TEE OR ELL
8. RECLAIMED CAP, AS REQUIRED

1 6" POP-UP SPRAY



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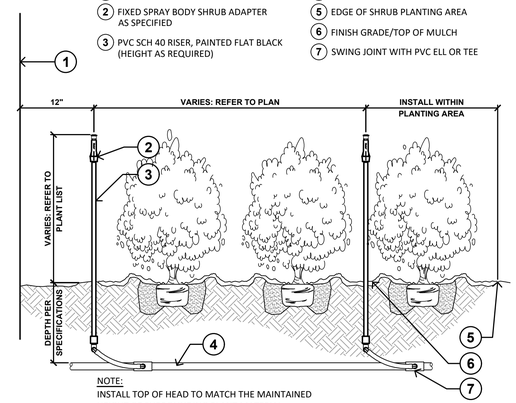
6. FLEX PIPE, 12-INCH LENGTH: HUNTER 'PRO-FLEX' TUBING
7. PVC SCH 40 TEE OR ELL
8. RECLAIMED CAP, AS REQUIRED

2 12" POP-UP SPRAY

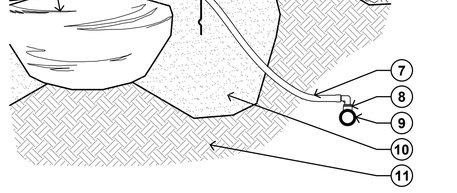


1. WALL OR STRUCTURE
2. FIXED SPRAY BODY SHRUB ADAPTER AS SPECIFIED
3. PVC SCH 40 RISER, PAINTED FLAT BLACK (HEIGHT AS REQUIRED)
4. PVC LATERAL PIPE
5. EDGE OF SHRUB PLANTING AREA
6. FINISH GRADE/TOP OF MULCH
7. SWING JOINT WITH PVC ELL OR TEE

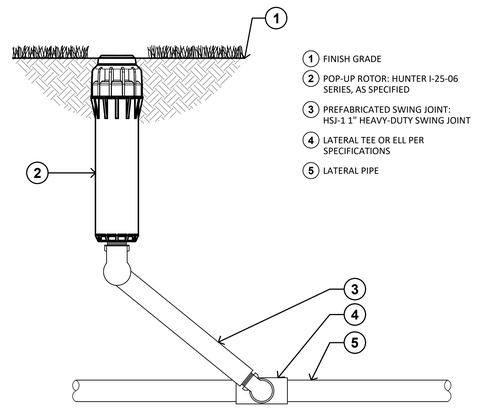
NOTE:
INSTALL TOP OF HEAD TO MATCH THE MAINTAINED HEIGHT OF SURROUNDING PLANT MATERIAL. SEE LANDSCAPE PLANS AND PLANT LIST.

3 FIXED SPRAY ON RISER

1. TREE OR PALM
2. ROOT BALL
3. BUBBLER AS SPECIFIED
4. GALVANIZED TIE DOWN STAKE
5. MULCH
6. WATER WELL PER PLANTING DETAILS
7. FLEX PIPE
8. PVC TEE OR ELL WITH MARLEX FITTING
9. PVC LATERAL PIPE (LENGTH AS REQUIRED)
10. PLANTING SOIL
11. NATIVE SOIL



4 TREE BUBBLER

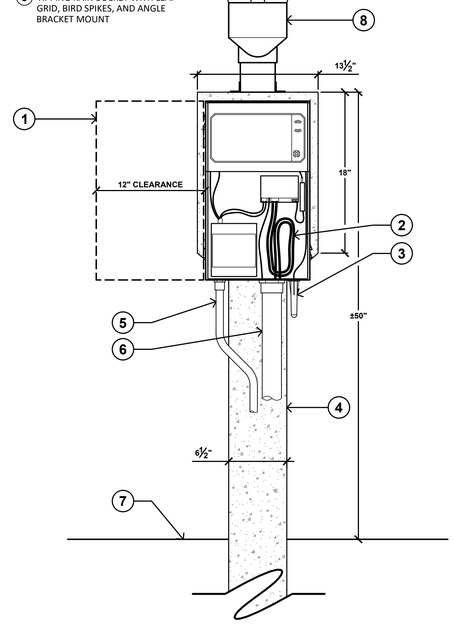


1. FINISH GRADE
2. POP-UP ROTOR: HUNTER I-25-06 SERIES, AS SPECIFIED
3. PREFABRICATED SWING JOINT: HSJ-1 1" HEAVY-DUTY SWING JOINT
4. LATERAL TEE OR ELL PER SPECIFICATIONS
5. LATERAL PIPE

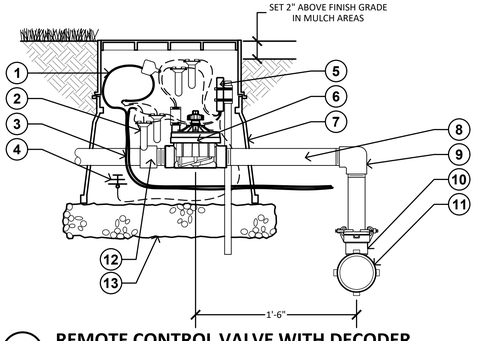
5 TURF ROTOR

1. WALL MOUNT IRRIGATION CONTROLLER: INSTALL CONTROLLER CABINET ON PRECAST CONCRETE BANJO POST UTILIZING WALL MOUNT BRACKET PER MANUFACTURER'S SPECIFICATIONS
2. LOOP TWO-WIRE CABLES AS REQUIRED
3. CELLULAR MODEM WITH EXTERNAL ANTENNA
4. PRECAST CONCRETE BANJO POST, 96" LENGTH
5. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
6. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES OR 2-WIRE CABLE PER SPECIFICATIONS
7. FINISH GRADE
8. TIPPING RAIN BUCKET WITH LEAF GRID, BIRD SPIKES, AND ANGLE BRACKET MOUNT

NOTES:
1. USE GRAY SCH 40 PVC CONDUIT FOR ABOVE GRADE AND BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
3. TIPPING RAIN BUCKET SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER BUILDING OVERHANGS.

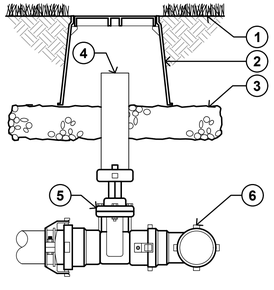


1. 30-INCH LINEAR LENGTH JACKETED 2-WIRE CABLE, NEATLY WRAPPED INSIDE VALVE BOX
2. 3M DB R/Y WATERPROOF CONNECTOR (1 OF 4)
3. TWO-WIRE CABLE PER SPECS
4. TO GROUNDING PLATE (10 OHMS RESISTANCE) ±8' FROM MAINLINE
5. SINGLE STATION DECODER: SECURE WITH ZIP TIES TO ¼" SLEEVE, ATTACH TO ½" PVC STAKE
6. REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
7. STANDARD VALVE BOX
8. PVC SCH 80 NIPPLE, EACH SIDE
9. PVC SCH 40 ELL WITH PVC SCH 80 NIPPLE RISER
10. LEEMCO DUCTILE IRON TEE
11. PVC MAINLINE PIPE
12. FEMALE THREADED ADAPTER
13. 4-INCH MINIMUM DEPTH ¾" WASHED GRAVEL



6 REMOTE CONTROL VALVE WITH DECODER

1. FINISH GRADE
2. VALVE BOX
3. 4-INCH MINIMUM DEPTH ¾" WASHED GRAVEL
4. ADS, SIZE AS REQUIRED
5. LEEMCO LMV-SB SERIES (OR EQUAL) SPIGOT x BELL SELF-RESTRAINED, RESILIENT WEDGE GATE VALVE
6. LEEMCO DUCTILE IRON TEE



7 ISOLATION VALVE AT TEE

8 CONTROLLER WITH RAIN BUCKET ON BANJO POST

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Revisions

1	VE REVISIONS	8/20/2026

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

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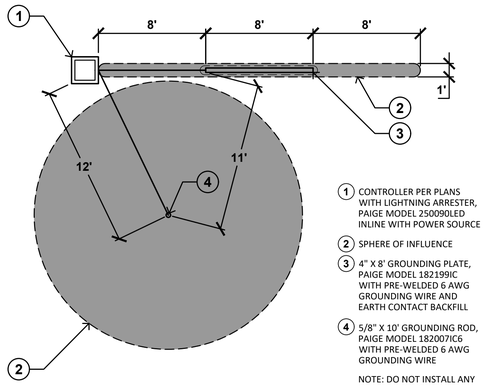
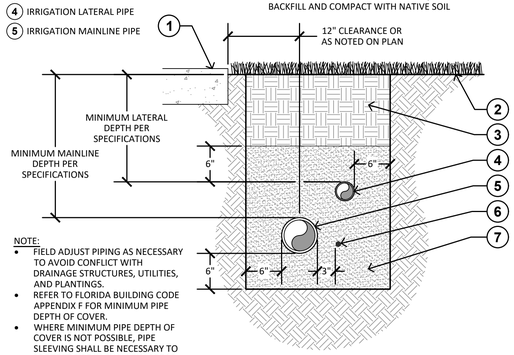


1. CONTROLLER PER PLANS WITH LIGHTNING ARRESTER, PAIGE MODEL 250090LED INLINE WITH POWER SOURCE
2. SPHERE OF INFLUENCE
3. 4" X 8' GROUNDING PLATE, PAIGE MODEL 182199IC WITH PRE-WELDED 6 AWG GROUNDING WIRE AND EARTH CONTACT BACKFILL
4. 5/8" X 10' GROUNDING ROD, PAIGE MODEL 182007IC6 WITH PRE-WELDED 6 AWG GROUNDING WIRE

NOTE: DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE

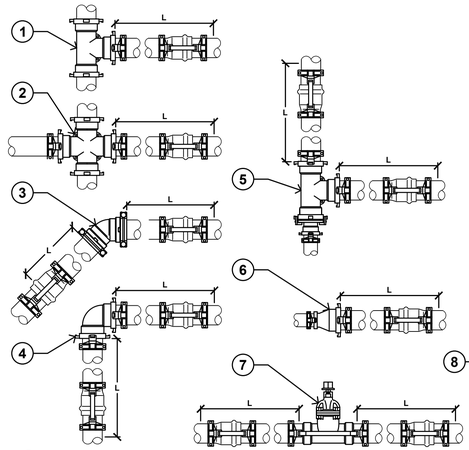
1 CONTROLLER GROUNDING

1. CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
2. FINISH GRADE
3. NATIVE SOIL BACKFILL COMPACT TO 95%
4. IRRIGATION LATERAL PIPE
5. IRRIGATION MAINLINE PIPE
6. IRRIGATION CONTROL WIRE OR TWO-WIRE CABLE PER SPECIFICATIONS
7. 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL



NOTE:
- FIELD ADJUST PIPING AS NECESSARY TO AVOID CONFLICT WITH DRAINAGE STRUCTURES, UTILITIES, AND PLANTINGS.
- REFER TO FLORIDA BUILDING CODE APPENDIX F FOR MINIMUM PIPE DEPTH OF COVER.
- WHERE MINIMUM PIPE DEPTH OF COVER IS NOT POSSIBLE, PIPE SLEEVING SHALL BE NECESSARY TO PROTECT PIPE IN SHALLOW AREAS.

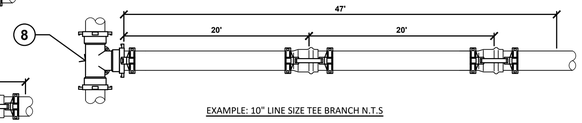
3 MAINLINE AND LATERAL TRENCH



PIPE SIZE	BENDS				TEE BRANCH	GATE 2 SIDES	REDUCERS			DEAD END
	11°	22°	45°	90°			1 STEP	2 STEP	3 STEP	
2"	0'	2'	6'	18'	18'	25'	-	-	-	32'
2-1/2"	1'	3'	7'	20'	20'	27'	17'	-	-	42'
3"	2'	4'	9'	22'	22'	31'	20'	-	-	62'
4"	3'	5'	11'	26'	26'	37'	24'	50'	-	74'
6"	4'	7'	15'	37'	37'	52'	53'	69'	80'	104'
8"	4'	8'	16'	39'	39'	55'	46'	79'	89'	110'
10"	5'	9'	19'	47'	47'	65'	44'	81'	107'	130'
12"	5'	11'	23'	54'	54'	78'	76'	82'	112'	155'
14"	6'	12'	25'	61'	61'	88'	45'	109'	114'	176'
16"	7'	14'	28'	68'	68'	98'	45'	84'	140'	195'

1. LINE SIZE TEE
2. LINE SIZE CROSS
3. 11°, 22°, 45° BEND (TYP)
4. 90° BEND
5. REDUCING TEE
6. LINE REDUCER
7. GATE VALVE
8. LINE SIZE TEE EXAMPLE

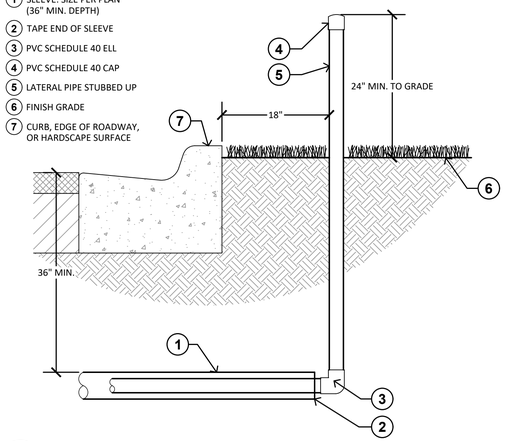
NOTES:
1. TABLE ESTABLISHES JOINTS THAT MUST BE RESTRAINED ON BOTH SIDES OF BENDS, GATE VALVES AND THE LARGER SIZE OF REDUCERS THAT FALL WITHIN THE FEET STIPULATED IN THESE TABLES. TABLE VALUES ARE BASED ON PVC PIPE, 150 PSI PRESSURE, 2:1 SAFETY FACTOR, TYPE 4 TRENCH, 30" COVER FOR 8" PIPE AND LARGER, 24" COVER FOR 6" AND SMALLER PIPE.
2. ALL FITTINGS AND MAINLINE PIPING REQUIRING RESTRAINTS SHALL RECEIVE LEEMCO JOINT RESTRAINTS OR EQUAL.
3. REFERENCE ONLY REFER TO JOINT MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.



EXAMPLE: 10" LINE SIZE TEE BRANCH N.T.S

2 JOINT RESTRAINTS

1. SLEEVE: SIZE PER PLAN (36" MIN. DEPTH)
2. TAPE END OF SLEEVE
3. PVC SCHEDULE 40 ELL
4. PVC SCHEDULE 40 CAP
5. LATERAL PIPE STUBBED UP
6. FINISH GRADE
7. CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



4 PIPE SLEEVING

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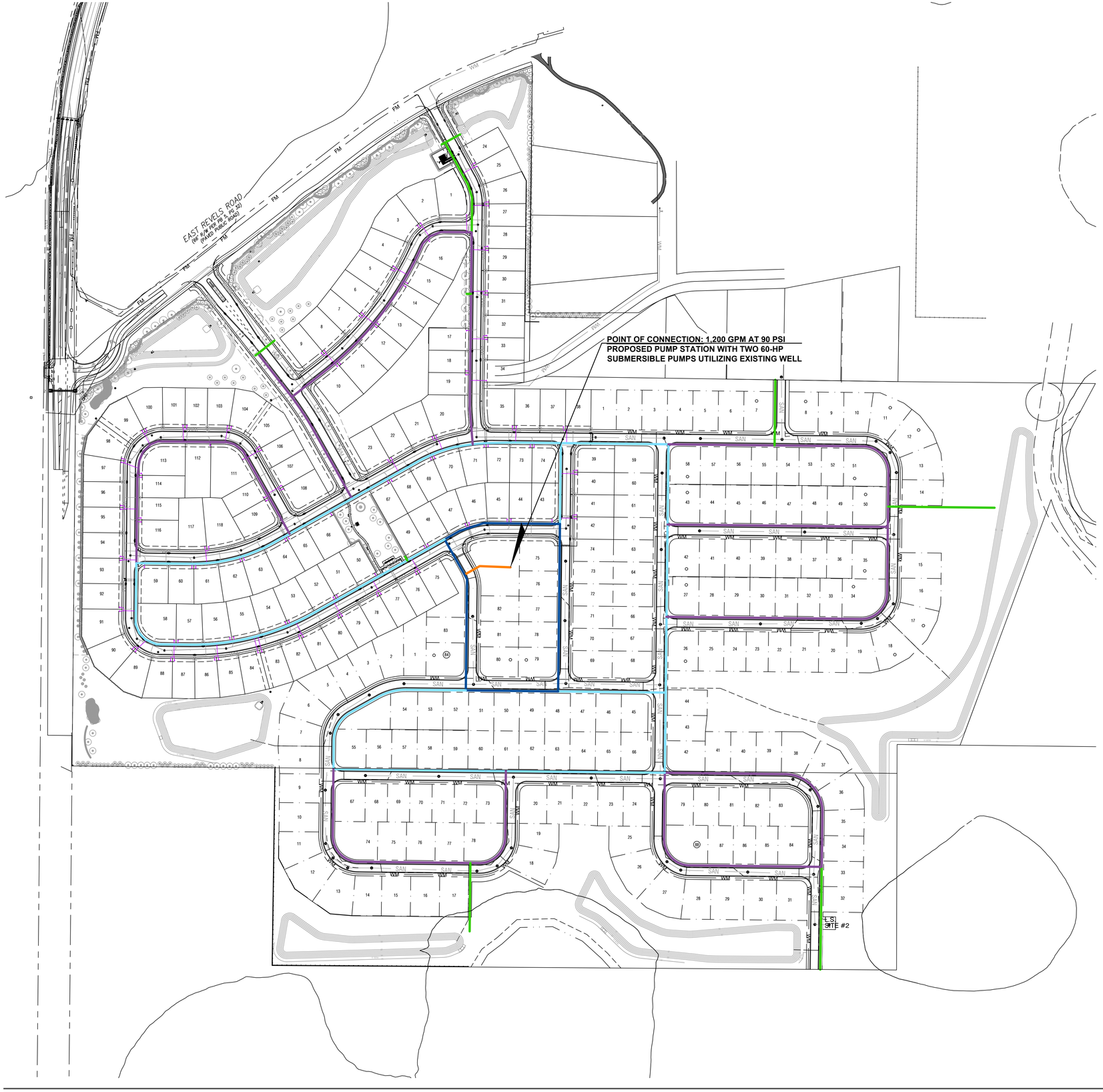
Sheet
L-409



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	2" PVC CLASS 200 SDR 21
	4" PVC C900 DR 18
	6" PVC C900 DR 18
	8" PVC C900 DR 18
	12" PVC C900 DR 18

OPERATION NARRATIVE

THE IRRIGATION SYSTEM IS PRIVATELY OWNED AND MAINTAINED. IRRIGATION METERS WILL NOT BE PROVIDED BY THE TOWN OF HOWEY-IN-THE-HILLS AND SHALL BE PRIVATELY SOURCED.

THE STONEHILL IRRIGATION SYSTEM IS DESIGNED TO WATER ON A SEQUENCED SCHEDULE RATHER THAN ALL AT ONCE. THE PROPERTY IS DIVIDED INTO WATERING GROUPS THAT RUN AT DIFFERENT SCHEDULED TIMES, SO ONLY A PORTION OF THE SYSTEM IS DRAWING WATER AT ANY GIVEN MOMENT; THE MAINLINE NEVER CARRIES THE FULL PROPERTY DEMAND SIMULTANEOUSLY. BECAUSE OF THIS, EACH MAINLINE SEGMENT IS SIZED FOR THE ACTUAL FLOW IT CARRIES DURING ITS SCHEDULED RUN, NOT FOR A THEORETICAL WHOLE-PROPERTY PEAK. THE PIPE DIAMETER FOR EACH RUN IS SELECTED SO WATER MOVES AT A MODERATE VELOCITY, IN THE 2-TO-3-FOOT-PER-SECOND RANGE, FOR THAT SEGMENT'S SCHEDULED FLOW, FAST ENOUGH FOR EFFICIENT DELIVERY AND WELL BELOW THE VELOCITIES THAT CAUSE PRESSURE LOSS AND WATER HAMMER. THIS IS WHY THE DIAMETERS VARY BY STREET: A LOWER-FLOW STREET HOLDS 2 TO 3 FT/S ON A 2" MAIN, WHILE A HIGHER-FLOW LOOP USES A 4" MAIN TO KEEP THAT FLOW WITHIN THE SAME 2-TO-3-FOOT-PER-SECOND BAND. EACH SIZE REFLECTS THE SCHEDULED FLOW THAT SEGMENT ACTUALLY CARRIES, AND THE SIZING CALCULATIONS IN THE PLAN SET FOLLOW THIS SAME BASIS THROUGHOUT.

DEMAND CALCULATIONS

	TOTAL	
RESIDENTIAL IRRIGATED AREA	53.26	ACRES
COMMON IRRIGATED AREA	15.00	ACRES
AVERAGE DAILY CONSUMPTION	± 1,440,000	GALLONS/DAY
DEMAND PER MINUTE (10 HOURS)[1]	± 1,200	GALLONS/MINUTE
PUMP SIZE[2]	120	HP

[1]CALCULATION BASED ON A SIMPLIFIED LANDSCAPE IRRIGATION DEMAND ESTIMATION ASSUMES THE FOLLOWING:
ESTIMATED HIGH POTENTIAL CROP EVAPOTRANSPIRATION CALCULATED FROM HISTORICAL DATA AVAILABLE FROM THE FLORIDA AUTOMATED WEATHER NETWORK (FAWN), A TWO DAY PER WEEK WATERING WINDOW OF TEN HOURS PER DAY, ESTIMATED SYSTEM DISTRIBUTION UNIFORMITY OF 70%.

[2]PUMP SYSTEM SIZE CALCULATION BASED ON THE FOLLOWING:
PUMP SYSTEM EFFICIENCY OF 70%, TOTAL DYNAMIC HEAD OF 240.

FOSTER CONANT & ASSOCIATES
100 W. Lucerne Cir., Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

REGISTERED LANDSCAPE ARCHITECT — MATTHEW J. ALLEN — LA 6667339 — STATE OF FLORIDA

Digitally signed by Matthew J Allen
Date: 2026.10.19 12:19:29 -04'00'

Revisions

1	VE REVISIONS	8/20/2026

Project

STONEHILL
PHASE 1

HOWEY-IN-THE-HILLS, FL

IRRIGATION
MASTER PLAN

Date: 10/19/26
Scale: 1" = 30'
Drawn: MSB Checked: JAS
File Name: 2026-030-003
North

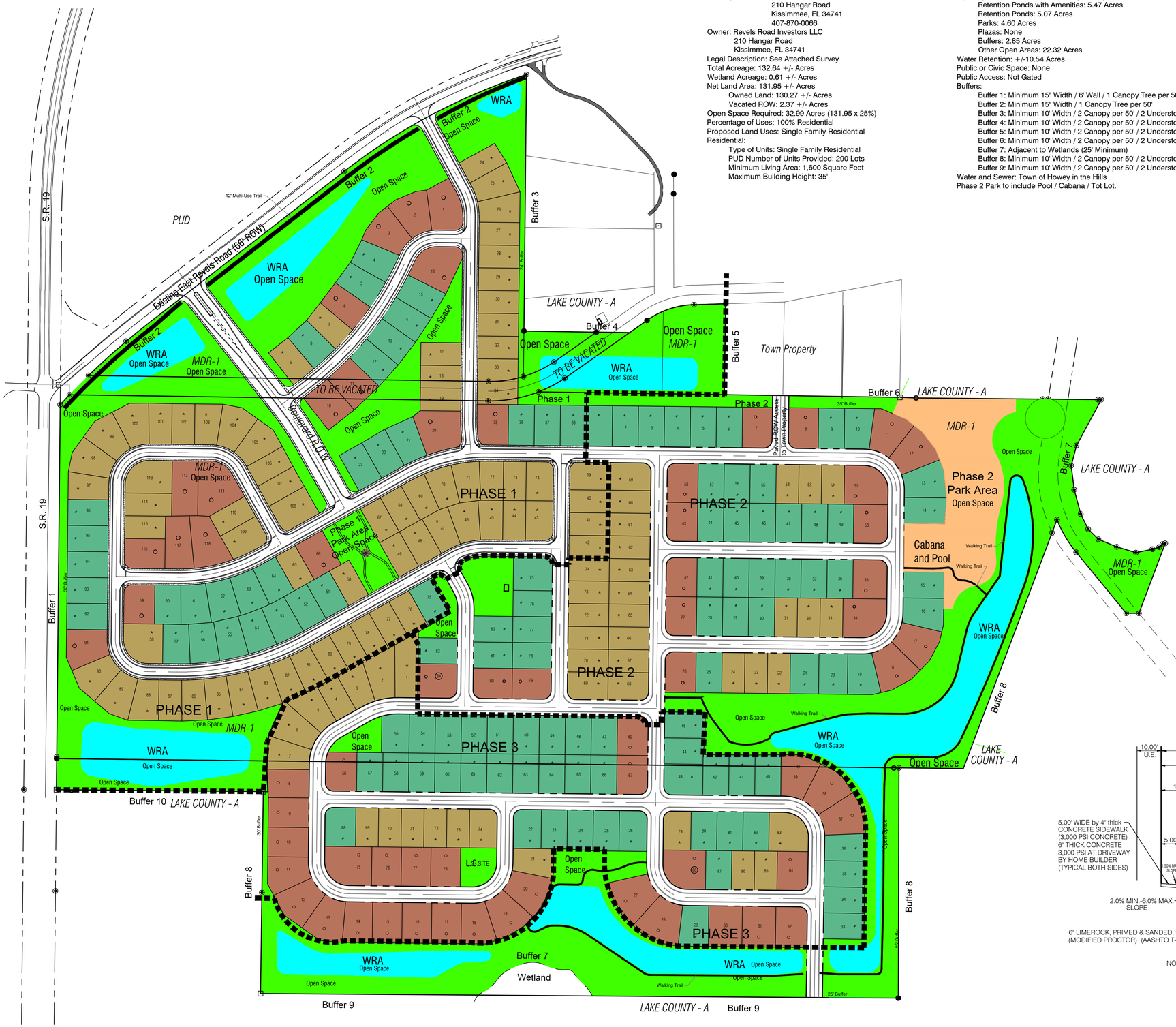
Sheet
L-410

Project Name: Watermark
Developer Name: Revels Road Investors LLC
210 Hangar Road
Kissimmee, FL 34741
407-870-0066
Owner: Revels Road Investors LLC
210 Hangar Road
Kissimmee, FL 34741
Legal Description: See Attached Survey
Total Acreage: 132.64 +/- Acres
Wetland Acreage: 0.61 +/- Acres
Net Land Area: 131.95 +/- Acres
Owned Land: 130.27 +/- Acres
Vacated ROW: 2.37 +/- Acres
Open Space Required: 32.99 Acres (131.95 x 25%)
Percentage of Uses: 100% Residential
Proposed Land Uses: Single Family Residential
Residential:
Type of Units: Single Family Residential
PUD Number of Units Provided: 290 Lots
Minimum Living Area: 1,600 Square Feet
Maximum Building Height: 35'

Minimum Parking Required: 2 spaces per house
Open Space Provided: 40.31 Acres (30.50%)
Retention Ponds with Amenities: 5.47 Acres
Retention Ponds: 5.07 Acres
Parks: 4.60 Acres
Plazas: None
Buffers: 2.85 Acres
Other Open Areas: 22.32 Acres
Water Retention: +/-10.54 Acres
Public or Civic Space: None
Public Access: Not Gated
Buffers:
Buffer 1: Minimum 15" Width / 6' Wall / 1 Canopy Tree per 50'
Buffer 2: Minimum 15" Width / 1 Canopy Tree per 50'
Buffer 3: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Buffer 4: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Buffer 5: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Buffer 6: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Buffer 7: Adjacent to Wetlands (25' Minimum)
Buffer 8: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Buffer 9: Minimum 10' Width / 2 Canopy per 50' / 2 Understory per 50'.
Water and Sewer: Town of Howey in the Hills
Phase 2 Park to include Pool / Cabana / Tot Lot.

N

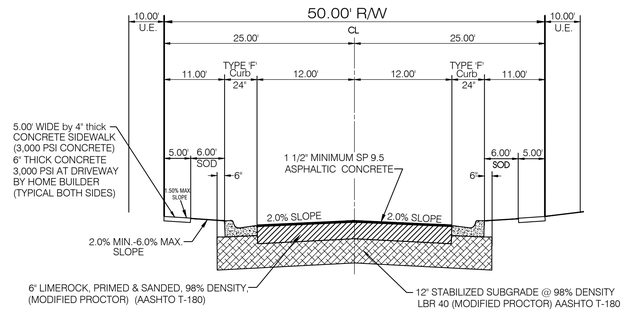
Scale: 1"= 150
150 0 150 300
SCALE IN FEET



LEGEND

- *70' x 120' LOTS = 112 LOTS
- #80' X 120' LOTS = 113 LOTS
- ○ MIN. 80' (1/4 AC.) LOTS = 65 LOTS

TOTAL NUMBER OF LOTS = 290 LOTS



NOTE: PROPOSED CURB TO MEET TOWN OF HOWEY LIST OF SPECIFICATIONS.

TYPICAL ROAD SECTION
N.T.S.

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

WATERMARK

CONCEPTUAL LAND USE PLAN

halff
902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	09/17/2024
DESIGNED BY:	SPH
DRAWN BY:	SPH
CHECKED BY.:	BT
JOB NO.:	45548.002
FILE NAME:	WATERMARKMAS

Sheet 1

BRETT TOBIAS, PE
Registered Eng #69017

PULTE
HOMES

Stonehill

Phase 1: Hardscape & Landscape

Plan Updates

Planning & Zoning | Town of Howey-in-the-Hills

Summary of Changes | Rev 2



OVERVIEW

What We Are Presenting

All Phase 1 required amenities now included.

- Summary of Hardscape & Landscape sheets revised:
  - L-102 (South Buffer)
  - L-103 + L-104 (Northeast Buffer)
  - L-105 (Phase 1 Park Area)
  - L-203 (Pergola Details)
- All required Phase 1 hardscape items now incorporated per Town condition
- Phase 2 Amenity Conceptual Plans





Park area

Amenity site

Site Overview

Overall Site Plan

- **Phase 1** – includes the park and Mail Kiosk Tract.
- **Phase 2** – Includes the community's main amenity where residents will utilize a wide array of accommodations.

The Hardscape Requirement

Required functional hardscape elements include, but are not limited to:

Benches & Arbors

- **Decorative benches** for seating areas
- **Arbors or trellises** for added shade in pedestrian or entrance areas

Lighting & Trash

- **Decorative lighting fixtures**
- **Decorative trash receptacles**

Decorative Pavers

- **Decorative pavers** to outline pedestrian walkways

Mail Kiosk Park

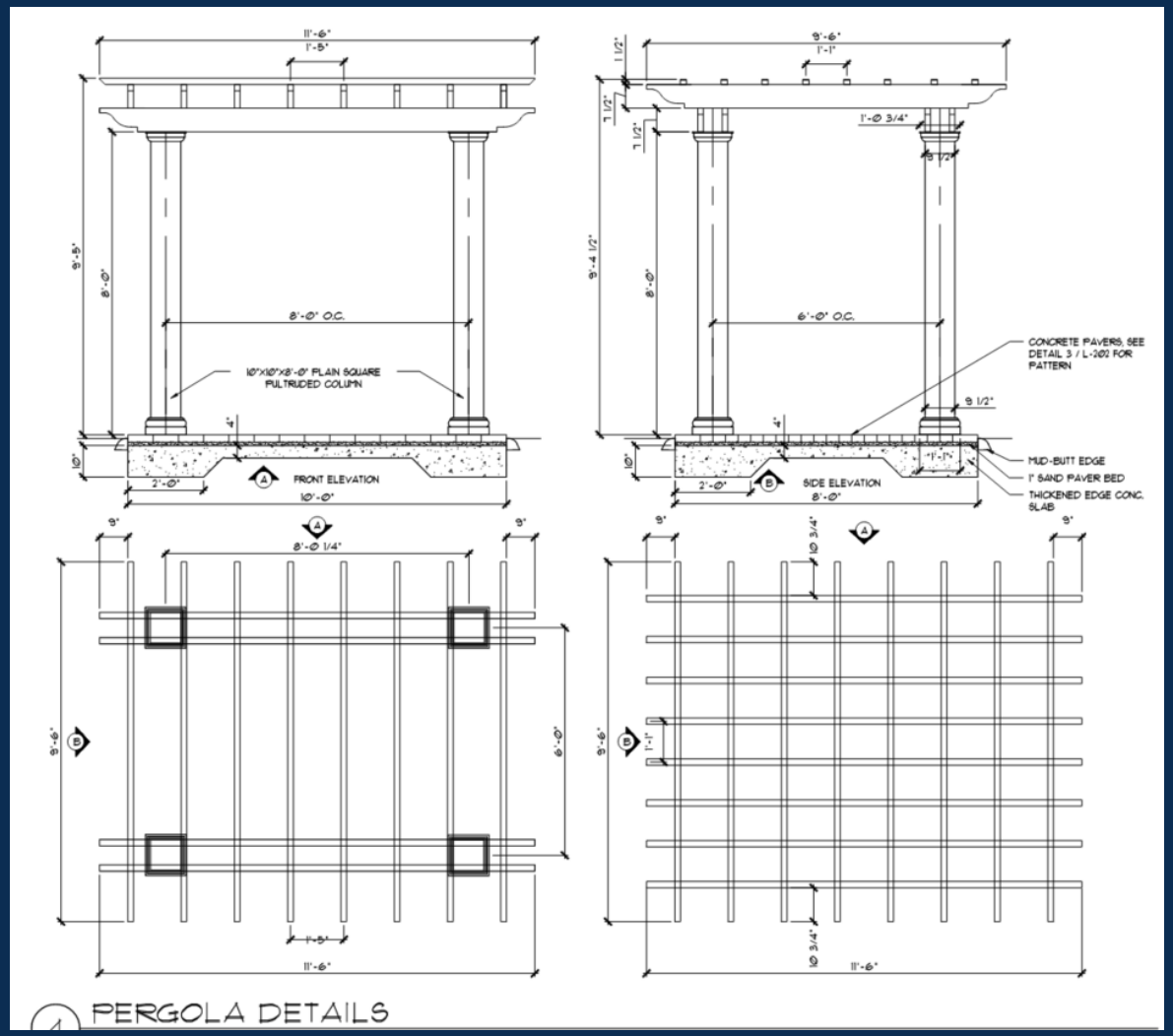


Hardscape shown in plan -

- **Benches** for seating
- **Pergola** for shade
- **Bollard lights** for pathway lighting
- **Paver walk** for pedestrian access
- **Trash receptacle**
- **Specimen oak**
- **Mail kiosk**

Park Furnishings & Pergola Details

Pergola details



Bench



Picnic table



Pedestrian walk bollard



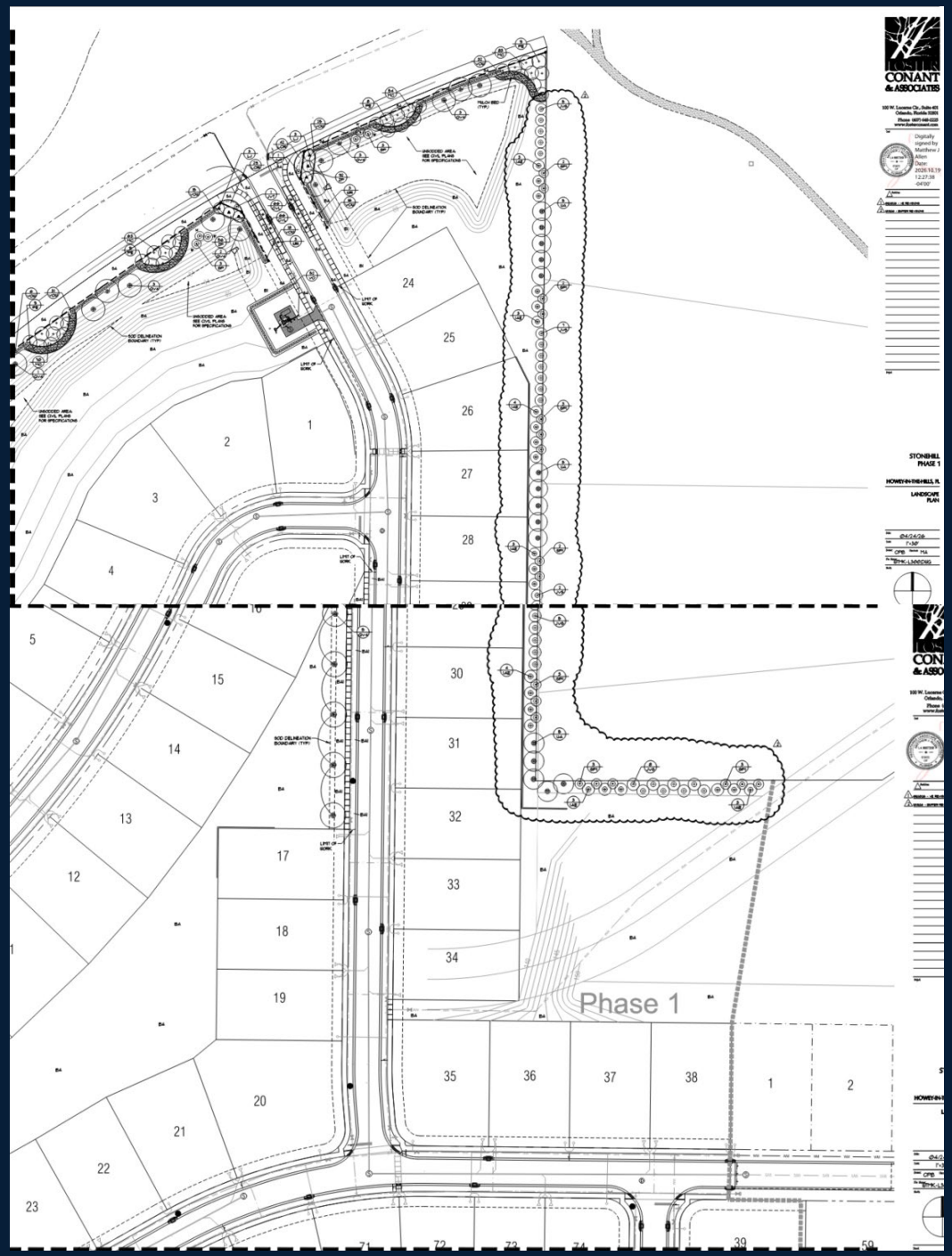
NORTHEAST BOUNDARY

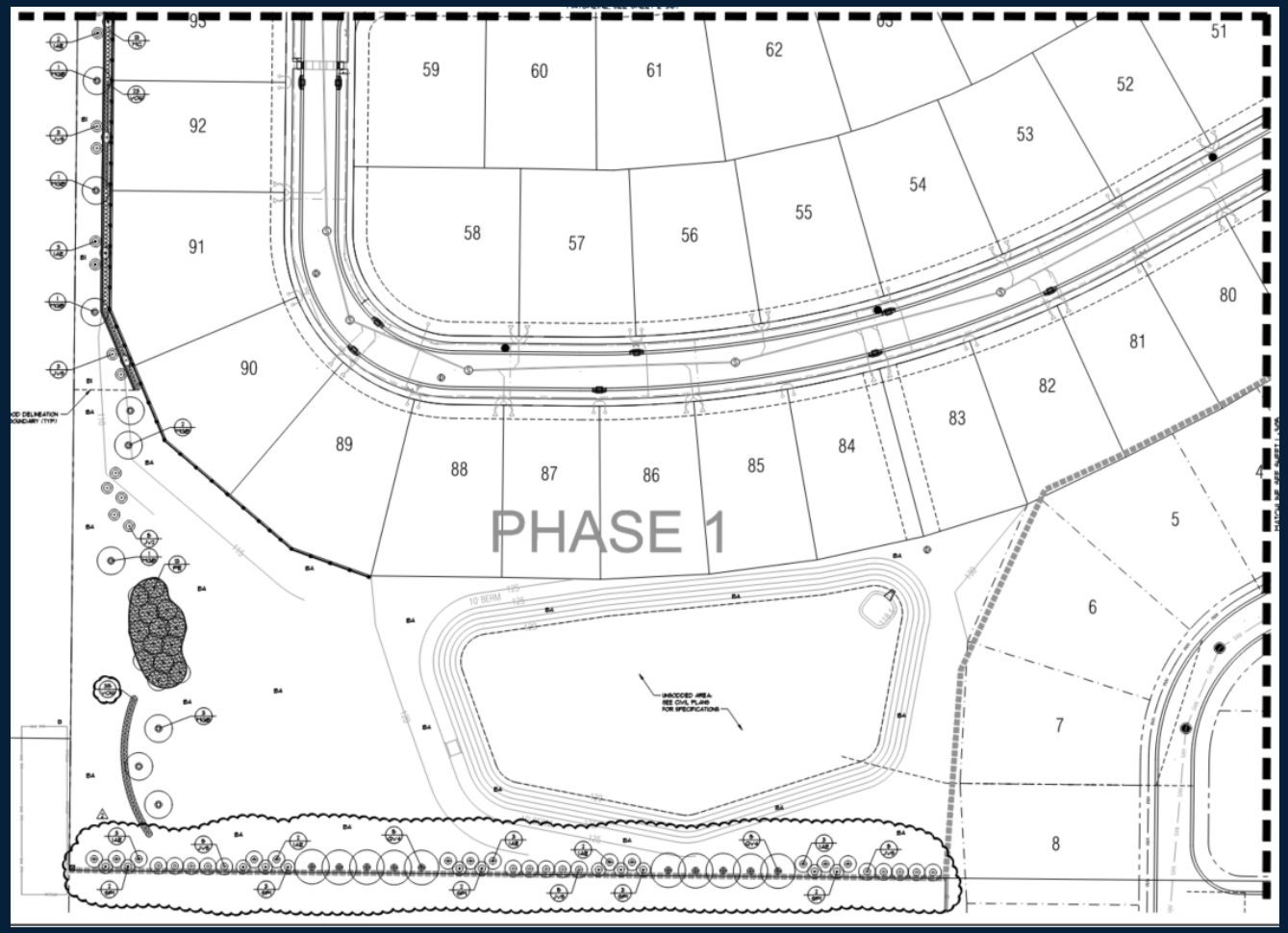
Northeast Buffer

New plantings along northeast boundary — buffers now shown as Town requested.

New Buffer Planting — Plan L-303 & 304

- Addresses Town staff comment to show buffers on plan sheets





SOUTH BOUNDARY

South Buffer

South boundary buffers added — compliant and screened.

New Buffer Planting — Plan L-302

- Addresses Town staff comment to show buffers on plan sheets

PUD Buffer Requirements & Plan Response

Watermark PUD exhibit



Source: Watermark PUD Exhibit Map Revised 031425, sheet 1

PUD standard

Northeast Buffer (Buffer 3) · slide 7

L-303 & L-304 show the northeast boundary planting response:
Minimum 10'Width / 2 Canopy per 50'/ 2 Understory per 50'

South Buffer (*Buffer 10) · slide 8

L-302 shows the south boundary planting response:
Minimum 10'Width / 2 Canopy per 50'/ 2 Understory per 50'

*Buffer 10, as labeled on the map, follows the same requirements as Buffer 9 due to their proximity and shared parcel buffering.

Phase 2 Amenity Center



Planned amenities

- Fitness Center
- Resort Pool
- Hot Tub
- Fire Pit
- Outdoor Grilling Station
- Covered Gathering Space

Estimated budget

$1.7M

$5,971 per home

CONCEPTUAL ONLY. All amenities and images are illustrative. Actual civil and architectural plan sets may differ from the imag es shown.

Amenity Center & Pool Concept



CONCEPTUAL ONLY. All amenities and images are illustrative. Actual civil and architectural plan sets may differ from the imag es shown.

Requested Action

Acknowledge & Approve

Phase 1 Plans

Revised, Signed & Compliant

Updated plan sheets submitted per Town requirements.

All Town Conditions

Buffers, Tract F

Every staff comment addressed in revised plans.

Phase 2 Amenity Plans

To Follow with Phase 2 Plan Sets.

$1.8M amenity center plans submitted with Phase 2 plans.



Town of Howey-in-the-Hills Wastewater Project Update

Scott Shannon, PE
Senior Vice President

October 26, 2026

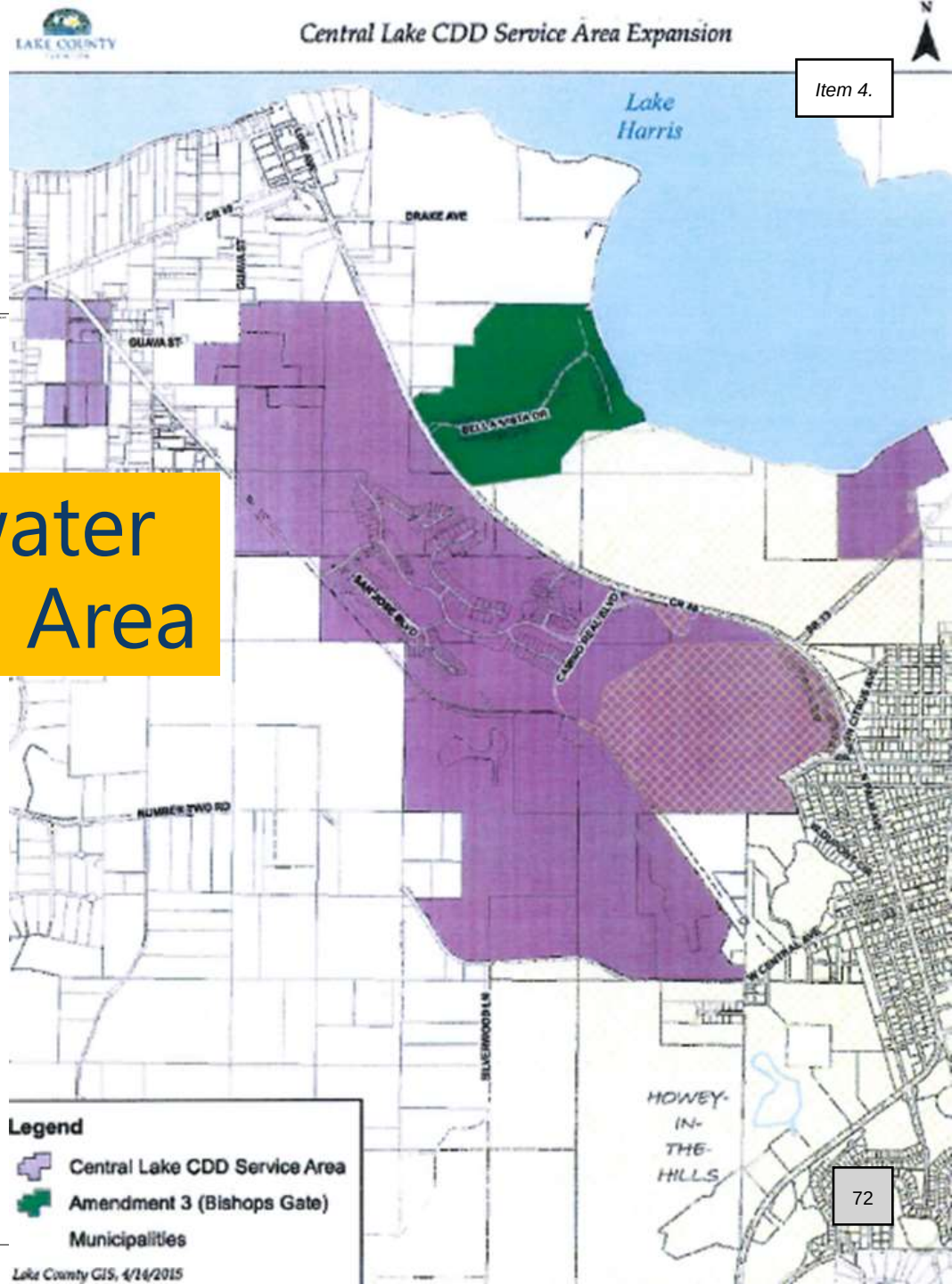
Project Funding Summary

Supplemental Appropriation (SAHFI Grant)	$3,185,000
Planning (Completed SEP 2025)	($185,000)
Collection System Preliminary Design (Completion DEC 2026)	($500,000)
WWTP Acquisition Evaluation (Completion APR 2027)	($500,000)
Grant Balance Remaining for Design Activities	$2,000,000

Agreement Expiration
May 2028

Wastewater Planning Area





Howey and CDD Developments

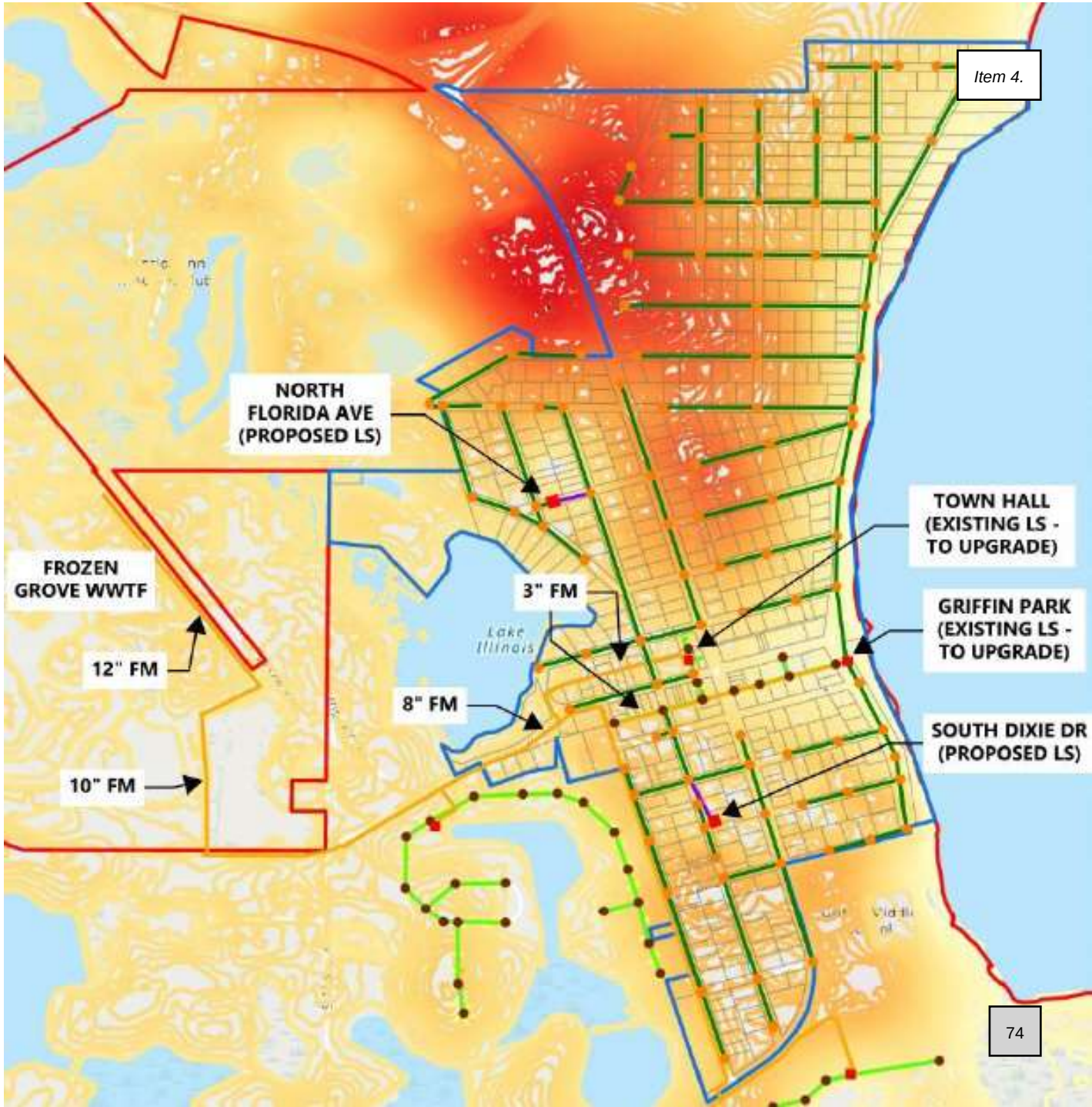


Status	Developments	ERUs	Totals (ERUs)	(GPD)
[1]CDD Agreement	Venezia North (Talichet) and South	428	1,341	335,250
	The Reserve/Hillside Groves	848		
	Other Businesses	65		
[2]Allocated to 1,600 ERU Capacity	Lake Hills	641	1,457	364,250
	Watermark	291		
	Drake Point	525		
[3]Need Capacity	Whispering Heights	156	2,856	714,000
	Water Treatment Plant	3		
	Old Howey	597		
	Westminster (Marina)	350		
	Juice Plant	1,100		
	Mission Rise	415		
	Cedar Creek	107		
	Thompson Grove	100		
[4]Outside of Howey Service Boundary	Bishops Gate	210	1,810	452,500
	Westminster (Marina)	350		
	Mission Inn / Las Colinas	350		
	Mission Inn	900		
		TOTAL	7,464	1,866,000

[1]The Central Lake CDD has committed to providing wastewater capacity to these developments under the Wholesale Agreement.
[2]Developments under this status have recently negotiated and confirmed wastewater capacity.
[3]Developments under this status are interested in developing in the Town but have not guaranteed capacity.
[4]These developments are within the CDD's service boundary but will need to be considered given the solution provided in Alternative 3.

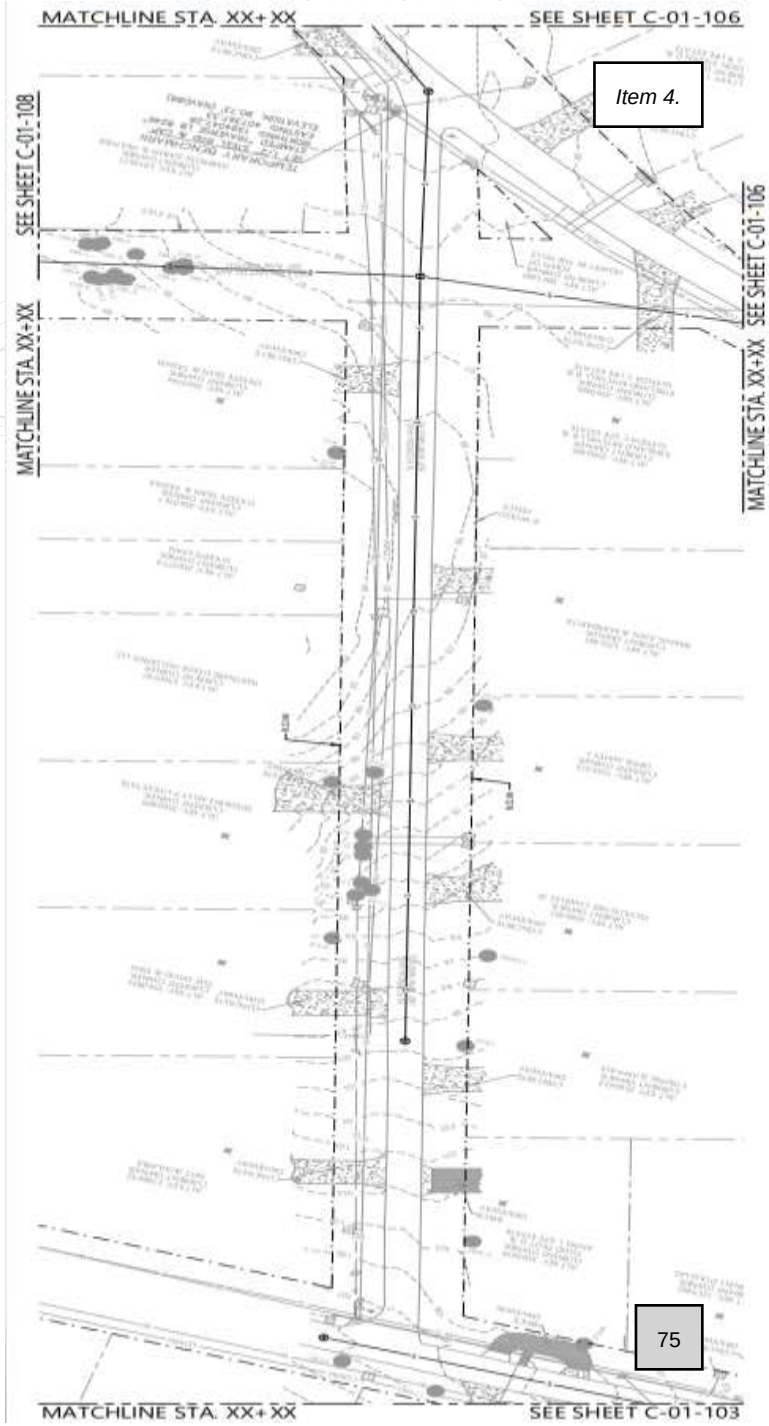
Old Howey Septic-to-Sewer

- 590 Connections
- 4 Lift Stations
- Pipelines
  - 37,000 Feet of Gravity
  - 600 Feet of Force Mains
- 110 Manholes
- Restoration of Pavement and Sodding



Collection System Preliminary Design

- Preliminary design drafted and converted to drawing format with proposed system layout and locations.
- Confirming pipe capacities, lift station locations, invert elevations
- Draft design to be provided to Town for review and comments.
- Developing cost comparison with Distributed Wastewater Treatment Units



Acquire Frozen Grove WWTF

Purchase CDD Plant

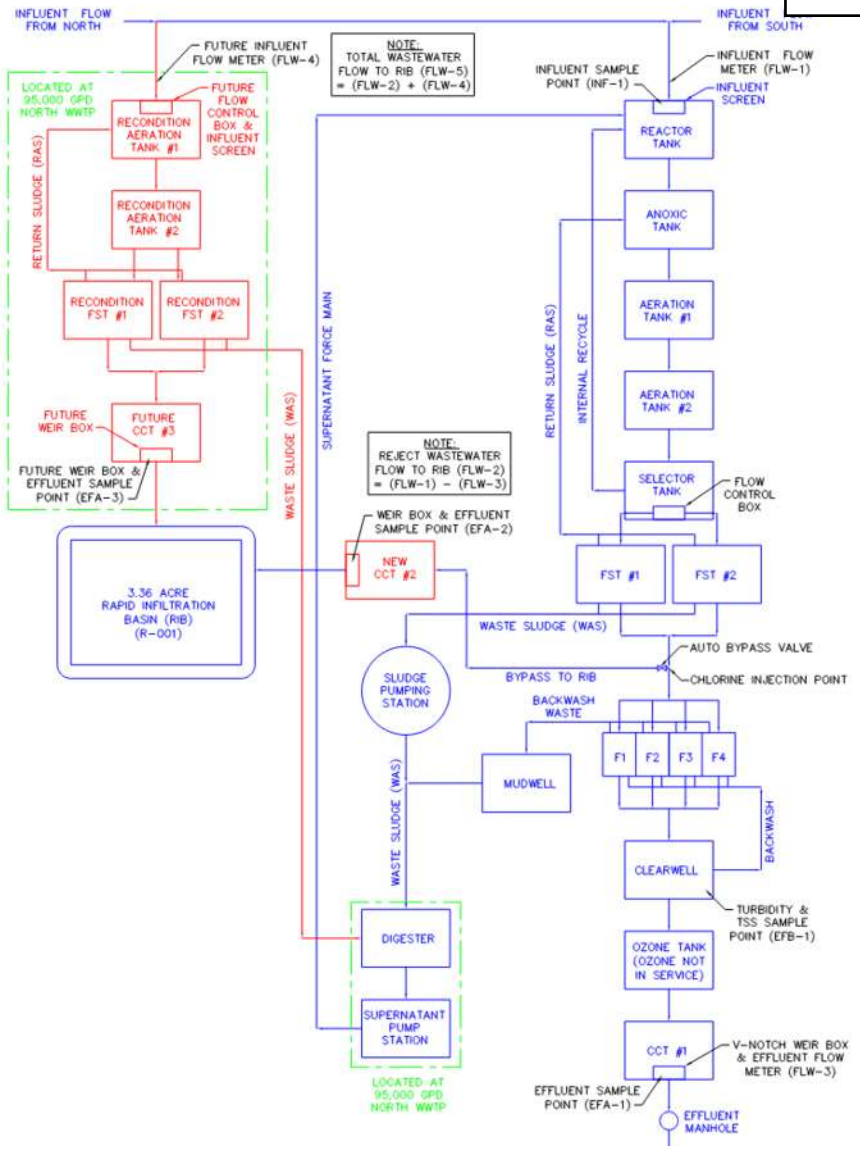
- 0.87 mgd capacity
- Expansion required by 2044
- Negotiate purchase with CDD

Item	Cost
Construction Base Cost (2025)	$13,077,000
Construction Contingency (10%)	$1,307,700
Engineering, Permitting and Design (10%)	$1,307,700
Engineering Service During Construction (5%)	$653,900
Fiscal, Legal and administrative (3%)	$392,400
Frozen Grove WWTF Capital Assets	$3,200,000
Frozen Grove WWTF Profit	$500,000
Total Opinion of Capital Costs	**$20,439,000**



WWTP Acquisition Evaluation

- Summarizing treatment plant configuration and processes in Phase 1 Technical Memorandum
- Developing list of potential deficiencies (i.e., additional needs)
- Identifying potential future upgrades/alternatives to comply with future wastewater effluent limits
- Evaluating costs to address deficiencies and future upgrades
- Engaging subconsultant to perform acquisition/value appraisal



Next Steps

Design (100% Grant Funded)

- Collection System Final Design
- Refine Technical and Financial Evaluations for Selected Treatment Option
- Estimated Duration 18 Months
- Completion Deadline May 2028 per SAHFI Grant Agreement
- Pursue and Secure Funding for Construction Phase

Construction (TBD)

- Start and Completion TBD based on Available Funding
- Estimated Duration 36 Months

2026 - Public Services Grants Outline

State Appropriation Funding Grant # 1 (Awarded)

- **Project Name:** Howey-in-the-Hills WTP #3
- **Total Grant Amount:** $4,250,000.00 – 100% Reimbursement
- **State 100%:** $4,250,000.00
- **Reimbursement YTD:** $1,063,894.80
- **Status:** Project Ongoing

State Appropriation Funding Grant # 2 (Awarded)

- **Project Name:** Howey-in-the-Hills WTP #3
- **Total Grant Amount:** $1,485,875.00 – 100% Reimbursement
- **State 100%:** $1,485,875.00
- **Reimbursement YTD:** None
- **Status:** Project Ongoing

FDEM – Hazard Mitigation Grant (Awarded)

- **Project Name:** Wastewater Lift Station #1 Emergency Bypass Pump
- **Total Grant Amount:** $141,455.00 – 75% Matching Grant
- **Federal 75%:** $106,091.25
- **Town 25%:** $35,363.75
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

Florida Commerce – Hazard Mitigation Grant (Awarded)

- **Project Name:** Wastewater Lift Station #1 Emergency Bypass Pump
- **Total Grant Amount:** $35,363.75
- **State 100%:** $35,363.75
- **Town 0%:** No Match from Town
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

FDEM – Hazard Mitigation Grant (Awarded)

- **Project Name:** Wastewater Lift Station #2 Emergency Bypass Pump and Wet Well Pump Upgrades
- **Total Grant Amount:** $197,879.00 – 75% Matching Grant
- **Federal 75%:** $148,409.25
- **Town 25%:** $49,469.75
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

Florida Commerce – Hazard Mitigation Grant (Awarded)

- **Project Name:** Wastewater Lift Station #2 Emergency Bypass Pump and Wet Well Pump Upgrades
- **Total Grant Amount:** $49,469.75
- **State 100%:** $49,469.75
- **Town 0%:** No Match from Town
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

FDEM – Hazard Mitigation Grant: Phase 1 - Design (Awarded)

- **Project Name:** S. Dixie Drive Flood Risk Reduction Project (Stormwater Drainage Project)
- **Total Grant Amount:** $7,500.00 – 75% Matching Grant
- **Federal 75%:** $5,376.77
- **Town 25%:** $2,123.23
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

Florida Commerce – Hazard Mitigation Grant: Phase 1 - Design (Awarded)

- **Project Name:** S. Dixie Drive Flood Risk Reduction Project (Stormwater Drainage Project)
- **Total Grant Amount:** $2,123.23
- **State 100%:** $2,123.23
- **Town 0%:** No Match from Town
- **Reimbursement YTD:** None
- **Status:** Awaiting Reimbursement

FDEM – Hazard Mitigation Grant: Phase 2 - Construction (Submitted)

- **Project Name:** S. Dixie Drive Flood Risk Reduction Project (Stormwater Drainage Project)
- **Total Grant Amount:** $149,425.00 – 75% Matching Grant
- **Federal 75%:** $121,068.75
- **Town 25%:** $37,356.25
- **Reimbursement YTD:** None
- **Status:** Awaiting Review

Florida Commerce – Hazard Mitigation Grant: Phase 2 - Construction (Submitted)

- **Project Name:** S. Dixie Drive Flood Risk Reduction Project (Stormwater Drainage Project)
- **Total Grant Amount:** $37,356.25
- **State 100%:** $37,356.25
- **Town 0%:** No Match from Town
- **Reimbursement YTD:** None
- **Status:** Awaiting Review

SJRWMD/FDEP – LFA Wellfield Grant (Closed)

- **Project Name:** Howey-in-the-Hills LFA Wellfield
- **Total Grant Amount:** $1,400,000.00 – 55% Matching Grant
- **SJRWMD/FDEP 55%:** $770,000.00
- **Town 45%:** $630,000.00
- **Reimbursement YTD:** $640,452.45
- **Status:** Project Completed

LCWA – Stormwater Grant (Closed)

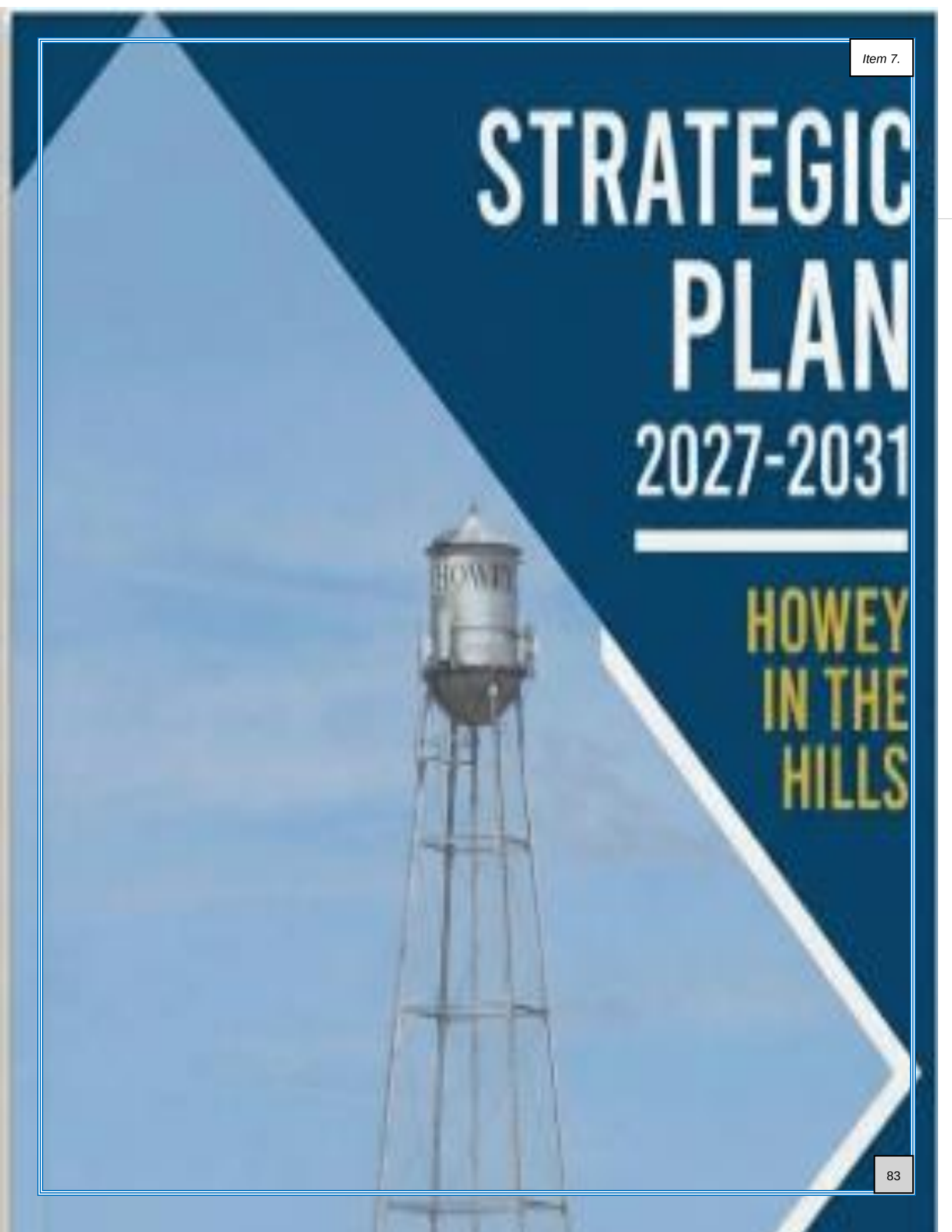
- **Project Name:** Howey Lakeside Capture – Phase 1
- **Project Cost:** $200,624.99
- **Total Grant Amount:** $200,624.99 – 75% Matching Grant
- **LCWA/Lake County BOCC 75%:** $140,974.00
- **Town 25%:** $59,650.99
- **Reimbursement YTD:** $140,974.00
- **Status:** Project Completed

Total For All Grants

- **Total All Grants Amount:** $7,957,071.97
- **Total All Reimbursement**: $7,143,108.00
- **Reimbursement YTD**: $1,845,321.25
- **Town's Cost After All Reimbursement:** $813,963.97

STRATEGIC PLAN 2027-2031

HOWEY IN THE HILLS



TOWN OF HOWEY-IN-THE-HILLS STRATEGIC PLAN 2027-2031

Website: www.howey.org | Phone: 352-324-2290
Address: 101 N. Palm Ave, P.O. Box 128, Howey-in-the-Hills, FL 34737

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- 1.0 Meet Town Council
- 2.0 Town Manager Message
- 3.0 Vision Statement
- 4.0 Mission Statement
- 5.0 Strategic Continuity and Regional Context
- 6.0 Conclusion
- Strategic Initiative 1: Promote Economic Development
- Strategic Initiative 2: Beautify Howey-in-the-Hills
- Strategic Initiative 3: Strengthen and Expand Infrastructure
- Strategic Initiative 4: Provide High-Quality Services & Public Safety
- Strategic Initiative 5: Invest in Fiscal and Human Resources (Town Administration)
- Appendix A: Strategic Projects List (2027–2031)

Date of last revision: 24 October 2026

1.0 MEET THE TOWN COUNCIL

Our Vision: Howey-in-the-Hills will be a premier community in Lake County.



Graham Wells
Mayor

Tim Everline
Mayor Pro-Tem





David Miles
Town Councilor

Reneé Lannamañ
Town Councilor





Jonathan Arnold
Town Councilor

Howey-in-the-Hills operates under the Council–Manager form of government. The Town is governed by five Council members elected at large to serve staggered four-year terms. Following municipal elections every two years, the Council selects a Mayor and Mayor Pro Tem from among its members.

The Town Council is responsible for establishing policies and priorities, adopting ordinances, approving the annual budget and tax rates, guiding land use and development, and determining how public resources are spent. The Mayor presides over Council meetings and represents the Town but shares legislative authority with the other Council members.



Town Hall

2.0 TOWN MANAGER MESSAGE

Safe Streets, Reliable Services and Stable Finances

To the Residents and Stakeholders of Howey-in-the-Hills,

In Howey-in-the-Hills, we value our history, our natural surroundings, and the close-knit character of our community. These are things worth preserving. But preserving what makes Howey special does not mean resisting every change. It means making thoughtful decisions about the changes we allow and the responsibilities we take on.

I believe the first obligation of local government is to do the ordinary things well. Our water must be safe and reliable. Our roads and public spaces must be maintained. Our neighborhoods must be safe, and our residents must receive competent and courteous service. These responsibilities may not attract much attention when everything is working, but they are the foundation upon which everything else depends.

As Howey grows, we must also remember that every new road, water main, building, and public facility brings with it an obligation to maintain it. The cost of a project does not end when construction is complete. We owe it to today's taxpayers, and to those who will live here long after us, to consider the full cost of the decisions we make. Growth should strengthen the Town's finances and services, not leave future generations with obligations they cannot afford.

I also believe that a town is more than its government. Families, churches, businesses, civic organizations, and neighbors contribute to the life of Howey in ways that Town Hall cannot and should not replace. Good local government respects these institutions, supports the conditions in which they can thrive, and recognizes the dignity of every person it serves. Our responsibility is to act fairly, use public resources wisely, and make decisions for the good of the community as a whole.

This Strategic Plan reflects those responsibilities. It identifies the work that needs to be done, the improvements we hope to make, and the priorities that should guide our budgets and decisions over the next five years. Not everything can be accomplished at once, and circumstances will certainly change, but having a clear sense of our obligations and priorities will help us make better decisions along the way.



]

Sean O'Keefe, Town Manager

Town of Howey-in-the-Hills

3.0 VISION STATEMENT

The Town of Howey-in-the-Hills aspires to be a model of sustainable municipal excellence, where the preservation of our historic character and natural environment is harmonized with responsible growth and the delivery of premier public services through 2031 and beyond.



Northern View of the Town

4.0 MISSION STATEMENT

The mission of the Town of Howey-in-the-Hills is to provide services that promote the safety, well-being, and prosperity of our residents in a competent, caring, and fiscally responsible manner.

CORE VALUES AND GOALS

The Mayor, Town Councilors and staff are dedicated to excellence in public service, to uphold the core value of Leadership, Integrity, Civility, Respect and Stewardship. Their goal is to protect and preserve through Teamwork, Creativity and Innovation, the small town rural charm that the citizens of Howey-in-the-Hills value and enjoy.



Little Lake Harris Shoreline



Historic Town Water Tower

5.0 REGIONAL PARTNERSHIPS AND IMPORTANT AGREEMENTS

The Town of Howey-in-the-Hills operates within a complex framework of interlocal agreements and regional planning objectives. To ensure the reliability of municipal services and the consistency of land-use policies, the Town maintains active partnerships with neighboring districts and county entities. These relationships are governed by specific contractual timelines and community objectives that inform the Town's long-term infrastructure and development strategies.

Agreement / Community Objective	Expiration / Update Year
Duke Energy	Renew by Apr 30, **2027**
SECO	Initiate by Jan **2027**



Central Avenue

6.0 CONCLUSION

The Town of Howey-in-the-Hills's 2027 Strategic Plan focuses on growth, infrastructure, public safety, and community development to enhance the Town's future. Key initiatives include expanding business districts, attracting new industries, and improving mobility plans to support economic growth. Infrastructure improvements such as fiber connectivity expansion, water system enhancements, and public space restoration will ensure long-term sustainability. Public safety remains a priority with plans to strengthen emergency preparedness, upgrade police facilities, and improve response times. The Town is also investing in its workforce by modernizing HR systems, enhancing employee training, and implementing cloud-based operations for efficiency. Additionally, community growth initiatives include expanding recreational facilities. Howey-in-the-Hills is committed to smart growth, innovation, and preserving its charm while creating a safe, sustainable, and thriving future for all residents.



Police Station

STRATEGIC INITIATIVE 1: Economic Development

Promote Economic Development to position Howey-in-the-Hills as a Town with a vibrant, sustainable economy, providing goods and services for residents and expanding the Town's commercial tax base.

Goal 1: Promote strategic corridors for development and redevelopment

Promote corridors: Central Avenue, SR 19 South, SR 19 North, Little Lake Harris Waterfront, and County Road Number Two, with special focus on high-wage job creation.

- Objective 1.1 – Corridor materials promoting development by FY27-28.
- Objective 1.2 - Each year promote areas for development/redevelopment by engaging with stakeholders, collaborating with Economic Development organizations, and where possible promoting Public-Private Partnerships (PPP).
- Objective 1.3 - Complete Revitalization Action Plan to focus on feasible industry-specific recruitment.
- Objective 1.4 - Enhance or streamline business/permitting process improvements for customer applications, inspections, and pass-through fees.

Goal 2: Enhance alternative mobility transportation modes to include trail networks

- Objective 2.1 - Promote safe golf cart, pedestrian, and bicycle access throughout the Town. Complete the Palm Ave. Pedestrian Safety Crosswalk by the end of FY2026-2027, and continue annual sidewalk repairs and mobility planning.
- Objective 2.2 - Research grants to help with trail and bike corridors.
- Objective 2.3 - Update the Trails Master Plan to today's trail strategy with Lake County ensuring new trailheads and amenities are defined.
- Objective 2.4 - Updates, when required, to the Town Comprehensive Plan.

Goal 3: Promote tourism

- Objective 3.1 - Each year create a campaign of $10,000 and place it in the budget targeting day-trippers to Howey-in-the-Hills (subject to funding).
- Objective 3.2 - Support festivals and events that attract visitors, encourage local spending, and promote Howey-in-the-Hills as a destination, working with event sponsors and local businesses where appropriate.
- Objective 3.3 - Seek grants or other appropriations for the construction of the boat ramp and conduct a Lakeshore Recreational Feasibility Study to determine proper dock designs.





STRATEGIC INITIATIVE 2: Quality of Life, Recreation, and Beautification

The Town will preserve and improve its parks, trees, green spaces, and public areas while supporting recreation, community events, and opportunities for residents to participate in the life of the Town.

Goal 4: Promote urban greening throughout the town (corridors, parks, open spaces, gateways, etc.)

- Objective 4.1 - Promote an Urban forest by planting a minimum of fifty trees per year through end of 2030 using the Right Tree, Right Place program, utilizing the Town's Tree Fund.
- Objective 4.2 - Update the Land Development Code to require appropriate tree planting methods within an urban environment by the end of FY2026-2027.
- Objective 4.3 - Work with outside organizations to gather volunteers to care for newly planted trees and landscape beds.
- Objective 4.4 - Add plantings and irrigation systems at Town gateways and major corridors and arrange for maintenance.

Goal 5: Implement beautification improvements to parks and open spaces

- Objective 5.1 - Complete landscape improvements to Griffin Park providing a 'central park' atmosphere with unique events space.
- Objective 5.2 - Provide staff training to improve the standard of care for green space.
- Objective 5.3 - Underground electric lines along Palm Avenue to preserve the tree canopy, working with Duke Energy.
- Objective 5.4 - Perform a streetscape project in the center of Town.
- Objective 5.5 - Pursue grants and other funding opportunities to develop a Little Lake Harris Waterfront Master Plan.

- Objective 5.6 - Continue improvements, enhancements to, and, where feasible, acquire additional land for lakeshore recreational development, including improvements to south-side parks and evaluation of the reconfiguration of the main municipal city block in the center of Town.
- Objective 5.7 - Acquire land by developer donation or direct purchase to build Neighborhood and Community Parks.
- Objective 5.8 - Acquire new, enhanced existing public green spaces, and open spaces (e.g., park at Regency Lake Hills).

Goal 6: Enhance community spaces and civic participation

- Objective 6.1 - Identify potential locations for park spaces throughout the Town as development occurs.
- Objective 6.2 - Encourage meaningful resident participation in Town planning, projects, and decision-making through public workshops, advisory committees, community surveys, and other appropriate opportunities for citizen involvement.
- Objective 6.3 - Improve public access to information regarding Town projects, programs, and decisions through timely communication, clear public notices, and accessible Town information resources. Encourage constructive dialogue and opportunities for residents to provide feedback.

STRATEGIC INITIATIVE 3: Infrastructure, Utilities, and Transportation

Ensure Howey-in-the-Hills's critical infrastructure is properly maintained and expanded as needed.

Goal 7: Develop new infrastructure to support sustainable growth management

- Objective 7.1 - Expand infrastructure to meet the needs of a growing community.
  - 1. Complete the Water Plant #3 expansion.
  - 2. Build a pipeline between Water Plants #1 and #3.
  - 3. Modernize Water Plant #1 by re-engineering the water tank to place the drainpipe lower and refurbish the electric water pumps by the end of FY2026-2027.
- Objective 7.2 - Focus on strategies and infrastructure to improve public health, safety, and welfare within the Town.
- Objective 7.3 - Provide parking management strategies and increase parking space inventory in the downtown area.
- Objective 7.4 - Enhance transportation safety and accessibility by implementing data-driven strategies from the Safe Streets and Roads for All (SS4A) FDOT program. Includes: traffic calming, pedestrian safety crossings, roundabouts, alternative transportation, and transportation access.
- Objective 7.5 - Identify and evaluate suitable property for a future municipal complex, including potential Town Hall, Library, public safety, and other governmental facilities, with specific locations and uses to be determined through further planning.



Goal 8: Ensure utility and public works infrastructure meets safety standards

- Objective 8.1 - Institute a Pavement Management Program including repair, resurfacing, and replacement based on priorities, and review annually alongside the Capital Improvement Plan (CIP).
- Objective 8.2 - Repair broken or ADA-hazard sidewalks targeting different areas of the Town each year.

- Objective 8.3 - Strengthen in-house skills to perform concrete repair work on curbs, gutters, sidewalks, and storm inlet tops.
- Objective 8.4 - Ensure the Town network is protected by securing digital storage, controlling access, and upgrading to Microsoft 365 by FY2026-2027.
- Objective 8.5 - Implement Water and Wastewater maintenance programs to reduce operating cost.
- Objective 8.6 - Perform NPDES permit required inspections, monitoring, and repairs on schedule of the Stormwater System.
- Objective 8.7 - Dedicate a Town-owned property for a future Public Works compound with maintenance facilities and vehicle and equipment storage, with strong consideration to the 9-acre parcel on Number Two Road.

Goal 9: Maintain Public Works equipment, Town buildings, and facilities

- Objective 9.1 - Maintain playground and sports equipment to meet state requirements through regular inspections and prompt repairs.
- Objective 9.2 - Ensure a safe, functional, and comfortable environment while extending the life of the buildings and their systems.

STRATEGIC INITIATIVE 4: Public Safety and Public Services

Provide high-quality town services that sustain a vibrant, safe, and healthy community.

Goal 10: Ensure safe and reliable electric and water supply & environmental protective systems



- Objective 10.1 - Install Advanced Metering Infrastructure system to enhance reliability and provide real-time data to customers by end of FY 2028-2029.
- Objective 10.2 - Pursue a Town GIS map and database to enhance reliability and efficiency in various tasks.
- Objective 10.3 - Effectively manage stormwater runoff while protecting the environment and minimizing flooding.
- Objective 10.4 - Replace overaged ductile iron pipes in Original Howey as each street is replaced as part of Objective 8.1.

Goal 11: Ensure an exceptional level of Public Safety services

- Objective 11.1 - Provide an environment within the Police Department that encourages long careers, retention, and advancements through proper training.
- Objective 11.2 - Promote community engagement by offering classes to educate the public about police practices.

Goal 12: Provide high-quality programs to benefit all age groups (Parks, Recreation, Library)

- Objective 12.1 - Provide community events and festivals that bring residents together, celebrate the Town's character and traditions, and encourage civic participation, while maintaining public safety and using Town resources responsibly.
- Objective 12.2 - Assess summer, educational, and after-school care programs to make changes as needed to ensure safety and quality.
- Objective 12.3 - Ensure program opportunities are provided to all demographics of the community and ensure low-cost options.
  Objective 12.4 - Strive to achieve the library's mission of 'lifelong learning and access to information' through innovative programs.

STRATEGIC INITIATIVE 5: Fiscal and Human Resources

Building a resilient foundation for enhanced financial performance and organizational excellence.



Goal 13: Identify and seek alternative funding sources

- Objective 13.1 - Pursue federal, state, and local grants to fund Town projects.
- Objective 13.2 - Use restricted funds to fullest ability.
- Objective 13.3 - Refine and streamline the donation process for receiving donations.
- Objective 13.4 - Establish a Finance Department with effective internal controls and adequate separation of duties.

Goal 14: Retain and attract highly qualified talent and provide succession planning

- Objective 14.1 - Develop and implement a robust recruitment strategy to attract diverse, highly qualified talent to the Town workforce via ADP Implementation.
- Objective 14.2 - Introduce innovative retention strategies to reduce turnover and ensure continuity of critical roles via regular engagement surveys.
  - 1. Act on survey results to improve workplace culture.
  - 2. Annually review and adjust compensation packages.
  - 3. Create a clear, transparent structure for promotions and salary increases.
- Objective 14.3 - Create a comprehensive training and professional development program, including supervisor leadership models and higher education assistance for Police Department personnel. Review and update the Town Employee Policy and Procedure Guide FY26-27.
- Objective 14.4 - Establish a strong succession planning framework to identify and prepare high-potential employees for leadership roles.

Goal 15: Provide accounting services supported by advanced IT systems

- Objective 15.1 - Establish an updated cloud-based financial system (BS&A Upgrade) to streamline operations, fiscal management, and reporting.
- Objective 15.2 - Provide efficiencies and additional revenue by improving financial processes (FEMA reimbursements, Year-end closeouts, Utility billing allocations, and master fee schedule audits).



APPENDIX A: STRATEGIC PROJECTS LIST (2027–2031)

I. Completed Projects

- Planning & Admin: Adoption of the 2045 Comprehensive Plan updates and the Parks & Recreation Master Plan.

II. Ongoing Projects (Active Development & Current CIP)

- Hillside Groves (The Reserve): Phase 1 construction is underway for 215 units. Phases 2–4 (423 units) are currently in DRC review with a reduced total of 638 units and increased lot widths.
- Lake Hills (Age-Restricted): Preliminary subdivision plan approved for 571 age-restricted units. North water plant replacement #3 is under construction with a January 2026 completion expected.
- Lake Hills Commercial: Final site plan approval completed the DRC for a 50,800 sq. ft. Publix grocery store and retail outparcels.
- Mission Rise: In Final Subdivision review stage; features an enhanced multi-use facility connecting Number Two Road and SR 19.
- Stonehill (Pulte): In Final Subdivision review for an expanded total of 290 units. Under construction.
- Howey Self-Storage: Currently in the building permit stage.
- 7-11 Venezia South: First property in construction review phase.

III. Municipal Infrastructure (FY26 Funded)

- Water Treatment: North Water Treatment Plant #3 (WTP) Construction ($10.0M) and WTP #1 Improvements ($750k).

- Utility Resilience: Talichet Lift Station Upgrade ($340k) — Completed.
- Parks & Recreation: Significant investment in Sara Maude Park (over $500k).
- Transportation: Annual road reconstruction ($300k) — Four streets completed FY2022 - 2025.

IV. Future Priorities (Planned 5-Year Schedule)

- Municipal Complex: A strategic $15.4 million project planned for FY29-30 to centralize and modernize Town operations.
- Library Expansion: Develop a new library complex in coordination with Objective 7.5 funded through County & State Impact Fees, scheduled for FY27-28 as part of a new municipal footprint.
- Community Center: $200,000 renovation project planned for FY29-30.
- Wastewater Treatment Plant Acquisition: A long-term $15 million acquisition and expansion project scheduled for FY31–FY32.
- Septic-to-Sewer Conversion: Multi-year initiative with $2.5 million earmarked for FY31 to protect local water quality.
- Water Tower Maintenance: Scheduled repair and painting ($500k) for FY28.
- Pine Park Construction: $600,000 project planned for FY29–FY30.
- Lakeshore Shoreline Improvements: $1.02 million grant-funded environmental protection project.
- Griffin Park: Incremental improvements ($90k) planned for FY30.
- Planned SR 19 Intersection Improvements at CR 48, Central Ave, Revels Rd, and Florida Ave.
- Venezia & Talichet Second Accesses: Vital connectivity projects ($150k) scheduled for FY29–FY30.
- Mobility Enhancements: Ongoing pedestrian and bicycle improvements totaling $200k through FY31.
- Traffic Infrastructure: Construction of Traffic Circles to enhance circulation and safety at a minimum of 5 major intersections by FY32.

V. Inactive Proposals

- Thompson Grove: Project in in planning with proposal submission anticipated in FY27.
- Westminster Parcel: A nursing home on hold pending further action by the applicant. Located by the former Mission Inn Marina in unincorporated Lake County.