



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

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

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

July 25, 2022 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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

1. Call to Order

2. Consent Agenda/Informational Items

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

A. *MINUTES FOR APPROVAL: MAY 23, 2022 REGULAR COMMISSION MEETING*

B. *MINUTES FOR APPROVAL: JUNE 6, 2022 CITY COMMISSION WORKSHOP*

- C. *MINUTES FOR APPROVAL: JUNE 27, 2022 REGULAR COMMISSION MEETING*
- D. *EXPENDITURE REPORT*
- E. *GRANT OF EASEMENT FROM THE VILLAGES LAND COMPANY TO THE CITY OF WILDWOOD*

3. Presentations and/or Proclamations

4. Public Hearings - Timed

- A. ***ORDINANCE NO. O2022-45 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2205-003 Encounter Expansion

Parcels D32A003, D32-158 & D32-057

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL.

Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2022-47 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2205-003 Encounter Expansion

Parcels D32A003, D32-158 & D32-057

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcel listed above on 7.2 acres MOL.

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2022-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL***

POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CDD 2108-002 Twisted Oaks Pointe

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for Twisted Oaks Pointe, to be referred to as Twisted Oaks Pointe Community Development District.

Staff recommends approval.

- D. ***ORDINANCE NO. O2022-46 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2205-001 TSG Development - Clay Drain Rd.

Parcels G17-014 & G18-001

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL.

Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2022-48 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2205-001 TSG Development - Clay Drain Rd.

Parcels G17-014 & G18-001

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels listed above on 30 acres MOL.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-44 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY KL TWISTED OAKS, LLC; PROVIDING***

FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)

Parcels D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039 with portions of D31-036 & D31-016

The applicant seeks approval from the City Commission for a Planned Development Amendment on property zoned NMU-7 consisting of 1,260 residential units along with commercial, light industrial, and recreational spaces, on 387.29 acres MOL.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2022-49 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

LDR Staff Revisions

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2022-50 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2204-003 Bigham Plaza

Parcel G33-078

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Neighborhood Commercial (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, has now become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan.

Special Magistrate recommends approval.

- I. ***ORDINANCE NO. O2022-51 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO***

THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RZ 2204-002 Bigham Plaza

Parcel G33-078

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2204-003.

Special Magistrate recommends approval.

- J. ***ORDINANCE NO. O2022-52 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2206-001 Thomas - Wildwood

Parcel G33-154

The applicant is seeking a favorable recommendation from the City Commission to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52).

Special Magistrate recommends approval.

- K. ***ORDINANCE NO. O2022-53 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2206-001 Thomas - Wildwood

Parcel G33-154

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52).

Special Magistrate recommends approval.

- L. **ORDINANCE NO. O2022-55** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA AMENDING AND RESTATING ORDINANCE NO 2017-18; RELATING TO THE TRI-COUNTY SOLID WASTE FRANCHISE AGREEMENT; AMENDING EXHIBIT "B" AND EXHIBIT "C"; ESTABLISHING NEW RATES AND FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Tri-County Sanitation Franchise Agreement Amendment

Staff recommends approval.

- M. **ORDINANCE NO. O2022-59** - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA, ADOPTING ILLICIT DISCHARGE AND CONNECTION STORMWATER ORDINANCE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Stormwater Illicit Discharge and Connection Ordinance

Staff recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2022-54** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 6.11 ACRES LOCATED AT THE NORTHWEST INTERSECTION OF E C 462 AND CR 134, APPROXIMATELY 0.51 MILES NORTH OF CLEVELAND AVE AND 0.7 MILES EAST OF N MAIN ST, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2203-001 Wildwood Apartments

Parcels D32-090 & D32-093

The applicant, Highland Engineering, Inc. has submitted a voluntary

annexation application. The property to be annexed totals 6.11 acres MOL and is located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main St.

Staff recommends approval of Ordinance O2022-54.

- B. ***ORDINANCE NO. O2022-60 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.35 ACRES LOCATED ON THE EAST SIDE OF E C 462, NORTH OF NE 81ST STREET, IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2205-004 Wildwood Landing Phase 2

PARCEL D33-045

The applicant, Jay Byce on behalf of the owner, Marilyn Escue, has submitted a voluntary annexation application for parcel D33-045. The property to be annexed totals 7.35 acres MOL and is located on the east side of E C 462, north of NE 81st Street.

Staff recommends approval of Ordinance O2022-60.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-11 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR INCREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2021-28; PROVIDING FOR AN EFFECTIVE DATE.***

Waste Management Rate Adjustment

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. ***MUNICIPAL SERVICES COMPLEX PAY APP #14 IN THE AMOUNT OF \$126,395.20***
- B. ***MLK SPLASHPAD FENCE PURCHASE AND INSTALLATION IN THE AMOUNT OF \$11,150.00***

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

12. Other Department Reports

A. *PD QUARTERLY REPORT FOR APRIL TO JUNE 2022*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

August 3, 2022 - Second Budget Workshop at 9am

August 8, 2022 - City Commission Meeting at 9am

August 22, 2022 - City Commission Meeting at 7pm

July 25, 2022 7:00 PM

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 23, 2022 7 00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Ed Wolf	Mayor	Present	
Pamala Harrison-Bivins	Mayor Pro-Tem	Present	
Joe Elliott	Commissioner	Present	
Marcos Flores	Commissioner	Present	
Julian Green	Commissioner	Present	
Ashley Hunt	City Attorney	Present	
Jason McHugh	City Manager	Present	
Cassandra Smith	Assistant City Manager/CFO	Present	
Susan Patterson	City Clerk	Present	
Paul Ketz	IT Specialist	Present	
Mark Odell	Utility Director	Present	
Jeremy Hockenbury	Public Works Director	Present	
Melanie D Peavy	Director Development Services	Present	
Joshua Bills	City Attorney's Office	Present	
Randall Parmer	Chief of Police	Present	

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. CONSENT AGENDA/INFORMATIONAL ITEMS

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

The Consent Agenda Items a thru d were voted on together. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marcos Flores, Commissioner
SECONDER:	Julian Green, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- a. - EXPENDITURE REPORT
- b. - MINUTES FOR APPROVAL: APRIL 4, 2022 CITY COMMISSION WORKSHOP

- c. - MINUTES FOR APPROVAL: APRIL 25, 2022 SHADE MEETING
- d. - MINUTES FOR APPROVAL: APRIL 25, 2022 REGULAR COMMISSION MEETING

3. PRESENTATIONS AND/OR PROCLAMATIONS

None.

4. PUBLIC HEARINGS - TIMED -

- a. O2022-10 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING TO ADOPT THE 2050 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-10. This Ordinance updates the current 2035 Comprehensive Plan due to the rapid changes in growth to the 2050 Comprehensive Plan. City Manager Jason McHugh congratulated Roxanne Read and Melanie Peavy for a great accomplishment. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pamala Harrison-Bivins, Mayor Pro-Tem
SECONDER:	Julian Green, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- b. O2022-25 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY BW 44 SIGNATURE LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-25. The applicant seeks approval from the City Commission to amend the existing Planned Development Agreement for the Sparr development to accommodate the addition of retail and quick-service restaurants. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Marcos Flores, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- c. O2022-26 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 12.74 ACRES LOCATED ON

POWELL ROAD AND CR 142, IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-26. On behalf of the owners, the applicant, Alan Beneson/MAS Development, Wildwood United Methodist Church, and Donna K. Jones, ETAL, has submitted a voluntary annexation application for parcels G04-018 & G04-009. The property to be annexed totals 12.74 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- d. O2022-27 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-27. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Central Mixed Use (CMU) to General Commercial (COM) for the parcel G05-156 on 7.35 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pamala Harrison-Bivins, Mayor Pro-Tem
SECONDER:	Julian Green, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- e. O2022-30 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-30. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-2 to C-3

for the parcels G05-119, G05-120, G05-140, G05-156 & G05-124 on 24.31 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Joe Elliott, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- f. O2022-28 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-28. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Industrial for the parcel D32-035 on 3.3 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marcos Flores, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- g. O2022-31 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-31. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3 to M-1 for the parcel D32-035 on 3.3 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- h. O2022-33 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.66 ACRES LOCATED ON CR 106, APPROXIMATELY 300 FT. SOUTH OF E C 466 AND

APPROXIMATELY 0.35 MILES EAST OF N US 301, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS AND IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-33. On behalf of the owners Karol Lamb & Rocklyn Durgee, the applicant, DI Development, LLC, has submitted a voluntary annexation application for parcels D17-060 & D17-136. The property to be annexed totals 2.66 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- i. O2022-34 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.48 ACRES LOCATED NORTH OF E C 462, APPROXIMATELY 0.7 MILES EAST OF US 301, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS AND IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Ordinance O2022-34. The owner/applicant, Hall of Smiles Dentistry, Inc., has submitted a voluntary annexation application for parcels D32A004 & D32-078. The property to be annexed totals 7.48 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Elliott, Commissioner
SECONDER:	Julian Green, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

5. PUBLIC FORUM - 4 MINUTE TIME LIMIT

None.

6. ORDINANCES FIRST READING ONLY (NO VOTE)

None.

7. RESOLUTIONS FOR APPROVAL

- A. R2022-9 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PLACING A ONE YEAR MORATORIUM ON THE INSTALLATION OF IRRIGATION METERS PURSUANT TO SECTION 19-30(B)(7) OF THE CITY OF WILDWOOD CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Wolf read the title of Resolution R2022-9. A Resolution requesting a One Year Moratorium on Installation of Irrigation Meters due to meters' short supply and demand. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Elliott, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

8. FINANCIAL & CONTRACTS & AGREEMENTS

- a. 2022-88 - IRRIGATION METER SUPPLIES & MATERIALS FOR 100 NEW INSTALLS IN THE AMOUNT OF \$85,351.00

Assistant City Manager/CFO Cassandra Smith presented a request to purchase Irrigation Meter and Supplies. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- b. 2022-81 - REQUEST APPROVAL TO UTILIZE RMPK FUNDING AND KIMLEY HORN FOR GRANT WRITING CONTINUING SERVICES

Assistant City Manager/CFO Cassandra Smith presented a request for Grant Writing Continuing Services to be awarded to RMPK Funding and Kimley-Horn and Associates. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Elliott, Commissioner
SECONDER:	Marcos Flores, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- c. 2022-89 - WILDWOOD ESTATES LIFT STATION #8 RELOCATION PROJECT - SECO POWER INSTALLATION FOR \$28,966.90

Utility Director Mark Odell presented a request for the Wildwood Estates Lift Station #8 Relocation Project. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Marcos Flores, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

- d. 2022-90 - KIMLEY-HORN WORK AUTHORIZATION FOR A PRELIMINARY DRAINAGE ANALYSIS FOR HUEY ST. IN THE AMOUNT OF \$23,000

Public Works Director Jeremy Hockenbury presented a request for Kimley-Horn Work Authorization #37 for Preliminary Drainage Analysis - Huey Street Ponds. No comments were offered or received. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Pamala Harrison-Bivins, Mayor Pro-Tem
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

9. GENERAL ITEMS FOR CONSIDERATION/DISCUSSION AND OTHER BUSINESS

None.

10. APPOINTMENTS

- a. 2022-40 - DESIGNATION OF THE CITY OF WILDWOOD'S VOTING DELEGATE FOR THE FLC ANNUAL BUSINESS SESSION

City Manager Jason McHugh stated that it was time to designate a Florida League of Cities Voting Delegate. Commissioner Elliott stated that Commissioner Green had been doing a great job in the past and motioned that he continues to be the voting delegate. Commissioner Flores seconded the motion. Vote 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Elliott, Commissioner
SECONDER:	Marcos Flores, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

11. CITY MANAGER REPORTS

- a. 2022-41 - SET WORKSHOP FOR JUNE 6, 2022 AT 9:00 A.M.

City Manager Jason McHugh requested a workshop for June 6th at 9 am. The commission was all in agreement on the date and time.

RESULT:	NO VOTE TAKEN
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12. OTHER DEPARTMENT REPORTS

- a. 2022-42 - INFORMATION TECHNOLOGY - QUARTERLY UPDATE

RESULT: NO VOTE TAKEN

13. COMMISSION MEMBERS REPORTS

Commissioner Elliott stated that he had attended a training on the new Civic Plus agenda software and was very happy with it and will look forward to using it in the future. Commissioner Elliott commented on the excellent turnout for the blood drive. Commissioner Elliott mentioned all of the opportunities to join local and state committees in the area and urged the other commissioners to look into joining. Commissioner Green stated that he would be attending the upcoming annual Regional Planning Committee Conference.

14. CITY ATTORNEY REPORTS

None.

15. ADJOURNMENT

- a. - MOTION TO ADJOURN

Meeting Adjourned at 7:37 p.m. No comments were offered or received. Vote 5-0.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Marcos Flores, Commissioner
SECONDER: Pamala Harrison-Bivins, Mayor Pro-Tem
AYES: Wolf, Harrison-Bivins, Elliott, Flores, Green

UPCOMING EVENTS

- b. - JUNE 4, 2022 - TOUCH A TRUCK EVENT AT MILLENNIUM PARK AT 8:30AM
- c. - JUNE 6, 2022 - TENTATIVE COMMISSION WORKSHOP AT 9AM
- d. - JUNE 13, 2022 - CITY COMMISSION MEETING AT 9AM

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
June 6, 2022 9 00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Ed Wolf	Mayor	Present	
Pamala Harrison-Bivins	Mayor Pro-Tem	Present	
Joe Elliott	Commissioner	Present	
Marcos Flores	Commissioner	Present	
Julian Green	Commissioner	Present	
Ashley Hunt	City Attorney	Absent	
Jason McHugh	City Manager	Present	
Cassandra Smith	Assistant City Manager/CFO	Present	
Randall Parmer	Chief of Police	Present	
Melanie D Peavy	Director Development Services	Present	
Amanda Salazar	Parks and Recreation Manager	Present	
Lynzey McClellan	Assistant Chief Financial Officer	Present	
Paul Ketz	IT Specialist	Present	
Jessica Barnes	Executive Assistant	Present	

Mayor Wolf brought the meeting to order and then turned the meeting over the City Manager Jason McHugh. McHugh stated that Parks and Recreation Manager Amanda Salazar would make a presentation on the Parks and Recreation Department, including updates on what events and projects the department will be working on. McHugh congratulated Salazar on the great turnout for the "Touch a Truck" Saturday event.

II. ITEM(S) FOR DISCUSSION

1. 2022-43 - PARKS & RECREATION DEPARTMENT UPDATE

Parks and Recreation Manager Amanda Salazar began her presentation by stating that she had asked her staff why they do the job they do. Salazar stated that her staff's main answer was the hometown and family-oriented feeling. Furthermore, how to keep that hometown feeling while the city continues to grow. Salazar named all the facilities that are available throughout the city. Salazar went over the S.W.O.T. Analysis:

Strengths: Available Land/Space, Program Quantity, Passionate Staff, and Large Community Base.

Weaknesses: Program Quality, Equal Representation Geographically, Indoor Recreation Space, Amenities for all ages, Advertisement, and Social Media.

Opportunities: Upgrade current buildings, Additional Staff, Working with schools, Preserving Parks, and Increase sponsorship.

Threats: Unwillingness to change, Community buy-in, The Villages growth, and Better amenities surrounding Wildwood.

Salazar stated that her improvement plan includes training staff and getting experience. Salazar stated that a good foundation equals communication and transparency throughout the department and city. Salazar showed graphs of what direction she would like the department to go in and the bigger picture of the goals. Starting with Professionalism - Providing high-quality events, staff appearance, and demeanor. Teamwork/Shared Vision - everyone working toward the same vision, helping each other regardless of job title, supporting each other and the team. Integrity - Follow through with promises made and take responsibility when they fail, do the best regardless of location, person, or situation. Creativity - Growing and learning with the community's needs. Try and be willing to do something new and out of the box. Employee Development - Never stop learning; take every opportunity to grow.

Salazar stated that she has gotten out in the community and talked with people. Salazar wants to help bring more awareness of the city's new changes and new ideas and programs. Not just the west or east sides of the city but for all city residents, and to bring activities that will bring all residents to the events no matter what park or where the activity is held. Salazar presented improvements at Millennium Park, such as a paved walking trail, adult ball fields, soccer/football fields, tennis courts, lighting, formal parking, concession stands, and bathrooms. Salazar also discussed improvements to come in future years. Salazar discussed the improvements for MLK Park, including a splash pad, concession stand/bathroom, cameras for surveillance, basketball court rehabilitation and replacing the lighting system, bike/walking paths to connect and cross over Highway 301, an indoor recreation center, updated playground, and adequate parking. Commissioners discussed having the community rise to the occasion, so the parks and facilities are kept up and safe for all of the community. Moreover, have residents take pride in their parks and facilities. Salazar stated that new improvements at Lake Deaton would have new bathrooms, a boat ramp and dock upgrade, a widening of the boardwalk, and a nature trail. Salazar stated that Oxford Park would have an adaptive playground, parking improvements, bathrooms, and lighting for pickleball. Commissioner Elliott stated concerns about park locations near major roadways. Salazar stated that bay window restoration is being done at the Baker House along with a new bathroom facility. Salazar would also like to see a special event space on the property.

Salazar stated that the community would like to see indoor recreation centers, aquatic facilities, and connectivity either by walking or biking from one side of the city to the other and the various parks. Salazar presented options for an indoor recreation center at MLK Park for an inside basketball court and classroom space. The second option was for the Fleet Services Complex to be used as a youth center for reading or a game room. Salazar stated that there is room for pavilions and tables or a large playground area with a large outdoor space. It also has adequate parking spaces. Commissioner Elliott asked if the city did not own the fleet services location would the city buy it? Mayor Wolf stated that he thought the location had a lot of potential. McHugh stated that he is still moving forward with MLK Park, but feels the complex offers other opportunities for the city. McHugh stated that with the cost of equipment the commission would need to give guidance on location and timing for future parks. Commissioner Bivins stated that having been a single parent, having local and multi-purpose facilities would be nice for parents so they do not have to travel to different cities for activities.

Salazar addressed the planning process for landscape and maintenance, prioritizing of projects that need to be done, and time and staff allocated for each. Salazar stated that some projects may need to be contracted out, such as Greenwood Cemetery, which takes 6-8 hours. Commissioner Flores asked about lighting for Tee Ball fields. Salazar stated that they are not in the budget for this year. Commissioner Green stated that he would like to see a garden park or butterfly garden. Salazar agreed there would be an opportunity for this in the future.

RESULT: NO VOTE TAKEN

III. ADJOURNMENT

1. - MOTION TO ADJOURN

Meeting Adjourned at 10:36 a.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julian Green, Commissioner
SECONDER:	Marcos Flores, Commissioner
AYES:	Wolf, Harrison-Bivins, Elliott, Flores, Green

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 27, 2022 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivin	Mayor Pro-Tem	Present
Joe Elliott	Commissioner	Present
Marco Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst City Manager/CFO	Present
Joshua Bills	City Attorney's Office	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dept	Present
Randall Parmer	Police Chief	Present
Mark Odell	Utility Director	Present
Jeremy Hockenbury	Public Works Director	Present
Amanda Salazar	Parks & Recreation Mgr.	Present

Mayor Wolf called the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

The Consent Agenda Items a through b were voted on together. No comments were offered or received. Vote 5-0.

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

A. Expenditure Report

B. Budgeted Financial Items

1. Mimecast Renewal 2022
2. Wastewater Treatment Plant Reject Pond Cleaning for \$20,000.00
3. Purchase 30 Manhole Rings and Covers for \$15,000.00

3. Presentations and/or Proclamations

A. Proclaim the Month of July 2022 as Parks and Recreation Month

Mayor Wolf read the Proclamation proclaiming the Month of July 2022 as Parks and Recreation Month. No comments were offered or received. Vote 5-0.

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

4. Public Hearings - Timed

Mayor Wolf swore in Development Services Director Melanie Peavy and members of the audience.

A. AN 2204-002 Hydrologic Wildwood

Mayor Wolf read the title of Ordinance O2022-36. The applicant, Dan Karcher Construction, Inc, on behalf of the owner, 6083 Wildwood LLC, has submitted a voluntary annexation application for parcel G15-012. The property to be annexed totals 5 acres MOL and is located on E SR 44, approximately 0.8 miles east of S. Buena Vista Blvd. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

B. AN 2205-003 Encounter Expansion

Mayor Wolf read the title of Ordinance O2022-37. The applicant, Bradley Werlin II, on behalf of the owner, Encounter Church FL, Inc., has submitted a voluntary annexation application for parcels D32A003, D32-158 & D32-057. The property to be annexed totals 7.2 acres MOL and is located on C 462, approximately 0.7 miles east of N US 301. Peavy stated that there had been a letter received today opposing the annexation. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

C. AN 2205-001 TSG Development - Clay Drain

Mayor Wolf read the title of Ordinance O2022-42. The applicant, Michael Rankin, LPG URP, Inc., on behalf of the owners, James and Lynda Gough, has submitted a voluntary annexation application for parcel G17-014. The property to be annexed totals 20 acres MOL and is located on Clay Drain Road, approximately 0.5 miles east of N US 301. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

D. CP 2112-001 Bellweather Multifamily

Mayor Wolf read the title of Ordinance O2022-39. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Low-Density Residential (LDR) and Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) for the parcels D08F005 & D08F003 on 42.74 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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E. RZ 2112-001 Bellweather Multifamily

Mayor Wolf read the title of Ordinance O2022-41. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-1 & R-3 to R-4 for the parcels D08F005 & D08F003 on 42.74 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

F. CP 2203-004 WoodSpring Suites Oxford

Mayor Wolf read the title of Ordinance O2022-38. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Commercial (Sumter County) to General Commercial (City) for the parcels D17-060 & D17-136 on 2.69 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

G. RZ 2203-004 WoodSpring Suites Oxford

Mayor Wolf read the title of Ordinance O2022-40. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Commercial (Sumter County) to General Commercial (City) for the parcels D17-060 & D17-136 on 2.69 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

H. Second Amended and Restated Villages ARD Franchisees Ordinance

Mayor Wolf read the title of Ordinance O2022-43. This ordinance modifies and restates Ordinance No. O2017-23, Ordinance No. O2019-55, and Ordinance No. O2020-14 concerning the various utility franchise agreements that were awarded within The Villages development. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

5. Public Forum - 4 minute time limit

Mary Wimberly praised the Wildwood Police Department and also stated there is speeding on Broken Oak Drive. Wimberly inquired about the recruitment of police officers and what were the city's plans for the number of people moving into the state and city. Wimberly also inquired about the fence at the retention pond. Chief Farmer and Public Works Director Jeremy Hockenbury responded to Wimberly after the meeting.

Gene Baker stated that things were better on the west side of Wildwood and that there was more police presence.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

A. Moratorium Outpatient Treatment

Mayor Wolf read the title of Resolution O2022-10. At a workshop on May 16, 2022, the City Commission directed staff to draft a resolution for a moratorium on new outpatient substance abuse treatment centers to allow time for the use to be included or addressed in a future revision/update to the City's Land Development Regulations. The update is expected to take approximately 12 months. Development Services Director Melanie Peavy stated that the moratorium would allow for more research on zoning and case law studies. No comments were offered or received. Vote 5-0.

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

8. Financial & Contracts & Agreements

A. Sumter Horizon LLC / Freedom Plaza - Modification of Developer's Agreement

Development Services Director Melanie Peavy presented a request for Sumter Horizon LLC / Freedom Plaza - modification to the Developer's Agreement. No comments were offered or received. Vote 5-0.

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

B. Wildwood Villages Apartments - Pioneering Agreement

Development Services Director Melanie Peavy presented a request for Wildwood Villages Apartments - Pioneering Agreement. Peavy stated that this had previously been Peppertree Apartments and that the water main extension had been needed for fire coverage and would provide future credits to the developer. No comments were offered or received. Vote 5-0.

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

C. Pay Application No. 1 for Downtown Municipal Parking Lot in the Amount of \$64,536.30

Development Services Director Melanie Peavy presented a request for Downtown Municipal Parking Lot Pay Application # 1. No comments were offered or received. Vote 5-0.

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

D. Owner Direct Purchase Control Panel & Equipment for Ashley WTP Well 2 for \$65,680.00

Utility Director Mark Odell presented a request for Owner Direct Purchase of Control Panel and Equipment for the Ashley WTP Well #2. No comments were offered or received. Vote 5-0.

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

E. Sanitary Gravity Sewer Pipe Lining for Jackson Street for \$204,898.00

Utility Director Mark Odell presented a request for Sanitary Gravity Sewer Pipe Lining for Jackson Street. No comments were offered or received. Vote 5-0.

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

F. City Hall HVAC Renovation Pay App #3 in the Amount of \$150,602.15

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Pay App # 3. No comments were offered or received. Vote 5-0.

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

G. City Hall HVAC Renovation Pay App #4 in the Amount of \$58,274.10

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Pay App # 4. No comments were offered or received. Vote 5-0.

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

9. General Items for Consideration/Discussion and Other Business

A. Code Enforcement - Request for Lien Release - 401 Martin Luther King Jr., Avenue

Development Services Director Melanie Peavy presented a request for a Code Enforcement Release of Lien on 401 Martin Luther King Jr. Avenue. No comments were offered or received. Vote 5-0.

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

B. Use of Fourth Street Outreach Center

City Manager Jason McHugh presented a request for the use of the Fourth Street Outreach Center. McHugh has negotiated an arrangement with Gene Baker so that his organization may operate out of the building on Tuesday and Thursday afternoons to provide community services. Mr. Baker leads S.P.I.R.I.T. AND L.O.V.E. Outreach Ministries, a 501(c)(3) non-profit organization whose vision is to bring positive change to the community. McHugh stated that it would be on a trial basis for a period of six months. McHugh stated that there is a liability risk but no different than renting it out to other individuals. No comments were offered or received. Vote 5-0.

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

10. Appointments

None.

11. City Manager Reports

A. Construction Projects Update

City Manager Jason McHugh presented the Construction Update. McHugh also mentioned that Senate Bill 620 had been vetoed by the Governor. McHugh stated that Sumter County Property Appraisers Office had notified the city of the new rollback millage rate of 2.8684. McHugh stated that currently, the city's millage rate is 3.2478. McHugh also wanted to congratulate Commissioner Bivins, Commissioner Flores, and Mayor Wolf for running unopposed in the November elections.

12. Other Department Reports

A. Utility Department Quarterly Report January-March 2022

13. Commission Members Reports

Commissioner Elliott gave an update on the Wildwood Business Coalition's efforts. Commissioner Flores mentioned the fireworks and free concert on Saturday presented by the T & D Family of Companies and Galaxy Home Solutions. Flores also mentioned the fireworks display on Sunday.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 7:40 p.m. No comments were offered or received. Vote 5-0.

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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

Revenue Account Range: First to Last

Include Non-Anticipated: No

Year To Date As Of: 07/31/22

Expend Account Range: First to Last

Include Non-Budget: No

Current Period: 07/01/22 to 07/31/22

Print Zero YTD Activity: No

Prior Year: 07/01/21 to 07/31/21

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	% Real
001-311-1000	AD VALOREM TAXES	\$7,251,790.86	\$9,303,110.00	\$0.00	\$9,431,396.35	101%
001-312-1000	9TH CENT FUEL TAX/SUMTER COUNTY	\$91,008.68	\$92,000.00	\$0.00	\$0.00	0%
001-312-4100	LOCAL OPTION GAS TAX	\$420,337.90	\$400,070.00	\$0.00	\$384,513.90	96%
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	\$1,918,021.21	\$2,176,080.00	\$0.00	\$2,046,886.09	94%
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	\$711,121.62	\$660,000.00	\$0.00	\$564,578.91	86%
001-313-1010	FRANCHISE TAX- SECO	\$888,028.09	\$830,000.00	\$106,931.36	\$725,567.00	87%
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	\$198,870.77	\$200,000.00	\$22,372.73	\$169,605.39	85%
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY TAX	\$48,111.23	\$45,000.00	\$0.00	\$30,621.23	68%
001-313-4180	LEESBURG GAS FRANCHISE FEE	\$4,301.95	\$5,000.00	\$5,302.93	\$34,191.71	684%
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCHISE	\$234,142.76	\$200,000.00	\$0.00	\$233,478.40	117%
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SVC	\$167,799.59	\$145,000.00	\$12,797.98	\$139,107.14	96%
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	\$152,597.66	\$135,000.00	\$0.00	\$150,317.81	111%
001-313-5003	FRANCHISE FEE - SEWWC	\$150,878.88	\$100,000.00	\$0.00	\$132,248.82	132%
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	\$677,540.13	\$640,000.00	\$0.00	\$465,623.50	73%
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	\$900,563.55	\$870,000.00	\$96,919.24	\$687,609.36	79%
001-314-3000	UTILITY TAX-WATER SALES	\$98,319.78	\$80,000.00	\$10,915.82	\$85,205.14	107%
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	\$245,035.27	\$240,000.00	\$0.00	\$166,400.88	69%
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	\$119,798.82	\$110,000.00	\$0.00	\$82,172.06	75%
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	\$11,768.36	\$10,000.00	\$1,066.98	\$11,717.78	117%
001-314-4030	FERRELLGAS LP	\$1,116.96	\$500.00	\$0.00	\$1,110.05	222%
001-314-4040	CIRCLE K STORES	\$248.41	\$500.00	\$0.00	\$160.44	32%
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	\$16,755.60	\$100.00	\$2,728.35	\$21,321.86	21,322%
001-314-4081	LEESBURG GAS UTILITY TAX	\$7,066.42	\$5,500.00	\$7,792.32	\$49,821.03	906%
001-314-4100	INTERCONN RESOURCES LLC	\$21,662.59	\$18,000.00	\$0.00	\$20,184.29	112%
001-314-4120	INFINITE ENERGY	\$77.21	\$100.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
001-314-4150	CVS	\$308.80	\$500.00	\$0.00	\$288.77	58%
001-314-4151	AMERIGAS PROPANE	\$7,386.01	\$6,500.00	\$0.00	\$6,753.41	104%
001-314-4152	LOWE'S PROPANE TAX	\$1,549.17	\$1,000.00	\$0.00	\$1,716.73	172%
001-314-4160	TECO-PEOPLES GAS	\$202,743.10	\$200,000.00	\$0.00	\$167,599.34	84%
001-314-4162	GAS SOUTH UTILITY TAX	\$364.80	\$100.00	\$21.26	\$298.22	298%
001-314-9010	STATE COMMUNICATIONS TAX	\$333,625.17	\$380,000.00	\$0.00	\$371,108.68	98%
001-331-5000	FEMA GRANT	\$8,214.76	\$0.00	\$0.00	\$0.00	0%
001-334-1000	STATE GRANT	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-335-1200	STATE REVENUE SHARING	\$374,020.55	\$463,550.00	\$0.00	\$327,866.81	71%
001-335-1400	MOBILE HOME LICENSES	\$14,062.46	\$10,000.00	\$187.25	\$12,794.90	128%
001-335-1600	STATE BEVERAGE LICENSES	\$7,731.41	\$8,500.00	\$0.00	\$7,462.21	88%
001-335-1800	1/2 CENT SALES TAX	\$980,006.53	\$1,078,400.00	\$0.00	\$970,495.00	90%
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	\$69,905.70	\$60,000.00	\$0.00	\$5,582.80	9%
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	\$585,795.57	\$500,000.00	\$43,152.80	\$696,667.18	139%
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY CE	\$44,354.42	\$50,000.00	\$870.48	\$57,404.61	115%
001-347-5304	COMMUNITY CENTER STAFF FEES	\$4,320.15	\$4,500.00	\$0.00	-\$150.00	-3%
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CENT	\$0.00	\$0.00	\$293.46	\$5,992.11	0%
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CENTE	\$917.69	\$1,500.00	-\$10.14	\$1,341.69	89%
001-347-5307	OUTDOOR BUILDING RENTALS	\$18.44	\$0.00	\$0.00	\$18.44	0%
001-347-5308	OPEN SPACE RENTALS	\$1,069.80	\$1,500.00	\$0.00	\$354.97	24%
001-350-1000	FINES	\$22,217.58	\$20,000.00	\$699.32	\$20,074.45	100%
001-351-1002	CODE ENFORCEMENT	\$12,937.94	\$3,000.00	\$0.00	\$977.10	33%
001-351-3000	POLICE-2ND DOLLAR FUND	\$2,229.14	\$1,500.00	\$64.63	\$2,234.29	149%
001-361-0000	INTEREST EARNINGS	\$2,816.49	\$5,000.00	\$0.00	\$15,905.69	318%
001-369-0000	OTHER MISCELLANEOUS REVENUE	\$21,262.55	\$10,000.00	\$33.94	\$5,971.43	60%
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	\$16,745.58	\$17,250.00	\$0.00	\$17,247.78	100%
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	\$13,441.00	\$13,440.00	\$0.00	\$3,360.25	25%
001-369-0050	AUCTION PROCEEDS	\$21,089.88	\$10,000.00	\$0.00	\$9,972.00	100%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
001-369-0052	SPONSORSHIPS	\$300.00	\$1,000.00	\$0.00	\$1,265.00	126%
001-369-0058	DONATIONS	\$0.00	\$0.00	\$0.00	\$17,515.70	0%
001-369-0075	MULTI-PURPOSE FIELD RENTAL	\$0.00	\$100.00	\$0.00	\$0.00	0%
001-369-0076	BASEBALL FIELD RENTAL	\$843.76	\$1,000.00	-\$64.35	\$2,283.37	228%
001-369-0078	FIELD PREPARATION FEES	\$20.00	\$100.00	\$0.00	\$345.00	345%
001-369-0792	PROGRAM REGISTRATION FEES	\$22,863.35	\$15,000.00	-\$177.00	\$29,080.57	194%
001-369-0794	CONCESSION / VENDOR FEES	\$0.00	\$100.00	\$0.00	\$100.00	100%
001-369-0796	SPECIAL EVENT REGISTRATION FEES	\$3,050.00	\$1,500.00	\$0.00	\$1,380.00	92%
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	\$2,802.14	\$1,500.00	\$55.00	\$4,034.92	269%
001-369-3700	MISCELLANEOUS POLICE DONATIONS	\$2.00	\$100.00	\$0.00	\$0.00	0%
001-369-3748	MISC. GRANTS/VESTS	\$2,734.48	\$0.00	\$0.00	\$1,200.00	0%
001-369-4000	FUEL TAX REFUND	\$14,462.22	\$6,500.00	\$0.00	\$3,869.15	60%
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PROC	\$0.00	\$0.00	\$0.00	\$67,736.50	0%
001-380-1001	OTHER FINANCING SOURCE-COUNTY REIMBU	\$0.00	\$0.00	\$0.00	\$90,804.00	0%
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100%
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP FE	\$532,080.00	\$412,800.00	\$0.00	\$412,800.00	100%
GENERAL FUND Revenue Total		\$17,675,256.94	\$19,561,900.00	\$311,954.36	\$18,985,592.21	97%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-511-10-1200	SALARIES	\$42,528.84	\$42,660.00	\$3,544.07	\$35,440.70	\$7,219.30	83%
001-511-10-2100	FICA EXPENSE	\$3,253.32	\$3,270.00	\$271.11	\$2,711.10	\$558.90	83%
001-511-10-2200	RETIREMENT	\$21,153.96	\$21,940.00	\$2,020.11	\$18,421.53	\$3,518.47	84%
001-511-10-2300	LIFE & HEALTH INSURANCE	\$375.00	\$350.00	\$23.75	\$237.50	\$112.50	68%
001-511-10-2600	WORKERS COMPENSATION INSURANCE	\$123.90	\$150.00	\$0.00	\$133.96	\$16.04	89%
001-511-30-3100	PROFESSIONAL SERVICES	\$2,000.00	\$6,000.00	\$0.00	\$400.00	\$5,600.00	7%
001-511-30-4000	TRAVEL & PER DIEM	\$2,993.84	\$7,000.00	\$0.00	\$1,402.52	\$5,597.48	20%
001-511-30-4100	TELEPHONE EXPENSE	\$1,104.86	\$1,600.00	\$90.86	\$923.82	\$676.18	58%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022

11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-511-30-4110	IT LICENSING / EQUIPMENT	\$3,859.04	\$5,200.00	\$0.00	\$4,762.09	\$437.91	92%
001-511-30-4600	REPAIR & MAINTENANCE	\$849.99	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	\$41.28	\$2,500.00	\$0.00	\$33.74	\$2,466.26	1%
001-511-30-5100	OFFICE SUPPLIES	\$0.00	\$150.00	\$0.00	\$39.00	\$111.00	26%
001-511-30-5200	OPERATING SUPPLIES	\$67.00	\$400.00	\$0.00	\$55.67	\$344.33	14%
001-511-30-5400	SUBSCRIPTIONS/DUES	\$1,796.25	\$2,500.00	\$0.00	\$2,650.00	-\$150.00	106%
001-511-30-5500	TRAINING	\$2,590.00	\$2,500.00	\$0.00	\$1,650.00	\$850.00	66%
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$6,329.88	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	\$0.00	\$8,000.00	\$0.00	\$5,698.00	\$2,302.00	71%
511 Total		\$89,067.16	\$104,720.00	\$5,949.90	\$74,559.63	\$30,160.37	71%
001-512-00-0000	EXECUTIVE- CITY MANAGER:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-512-10-1200	SALARIES	\$169,832.64	\$297,830.00	\$19,831.25	\$212,270.50	\$85,559.50	71%
001-512-10-1500	SICK LEAVE	\$519.60	\$0.00	\$2,155.66	\$6,013.90	-\$6,013.90	0%
001-512-10-1600	VACATION PAY	\$252.89	\$0.00	\$554.74	\$10,318.37	-\$10,318.37	0%
001-512-10-1800	HOLIDAY PAY	\$6,012.28	\$0.00	\$1,303.81	\$10,759.59	-\$10,759.59	0%
001-512-10-2100	FICA EXPENSE	\$13,471.37	\$23,140.00	\$1,812.70	\$18,250.79	\$4,889.21	79%
001-512-10-2200	RETIREMENT	\$42,135.16	\$79,530.00	\$6,862.74	\$63,969.36	\$15,560.64	80%
001-512-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$40.50	-\$40.50	0%
001-512-10-2300	LIFE & HEALTH INSURANCE	\$14,289.84	\$22,860.00	\$1,852.25	\$19,422.50	\$3,437.50	85%
001-512-10-2600	WORKERS COMPENSATION INSURANCE	\$412.90	\$500.00	\$0.00	\$446.58	\$53.42	89%
001-512-30-3100	PROFESSIONAL SERVICES	\$130,439.12	\$110,000.00	\$0.00	\$16,635.52	\$93,364.48	15%
001-512-30-3400	OTHER CONTRACTUAL SERVICES	\$14.41	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-512-30-4000	TRAVEL & PER DIEM	\$6,818.19	\$8,750.00	\$0.00	\$5,605.64	\$3,144.36	64%
001-512-30-4100	TELEPHONE EXPENSE	\$3,040.91	\$3,000.00	\$225.62	\$3,474.85	-\$474.85	116%
001-512-30-4110	IT LICENSING / EQUIPMENT	\$1,826.83	\$4,250.00	\$276.23	\$2,347.69	\$1,902.31	55%
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	\$24.37	\$200.00	\$0.00	\$6.76	\$193.24	3%
001-512-30-4400	RENTAL & LEASING	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	0%
001-512-30-4600	REPAIR & MAINTENANCE	\$885.08	\$2,000.00	\$20.78	\$719.99	\$1,280.01	36%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	\$485.62	\$500.00	\$0.00	\$501.71	-\$1.71	100%
001-512-30-5100	OFFICE SUPPLIES	\$567.38	\$1,000.00	\$0.00	\$296.56	\$703.44	30%
001-512-30-5200	OPERATING SUPPLIES	\$118.09	\$750.00	\$0.00	\$417.10	\$332.90	56%
001-512-30-5400	SUBSCRIPTIONS/DUES	\$3,263.33	\$4,500.00	\$0.00	\$3,786.24	\$713.76	84%
001-512-30-5500	TRAINING	\$1,547.96	\$4,250.00	\$0.00	\$1,368.35	\$2,881.65	32%
001-512-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$281,940.76	\$0.00	\$0.00	\$0.00	\$0.00	0%
	512 Total	\$677,898.73	\$563,160.00	\$34,895.78	\$376,652.50	\$186,507.50	67%
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-513-10-1200	SALARIES	\$289,774.33	\$288,080.00	\$15,977.12	\$165,450.99	\$122,629.01	57%
001-513-10-1300	OVERTIME	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-513-10-1500	SICK LEAVE	\$6,909.29	\$0.00	\$339.35	\$5,313.87	-\$5,313.87	0%
001-513-10-1600	VACATION PAY	\$10,986.74	\$0.00	\$2,242.82	\$13,802.17	-\$13,802.17	0%
001-513-10-1800	HOLIDAY PAY	\$12,939.33	\$0.00	\$985.71	\$8,746.07	-\$8,746.07	0%
001-513-10-2100	FICA EXPENSE	\$24,456.54	\$22,080.00	\$1,495.19	\$14,788.69	\$7,291.31	67%
001-513-10-2200	RETIREMENT	\$36,914.82	\$31,230.00	\$2,631.13	\$24,716.61	\$6,513.39	79%
001-513-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$40.50	-\$40.50	0%
001-513-10-2300	LIFE & HEALTH INSURANCE	\$38,992.66	\$41,910.00	\$2,533.57	\$29,180.62	\$12,729.38	70%
001-513-10-2500	UNEMPLOYMENT COMPENSATION	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-513-10-2600	WORKERS COMPENSATION INSURANCE	\$825.71	\$1,000.00	\$0.00	\$893.14	\$106.86	89%
001-513-30-3100	PROFESSIONAL SERVICES	\$28,808.89	\$16,000.00	\$0.00	\$5,176.40	\$10,823.60	32%
001-513-30-3200	ACCOUNTING/AUDITING FEE	\$18,000.00	\$18,500.00	\$0.00	\$18,500.00	\$0.00	100%
001-513-30-3400	OTHER CONTRACTUAL SERVICES	\$12,232.19	\$4,850.00	\$41.00	\$1,148.08	\$3,701.92	24%
001-513-30-4000	TRAVEL & PER DIEM	\$54.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0%
001-513-30-4100	TELEPHONE EXPENSE	\$5,629.07	\$3,000.00	\$341.10	\$3,892.65	-\$892.65	130%
001-513-30-4110	IT LICENSING / EQUIPMENT	\$7,909.66	\$29,200.00	\$535.78	\$28,500.10	\$699.90	98%
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	\$4,086.39	\$4,000.00	\$369.20	\$879.19	\$3,120.81	22%
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	\$1,976.76	\$2,500.00	\$85.35	\$2,846.70	-\$346.70	114%
001-513-30-4300	UTILITIES EXPENSE	\$21,931.67	\$26,000.00	\$0.00	\$12,984.06	\$13,015.94	50%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-513-30-4400	RENTAL & LEASING	\$2,925.51	\$3,700.00	\$169.54	\$2,391.14	\$1,308.86	65%
001-513-30-4500	GENERAL INSURANCE	\$106,249.00	\$146,000.00	\$0.00	\$146,120.80	-\$120.80	100%
001-513-30-4600	REPAIR & MAINTENANCE	\$21,259.57	\$18,400.00	\$271.81	\$9,803.94	\$8,596.06	53%
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	\$4,847.09	\$6,000.00	\$0.00	\$4,894.17	\$1,105.83	82%
001-513-30-4910	ELECTION EXPENSES	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-513-30-5100	OFFICE SUPPLIES	\$3,424.08	\$3,500.00	\$1,177.24	\$3,461.46	\$38.54	99%
001-513-30-5200	OPERATING SUPPLIES	\$7,771.48	\$7,050.00	\$86.88	\$3,653.38	\$3,396.62	52%
001-513-30-5400	SUBSCRIPTIONS/DUES	\$3,502.20	\$2,075.00	\$130.00	\$382.50	\$1,692.50	18%
001-513-30-5500	TRAINING	\$4,606.20	\$1,950.00	\$0.00	\$993.00	\$957.00	51%
001-513-60-6400	CAP. IMPROVEMENT-MACHINERY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	\$107,219.92	\$109,875.00	\$0.00	\$54,601.08	\$55,273.92	50%
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	\$27,207.62	\$24,555.00	\$0.00	\$12,612.69	\$11,942.31	51%
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	\$217,830.04	\$223,555.00	\$0.00	\$111,051.63	\$112,503.37	50%
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	\$73,780.66	\$68,060.00	\$0.00	\$34,753.72	\$33,306.28	51%
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRINC	\$240,017.36	\$327,170.00	\$0.00	\$327,167.69	\$2.31	100%
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTR	\$71,395.35	\$95,420.00	\$0.00	\$95,401.31	\$18.69	100%
513 Total		\$1,414,464.13	\$1,530,160.00	\$29,412.79	\$1,144,148.35	\$386,011.65	75%
001-516-00-0000	DEVELOPMENT SERVICES:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-516-10-1200	SALARIES	\$404,143.28	\$627,160.00	\$36,488.98	\$372,190.62	\$254,969.38	59%
001-516-10-1300	OVERTIME	\$2,590.12	\$1,000.00	\$132.88	\$1,684.41	-\$684.41	168%
001-516-10-1500	SICK LEAVE	\$9,647.98	\$0.00	\$1,138.98	\$9,053.16	-\$9,053.16	0%
001-516-10-1600	VACATION PAY	\$21,677.07	\$0.00	\$4,049.19	\$20,051.62	-\$20,051.62	0%
001-516-10-1800	HOLIDAY PAY	\$17,529.88	\$0.00	\$2,601.90	\$17,207.28	-\$17,207.28	0%
001-516-10-2100	FICA EXPENSE	\$35,185.69	\$48,060.00	\$3,397.51	\$32,144.36	\$15,915.64	67%
001-516-10-2200	RETIREMENT	\$61,699.36	\$82,230.00	\$6,831.57	\$59,745.42	\$22,484.58	73%
001-516-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$162.00	-\$162.00	0%
001-516-10-2300	LIFE & HEALTH INSURANCE	\$56,696.46	\$72,390.00	\$6,035.26	\$58,163.74	\$14,226.26	80%
001-516-10-2500	UNEMPLOYMENT COMPENSATION	\$1,925.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-516-10-2600	WORKERS COMPENSATION INSURANCE	\$1,238.61	\$1,500.00	\$0.00	\$1,339.72	\$160.28	89%
001-516-30-3100	PROFESSIONAL SERVICES	\$191,150.93	\$465,000.00	\$1,544.85	\$325,148.25	\$139,851.75	70%
001-516-30-3115	PASS THROUGH PROFESSIONAL SERVICES	\$359,964.69	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-516-30-3400	OTHER CONTRACTUAL SERVICES	\$4,847.82	\$5,000.00	\$416.13	\$925.61	\$4,074.39	19%
001-516-30-3450	CLOTHING AND UNIFORMS	\$375.98	\$1,700.00	\$0.00	\$595.83	\$1,104.17	35%
001-516-30-4000	TRAVEL & PER DIEM	\$1,361.34	\$8,000.00	\$0.00	\$1,514.75	\$6,485.25	19%
001-516-30-4100	TELEPHONE EXPENSE	\$8,636.75	\$8,000.00	\$877.64	\$8,620.28	-\$620.28	108%
001-516-30-4110	IT LICENSING / EQUIPMENT	\$11,151.27	\$33,700.00	\$262.54	\$13,692.79	\$20,007.21	41%
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	\$26,040.31	\$25,000.00	\$1,890.68	\$23,125.66	\$1,874.34	93%
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	\$637.11	\$4,000.00	\$0.00	\$1,317.67	\$2,682.33	33%
001-516-30-4400	RENTAL & LEASING	\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-516-30-4600	REPAIR & MAINTENANCE	\$6,303.85	\$6,000.00	\$184.96	\$2,819.86	\$3,180.14	47%
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	\$3,103.60	\$5,000.00	\$0.00	\$244.19	\$4,755.81	5%
001-516-30-4950	CODE ENFORCEMENT	\$10,265.91	\$18,000.00	\$0.00	\$1,895.75	\$16,104.25	11%
001-516-30-5100	OFFICE SUPPLIES	\$2,213.44	\$9,000.00	-\$10.70	\$1,082.10	\$7,917.90	12%
001-516-30-5200	OPERATING SUPPLIES	\$6,725.70	\$20,000.00	\$0.00	\$13,385.70	\$6,614.30	67%
001-516-30-5250	FUEL EXPENSE	\$1,258.94	\$2,000.00	\$277.84	\$1,484.40	\$515.60	74%
001-516-30-5400	SUBSCRIPTIONS/DUES	\$3,452.88	\$3,180.00	\$0.00	\$2,040.95	\$1,139.05	64%
001-516-30-5500	TRAINING	\$4,051.46	\$13,280.00	\$2,150.00	\$7,069.24	\$6,210.76	53%
001-516-30-5550	LICENSING	\$5,400.00	\$15,000.00	\$0.00	\$10,961.10	\$4,038.90	73%
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-516-60-6330	JPA COMP PLAN AMENDMENTS	\$98,229.35	\$40,000.00	\$0.00	\$15,033.63	\$24,966.37	38%
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	\$3,570.19	\$43,000.00	\$0.00	\$39,090.00	\$3,910.00	91%
	516 Total	\$1,361,076.97	\$1,557,200.00	\$68,270.21	\$1,041,790.09	\$515,409.91	67%
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-518-10-1200	SALARIES	\$121,913.19	\$149,600.00	\$8,708.40	\$86,095.36	\$63,504.64	58%
001-518-10-1300	OVERTIME	\$0.00	\$0.00	\$41.47	\$41.47	-\$41.47	0%
001-518-10-1500	SICK LEAVE	\$600.35	\$0.00	\$0.00	\$3,972.50	-\$3,972.50	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-518-10-1600	VACATION PAY	\$3,783.18	\$0.00	\$1,564.88	\$6,900.02	-\$6,900.02	0%
001-518-10-1800	HOLIDAY PAY	\$4,602.88	\$0.00	\$542.15	\$4,360.85	-\$4,360.85	0%
001-518-10-2100	FICA EXPENSE	\$9,535.60	\$11,450.00	\$830.57	\$7,755.07	\$3,694.93	68%
001-518-10-2200	RETIREMENT	\$13,384.14	\$16,190.00	\$1,293.05	\$11,104.13	\$5,085.87	69%
001-518-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$40.50	-\$40.50	0%
001-518-10-2300	LIFE & HEALTH INSURANCE	\$13,541.95	\$15,240.00	\$1,189.20	\$12,793.80	\$2,446.20	84%
001-518-10-2600	WORKERS COMPENSATION INSURANCE	\$68.96	\$200.00	\$0.00	\$178.65	\$21.35	89%
001-518-30-3100	PROFESSIONAL SERVICES	\$27,029.62	\$145,320.00	\$0.00	\$0.00	\$145,320.00	0%
001-518-30-3400	OTHER CONTRACTUAL SERVICES	\$8,614.46	\$10,000.00	\$18.00	\$136.00	\$9,864.00	1%
001-518-30-4000	TRAVEL & PER DIEM	\$41.29	\$7,500.00	\$0.00	\$0.00	\$7,500.00	0%
001-518-30-4100	TELEPHONE EXPENSE	\$5,555.50	\$5,000.00	\$188.99	\$4,510.69	\$489.31	90%
001-518-30-4110	IT LICENSING / EQUIPMENT	\$4,151.47	\$10,500.00	\$811.60	\$4,106.42	\$6,393.58	39%
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	\$134.47	\$250.00	\$0.00	\$8.26	\$241.74	3%
001-518-30-4300	UTILITIES EXPENSE	\$658.06	\$2,300.00	\$0.00	\$1,207.90	\$1,092.10	53%
001-518-30-4400	RENTAL & LEASING	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-518-30-4600	REPAIR & MAINTENANCE	\$1,636.12	\$4,000.00	\$0.00	\$74.97	\$3,925.03	2%
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	\$0.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	0%
001-518-30-5100	OFFICE SUPPLIES	\$372.27	\$900.00	\$0.00	\$203.59	\$696.41	23%
001-518-30-5200	OPERATING SUPPLIES	\$44,803.08	\$15,000.00	\$339.99	\$1,176.82	\$13,823.18	8%
001-518-30-5400	SUBSCRIPTIONS/DUES	\$250.00	\$2,500.00	\$0.00	\$355.00	\$2,145.00	14%
001-518-30-5500	TRAINING	\$3,058.66	\$8,000.00	\$0.00	\$1,202.98	\$6,797.02	15%
001-518-30-5550	LICENSING	\$13,976.94	\$30,000.00	\$0.00	\$46,110.77	-\$16,110.77	154%
001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	\$0.00	\$16,000.00	\$6,027.05	\$6,027.05	\$9,972.95	38%
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	\$56,891.18	\$0.00	\$0.00	\$17,215.00	-\$17,215.00	0%
	518 Total	\$334,603.37	\$458,450.00	\$21,555.35	\$215,577.80	\$242,872.20	47%
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-519-10-1200	SALARIES	\$104,650.26	\$119,720.00	\$7,324.31	\$82,943.41	\$36,776.59	69%
001-519-10-1300	OVERTIME	\$14.35	\$0.00	\$0.00	\$298.61	-\$298.61	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-519-10-1500	SICK LEAVE	\$1,097.98	\$0.00	\$1,414.15	\$1,678.14	-\$1,678.14	0%
001-519-10-1600	VACATION PAY	\$3,466.25	\$0.00	\$0.00	\$4,397.42	-\$4,397.42	0%
001-519-10-1800	HOLIDAY PAY	\$4,694.68	\$0.00	\$501.83	\$3,873.35	-\$3,873.35	0%
001-519-10-2100	FICA EXPENSE	\$8,714.91	\$9,160.00	\$706.88	\$7,129.42	\$2,030.58	78%
001-519-10-2200	RETIREMENT	\$11,646.02	\$12,960.00	\$1,100.51	\$10,199.12	\$2,760.88	79%
001-519-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$40.50	-\$40.50	0%
001-519-10-2300	LIFE & HEALTH INSURANCE	\$14,194.44	\$15,240.00	\$1,274.28	\$12,742.80	\$2,497.20	84%
001-519-10-2600	WORKERS COMPENSATION INSURANCE	\$90.82	\$110.00	\$0.00	\$98.26	\$11.74	89%
001-519-30-3100	PROFESSIONAL SERVICES	\$7,725.00	\$18,000.00	\$0.00	\$240.00	\$17,760.00	1%
001-519-30-3400	OTHER CONTRACTUAL SERVICES	\$14,541.74	\$1,240.00	\$18.00	\$729.04	\$510.96	59%
001-519-30-4000	TRAVEL & PER DIEM	\$2,281.69	\$4,000.00	\$0.00	\$1,260.53	\$2,739.47	32%
001-519-30-4100	TELEPHONE EXPENSE	\$3,520.47	\$4,000.00	\$164.97	\$3,575.92	\$424.08	89%
001-519-30-4110	IT LICENSING / EQUIPMENT	\$7,886.57	\$30,800.00	\$276.23	\$12,260.91	\$18,539.09	40%
001-519-30-4150	ADVERTISING/RECRUITING	\$3,766.20	\$5,000.00	\$163.00	\$3,356.00	\$1,644.00	67%
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	\$191.64	\$500.00	\$0.00	\$123.01	\$376.99	25%
001-519-30-4300	UTILITIES EXPENSE	\$658.04	\$2,300.00	\$0.00	\$1,296.36	\$1,003.64	56%
001-519-30-4400	RENTAL & LEASING	\$0.00	\$60.00	\$0.00	\$10.40	\$49.60	17%
001-519-30-4600	REPAIR & MAINTENANCE	\$2,226.91	\$2,000.00	\$0.05	\$2,005.54	-\$5.54	100%
001-519-30-4800	EMPLOYEE PROGRAMS	\$4,993.77	\$6,000.00	\$53.98	\$6,412.64	-\$412.64	107%
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	\$696.00	\$6,000.00	\$0.00	\$473.70	\$5,526.30	8%
001-519-30-5100	OFFICE SUPPLIES	\$1,704.99	\$2,000.00	\$116.37	\$930.38	\$1,069.62	47%
001-519-30-5200	OPERATING SUPPLIES	\$2,561.84	\$2,500.00	\$0.00	\$968.41	\$1,531.59	39%
001-519-30-5250	FUEL EXPENSE	\$0.00	\$0.00	\$411.90	\$411.90	-\$411.90	0%
001-519-30-5400	SUBSCRIPTIONS/DUES	\$954.50	\$1,110.00	\$0.00	\$1,023.24	\$86.76	92%
001-519-30-5500	TRAINING	\$2,910.85	\$5,000.00	\$0.00	\$4,004.00	\$996.00	80%
001-519-30-5501	STAFF TRAINING PROGRAMS	\$628.82	\$6,000.00	\$0.00	\$544.37	\$5,455.63	9%
	519 Total	\$205,818.74	\$253,700.00	\$13,526.46	\$163,027.38	\$90,672.62	64%
001-521-00-0000	POLICE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-521-10-1200	SALARIES	\$1,857,878.92	\$2,483,070.00	\$144,393.78	\$1,566,177.62	\$916,892.38	63%
001-521-10-1220	UNIFORM ALLOWANCE	\$13,540.00	\$14,820.00	\$1,060.00	\$11,860.00	\$2,960.00	80%
001-521-10-1250	ON CALL	\$7,500.00	\$10,400.00	\$450.00	\$5,775.00	\$4,625.00	56%
001-521-10-1260	SHIFT DIFFERENTIAL	\$14,049.90	\$20,080.00	\$939.54	\$11,413.02	\$8,666.98	57%
001-521-10-1300	OVERTIME	\$84,223.77	\$157,000.00	\$9,326.09	\$92,393.49	\$64,606.51	59%
001-521-10-1500	SICK LEAVE	\$40,984.56	\$0.00	\$2,546.08	\$60,237.98	-\$60,237.98	0%
001-521-10-1600	VACATION PAY	\$65,639.79	\$0.00	\$13,091.87	\$83,370.62	-\$83,370.62	0%
001-521-10-1700	INCENTIVE PAY	\$16,820.00	\$56,000.00	\$1,640.00	\$17,030.00	\$38,970.00	30%
001-521-10-1800	HOLIDAY PAY	\$72,011.15	\$0.00	\$9,029.40	\$70,735.83	-\$70,735.83	0%
001-521-10-1820	HOLIDAY PREMIUM	\$64,594.95	\$82,000.00	\$7,166.17	\$67,317.23	\$14,682.77	82%
001-521-10-2100	FICA EXPENSE	\$171,396.63	\$214,860.00	\$14,507.68	\$152,390.01	\$62,469.99	71%
001-521-10-2200	RETIREMENT	\$527,884.53	\$806,520.00	\$49,021.33	\$489,294.45	\$317,225.55	61%
001-521-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$189.00	-\$189.00	0%
001-521-10-2300	LIFE & HEALTH INSURANCE	\$278,649.78	\$384,810.00	\$24,548.25	\$267,969.23	\$116,840.77	70%
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	\$137.50	\$0.00	\$0.00	\$2,817.24	-\$2,817.24	0%
001-521-10-2600	WORKERS COMPENSATION INSURANCE	\$54,990.71	\$65,000.00	\$0.00	\$58,053.22	\$6,946.78	89%
001-521-30-3100	PROFESSIONAL SERVICES	\$20,168.86	\$47,000.00	\$1,650.00	\$6,403.18	\$40,596.82	14%
001-521-30-3400	OTHER CONTRACTUAL SERVICES	\$99,908.92	\$95,000.00	\$204.00	\$8,985.65	\$86,014.35	9%
001-521-30-3450	CLOTHING AND UNIFORMS	\$8,830.27	\$20,000.00	\$0.00	\$7,619.04	\$12,380.96	38%
001-521-30-3500	INVESTIGATIONS	\$7,991.95	\$15,000.00	\$200.00	\$6,090.14	\$8,909.86	41%
001-521-30-4000	TRAVEL & PER DIEM	\$5,972.46	\$7,000.00	\$0.00	\$2,301.28	\$4,698.72	33%
001-521-30-4100	TELEPHONE EXPENSE	\$71,334.22	\$80,000.00	\$4,055.75	\$48,253.68	\$31,746.32	60%
001-521-30-4110	IT LICENSING / EQUIPMENT	\$49,993.01	\$229,100.00	\$46,032.34	\$226,851.58	\$2,248.42	99%
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	\$268.08	\$3,000.00	\$21.04	\$96.21	\$2,903.79	3%
001-521-30-4300	UTILITIES EXPENSE	\$61,728.39	\$54,000.00	\$302.80	\$43,672.74	\$10,327.26	81%
001-521-30-4400	RENTAL & LEASING	\$2,069.42	\$10,000.00	\$149.00	\$1,637.64	\$8,362.36	16%
001-521-30-4600	REPAIR & MAINTENANCE	\$58,512.87	\$65,000.00	\$1,377.30	\$43,810.90	\$21,189.10	67%
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	\$2,315.27	\$4,000.00	\$0.00	-\$876.65	\$4,876.65	-22%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

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001-521-30-4960	BOOT ALLOWANCE	\$2,078.69	\$7,525.00	\$0.00	\$1,075.43	\$6,449.57	14%
001-521-30-5100	OFFICE SUPPLIES	\$2,697.87	\$5,000.00	\$116.97	\$773.09	\$4,226.91	15%
001-521-30-5200	OPERATING SUPPLIES	\$79,336.98	\$80,000.00	\$1,931.83	\$36,777.34	\$43,222.66	46%
001-521-30-5250	FUEL EXPENSE	\$105,488.80	\$120,000.00	\$17,335.16	\$121,130.37	-\$1,130.37	101%
001-521-30-5400	SUBSCRIPTIONS/DUES	\$3,801.80	\$3,000.00	\$0.00	\$1,125.00	\$1,875.00	38%
001-521-30-5500	TRAINING	\$50,374.14	\$40,000.00	\$570.00	\$15,860.36	\$24,139.64	40%
001-521-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$34,839.70	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	\$31,748.00	\$200,000.00	\$48,470.83	\$185,188.49	\$14,811.51	93%
001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	\$108,485.69	\$57,525.00	\$0.00	\$57,524.09	\$0.91	100%
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	\$10,911.67	\$4,175.00	\$0.00	\$4,170.32	\$4.68	100%
	521 Total	\$4,089,159.25	\$5,440,885.00	\$400,137.21	\$3,775,493.82	\$1,665,391.18	69%
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-10-1200	SALARIES	\$666,928.24	\$958,240.00	\$63,021.15	\$630,950.26	\$327,289.74	66%
001-541-10-1250	ON CALL	\$3,825.00	\$3,900.00	\$300.00	\$3,150.00	\$750.00	81%
001-541-10-1300	OVERTIME	\$13,067.35	\$12,000.00	\$957.68	\$10,270.44	\$1,729.56	86%
001-541-10-1500	SICK LEAVE	\$42,484.07	\$0.00	\$5,193.40	\$28,039.47	-\$28,039.47	0%
001-541-10-1600	VACATION PAY	\$49,959.63	\$0.00	\$1,291.01	\$39,912.17	-\$39,912.17	0%
001-541-10-1800	HOLIDAY PAY	\$29,417.75	\$0.00	\$4,129.06	\$30,473.17	-\$30,473.17	0%
001-541-10-2100	FICA EXPENSE	\$61,560.42	\$74,530.00	\$5,713.99	\$56,663.07	\$17,866.93	76%
001-541-10-2200	RETIREMENT	\$82,668.17	\$108,400.00	\$9,391.62	\$85,949.55	\$22,450.45	79%
001-541-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$27.00	-\$27.00	0%
001-541-10-2300	LIFE & HEALTH INSURANCE	\$121,924.49	\$160,020.00	\$11,724.04	\$114,662.56	\$45,357.44	72%
001-541-10-2500	UNEMPLOYMENT COMPENSATION	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	0%
001-541-10-2600	WORKERS COMPENSATION INSURANCE	\$15,198.39	\$20,000.00	\$0.00	\$17,862.46	\$2,137.54	89%
001-541-30-3100	PROFESSIONAL SERVICES	\$140,767.81	\$178,500.00	\$0.00	\$41,735.67	\$136,764.33	23%
001-541-30-3400	OTHER CONTRACTUAL SERVICES	\$56,516.54	\$100,000.00	\$160.00	\$79,982.02	\$20,017.98	80%
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	\$0.00	\$200,000.00	\$0.00	\$0.00	\$200,000.00	0%
001-541-30-3450	CLOTHING AND UNIFORMS	\$7,081.71	\$8,000.00	\$83.38	\$7,202.60	\$797.40	90%

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

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001-541-30-4000	TRAVEL & PER DIEM	\$116.13	\$3,000.00	\$0.00	\$107.08	\$2,892.92	4%
001-541-30-4100	TELEPHONE EXPENSE	\$17,010.56	\$20,400.00	\$1,082.83	\$12,730.88	\$7,669.12	62%
001-541-30-4110	IT LICENSING / EQUIPMENT	\$26,210.53	\$45,000.00	\$8,751.66	\$22,515.04	\$22,484.96	50%
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	\$74.51	\$100.00	\$0.00	\$49.14	\$50.86	49%
001-541-30-4300	UTILITIES EXPENSE	\$40,547.51	\$80,000.00	\$1,151.91	\$11,881.37	\$68,118.63	15%
001-541-30-4350	VILLAGES STREET LIGHTING	\$365,475.83	\$370,000.00	\$13,858.21	\$301,386.10	\$68,613.90	81%
001-541-30-4400	RENTAL & LEASING	\$6,451.18	\$7,575.00	\$5.99	\$1,667.90	\$5,907.10	22%
001-541-30-4600	REPAIR & MAINTENANCE	\$39,132.84	\$40,250.00	\$667.92	\$23,915.51	\$16,334.49	59%
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	\$13,257.09	\$15,000.00	\$258.85	\$9,935.59	\$5,064.41	66%
001-541-30-4602	REPAIR & MAINTENANCE - 610 JACKSON ST	\$23,784.50	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	\$938.53	\$3,000.00	\$0.00	\$18.92	\$2,981.08	1%
001-541-30-4940	LANDFILL DISPOSAL FEES	\$4,614.74	\$5,000.00	\$418.00	\$2,038.05	\$2,961.95	41%
001-541-30-4960	BOOT ALLOWANCE	\$989.88	\$2,625.00	\$109.69	\$2,425.89	\$199.11	92%
001-541-30-5100	OFFICE SUPPLIES	\$2,329.32	\$3,000.00	\$0.00	\$1,742.99	\$1,257.01	58%
001-541-30-5200	OPERATING SUPPLIES	\$65,493.40	\$70,000.00	\$1,464.81	\$42,314.63	\$27,685.37	60%
001-541-30-5250	FUEL EXPENSE	\$25,569.59	\$35,000.00	\$6,126.95	\$26,924.35	\$8,075.65	77%
001-541-30-5400	SUBSCRIPTIONS/DUES	\$7,963.69	\$4,475.00	\$0.00	\$1,231.99	\$3,243.01	28%
001-541-30-5500	TRAINING	\$7,543.00	\$16,000.00	\$169.00	\$13,759.37	\$2,240.63	86%
001-541-60-6100	CAPITAL IMPROVEMENT-LAND	\$10,984.80	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-60-6110	WARFIELD COMPLEX REHAB	\$685,102.09	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-60-6115	CITY HALL / ANNEX REHAB	\$240,525.68	\$50,000.00	\$2,563.67	\$39,145.78	\$10,854.22	78%
001-541-60-6120	STREET PROJECTS	\$782,812.49	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-60-6302	ROAD IMPROVEMENT DESIGNS	\$217,133.50	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	\$345,251.70	\$272,000.00	\$0.00	\$106,377.50	\$165,622.50	39%
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	\$44,463.96	\$46,320.00	\$0.00	\$46,316.72	\$3.28	100%
001-541-60-6691	INTEREST-EQUIPMENT LEASE	\$5,944.25	\$4,100.00	\$0.00	\$4,091.49	\$8.51	100%
	541 Total	\$4,271,120.87	\$2,918,435.00	\$138,594.82	\$1,817,456.73	\$1,100,978.27	62%
001-549-00-0000	FLEET MAINTENANCE DEPT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-549-10-1200	SALARIES	\$156,221.84	\$184,840.00	\$11,026.53	\$126,047.57	\$58,792.43	68%
001-549-10-1300	OVERTIME	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	0%
001-549-10-1500	SICK LEAVE	\$3,992.01	\$0.00	\$23.40	\$2,584.04	-\$2,584.04	0%
001-549-10-1600	VACATION PAY	\$10,812.06	\$0.00	\$2,933.98	\$12,281.36	-\$12,281.36	0%
001-549-10-1800	HOLIDAY PAY	\$6,623.70	\$0.00	\$736.00	\$6,130.39	-\$6,130.39	0%
001-549-10-2100	FICA EXPENSE	\$13,590.42	\$14,260.00	\$1,126.10	\$11,248.50	\$3,011.50	79%
001-549-10-2200	RETIREMENT	\$18,154.18	\$20,170.00	\$1,753.16	\$16,093.27	\$4,076.73	80%
001-549-10-2300	LIFE & HEALTH INSURANCE	\$28,257.36	\$30,480.00	\$2,446.68	\$25,366.80	\$5,113.20	83%
001-549-10-2600	WORKERS COMPENSATION INSURANCE	\$6,440.86	\$7,800.00	\$0.00	\$6,966.43	\$833.57	89%
001-549-30-3100	PROFESSIONAL SERVICES	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
001-549-30-3400	OTHER CONTRACTUAL SERVICES	\$0.00	\$0.00	\$20.00	\$160.00	-\$160.00	0%
001-549-30-3450	CLOTHING AND UNIFORMS	\$1,943.40	\$3,000.00	\$78.08	\$1,777.29	\$1,222.71	59%
001-549-30-4000	TRAVEL & PER DIEM	\$0.00	\$100.00	\$0.00	\$70.90	\$29.10	71%
001-549-30-4100	TELEPHONE EXPENSE	\$2,606.04	\$3,500.00	\$204.02	\$1,860.64	\$1,639.36	53%
001-549-30-4110	IT LICENSING / EQUIPMENT	\$4,452.86	\$22,100.00	\$792.54	\$13,316.62	\$8,783.38	60%
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	\$40.50	\$100.00	\$0.00	\$0.00	\$100.00	0%
001-549-30-4300	UTILITIES EXPENSE	\$3,965.45	\$4,500.00	\$94.13	\$2,656.66	\$1,843.34	59%
001-549-30-4400	RENTAL & LEASING	\$1,404.27	\$1,700.00	\$26.79	\$1,307.20	\$392.80	77%
001-549-30-4600	REPAIR & MAINTENANCE	\$1,521.07	\$4,500.00	\$135.00	\$2,683.08	\$1,816.92	60%
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	0%
001-549-30-4960	BOOT ALLOWANCE	\$174.87	\$525.00	\$69.53	\$235.37	\$289.63	45%
001-549-30-5100	OFFICE SUPPLIES	\$330.72	\$800.00	\$69.59	\$292.43	\$507.57	37%
001-549-30-5200	OPERATING SUPPLIES	\$23,988.83	\$30,000.00	\$1,496.00	\$17,533.00	\$12,467.00	58%
001-549-30-5250	FUEL EXPENSE	\$5,447.04	\$3,000.00	\$350.46	\$2,623.15	\$376.85	87%
001-549-30-5400	SUBSCRIPTIONS/DUES	\$1,658.00	\$3,000.00	\$0.00	\$150.00	\$2,850.00	5%
001-549-30-5500	TRAINING	\$1,259.00	\$2,500.00	\$0.00	\$250.00	\$2,250.00	10%
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	\$18,673.00	\$78,000.00	\$0.00	\$23,626.15	\$54,373.85	30%
549 Total		\$311,557.48	\$416,975.00	\$23,381.99	\$275,260.85	\$141,714.15	66%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-572-00-0000	PARKS & RECREATION:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-572-10-1200	SALARIES	\$350,731.96	\$552,900.00	\$38,348.28	\$338,881.08	\$214,018.92	61%
001-572-10-1250	ON CALL	\$3,900.00	\$3,500.00	\$300.00	\$3,150.00	\$350.00	90%
001-572-10-1300	OVERTIME	\$7,000.26	\$2,000.00	\$1,868.22	\$11,438.76	-\$9,438.76	572%
001-572-10-1500	SICK LEAVE	\$10,238.80	\$0.00	\$212.50	\$14,512.79	-\$14,512.79	0%
001-572-10-1600	VACATION PAY	\$16,096.42	\$0.00	\$723.13	\$18,905.95	-\$18,905.95	0%
001-572-10-1800	HOLIDAY PAY	\$13,699.18	\$0.00	\$2,181.19	\$13,794.80	-\$13,794.80	0%
001-572-10-1820	HOLIDAY PREMIUM	\$50.40	\$0.00	\$0.00	\$166.00	-\$166.00	0%
001-572-10-2100	FICA EXPENSE	\$30,731.13	\$42,720.00	\$3,337.93	\$30,665.38	\$12,054.62	72%
001-572-10-2200	RETIREMENT	\$39,714.79	\$60,420.00	\$4,604.97	\$41,851.61	\$18,568.39	69%
001-572-10-2300	LIFE & HEALTH INSURANCE	\$56,806.68	\$91,440.00	\$6,778.53	\$64,510.83	\$26,929.17	71%
001-572-10-2500	UNEMPLOYMENT COMPENSATION	\$1,402.94	\$0.00	\$0.00	\$37.41	-\$37.41	0%
001-572-10-2600	WORKERS COMPENSATION INSURANCE	\$4,954.53	\$6,000.00	\$0.00	\$5,358.78	\$641.22	89%
001-572-30-3100	PROFESSIONAL SERVICES	\$9,017.03	\$11,750.00	\$0.00	\$5,213.00	\$6,537.00	44%
001-572-30-3400	OTHER CONTRACTUAL SERVICES	\$82,229.12	\$164,500.00	\$2,581.49	\$75,694.06	\$88,805.94	46%
001-572-30-3450	CLOTHING AND UNIFORMS	\$2,447.04	\$6,650.00	\$0.00	\$1,175.46	\$5,474.54	18%
001-572-30-4000	TRAVEL & PER DIEM	\$562.19	\$3,300.00	\$7.04	\$59.69	\$3,240.31	2%
001-572-30-4100	TELEPHONE EXPENSE	\$14,954.00	\$12,300.00	\$677.78	\$13,066.57	-\$766.57	106%
001-572-30-4110	IT LICENSING / EQUIPMENT	\$11,565.64	\$30,300.00	\$584.44	\$18,979.19	\$11,320.81	63%
001-572-30-4150	ADVERTISING AND PROMOTIONS	\$1,635.43	\$12,000.00	\$1,295.00	\$15,000.15	-\$3,000.15	125%
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	\$0.51	\$100.00	\$0.00	\$6.36	\$93.64	6%
001-572-30-4300	UTILITIES EXPENSE	\$13,662.04	\$13,200.00	\$1,704.53	\$10,240.17	\$2,959.83	78%
001-572-30-4400	RENTAL & LEASING	\$6,513.27	\$12,000.00	\$150.00	\$3,625.95	\$8,374.05	30%
001-572-30-4600	REPAIR & MAINTENANCE	\$35,810.06	\$68,000.00	\$329.50	\$16,230.27	\$51,769.73	24%
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	\$3,980.85	\$16,500.00	\$0.00	\$2,955.18	\$13,544.82	18%
001-572-30-4610	BAKER HOUSE MAINTENANCE	\$2,383.41	\$10,000.00	\$73.00	\$2,506.91	\$7,493.09	25%
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	\$9,237.80	\$7,070.00	\$231.28	\$6,019.53	\$1,050.47	85%
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	\$2,206.81	\$10,000.00	\$0.00	\$2,379.27	\$7,620.73	24%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	\$260.99	\$5,000.00	\$0.00	\$777.87	\$4,222.13	16%
001-572-30-4910	SPECIAL EVENTS	\$68,700.41	\$123,400.00	\$5,511.89	\$118,758.15	\$4,641.85	96%
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	\$70,419.97	\$89,060.00	\$5,269.55	\$56,923.48	\$32,136.52	64%
001-572-30-4920	SUMMER RECREATION PROGRAM	\$12,310.03	\$24,500.00	\$99.58	\$1,295.90	\$23,204.10	5%
001-572-30-4960	BOOT ALLOWANCE	\$560.48	\$1,575.00	\$123.00	\$947.58	\$627.42	60%
001-572-30-5100	OFFICE SUPPLIES	\$1,163.33	\$2,000.00	\$99.67	\$1,713.39	\$286.61	86%
001-572-30-5200	OPERATING SUPPLIES	\$38,013.01	\$72,000.00	\$2,354.18	\$44,910.46	\$27,089.54	62%
001-572-30-5250	FUEL EXPENSE	\$16,532.17	\$25,000.00	\$3,619.61	\$17,150.04	\$7,849.96	69%
001-572-30-5280	LANDSCAPING	\$13,133.42	\$50,000.00	\$275.69	\$20,858.91	\$29,141.09	42%
001-572-30-5400	SUBSCRIPTIONS/DUES	\$1,921.30	\$2,610.00	\$0.00	\$330.10	\$2,279.90	13%
001-572-30-5500	TRAINING	\$1,713.48	\$8,500.00	\$0.00	\$3,355.00	\$5,145.00	39%
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	\$5,150.00	\$10,000.00	\$0.00	\$12,798.65	-\$2,798.65	128%
001-572-60-6351	MLK PARK PROJECT	\$2,012.18	\$316,000.00	\$0.00	\$815.10	\$315,184.90	0%
001-572-60-6360	MILLENNIUM PARK PROJECT	\$74,535.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	\$62,147.76	\$192,000.00	\$0.00	\$47,131.00	\$144,869.00	25%
	572 Total	\$1,100,105.82	\$2,058,295.00	\$83,341.98	\$1,044,190.78	\$1,014,104.22	51%
001-575-00-0000	COMMUNITY CENTER:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-575-10-1200	SALARIES	\$463.28	\$32,860.00	\$3,033.25	\$6,305.65	\$26,554.35	19%
001-575-10-1300	OVERTIME	\$0.00	\$0.00	\$20.25	\$20.25	-\$20.25	0%
001-575-10-2100	FICA EXPENSE	\$35.43	\$2,520.00	\$233.60	\$483.93	\$2,036.07	19%
001-575-10-2200	RETIREMENT	\$46.33	\$3,560.00	\$363.68	\$717.74	\$2,842.26	20%
001-575-10-2300	LIFE & HEALTH INSURANCE	\$6.25	\$200.00	\$0.00	\$0.00	\$200.00	0%
001-575-30-3100	PROFESSIONAL SERVICES	\$2,242.56	\$3,000.00	\$149.85	\$849.85	\$2,150.15	28%
001-575-30-3400	OTHER CONTRACTUAL SERVICES	\$2,736.83	\$8,440.00	\$45.00	\$559.70	\$7,880.30	7%
001-575-30-3450	CLOTHING AND UNIFORMS	\$730.24	\$400.00	\$0.00	\$220.48	\$179.52	55%
001-575-30-4100	TELEPHONE EXPENSE	\$4,321.39	\$6,680.00	\$0.00	\$2,318.19	\$4,361.81	35%
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	\$18.50	\$100.00	\$0.00	\$5.83	\$94.17	6%
001-575-30-4300	UTILITIES EXPENSE	\$34,259.05	\$24,750.00	\$4,490.06	\$30,418.99	-\$5,668.99	123%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
001-575-30-4400	RENTAL & LEASING	\$2,046.97	\$2,600.00	\$0.00	\$1,701.68	\$898.32	65%
001-575-30-4600	REPAIR & MAINTENANCE	\$25,997.88	\$32,000.00	\$1,176.86	\$9,070.07	\$22,929.93	28%
001-575-30-4900	MISC. EXPENSE & OTHER CURRENT	\$326.35	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-575-30-5100	OFFICE SUPPLIES	\$712.70	\$500.00	\$0.00	\$240.36	\$259.64	48%
001-575-30-5200	OPERATING SUPPLIES	\$15,077.32	\$17,000.00	\$0.00	\$5,941.08	\$11,058.92	35%
001-575-30-5400	SUBSCRIPTIONS/DUES	\$100.00	\$0.00	\$0.00	\$75.00	-\$75.00	0%
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$0.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	0%
	575 Total	\$89,121.08	\$164,610.00	\$9,512.55	\$58,928.80	\$105,681.20	36%
001-580-90-0000	CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	\$0.00	\$4,034,340.00	\$0.00	\$0.00	\$4,034,340.00	0%
	580 Total	\$0.00	\$4,034,340.00	\$0.00	\$0.00	\$4,034,340.00	0%
001-581-00-1040	TRANSFER TO EXPANDED CRA	\$156,812.00	\$185,870.00	\$0.00	\$185,870.00	\$0.00	100%
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	\$0.00	\$10,750,000.00	\$0.00	\$18,650,000.00	-\$7,900,000.00	173%
	581 Total	\$156,812.00	\$10,935,870.00	\$0.00	\$18,835,870.00	-\$7,900,000.00	172%
	GENERAL FUND Expend Total	\$14,100,805.60	\$30,436,800.00	\$828,579.04	\$28,822,956.73	\$1,613,843.27	95%

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
101-361-1350	INTEREST EARNED	\$0.00	\$200.00	\$0.00	\$150.69	75%
101-364-1000	CEMETERY LOT SALES	\$1,050.00	\$2,100.00	\$0.00	\$2,100.00	100%
101-366-1350	CONTRIBUTIONS/DUES	\$1,950.00	\$2,000.00	\$0.00	\$1,460.00	73%
101-366-1360	GRAVE OPENING PERMITS	\$1,800.00	\$600.00	\$0.00	\$450.00	75%
101-369-0000	OTHER MISCELLANEOUS REVENUE	\$0.00	\$100.00	\$0.00	\$0.00	0%
	CEMETERY FUND Revenue Total	\$4,800.00	\$5,000.00	\$0.00	\$4,160.69	83%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
101-569-00-0000	GREENWOOD CEMETERY:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
101-569-30-3100	PROFESSIONAL SERVICES	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	0%
101-569-30-4600	REPAIR & MAINTENANCE	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	\$72.30	\$200.00	\$0.00	\$61.37	\$138.63	31%
101-569-30-5200	OPERATING SUPPLIES	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	0%
	569 Total	\$72.30	\$1,000.00	\$0.00	\$61.37	\$938.63	6%
101-580-90-9999	CONTINGENCY	\$0.00	\$55,700.00	\$0.00	\$0.00	\$55,700.00	0%
CEMETERY FUND Expend Total		\$72.30	\$56,700.00	\$0.00	\$61.37	\$56,638.63	0%

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
104-361-0000	INTEREST	\$271.54	\$0.00	\$0.00	\$769.63	0%
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	\$219,900.00	\$250,000.00	\$0.00	\$370,479.00	148%
104-382-0010	TRANSFER FROM GENERAL	\$156,812.00	\$185,870.00	\$0.00	\$185,870.00	100%
COMMUNITY REDEVELOPMENT Revenue Total		\$376,983.54	\$435,870.00	\$0.00	\$557,118.63	128%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-10-1200	SALARIES	\$33,254.53	\$35,910.00	\$2,555.44	\$26,778.47	\$9,131.53	75%
104-550-10-1500	SICK LEAVE	\$1,379.11	\$0.00	\$0.00	\$448.98	-\$448.98	0%
104-550-10-1600	VACATION PAY	\$525.77	\$0.00	\$300.64	\$1,391.66	-\$1,391.66	0%
104-550-10-1800	HOLIDAY PAY	\$1,327.57	\$0.00	\$150.32	\$1,115.26	-\$1,115.26	0%
104-550-10-2100	FICA EXPENSE	\$2,791.17	\$2,750.00	\$230.00	\$2,274.58	\$475.42	83%
104-550-10-2200	RETIREMENT	\$4,982.43	\$3,890.00	\$358.06	\$3,250.03	\$639.97	84%
104-550-10-2300	LIFE & HEALTH INSURANCE	\$3,577.41	\$3,600.00	\$320.26	\$3,202.33	\$397.67	89%
104-550-30-3100	PROFESSIONAL SERVICES	\$0.00	\$70,000.00	\$0.00	\$5,125.00	\$64,875.00	7%
104-550-30-4000	TRAVEL & PER DIEM	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
104-550-30-4100	TELEPHONE EXPENSE	\$14.11	\$200.00	\$0.00	\$0.00	\$200.00	0%
104-550-30-4200	POSTAGE/TRANSPORTATION FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-30-4600	REPAIR & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-30-4900	MISC. EXPENSE & OTHER CURRENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-30-5100	OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
104-550-30-5200	OPERATING SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-30-5400	SUBSCRIPTIONS/DUES	\$175.00	\$175.00	\$0.00	\$175.00	\$0.00	100%
104-550-30-5500	TRAINING	\$0.00	\$3,550.00	\$0.00	\$0.00	\$3,550.00	0%
104-550-60-6330	FACADE IMPROVEMENT GRANT	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0%
104-550-70-7301	ENTRANCE SIGNS TO CITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-70-7303	DEMOLITIONS	\$0.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	0%
104-550-70-7304	PAINTING GRANTS TO BUSINESSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-70-7306	CODE ENFORCEMENT PROJECTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
104-550-70-7307	MISC. OTHER PROJECTS	\$0.00	\$100,000.00	\$0.00	\$36,128.62	\$63,871.38	36%
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	\$0.00	\$140,000.00	\$0.00	\$76,940.45	\$63,059.55	55%
	550 Total	\$48,027.10	\$430,575.00	\$3,914.72	\$156,830.38	\$273,744.62	36%
104-580-90-9904	CONTINGENCY - CRA DISTRICT	\$0.00	\$659,295.00	\$0.00	\$0.00	\$659,295.00	0%
COMMUNITY REDEVELOPMENT Expend Total		\$48,027.10	\$1,089,870.00	\$3,914.72	\$156,830.38	\$933,039.62	14%

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
105-361-0000	INTEREST	\$0.00	\$100.00	\$0.00	\$5.17	5%
105-369-0058	DONATIONS	\$2,530.72	\$15,000.00	\$0.00	\$14,622.00	97%
BAKER HOUSE Revenue Total		\$2,530.72	\$15,100.00	\$0.00	\$14,627.17	97%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
105-576-00-0000	BAKER HOUSE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
105-576-30-4620	BAKER HOUSE OPERATIONS	\$128.24	\$15,000.00	\$0.00	\$103.38	\$14,896.62	1%
	576 Total	\$128.24	\$15,000.00	\$0.00	\$103.38	\$14,896.62	1%
105-580-90-9910	CONTINGENCY - BAKER HOUSE	\$0.00	\$12,600.00	\$0.00	\$0.00	\$12,600.00	0%
BAKER HOUSE Expend Total		\$128.24	\$27,600.00	\$0.00	\$103.38	\$27,496.62	0%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	\$0.00	\$45.00	\$0.00	\$0.00	\$45.00	0%
WILDWOOD AREA HISTORICAL ASSOCIATIO Expend Total		\$0.00	\$45.00	\$0.00	\$0.00	\$45.00	0%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
107-341-3004	RECREATION IMPACT FEES	\$258,842.52	\$225,000.00	\$1,375.18	\$197,609.10	88%
107-361-0000	INTEREST	\$179.71	\$0.00	\$0.00	\$229.22	0%
107-389-5004	CASH FORWARD - P & R IMPACT FEE	\$0.00	\$80,000.00	\$0.00	\$0.00	0%
RECREATION IMPACT FEES Revenue Total		\$259,022.23	\$305,000.00	\$1,375.18	\$197,838.32	65%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
107-572-00-0000	RECREATION IMPACT FEES:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
107-572-30-4900	MISC. EXPENSE & OTHER CURRENT	\$2.62	\$0.00	\$0.00	\$4.80	-\$4.80	0%
107-572-60-6100	CAP. IMPROVEMENT - LAND	\$620,060.76	\$0.00	\$0.00	\$0.00	\$0.00	0%
572 Total		\$620,063.38	\$0.00	\$0.00	\$4.80	-\$4.80	0%
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	\$0.00	\$305,000.00	\$0.00	\$0.00	\$305,000.00	0%
RECREATION IMPACT FEES Expend Total		\$620,063.38	\$305,000.00	\$0.00	\$4.80	\$304,995.20	0%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
108-341-3001	LAW ENFORCEMENT IMPACT FEES	\$1,342,321.32	\$1,100,000.00	\$79,526.65	\$1,151,399.38	105%
108-361-0000	INTEREST	\$94.21	\$0.00	\$0.00	\$113.81	0%
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	\$0.00	\$790,000.00	\$0.00	\$0.00	0%
LAW ENFORCEMENT IMPACT FEES Revenue Total		\$1,342,415.53	\$1,890,000.00	\$79,526.65	\$1,151,513.19	61%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	\$380.45	\$0.00	\$0.00	\$291.70	-\$291.70	0%
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPMEN	\$197,749.99	\$315,000.00	\$0.00	\$215,588.32	\$99,411.68	68%
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYMEN	\$532,080.00	\$412,800.00	\$0.00	\$412,800.00	\$0.00	100%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
521 Total		\$730,210.44	\$727,800.00	\$0.00	\$628,680.02	\$99,119.98	86%
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT F	\$0.00	\$1,162,200.00	\$0.00	\$0.00	\$1,162,200.00	0%
LAW ENFORCEMENT IMPACT FEES Expend Total		\$730,210.44	\$1,890,000.00	\$0.00	\$628,680.02	\$1,261,319.98	33%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
301-500-00-0000	CAPITAL IMPROVEMENT FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
301-513-60-6201	CITY HALL HVAC PROJECT	\$0.00	\$450,000.00	\$0.00	\$298,679.75	\$151,320.25	66%
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	\$0.00	\$500,000.00	\$3,332.34	\$33,672.26	\$466,327.74	7%
301-516-60-6302	CITY PARKING FACILITIES REHAB	\$0.00	\$20,000.00	\$0.00	\$6,751.45	\$13,248.55	34%
301-516-60-6303	CITY SIGN AT TRAILWINDS	\$0.00	\$165,000.00	\$0.00	\$171,231.00	-\$6,231.00	104%
516 Total		\$0.00	\$685,000.00	\$3,332.34	\$211,654.71	\$473,345.29	31%
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	\$0.00	\$100,000.00	\$0.00	\$2,547.17	\$97,452.83	3%
301-541-60-6201	PW BUILDING METAL ROOF REHAB	\$0.00	\$155,000.00	\$0.00	\$98,082.26	\$56,917.74	63%
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	\$0.00	\$3,640,000.00	\$167,818.76	\$2,769,011.70	\$870,988.30	76%
301-541-60-6301	PLEASANTDALE REHAB	\$0.00	\$890,000.00	\$0.00	\$19,450.00	\$870,550.00	2%
301-541-60-6302	BARWICK REHAB	\$0.00	\$890,000.00	\$0.00	\$63,860.90	\$826,139.10	7%
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEMENT	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0%
301-541-60-6304	PW PARKING FACILITIES REHAB	\$0.00	\$19,500.00	\$0.00	\$18,898.35	\$601.65	97%
301-541-60-6305	PAVEMENT PRESERVATION PLAN	\$0.00	\$800,000.00	\$190,180.94	\$441,938.34	\$358,061.66	55%
301-541-60-6306	CLAY DRAIN ROAD DESIGN	\$0.00	\$337,500.00	\$0.00	\$11,673.00	\$325,827.00	3%
541 Total		\$0.00	\$6,882,000.00	\$357,999.70	\$3,425,461.72	\$3,456,538.28	50%
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOMS	\$0.00	\$200,000.00	\$0.00	\$17.09	\$199,982.91	0%
301-572-60-6202	BAKER HOUSE RESTROOMS	\$0.00	\$100,000.00	\$571.73	\$32,899.88	\$67,100.12	33%
301-572-60-6203	LAKE DEATON RESTROOMS	\$0.00	\$150,000.00	\$197.77	\$109,499.41	\$40,500.59	73%
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	\$0.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	0%
301-572-60-6301	LAKE DEATON PARKING FACILITIES REHAB	\$0.00	\$12,000.00	\$0.00	\$10,213.15	\$1,786.85	85%
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	\$0.00	\$2,638,000.00	\$0.00	\$85,785.00	\$2,552,215.00	3%
572 Total		\$0.00	\$3,125,000.00	\$769.50	\$238,414.53	\$2,886,585.47	8%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	\$0.00	\$23,000.00	\$0.00	\$21,834.35	\$1,165.65	95%
CAPITAL IMPROVEMENT FUND Expend Total		\$0.00	\$11,165,000.00	\$362,101.54	\$4,196,045.06	\$6,968,954.94	38%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
401-343-3100	WATER SALES-OPERATING INCOME	\$2,827,242.24	\$2,840,000.00	\$0.00	\$2,291,141.85	81%
401-343-3151	DEVELOPER OPERATIONAL REVENUE	\$230,000.00	\$0.00	\$0.00	\$0.00	0%
401-343-3500	WATER- METER INSTALLATIONS	\$221,276.81	\$40,000.00	\$2,759.52	\$103,398.76	258%
401-343-3510	WATER- OTHER (ON/OFF FEES)	\$39,983.80	\$30,000.00	\$0.00	\$27,845.00	93%
401-343-3520	WATER INCOME-OTHER	\$16,292.94	\$10,000.00	\$0.00	\$11,192.44	112%
401-343-3550	WATER UTILITY TAX	\$3.43	\$0.00	-\$10,915.82	\$0.00	0%
401-343-4151	RE-ROUTE FEE	\$0.00	\$0.00	\$0.00	-\$28.75	0%
401-343-5100	SEWER OPERATING INCOME-BILLINGS	\$4,186,474.03	\$4,230,000.00	\$0.00	\$3,399,870.56	80%
401-343-5510	SEWER OTHER MISC	\$0.00	\$12,000.00	\$0.00	\$0.00	0%
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	\$16,715.50	\$12,000.00	\$0.00	\$13,150.50	110%
401-343-5520	TSS/COD WASTEWATER FEES	\$840,947.88	\$800,000.00	\$0.00	\$585,510.17	73%
401-343-6100	REUSE WATER OPERATIONS	\$73,205.80	\$50,000.00	\$0.00	\$82,770.00	166%
401-361-0000	INTEREST EARNINGS	\$6,143.65	\$5,000.00	\$0.00	\$10,588.98	212%
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FUN	\$261,250.00	\$0.00	\$0.00	\$0.00	0%
401-381-1009	TRANSFER FROM WATER TIE FEE FUND	\$31.24	\$0.00	\$0.00	\$0.00	0%
401-381-1010	TRANSFER FROM SEWER TIE FEE FUND	\$2.50	\$0.00	\$0.00	\$0.00	0%
401-381-1011	TRANSFER FROM WATER SDC FUND	\$139,050.49	\$0.00	\$0.00	\$0.00	0%
401-381-1014	TRANSFER FROM SEWER SDC FUND	\$262,301.61	\$0.00	\$0.00	\$0.00	0%
UTILITY FUND Revenue Total		\$9,120,921.92	\$8,029,000.00	-\$8,156.30	\$6,525,439.51	81%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-530-10-1200	SALARIES	\$142,215.81	\$147,580.00	\$10,682.76	\$101,352.03	\$46,227.97	69%
401-530-10-1300	OVERTIME	\$10.07	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
401-530-10-1500	SICK LEAVE	\$9,745.40	\$0.00	\$218.76	\$4,547.96	-\$4,547.96	0%
401-530-10-1600	VACATION PAY	\$6,110.71	\$0.00	\$0.00	\$6,768.62	-\$6,768.62	0%
401-530-10-1800	HOLIDAY PAY	\$5,809.05	\$0.00	\$574.91	\$4,845.85	-\$4,845.85	0%
401-530-10-2100	FICA EXPENSE	\$11,088.63	\$11,370.00	\$876.39	\$8,973.91	\$2,396.09	79%
401-530-10-2200	RETIREMENT	\$14,823.70	\$15,930.00	\$1,366.83	\$12,858.17	\$3,071.83	81%
401-530-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$40.50	-\$40.50	0%
401-530-10-2300	LIFE & HEALTH INSURANCE	\$34,462.49	\$30,480.00	\$2,437.50	\$25,275.00	\$5,205.00	83%
401-530-10-2500	UNEMPLOYMENT COMPENSATION	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	0%
401-530-10-2600	WORKERS COMPENSATION INSURANCE	\$825.70	\$1,000.00	\$0.00	\$893.14	\$106.86	89%
401-530-30-3100	PROFESSIONAL SERVICES	\$4,263.78	\$1,000.00	\$0.00	\$772.50	\$227.50	77%
401-530-30-3200	ACCOUNTING & AUDITING FEES	\$18,000.00	\$15,000.00	\$0.00	\$18,500.00	-\$3,500.00	123%
401-530-30-3400	OTHER CONTRACTUAL SERVICES	\$15,836.37	\$22,120.00	\$1,207.04	\$8,227.80	\$13,892.20	37%
401-530-30-4000	TRAVEL & PER DIEM	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
401-530-30-4100	TELEPHONE EXPENSE	\$5,442.66	\$2,300.00	\$155.03	\$3,564.07	-\$1,264.07	155%
401-530-30-4110	IT LICENSING / EQUIPMENT	\$6,523.23	\$26,300.00	\$589.69	\$15,413.48	\$10,886.52	59%
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	\$23,762.80	\$30,000.00	\$5,085.34	\$21,540.89	\$8,459.11	72%
401-530-30-4300	UTILITIES EXPENSE	\$8,655.07	\$9,800.00	\$0.00	\$12,135.51	-\$2,335.51	124%
401-530-30-4400	RENTAL & LEASING	\$2,902.97	\$3,100.00	\$169.54	\$2,391.17	\$708.83	77%
401-530-30-4500	GENERAL INSURANCE	\$106,249.00	\$145,000.00	\$0.00	\$144,674.80	\$325.20	100%
401-530-30-4600	REPAIR & MAINTENANCE	\$15,286.01	\$18,100.00	\$192.73	\$7,662.34	\$10,437.66	42%
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	\$14,607.43	\$15,000.00	\$0.00	\$13,594.14	\$1,405.86	91%
401-530-30-5100	OFFICE SUPPLIES	\$811.47	\$2,500.00	\$15.44	\$625.27	\$1,874.73	25%
401-530-30-5200	OPERATING SUPPLIES	\$3,330.16	\$4,200.00	\$86.89	\$3,370.23	\$829.77	80%
401-530-30-5400	SUBSCRIPTIONS/DUES	\$37.50	\$500.00	\$0.00	\$37.50	\$462.50	8%
401-530-30-5500	TRAINING	\$702.00	\$3,000.00	\$0.00	\$2,808.00	\$192.00	94%
401-530-60-6300	CAPITAL IMPROVEMENT-OTHER	\$11,520.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	530 Total	\$463,022.01	\$507,780.00	\$23,658.85	\$420,872.88	\$86,907.12	83%
401-533-00-0000	WATER DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
401-533-10-1200	SALARIES	\$483,843.54	\$692,220.00	\$42,771.57	\$441,780.91	\$250,439.09	64%
401-533-10-1250	ON CALL	\$7,800.00	\$7,800.00	\$600.00	\$6,450.00	\$1,350.00	83%
401-533-10-1300	OVERTIME	\$9,996.72	\$20,000.00	\$688.26	\$5,280.11	\$14,719.89	26%
401-533-10-1500	SICK LEAVE	\$14,909.29	\$0.00	\$2,346.11	\$14,421.99	-\$14,421.99	0%
401-533-10-1600	VACATION PAY	\$29,671.04	\$0.00	\$4,241.92	\$22,491.59	-\$22,491.59	0%
401-533-10-1800	HOLIDAY PAY	\$18,383.27	\$0.00	\$2,750.85	\$19,048.36	-\$19,048.36	0%
401-533-10-1820	HOLIDAY PREMIUM	\$3,387.04	\$5,000.00	\$466.48	\$2,797.11	\$2,202.89	56%
401-533-10-2100	FICA EXPENSE	\$43,451.31	\$55,470.00	\$4,120.64	\$39,188.35	\$16,281.65	71%
401-533-10-2200	RETIREMENT	-\$53,195.44	\$78,450.00	\$6,415.32	\$56,093.46	\$22,356.54	72%
401-533-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$148.50	-\$148.50	0%
401-533-10-2300	LIFE & HEALTH INSURANCE	\$85,605.52	\$121,920.00	\$8,176.98	\$74,106.10	\$47,813.90	61%
401-533-10-2500	UNEMPLOYMENT COMPENSATION	\$695.90	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0%
401-533-10-2600	WORKERS COMPENSATION INSURANCE	\$12,386.27	\$15,000.00	\$0.00	\$13,396.92	\$1,603.08	89%
401-533-30-3100	PROFESSIONAL SERVICES	\$41,045.81	\$125,000.00	\$24,788.74	\$100,933.60	\$24,066.40	81%
401-533-30-3400	OTHER CONTRACTUAL SERVICES	\$48,196.61	\$133,000.00	\$2,349.61	\$40,555.32	\$92,444.68	30%
401-533-30-3450	CLOTHING AND UNIFORMS	\$7,203.34	\$11,000.00	\$0.00	\$4,008.35	\$6,991.65	36%
401-533-30-4000	TRAVEL & PER DIEM	\$4,338.71	\$4,500.00	\$0.00	\$2,161.30	\$2,338.70	48%
401-533-30-4100	TELEPHONE EXPENSE	\$33,834.29	\$30,000.00	\$1,973.62	\$23,724.33	\$6,275.67	79%
401-533-30-4110	IT LICENSING / EQUIPMENT	\$9,594.34	\$44,500.00	\$1,379.22	\$9,545.44	\$34,954.56	21%
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	\$1,357.21	\$1,500.00	\$0.00	\$2,015.54	-\$515.54	134%
401-533-30-4300	UTILITIES EXPENSE	\$118,782.93	\$120,000.00	\$11,748.30	\$99,901.43	\$20,098.57	83%
401-533-30-4400	RENTAL & LEASING	\$9,381.15	\$9,000.00	\$630.66	\$6,607.00	\$2,393.00	73%
401-533-30-4600	REPAIR & MAINTENANCE	\$84,920.77	\$80,000.00	\$43,562.88	\$138,172.72	-\$58,172.72	173%
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	\$4,956.05	\$7,500.00	\$0.00	\$0.00	\$7,500.00	0%
401-533-30-4960	BOOT ALLOWANCE	\$349.54	\$1,750.00	\$0.00	\$849.79	\$900.21	49%
401-533-30-5100	OFFICE SUPPLIES	\$3,409.89	\$4,000.00	\$36.34	\$2,906.71	\$1,093.29	73%
401-533-30-5200	OPERATING SUPPLIES	\$244,870.47	\$227,000.00	\$8,553.03	\$239,355.22	-\$12,355.22	105%
401-533-30-5250	FUEL EXPENSE	\$33,988.43	\$25,000.00	\$5,663.44	\$36,697.19	-\$11,697.19	147%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
401-533-30-5260	CHEMICALS	\$141,438.72	\$175,000.00	\$7,795.41	\$152,041.09	\$22,958.91	87%
401-533-30-5270	LABORATORY SAMPLES	\$17,165.00	\$50,000.00	\$0.00	\$11,060.00	\$38,940.00	22%
401-533-30-5400	SUBSCRIPTIONS/DUES	\$6,073.96	\$12,000.00	\$0.00	\$1,255.00	\$10,745.00	10%
401-533-30-5500	TRAINING	\$3,814.52	\$7,600.00	\$0.00	\$2,493.09	\$5,106.91	33%
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$0.00	\$168,000.00	\$0.00	\$109,685.00	\$58,315.00	65%
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	\$70,508.64	\$190,000.00	\$24,792.80	\$72,008.80	\$117,991.20	38%
401-533-60-6301	METER CHANGE OUT PROGRAM	\$99,889.04	\$100,000.00	\$0.00	\$0.00	\$100,000.00	0%
401-533-60-6350	LOOP/UPGRADE WATER MAINS	\$120,146.08	\$500,000.00	\$0.00	\$122,750.39	\$377,249.61	25%
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	\$4,370.98	\$152,350.00	\$7,383.47	\$126,161.47	\$26,188.53	83%
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	\$0.00	\$17,730.00	\$0.00	\$0.00	\$17,730.00	0%
401-533-60-6691	LEASE PURCHASE INTEREST PMT	\$0.00	\$3,870.00	\$0.00	\$0.00	\$3,870.00	0%
401-533-70-7310	CR 468 UPGRADE COLEMAN/FENNEY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-533-70-7319	CR 209 WATER MAIN EXTENSION	\$0.00	\$1,500,000.00	\$0.00	\$640,676.56	\$859,323.44	43%
	533 Total	\$1,766,570.94	\$4,698,660.00	\$213,235.65	\$2,640,768.74	\$2,057,891.26	56%
401-535-00-0000	WASTEWATER DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-535-10-1200	SALARIES	\$649,725.71	\$885,400.00	\$47,886.92	\$548,946.51	\$336,453.49	62%
401-535-10-1250	ON CALL	\$7,875.00	\$11,700.00	\$900.00	\$9,075.00	\$2,625.00	78%
401-535-10-1300	OVERTIME	\$9,549.87	\$20,000.00	\$1,015.83	\$7,407.99	\$12,592.01	37%
401-535-10-1500	SICK LEAVE	\$52,133.54	\$0.00	\$3,263.49	\$38,162.68	-\$38,162.68	0%
401-535-10-1600	VACATION PAY	\$42,603.20	\$0.00	\$5,754.49	\$40,656.07	-\$40,656.07	0%
401-535-10-1800	HOLIDAY PAY	\$25,316.85	\$0.00	\$2,733.53	\$23,691.02	-\$23,691.02	0%
401-535-10-1820	HOLIDAY PREMIUM	\$7,360.52	\$9,000.00	\$911.82	\$6,919.95	\$2,080.05	77%
401-535-10-2100	FICA EXPENSE	\$61,222.47	\$70,850.00	\$4,778.70	\$51,867.98	\$18,982.02	73%
401-535-10-2200	RETIREMENT	\$84,882.47	\$100,210.00	\$7,664.78	\$76,367.59	\$23,842.41	76%
401-535-10-2210	BENEFIT ADMIN FEES	\$0.00	\$0.00	\$0.00	\$139.50	-\$139.50	0%
401-535-10-2300	LIFE & HEALTH INSURANCE	\$111,188.29	\$144,780.00	\$10,158.97	\$102,347.88	\$42,432.12	71%
401-535-10-2500	UNEMPLOYMENT COMPENSATION	\$5,848.70	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0%
401-535-10-2600	WORKERS COMPENSATION INSURANCE	\$24,772.64	\$30,000.00	\$0.00	\$26,793.74	\$3,206.26	89%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
401-535-30-3100	PROFESSIONAL SERVICES	\$55,239.01	\$150,000.00	\$6,138.74	\$62,770.10	\$87,229.90	42%
401-535-30-3400	OTHER CONTRACTUAL SERVICES	\$60,457.78	\$125,000.00	\$648.47	\$42,827.96	\$82,172.04	34%
401-535-30-3450	CLOTHING AND UNIFORMS	\$7,484.72	\$11,000.00	\$140.90	\$5,899.09	\$5,100.91	54%
401-535-30-4000	TRAVEL & PER DIEM	\$1,780.71	\$4,500.00	\$0.00	-\$1,011.54	\$5,511.54	-22%
401-535-30-4100	TELEPHONE EXPENSE	\$12,733.14	\$19,040.00	\$756.73	\$10,316.17	\$8,723.83	54%
401-535-30-4110	IT LICENSING / EQUIPMENT	\$14,991.43	\$45,100.00	\$6,869.19	\$18,741.98	\$26,358.02	42%
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	\$203.88	\$1,500.00	\$65.24	\$389.97	\$1,110.03	26%
401-535-30-4300	UTILITIES EXPENSE	\$267,478.26	\$250,000.00	\$26,121.48	\$242,123.95	\$7,876.05	97%
401-535-30-4400	RENTAL & LEASING	\$1,621.81	\$2,000.00	\$28.10	\$2,337.22	-\$337.22	117%
401-535-30-4600	REPAIR & MAINTENANCE	\$234,472.68	\$175,000.00	\$36,748.39	\$277,777.61	-\$102,777.61	159%
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	\$2,550.00	\$5,000.00	\$0.00	\$1,740.11	\$3,259.89	35%
401-535-30-4940	LANDFILL DISPOSAL FEES	\$60,911.36	\$96,000.00	\$6,552.00	\$68,707.33	\$27,292.67	72%
401-535-30-4960	BOOT ALLOWANCE	\$390.94	\$2,800.00	\$0.00	\$540.71	\$2,259.29	19%
401-535-30-5100	OFFICE SUPPLIES	\$3,620.31	\$4,000.00	\$0.00	\$3,204.68	\$795.32	80%
401-535-30-5200	OPERATING SUPPLIES	\$117,989.35	\$100,000.00	\$6,149.56	\$138,229.24	-\$38,229.24	138%
401-535-30-5250	FUEL EXPENSE	\$31,870.11	\$30,000.00	\$3,486.80	\$26,653.12	\$3,346.88	89%
401-535-30-5260	CHEMICALS	\$75,149.12	\$90,000.00	\$2,569.31	\$70,889.76	\$19,110.24	79%
401-535-30-5270	LABORATORY SAMPLES	\$50,472.38	\$55,000.00	\$1,979.00	\$33,277.88	\$21,722.12	61%
401-535-30-5400	SUBSCRIPTIONS/DUES	\$1,471.13	\$4,000.00	\$0.00	\$370.00	\$3,630.00	9%
401-535-30-5500	TRAINING	\$2,996.00	\$7,600.00	\$0.00	\$845.00	\$6,755.00	11%
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	\$0.00	\$6,000.00	\$0.00	\$6,830.00	-\$830.00	114%
401-535-60-6250	LIFT STATION UPGRADES	\$331,041.52	\$268,400.00	\$0.00	\$33,500.00	\$234,900.00	12%
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	\$0.00	\$331,420.00	\$10,920.00	\$256,795.64	\$74,624.36	77%
401-535-60-6310	MILLENNIUM PARK PROJECT	\$0.00	\$250,000.00	\$0.00	\$60,695.00	\$189,305.00	24%
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	\$0.00	\$315,940.00	\$0.00	\$33,499.00	\$282,441.00	11%
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMEN	\$162,260.14	\$500,000.00	\$0.00	\$57,664.80	\$442,335.20	12%
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	\$0.00	\$71,500.00	\$0.00	\$71,491.17	\$8.83	100%
401-535-60-6691	LEASE PURCHASE INTEREST PMT	\$17,008.74	\$13,200.00	\$0.00	\$13,107.50	\$92.50	99%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	\$0.00	\$1,500,000.00	\$0.00	\$432,096.00	\$1,067,904.00	29%
401-535-70-7302	BUENA VISTA FORCEMAIN	\$77.50	\$350,000.00	\$0.00	\$0.00	\$350,000.00	0%
401-535-70-7303	WILDWOOD ESTATES LS	\$0.00	\$400,000.00	\$21,825.00	\$29,709.00	\$370,291.00	7%
	535 Total	\$2,596,751.28	\$6,458,440.00	\$216,067.44	\$2,934,394.36	\$3,524,045.64	45%
401-580-90-0000	CONTINGENCY:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	\$0.00	\$4,014,630.00	\$0.00	\$0.00	\$4,014,630.00	0%
	580 Total	\$0.00	\$4,014,630.00	\$0.00	\$0.00	\$4,014,630.00	0%
401-582-00-0000	DEBT SERVICE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-582-30-5900	DEPRECIATION	\$2,439,861.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-582-30-5920	BAD DEBT EXPENSE	\$153,263.39	\$0.00	\$0.00	\$0.00	\$0.00	0%
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	\$0.00	\$170,000.00	\$0.00	\$170,000.00	\$0.00	100%
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	\$0.00	\$333,850.00	\$0.00	\$166,051.54	\$167,798.46	50%
401-582-70-7104	DEBT SRV-PRINCIPAL-2013 REFINANCE	\$0.00	\$274,000.00	\$0.00	\$274,000.00	\$0.00	100%
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	\$0.00	\$105,050.00	\$0.00	\$105,048.62	\$1.38	100%
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	\$88,872.97	\$46,100.00	\$0.00	\$23,905.90	\$22,194.10	52%
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	\$11,508.90	\$2,320.00	\$0.00	\$2,315.30	\$4.70	100%
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BBT)	\$15,776.82	\$29,600.00	\$0.00	\$29,566.42	\$33.58	100%
	582 Total	\$2,709,283.08	\$960,920.00	\$0.00	\$770,887.78	\$190,032.22	80%
UTILITY FUND Expend Total		\$7,535,627.31	\$16,640,430.00	\$452,961.94	\$6,766,923.76	\$9,873,506.24	41%

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>% Real</i>
402-334-3102	STATE APPROPRIATION - CR 209 WATER MAIN	\$118,750.00	\$0.00	\$0.00	\$197,033.60	0%
402-361-0000	INTEREST	\$253.20	\$1,000.00	\$0.00	\$2,521.27	252%
CAPITAL PROJECTS (LOAN/GRANT) Revenue Total		\$119,003.20	\$1,000.00	\$0.00	\$199,554.87	19,955%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Balance</i>	<i>% Expd</i>
402-536-70-7350	CR 209 WATER MAIN EXTENSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
402-536-70-7351	CR 501 WTP UPGRADES CONSTRUCTION	\$0.00	\$3,000,000.00	\$0.00	\$0.00	\$3,000,000.00	0%

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/20/2022
11:22 AM

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
402-536-70-7352	MILLENNIUM PARK REUSE PROJECT	\$0.00	\$3,000,000.00	\$0.00	\$0.00	\$3,000,000.00	0%
	536 Total	\$0.00	\$6,000,000.00	\$0.00	\$0.00	\$6,000,000.00	0%
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	\$0.00	\$290,000.00	\$0.00	\$0.00	\$290,000.00	0%
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	\$261,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	CAPITAL PROJECTS (LOAN/GRANT) Expend Total	\$261,250.00	\$6,290,000.00	\$0.00	\$0.00	\$6,290,000.00	0%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
403-361-0000	INTEREST EARNINGS	\$20.09	\$145.00	\$0.00	\$59.62	41%
	INDUSTRIAL FUND Revenue Total	\$20.09	\$145.00	\$0.00	\$59.62	41%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
403-552-00-0000	INDUSTRIAL PARK:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
403-552-30-3100	PROFESSIONAL SERVICES	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	\$0.00	\$0.00	\$0.00	\$13.19	-\$13.19	0%
403-552-30-4980	DEPRECIATION EXPENSE	\$6,607.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	552 Total	\$6,607.00	\$1,000.00	\$0.00	\$13.19	\$986.81	1%
403-580-90-9999	CONTINGENCY	\$0.00	\$71,545.00	\$0.00	\$0.00	\$71,545.00	0%
403-581-00-0000	INDUSTRIAL PARK:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
403-581-00-0100	TRANSFER TO GENERAL FUND	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	100%
	581 Total	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	100%
	INDUSTRIAL FUND Expend Total	\$16,607.00	\$82,545.00	\$0.00	\$10,013.19	\$72,531.81	12%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
404-343-3501	WATER SYSTEM CONNECTION FEES	\$40,813.56	\$15,000.00	\$0.00	\$7,412.21	49%
404-361-0000	INTEREST	\$47.95	\$0.00	\$0.00	\$37.05	0%
	WATER CONNECTION FEES Revenue Total	\$40,861.51	\$15,000.00	\$0.00	\$7,449.26	50%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
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404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	\$1,114.39	\$0.00	\$0.00	\$271.58	-\$271.58	0%
404-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
404-533-70-7352	ASHLEY WTP PROJECT	\$0.00	\$380,000.00	\$0.00	\$9,107.29	\$370,892.71	2%
533 Total		\$1,114.39	\$380,000.00	\$0.00	\$9,378.87	\$370,621.13	2%
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	\$0.00	\$135,000.00	\$0.00	\$0.00	\$135,000.00	0%
WATER CONNECTION FEES Expend Total		\$1,114.39	\$515,000.00	\$0.00	\$9,378.87	\$505,621.13	2%

Expend Account	Description	Prior Yr Expd	Budgeted	Curr Expd	YTD Expd	Balance	% Expd
405-533-30-4900	MISC. EXPENSE & OTHER CURRENT	\$7.35	\$0.00	\$0.00	\$0.00	\$0.00	0%
405-533-70-7338	CR 468 UPGRADE - COLEMAN/FINNEY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
533 Total		\$7.35	\$0.00	\$0.00	\$0.00	\$0.00	0%
405-580-90-9908	CONTINGENCY - WATER TIE FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
405-581-90-9101	TRANSFER TO W/S FUND	\$31.24	\$0.00	\$0.00	\$0.00	\$0.00	0%
WATER TIE FEES Expend Total		\$38.59	\$0.00	\$0.00	\$0.00	\$0.00	0%

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	% Real
406-343-5500	SEWER TAP CONNECTION FEES	\$86,622.75	\$15,000.00	\$0.00	\$15,731.69	105%
406-361-0000	INTEREST	\$34.16	\$0.00	\$0.00	\$28.57	0%
WASTEWATER CONNECTION FEES Revenue Total		\$86,656.91	\$15,000.00	\$0.00	\$15,760.26	105%

Expend Account	Description	Prior Yr Expd	Budgeted	Curr Expd	YTD Expd	Balance	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	\$364.50	\$0.00	\$0.00	\$271.20	-\$271.20	0%
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTION-DES	\$0.00	\$200,000.00	\$0.00	\$0.00	\$200,000.00	0%
406-535-60-6393	WILDWOOD ESTATES LS	\$0.00	\$120,000.00	\$0.00	\$0.00	\$120,000.00	0%
535 Total		\$364.50	\$320,000.00	\$0.00	\$271.20	\$319,728.80	0%
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	\$0.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00	0%
WASTEWATER CONNECTION FEES Expend Total		\$364.50	\$400,000.00	\$0.00	\$271.20	\$399,728.80	0%

CITY OF WILLOWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/29/2022
11:22 AM

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
407-361-0000	INTEREST	\$27.00	\$0.00	\$0.00	\$0.00	0%
WASTEWATER TIE FEES Revenue Total		\$27.00	\$0.00	\$0.00	\$0.00	0%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
407-535-00-0000	WASTEWATER TIE FEES:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
407-535-30-3401	DEVELOPER REIMBURSEMENTS	\$98,983.82	\$0.00	\$0.00	\$0.00	\$0.00	0%
535 Total		\$98,983.82	\$0.00	\$0.00	\$0.00	\$0.00	0%
407-580-90-5004	CONTINGENCY - WASTEWATER TIE FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
407-581-90-9101	TRANSFER TO W/S FUND	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00	0%
WASTEWATER TIE FEES Expend Total		\$98,986.32	\$0.00	\$0.00	\$0.00	\$0.00	0%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
408-343-3560	WATER SDC FEES	\$1,554,154.24	\$1,500,000.00	\$3,776.00	\$1,435,392.06	96%
408-361-0000	INTEREST EARNED	\$188.26	\$100.00	\$0.00	\$219.28	219%
WATER SDC FEES Revenue Total		\$1,554,342.50	\$1,500,100.00	\$3,776.00	\$1,435,611.34	96%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
408-533-30-3401	DEVELOPER REIMBURSEMENTS	\$487,606.40	\$0.00	\$0.00	\$0.00	\$0.00	0%
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	\$92,830.75	\$0.00	\$0.00	\$283.98	-\$283.98	0%
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
408-533-70-7352	ASHLEY WTP UPGRADES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
408-533-70-7353	US 301/SR 44 UTILITY RELOCATION	\$15,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	0%
533 Total		\$595,437.15	\$150,000.00	\$0.00	\$283.98	\$149,716.02	0%
408-580-90-9914	CONTINGENCY - WATER SDC FUND	\$0.00	\$3,629,450.00	\$0.00	\$0.00	\$3,629,450.00	0%
408-581-90-9101	TRANSFER TO W/S FUND	\$139,050.49	\$0.00	\$0.00	\$0.00	\$0.00	0%
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	\$0.00	\$219,100.00	\$109,780.59	\$219,080.26	\$19.74	100%
408-582-70-7207	SRF INTEREST - OXFORD WTP	\$38,728.11	\$36,950.00	\$18,234.21	\$36,949.34	\$0.66	100%
582 Total		\$38,728.11	\$256,050.00	\$128,014.80	\$256,029.60	\$20.40	100%

CITY OF WILLOW
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/25/2022 11:22 AM

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
	WATER SDC FEES Expend Total	\$773,215.75	\$4,035,500.00	\$128,014.80	\$256,313.58	\$3,779,186.42	6%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
409-343-5560	WASTEWATER SDC FEES	\$2,704,699.33	\$2,500,000.00	\$6,596.00	\$2,538,004.41	102%
409-361-0000	INTEREST EARNED	\$340.85	\$100.00	\$0.00	\$442.60	443%
	WASTEWATER SDC FEES Revenue Total	\$2,705,040.18	\$2,500,100.00	\$6,596.00	\$2,538,447.01	102%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
409-535-30-3401	DEVELOPER REIMBURSEMENTS	\$691,206.94	\$0.00	\$0.00	\$0.00	\$0.00	0%
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	\$379.98	\$0.00	\$0.00	\$287.85	-\$287.85	0%
409-535-70-7345	SR 44 FORCEMAIN PROJECT	-\$78.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
409-535-70-7346	WWTP FACILITY PLAN	\$0.00	\$0.00	\$63,535.00	\$102,306.25	-\$102,306.25	0%
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	\$0.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00	0%
409-535-70-7354	CONTINENTAL COUNTRY CLUB DECOMMISSIO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
409-535-70-7355	BRIDGE CROSSING PROJECT	\$0.00	\$215,000.00	\$0.00	\$32,760.00	\$182,240.00	15%
409-535-70-7356	WWTF BIOSOLIDS IMPROVEMENTS-DESIGN	\$0.00	\$400,000.00	\$0.00	\$0.00	\$400,000.00	0%
	535 Total	\$691,508.92	\$740,000.00	\$63,535.00	\$135,354.10	\$604,645.90	18%
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	\$0.00	\$5,884,505.00	\$0.00	\$0.00	\$5,884,505.00	0%
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	\$262,301.61	\$0.00	\$0.00	\$0.00	\$0.00	0%
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN PF	\$0.00	\$4,355.00	\$0.00	\$2,150.57	\$2,204.43	49%
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PRIN	\$0.00	\$69,770.00	\$0.00	\$69,767.37	\$2.63	100%
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTRU	\$372.37	\$355.00	\$0.00	\$351.43	\$3.57	99%
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMAIL	\$1,218.04	\$1,115.00	\$0.00	\$582.54	\$532.46	52%
	582 Total	\$1,590.41	\$75,595.00	\$0.00	\$72,851.91	\$2,743.09	96%
	WASTEWATER SDC FEES Expend Total	\$955,400.94	\$6,700,100.00	\$63,535.00	\$208,206.01	\$6,491,893.99	3%

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
601-351-2000	CONFISCATED PROPERTY	\$0.00	\$1,500.00	\$0.00	\$0.00	0%

CITY OF WILLOWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 25 2022

7/27/22 11:22 AM

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>% Real</u>
601-361-0000	INTEREST	\$0.12	\$10.00	\$0.00	\$26.46	265%
LAW ENFORCEMENT FUND Revenue Total		\$0.12	\$1,510.00	\$0.00	\$26.46	2%

<u>Expend Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Curr Expd</u>	<u>YTD Expd</u>	<u>Balance</u>	<u>% Expd</u>
601-521-00-0000	LAW ENFORCEMENT TRUST:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	\$45.11	\$0.00	\$0.00	\$36.22	-\$36.22	0%
	521 Total	\$45.11	\$0.00	\$0.00	\$36.22	-\$36.22	0%
601-580-90-9999	CONTINGENCY	\$0.00	\$52,710.00	\$0.00	\$0.00	\$52,710.00	0%
LAW ENFORCEMENT FUND Expend Total		\$45.11	\$52,710.00	\$0.00	\$36.22	\$52,673.78	0%

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Grant of Easement from The Villages Land Company to the City of Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: The Villages Land Company

Effective Date: 07/25/2022 Termination Date:

Managing Division/Department: Executive

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Staff hereby notifies the City Commission that The Villages Land Company (VLC) has granted the City of Wildwood a utility easement for the construction, installation, operation, and maintenance of a reuse water line from the City's lift station at Wildwood Villages, LLC south to Buena Vista Boulevard. The executed agreement, including a description and map of the dedicated property is described and attached hereto.



Office of General Counsel
Celeste T. Hankins, Esq.
(352) 753-6729

July 14, 2022

VIA FEDEX OVERNIGHT DELIVERY TO:

Hunt Law Firm, PA
Attn: Joshua Bills
601 S. 9th St.
Leesburg, FL 34748

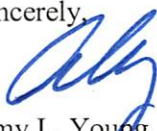
RE: Grant of Easement from The Villages Land Company ("VLC") to City of Wildwood ("COW")

Dear Josh,

Enclosed is the grant of easement from VLC to COW for the construction, installation, operation, and maintenance of underground potable water conveyancing facilities, together with rights of ingress and egress necessary for such purpose which has been executed by VLC. Please arrange for the enclosed to be placed on the next COW commission meeting agenda.

Should you have any questions, please contact Celeste at the number listed above.

Sincerely,



Amy L. Young

Enclosure

PREPARED BY/RETURN TO:
Celeste T. Hankins, Esq.
3619 Kiessel Road
The Villages, Florida 32163

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is made this ____ day of _____, 2022, by **THE VILLAGES LAND COMPANY, LLC**, a Florida limited liability company, whose address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantor") in favor of **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

RECITALS

A. Grantor is the owner of the property described in attached ***Exhibit "A"*** ("Property").

B. At this time, Grantor wishes to grant unto Grantee, its successors and assign, a non-exclusive easement over and upon the Property for the construction installation, operation, and maintenance of underground potable water conveyancing facilities, together with rights of ingress and egress as necessary for such purpose.

NOW, THEREFORE, in consideration of the mutual covenants given by each to the other, and other valuable consideration, Grantor and Grantee agree that the Recitals set forth above are true and correct, and hereby incorporate them into this Easement as if fully set forth below, and further agree as follows:

1. **GRANT:** Grantor hereby grants unto Grantee, its successors and assigns, a non-exclusive easement over and upon the Property for the construction, installation, operation, and maintenance of underground potable water conveyancing facilities, together with rights of ingress and egress as necessary for such purpose.

2. **INDEMNIFICATION AND HOLD HARMLESS:** To the extent permitted by Florida law and without waiving any statutory and constitutional sovereign immunity protections, the Grantee shall defend, indemnify and hold harmless Grantor and its affiliates from and against any claims, proceedings, judgments, costs and liabilities, including reasonable attorneys' fees resulting from injury to persons and damage to property arising out of the negligent or wrongful act or omission of any employee of the Grantee (while acting within the scope of their employment) or any person under a contractual relationship with Grantee (while acting within the scope of their contractual relationship) in connection with Grantee's use of the Easement described herein, subject to applicable law including Section 768.28, Florida Statutes.

Notwithstanding the provisions of this Easement, any agreement by Grantee to defend, indemnify, and hold Grantor harmless shall in no way be deemed to be a comprehensive waiver of the Grantee's sovereign immunity and any deemed waiver of the Grantee's sovereign immunity under this Easement shall be limited to the plain terms of this Easement. Furthermore, any waiver of Grantee's sovereign immunity shall not be broadly construed so as to inure to the benefit of any third party, including, but not limited to, any other person, business or public entity.

3. **REPAIR AND MAINTENANCE:** In the event any damage shall be caused to the Property or Grantor's improvements located thereon by reason of Grantee's use, Grantee shall immediately and upon Grantor's demand, repair and restore any such damaged portions to the condition that prevailed just prior to the occurrence of such damage.

4. **GENERAL PROVISIONS:**

(a) The burden of the Easement shall be a burden running with the ownership of the Property, or any portion thereof, and shall inure to successors, heirs and assigns.

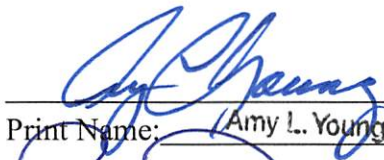
(b) This grant describes the entire rights conveyed by this Easement and Grantee has no rights in the Property described herein other than as expressly set forth.

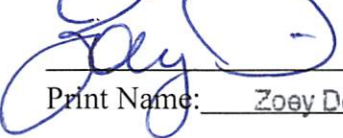
[Signature pages to follow]

IN WITNESS WHEREOF, the parties have executed this Easement the day and year first above written.

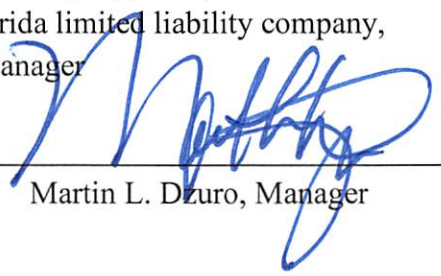
WITNESSES:

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company


Print Name: Amy L. Young

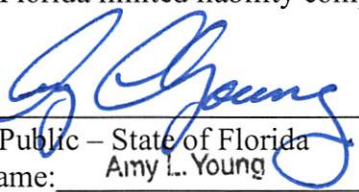

Print Name: Zoey Devine

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: 
Martin L. Dzuro, Manager

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged, by means of physical presence, before me this 13 day of July, 2022, by Martin L. Dzuro, as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me and who did not take an oath.


Notary Public – State of Florida
Print Name: Amy L. Young

Commission Expires: 6/21/2024
Commission Number: 66969889



AMY L. YOUNG
Commission # GG 969889
Expires June 21, 2024
Bonded Thru Budget Notary Services

CITY OF WILDWOOD, a Florida municipal corporation

ATTEST:

By: _____
Ed Wolf, Mayor

Susan Patterson, City Clerk

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged by means of physical presence before me this ____ day of _____, 2022, by Ed Wolf, as Mayor of City of Wildwood, for the purposes expressed herein, who is personally known to me and who did not take an oath.

Notary Public – State of Florida

Print Name: _____

Commission Expires: _____

Commission Number: _____

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 1 OF 5

LEGAL DESCRIPTION

A PORTION OF TRACT "D", HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK B, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 61 AND 61A OF SAID PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 08°47'05" WEST ALONG THE WEST LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 21.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°47'05" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.10 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'58" WEST, A DISTANCE OF 23.34 FEET; THENCE RUN NORTH 00°34'02" EAST, A DISTANCE OF 55.74 FEET; THENCE RUN NORTH 89°25'58" WEST, A DISTANCE OF 190.06 FEET; THENCE RUN NORTH 00°34'02" EAST, A DISTANCE OF 45.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A 59.28 FOOT RADIUS, A CENTRAL ANGLE OF 17°22'20", A CHORD BEARING OF NORTH 09°15'12" EAST AND A CHORD LENGTH OF 17.91 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.97 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 21°37'46" EAST, A DISTANCE OF 41.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A 29.00 FOOT RADIUS, A CENTRAL ANGLE OF 69°04'33", A CHORD BEARING OF NORTH 12°54'31" WEST AND A CHORD LENGTH OF 32.88 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 34.96 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 47°55'07" WEST, A DISTANCE OF 68.56 FEET; THENCE RUN NORTH 43°42'05" WEST, A DISTANCE OF 62.79 FEET; THENCE RUN NORTH 04°51'39" WEST, A DISTANCE OF 14.55 FEET; THENCE RUN NORTH 08°51'35" WEST, A DISTANCE OF 40.22 FEET; THENCE RUN NORTH 03°14'17" EAST, A DISTANCE OF 54.01 FEET; THENCE RUN NORTH 06°51'04" EAST, A DISTANCE OF 23.48 FEET; THENCE RUN NORTH 10°46'52" EAST, A DISTANCE OF 22.07 FEET; THENCE RUN NORTH 04°13'56" EAST, A DISTANCE OF 35.53 FEET; THENCE RUN NORTH 09°02'29" WEST, A DISTANCE OF 30.97 FEET; THENCE RUN NORTH 19°17'14" WEST, A DISTANCE OF 5.78 FEET; THENCE RUN NORTH 28°09'25" WEST, A DISTANCE OF 16.37 FEET; THENCE RUN NORTH 38°49'07" WEST, A DISTANCE OF 16.75 FEET; THENCE RUN NORTH 47°13'47" WEST, A DISTANCE OF 14.76 FEET; THENCE RUN NORTH 48°23'48" WEST, A DISTANCE OF 20.30 FEET; THENCE RUN NORTH 49°29'45" WEST, A DISTANCE OF 38.42 FEET; THENCE RUN NORTH 52°36'15" WEST, A DISTANCE OF 65.08 FEET; THENCE RUN NORTH 33°39'06" WEST, A DISTANCE OF 91.30 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEAST LINE OF "LIFT STATION NO. 2" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 55°27'45" EAST ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID SOUTHEAST LINE OF LIFT STATION NO. 2, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, RUN SOUTH 33°39'06" EAST, A DISTANCE OF 89.79 FEET; THENCE RUN SOUTH 52°36'15" EAST, A DISTANCE OF 63.68 FEET; THENCE RUN SOUTH 49°29'45" EAST, A DISTANCE OF 38.79 FEET; THENCE RUN SOUTH 48°23'48" EAST, A DISTANCE OF 20.50 FEET; THENCE RUN SOUTH 47°13'47" EAST, A DISTANCE OF 15.59 FEET; THENCE RUN SOUTH 38°49'07" EAST, A DISTANCE OF 18.42 FEET; THENCE RUN SOUTH 28°09'25" EAST, A DISTANCE OF 18.08 FEET; THENCE RUN SOUTH 19°17'14" EAST, A DISTANCE OF 7.45 FEET; THENCE RUN SOUTH 09°02'29" EAST, A DISTANCE OF 33.03 FEET; THENCE RUN SOUTH 04°13'56" WEST, A DISTANCE OF 37.27 FEET; THENCE RUN SOUTH 10°46'52" WEST, A DISTANCE OF 22.30 FEET; THENCE RUN SOUTH 06°51'04" WEST, A DISTANCE OF 22.82 FEET; THENCE RUN SOUTH 03°14'17" WEST, A DISTANCE OF 52.64 FEET; THENCE RUN SOUTH 08°51'35" EAST, A DISTANCE OF 39.51 FEET; THENCE RUN SOUTH 04°51'39" EAST, A DISTANCE OF 11.37 FEET; THENCE RUN SOUTH 43°42'05" EAST, A DISTANCE OF 58.90 FEET; THENCE RUN SOUTH 47°55'07" EAST, A DISTANCE OF 68.23 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A 39.00 FOOT RADIUS, A CENTRAL ANGLE OF 69°08'27", A CHORD BEARING OF SOUTH 12°56'28" EAST AND A CHORD LENGTH OF 44.26 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 47.06 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°37'46" WEST, A DISTANCE OF 41.13 FEET TO A POINT ON NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A 49.28 FOOT RADIUS, A CENTRAL ANGLE OF 17°00'54", A CHORD BEARING OF SOUTH 09°04'29" WEST AND A CHORD LENGTH OF 14.58 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 14.64 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°34'02" WEST, A DISTANCE OF 35.89 FEET; THENCE RUN SOUTH 89°25'58" EAST, A DISTANCE OF 190.06 FEET; THENCE RUN SOUTH 00°34'02" WEST, A DISTANCE OF 55.74 FEET; THENCE RUN SOUTH 89°25'58" EAST, A DISTANCE OF 14.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.235 ACRES, MORE OR LESS.

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, PLAT BOOK 4, PAGES 61 AND 61A, SUMTER COUNTY, FLORIDA, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST HAS A BEARING OF SOUTH 08°47'05" WEST.

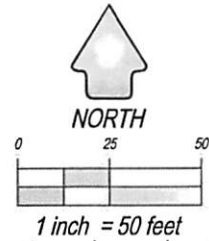
TYLER P. TRACZ
License Number 6962
TYLER P. TRACZ FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6962
JOS 316063.0118
SEE SHEET 2 AND 3 FOR SKETCH OF DESCRIPTION
CFB
CLYMER
FARNER
BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

LEGEND:

LB = LICENSED BUSINESS	PC = POINT OF CURVATURE
LLC = LIMITED LIABILITY COMPANY	PT = POINT OF TANGENCY
ORB = OFFICIAL RECORDS BOOK	PNT = POINT OF NON-TANGENCY
PG(S) = PAGE(S)	POC = POINT ON CURVE
(P) = PLAT REFERENCE	Δ = CENTRAL ANGLE
⊕ = CHANGE IN DIRECTION	R = RADIUS
L# = REFERENCE TO LINE TABLE	L = ARC LENGTH
C# = REFERENCE TO CURVE TABLE	CB = CHORD BEARING
	CH = CHORD LENGTH

EXHIBIT "A" SHEET 2 OF 5.



MATCHLINE
SEE SHEET 3

PARCEL: G16A401
ORB 3347, PG 578
OWNER: THE VILLAGES
LAND COMPANY, LLC

TRACT "D"
HEARTY HOST LAKE RESORT
PB 3, PG 57 & 57A

PARCEL: G16-070
ORB 4018, PG 314
OWNER: THE VILLAGES
LAND COMPANY, LLC

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N08°47'05"E	10.10'
L2	N04°51'39"W	14.55'
L3	N08°51'35"W	40.22'
L26	S08°51'35"E	39.51'
L27	S04°51'39"E	11.37'
L28	S00°34'02"W	55.74'
L29	S89°25'58"E	14.78'

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	59.28'	17°22'20"	17.97'	N09°15'12"E	17.91'
C2	29.00'	69°04'33"	34.96'	N12°54'31"W	32.88'
C3	39.00'	69°08'27"	47.06'	S12°56'28"E	44.26'
C4	49.28'	17°00'54"	14.64'	S09°04'29"W	14.58'

PARCEL: G16-070
ORB 4018, PG 314
OWNER: THE VILLAGES
LAND COMPANY, LLC

HERITAGE WOOD 'N LAKES
ESTATES
(PLAT BOOK 4, PG 61 & 61A)

20' WIDE EASEMENT
IN FAVOR OF AT&T
(ORB 84, PG 782)

LOT 3
PARCEL: G16EB003
ORB 2645, PG 312

POINT OF
COMMENCEMENT
SOUTHWEST CORNER OF LOT 3, BLOCK B

N89°25'58"W 23.34'
WEST LINE OF HERITAGE WOOD 'N
LAKES ESTATES (BEARING BASIS)

SEE SHEET 1 FOR DESCRIPTION OF SKETCH AND NOTES



CFB

CLYMER
FARNER
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 3 OF 5

LIFT STATION
NO. 2 PER
ORB 1077, PG 151

N55°27'45"E
10.00'

SOUTHWESTERLY
EXTENSION OF THE
SOUTHEAST LINE OF
LIFT STATION NO. 2

LOT 13
BLOCK B

SOUTHEAST LINE OF
LIFT STATION NO. 2

LOT 14
BLOCK B

LOT 15
BLOCK B

LOT 16
BLOCK B

HEARTY HOST LAKE
RESORT (PLAT BOOK 3,
PAGES 57 AND 57A)

S33°39'06"E 89.79'
N33°39'06"W 91.30'
10.00'

S52°36'15"E 63.68'
N52°36'15"W 65.08'

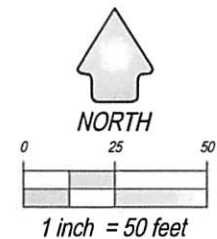
PARCEL: G16A401
ORB 3347, PG 578
OWNER: THE VILLAGES
LAND COMPANY, LLC

TRACT "D"
HEARTY HOST LAKE RESORT
PB 3, PG 57 & 57A

PARCEL: G16A401
ORB 3347, PG 578
OWNER: THE VILLAGES
LAND COMPANY, LLC

TRACT "D"
HEARTY HOST LAKE RESORT
PB 3, PG 57 & 57A

UTILITY EASEMENT
±0.235 ACRES



MATCHLINE
SEE SHEET 2

SEE SHEET 1 FOR DESCRIPTION OF SKETCH AND NOTES



CFB

CLYMER
FARNAR
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709

LINE TABLE

LINE TAG	BEARING	DISTANCE
L4	N03°14'17"E	54.01'
L5	N06°51'04"E	23.48'
L6	N10°46'52"E	22.07'
L7	N04°13'56"E	35.53'
L8	N09°02'29"W	30.97'
L9	N19°17'14"W	5.78'
L10	N28°09'25"W	16.37'
L11	N38°49'07"W	16.75'
L12	N47°13'47"W	14.76'
L13	N48°23'48"W	20.30'
L14	N49°29'45"W	38.42'
L15	S49°29'45"E	38.79'
L16	S48°23'48"E	20.50'
L17	S47°13'47"E	15.59'
L18	S38°49'07"E	18.42'
L19	S28°09'25"E	18.08'
L20	S19°17'14"E	7.45'
L21	S09°02'29"E	33.03'
L22	S04°13'56"W	37.27'
L23	S10°46'52"W	22.30'
L24	S06°51'04"W	22.82'
L25	S03°14'17"W	52.64'

DRAWING NAME: S: SURVEY NEW SURVEY SUMMER '14 LAND: WW VILLAGE DWS: WW FORCE MAIN EASEMENT: WW UTILITY EASEMENT: 2 DWS: SHEET 3 OF 5 10/8/2021 10:57 AM BY: TIRACZ

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 4 OF 5

LEGAL DESCRIPTION

UTILITY EASEMENT #3

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°53'04" EAST ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°27'20" WEST, A DISTANCE OF 133.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'20" WEST, A DISTANCE OF 13.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD (A PROPOSED VARIABLE WIDTH RIGHT OF WAY) AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 07°38'27", A CHORD BEARING OF SOUTH 43°08'49" WEST AND A CHORD LENGTH OF 71.29 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 71.35 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING HEREAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE DEPARTING SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 01°32'12" EAST, A DISTANCE OF 16.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 07°17'39", A CHORD BEARING OF NORTH 44°18'34" EAST AND A CHORD LENGTH OF 69.34 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 69.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 703 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

UTILITY EASEMENT #4

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

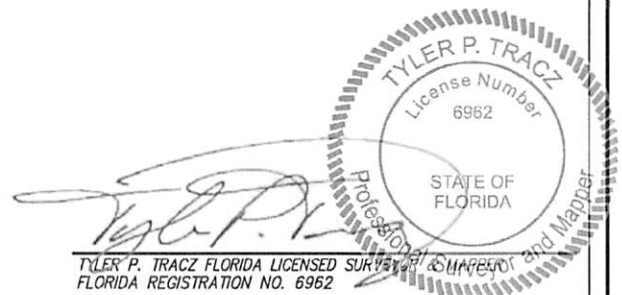
COMMENCE AT AFORESAID REFERENCE POINT "A", LYING ON AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD AND BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 19°56'05", A CHORD BEARING OF SOUTH 29°21'33" WEST AND A CHORD DISTANCE OF 185.20 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE AN ARC DISTANCE OF 186.14 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CONTINUATION OF SAID CURVE, NOW CONCAVE TO THE EAST, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°33'32", A CHORD BEARING OF SOUTH 16°36'45" WEST AND A CHORD LENGTH OF 51.89 FEET; THENCE RUN SOUTHERLY ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID CURVE AN ARC DISTANCE OF 51.91 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 00°11'58" WEST, A DISTANCE OF 34.65 FEET; THENCE RUN NORTH 44°47'01" EAST, A DISTANCE OF 21.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 238 SQUARE FEET, MORE OR LESS.

REVISED 02/16/2022 - EASEMENT NAMES - TPT

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE SOUTH LINE OF HERITAGE WOOD 'N LAKES ESTATES HAS A BEARING OF NORTH 89°53'04" EAST.



TYLER P. TRACZ FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6962

JOB 516063.0118
SEE SHEET 2 FOR SKETCH



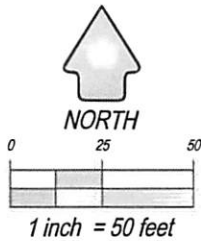
CFB

CLYMER
FARNAR
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 5 OF 5



POINT OF COMMENCEMENT
(UTILITY EASEMENT #3):
SOUTHWEST CORNER OF HERITAGE
WOOD 'N LAKES ESTATES
(PB 4, PG 61 & 61A)

20' WIDE EASEMENT
IN FAVOR OF AT&T
(ORB 84, PG 782)

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	535.00'	7°38'27"	71.35'	S43°08'49"W	71.29'
C2	545.00'	7°17'39"	69.38'	N44°18'34"E	69.34'
C3	535.00'	19°56'05"	186.14'	S29°21'33"W	185.20'
C4	535.00'	5°33'32"	51.91'	S16°36'45"W	51.89'

10.00' UTILITY EASEMENT #3
(±703 SQUARE FEET)

N01°32'12"E 16.08'

POINT OF COMMENCEMENT
(UTILITY EASEMENT #4):
REFERENCE POINT "A"

PARCEL: G16-108
ORB 4018, PG 314
OWNER: THE VILLAGES
LAND COMPANY, LLC

**POINT OF
BEGINNING**
(UTILITY
EASEMENT #4)

N44°47'01"E 21.23'

UTILITY EASEMENT #4
(±238 SQUARE FEET)

N00°11'58"W
34.65'

PARCEL: G16-300
ORB 3347, PG 578
OWNER: THE VILLAGES
LAND COMPANY, LLC

HERITAGE
BOULEVARD

60' PRIVATE
RIGHT OF WAY
PER PLAT

LOT 63

SOUTHWEST
CORNER OF
LOT 63
BLOCK "C"

HERITAGE WOOD 'N
LAKES ESTATES
(PB 4, PG 61 & 61A)

SOUTH LINE OF HERITAGE
WOOD 'N LAKES ESTATES
(BEARING BASIS)

PROPOSED CITY
OF WILDWOOD
LIFT STATION

PARCEL: G16-108
ORB 4018, PG 314
OWNER: THE VILLAGES
LAND COMPANY, LLC

POINT OF BEGINNING
(UTILITY EASEMENT #3)

BUENA VISTA BOULEVARD
(PROPOSED VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY)

PARCEL: G16-069
ORB 1084, PG 741
OWNER: WILDWOOD
VILLAGES, LLC

LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POC = POINT ON CURVE
- PNT = POINT OF NON-TANGENCY
- C# = REFERENCE TO CURVE TABLE
- LLC = LIMITED LIABILITY COMPANY
- SF = SQUARE FEET
- ⊙ = CHANGE IN DIRECTION

SEE SHEET 1 FOR DESCRIPTION AND NOTES



CFB

CLYMER
FARNER
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB4709

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2205-003 Encounter Expansion

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2205-003 Encounter Expansion
Ordinance #	O2022-45
Applicant	Bradley Werlin II
Owner	Encounter Church FL, Inc.
Property Location	C 462, approximately 0.7 miles east of N US 301
Parcel Number(s)	D32A003, D32-158 & D32-057
Date	6/20/22

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL. This request is accompanied by rezoning request RZ 2205-003 (O2022-47).

BACKGROUND INFORMATION: A Special Use Permit was granted to the applicant by Sumter County on June 6, 2022 to construct a tent for church services on the subject property. The special use permit contained several conditions which include annexation into the city and site plan approval. Condition #15 states that all conditions listed in the Special Use Permit shall continue to apply after annexation into the City. The Special Use Permit granted by Sumter County will expire on June 6, 2024 if site plan approval has not been granted by the city.

Staff believes the proposed amendment should be approved based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The property was annexed into the City of Wildwood on June 27, 2022 and requires a city land use and zoning for development. An amendment to the Future Land Use Map is necessary so that the intended use of the property is consistent with the Comprehensive Plan. The applicant plans to construct a 12,000 SF church on the subject property.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The Comprehensive Plan FLU Policy 1.1.21 states that the Public Facilities Future Land Use category is intended for uses which serve a public purpose, such as churches and places of worship. In the last several years, churches have located along E C 462 in this area and have been designated as Public Facilities on the Future Land Use Map.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy

inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located within the City's Joint Planning Area, an area deemed appropriate for development by both the City and the County through the Joint Planning process.

Further, the property was recently annexed, and requires a City Land Use be assigned to allow development. The subject property is adjacent to property recently annexed into the city.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

Breedlove, Dennis & Associates, Inc. performed an environmental survey on the subject property in May of 2022. The results of the survey found two gopher tortoises on the property that may need to be relocated. No other endangered or threatened wildlife were noted on the subject property. No wetlands or surface waters are noted on the site.

5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: E C 462 is a county maintained major urban collector roadway with a posted speed limit of 40 mph operating at a LOS D. The City's Interlocal Service Boundary Agreement with Sumter County has established this segment of roadway as LOS F. According to the trip generation statement submitted using the ITE Trip Generation Manual, a 12,000 SF church is expected to generate 109 daily trips and a 7 trip AM peak generation. The property owner will work with Sumter County Public Works on allowable access to the property, road improvements that may be needed and approval of the final TIA at the site plan stage prior to development.

Water & Sewer: Water and sewer are available at the subject property. The applicant will work with the City Utilities Department to connect to water and sewer at site plan stage.

Schools: Due to the proposed development being non-residential in nature, a School Impact Analysis is not needed.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate acting as the Local Planning Agency.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-45

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

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels D32A003, D32-158 & D32-057
Encounter Church FL, Inc. (Owner)
7.2 Acres +/-

LEGAL DESCRIPTION:

Parcel D32-057

Begin at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 23 East, Sumter County, Florida, run thence S. 89D59'55"E along the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 661.70 feet to the NE corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, run thence S 0D11'57"W, along the East line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.42 feet, said point being the NE corner of Lot 4, Happy Valley Subdivision as per plat thereof recorded in plat book 4, page 38 of the public records of Sumter County, Florida, run thence N 89D58'35"W along the North line of said Happy Valley Subdivision a distance of 661.62 feet to the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said point being the NW corner of Lot 1 of said Happy Valley Subdivision, run thence N 0D11'19"E along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.16 feet to the Point of Beginning. Together and with tan easement for ingress and egress over and across the following described parcel: Commence at the NE corner of said lot 4 of said Happy Valley Subdivision, run thence N 89D58'35"W along the North line of said Lot 4 a distance of 154.12 feet to the NW corner of said Lot 4 and the POB, thence continue N 89D58'35"W a distance of 25.00 feet, run thence S 0D11'19"W, parallel with the West line of said Lot 4, a distance of 200.00 feet to the North right of way line of County Road 462, run thence S 89D58'35"E along said North right of way line a distance of 25 feet to the SW corner of said Lot 4, run thence N 0D11'19"E along the West line of said Lot 4 a distance of 200.00 feet to the POB.

Parcel D32A003

Lot 3, Happy Valley Subdivision Unit One, according to the map or plat thereof as recorded in Plat Book 4, Page 38, Public Records of Sumter County, Florida

Parcel D32-158

Commence at the NE corner of Lot 4, Happy Valley Subdivision Unit 1, run thence N 89 deg 58' 35" W 154.12 Feet to POB, Thence run N 89 deg 58'35" W 50 feet, thence run S 00 deg 11'19" W 200 feet, thence run S 89 Deg 58'35" E 50 feet, thence run N 00 deg 11'19" E 200 feet to POB.

CONTAINS 7.2 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (Sumter County) to Public Facilities (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

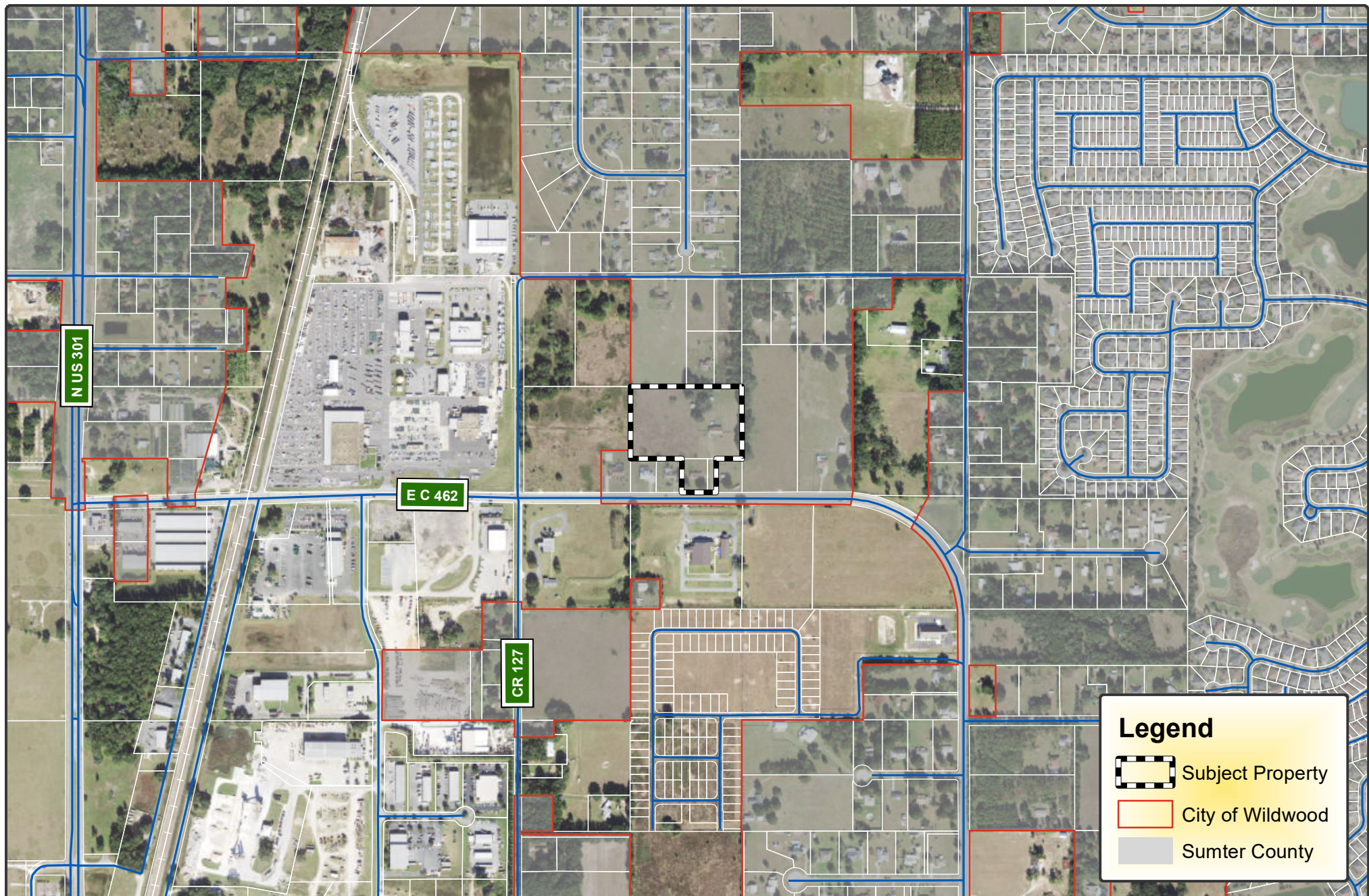
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



CP 2205-003 / RZ 2205-003

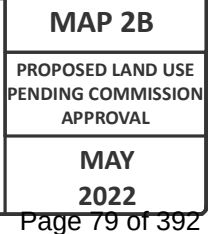
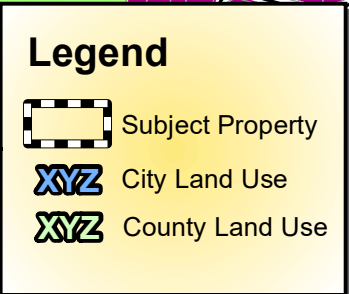
ENCOUNTER EXPANSION

PARCELS D32A003, D32-158 & D32-057

MAP 1B

LOCATION
MAP

MAY
2022



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Public Facilities (City) on 7.2 acres MOL.

Case # CP 2205-003 Encounter Expansion

Applicant Bradley Werlin II

Owner Encounter Church FL, Inc.

Parcel Number(s) D32A003, D32-158 & D32-057

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-45 to the City Commission for final determination.

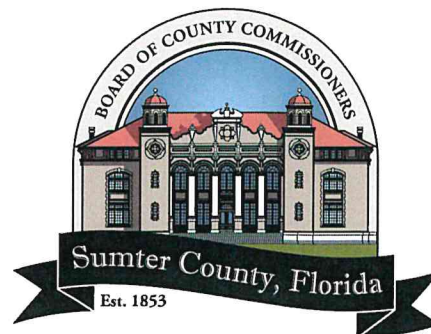
Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



June 10, 2022

Brad Werlin
Encounter Church Fl, Inc
PO Box 38
Coleman, FL 33521

Re: Special Use Approval S2022-0007

Dear Mr. Werlin,

On June 6, 2022, the Sumter County Planning and Zoning Special Master approved a special use permit for Encounter Church on parcels D32-057, D32-158 and D32A003. The approval allows for operation of a church on the above properties during the annexation and development process. Approval is subject to the attached conditions. This special use permit will transition into the City of Wildwood to allow operations during the planning and development process.

Please contact Sumter County Building Services for permitting the tent and conversion of the existing house. Contact the City of Wildwood with questions concerning the site development permit for the permanent church site.. If you have any questions about this approval, please contact me, at (352) 689-4400 or email Susan.Farnsworth@Sumtercountyfl.gov.

Sincerely,

Sue Farnsworth, AICP
Planner

Roberta Ulrich, District 1
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, District 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Craig Estep, District 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Vacant, District 5
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Conditions of Approval

1. This Special Use Permit allows for the use of the property as a church and the utilization of a tent for church services while the subject property is being annexed by the City of Wildwood and undergoes the development process.
2. Use of the property, including location of the tent, parking, and access to the site shall be generally in conformance with the conceptual site plan provided in attachment B. In addition the house on parcel D32A003 may be utilized for assembly or office purposes.
3. This special use permit does not recognize or approve the future church development plan shown in the conceptual plan.
4. A building permit must be issued before the tent can be installed. The building permit shall address wind load requirements, fire prevention standards, and other standards deemed necessary by the Sumter County Building Official to assure public safety.
5. The tent shall meet setback standards. Remaining trees along the east property line shall be retained unless otherwise approved by the City of Wildwood Planning Development Services staff.
6. Building permits must be obtained for the change of occupancy for the house on site before it can be utilized by the church for assembly or office purposes.
7. A site development permit application showing conformance with this approval shall be submitted within one year of this temporary use permit approval.
8. The interior of the tent may be lighted. Outdoor security lights shall not cause a nuisance to the neighbors. Exterior light fixtures shall be fully shielded or designed with light angle cut-offs to eliminate spill light and glare.
9. Amplified sound shall not be projected outside of the tent. Sound shall not cause a nuisance to the neighbors. The applicable noise ordinance shall be followed.
10. The tent shall be removed and secured indoors when a tropical storm or hurricane watch is issued for Wildwood. Tent removal must be complete before a tropical storm/hurricane warning is issued.
11. County/City personnel shall be allowed to access the site during operating hours to perform unscheduled monitoring inspections;
12. This special use permit shall expire in one year if the property has not completed annexation into the City of Wildwood. This special use permit shall expire in two years if the City has not granted site plan approval.
13. Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this temporary use permit;
14. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.
15. All conditions listed shall continue to apply after annexation into the City of Wildwood.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

May 31, 2022

ALEXANDER PAUL & ALEXANDER CYN
4638 E CR 462
WILDWOOD, FL 34785

Your Parcel Number(s): D32A001

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.
NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT: Bradley Werlin II
OWNERS: Encounter Church FL, Inc
CASE NUMBER: AN 2205-003
PARCEL NUMBERS: D32A003, D32-158 & D32-057

The subject property is located on C 462, approximately 0.7 miles east of N US 301.

A public hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Monday, June 27, 2022 at 7:00 p.m.**

O2022-37 proposes a voluntary annexation of the above listed parcels.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.

___ I do not object to this request.

☒ I do not support this request for the following reason(s) We require a privacy fence along our property border, which is common in this area.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2205-003 Encounter Expansion

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2205-003 Encounter Expansion
Ordinance #	O2022-47
Applicant	Bradley Werlin II
Owner	Encounter Church FL, Inc.
Property Location	C 462, approximately 0.7 miles east of N US 301
Parcel Number(s)	D32A003, D32-158 & D32-057
Date	6/20/22

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcel listed above on 7.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2205-003 (O2022-45).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to Institutional is consistent with the proposed Future Land Use Map designation of Public Facilities and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.21.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning to Institutional is compatible with the designation assigned this type of development in the area. The applicant plans to construct a 12,000 SF church on the subject property, similar to developments located along E C 462 in the area. Parcels in the vicinity of the subject property within the city limits currently have Institutional zoning designations.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: Due to the proposed development being non-residential in nature, a School Impact Analysis is not needed.

Potable Water & Sewer: Water and sewer are available at the subject property. The applicant will work with the City Utilities Department to connect to water and sewer at site plan stage.

Streets: E C 462 is a county maintained major urban collector roadway with a posted speed limit of 40 mph operating at a LOS D. The City's Interlocal Service Boundary Agreement with Sumter County has established this segment of roadway as LOS F.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The property was annexed into the City on June 27, 2022 and requires a city zoning designation in order to develop. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the Future Land Use designation. The Institutional zoning

district is appropriate based on development in the local area and the intended future use of the property.

- (e) **Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

According to the trip generation statement submitted using the ITE Trip Generation Manual, a 12,000 SF church is expected to generate 109 daily trips and a 7 trip AM peak generation. The property owner will work with Sumter County Public Works on allowable access to the property, road improvements that may be needed and approval of the final TIA at the site plan stage prior to development.

- (f) **Whether the proposed change will be a deterrent to the improvement or development of adjacent property;**

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The surrounding properties are permitted to develop in accordance with their zoning map designation. Properties that are in the City's jurisdiction and those that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR5C, RR1C (COUNTY)
SOUTH	INS (CITY)
EAST	RR5C (COUNTY)
WEST	M-1 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations and Design District Standards.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-47

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels D32A003, D32-158 & D32-057
Encounter Church FL, Inc. (Owner)
7.2 Acres +/-

LEGAL DESCRIPTION:

Parcel D32-057

Begin at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 23 East, Sumter County, Florida, run thence S. 89D59'55"E along the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 661.70 feet to the NE corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, run thence S 0D11'57"W, along the East line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.42 feet, said point being the NE corner of Lot 4, Happy Valley Subdivision as per plat thereof recorded in plat book 4, page 38 of the public records of Sumter County, Florida, run thence N 89D58'35"W along the North line of said Happy Valley Subdivision a distance of 661.62 feet to the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said point being the NW corner of Lot 1 of said Happy Valley Subdivision, run thence N 0D11'19"E along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.16 feet to the Point of Beginning. Together and with tan easement for ingress and egress over and across the following described parcel: Commence at the NE corner of said lot 4 of said Happy Valley Subdivision, run thence N 89D58'35"W along the North line of said Lot 4 a distance of 154.12 feet to the NW corner of said Lot 4 and the POB, thence continue N 89D58'35"W a distance of 25.00 feet, run thence S 0D11'19"W, parallel with the West line of said Lot 4, a distance of 200.00 feet to the North right of way line of County Road 462, run thence S 89D58'35"E along said North right of way line a distance of 25 feet to the SW corner of said Lot 4, run thence N 0D11'19"E along the West line of said Lot 4 a distance of 200.00 feet to the POB.

Parcel D32A003

Lot 3, Happy Valley Subdivision Unit One, according to the map or plat thereof as recorded in Plat Book 4, Page 38, Public Records of Sumter County, Florida

Parcel D32-158

Commence at the NE corner of Lot 4, Happy Valley Subdivision Unit 1, run thence N 89 deg 58' 35" W 154.12 Feet to POB, Thence run N 89 deg 58'35" W 50 feet, thence run S 00 deg 11'19" W 200 feet, thence run S 89 Deg 58'35" E 50 feet, thence run N 00 deg 11'19" E 200 feet to POB.

CONTAINS 7.2 ACRES, MORE OR LESS.

This property is to be reclassified from R4C (Sumter County) to Institutional (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

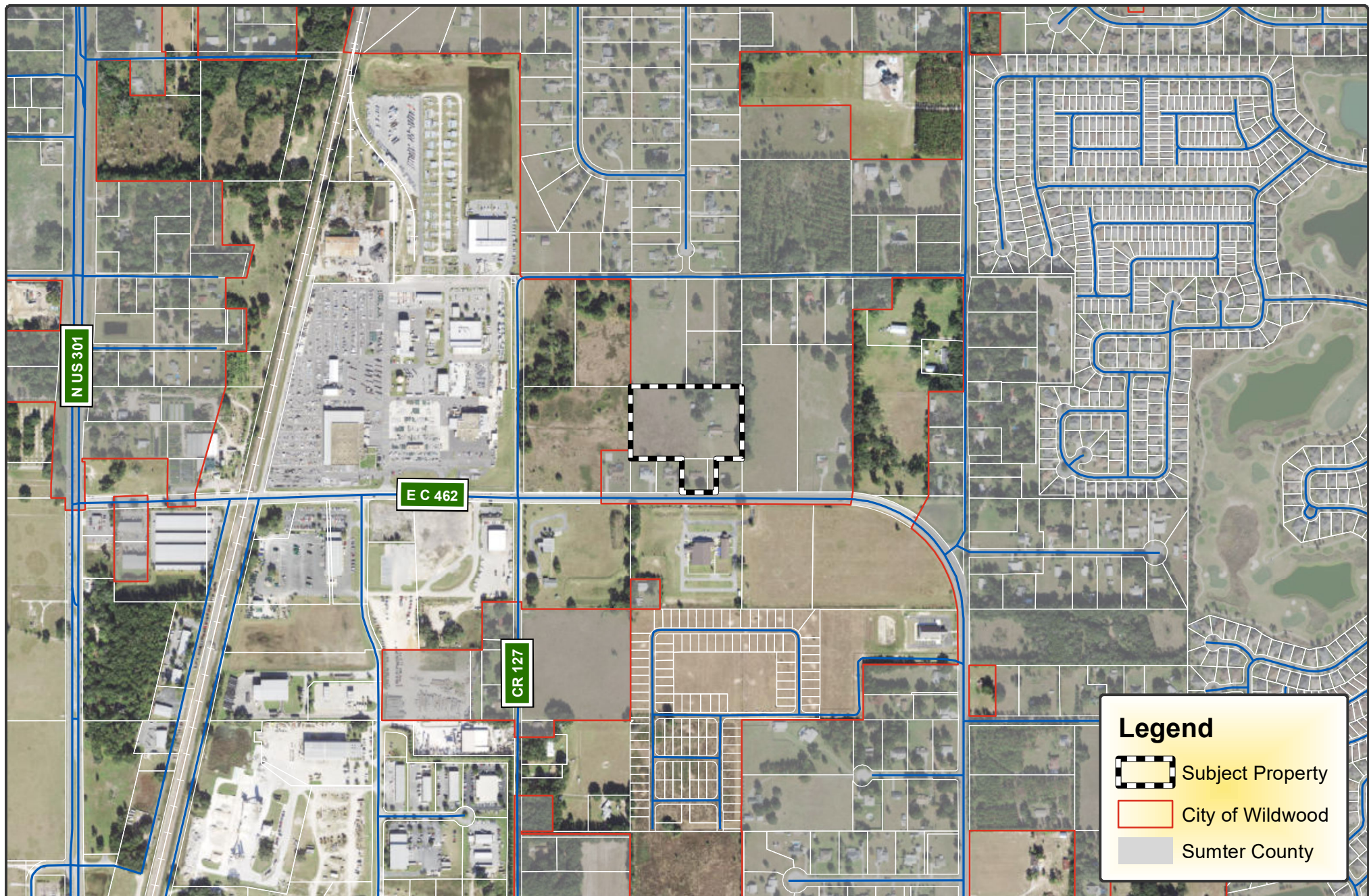
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2205-003 / RZ 2205-003

ENCOUNTER EXPANSION

PARCELS D32A003, D32-158 & D32-057

MAP 1B

**LOCATION
MAP**

**MAY
2022**



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) on 7.2 acres MOL.

Case # RZ 2205-003 Encounter Expansion

Applicant Bradley Werlin II

Owner Encounter Church FL, Inc.

Parcel Number(s) D32A003, D32-158 & D32-057

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-47 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CDD 2108-002 Twisted Oaks Pointe

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for Twisted Oaks Pointe.

The project consists of approximately 339.289 acres of land, including approximately 955 residential dwelling units.

A proposed infrastructure plan is included as an attachment with the Petition to Establish Twisted Oaks Pointe Community Development District. The landowner/CDD is proposing to construct the roadways, utilities (water and sewer), amenities, stormwater management, offsite improvements, landscaping and lighting associated with the Project. The total estimated cost of these improvements is \$30,250,000. The CDD will own, operate and maintain the stormwater management, landscaping, lighting and amenities. The City of Wildwood will own, operate and maintain the utilities (water and sewer) within the development. The City of Wildwood and Sumter County will own, operate and maintain the public roadways and offsite improvements within the development.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-57

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
ESTABLISHING AND NAMING TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT IN
ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA
STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES
OF THE DISTRICT; GRANTING SPECIAL POWERS;
NAMING THE INITIAL MEMBERS OF THE DISTRICT'S
BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR
AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, KL Twisted Oaks LLC, ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Twisted Oaks Pointe Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2021); and,

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective,

responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1: RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2: AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2021).

SECTION 3: DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the “Twisted Oaks Pointe Community Development District”.

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 339.289 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5: POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District’s Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District’s Board of Supervisors are as follows: James Harvey, Greg Meath, Troy Simpson, Bradley Walker and Candice Smith. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7: SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A

PETITION TO ESTABLISH **TWISTED OAKS POINTE** **COMMUNITY** **DEVELOPMENT DISTRICT**

Submitted by:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

**BEFORE THE CITY COMMISSION FOR
THE CITY OF WILDWOOD, FLORIDA**

PETITION TO ESTABLISH TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

Petitioner, KL Twisted Oaks LLC ("Petitioner"), hereby petitions the City Commission for the City of Wildwood, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, to establish a Community Development District ("District"), with respect to the land described herein. In support of this petition, Petitioners state:

1. Location and Size. The proposed District will be located within the City of Wildwood, Florida ("City"). **Exhibit 1** depicts the general location of the lands comprising the proposed District. The proposed District covers approximately 339.289 acres of land, located north of County Road 44A, south of East County Road 462, east of I-75, and west of North U.S. Highway 301 (N. Main Street). The legal description of the lands that form the external boundaries of the District is set forth in **Exhibit 2**.

NOTE: The legal description and unit counts used herein differ from the applicable Planned Development application because the proposed District boundary is NOT intended to include the multi-family or commercial uses set forth in the Planned Development application.

2. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the District. Documentation of consent to the establishment of the District is contained in **Exhibit 3**.

3. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: James Harvey, Greg Meath, Troy Simpson, Bradley Walker and Candice Smith. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is "Twisted Oaks Pointe Community Development District."

6. Future Land Uses. The distribution, location, and extent of the public and private land uses proposed for the District by the existing and future land use plan elements of the local Future Land Use Plan are depicted in **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the approved local Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Exhibit 5** indicates the location of current major trunk water mains and sewer interceptors and outfalls within the currently undeveloped lands proposed to be included within the District.

8. District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District over an estimated five (5) phases from 2022 through 2026. **Exhibit 6** describes the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Exhibit 6**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC"), prepared in accordance with the requirements of Section 120.541, *Florida Statutes* (2020). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

11. This petition to establish the Twisted Oaks Pointe Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests that the City Commission for the City of Wildwood, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes* (2020);

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes* (2020); and

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*.

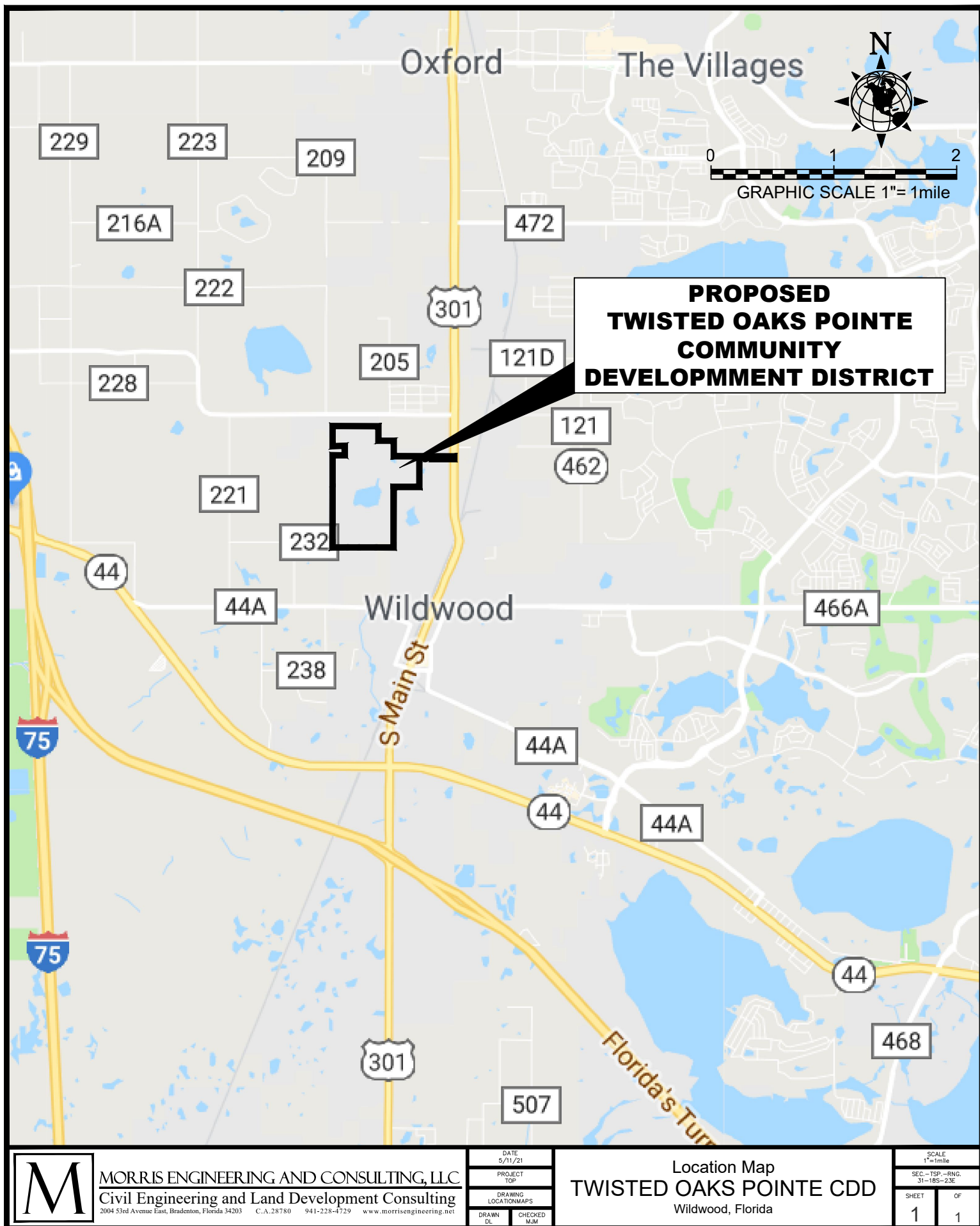
RESPECTFULLY SUBMITTED, this 17th day of August, 2021.

HOPPING GREEN & SAMS, P.A.



Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

EXHIBIT 1



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 28780 941-228-4729 www.morrisengineering.net

DATE	5/11/21
PROJECT	TOP
DRAWING	LOCATION MAPS
DRAWN	DL
CHECKED	MJM

Location Map
TWISTED OAKS POINTE CDD
Wildwood, Florida

SCALE	1"=1mile
SEC.	TSP - RING.
31-185-23C	
SHEET	OF
1	1

EXHIBIT 2

Description Sketch (Not A Survey)

TWISTED OAKS POINTE - COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 31, run thence along the West boundary of said Section 31, S.00°05'52"W., a distance of 33.00 feet; thence along a line lying 33.00 feet South of and parallel with the North boundary of said Section 31, the following two (2) courses: 1) S.89°45'56"E., a distance of 14.51 feet to a point of intersection with the South right of way line of East County Road 462 and the East maintained right of way line of County Road 209, said point also being the **POINT OF BEGINNING**; 2) along said South right of way line of East County Road 462, continue S.89°45'56"E., a distance of 1974.71 feet to a point on the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 31; thence along said West boundary of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 31, S.00°07'17"W., a distance of 628.51 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 31, S.89°46'24"E., a distance of 663.00 feet to the Southeast corner thereof; thence along the East boundary of the Southeast 1/4 of said Northeast 1/4 of the Northwest 1/4 of Section 31, S.00°07'59"W., a distance of 661.78 feet to the Southeast corner thereof; thence along the North boundary of the South 1/2 of the Northeast 1/4 of said Section 31, S.89°50'09"E., a distance of 2608.41 feet to the West right of way line of U.S. 301 (State Road 35 per Florida Department of Transportation Right of Way Map Section 18010); thence along said West right of way line of U.S. 301, S.00°00'04"E., a distance of 120.00 feet; thence along a line lying 120.00 feet South of and parallel with aforesaid North boundary of the South 1/2 of the Northeast 1/4 of Section 31, N.89°50'09"W., a distance of 1182.13 feet to a point of non-tangent curvature; thence Westerly, 159.31 feet along the arc of a non-tangent curve to the right having a radius of 100.00 feet and a central angle of 91°16'40" (chord bearing N.89°50'09"W., 142.99 feet); thence along aforesaid line lying 120.00 feet South of and parallel with the North boundary of the South 1/2 of the Northeast 1/4 of Section 31, N.89°50'09"W., a distance of 181.80 feet; thence S.00°00'00"W., a distance of 1201.35 feet to the South boundary of aforesaid Northeast 1/4 of Section 31; thence along said South boundary of the Northeast 1/4 of Section 31, N.89°53'23"W., a distance of 1104.52 feet to the Center 1/4 corner of said Section 31; thence along the East boundary of the Southwest 1/4 of said Section 31, S.00°07'36"W., a distance of 2609.11 feet to the North maintained right of way line of West Clarke Street; thence along said North maintained right of way line (as found monumented), the following four (4) courses: 1) N.89°44'55"W., a distance of 754.65 feet; 2) N.89°50'14"W., a distance of 742.99 feet; 3) S.89°45'30"W., a distance of 492.22 feet; 4) S.89°17'41"W., a distance of 640.41 feet to a point of intersection with aforesaid East maintained right of way line of County Road 209 and aforesaid North maintained right of way line of West Clarke Street; thence along said East maintained right of way line of County Road 209, the following two (2) courses: 1) N.00°02'37"E., a distance of 2618.73 feet to a point on the North boundary of aforesaid Southwest 1/4 of Section 31; 2) N.00°01'53"E., a distance of 1361.28 feet to the Southwest corner of Diaz Parcel recorded in Official Records Book 1118, Page 91, of the Public Records of Sumter County, Florida; thence along the South boundary of said Diaz Parcel, S.89°40'13"E., a distance of 524.60 feet to the Southeast corner thereof; thence along the East boundary of said Diaz Parcel, N.00°06'47"E., a distance of 406.10 feet to the Northeast corner thereof; thence along the North boundary of said Diaz Parcel, S.88°11'56"W., a distance of 525.05 feet to the Northwest corner thereof; thence along aforesaid East maintained right of way line of County Road 209, N.00°03'24"E., a distance of 870.41 feet to the **POINT OF BEGINNING**.

Containing 339.289 acres, more or less.

PROJECT: TWIN OAKS POINTE

PHASE:

DRAWN: MGF DATE: 08/04/21 CHECKED BY: MHC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: KOLTER

(Not A Survey)



Digitally signed by
David Williams
Date: 2021.08.06
10:08:41 -04'00'

David A. Williams DATE
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

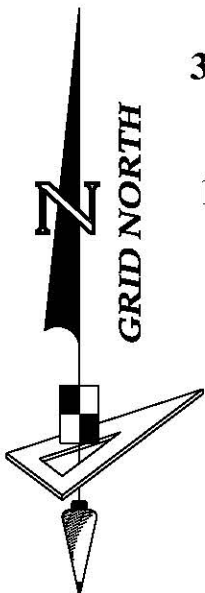
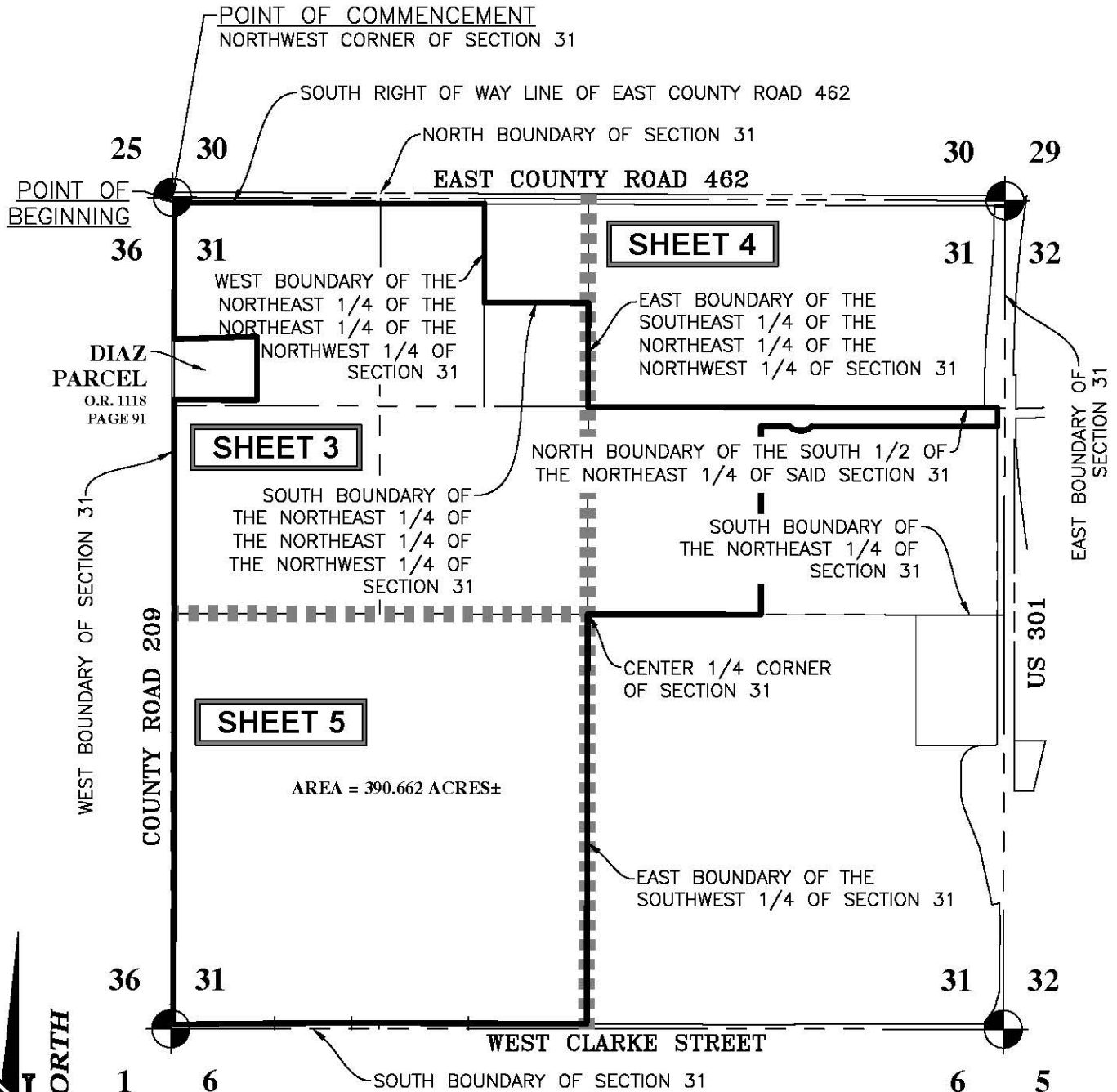
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



FILE PATH: P:\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS-CDD-D&S.DWG LAST SAVED BY: MFANNICK

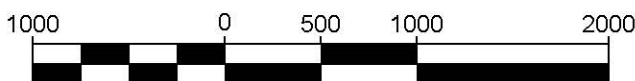
01 of 05

Description Sketch (Not A Survey)



ABBREVIATION LEGEND

O.R. ----- OFFICIAL RECORDS BOOK
± ----- MORE OR LESS

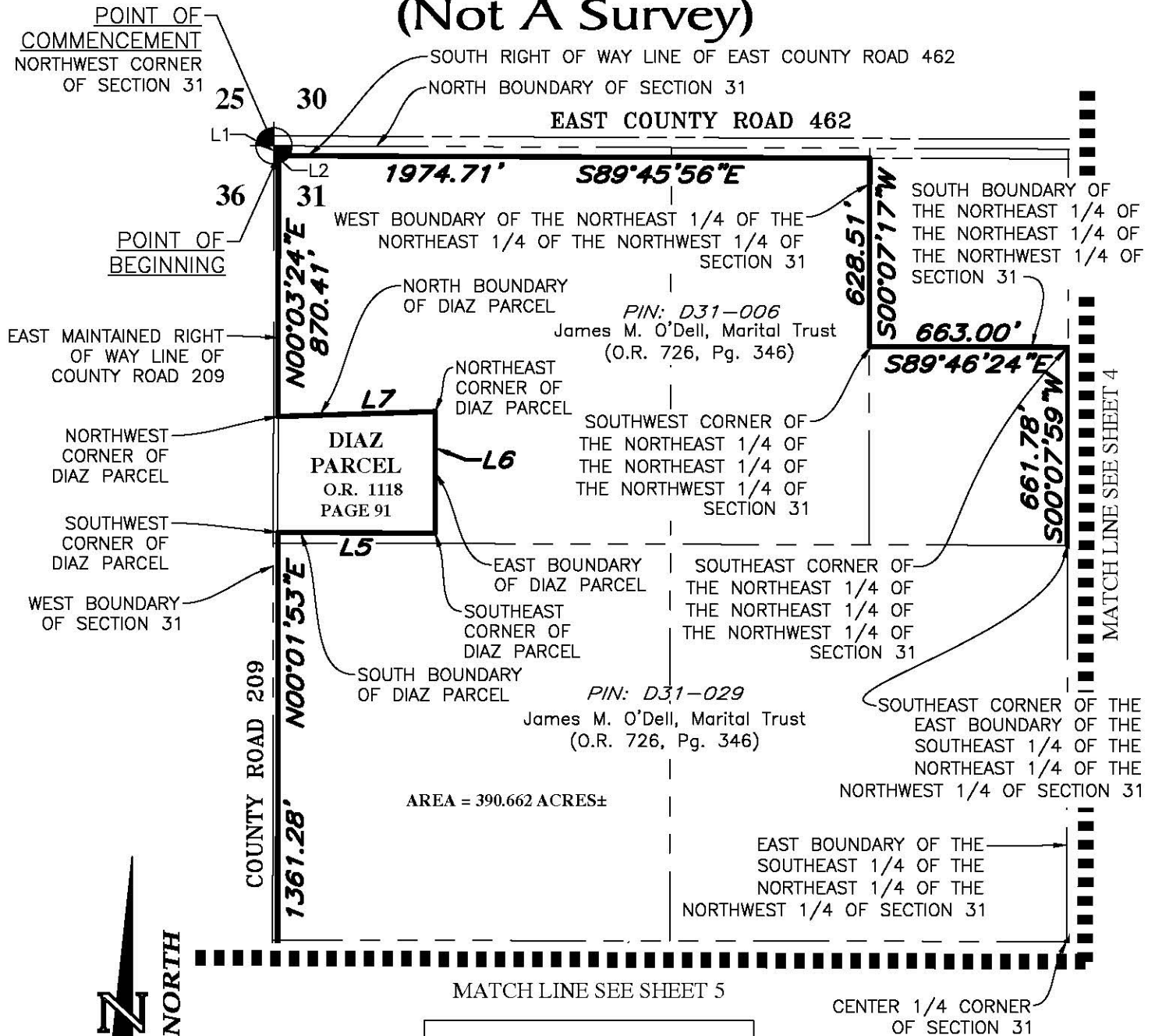


SCALE: 1"=1000'

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EAST BOUNDARY OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF
SECTION 31

Description Sketch (Not A Survey)

30 29

EAST COUNTY ROAD 462

NORTH BOUNDARY
OF SECTION 31

31 32

SOUTHEAST CORNER OF THE
EAST BOUNDARY OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 31

LINE DATA TABLE

NO.	BEARING	LENGTH
L3	S00°00'04"W	120.00'
L4	N89°50'09"W	181.80'

NORTH BOUNDARY OF THE SOUTH 1/2 OF
THE NORTHEAST 1/4 OF SAID SECTION 31

2608.41' S89°50'09"E

S00°07'59"W
661.78'

SOUTHEAST CORNER OF
THE EAST BOUNDARY OF
THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF
THE NORTHWEST 1/4 OF
SECTION 31

AREA = 390.662 ACRES±

CENTER 1/4 CORNER
OF SECTION 31

S00°07'36"W
2609.11'

N89°53'23"W
1104.52'

EAST BOUNDARY OF THE
SOUTHWEST 1/4 OF SECTION 31

NORTH MAINTAINED RIGHT OF WAY
LINE OF WEST CLARKE STREET

WEST CLARKE STREET

L4 N89°50'09"W 1182.13'

C1

PIN: D31-039

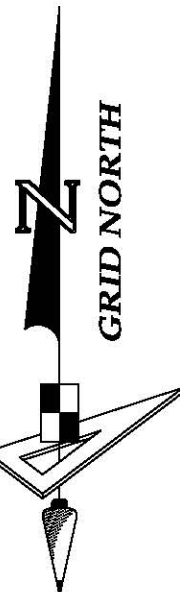
SOUTH BOUNDARY OF
THE NORTHEAST 1/4 OF
SECTION 31

1201.35'
S00°00'00"W

WEST RIGHT OF
WAY LINE OF U.S.
301

EAST BOUNDARY
OF SECTION 31

US 301

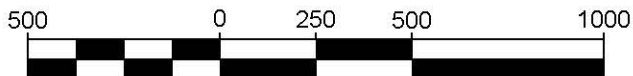


31 32

6 5

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	100.00'	91°16'40"	159.31'	142.99'	N89°50'09"W



SCALE: 1"=500'

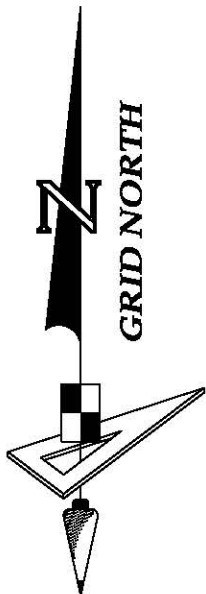
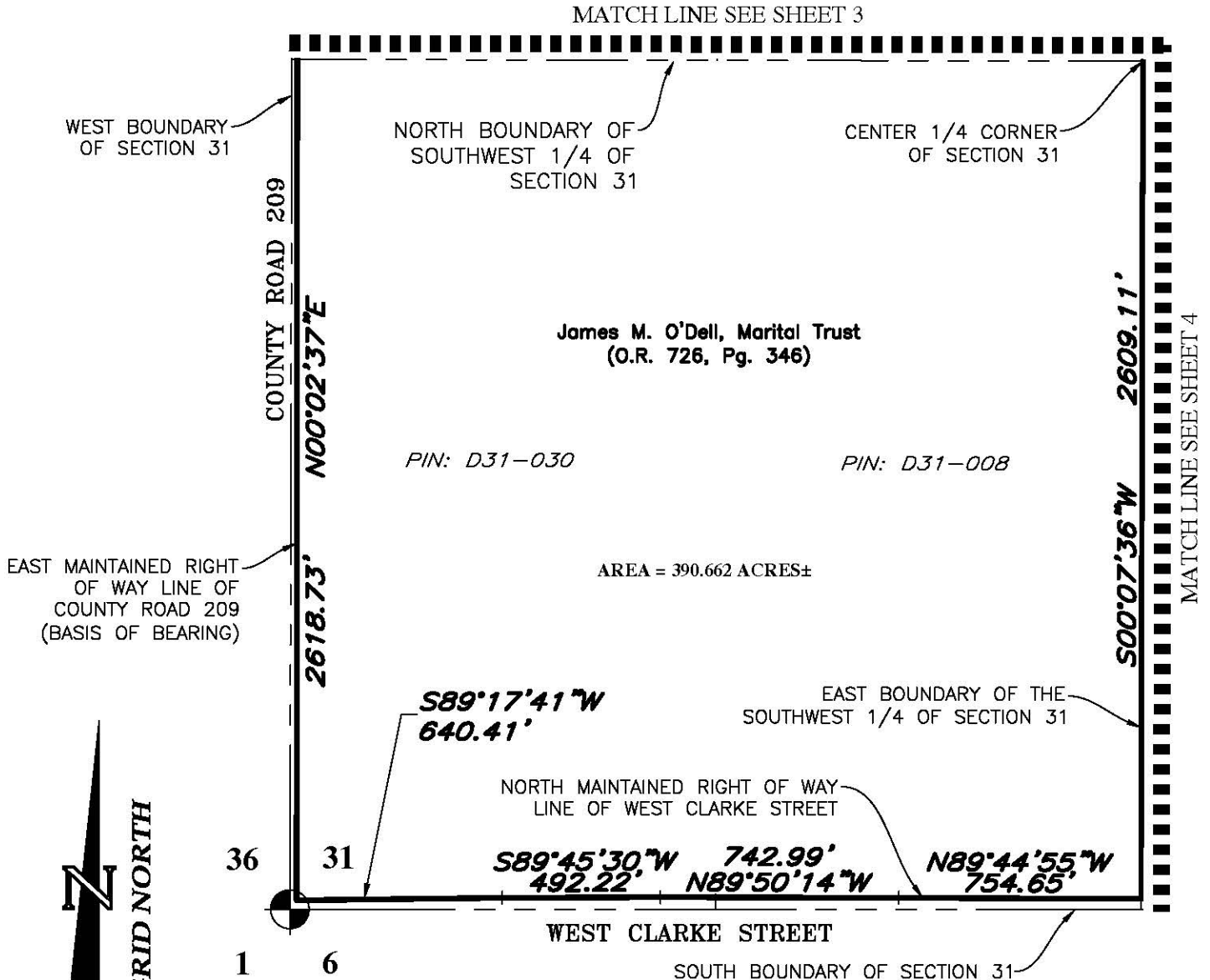
ABBREVIATION LEGEND

± ----- MORE OR LESS

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF COUNTY ROAD 209, HAVING A GRID BEARING OF N00°02'37". THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



SCALE: 1"=500'

ABBREVIATION LEGEND

± ----- MORE OR LESS

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Executed this ____ day of _____, 2021.

Witnessed:

KL TWISTED OAKS LLC

Matthew Anuso
Print Name: MATTHEW ANUSO

BY: James P. Harvey
Print Name: James P. Harvey
ITS: Authorized Signatory

Bryon T. LoPreste
Print Name: BRYON T. LOPRESTE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2021, by James P. Harvey, as Authorized Signatory of KL Twist Oaks LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

Bryon T. LoPreste
NOTARY PUBLIC, STATE OF FLORIDA

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

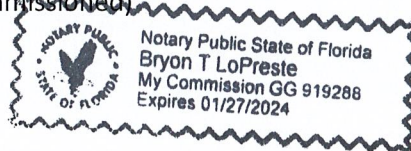


Exhibit A: Legal Description

EXHIBIT A

TWISTED OAKS – COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 31, run thence along the West boundary of said Section 31, S.00°05'52"W., a distance of 33.00 feet; thence along a line lying 33.00 feet South of and parallel with the North boundary of said Section 31, the following two (2) courses: 1) S.89°45'56"E., a distance of 14.51 feet to a point of intersection with the South right of way line of East County Road 462 and the East maintained right of way line of County Road 209, said point also being the **POINT OF BEGINNING**; 2) along said South right of way line of East County Road 462, continue S.89°45'56"E., a distance of 1974.71 feet to a point on the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 31; thence along said West boundary of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 31, S.00°07'17"W., a distance of 628.51 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 31, S.89°46'24"E., a distance of 663.00 feet to the Southeast corner thereof; thence along the East boundary of the Southeast 1/4 of said Northeast 1/4 of the Northwest 1/4 of Section 31, S.00°07'59"W., a distance of 661.78 feet to the Southeast corner thereof; thence along the North boundary of the South 1/2 of the Northeast 1/4 of said Section 31, S.89°50'09"E., a distance of 2608.41 feet to the West right of way line of U.S. 301 (State Road 35 per Florida Department of Transportation Right of Way Map Section 18010); thence along said West right of way line of U.S. 301, S.00°00'04"E., a distance of 120.00 feet; thence along a line lying 120.00 feet South of and parallel with aforesaid North boundary of the South 1/2 of the Northeast 1/4 of Section 31, N.89°50'09"W., a distance of 1182.13 feet to a point of non-tangent curvature; thence Westerly, 159.31 feet along the arc of a non-tangent curve to the right having a radius of 100.00 feet and a central angle of 91°16'40" (chord bearing N.89°50'09"W., 142.99 feet); thence along aforesaid line lying 120.00 feet South of and parallel with the North boundary of the South 1/2 of the Northeast 1/4 of Section 31, N.89°50'09"W., a distance of 181.80 feet; thence S.00°00'00"W., a distance of 1201.35 feet to the South boundary of aforesaid Northeast 1/4 of Section 31; thence along said South boundary of the Northeast 1/4 of Section 31, N.89°53'23"W., a distance of 1104.52 feet to the Center 1/4 corner of said Section 31; thence along the East boundary of the Southwest 1/4 of said Section 31, S.00°07'36"W., a distance of 2609.11 feet to the North maintained right of way line of West Clarke Street; thence along said North maintained right of way line (as found monumented), the following four (4) courses: 1) N.89°44'55"W., a distance of 754.65 feet; 2) N.89°50'14"W., a distance of 742.99 feet; 3) S.89°45'30"W., a distance of 492.22 feet; 4) S.89°17'41"W., a distance of 640.41 feet to a point of intersection with aforesaid East maintained right of way line of County Road 209 and aforesaid North maintained right of way line of West Clarke Street; thence along said East maintained right of way line of County Road 209, the following two (2) courses: 1) N.00°02'37"E., a distance of 2618.73 feet to a point on the North boundary of aforesaid Southwest 1/4 of Section 31; 2) N.00°01'53"E., a distance of 1361.28 feet to the Southwest corner of Diaz Parcel recorded in Official Records Book 1118, Page 91, of the Public Records of Sumter County, Florida; thence along the South boundary of said Diaz Parcel, S.89°40'13"E., a distance of 524.60 feet to the Southeast corner thereof; thence along the East boundary of said Diaz Parcel, N.00°06'47"E., a distance of 406.10 feet to the Northeast corner thereof; thence along the North boundary of said Diaz Parcel, S.88°11'56"W., a distance of 525.05 feet to the Northwest corner thereof; thence along aforesaid East maintained right of way line of County Road 209, N.00°03'24"E., a distance of 870.41 feet to the **POINT OF BEGINNING**.

Containing 339.289 acres, more or less.

EXHIBIT 4

CR 216

C-472

**PROPOSED
TWISTED OAKS POINTE
COMMUNITY
DEVELOPMENT
DISTRICT**

Lake Miona



0 1/2 1
GRAPHIC SCALE 1"= 1/2mile

CR 209

C-462E

CR 466A

VILLAGES OF
WILDWOOD DRI



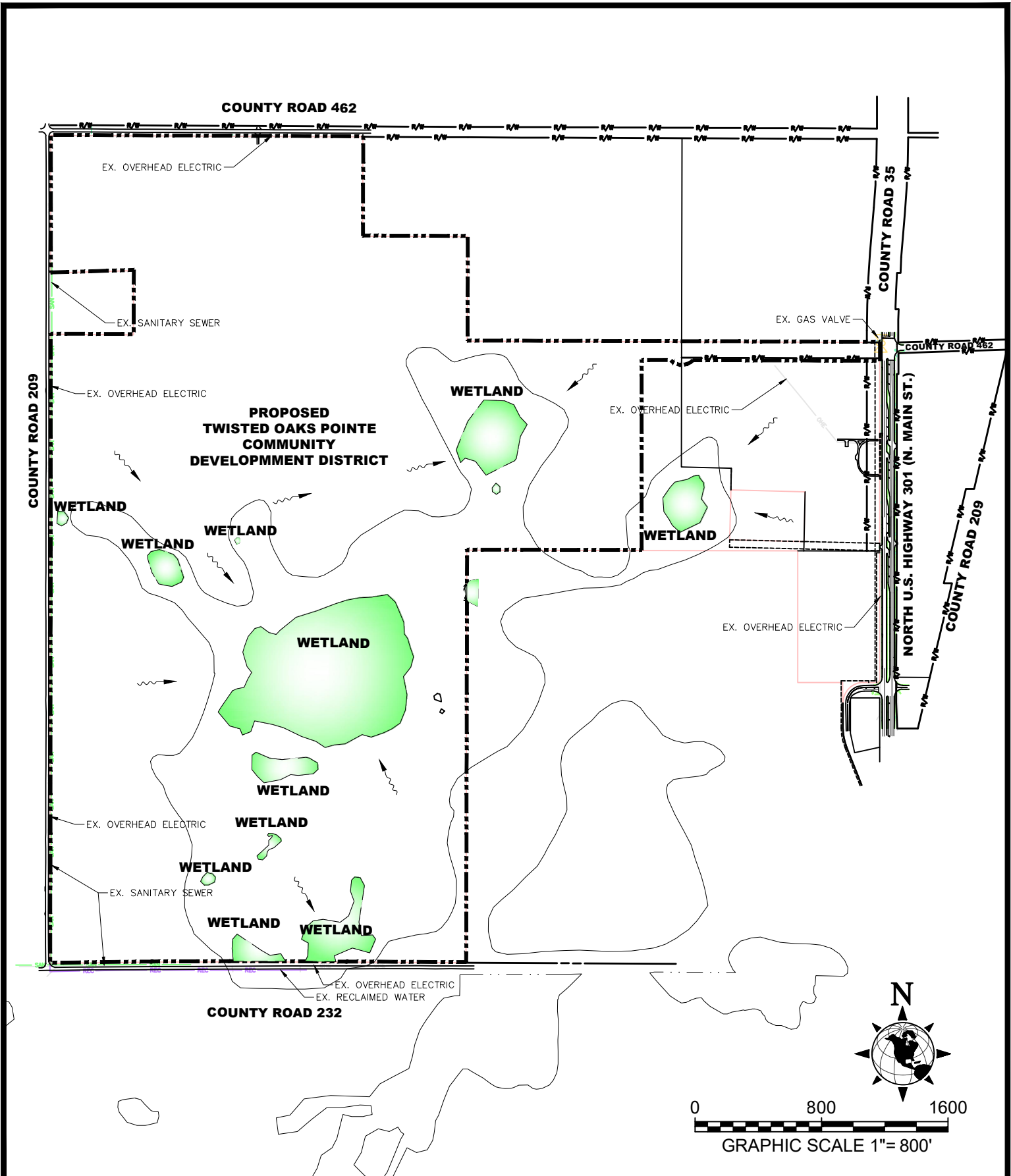
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 28780 941-228-4729 www.morrisengineering.net

DATE 5/11/21	
PROJECT TOP	
DRAWING FLUMAP	
DRAWN DL	CHECKED MAM

Future Land Use Map
TWISTED OAKS POINTE CDD
Wildwood, Florida

SCALE 1"=1/2mile	
SEC.-TSP.-RNG. 31-185-23C	
SHEET 1	OF 1

EXHIBIT 5



M	MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 28780 941-228-4729 www.morrisengineering.net	DATE 5/11/21 PROJECT TOP DRAWING UTIL-EX DRAWN DL CHECKED MJM	Existing Utilities and Drainage Map TWISTED OAKS POINTE CDD Wildwood, Florida	SCALE 1"=500' SEC.-TSP.-RNG. 31-185-23E SHEET 1 OF 1
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EXHIBIT 6

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FACILITIES					
<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation and Maintenance</u>	<u>Annual Cost</u>
Un-Gated Roadways	CDD	County/City	Special Assessment Revenue Bonds	County/City	\$25,000
Gated Roadways	Developer	HOA	Private	HOA	N/A
Stormwater Management	CDD	CDD	Special Assessment Revenue Bonds	CDD	\$50,000
Utilities (Water & Sewer)	CDD	City	Special Assessment Revenue Bonds	City	\$35,000
Offsite Improvements	CDD	County/City	Special Assessment Revenue Bonds	County/City	\$10,000
Amenity	CDD	CDD	Special Assessment Revenue Bonds	CDD/HOA*	\$80,000
Landscaping/ Lighting	CDD	CDD	Special Assessment Revenue Bonds	CDD	\$75,000

* The Amenity may be Maintained by the HOA in the event it is not funded by the District, or the HOA may maintain the Amenity on behalf of the CDD via Agreement.

CONSTRUCTION COST ESTIMATE	
<u>Facility Description</u>	<u>Estimated Cost</u>
Roadways	\$ 6,000,000.00
Stormwater Management	\$ 6,500,000.00
Utilities (Water, Sewer)	\$ 5,500,000.00
Offsite Improvements	\$ 3,000,000.00
Landscaping/Lighting	\$ 2,000,000.00
Amenity	\$ 2,500,000.00
Professional Services	\$ 2,000,000.00
Contingency (10%)	\$ 2,750,000.00
TOTAL	\$ 30,250,000.00

CONSTRUCTION TIMETABLE					
	Percentage Complete				
<i>Phase</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
<i>Year</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>
Roadways	50%	15%	15%	10%	10%
Stormwater Management	65%	15%	10%	5%	5%
Utilities (Water, Sewer)	65%	15%	10%	5%	5%
Offsite Improvements	75%	10%	10%	5%	0%
Landscaping/Lighting	50%	15%	15%	10%	10%
TOTAL	50%	15%	15%	10%	10%

EXHIBIT 7

Twisted Oaks Pointe COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

August 10, 2021



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Twisted Oaks Pointe Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 339.289 +/- acres of land located within the City of Wildwood, Florida (the "City") and is projected to contain approximately 955 residential dwelling units, which will make up the Twisted Oaks Pointe development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Twisted Oaks Pointe Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 955 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Twisted Oaks Pointe.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Wildwood, according to the Census 2020, has a population of 7,720; therefore, it is defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:**
- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 339.289 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 550 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will

lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also as described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach

the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Wildwood and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Wildwood

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 339.289 +/- acre master

planned residential development currently anticipated to contain a total of approximately 955 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,343 +/- and all of these residents as well as the residential and non-residential landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Wildwood. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Wildwood, Florida

The proposed land for the District is located within the City of Wildwood, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review

the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$30,250,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED	OWNED BY	MAINTAINED BY
Public Roadways	CDD	City/County	City/County
Private Roadways	Developer	HOA	HOA
Stormwater Management	CDD	CDD	CDD
Utilities (Water & Sewer)	CDD	City	City
Offsite Improvements	CDD	City/County	City/County
Amenity	CDD	CDD	CDD/HOA*
Landscaping/Lighting	CDD	CDD	CDD

*The Amenity may be maintained by the HOA in the event it is not funded by the District, or the HOA may maintain the Amenity on behalf of the CDD via Agreement.

Table 2

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Roadways	\$6,000,000
Stormwater Management	\$6,500,000
Utilities (Water & Sewer)	\$5,500,000
Offsite Improvements	\$3,000,000
Amenity	\$2,000,000
Landscaping/Lighting	\$2,500,000
Professional Services	\$2,000,000
Contingency	\$2,750,000
Total	\$30,250,000

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide

all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Wildwood has a population of 7,720 according to the Census 2020 conducted by the United

States Census Bureau and is therefore defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Twisted Oaks Pointe development will not produce any marginal effects that would be different from those that would have occurred if the Twisted Oaks Pointe development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Twisted Oaks Pointe Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Twisted Oaks Pointe development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Twisted Oaks Pointe development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Twisted Oaks Pointe development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Twisted Oaks Pointe Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

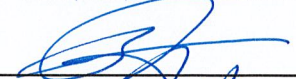
This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC, to act as agent for Petitioner, KL Twisted Oaks LLC, with regard to any and all matters pertaining to the Petition to the Board of City Commissioners of the City of Wildwood, Florida, to Establish the Twisted Oaks Pointe Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

KL TWISTED OAKS LLC

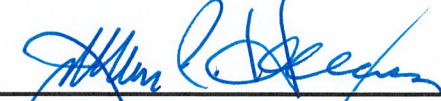
Witnessed:



Print Name: MATTHEW SPOUSO



Print Name: Byron T. LoPreste



By: James P. Harvey
Its: Authorized Signatory

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2021, by James P. Harvey, as Authorized Signatory of KL Twisted Oaks LLC, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



Notary Public, State of Florida


CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2205-001 TSG Development - Clay Drain Rd.

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2205-001 TSG Development, Inc. – Clay Drain Rd.
Ordinance #	O2022-46
Applicant	Michael Rankin, LPG URP, Inc.
Owner	James and Lynda Gough
Property Location	Clay Drain Rd., approximately 0.5 miles east from US 301
Parcel Number(s)	G17-014 & G18-001
Date	6/20/22

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL. This request is accompanied by rezoning request RZ 2205-001.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The owner intends to develop a 457,600 sf industrial use building on the subject property. Justification has been presented to the city to support the proposed development.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject property is located in the Wildwood Central Sub-District. Comprehensive Plan FLU Policy 1.1.15 outlines standards for industrial development that includes a maximum impervious surface ratio of 70% and a floor area ratio of 0.5, which results in a maximum allowable building square footage of 47,263.

The Economic Development Policy 1.4.2 states that the City shall provide for the location of industrial development with close proximity to arterials and collectors.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located on Clay Drain Rd. along N

US 301 which has an existing mix of industrial and commercial land uses.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was done by Bio-Tech Consulting, Inc. in April of 2022. Two small wetlands/surface waters were noted on the southern half of the site. An area identified as FEMA flood zone A is also located on the subject property.

No listed species were found on the property.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property will be from Clay Drain Road, which is maintained by the City and will be improved in the near future. Clay Drain Road is currently a two lane 30 foot wide roadway that operates at a LOS C. The existing Future Land Use on the subject property of Mobile Home Park and Urban Residential, if developed, would create 103 PM peak hour trips. The proposed Future Land Use change to Industrial would create 261 PM peak hour trips, an increase of 158 PM peak hour trips. The applicant will work with the City at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed based on the improvements planned for Clay Drain Road. Between 10 ft. and 36 ft. of right of way donation may be required to accommodate the widening of Clay Drain Road.

Potable Water & Sewer: City water and sewer are available to the subject property.

The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: Since the proposed use on the property will be industrial, city schools will not be impacted by this proposed project.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate acting as the Local Planning Agency.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-46

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

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels G17-014 & G18-001
James and Lynda Gough (Owners)
30 Acres +/-

LEGAL DESCRIPTION:

The East ½ of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

AND

The West ½ of the Northwest ¼ of the Northwest ¼ of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

CONTAINS 30 ACRES, MORE OR LESS.

This property is to be reclassified from Urban Residential (Sumter County) and MHP (City) to Industrial (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

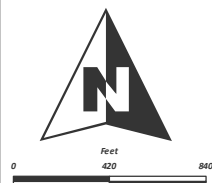
Second Reading: _____

Approved as to form:

City Attorney

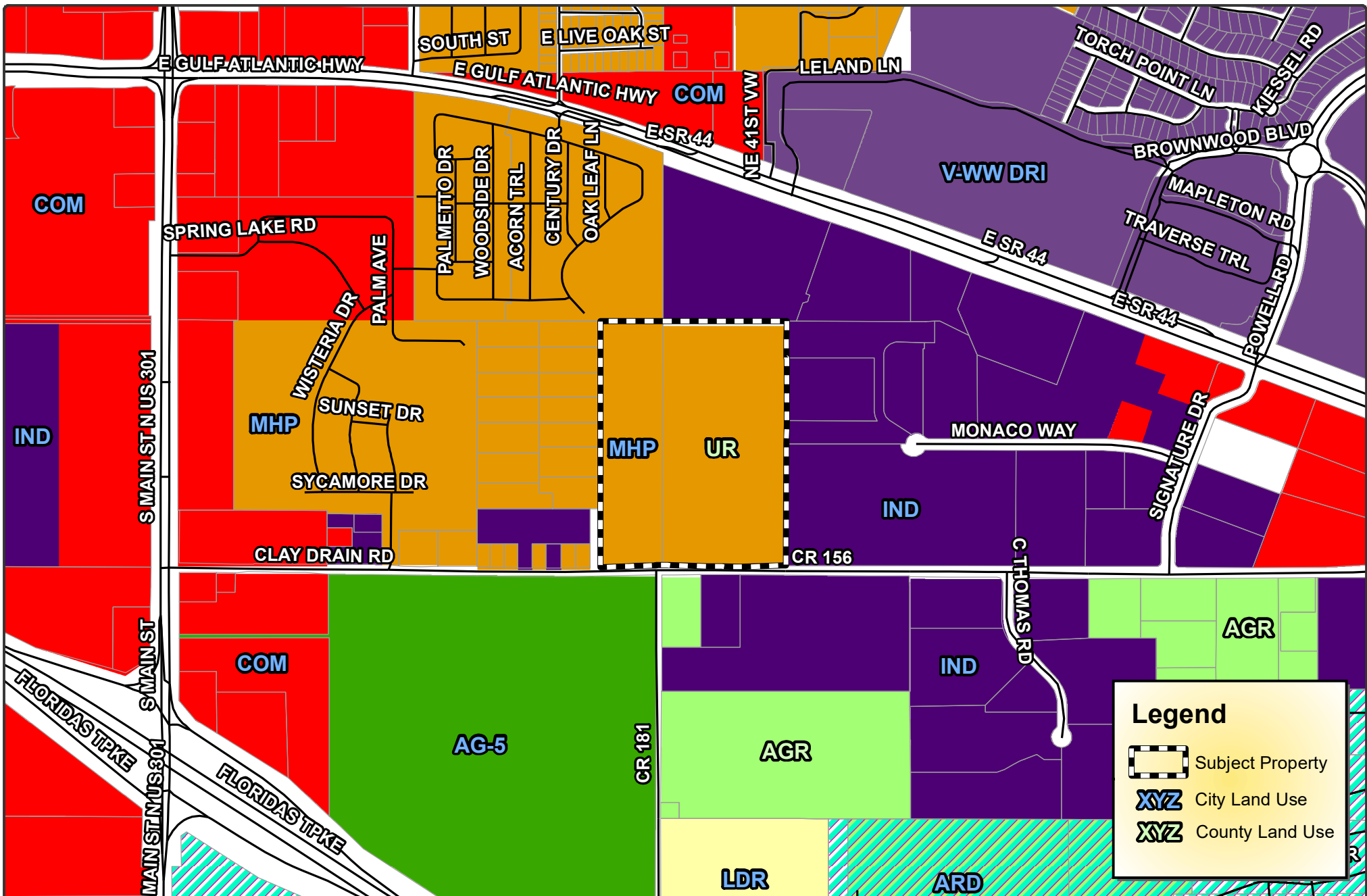


**CITY OF
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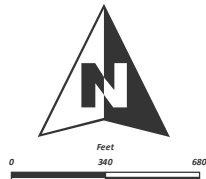


CP 2205-001 / RZ 2205-001
TSG DEVELOPMENT, INC - CLAY DRAIN RD
PARCELS G17-014 & G18-001

MAP 1B
LOCATION
MAP
MAY
2022



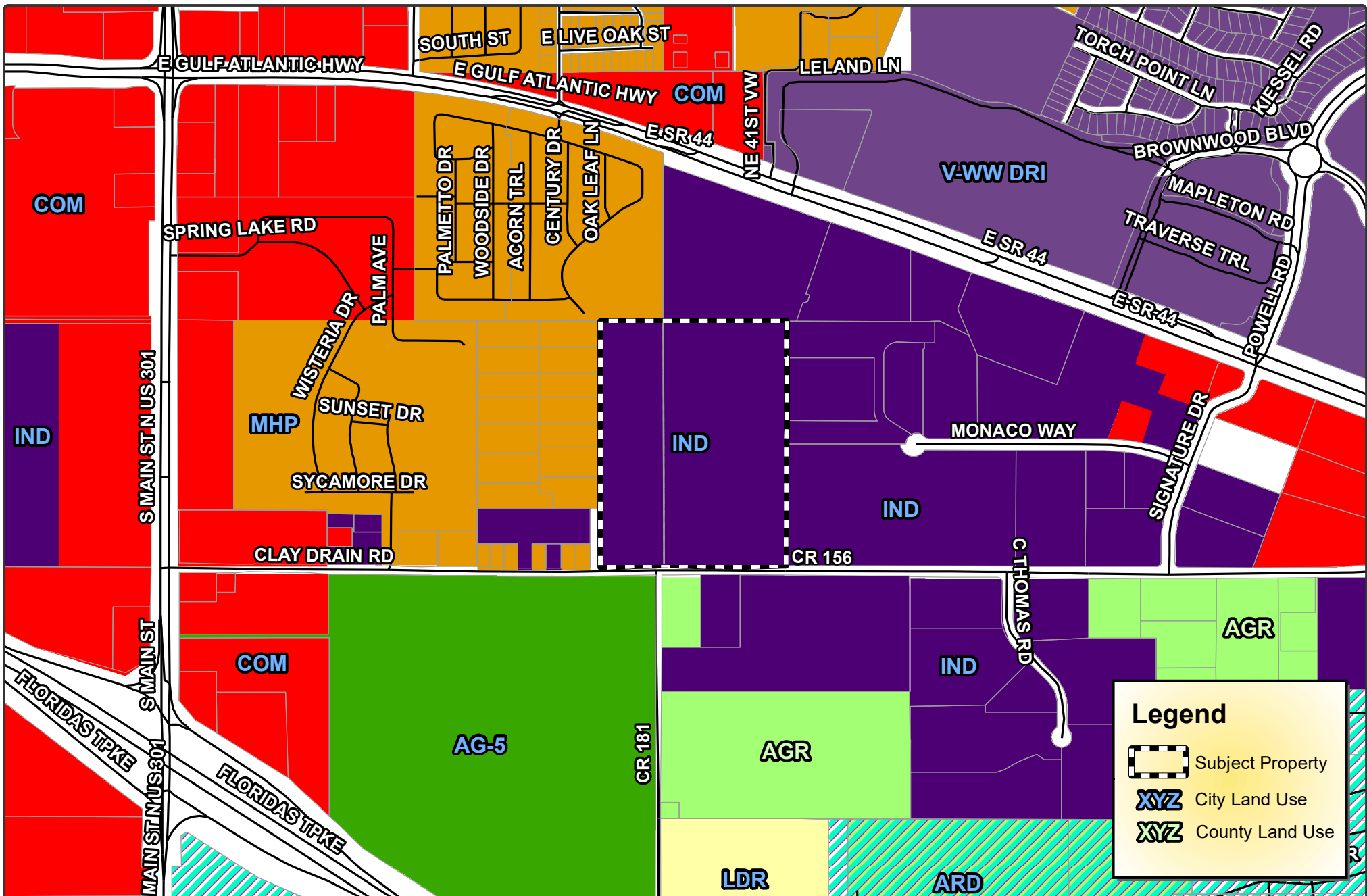
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CP 2205-001
TSG DEVELOPMENT, INC - CLAY DRAIN RD

PARCELS G17-014 & G18-001

MAP 2A
**EXISTING LAND
USE**
**MAY
2022**



Legend

- Subject Property
- XYZ** City Land Use
- XYZ** County Land Use

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) on 30 acres MOL.

Case # CP 2205-001 TSG Development, Inc. – Clay Drain Rd.

Applicant Michael Rankin, LPG URP, Inc.

Owner James and Lynda Gough

Parcel Number(s) G17-014 & G18-001

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-46 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2205-001 TSG Development - Clay Drain Rd.

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2205-001 TSG Development, Inc. – Clay Drain Rd.
Ordinance #	O2022-48
Applicant	Michael Rankin, LPG URP, Inc.
Owner	James and Lynda Gough
Property Location	Clay Drain Rd., approximately 0.5 miles east from US 301
Parcel Number(s)	G17-014 & G18-001
Date	6/20/22

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels listed above on 30 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2205-001.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.15 and Economic Development Policy 1.4.2.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to M-1 is compatible with the current zoning along Clay Drain Road in this area. The property is intended to be used as for industrial purposes and is in close proximity to other properties with an industrial zoning designation.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

Schools: Since the proposed use on the property will be industrial, city schools will not be impacted by this proposed project.

Potable Water & Sewer: City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Streets: Access to the property will be from Clay Drain Road, which is maintained by the City and will be improved in the near future. Clay Drain Road is currently a two lane 30 foot wide roadway that operates at a LOS C.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

Industrial development has been occurring along Clay Drain Road over the last few years. The rezoning is necessary to accommodate the proposed use of the property and to bring the property

into compliance with the proposed Future Land Use designation. The M-1 zoning district is appropriate based on development occurring along Clay Drain Road and the intended future use of the property.

(e) **Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

The existing Future Land Use on the subject property of Mobile Home Park and Urban Residential, if developed, would create 103 PM peak hour trips. The proposed Future Land Use change to Industrial would create 261 PM peak hour trips, an increase of 158 PM peak hour trips. The applicant will work with the City at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed based on the improvements planned for Clay Drain Road. Between 10 ft. and 36 ft. of right of way donation may be required to accommodate the widening of Clay Drain Road.

(f) **Whether the proposed change will be a deterrent to the improvement or development of adjacent property;**

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along Clay Drain Road are a mix of industrial and commercial development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	CH (COUNTY)
SOUTH	RR1 (COUNTY), M-1, AG-5 (CITY)
EAST	M-1 (CITY)
WEST	MHP (CITY)

If approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations and Design District Standards.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-48

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G17-014 & G18-001
James and Lynda Gough (Owner)
30 Acres +/-

LEGAL DESCRIPTION:

The East ½ of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

AND

The West ½ of Northwest ¼ of the Northwest ¼ of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

CONTAINS 30 ACRES, MORE OR LESS.

This property is to be reclassified from A10C (Sumter County) and MHP (City) to M-1 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

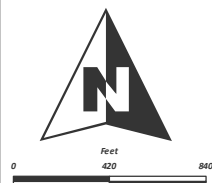
Second Reading: _____

Approved as to form:

City Attorney

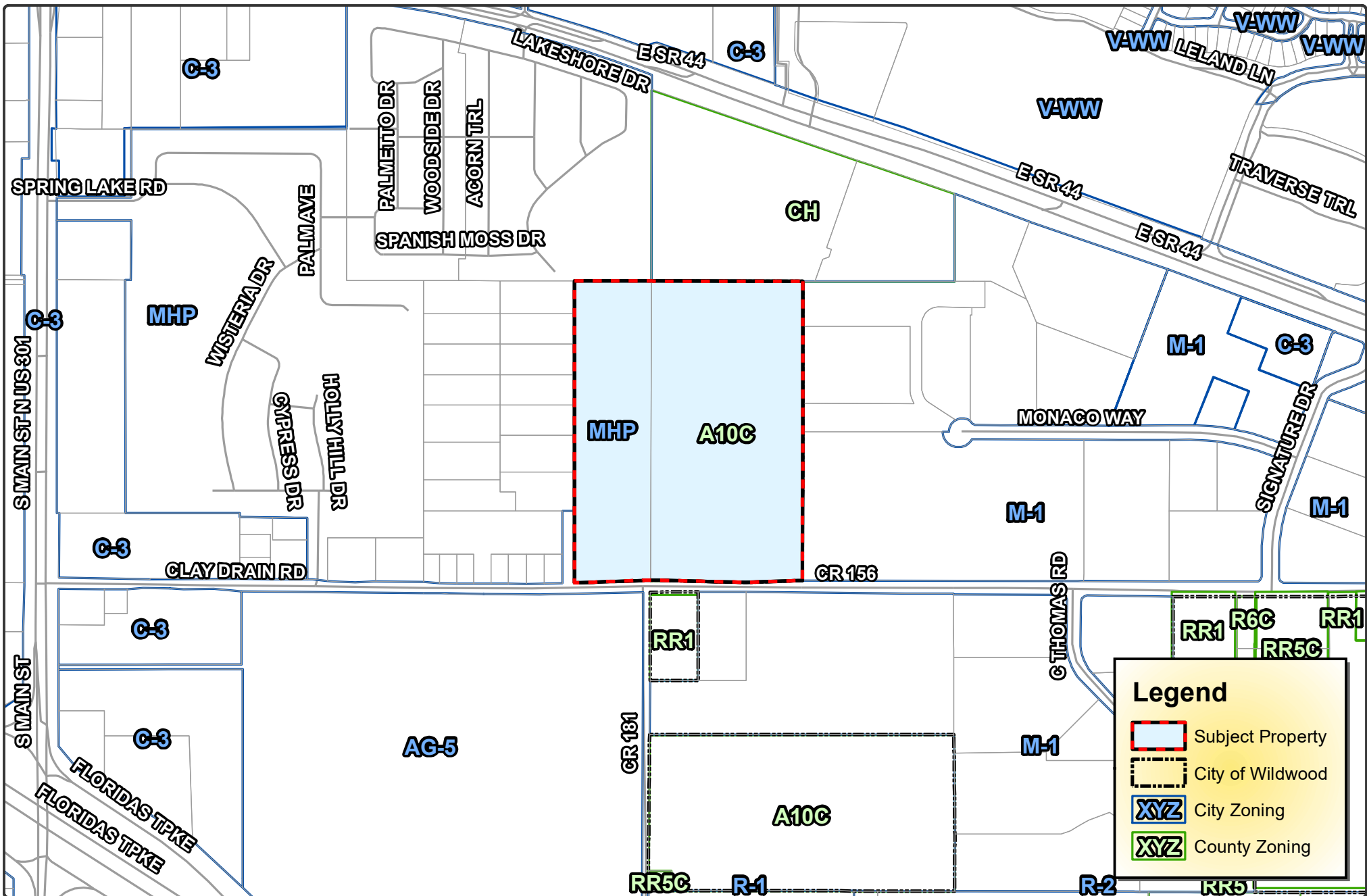


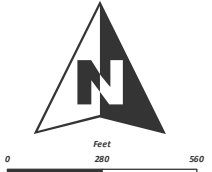
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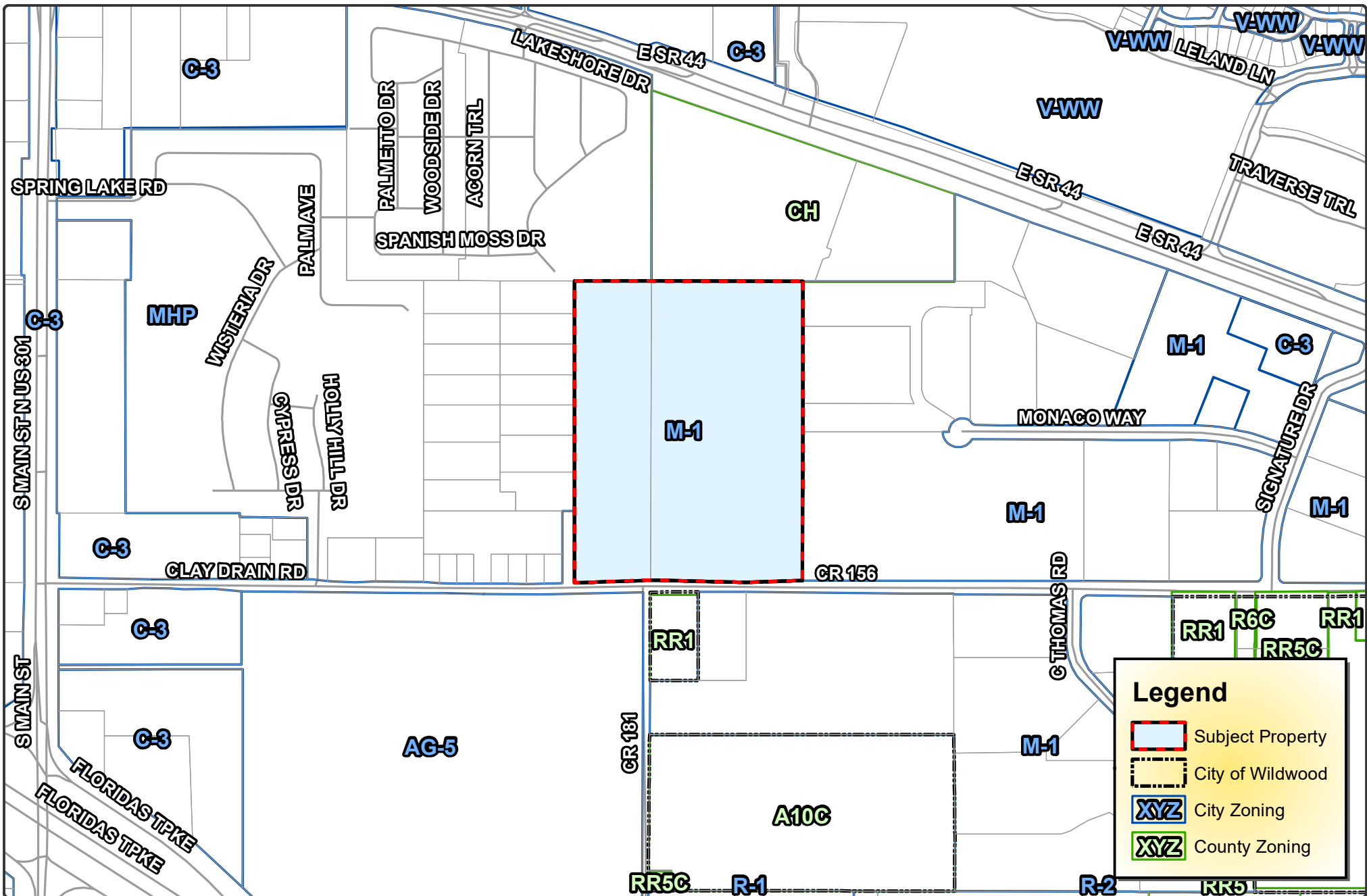


CP 2205-001 / RZ 2205-001
TSG DEVELOPMENT, INC - CLAY DRAIN RD
PARCELS G17-014 & G18-001

MAP 1B
LOCATION
MAP
MAY
2022



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2205-001 TSG DEVELOPMENT, INC - CLAY DRAIN RD PARCELS G17-014 & G18-001	MAP 3A CURRENT ZONING MAY 2022
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Legend

- Subject Property
- City of Wildwood
- City Zoning
- County Zoning

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) on 30 acres MOL.

Case # RZ 2205-001 TSG Development, Inc. – Clay Drain Rd.

Applicant Michael Rankin, LPG URP, Inc.

Owner James and Lynda Gough

Parcel Number(s) G17-014 & G18-001

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-48 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	PD 2106-002 Twisted Oaks PD Amendment
Ordinance #	O2022-44
Applicant	Kolter Group Acquisitions, LLC
Owner	KL Twisted Oaks, LLC
Property Location	Bordered by N US 301, E C 462, CR 209 and W Clarke St.
Parcel Number(s)	D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039 with portions of D31-036 & D31-016
Date	6/20/22

Kolter Group Acquisitions, LLC (Applicant), on behalf of KL Twisted Oaks, LLC (Owner), seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the O'Dell Planned Development, originally approved in 2008, which has been amended and extended several times.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

- (1) That the proposed change is consistent with the comprehensive plan;**
The proposed amendment is consistent with the comprehensive plan. The Twisted Oaks development has a Future Land Use of Oxford Neighborhood Mixed Use which promotes a mix of residential, commercial and recreational uses. The proposed change is consistent with the intent of this Future Land Use designation.
- (2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;**
The proposed change will not adversely affect public facilities. A Developers Agreement will be created allowing the extension of sewer and water services to the project. The Traffic Impact Analysis (TIA) outlines road improvements that will be made to accommodate the project and the realignment of E C 462. Wildwood school officials have determined that capacity is available to handle additional students.
- (3) That changed or changing conditions makes the passage of the proposed amendment necessary;**
Changing conditions make the proposed amendment necessary. The applicant is proposing 1,260 residential units along with commercial, light industrial and recreational spaces as part of the project.

- (4) **That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and**

The developer of the proposed project will be responsible for constructing the road improvements noted in the Planned Development agreement and TIA.

- (5) **That the proposed change will not be a deterrent to the improvement or development of adjacent property.**

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate.

A handwritten signature in black ink that reads "Roxann Read". The signature is written in a cursive, flowing style.

Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-44

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING
A REQUEST FOR A PLANNED DEVELOPMENT
PURSUANT TO SECTION 8.6 OF THE LAND
DEVELOPMENT REGULATIONS. FOR CERTAIN
PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA;
OWNED BY KL TWISTED OAKS, LLC; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood passed and ordained Ordinance 621 on November 10, 2008; and

WHEREAS, said Ordinance was recorded February 23, 2009, in O.R. Book 2038, Page 688, Public Records of Sumter County, Florida; and

WHEREAS, the City Commission had extended that Ordinance through subsequent Commission approval; and

WHEREAS, the first O'Dell Planned Development Amendment Application was filed on February 28, 2014; and

WHEREAS, the City Commission passed and ordained Ordinance O2014-22, which amended and restated Ordinance 621 in its entirety, on June 23, 2014; and

WHEREAS, said Ordinance was recorded on July 7, 2014, in O.R. Book 2805, Page 555, Public Records of Sumter County, Florida; and

WHEREAS, the City Commission passed and ordained Ordinance O2017-21, which amended and restated Ordinance O2014-22 in its entirety, on May 22, 2017; and

WHEREAS, said Ordinance was recorded on June 9, 2017, in O.R. Book 3266, Page 687, Public Records of Sumter County, Florida; and

WHEREAS, the City Commission had extended Ordinance O2017-21 through subsequent Commission approval; and

WHEREAS, the City now wishes to Amend and Restate Ordinance O2017-21 in its entirety by enacting this Ordinance O2022-44; and

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinance O2017-21.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Morris Engineering & Consulting, LLC (“Agent”) as Agent for KL Twisted Oaks, LLC, (“Developer”) (hereinafter referred as the “Developer”) for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on July 5, 2022 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1. GENERAL FINDINGS

- A. That the Twisted Oaks Planned Development Amendment Application (hereinafter referred to as the “Project”) was duly and properly filed herein on June 23, 2021;
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule;
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations;
- D. That the Developer intends to develop a Project consisting of 387.29 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in Exhibit “A” attached hereto;
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- F. That the City has complied with the due notice requirements of subsection 8.2(E) and (F) of the Land Development Regulations.

SECTION 2. FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development Amendment of the lands described in “Exhibit A”;
 - 1. That the zoning district of the subject land described in “Exhibit A” is classified as NMU-7 on the City of Wildwood Zoning Map. The Project was an approved PD prior to the City adopting its current Land Development Regulations and zoning map;

2. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood;
3. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement,” the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
4. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3. PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Master Concept Plan prepared by Morris Engineering & Consulting, LLC dated May 26, 2022 as amended, is incorporated into this Ordinance as “Exhibit B” attached hereto. The Master Concept Plan is substantially consistent with City of Wildwood Comprehensive Plan.
 1. The Master Concept Plan illustrates the general location of the following land uses:
 - a. Commercial Retail;
 - b. Industrial;
 - c. Single Family Detached;
 - d. Single Family Attached;
 - e. Townhomes/Villas;
 - f. Apartments/Condominiums; and
 - g. Amenity Area
 2. The Master Concept Plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the

written ordinance and the Master Concept Plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in phases as shown on the Master Concept Plan.

1. Residential Development. The residential component of the Project shall contain a mix of two (2) or more of the following housing types:

- a. Single Family Detached (SFD)
- b. Single Family Attached (SFA)
- c. Apartments/Condominium Buildings (ACB)
- d. Townhomes/Villas
- e. Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (Category A)	308.13 (79.56%)
Commercial Retail/Industrial* (Category B)	25.18 (6.50%)
Recreational (Category D)	48.34 (12.48%)
CR 462 Re-Route ROW	5.62 (1.45%)
Total	387.29

*Industrial uses are limited to Commercial Parcel 1 as depicted on the Master Concept Plan. Allowable uses will be limited to Light Industrial Uses as designated within the City of Wildwood Land Development Code and the square footage allocated to industrial will be determined utilizing the Land Use (Trip) Equivalency Matrix, further defined below, by converting Commercial Retail Uses.

The below table breaks down the open space provided within the development. The above numbers are inclusive of these acreages and may be subject to slight deviations during the design and development stages. The Development will maintain a minimum of 96.82 acres (25%) open space throughout the life of the project.

Wetlands & Buffers	33.60 (8.68%)
Lakes (50% of Retention Ponds)	25.26 (6.52%)
Other Open Space (As Identified in Exhibit B - Master Concept Plan)	88.28 (22.79%)
Total Open Space	147.14 (37.99%)

Additional acreage within the Project Development area consists of the remaining 50% of the retention areas, proposed amenity area, and rights-of-way.

2. Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Non Residential:

Land Use	Max Total Building Square Feet (SF)
Commercial Retail Industrial	162,000

Depending on market demands, the Land Use (Trip) Equivalency Matrix may be utilized to convert Commercial Retail to other non-residential uses as allowed within the Oxford Neighborhood Mixed Use (ONMU) land use as well as Light Industrial Uses within Commercial Parcel 1, as identified on the Master Concept Plan. At no time can the acreage, as identified in the Land Use Table, allocated to Commercial Retail Use be adjusted without modifying the PD Agreement.

Residential:

Land Use	Minimum Units	Maximum Units
Single Family Detached (SFD)	650	735
Single Family Attached (SFA) Villas/Townhomes	0	248
Apartments/Condominiums	0	277
TOTAL	650	1,260

Depending on market demands, the residential portion of the Project may develop according to a sliding scale between single family detached, single family attached, villas/townhomes and apartment or condominium counts. The maximum number of residential units shall not exceed 1,260, unless the Land Use (Trip) Equivalency Matrix is utilized to convert other uses to residential. However, market demands may warrant a shift between the number of single family detached, attached, villas/townhomes and multi-family units. Apartment/condominium and single family attached, villas/townhomes allocations may be interchanged; however, the combined allocation between the two categories shall not exceed 820 units. The residential portion of the project shall meet the minimum requirements of the Oxford Neighborhood Mixed Use (ONMU) land use.

3. Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not conflict with the requirements of the allowable uses in the Oxford Neighborhood Mixed Use (ONMU) land use. At no time can the Land Use (Trip) Equivalency Matrix be utilized to alter the acreages of Land Uses as designated in this PD. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 10th Edition.

Land Use		CHANGE TO					NOTES	
		Residential, Single Family	Residential, Townhome/Villa (Per Unit)	Residential, Apartment/Condo (Per Unit)	Retail/ Commercial (1,000 SF)	Light Industrial (1,000 SF)	ITE Code	PM Peak Rate
CHANGE FROM	Residential, Single Family	N/A	1.77	2.25	0.26	1.57	210	0.99
	Residential, Townhome/Villa (Per Unit)	0.56	N/A	1.27	0.15	0.89	220	0.56
	Residential, Apartment/Condo (Per Unit)	0.44	0.79	N/A	0.12	0.7	221	0.44
	Retail/ Commercial (1,000 SF)	3.81	6.8	8.66	N/A	6.05	820	3.81
	Light Industrial (1,000 SF)	0.63	1.13	1.43	0.17	N/A	110	0.63

As development needs arise, amendments to the land use (trip) equivalency matrix may be carried out through approval of an updated matrix incorporated as an exhibit to the Planned Development Agreement.

D. All signage identifying the project, located adjacent to US N 301, CR 462 and CR 209 shall comply with the City of Wildwood Land Development Regulations and Design District Standards.

E. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

F. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision improvement plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:

1. Developer's Agreement. Prior to approval of a site plan or a subdivision improvement plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

G. Principal Uses. The following uses shall be allowed within the Project.

1. All permitted and special exception uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the NMU-7 zoning district.
2. Wholesaling, warehousing, bulk storage or distribution establishments and similar uses
3. Research laboratories and associated activities
4. Light manufacturing, assembling, processing or fabricating
5. Manufacturing of nonhazardous materials

H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Neighborhood Mixed Use - 7 (NMU-7) zoning district.

1. Residential Standards
 - a. Single Family Attached Villas/Townhomes
 - i. Minimum Size – 640 SF

- ii. Minimum Lot Width – 20 feet
- b. Single Family Detached:
 - i. Minimum Lot Size – 4,400 SF
 - ii. Minimum Lot Width – 40 feet
- c. Setbacks:
 - i. Front – 15 foot setback from primary structure and 20 foot setback for garages
 - ii. Sides – 5 feet
 - iii. Side Setback on Secondary Road – 10 feet
 - iv. Rear – 15 feet
 - v. Multi-Family Building Separation – 10 feet minimum

2. Non-Residential Standards

Non-residential standards shall follow the current regulations for the City of Wildwood.

The Florida Energy Conservation Code 2017 edition and the Florida Plumbing Code 2020 edition will be used in the design of the project. or the then-current edition of such codes at the time of building permit submission if such codes have been updated between the Effective Date of this Agreement and such time, will be used in the design of the project.

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards applicable pursuant to section 6.12 of the Land Development Regulations.
- J. Recreation and Open Space. The Project shall include the open spaces depicted on the Master Concept Plan and shall maintain a minimum of 25% open space as noted in the Design District Standards.
 - 1. Parks and Recreation. The Project shall include common areas which may include open spaces for passive recreation, a pool, and a clubhouse. The Amenity area is noted on the Master Concept Plan.
 - 2. Buffers.
 - a. The Project shall contain a minimum 10 foot perimeter landscape buffer along US 301, C-462, CR 209 and CR 232. In lieu of the required buffer along CR 209 & CR 232, a decorative wall may be constructed.
 - b. The Project shall contain 10 foot wide interior landscape buffers between changes of use.
 - c. The Project shall contain 25 foot wide upland buffers adjacent to wetlands.

- d. Any on site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.
3. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A Community Development District (CDD), homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, rights-of-way, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

K. Environmental Considerations.

1. Gopher Tortoise Survey. Prior to development of the site, the Developer shall conduct a 100% survey for gopher tortoises.
2. Wetlands. Developer is required to submit an updated Formal Determination of Wetlands and Other Surface Waters from the Southwest Florida Water Management District.

L. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to issuance of any Certificate of Occupancy. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.
2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
3. Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, Section 6.4 of the City's Land Development Regulations.

4. Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement serving lands other than the Planned Development shall be underground.
5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.
6. Transportation Concurrency. The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.
7. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.
8. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.
9. Easements. Project shall provide 20 foot Utility Easements along CR 209, CR 232 and the realigned C-462. See Exhibit "C." Buffer landscaping may be planted within the easement. No tap root bearing trees are allowed in the easement. If the City needs to perform maintenance in the easement, the City is not responsible for damages or replacement of landscaping. All easements shall be approved by the City.
10. Right-of-Way. Developer shall donate right-of-way along CR 209 and CR 232 to provide a total of 50 feet from centerline. See Exhibit "C."

M. Access and Transportation.

1. Access. Project access will be provided pursuant to the attached Master Concept Plan and Exhibit C, which consists of the following: Three (3) right-in/right-out access driveways on US 301, four (4) full access driveways on C-462 realignment, one (1) right-in/right-out access driveway on C-462 realignment, and one (1) full access driveway on CR 209. Internal cross-access shall be provided between land uses. Driveway permits for access on to C-462 shall be obtained through Sumter County. Driveway permits for US

301 shall be obtained through the Florida Department of Transportation (FDOT). Driveway permits for CR 209 shall be obtained through the City of Wildwood. The Developer shall be responsible for milling and resurfacing of CR 209 adjacent to the development after all improvements are made.

2. Transportation System Improvements. The Developer shall be responsible for the following improvements, as shown in Exhibit C, which may be subject to impact fee credits from Sumter County. These improvements are identified in the Traffic Impact Analysis accepted with conditions by Sumter County Public Works on 5/4/2022.
 - a. Construction of 315-foot westbound left turn lane, a 180 foot eastbound left turn lane and a 155 ft. westbound right turn at CR 462 (realigned) & Access Driveway A.
 - b. Construct 350 ft. right turn lane at Access on Twisted Boulevard.
 - c. Construct a 430 ft. northbound left turn lane and a 180 ft. southbound left turn lane at CR 462 (realigned) & Access Driveway B.
 - d. Construct a 155 ft. eastbound right turn lane and a 155 ft. westbound right turn lane at CR 462 (realigned) at Access Driveway D.
 - e. Construct 240 ft. southbound right turn lanes on US 301 at Access Driveways E, F, and G.
 - f. Construct 240 ft. right turn lanes on all three right in/right out driveways on US 301 and on CR 462 (realigned).
 - g. Re-time the traffic signal controller for the following intersections: US 301 & CR 466 and US 301 & CR 462/CR216.
 - h. Convert the intersection of US 301 and CR 462 north/CR 126 to a directional median opening with northbound and southbound left turn movements.
 - i. Improve US 301 and CR 462/CR 462 (Realigned) by the following:
 - j. Construct 350 foot eastbound dual left turn lanes (including a 50 foot taper)
 - k. Construct an eastbound through turn lane
 - l. Construct a 155 foot eastbound right turn lane
 - m. Restripe existing Westbound left turn lane to a through lane

- n. Restripe existing striped median to a 240 foot westbound left turn lane
 - o. Extend existing northbound left turn lane to 445 feet
 - p. Construct a second 445 foot northbound left turn lane (including a 50 ft. taper)
 - q. Construct a second 340 foot southbound left turn lane (including a 50 ft. taper)
 - r. Construct a 240 foot southbound right turn lane (including a 50 ft. taper)
 - s. Construct a second eastbound lane on CR 462 to accommodate southbound dual left lanes
 - t. Retime the signal controller
 - u. Upgrade the existing span wire signal to a mast arm signal
3. The Developer shall donate sufficient right-of-way and construct two lane and 4-lane roadway segments for the realignment of C-462, pursuant to the Master Concept Plan. Sufficient right-of-way will be based on the C-462 Preliminary Engineering Study conducted by Sumter County provided there is no updated design information provided by Sumter County before construction of the realignment.
 4. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the Master Concept Plan and the typical roadway provided for local roads.
 5. The Project shall provide a system of, multi-use trails consisting of unpaved nature trails around the wetland areas, five (5) foot wide sidewalks to be provided on both sides of internal roadways and a five (5) foot sidewalk on one side of the street and a 10 foot wide multi-use path on the opposite side of realigned CR 462 that encourage walking and bicycling within the development as shown on the Master Concept Plan.
 6. Golf carts. Golf carts may be allowed to utilize the multi-use paths and CDD owned roadways within the Project pending final engineering approval at the time of site plan. The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.
 7. Gates. A portion of the residential development areas, including the single-family, apartment/condominium and villa/townhome areas, may be gated to

restrict access to residents only. Development entrance at CR 209 may have a faux gate.

- N. Maintenance of Common Areas. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the Twisted Oaks CDD or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the property owner as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- Q. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A

Legal Description

A portion of Section 31, Township 18 South, Range 23 East, Sumter County, Florida being more particularly described as follows:

As a reference point commence at the south $\frac{1}{4}$ corner of Section 31, Township 18 South, Range 23 East, Sumter County Florida, run thence N.00°07'44"E. along the centerline of said Section 23, for a distance of 33.03 feet to the north right of way line of County Road 232 (a varying right of way as maintained), said point being the point of beginning; thence N.89°45'53"W. for a distance of 492.21 feet; thence S.89°16'37"W. for a distance of 640.52 feet to the east right of way line of County Road 209 (a varying right of way as maintained), said point bears N.34°45'26"E. a distance of 34.76 feet from the south west corner of said Section 31; thence N.00°02'38"E. along the east right of way of said County Road 209, for a distance of 2618.87 feet to a point that bears S.89°53'20"E. a distance of 16.78 feet from the west $\frac{1}{4}$ corner of said Section 31; thence N.22°02'01"E. continuing along the said east right of way line of County Road 209, for a distance of 1361.25 feet; thence S.89°40'15"E. leaving the said east right of way of County Road 209, for a distance of 524.59 feet; thence N.00°06'12"E. for a distance of 406.09 feet; thence S.88°10'55"W. for a distance of 525.03 feet to the east right of way of said County Road 209; thence N.00°03'42"E. along the said east right of way of County Road 209, for a distance of 870.96 feet to the south right of way line of County Road 462. (A 66 foot wide right of way), said point bears S.23°57'34"E. and a distance of 35.83 feet from the north west corner of said Section 31; thence S.89°45'16"E. along the south right of way line of said County Road 462, for a distance of 1974.58 feet; thence S.00°06'37"W. for a distance of 628.40 feet; thence S.89°45'49"E. for a distance of 662.94 feet to the centerline of said Section 31; thence S.00°07'44"W. along said centerline of Section 31, for a distance of 661.74 feet; thence S.89°50'08"E. for a distance of 2608.35 feet to the west right of way line of US Highway 301 (a right of way that varies); thence S.00°00'15"E. along said west right of way line for a distance of 1320.00 feet; thence N.89°52'59"W. along the north line of the southeast $\frac{1}{4}$ of said Section 31, for a distance of 480.65 feet, thence N.89°53'20"W. for a distance of 38.50 feet; thence N.89°53'20"W. for a distance of 2092.28 feet to the aforesaid centerline of said Section 31; thence S.00°07'44"W. along said centerline of said Section 31, for a distance of 2809.00 feet to the Point of Beginning.

Less and Except

(Parcel No. 110 Section 18010, R.P. No. 411257-3)

A part of the south $\frac{1}{2}$ of the E $\frac{1}{4}$ of Section 31, Township 18 South, Range 23 East lying west of State Road 35 (U.S. 301) Sumter County, Florida more particularly described as follows.

Commence at a 5/8-inch iron rod and cap labeled "LS No 4393" marking the southeast corner of the NW $\frac{1}{4}$ of Section 32, Township 18 South, Range 23 East, Sumter County, Florida; thence South 89°56'28"W. along the south line of said NW $\frac{1}{4}$ a distance of 2648.38 feet to a railroad spike without identification marking the southeast corner of the NE $\frac{1}{4}$ of Section 31, Township 18 South, Range 23 East, Sumter County, Florida; thence North 89°53'19"W. along the south line of said NE $\frac{1}{4}$ a distance of 44.27 feet to a point on the westerly existing right of way line of State Road 35 (U.S. 301) as shown on the Florida Department of Transportation right of way map, Section 18010, F.P. 411257-3; thence North 00°00'03"W. along said right of way line 4908 feet to a point on the north line of a 46.7 foot existing Florida Department of Transportation Drainage Easement as described in Official Records Book 159, Page 509,

Public Records of Sumter County, Florida; thence departing said right of way line North 88°40'03"W along said north line of drainage easement 479.40 feet for the point of beginning; thence continue North 88°40'03" West along said north line 470.00 feet to the east line of and existing Florida Department of Transportation Drainage Easement as described in Official Record Book 159, Page 513, Public Records of Sumter County, Florida; thence North 01°19'57" East along said east line 315.00 feet; thence South 88°40'03" East 470.00 feet; thence South 01°19'57" West 315.00 feet to the point of beginning.

The above Parcel contains 377.373 acres more or less.

AND

That part of the East ½ of the Southeast ¼ of Section 31, Township 18, South, Range 23 East in Sumter County, Florida, bounded and described as follows:

Commence at the Northeast corner of the Southeast ¼ of Section 31, Township 18 South, Range 23 East in Sumter County, Florida, run N.89°55'25"W. along the North line of the Southeast ¼ a distance of 44.22 feet to the West right of way line of U.S. Highway No. 301 and the Point of Beginning of this description; thence S.00°00'25"W. along the West right of way line of U.S. Highway No. 301, a distance of 818.15 feet, said point being on the Northwesternly right of way line of County Road No. 232; thence S.41°13'20"W. along said Northwesternly right of way line of County Road No 232, a distance of 17.18 feet; thence S.89°58'57"W. along the Northwesternly right of way line of County Road No 232, a distance of 91.82 feet; thence S.89°52'16"W. for a distance of 132.39 feet; thence S.89°54'47"W., 283.61 feet; thence N.00°00'21"E. for a distance of 832.87 feet to a point on the North line of the Southeast ¼ of Section 31; thence S.89°53'20"E. for a distance of 38.50 feet; thence S.89°52'59"E. along the north line of the Southeast ¼ a distance of 480.65 feet to the Point of Beginning.

The above Parcel contains 9.9 acres more or less.

TWISTED OAKS - COOK PARCEL

DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 31, thence run S 00°07'22" W, along the East line of said Section 31, 33.00 feet; thence departing said East line, run N 89°45'53" W, a distance of 68.02 feet to a point at the intersection of the South Right-of-way line of East County Road 462 and the West Right-of-way line of U.S. Highway 301, thence run N 89°45'53" W, along said South Right-of-way line of County Road 462, a distance of 1232.66 feet to the POINT OF BEGINNING; thence S 00°06'48" W, a distance of 1288.51 feet; thence N 89°50'09" W, a distance of 110.70 feet; thence northeasterly, 9.88 feet along the arc of a non-tangent curve to the left having a radius of 79.00 feet and a central angle of 07°10'00" (chord bearing N 36°42'43" E, 9.87 feet); thence northeasterly, 15.31 feet along the arc of a reverse curve to the right having a radius of 125.00 feet and a central angle of 07°01'01" (chord bearing N 36°38'14" E, 15.30 feet); thence northeasterly, 15.31 feet along the arc of a compound curve to the right having a radius of 125.00 feet and a central angle of 07°01'01" (chord bearing N 43°39'14" E, 15.30

feet); thence northeasterly, 32.44 feet along the arc of a reverse curve to the left having a radius of 79.00 feet and a central angle of 23°31'28" (chord bearing N 35°24'01" E, 32.21 feet); thence northerly, 32.44 feet along the arc of a compound curve to the left having a radius of 79.00 feet and a central angle of 23°31'28" (chord bearing N 11°52'32" E, 32.21 feet); thence N 00°06'48" E, a distance of 445.68 feet; thence northwesterly, 54.98 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N 44°53'12" W, 49.50 feet); thence N 89°53'12" W, a distance of 15.00 feet; thence N 00°06'48" E, a distance of 60.00 feet; thence S 89°53'12" E, a distance of 12.00 feet; thence northeasterly, 54.98 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N 45°06'48" E, 49.50 feet); thence N 00°06'48" E, a distance of 82.18 feet; thence N 13°36'33" E, a distance of 12.85 feet; thence N 00°06'48" E, a distance of 264.26 feet; thence northerly, 62.42 feet along the arc of a tangent curve to the left having a radius of 281.00 feet and a central angle of 12°43'36" (chord bearing N 06°15'00" W, 62.29 feet); thence N 12°36'47" W, a distance of 99.48 feet; thence northwesterly, 34.75 feet along the arc of a tangent curve to the left having a radius of 46.00 feet and a central angle of 43°16'51" (chord bearing N 34°15'13" W, 33.93 feet); thence northwesterly, 19.35 feet along the arc of a reverse curve to the right having a radius of 89.00 feet and a central angle of 12°27'28" (chord bearing N 49°39'55" W, 19.31 feet); thence northwesterly, 19.35 feet along the arc of a compound curve to the right having a radius of 89.00 feet and a central angle of 12°27'28" (chord bearing N 37°12'27" W, 19.31 feet); thence northwesterly, 21.01 feet along the arc of a reverse curve to the left having a radius of 46.00 feet and a central angle of 26°09'54" (chord bearing N 44°03'41" W, 20.82 feet); thence westerly, 21.01 feet along the arc of a compound curve to the left having a radius of 46.00 feet and a central angle of 26°09'54" (chord bearing N 70°13'35" W, 20.82 feet); thence N 83°18'32" W, a distance of 13.14 feet; thence westerly, 32.91 feet along the arc of a tangent curve to the right having a radius of 131.00 feet and a central angle of 14°23'36" (chord bearing N 76°06'44" W, 32.82 feet); thence westerly, 6.57 feet along the arc of a reverse curve to the left having a radius of 81.00 feet and a central angle of 04°38'51" (chord bearing N 71°14'21" W, 6.57 feet); thence westerly, 6.57 feet along the arc of a compound curve to the left having a radius of 81.00 feet and a central angle of 04°38'51" (chord bearing N 75°53'12" W, 6.57 feet); thence N 78°12'37" W, a distance of 48.79 feet; thence westerly, 53.97 feet along the arc of a non-tangent curve to the left having a radius of 290.51 feet and a central angle of 10°38'36" (chord bearing N 83°45'40" W, 53.89 feet) to a point on said South Right-of-way line of East County Road 462; thence S 89°45'53" E along said South Right-of-way line, a distance of 327.44 feet to the POINT OF BEGINNING.

Containing 2.167 acres, more or less.

TWISTED OAKS - KLTO

DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 31, thence run S 00°07'22" W, along the East line of said Section 31, 33.00 feet; thence departing said East line, run N 89°45'53" W, a distance of 68.02 feet to a point at the intersection of the South Right-of-way line of East County Road 462 and the West Right-of-way line of U.S. Highway 301, thence run N 89°45'53" W, along said South Right-of-way line of County Road 462, a distance of 1063.35 feet to the POINT OF BEGINNING; thence departing said South Right-of-way line, run thence S 89°48'54" W, a distance of 25.99 feet; thence westerly, 34.15 feet along the arc of a non-tangent curve to the left having a radius of 267.50 feet and a central angle of 07°18'55" (chord bearing S 86°34'29" W, 34.13 feet); thence westerly, 20.93 feet along the arc of a compound curve to the left having a radius of 80.00 feet and a central angle of 14°59'31" (chord bearing S 75°25'16" W, 20.87 feet); thence westerly, 23.38 feet along the arc of a reverse curve to the right having a radius of 131.00 feet and a central angle of 10°13'34" (chord bearing S 73°02'17" W, 23.35 feet); thence S 78°09'04" W, a distance of 13.14 feet; thence southwesterly, 42.01 feet along the arc of a tangent curve to the left having a radius of 46.00 feet and a central angle of 52°19'48" (chord bearing S 51°59'09" W, 40.57 feet); thence southwesterly, 28.69 feet along the arc of a reverse curve to the right having a radius of 89.00 feet and a central angle of 18°28'04" (chord bearing S 35°03'17" W, 28.56 feet); thence southwesterly, 9.03 feet along the arc of a reverse curve to the left having a radius of 46.00 feet and a central angle of 11°15'04" (chord bearing S 38°39'48" W, 9.02 feet); thence N 00°06'48" E, a distance of 72.99 feet to a point on said South Right-of-way line of County Road 462; thence run S 89°45'53" E along said South Right-of-way line, a distance of 169.31 feet to the POINT OF BEGINNING.

TOGETHER WITH

COMMENCE at the Northeast corner of said Section 31, thence run S 00°07'22" W, along the East line of said Section 31, 33.00 feet; thence departing said East line, run N 89°45'53" W, a distance of 68.02 feet to a point at the intersection of the South Right-of-way line of East County Road 462 and the West Right-of-way line of U.S. Highway 301, thence run N 89°45'53" W, along said South Right-of-way line of County Road 462, a distance of 1232.66 feet; thence departing said South Right-of-way line, run S 00°06'48" W, a distance of 135.84 feet to the POINT OF BEGINNING; thence S 12°36'47" E, a distance of 214.48 feet; thence southerly, 115.28 feet along the arc of a tangent curve to the right having a radius of 519.00 feet and a central angle of 12°43'36" (chord bearing S 06°15'00" E, 115.04 feet); thence S 00°06'48" W, a distance of 164.21 feet; thence southeasterly, 54.98 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S 44°53'12" E, 49.50 feet); thence S 89°53'12" E, a distance of 15.00 feet; thence S 00°06'48" W, a distance of 60.00 feet; thence N 89°53'12" W, a distance of 12.00 feet; thence southwesterly, 54.98 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S 45°06'48" W, 49.50 feet); thence S 00°06'48" W, a distance of 82.18 feet; thence S 13°36'33" W, a distance of 12.85 feet; thence S 00°06'48" W, a distance of 351.00 feet; thence southeasterly, 64.87 feet along the arc of a tangent

curve to the left having a radius of 79.00 feet and a central angle of 47°02'56" (chord bearing S 23°24'40" E, 63.06 feet); thence southeasterly, 1.64 feet along the arc of a reverse curve to the right having a radius of 125.00 feet and a central angle of 00°45'01" (chord bearing S 46°33'38" E, 1.64 feet); thence southeasterly, 1.64 feet along the arc of a compound curve to the right having a radius of 125.00 feet and a central angle of 00°45'01" (chord bearing S 45°48'36" E, 1.64 feet); thence southeasterly, 31.63 feet along the arc of a reverse curve to the left having a radius of 79.00 feet and a central angle of 22°56'36" (chord bearing S 56°54'24" E, 31.42 feet); thence easterly, 31.63 feet along the arc of a compound curve to the left having a radius of 79.00 feet and a central angle of 22°56'36" (chord bearing S 79°51'00" E, 31.42 feet); thence N 88°40'42" E, a distance of 410.27 feet; thence northeasterly, 38.62 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°30'50" (chord bearing N 44°25'17" E, 34.89 feet); thence N 00°09'52" E, a distance of 12.62 feet; thence S 89°50'08" E, a distance of 60.00 feet; thence S 00°09'52" W, a distance of 9.77 feet; thence southeasterly, 39.92 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 91°29'10" (chord bearing S 45°34'43" E, 35.81 feet); thence N 88°40'42" E, a distance of 472.18 feet; thence northeasterly, 54.18 feet along the arc of a non-tangent curve to the left having a radius of 35.07 feet and a central angle of 88°30'38" (chord bearing N 44°22'26" E, 48.95 feet); thence S 00°00'04" E, a distance of 67.52 feet; thence S 00°01'35" W, a distance of 128.53 feet; thence northwesterly, 55.78 feet along the arc of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 91°18'59" (chord bearing N 45°39'48" W, 50.06 feet) to a point of said Westerly Right-of-way of U.S. Highway 301; thence run along said Westerly Right-of-way the following two (2) courses: 1) S 88°40'42" W, a distance of 472.21 feet; 2) S 88°40'42" W, a distance of 110.04 feet; thence departing said Westerly Right-of-way line, run S 88°40'42" W, a distance of 405.71 feet; thence southwesterly, 63.27 feet along the arc of a tangent curve to the left having a radius of 79.00 feet and a central angle of 45°53'12" (chord bearing S 65°44'06" W, 61.59 feet); thence westerly, 181.19 feet along the arc of a reverse curve to the right having a radius of 125.00 feet and a central angle of 83°03'02" (chord bearing S 84°19'00" W, 165.74 feet); thence northerly, 181.19 feet along the arc of a compound curve to the right having a radius of 125.00 feet and a central angle of 83°03'02" (chord bearing N 12°37'58" W, 165.74 feet); thence S 89°50'09" E, a distance of 109.56 feet; thence N 00°06'48" E, a distance of 1152.67 feet; to the POINT OF BEGINNING.

Containing 5.607 acres, more or less.

EXHIBIT C

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #33506

Date Submitted: 4/19/2022

First Name*	Last Name*	Email Address*
AYMAN	SAIDI	aha@trafficmobility.com

Address

3101 Maguire Blvd, Suite 265

City	State	Zip Code
ORLANDO	Florida	32803

Phone	Alt Phone
4077301473	

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition.
3. A Comprehensive Plan Amendment TIA will be required for all land use plan amendments that consider 10 acres or more of land or small-scale Comprehensive Plan Amendments that are projected to generate over 1,000 daily trips.

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA or a Comprehensive Plan Amendment TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2020 County Annual Traffic Reports Summary Table

<https://sumtercountyfl.gov/DocumentCenter/View/35884/Sumter-County-2020-County-Annual-Traffic-Reports-Summary-Table>

Exemption

[Choose File](#) No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

[Choose File](#) No file chosen

Please submit your TIA

21101 Twisted Oaks Pointe TIA v2.1 e-SS 041922.pdf

**Date of Methodology
Acceptance by County**

09/30/2021

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Useful Links

<https://www.fdot.gov/planning/systems/programs/sm/accman/default.shtm>

FDOT Systems Implementation Office

2.

<https://www.fdot.gov/roadway/floridagreenbook/fgb.shtm>

FDOT Roadway Design - Florida Greenbook

3.

<http://www.lakesumtermpo.com/>

Lake-Sumter MPO

4.

<https://www.fdot.gov/statistics/trafficdata/default.shtm>

FDOT Traffic Information

Sumter County Acceptance, with Conditions

- The engineer of record (EOR) preparing the TIA will be available to address questions, as it relates to the TIA, during the Florida Department of Transportation permitting process.
- Acceptance of the TIA is contingent on sufficient right-of-way being provided, to the County, for the design of the future C 462 northern roundabout.

TWISTED OAKS POINTE

Project № 21101, v2.1
April 2022

**TRAFFIC IMPACT ANALYSIS
CITY OF WILDWOOD
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Kolter Land Partners
14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

EXECUTIVE SUMMARY

Project Information

Name: Twisted Oaks Pointe

Location: West of US 301, north of Clarke Street/CR 232, and south of CR 462

Jurisdiction: City of Wildwood, Florida

Description: 736 single-family dwelling units
224 townhouse dwelling units
300 apartment dwelling units
162,000-sqaure-feet of commercial/retail use

Findings

Trip Generation: 15,506 daily trips / 838 AM peak hour trips / 1,471 PM peak hour trips

Access Plan: Four (4) full access driveways on CR 462 (re-aligned)
One (1) right-in/right-out access driveway on CR 462 (re-aligned)
Three (3) right-in/right-out access driveways on US 301
One (1) full access driveway on CR 209

Roadway Capacity: All study roadways are expected to operate at an acceptable LOS at project buildout

Intersection Capacity: US 301 and CR 466 is projected to operate below the adopted LOS at the project buildout due to background traffic

US 301 and CR 462 north is projected to operate below the adopted LOS at the project buildout due to background traffic. Convert to directional median opening at project buildout

The following intersections are projected to operate below the adopted LOS at the project buildout due to the project trips:

US 301 and CR 472/CR 216
US 301 and CR 462/CR 462 (Realigned)

The site access driveways A and B are projected to operate with delay but within capacity ($V/C = 0.776$ and 0.327 , respectively)

Turn Lanes: Auxiliary right turn lanes are warranted on:
CR 462 at Twisted Boulevard Access (eastbound right turn lane)

Auxiliary left turn lanes are warranted on:

CR 462 (realigned) at Access Driveway A (westbound left turn lane)

CR 462 (realigned) at Access Driveway B (northbound left turn lane)

Evaluation of CR 462
Realignment:

The roadway is projected to operate at an adequate LOS at the project buildout with 4-lanes from US 301 to the roundabout at Oaks Boulevard and 2-lanes north of the roundabout

The proposed roundabouts and the stop-controlled intersections along the realigned CR 462 are projected to operate at an adequate LOS at the project buildout

Required Improvements:

Turn Lanes:

Construct a 315-foot westbound left turn lane, a 180-foot eastbound left turn lane at CR 462 (realigned) & Access Driveway A

Construct 350-foot right turn lane at Access on Twisted Boulevard

Construct a 430-foot northbound left turn lane and a 180-foot southbound left turn lane at CR 462 (realigned) & Access Driveway B

Construct 240-foot right turn lanes on all three right-in/right-out driveways on US 301 and on CR 462 (realigned)

Off-site
Improvements:

Re-time the traffic signal controller for the following intersections:

US 301 and CR 466

US 301 and CR 472/CR 216

Improve US 301 and CR 462/CR 462 (Realigned) by the following:

- Construct 350-foot eastbound dual left turn lanes
- Construct an eastbound through turn lane
- Construct a 155-foot eastbound right turn lane
- Restripe existing Westbound left turn lane to a through lane
- Restripe existing striped median to a 240-foot Westbound left turn lane
- Extend existing northbound left turn lane to 445 feet
- Construct a second 445-foot northbound left turn lane
- Construct a second 340-foot southbound left turn lane
- Construct a 240-foot southbound right turn lane
- Construct a second eastbound lane on CR 462 to accommodate southbound dual left lanes
- Retime the signal controller
- Upgrade the existing span wire signal to a mast arm signal

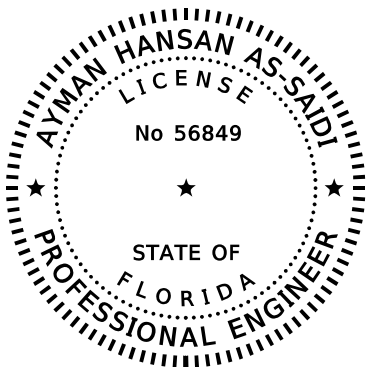
PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Twisted Oaks Pointe
LOCATION: City of Wildwood, Florida
CLIENT: Kolter Land Partners

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
AYMAN H. AS-SAIDI, P.E. NO. 56849

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION.....	1
1.1 Study Area.....	3
2.0 EXISTING CONDITIONS ANALYSIS	6
2.1 Roadway Segment Capacity Analysis.....	6
2.2 Intersection Capacity Analysis	11
3.0 PROJECT TRAFFIC	15
3.1 Trip Generation.....	15
3.2 Trip Distribution.....	16
4.0 PROJECTED CONDITIONS ANALYSIS	18
4.1 Planned and Programmed Improvements.....	18
4.2 Roadway Segment Capacity Analysis.....	18
4.3 Intersection Capacity Analysis	23
4.4 Mitigation Measures.....	32
5.0 ACCESS ANALYSIS	34
6.0 EVALUATION OF CR 462 REALIGNMENT	38
6.1 Proposed CR 462 Realignment and Geometry	38
6.2 Study Area.....	38
6.3 Projected Roadway Segment Capacity Analysis.....	40
6.4 Projected Intersection Capacity Analysis	41
6.5 Access Management Review	42
7.0 STUDY CONCLUSIONS.....	43

APPENDICES

Appendix A Sumter County Comments and Correspondence
Appendix B Preliminary Site Plan
Appendix C Approved Methodology
Appendix D Sumter County 2014/2015 TMS, Sumter County 2020 Annual Traffic Counts, Sumter County 2019 CMP Database, and FDOT 2020 QLOS Generalized Table 7
Appendix E Traffic Counts for CR 209, CR 221, CR 232, CR 229, FTO Historical AADTs, and Growth Rate Calculation Spreadsheets
Appendix F Raw Turning Movement Counts and 2019 Peak Season Factor Category Report
Appendix G HCM Analysis – Existing Conditions and Signal Timing Sheets
Appendix H ITE Trip Generation Sheets and Internal Capture Calculation Worksheets
Appendix I CFRPM v7.0 Model Output
Appendix J Vested Trips from Approved Developments
Appendix K Projected Intersection Volume Calculation Worksheets
Appendix L HCM Analysis – Projected Conditions
Appendix M Exhibit 212-1 of FDM and Turn Lane Warrant Analyses
Appendix N Evaluation of CR 462 Realignment
Appendix O FDOT Rule 14-97 and Excerpts from Sumter County Engineering Manual and LDC

LIST OF TABLES

Table 1 Existing Roadway Segment Capacity Analysis – AM Peak Hour	7
Table 1 Existing Roadway Segment Capacity Analysis – AM Peak Hour (Continued).....	8
Table 2 Existing Roadway Segment Capacity Analysis – PM Peak Hour	9
Table 2 Existing Roadway Segment Capacity Analysis – PM Peak Hour (Continued).....	10
Table 3 Existing Intersection Capacity Analysis	14
Table 4 Trip Generation Analysis	15
Table 5 Projected Roadway Segment Capacity Analysis - AM Peak Hour	19
Table 5 Projected Roadway Segment Capacity Analysis - AM Peak Hour (Continued).....	20
Table 6 Projected Roadway Segment Capacity Analysis - PM Peak Hour	21
Table 6 Projected Roadway Segment Capacity Analysis - PM Peak Hour (Continued).....	22
Table 7A Projected Intersection Capacity Analysis	30
Table 7B Projected Intersection Capacity Analysis (Access Driveways).....	31
Table 8 US 301 and CR 462/ CR 462 (Realigned) Intersection Improvements.....	32
Table 9 Intersection Capacity Analysis with Improvements	33
Table 10 Projected Roadway Segment Capacity Analysis for CR 462 Realignment	40
Table 11 Projected Intersection Capacity Analysis for CR 462 Realignment.....	41

LIST OF FIGURES

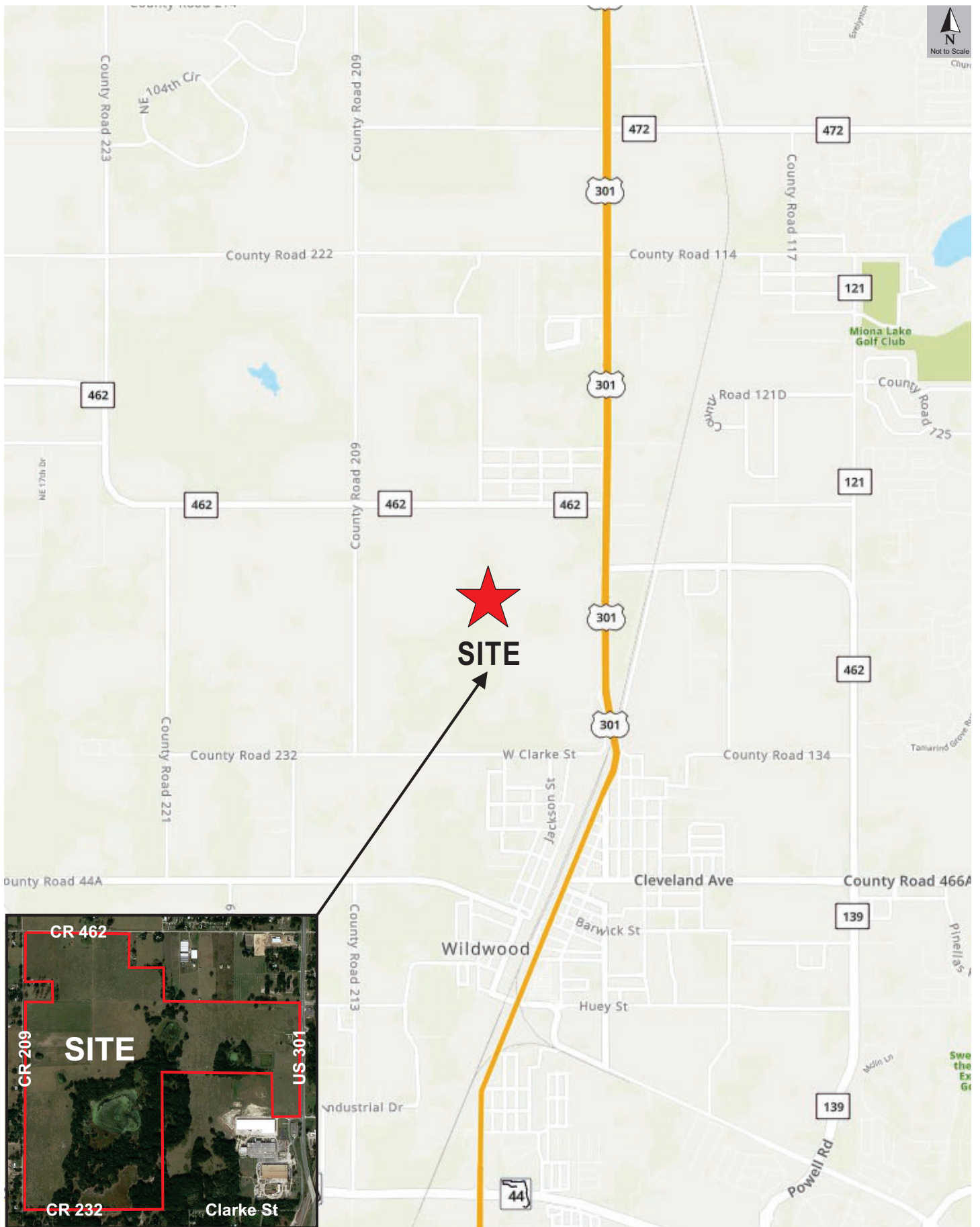
Figure 1 Site Location Map	2
Figure 2 Existing AM Peak Hour Intersection Volumes	12
Figure 3 Existing PM Peak Hour Intersection Volumes	13
Figure 4 Project Trip Distribution	17
Figure 5A Project AM Peak Trip Distribution on the Access Driveways.....	24
Figure 5B Project PM Peak Trip Distribution on the Access Driveways.....	25
Figure 6A Projected AM Peak Hour Intersection Volumes- External Network.....	26
Figure 6B Projected AM Peak Hour Intersection Volumes- Internal Network.....	27
Figure 7A Projected PM Peak Hour Intersection Volumes- External Network.....	28
Figure 7B Projected PM Peak Hour Intersection Volumes- Internal Network.....	29
Figure 8 Realignment of CR 462.....	39

1.0 INTRODUCTION

A Traffic Impact Analysis (TIA) was conducted to assess the impact of the proposed mixed-use development of Twisted Oaks Pointe on the surrounding transportation network. This study also evaluated the proposed realignment of CR 462 to assess its impact on the adjacent roadway segments and intersections. This revised TIA addresses comments received from Sumter County on February 23, 2022, included in **Appendix A**. The project is composed of 736 single-family dwelling units, 224 townhouse dwelling units, 300 apartment dwelling units, and three (3) commercial buildings totaling 162,000 square feet. The project will be built in three (3) phases with an anticipated full buildout year of 2027. The ±390.78-acre site is located west of US Highway 301, north of Clarke Street/CR 232, and south of CR 462 in City of Wildwood, Florida. **Figure 1** depicts the site location and the surrounding transportation network.

Access to the site is proposed via four (4) full access driveways on CR 462 (re-aligned), one (1) right-in/right-out access driveway on CR 462 (re-aligned), three (3) right-in/right-out access driveways on US 301 and one (1) full access driveway on CR 209. A preliminary site plan is included in **Appendix B**.

The analysis was prepared in accordance with the approved methodology submitted to Sumter County and provided in **Appendix C**. Data used in the analysis consisted of the preliminary site plan provided by the project engineers, daily and peak hour traffic counts collected by Traffic & Mobility Consultants (TMC), *Sumter County Transportation Management System (TMS) Report*, *Sumter County Annual Traffic Counts*, *Sumter County Congestion Management Process (CMP) Database*, Florida Department of Transportation (FDOT) information, and approved developments traffic data provided by Sumter County.



1.1 Study Area

The study area for the proposed development was determined in accordance with the requirements of Sumter County *Traffic Impact Analysis (TIA) Guidelines* and as specified in the approved TIA methodology. Accordingly, the analysis considered the project's impact on the following roadway segments and intersections within the project's primary influence area:

Study Roadways:

- Buena Vista Boulevard
 - CR 466A to St. Charles Plaza
 - St. Charles Plaza to Odell Circle South End
 - Odell Circle South End to Bonita Boulevard
 - Bonita Boulevard to Odell Circle N End
 - Odell Circle N End to Stillwater Trail
 - Stillwater Trail to Ternberry Forest Drive
 - Ternberry Forest Drive to CR 472 (Rainey Trail)
 - CR 472 (Rainey Trail) to Belvedere Boulevard
 - Belvedere Boulevard to Tall Trees Lane
 - Tall Trees Lane to Laurel Manor Drive
 - Laurel Manor Drive to CR 466
 - CR 466 to Saddlebrook Lane
 - Saddlebrook Lane to El Camino Real
- CR 44A
 - SR 44(W) to CR 213
- CR 462
 - CR 229 to CR 223
 - CR 223 to CR 209
 - CR 209 to US 301/SR 35
 - US 301/SR 35 to CR 131
 - CR 131 to CR 121
 - CR 121 to CR 134
 - CR 134 to CR 466A

- CR 466
 - CR 209 to US 301/SR 35
 - US 301/SR 35 to CR 105
 - CR 105 to CR 103
 - CR 103 to CR 101
 - CR 101 to Buena Vista Boulevard
 - Buena Vista Boulevard to Morse Boulevard
 - Morse Boulevard to CR 100/Lake County Line
- CR 466A
 - US 301/SR 35 to CR 462/Powell Road
 - CR 462/ Powell Road to C-133 (NE 57th Drive)
 - C-133 (NE 57th Drive) to Buena Vista Boulevard
 - Buena Vista Boulevard to Canal Street
 - Canal Street to Morse Boulevard
- CR 472
 - US 301/SR 35 to CR 117
 - CR 117 to Lynn Haven Lane
 - Lynn Haven Lane to Buena Vista Boulevard
- CR 209
 - CR 232 to CR 462 E
 - CR 462 E to CR 216
 - CR 216 to CR 466
- CR 221
 - CR 44A to CR 462 E
- CR 229
 - CR 462 to CR 466
- CR 232
 - CR 221 to US 301/SR 35
- Morse Boulevard N
 - CR 466A to Odell Circle S
 - Odell Circle S to Bonita Boulevard
 - Bonita Boulevard to Odell Circle N
 - Odell Circle N to Stillwater Trail

- Stillwater Trail to CR 466
- US 301/SR 35
 - CR 514 to CR 468 (Warm Springs Avenue)
 - CR 468 (Warm Springs Avenue) to SR 91/Florida's Turnpike
 - SR 91/Florida's Turnpike to CR 156 (Clay Drain Road)
 - CR 156 (Clay Drain Road) to SR 44
 - SR 44 to CR 44A
 - CR 44A to CR 466A (Cleveland Avenue)
 - CR 466A (Cleveland Avenue) to CR 462 (S)
 - CR 462 (S) to CR 462 (N)
 - CR 462 (N) to CR 222
 - CR 222 to CR 472
 - CR 472 to CR 466

Study Intersections:

- US 301 and CR 466 (Signalized)
- US 301 and CR 472/CR 216 (Signalized)
- US 301 and CR 462/CR 126 (Unsignalized)
- US 301 and CR 462 (Signalized)
- CR 209 and CR 232 (Unsignalized)
- US 301 and CR 466A (Cleveland Avenue) (Signalized)
- CR 466A (Cleveland Avenue) and Powell Road/CR 462 (Signalized)
- SR 44 and CR 44A (Unsignalized)
- CR 462 Realigned/CR 205B and CR 462 (Proposed Roundabout)
- CR 462 (Realigned) and Access Driveway A (Proposed)
- CR 462 (Realigned) and Access Driveway B (Proposed)
- CR 462 (Realigned) and Access Driveway C (Proposed Roundabout)
- CR 462 (Realigned) and Access Driveway D (Proposed)
- CR 462 and Twisted Boulevard (Proposed)
- CR 209 and Oaks Boulevard (Proposed)
- US 301 and Access Driveway E (Proposed)
- US 301 and Access Driveway F (Proposed)
- US 301 and Access Driveway G (Proposed)

2.0 EXISTING CONDITIONS ANALYSIS

Existing conditions were analyzed to establish a baseline for prevailing traffic conditions in the vicinity of the proposed development. The analysis included a review of existing roadway segment and intersection level of service (LOS) and capacities.

2.1 Roadway Segment Capacity Analysis

Existing roadway conditions were analyzed during the AM and PM peak hours by comparing existing traffic volumes within the study area to LOS volumes for the study roadway segments, as obtained from *Sumter County 2014/2015 TMS Report*, *Sumter County 2020 Annual Traffic Counts*, *Sumter County 2019 CMP Database*, and 2020 FDOT *Quality/Level of Service (Q/LOS) Generalized Table 7*, included in **Appendix D**.

To reflect existing traffic conditions, 2020 AM and PM peak hour directional volumes obtained from *Sumter County 2020 Annual Traffic Counts* were multiplied by annual growth rates derived from historical average annual daily traffic (AADT) available on *Florida Traffic Online (FTO)* web-based database or in 2020 *Sumter County Annual Traffic Counts* report. A minimum of 1% annual growth rate was applied to roadway segments for which minimal or no growth was observed. Peak hour directional volumes on US 301 were obtained from FTO 2020 historical AADT reports or Synopsis Reports. Peak hour directional volumes on CR 209, CR 221, and CR 232 were obtained from turning movement counts collected by TMC in August 2021 and provided in **Appendix E**. Peak hour directional volumes on CR 229 were extracted from 24-hour counts collected by TMC in September 2021 and included in **Appendix E**. Historical AADT reports obtained from FTO database and growth rate spreadsheets are included in **Appendix E**. **Table 1** and **Table 2** summarize the roadway segment capacity analysis for the AM and PM peak hours, respectively.

Table 1
Existing Roadway Segment Capacity Analysis – AM Peak Hour

Roadway Segment	Seg ID	Station ID	Count Source	# of Lns	Median Type	Area Type	LOS Std	PH Dir Cap	AGR %	Dir	2020 Conditions			Existing Conditions		
											Vol	LOS	V/C	Vol	LOS	V/C
Buena Vista Blvd																
CR 466A to St Charles Pl	6000005	314	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,166 932	D D	0.79 0.64	1,178 941	D D	0.80 0.64
St Charles Pl to Odell Cir S End	60000051	311	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	725 705	D D	0.49 0.48	732 712	D D	0.50 0.49
Odell Cir S End to Bonita Blvd	60000052	308	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	634 553	C C	0.43 0.38	640 559	C C	0.44 0.38
Bonita Blvd to Odell Cir N End	60000053	305	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	666 708	D D	0.45 0.48	673 715	D D	0.46 0.49
Odell Cir N End to Stillwater Tr	60000054	302	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,039 1,175	D D	0.71 0.80	1,049 1,187	D D	0.72 0.81
Stillwater Tr to Ternberry Forest Dr	60000055	299	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	887 781	D D	0.60 0.53	896 789	D D	0.61 0.54
Ternberry Forest Dr to CR 472 (Rainey Tr)	60000056	295	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	946 1,045	D D	0.64 0.71	955 1,055	D D	0.65 0.72
CR 472 (Rainey Tr) to Belvedere Blvd	3300000	292	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	852 858	D D	0.58 0.58	861 867	D D	0.59 0.59
Belvedere Blvd to Tall Trees Ln	33000001	289	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	877 839	D D	0.60 0.57	886 847	D D	0.60 0.58
Tall Trees Ln to Laurel Manor Dr	33000002	10	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	839 872	D D	0.57 0.59	847 881	D D	0.58 0.60
Laurel Manor Dr to CR 466	33000003	283	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	833 763	D D	0.57 0.52	841 771	D D	0.57 0.53
CR 466 to Saddlebrook Ln	50000101	149	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	983 940	D D	0.67 0.64	993 949	D D	0.68 0.65
Saddlebrook Ln to El Camino Real	50000102	352	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	967 970	D D	0.66 0.66	977 980	D D	0.67 0.67
CR 44A																
SR 44(W) to CR 213	35281102	8	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	73 36	B B	0.06 0.03	74 36	B B	0.06 0.03
CR 462																
CR 229 to CR 223	3542120	356	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	93 32	B B	0.08 0.03	94 32	B B	0.08 0.03
CR 223 to CR 209	3542130	13	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	190 111	B B	0.16 0.09	192 112	B B	0.16 0.09
CR 209 to US 301/SR 35	3542150	14	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	195 64	B B	0.16 0.05	197 65	B B	0.17 0.05
US 301/ SR 35 to CR 131	3541110	15	SC	2	Undivided	Urban	F	1,640	1.21%	NB/EB SB/WB	424 455	B B	0.26 0.28	429 461	B B	0.26 0.28
CR 131 to CR 121	35411101	15	SC	2	Undivided	Urban	F	1,640	1.21%	NB/EB SB/WB	424 455	B B	0.26 0.28	429 461	B B	0.26 0.28
CR 121 to CR 134	35411102	17	SC	2	Undivided	Urban	F	1,640	1.00%	NB/EB SB/WB	456 646	B C	0.28 0.39	461 652	B C	0.28 0.40
CR 134 to CR 466A	35411103	17	SC	2	Undivided	Urban	F	1,640	1.00%	NB/EB SB/WB	456 646	B C	0.28 0.39	461 652	B C	0.28 0.40
CR 466																
CR 209 to US 301/SR 35	3537130	20	SC	2	Divided	Urban	D	713	1.00%	NB/EB SB/WB	394 241	D C	0.55 0.34	398 243	D C	0.56 0.34
US 301/ SR 35 to CR 105	3537140	22	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,078 1,019	C C	0.60 0.57	1,089 1,029	C C	0.60 0.57
CR 105 to CR 103	35371401	25	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	911 745	C C	0.51 0.41	920 752	C C	0.51 0.42
CR 103 to CR 101	3537150	28	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,034 1,190	C C	0.57 0.66	1,044 1,202	C C	0.58 0.67
CR 101 to Buena Vista Blvd	3537180	31	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,135 1,295	C C	0.63 0.72	1,146 1,308	C C	0.64 0.73
Buena Vista Blvd to Morse Blvd	3537160	34	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	939 1,031	C C	0.52 0.57	948 1,041	C C	0.53 0.58
Morse Blvd to CR 100/ Lake County Line	3537170	37	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,156 1,078	C C	0.64 0.60	1,168 1,089	C C	0.65 0.60
CR 466A																
US 301/SR 35 to CR 462/Powell Rd	3533100	40	SC	2	Divided	Urban	D	825	1.00%	NB/EB SB/WB	471 460	D D	0.57 0.56	476 465	D D	0.58 0.56
CR 462/Powell Rd to C-133 (NE 57th Dr)	35331101	41	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	1,078 1,121	C C	0.57 0.59	1,089 1,132	C C	0.57 0.60
C-133 (NE 57th Dr) to Buena Vista Blvd	35331102	43	SC	4	Divided	Urban	D	1,900	1.19%	NB/EB SB/WB	1,215 1,314	C C	0.64 0.69	1,229 1,330	C C	0.65 0.70
Buena Vista Blvd to Canal St	35331103	46	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	820 912	C C	0.43 0.48	828 921	C C	0.44 0.48
Canal St to Morse Blvd	35331104	46	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	820 912	C C	0.43 0.48	828 921	C C	0.44 0.48
CR 472																
US 301/SR 35 to CR 117	3543100	66	SC	2	Undivided	Urban	D	713	1.00%	NB/EB SB/WB	400 137	D C	0.56 0.19	404 138	D C	0.57 0.19
CR 117 to Lynn Haven Ln	35431101	800	SC	2	Undivided	Urban	D	713	1.00%	NB/EB SB/WB	467 211	D C	0.65 0.30	472 213	D C	0.66 0.30
Lynn Haven Ln to Buena Vista Blvd	35431102	67	SC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	473 143	D C	0.70 0.21	478 144	D C	0.71 0.21

Table 1
Existing Roadway Segment Capacity Analysis – AM Peak Hour (Continued)

Roadway Segment	Seg ID	Station ID	Count Source	# of Lns	Median Type	Area Type	LOS Std	PH Dir	AGR %	Dir	2020 Conditions			Existing Conditions		
											Vol	LOS	V/C	Vol	LOS	V/C
CR 209																
CR 232 to CR 462 E	5080	--	TMC	2	Undivided	Urban	D	525	1.00%	NB/EB SB/WB	-- --	-- --	-- --	19 ** 17 **	C C	0.04 0.03
CR 462 E to CR 216	3248105	--	TMC	2	Undivided	Urban	D	616	1.00%	NB/EB SB/WB	-- --	-- --	-- --	54 ** 82 **	C C	0.09 0.13
CR 216 to CR 466	3248102	--	TMC	2	Undivided	Urban	D	525	1.00%	NB/EB SB/WB	-- --	-- --	-- --	54 ** 82 **	C C	0.10 0.16
CR 221																
CR 44A to CR 462 E	--	--	TMC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	-- --	-- --	-- --	46 ** 54 **	C C	0.07 0.08
CR 229																
CR 462 to CR 466	3245110	--	TMC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	-- --	-- --	-- --	135 *** 141 ***	B B	0.11 0.12
CR 232																
CR 221 to US 301/SR 35	--	--	TMC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	-- --	-- --	-- --	10 ** 7 **	C C	0.01 0.01
Morse Blvd N																
CR 466A to Odell Cir (S)	59999951	182	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,061 1,117	D D	0.72 0.76	1,072 1,128	D D	0.73 0.77
Odell Cir (S) to Bonita Blvd	59999952	176	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	672 671	D D	0.46 0.46	679 678	D D	0.46 0.46
Bonita Blvd to Odell Cir (N)	59999953	170	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	566 564	C C	0.39 0.38	572 570	C C	0.39 0.39
Odell Cir (N) to Stillwater Tr	59999954	164	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	737 715	D D	0.50 0.49	744 722	D D	0.51 0.49
Stillwater Tr to CR 466	59999955	158	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,262 1,257	D D	0.86 0.86	1,275 1,270	D D	0.87 0.87
US 301/SR 35																
CR 514 to CR 468 (Warm Springs Avenue)	3253200	180041	FDOT	2	Undivided	Urban	D	704	1.00%	NB/EB SB/WB	331 * 323 *	C C	0.47 0.46	334 326	C C	0.47 0.46
CR 468 (Warm Springs Avenue) to SR 91/FL's Turnpike	3253210	180077	FDOT	2	Undivided	Urban	D	1,200	1.67%	NB/EB SB/WB	670 * 638 *	C C	0.56 0.53	681 649	C C	0.57 0.54
SR 91/FL's Turnpike to CR 156 (Clay Drain Rd)	3253220	180001	FDOT	2	Divided	Urban	D	1,250	1.00%	NB/EB SB/WB	186 * 194 *	B B	0.15 0.16	188 196	B B	0.15 0.16
CR 156 (Clay Drain Rd) to SR 44	3253230	180001	FDOT	4	Divided	Urban	D	2,100	1.00%	NB/EB SB/WB	186 * 194 *	B B	0.09 0.09	188 196	B B	0.09 0.09
SR 44 to CR 44A	3253240	185016	FDOT	4	Divided	Urban	D	2,000	1.00%	NB/EB SB/WB	795 * 816 *	C C	0.40 0.41	803 824	C C	0.40 0.41
CR 44A to CR 466A (Cleveland Ave)	3253250	180026	FDOT	4	Divided	Urban	D	1,630	1.00%	NB/EB SB/WB	842 * 842 *	D D	0.52 0.52	850 850	D D	0.52 0.52
CR 466A (Cleveland Ave) to CR 462 (S)	32532601	185008	FDOT	4	Divided	Urban	D	2,000	1.02%	NB/EB SB/WB	956 * 956 *	C C	0.48 0.48	966 966	C C	0.48 0.48
CR 462 (S) to CR 462 (N)	3253270	180002	FDOT	4	Divided	Urban	D	2,000	1.17%	NB/EB SB/WB	995 * 956 *	C C	0.50 0.48	1,006 967	C C	0.50 0.48
CR 462 (N) to CR 222	3253280	180002	FDOT	4	Divided	Urban	D	2,000	1.17%	NB/EB SB/WB	995 * 956 *	C C	0.50 0.48	1,006 967	C C	0.50 0.48
CR 222 to CR 472	3253290	180206	FDOT	4	Divided	Urban	D	2,000	1.00%	NB/EB SB/WB	879 * 1,114 *	C C	0.44 0.56	888 1,125	C C	0.44 0.56
CR 472 to CR 466	32533001	180210	FDOT	4	Divided	Urban	D	2,000	1.45%	NB/EB SB/WB	1,109 * 1,224 *	C C	0.55 0.61	1,125 1,242	C C	0.56 0.62

Source: 2014/2015 Sumter County Transportation Management System (TMS) Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database

*Peak hour directional volumes were obtained from FDOT 2020 Historical AADT Reports (15% reduction applied) or Synopsis Reports

**Peak hour directional volumes were obtained from PM peak hour turning movement counts collected by TMC in 2021

***Peak hour directional volumes were obtained from 24-hour counts collected by TMC in 2021

Table 2
Existing Roadway Segment Capacity Analysis – PM Peak Hour

Roadway Segment	Seg ID	Station ID	Count Source	# of Lns	Median Type	Area Type	LOS Std	PH Dir Cap	AGR %	Dir	2020 Conditions			Existing Conditions		
											Vol	LOS	V/C	Vol	LOS	V/C
Buena Vista Blvd																
CR 466A to St Charles Pl	6000005	314	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,061 956	D D	0.72 0.65	1,072 966	D D	0.73 0.66
St Charles Pl to Odell Cir S End	60000051	311	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	729 716	D D	0.50 0.49	736 723	D D	0.50 0.49
Odell Cir S End to Bonita Blvd	60000052	308	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	570 586	C C	0.39 0.40	576 592	C C	0.39 0.40
Bonita Blvd to Odell Cir N End	60000053	305	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	637 702	C D	0.43 0.48	643 709	C D	0.44 0.48
Odell Cir N End to Stillwater Tr	60000054	302	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,025 1,116	D D	0.70 0.76	1,035 1,127	D D	0.71 0.77
Stillwater Tr to Ternberry Forest Dr	60000055	299	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	833 936	D D	0.57 0.64	841 945	D D	0.57 0.64
Ternberry Forest Dr to CR 472 (Rainey Tr)	60000056	295	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	978 1,026	D D	0.67 0.70	988 1,036	D D	0.67 0.71
CR 472 (Rainey Tr) to Belvedere Blvd	3300000	292	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	940 922	D D	0.64 0.63	949 931	D D	0.65 0.63
Belvedere Blvd to Tall Trees Ln	33000001	289	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	941 895	D D	0.64 0.61	950 904	D D	0.65 0.62
Tall Trees Ln to Laurel Manor Dr	33000002	10	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	878 851	D D	0.60 0.58	887 860	D D	0.60 0.59
Laurel Manor Dr to CR 466	33000003	283	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	989 803	D D	0.67 0.55	999 811	D D	0.68 0.55
CR 466 to Saddlebrook Ln	50000101	149	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	996 939	D D	0.68 0.64	1,006 948	D D	0.69 0.65
Saddlebrook Ln to El Camino Real	50000102	352	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	990 920	D D	0.67 0.63	1,000 929	D D	0.68 0.63
CR 44A																
SR 44(W) to CR 213	35281102	8	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	68 106	B B	0.06 0.09	69 107	B B	0.06 0.09
CR 462																
CR 229 to CR 223	3542120	356	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	65 113	B B	0.05 0.09	66 114	B B	0.06 0.10
CR 223 to CR 209	3542130	13	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	120 210	B B	0.10 0.18	121 212	B B	0.10 0.18
CR 209 to US 301/SR 35	3542150	14	SC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	104 247	B B	0.09 0.21	105 249	B B	0.09 0.21
US 301/ SR 35 to CR 131	3541110	15	SC	2	Undivided	Urban	F	1,640	1.21%	NB/EB SB/WB	397 635	B C	0.24 0.39	402 643	B C	0.25 0.39
CR 131 to CR 121	35411101	15	SC	2	Undivided	Urban	F	1,640	1.21%	NB/EB SB/WB	397 635	B C	0.24 0.39	402 643	B C	0.25 0.39
CR 121 to CR 134	35411102	17	SC	2	Undivided	Urban	F	1,640	1.00%	NB/EB SB/WB	644 495	C B	0.39 0.30	650 500	C B	0.40 0.30
CR 134 to CR 466A	35411103	17	SC	2	Undivided	Urban	F	1,640	1.00%	NB/EB SB/WB	644 495	C B	0.39 0.30	650 500	C B	0.40 0.30
CR 466																
CR 209 to US 301/SR 35	3537130	20	SC	2	Divided	Urban	D	713	1.00%	NB/EB SB/WB	282 484	C D	0.40 0.68	285 489	C D	0.40 0.69
US 301/ SR 35 to CR 105	3537140	22	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,067 1,299	C C	0.59 0.72	1,078 1,312	C C	0.60 0.73
CR 105 to CR 103	35371401	25	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	848 1,000	C C	0.47 0.56	856 1,010	C C	0.48 0.56
CR 103 to CR 101	3537150	28	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,099 1,257	C C	0.61 0.70	1,110 1,270	C C	0.62 0.71
CR 101 to Buena Vista Blvd	3537180	31	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,248 1,434	C C	0.69 0.80	1,260 1,448	C C	0.70 0.80
Buena Vista Blvd to Morse Blvd	3537160	34	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	992 1,138	C C	0.55 0.63	1,002 1,149	C C	0.56 0.64
Morse Blvd to CR 100/ Lake County Line	3537170	37	SC	4	Divided	Urban	D	1,800	1.00%	NB/EB SB/WB	1,200 1,027	C C	0.67 0.57	1,212 1,037	C C	0.67 0.58
CR 466A																
US 301/SR 35 to CR 462/Powell Rd	3533100	40	SC	2	Divided	Urban	D	825	1.00%	NB/EB SB/WB	479 495	D D	0.58 0.60	484 500	D D	0.59 0.61
CR 462/Powell Rd to C-133 (NE 57th Dr)	35331101	41	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	1,071 1,129	C C	0.56 0.59	1,082 1,140	C C	0.57 0.60
C-133 (NE 57th Dr) to Buena Vista Blvd	35331102	43	SC	4	Divided	Urban	D	1,900	1.19%	NB/EB SB/WB	1,222 1,285	C C	0.64 0.68	1,237 1,300	C C	0.65 0.68
Buena Vista Blvd to Canal St	35331103	46	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	806 917	C C	0.42 0.48	814 926	C C	0.43 0.49
Canal St to Morse Blvd	35331104	46	SC	4	Divided	Urban	D	1,900	1.00%	NB/EB SB/WB	806 917	C C	0.42 0.48	814 926	C C	0.43 0.49
CR 472																
US 301/SR 35 to CR 117	3543100	66	SC	2	Undivided	Urban	D	713	1.00%	NB/EB SB/WB	276 200	C C	0.39 0.28	279 202	C C	0.39 0.28
CR 117 to Lynn Haven Ln	35431101	800	SC	2	Undivided	Urban	D	713	1.00%	NB/EB SB/WB	271 372	C D	0.38 0.52	274 376	C D	0.38 0.53
Lynn Haven Ln to Buena Vista Blvd	35431102	67	SC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	329 267	C C	0.49 0.40	332 270	C C	0.49 0.40

Table 2
Existing Roadway Segment Capacity Analysis – PM Peak Hour (Continued)

Roadway Segment	Seg ID	Station ID	Count Source	# of Lns	Median Type	Area Type	LOS Std	PH Dir	AGR %	Dir	2020 Conditions			Existing Conditions		
											Vol	LOS	V/C	Vol	LOS	V/C
CR 209																
CR 232 to CR 462 E	5080	--	TMC	2	Undivided	Urban	D	525	1.00%	NB/EB SB/WB	-- --	-- --	-- --	36 ** 23 **	C C	0.07 0.04
CR 462 E to CR 216	3248105	--	TMC	2	Undivided	Urban	D	616	1.00%	NB/EB SB/WB	-- --	-- --	-- --	89 ** 41 **	C C	0.14 0.07
CR 216 to CR 466	3248102	--	TMC	2	Undivided	Urban	D	525	1.00%	NB/EB SB/WB	-- --	-- --	-- --	89 ** 41 **	C C	0.17 0.08
CR 221																
CR 44A to CR 462 E	--	--	TMC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	-- --	-- --	-- --	64 ** 69 **	C C	0.10 0.10
CR 229																
CR 462 to CR 466	3245110	--	TMC	2	Undivided	Urban	D	1,190	1.00%	NB/EB SB/WB	-- --	-- --	-- --	154 *** 114 ***	B B	0.13 0.10
CR 232																
CR 221 to US 301/SR 35	--	--	TMC	2	Undivided	Urban	D	675	1.00%	NB/EB SB/WB	-- --	-- --	-- --	11 ** 12 **	C C	0.02 0.02
Morse Blvd N																
CR 466A to Odell Cir (S)	59999951	182	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,086 1,054	D D	0.74 0.72	1,097 1,065	D D	0.75 0.73
Odell Cir (S) to Bonita Blvd	59999952	176	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	673 685	D D	0.46 0.47	680 692	D D	0.46 0.47
Bonita Blvd to Odell Cir (N)	59999953	170	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	562 565	C C	0.38 0.39	568 571	C C	0.39 0.39
Odell Cir (N) to Stillwater Tr	59999954	164	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	707 701	D D	0.48 0.48	714 708	D D	0.49 0.48
Stillwater Tr to CR 466	59999955	158	SC	4	Divided	Urban	D	1,467	1.00%	NB/EB SB/WB	1,224 1,262	D D	0.83 0.86	1,236 1,275	D D	0.84 0.87
US 301/SR 35																
CR 514 to CR 468 (Warm Springs Avenue)	3253200	180041	FDOT	2	Undivided	Urban	D	704	1.00%	NB/EB SB/WB	380 * 390 *	C C	0.54 0.55	384 393	C C	0.55 0.56
CR 468 (Warm Springs Avenue) to SR 91/FL's Turnpike	3253210	180077	FDOT	2	Undivided	Urban	D	1,200	1.67%	NB/EB SB/WB	751 * 789 *	C C	0.63 0.66	763 802	C C	0.64 0.67
SR 91/FL's Turnpike to CR 156 (Clay Drain Rd)	3253220	180001	FDOT	2	Divided	Urban	D	1,250	1.00%	NB/EB SB/WB	228 * 219 *	B B	0.18 0.17	230 221	B B	0.18 0.18
CR 156 (Clay Drain Rd) to SR 44	3253230	180001	FDOT	4	Divided	Urban	D	2,100	1.00%	NB/EB SB/WB	228 * 219 *	B B	0.11 0.10	230 221	B B	0.11 0.11
SR 44 to CR 44A	3253240	185016	FDOT	4	Divided	Urban	D	2,000	1.00%	NB/EB SB/WB	1,004 * 919 *	C C	0.50 0.46	1,014 928	C C	0.51 0.46
CR 44A to CR 466A (Cleveland Ave)	3253250	180026	FDOT	4	Divided	Urban	D	1,630	1.00%	NB/EB SB/WB	990 * 990 *	D D	0.61 0.61	1,000 1,000	D D	0.61 0.61
CR 466A (Cleveland Ave) to CR 462 (S)	32532601	185008	FDOT	4	Divided	Urban	D	2,000	1.02%	NB/EB SB/WB	1,125 * 1,125 *	C C	0.56 0.56	1,136 1,136	C C	0.57 0.57
CR 462 (S) to CR 462 (N)	3253270	180002	FDOT	4	Divided	Urban	D	2,000	1.17%	NB/EB SB/WB	1,125 * 1,170 *	C C	0.56 0.59	1,138 1,184	C C	0.57 0.59
CR 462 (N) to CR 222	3253280	180002	FDOT	4	Divided	Urban	D	2,000	1.17%	NB/EB SB/WB	1,125 * 1,170 *	C C	0.56 0.59	1,138 1,184	C C	0.57 0.59
CR 222 to CR 472	3253290	180206	FDOT	4	Divided	Urban	D	2,000	1.00%	NB/EB SB/WB	1,251 * 944 *	C C	0.63 0.47	1,264 953	C C	0.63 0.48
CR 472 to CR 466	32533001	180210	FDOT	4	Divided	Urban	D	2,000	1.45%	NB/EB SB/WB	1,440 * 1,305 *	C C	0.72 0.65	1,461 1,324	C C	0.73 0.66

Source: 2014/2015 Sumter County Transportation Management System (TMS) Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database

*Peak hour directional volumes were obtained from FDOT 2020 Historical AADT Reports or Synopsis Reports

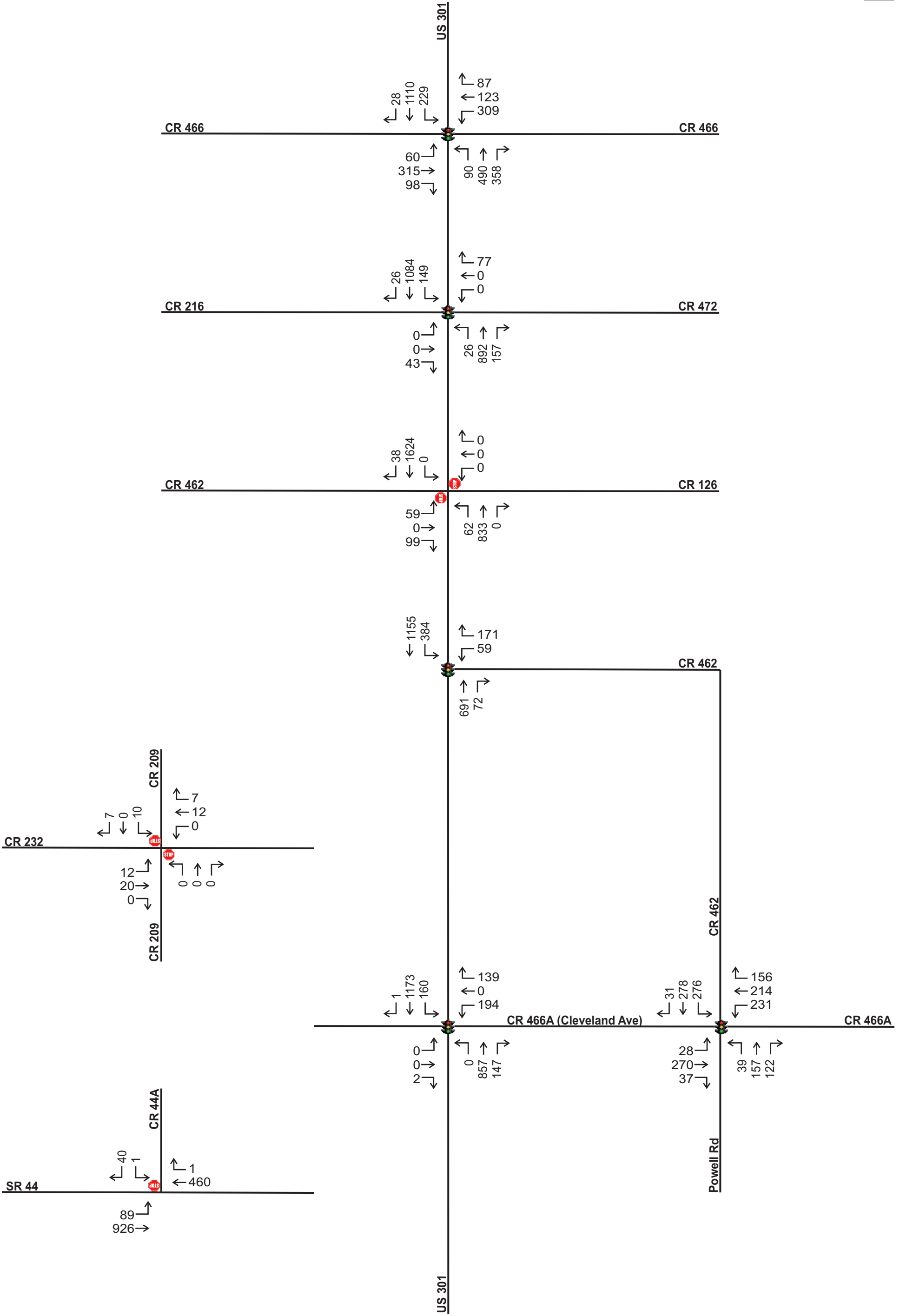
**Peak hour directional volumes were obtained from PM peak hour turning movement counts collected by TMC in 2021

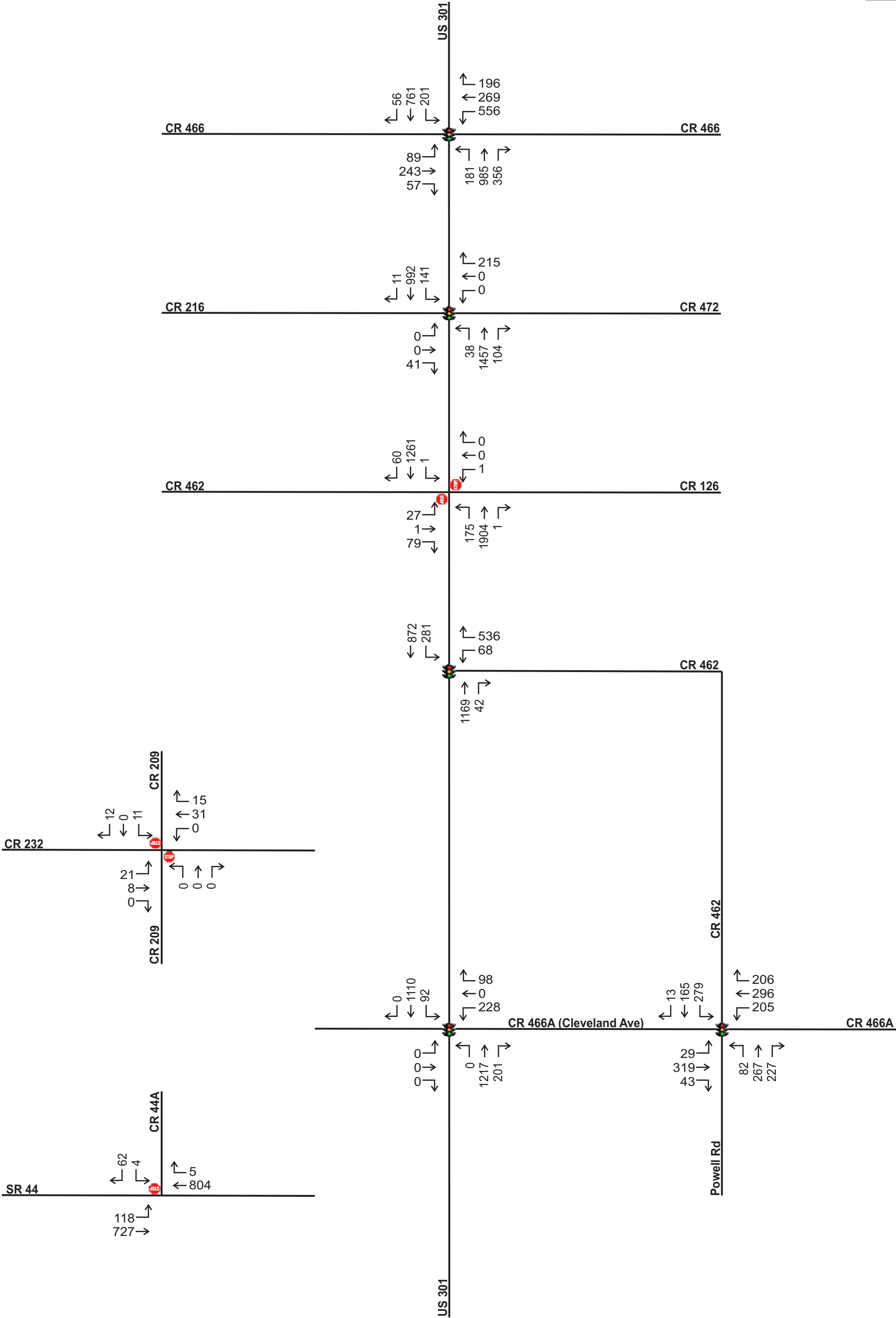
***Peak hour directional volumes were obtained from 24-hour counts collected by TMC in 2021

The existing conditions analysis indicates that all the study roadway segments currently operate within the adopted LOS during the AM and PM peak hours.

2.2 Intersection Capacity Analysis

An intersection capacity analysis was conducted using *Synchro* software and methods of the *Highway Capacity Manual, 6th Edition (HCM)*. The analysis was performed using existing intersection geometry, existing intersection control, and turning movement volumes during the AM and PM peak hours. Existing intersection turning movement counts were collected by TMC on July 22, July 27, and August 31, 2021. Traffic counts taken during the off-peak season were adjusted using appropriate seasonal factors obtained from FDOT *2019 Peak Season Factor Category Report* for Sumter County. The raw turning movement counts, and the *2019 Peak Season Factor Category Report* used in the analysis are included in **Appendix F**. The existing AM and PM peak hour intersection volumes are displayed in **Figure 2** and **Figure 3**, respectively.





A summary of the intersection capacity analysis is shown in **Table 3**. Detailed *HCM* analysis worksheets and signal timing sheets are included in **Appendix G**. The unsignalized intersection of US 301 and CR 462/CR 126 currently experiences high delay on the stop-controlled eastbound and westbound approaches. The remaining study intersections currently operate at an adequate overall LOS.

Table 3
Existing Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 301 & CR 466	Signal	AM	53.9	D	60.8	E	39.4	D	42.4	D	46.1	D
		PM	56.1	E	169.4	F	42.5	D	38.8	D	76.5	E
US 301 & CR 472/CR 216	Signal	AM	25.3	C	28.4	C	14.4	B	11.7	B	13.5	B
		PM	31.8	C	41.1	D	23.4	C	13.3	B	20.6	C
US 301 & CR 462/CR 126	TWSC	AM	278.7	F	0.0	A	17.4	C	0.0	A	--	--
		PM	106.8	F	217.1	F	16.8	C	17.8	C	--	--
US 301 & CR 462	Signal	AM	N/A	N/A	21.8	C	13.6	B	12.2	B	13.2	B
		PM	N/A	N/A	78.9	E	19.2	B	24.8	C	29.1	C
CR 209 & CR 232	TWSC	AM	7.3	A	0.0	A	0.0	A	8.8	A	--	--
		PM	7.4	A	0.0	A	0.0	A	9.0	A	--	--
US 301 & CR 466A (Cleveland Ave)	Signal	AM	22.2	C	26.3	C	17.9	B	10.7	B	15.1	B
		PM	0.0	A	37.5	D	17.9	B	9.1	A	16.0	B
CR 466A & CR 139/CR 462	Signal	AM	30.4	C	25.1	C	18.7	B	15.8	B	22.0	C
		PM	31.5	C	25.7	C	21.4	C	17.4	B	23.8	C
SR 44 & CR 44A	TWSC	AM	8.7	A	0.0	A	N/A	N/A	10.6	B	--	--
		PM	10.5	B	0.0	A	N/A	N/A	14.8	B	--	--

TWSC: Two-Way Stop Control. Worst movement delay reported at TWSC intersections

N/A: Movements not applicable

"--" Delay and/or LOS not established. Delay expressed in seconds/vehicle

3.0 PROJECT TRAFFIC

3.1 Trip Generation

A trip generation analysis was performed for the proposed development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. Pass-by rates were based on Sumter County TIA Guidelines, which are limited to 20%. Internal Capture was calculated based on ITE *Trip Generation Manual, 3rd Edition*. The resulting trip generation analysis is summarized in **Table 4**. ITE information sheets and internal capture calculation spreadsheets are provided in **Appendix H**.

Table 4
Trip Generation Analysis

ITE	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
Code			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential (Detached)	736 DU	8.86	6,521	0.72	530	133	397	0.94	692	436	256
220	Multi-Family Residential (Townhouses)	224 DU	7.38	1,653	0.46	103	24	79	0.54	121	76	45
221	Multi-Family Residential (Apartments)	300 DU	5.44	1,632	0.36	108	28	80	0.44	132	81	51
820	Retail/Commercial	162.000 KSF	51.52	8,346	0.94	152	94	58	4.79	776	372	404
Total Trip Generation				18,152		893	279	614		1,721	965	756
Internal Capture (12% Daily; 3.5% AM; 12% PM)				1,177		26	6	19		113	71	42
Pass-by Retail (20%)				1,469		29	18	11		137	65	71
Net New External Trips				15,506		838	254	583		1,471	828	643

Source: Trip generation analysis is based on ITE Trip Generation Manual, 10th Edition

ITE regression equations are used when R-squared is greater than 0.75 or number of studies ≥20

Internal Capture was calculated based on ITE Trip Generation Manual, 3rd Edition and provided in the Attachments

Daily internal capture was based on the average for AM (3.5%) and PM (20.5%) calculated values. PM internal capture was limited to 12%

Pass-by rates are based on Sumter County TIA Guidelines (Max 20%)

The proposed development is projected to generate 15,506 daily external trips, of which 838 trips occur during the AM peak hour and 1,471 trips occur during the PM peak hour.

3.2 Trip Distribution

A trip distribution pattern was initially estimated using the recently adopted *Central Florida Regional Planning Model (CFRPM) Version 7.0*. However, most of Twisted Oaks Pointe's residents are expected to work at The Villages due to its proximity to the project. Therefore, the model distribution was manually adjusted based on local knowledge, professional engineering judgement, and the location of Twisted Oaks Pointe with respect to The Villages to accurately reflect prevailing travel patterns in the vicinity of the site and the surrounding transportation network. The adjusted trip distribution is presented in **Figure 4**, and the raw model plots are included in **Appendix I**.

4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed mixed-use development on the study roadway segments, the study intersections, and the proposed site access driveways. The project buildout year for the analysis is 2027.

4.1 Planned and Programmed Improvements

Lake-Sumter Metropolitan Planning Organization (LSMPO) 2045 Long Range Transportation Plan and *LSMPO Transportation Improvement Program (TIP)* were reviewed. No funded roadway or intersection improvements were identified in the published information within the study area.

4.2 Roadway Segment Capacity Analysis

Projected traffic on the study roadway segments is composed of background traffic and the project-generated trips. Background traffic is a combination of traffic growth at the project buildout and vested trips. Traffic growth at the project buildout was estimated based on annual growth rates derived from historical AADT available on the FTO database or 2020 *Sumter County Annual Traffic Counts*. A minimum of 1% annual growth rate was applied to roadway segments for which minimal or no growth was detected.

Vested trips are those generated by seven (7) approved developments within the study area, provided by Sumter County. These developments include Turkey Run, Triumph South, Oxford Crossings, Parkview at Brownwood, Wildwood Residential, Wildwood Cottages, and Villas at Wildwood. Relevant vested trip data used in the analysis is provided in **Appendix J**.

The project trips were assigned to the study roadway segments based on the project's trip generation and trip distribution pattern. Projected roadway conditions were analyzed by comparing the projected traffic volumes on the study roadway segments to their capacities and service volumes. **Table 5** and **Table 6** summarize the projected roadway segment capacity analysis under the projected conditions for the AM and PM peak hours, respectively.

Table 5
Projected Roadway Segment Capacity Analysis - AM Peak Hour

Roadway Segment	# of Lns	LOS Std	PH Dir Cap	AGR %	Dir	Vested Trips	2027 Backg'd			Project		Projected Conditions			
							Vol	LOS	V/C	Dist	Trips	Vol	LOS	V/C	
Buena Vista Blvd															
CR 466A to St Charles Pl	4	D	1,467	1.00%	NB/EB SB/WB	11 10	1,259 1,008	D D	0.86 0.69	20%	117 51	1,376 1,059	D D	0.94 0.72	
St Charles Pl to Odell Cir S End	4	D	1,467	1.00%	NB/EB SB/WB	0 0	776 755	D D	0.53 0.51	20%	117 51	893 806	D D	0.61 0.55	
Odell Cir S End to Bonita Blvd	4	D	1,467	1.00%	NB/EB SB/WB	0 0	679 592	D C	0.46 0.40	20%	117 51	796 643	D C	0.54 0.44	
Bonita Blvd to Odell Cir N End	4	D	1,467	1.00%	NB/EB SB/WB	0 0	713 758	D D	0.49 0.52	15%	88 38	801 796	D D	0.55 0.54	
Odell Cir N End to Stillwater Tr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,112 1,258	D D	0.76 0.86	10%	58 25	1,170 1,283	D D	0.80 0.87	
Stillwater Tr to Ternberry Forest Dr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	950 836	D D	0.65 0.57	5%	29 13	979 849	D D	0.67 0.58	
Ternberry Forest Dr to CR 472 (Rainey Tr)	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,013 1,119	D D	0.69 0.76	5%	29 13	1,042 1,132	D D	0.71 0.77	
CR 472 (Rainey Tr) to Belvedere Blvd	4	D	1,467	1.00%	NB/EB SB/WB	0 0	912 919	D D	0.62 0.63	15%	88 38	1,000 957	D D	0.68 0.65	
Belvedere Blvd to Tall Trees Ln	4	D	1,467	1.00%	NB/EB SB/WB	0 0	939 898	D D	0.64 0.61	15%	88 38	1,027 936	D D	0.70 0.64	
Tall Trees Ln to Laurel Manor Dr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	898 934	D D	0.61 0.64	15%	88 38	986 972	D D	0.67 0.66	
Laurel Manor Dr to CR 466	4	D	1,467	1.00%	NB/EB SB/WB	0 0	892 817	D D	0.61 0.56	15%	88 38	980 855	D D	0.67 0.58	
CR 466 to Saddlebrook Ln	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,052 1,006	D D	0.72 0.69	10%	58 25	1,110 1,031	D D	0.76 0.70	
Saddlebrook Ln to El Camino Real	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,035 1,038	D D	0.71 0.71	10%	58 25	1,093 1,063	D D	0.75 0.72	
CR 44A															
SR 44(W) to CR 213	2	D	1,467	1.00%	NB/EB SB/WB	13 11	91 49	B B	0.06 0.03	5%	13 29	104 78	B B	0.07 0.05	
CR 462															
CR 229 to CR 223	2	D	1,190	1.00%	NB/EB SB/WB	0 0	100 34	B B	0.08 0.03	3%	8 18	108 52	B B	0.09 0.04	
CR 223 to CR 209	2	D	1,190	1.00%	NB/EB SB/WB	0 0	203 119	B B	0.17 0.10	5%	13 29	216 148	B B	0.18 0.12	
CR 209 to CR 462/ CR 462 (Realigned)	2	D	1,190	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	10%	25 58	217 * 177 *	B B	0.18 0.15	
CR 462/ CR 462 (Realigned) to Roundabout	2	D	825	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	5%	13 29	328 * 213 *	C C	0.40 0.26	
Roundabout to US 301/ SR 35	4	D	1,790	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	85%	496 216	729 * 402 *	C C	0.41 0.22	
US 301/ SR 35 to CR 131	2	F	1,640	1.21%	NB/EB SB/WB	33 47	493 541	B B	0.30 0.33	30%	175 76	668 617	C C	0.41 0.38	
CR 131 to CR 121	2	F	1,640	1.21%	NB/EB SB/WB	0 0	460 494	B B	0.28 0.30	30%	175 76	635 570	C B	0.39 0.35	
CR 121 to CR 134	2	F	1,640	1.00%	NB/EB SB/WB	8 28	496 720	B C	0.30 0.44	30%	175 76	671 796	C C	0.41 0.49	
CR 134 to CR 466A	2	F	1,640	1.00%	NB/EB SB/WB	193 139	682 831	C C	0.42 0.51	30%	175 76	857 907	C D	0.52 0.55	
CR 466															
CR 209 to US 301/SR 35	2	D	713	1.00%	NB/EB SB/WB	28 38	450 296	D C	0.63 0.41	5%	29 13	479 309	D C	0.67 0.43	
US 301/ SR 35 to CR 105	4	D	1,800	1.00%	NB/EB SB/WB	41 31	1,195 1,122	C C	0.66 0.62	10%	58 25	1,253 1,147	C C	0.70 0.64	
CR 105 to CR 103	4	D	1,800	1.00%	NB/EB SB/WB	0 0	975 798	C C	0.54 0.44	10%	58 25	1,033 823	C C	0.57 0.46	
CR 103 to CR 101	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,107 1,274	C C	0.62 0.71	10%	58 25	1,165 1,299	C C	0.65 0.72	
CR 101 to Buena Vista Blvd	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,215 1,386	C C	0.68 0.77	10%	58 25	1,273 1,411	C C	0.71 0.78	
Buena Vista Blvd to Morse Blvd	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,005 1,104	C C	0.56 0.61	15%	88 38	1,093 1,142	C C	0.61 0.63	
Morse Blvd to CR 100/ Lake County Line	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,238 1,154	C C	0.69 0.64	15%	88 38	1,326 1,192	C C	0.74 0.66	

Table 5
Projected Roadway Segment Capacity Analysis - AM Peak Hour (Continued)

Roadway Segment	# of Lns	LOS Std	PH Dir Cap	AGR %	Dir	Vested Trips	2027 Backg'd			Project		Projected Conditions			
							Vol	LOS	V/C	Dist	Trips	Vol	LOS	V/C	
CR 466A															
US 301/SR 35 to CR 462/Powell Rd	2	D	825	1.00%		NB/EB	102	606	D	0.73	15%	88	694	D	0.84
						SB/WB	120	613	D	0.74		38	651	D	0.79
CR 462/Powell Rd to C-133 (NE 57th Dr)	4	D	1,900	1.00%		NB/EB	103	1,257	C	0.66	40%	233	1,490	C	0.78
						SB/WB	78	1,278	C	0.67		102	1,380	C	0.73
C-133 (NE 57th Dr) to Buena Vista Blvd	4	D	1,900	1.19%		NB/EB	28	1,345	C	0.71	40%	233	1,578	C	0.83
						SB/WB	28	1,452	C	0.76		102	1,554	C	0.82
Buena Vista Blvd to Canal St	4	D	1,900	1.00%		NB/EB	13	891	C	0.47	20%	117	1,008	C	0.53
						SB/WB	13	990	C	0.52		51	1,041	C	0.55
Canal St to Morse Blvd	4	D	1,900	1.00%		NB/EB	0	878	C	0.46	20%	117	995	C	0.52
						SB/WB	0	976	C	0.51		51	1,027	C	0.54
CR 472															
US 301/SR 35 to CR 117	2	D	713	1.00%		NB/EB	20	449	D	0.63	20%	117	566	D	0.79
						SB/WB	86	233	C	0.33		51	284	C	0.40
CR 117 to Lynn Haven Ln	2	D	713	1.00%		NB/EB	0	500	D	0.70	20%	117	617	D	0.87
						SB/WB	0	226	C	0.32		51	277	C	0.39
Lynn Haven Ln to Buena Vista Blvd	2	D	675	1.00%		NB/EB	0	506	D	0.75	20%	117	623	D	0.92
						SB/WB	0	153	C	0.23		51	204	C	0.30
CR 209															
CR 232 to CR 462 E	2	D	525	1.00%		NB/EB	0	20	C	0.04	5%	29	49	C	0.09
						SB/WB	0	18	C	0.03		13	31	C	0.06
CR 462 E to CR 216	2	D	616	1.00%		NB/EB	0	58	C	0.09	5%	29	87	C	0.14
						SB/WB	0	87	C	0.14		13	100	C	0.16
CR 216 to CR 466	2	D	525	1.00%		NB/EB	0	58	C	0.11	5%	29	87	C	0.17
						SB/WB	0	87	C	0.17		13	100	C	0.19
CR 221															
CR 44A to CR 462 E	2	D	675	1.00%		NB/EB	0	48	C	0.07	5%	13	61	C	0.09
						SB/WB	0	58	C	0.09		29	87	C	0.13
CR 229															
CR 462 to CR 466	2	D	1,190	1.00%		NB/EB	0	143	B	0.12	5%	29	172	B	0.14
						SB/WB	0	149	B	0.13		13	162	B	0.14
CR 232															
CR 221 to US 301/SR 35	2	D	675	1.00%		NB/EB	0	11	C	0.02	5%	13	24	C	0.03
						SB/WB	0	7	C	0.01		29	36	C	0.05
Morse Blvd N															
CR 466A to Odell Cir (S)	4	D	1,467	1.00%		NB/EB	0	1,136	D	0.77	16%	93	1,229	D	0.84
						SB/WB	0	1,196	D	0.82		41	1,237	D	0.84
Odell Cir (S) to Bonita Blvd	4	D	1,467	1.00%		NB/EB	0	719	D	0.49	16%	93	812	D	0.55
						SB/WB	0	718	D	0.49		41	759	D	0.52
Bonita Blvd to Odell Cir (N)	4	D	1,467	1.00%		NB/EB	0	606	C	0.41	12%	70	676	D	0.46
						SB/WB	0	604	C	0.41		31	635	C	0.43
Odell Cir (N) to Stillwater Tr	4	D	1,467	1.00%		NB/EB	0	789	D	0.54	8%	47	836	D	0.57
						SB/WB	0	765	D	0.52		20	785	D	0.54
Stillwater Tr to CR 466	4	D	1,467	1.00%		NB/EB	0	1,351	D	0.92	2%	12	1,363	D	0.93
						SB/WB	0	1,346	D	0.92		5	1,351	D	0.92
US 301/SR 35															
CR 514 to CR 468 (Warm Springs Avenue)	2	D	704	1.00%		NB/EB	0	354	C	0.50	5%	13	367	C	0.52
						SB/WB	0	346	C	0.49		29	375	C	0.53
CR 468 (Warm Springs Avenue) to SR 91/FL's Turnpike	2	D	1,200	1.67%		NB/EB	0	750	C	0.62	5%	13	763	C	0.64
						SB/WB	0	714	C	0.59		29	743	C	0.62
SR 91/FL's Turnpike to CR 156 (Clay Drain Rd)	2	D	1,250	1.00%		NB/EB	0	199	B	0.16	5%	13	212	B	0.17
						SB/WB	0	207	B	0.17		29	236	B	0.19
CR 156 (Clay Drain Rd) to SR 44	4	D	2,100	1.00%		NB/EB	0	199	B	0.09	5%	13	212	B	0.10
						SB/WB	0	207	B	0.10		29	236	B	0.11
SR 44 to CR 44A	4	D	2,000	1.00%		NB/EB	4	855	C	0.43	10%	25	880	C	0.44
						SB/WB	4	878	C	0.44		58	936	C	0.47
CR 44A to CR 466A (Cleveland Ave)	4	D	1,630	1.00%		NB/EB	37	938	D	0.58	10%	25	963	D	0.59
						SB/WB	59	960	D	0.59		58	1,018	D	0.62
CR 466A (Cleveland Ave) to CR 462 (S)	4	D	2,000	1.02%		NB/EB	19	1,044	C	0.52	25%	64	1,108	C	0.55
						SB/WB	15	1,041	C	0.52		146	1,187	C	0.59
CR 462 (S) to CR 462 (N)	4	D	2,000	1.17%		NB/EB	8	1,085	C	0.54	30%	175	1,260	C	0.63
						SB/WB	8	1,043	C	0.52		76	1,119	C	0.56
CR 462 (N) to CR 222	4	D	2,000	1.17%		NB/EB	0	1,077	C	0.54	30%	175	1,252	C	0.63
						SB/WB	0	1,035	C	0.52		76	1,111	C	0.56
CR 222 to CR 472	4	D	2,000	1.00%		NB/EB	0	941	C	0.47	30%	175	1,116	C	0.56
						SB/WB	0	1,193	C	0.60		76	1,269	C	0.63
CR 472 to CR 466	4	D	2,000	1.45%		NB/EB	0	1,223	C	0.61	10%	58	1,281	C	0.64
						SB/WB	0	1,350	C	0.67		25	1,375	C	0.69

Source: 2014/2015 Sumter County Transportation Management System (TMS) Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database
Background traffic includes vested trips from seven (7) committed developments as provided by Sumter County
*Projected directional volumes were obtained from projected turning movement counts at the project buildout

Table 6
Projected Roadway Segment Capacity Analysis - PM Peak Hour

Roadway Segment	# of Lns	LOS Std	PH Dir Cap	AGR %	Dir	Vested Trips	2027 Backg'd			Project		Projected Conditions		
							Vol	LOS	V/C	Dist	Trips	Vol	LOS	V/C
Buena Vista Blvd														
CR 466A to St Charles Pl	4	D	1,467	1.00%	NB/EB SB/WB	26 27	1,162 1,050	D D	0.79 0.72	20%	129 166	1,291 1,216	D D	0.88 0.83
St Charles Pl to Odell Cir S End	4	D	1,467	1.00%	NB/EB SB/WB	0 0	780 767	D D	0.53 0.52	20%	129 166	909 933	D D	0.62 0.64
Odell Cir S End to Bonita Blvd	4	D	1,467	1.00%	NB/EB SB/WB	0 0	610 627	C C	0.42 0.43	20%	129 166	739 793	D D	0.50 0.54
Bonita Blvd to Odell Cir N End	4	D	1,467	1.00%	NB/EB SB/WB	0 0	682 752	D D	0.46 0.51	15%	96 124	778 876	D D	0.53 0.60
Odell Cir N End to Stillwater Tr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,097 1,195	D D	0.75 0.81	10%	64 83	1,161 1,278	D D	0.79 0.87
Stillwater Tr to Ternberry Forest Dr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	892 1,002	D D	0.61 0.68	5%	32 41	924 1,043	D D	0.63 0.71
Ternberry Forest Dr to CR 472 (Rainey Tr)	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,047 1,098	D D	0.71 0.75	5%	32 41	1,079 1,139	D D	0.74 0.78
CR 472 (Rainey Tr) to Belvedere Blvd	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,006 987	D D	0.69 0.67	15%	96 124	1,102 1,111	D D	0.75 0.76
Belvedere Blvd to Tall Trees Ln	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,007 958	D D	0.69 0.65	15%	96 124	1,103 1,082	D D	0.75 0.74
Tall Trees Ln to Laurel Manor Dr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	940 911	D D	0.64 0.62	15%	96 124	1,036 1,035	D D	0.71 0.71
Laurel Manor Dr to CR 466	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,059 860	D D	0.72 0.59	15%	96 124	1,155 984	D D	0.79 0.67
CR 466 to Saddlebrook Ln	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,066 1,005	D D	0.73 0.69	10%	64 83	1,130 1,088	D D	0.77 0.74
Saddlebrook Ln to El Camino Real	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,060 985	D D	0.72 0.67	10%	64 83	1,124 1,068	D D	0.77 0.73
CR 44A														
SR 44(W) to CR 213	2	D	1,467	1.00%	NB/EB SB/WB	22 25	95 138	B B	0.06 0.09	5%	41 32	136 170	B B	0.09 0.12
CR 462														
CR 229 to CR 223	2	D	1,190	1.00%	NB/EB SB/WB	0 0	70 121	B B	0.06 0.10	3%	25 19	95 140	B B	0.08 0.12
CR 223 to CR 209	2	D	1,190	1.00%	NB/EB SB/WB	0 0	128 225	B B	0.11 0.19	5%	41 32	169 257	B B	0.14 0.22
CR 209 to CR 462/ CR 462 (Realigned)	2	D	1,190	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	10%	83 64	261 * 359 *	B B	0.22 0.30
CR 462/ CR 462 (Realigned) to Roundabout	2	D	825	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	5%	41 32	474 * 532 *	D D	0.57 0.64
Roundabout to US 301/ SR 35	4	D	1,790	1.00%	NB/EB SB/WB	0 0	0 0	-- --	-- --	85%	546 704	866 * 1,144 *	D D	0.48 0.64
US 301/ SR 35 to CR 131	2	F	1,640	1.21%	NB/EB SB/WB	60 49	491 738	B C	0.30 0.45	30%	193 249	684 987	C D	0.42 0.60
CR 131 to CR 121	2	F	1,640	1.21%	NB/EB SB/WB	0 0	431 689	B C	0.26 0.42	30%	193 249	624 938	C D	0.38 0.57
CR 121 to CR 134	2	F	1,640	1.00%	NB/EB SB/WB	27 15	716 545	C B	0.44 0.33	30%	193 249	909 794	D C	0.55 0.48
CR 134 to CR 466A	2	F	1,640	1.00%	NB/EB SB/WB	247 330	936 860	D C	0.57 0.52	30%	193 249	1,129 1,109	D D	0.69 0.68
CR 466														
CR 209 to US 301/SR 35	2	D	713	1.00%	NB/EB SB/WB	54 40	356 558	D D	0.50 0.78	5%	32 41	388 599	D D	0.54 0.84
US 301/ SR 35 to CR 105	4	D	1,800	1.00%	NB/EB SB/WB	44 59	1,186 1,450	C C	0.66 0.81	10%	64 83	1,250 1,533	C C	0.69 0.85
CR 105 to CR 103	4	D	1,800	1.00%	NB/EB SB/WB	0 0	908 1,071	C C	0.50 0.59	10%	64 83	972 1,154	C C	0.54 0.64
CR 103 to CR 101	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,177 1,346	C C	0.65 0.75	10%	64 83	1,241 1,429	C C	0.69 0.79
CR 101 to Buena Vista Blvd	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,336 1,535	C C	0.74 0.85	10%	64 83	1,400 1,618	C C	0.78 0.90
Buena Vista Blvd to Morse Blvd	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,062 1,218	C C	0.59 0.68	15%	96 124	1,158 1,342	C C	0.64 0.75
Morse Blvd to CR 100/ Lake County Line	4	D	1,800	1.00%	NB/EB SB/WB	0 0	1,285 1,100	C C	0.71 0.61	15%	96 124	1,381 1,224	C C	0.77 0.68

Table 6
Projected Roadway Segment Capacity Analysis - PM Peak Hour (Continued)

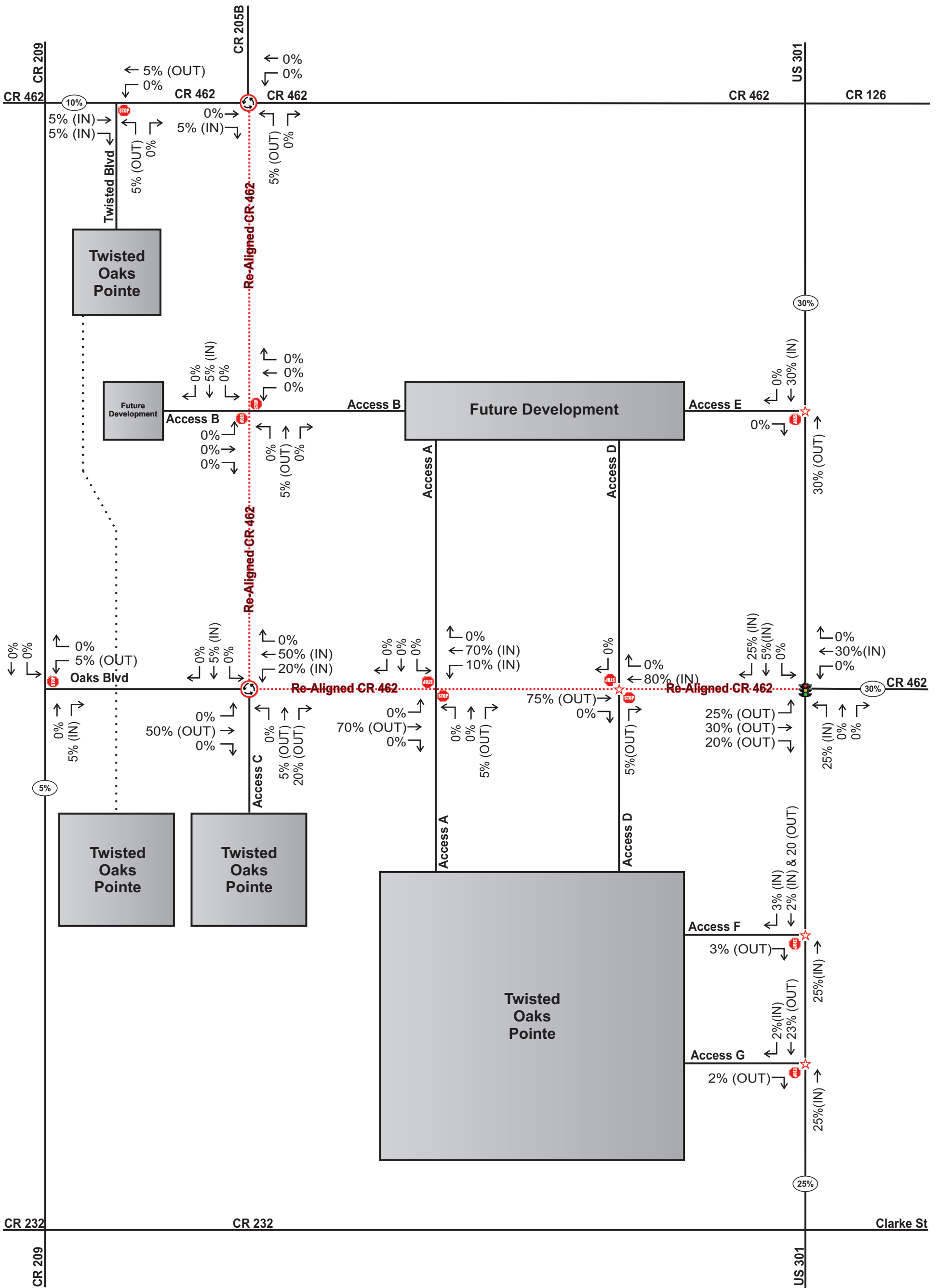
Roadway Segment	# of Lns		LOS	PH Dir	Cap	AGR %	Dir	Vested Trips	2027 Backg'd			Project		Projected Conditions		
	Vol	LOS							V/C	Dist	Trips	Vol	LOS	V/C		
CR 466A																
US 301/SR 35 to CR 462/Powell Rd	2	D	825	1.00%	NB/EB SB/WB	179 172	692 702	D D	0.84 0.85	15%	95 123	787 825	D D	0.95 1.00		
CR 462/Powell Rd to C-133 (NE 57th Dr)	4	D	1,900	1.00%	NB/EB SB/WB	167 181	1,314 1,390	C C	0.69 0.73	40%	257 331	1,571 1,721	C C	0.83 0.91		
C-133 (NE 57th Dr) to Buena Vista Blvd	4	D	1,900	1.19%	NB/EB SB/WB	69 70	1,394 1,463	C C	0.73 0.77	40%	257 331	1,651 1,794	C C	0.87 0.94		
Buena Vista Blvd to Canal St	4	D	1,900	1.00%	NB/EB SB/WB	33 33	896 1,015	C C	0.47 0.53	20%	129 166	1,025 1,181	C C	0.54 0.62		
Canal St to Morse Blvd	4	D	1,900	1.00%	NB/EB SB/WB	0 0	863 982	C C	0.45 0.52	20%	129 166	992 1,148	C C	0.52 0.60		
CR 472																
US 301/SR 35 to CR 117	2	D	713	1.00%	NB/EB SB/WB	123 29	418 243	D C	0.59 0.34	20%	129 166	547 409	D D	0.77 0.57		
CR 117 to Lynn Haven Ln	2	D	713	1.00%	NB/EB SB/WB	0 0	290 398	C D	0.41 0.56	20%	129 166	419 564	D D	0.59 0.79		
Lynn Haven Ln to Buena Vista Blvd	2	D	675	1.00%	NB/EB SB/WB	0 0	352 286	D C	0.52 0.42	20%	129 166	481 452	D D	0.71 0.67		
CR 209																
CR 232 to CR 462 E	2	D	525	1.00%	NB/EB SB/WB	0 0	38 24	C C	0.07 0.05	5%	32 41	70 65	C C	0.13 0.12		
CR 462 E to CR 216	2	D	616	1.00%	NB/EB SB/WB	0 0	94 44	C C	0.15 0.07	5%	32 41	126 85	C C	0.20 0.14		
CR 216 to CR 466	2	D	525	1.00%	NB/EB SB/WB	0 0	94 44	C C	0.18 0.08	5%	32 41	126 85	C C	0.24 0.16		
CR 221																
CR 44A to CR 462 E	2	D	675	1.00%	NB/EB SB/WB	0 0	68 73	C C	0.10 0.11	5%	41 32	109 105	C C	0.16 0.16		
CR 229																
CR 462 to CR 466	2	D	1,190	1.00%	NB/EB SB/WB	0 0	163 121	B B	0.14 0.10	5%	32 41	195 162	B B	0.16 0.14		
CR 232																
CR 221 to US 301/SR 35	2	D	675	1.00%	NB/EB SB/WB	0 0	12 13	C C	0.02 0.02	5%	41 32	53 45	C C	0.08 0.07		
Morse Blvd N																
CR 466A to Odell Cir (S)	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,163 1,128	D D	0.79 0.77	16%	103 133	1,266 1,261	D D	0.86 0.86		
Odell Cir (S) to Bonita Blvd	4	D	1,467	1.00%	NB/EB SB/WB	0 0	721 733	D D	0.49 0.50	16%	103 133	824 866	D D	0.56 0.59		
Bonita Blvd to Odell Cir (N)	4	D	1,467	1.00%	NB/EB SB/WB	0 0	602 605	C C	0.41 0.41	12%	77 99	679 704	D D	0.46 0.48		
Odell Cir (N) to Stillwater Tr	4	D	1,467	1.00%	NB/EB SB/WB	0 0	757 750	D D	0.52 0.51	8%	51 66	808 816	D D	0.55 0.56		
Stillwater Tr to CR 466	4	D	1,467	1.00%	NB/EB SB/WB	0 0	1,310 1,351	D D	0.89 0.92	2%	13 17	1,323 1,368	D D	0.90 0.93		
US 301/SR 35																
CR 514 to CR 468 (Warm Springs Avenue)	2	D	704	1.00%	NB/EB SB/WB	0 0	407 417	C C	0.58 0.59	5%	41 32	448 449	C C	0.64 0.64		
CR 468 (Warm Springs Avenue) to SR 91/FL's Turnpike	2	D	1,200	1.67%	NB/EB SB/WB	0 0	839 882	C C	0.70 0.73	5%	41 32	880 914	C D	0.73 0.76		
SR 91/FL's Turnpike to CR 156 (Clay Drain Rd)	2	D	1,250	1.00%	NB/EB SB/WB	0 0	244 234	B B	0.20 0.19	5%	41 32	285 266	B B	0.23 0.21		
CR 156 (Clay Drain Rd) to SR 44	4	D	2,100	1.00%	NB/EB SB/WB	0 0	244 234	B B	0.12 0.11	5%	41 32	285 266	B B	0.14 0.13		
SR 44 to CR 44A	4	D	2,000	1.00%	NB/EB SB/WB	11 10	1,086 994	C C	0.54 0.50	10%	83 64	1,169 1,058	C C	0.58 0.53		
CR 44A to CR 466A (Cleveland Ave)	4	D	1,630	1.00%	NB/EB SB/WB	89 69	1,149 1,129	D D	0.70 0.69	10%	83 64	1,232 1,193	D D	0.76 0.73		
CR 466A (Cleveland Ave) to CR 462 (S)	4	D	2,000	1.02%	NB/EB SB/WB	39 42	1,245 1,248	C C	0.62 0.62	25%	207 161	1,452 1,409	C C	0.73 0.70		
CR 462 (S) to CR 462 (N)	4	D	2,000	1.17%	NB/EB SB/WB	20 20	1,238 1,287	C C	0.62 0.64	30%	193 249	1,431 1,536	C C	0.72 0.77		
CR 462 (N) to CR 222	4	D	2,000	1.17%	NB/EB SB/WB	0 0	1,218 1,267	C C	0.61 0.63	30%	193 249	1,411 1,516	C C	0.71 0.76		
CR 222 to CR 472	4	D	2,000	1.00%	NB/EB SB/WB	0 0	1,339 1,011	C C	0.67 0.51	30%	193 249	1,532 1,260	C C	0.77 0.63		
CR 472 to CR 466	4	D	2,000	1.45%	NB/EB SB/WB	0 0	1,588 1,439	C C	0.79 0.72	10%	64 83	1,652 1,522	C C	0.83 0.76		

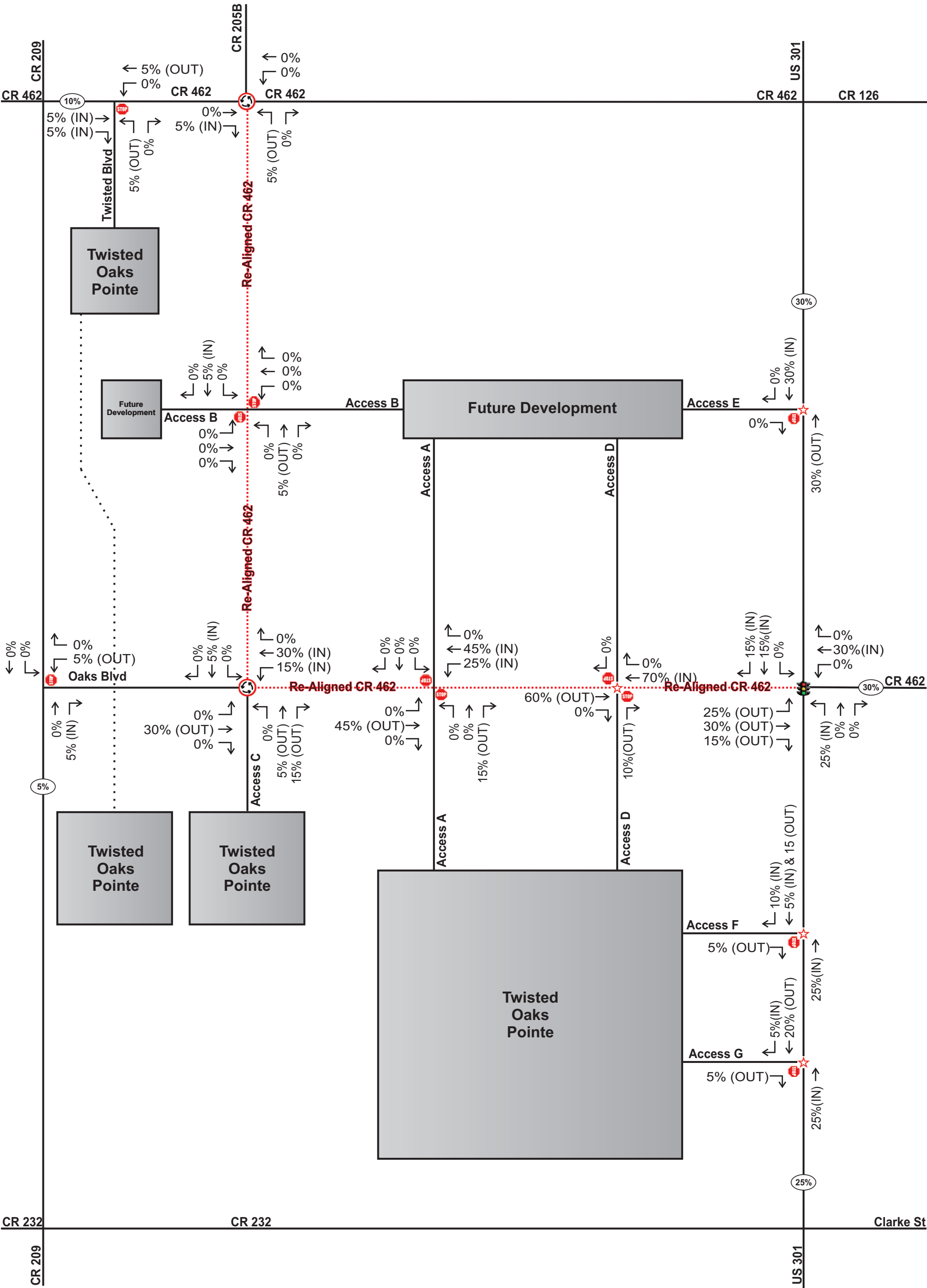
Source: 2014/2015 Sumter County Transportation Management System (TMS) Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database
Background traffic includes vested trips from seven (7) committed developments as provided by Sumter County
*Projected directional volumes were obtained from projected turning movement counts at the project buildout

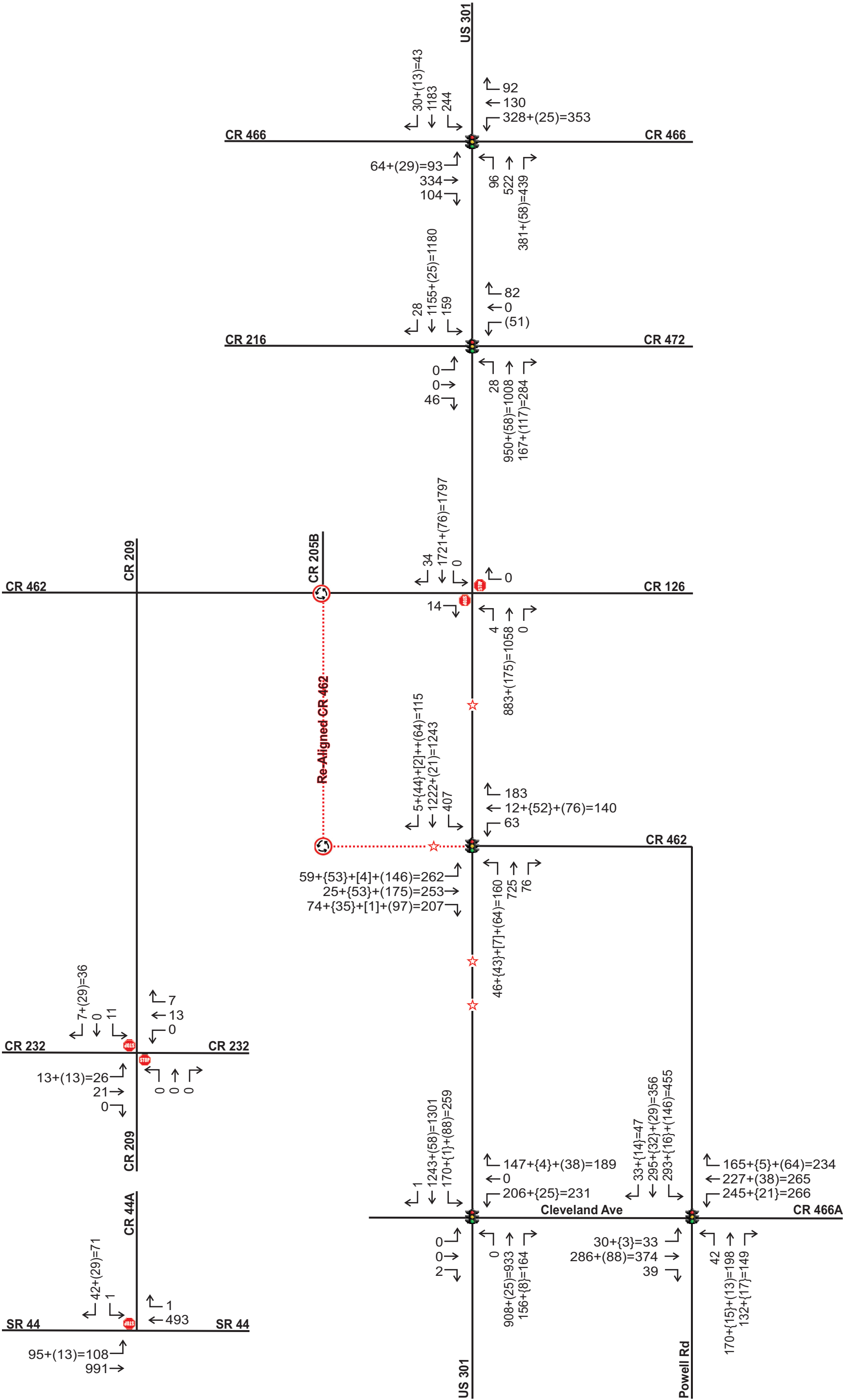
The analysis reveals that all study roadway segments are projected to continue to operate within their adopted capacities at the project buildout. It should be noted that Sumter County has recently adopted LOS F for CR 462 from US 301 to CR 466A.

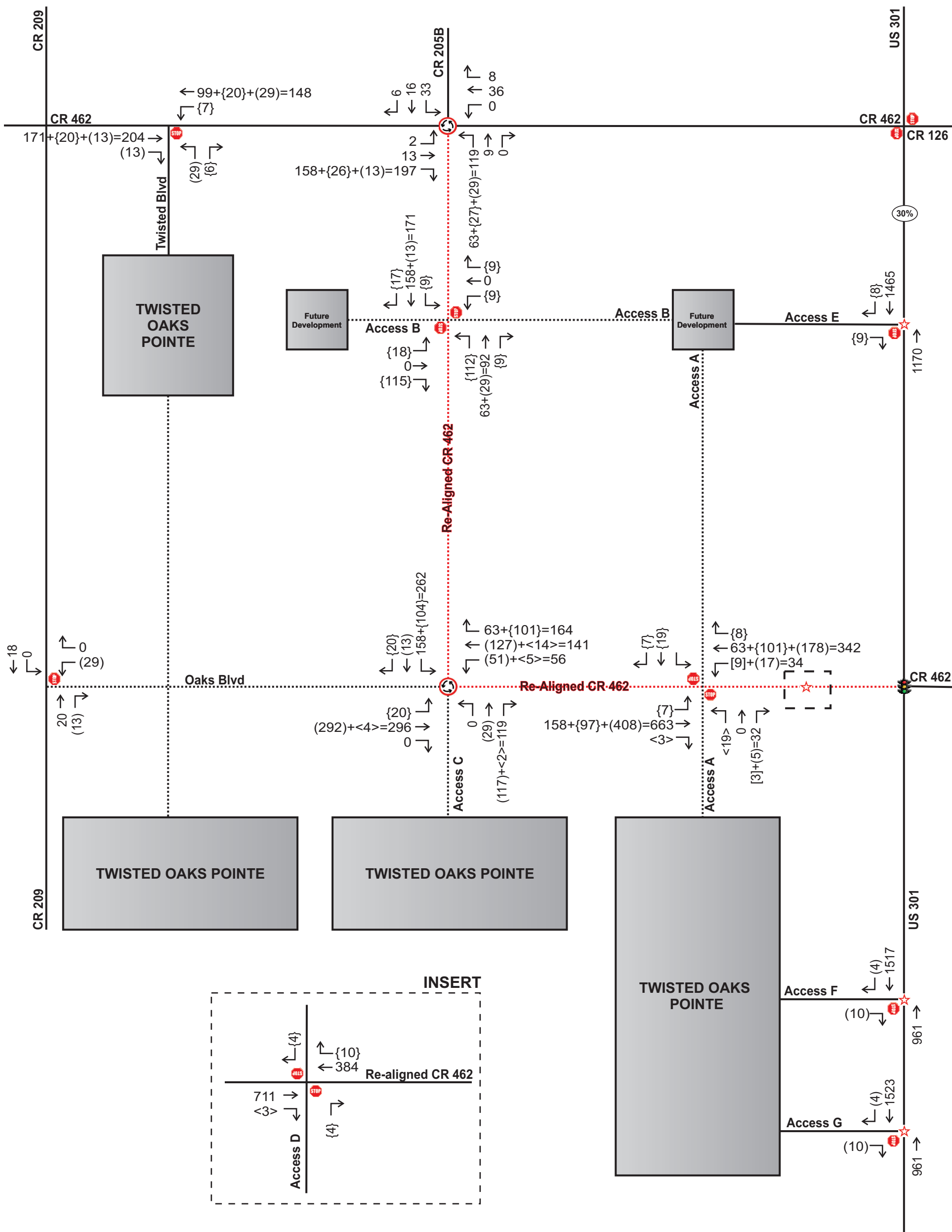
4.3 Intersection Capacity Analysis

Projected intersection volumes were computed by applying a corresponding annual growth rate for each approach to the existing turning movement volumes and then adding the vested trips and the project-generated directional trips. Distribution of the AM and PM project trips on the proposed site access driveways are illustrated in **Figure 5A** and **Figure 5B**, respectively. Trips generated by the potential future development were calculated based on assumptions and incorporated in the vested trips. Projected intersection volume calculation spreadsheets are included in **Appendix K**. Projected peak hour volumes for the study intersections are presented in **Figure 6A** and **Figure 6B** for the AM peak hour, and **Figure 7A** and **Figure 7B** for the PM peak hour. **Table 7A** presents results of the intersection capacity analysis under background and projected conditions, while **Table 7B** presents results of the intersection capacity analysis for all proposed project access driveways. Detailed *HCM* analysis worksheets are included in **Appendix L**.

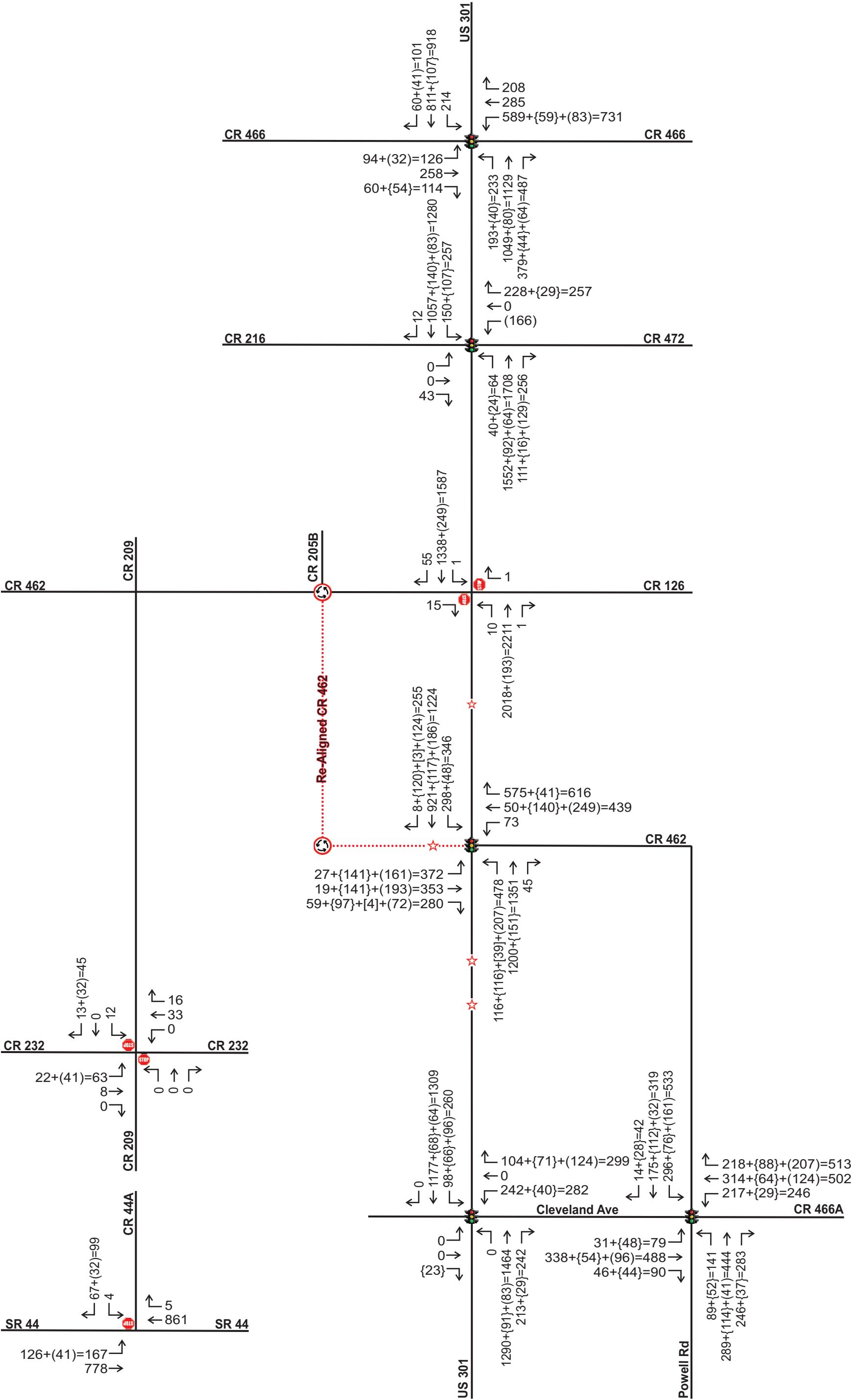








Legend:
Background + {Vested} + [Pass-by] + (Project) + <Internal Capture> = Total
★ Future Right-in/Right-out Access Driveways



Legend:
Background + {Vested} + [Pass-by] + (Project) = Total
★ Future Right-in/Right-out Access Driveways

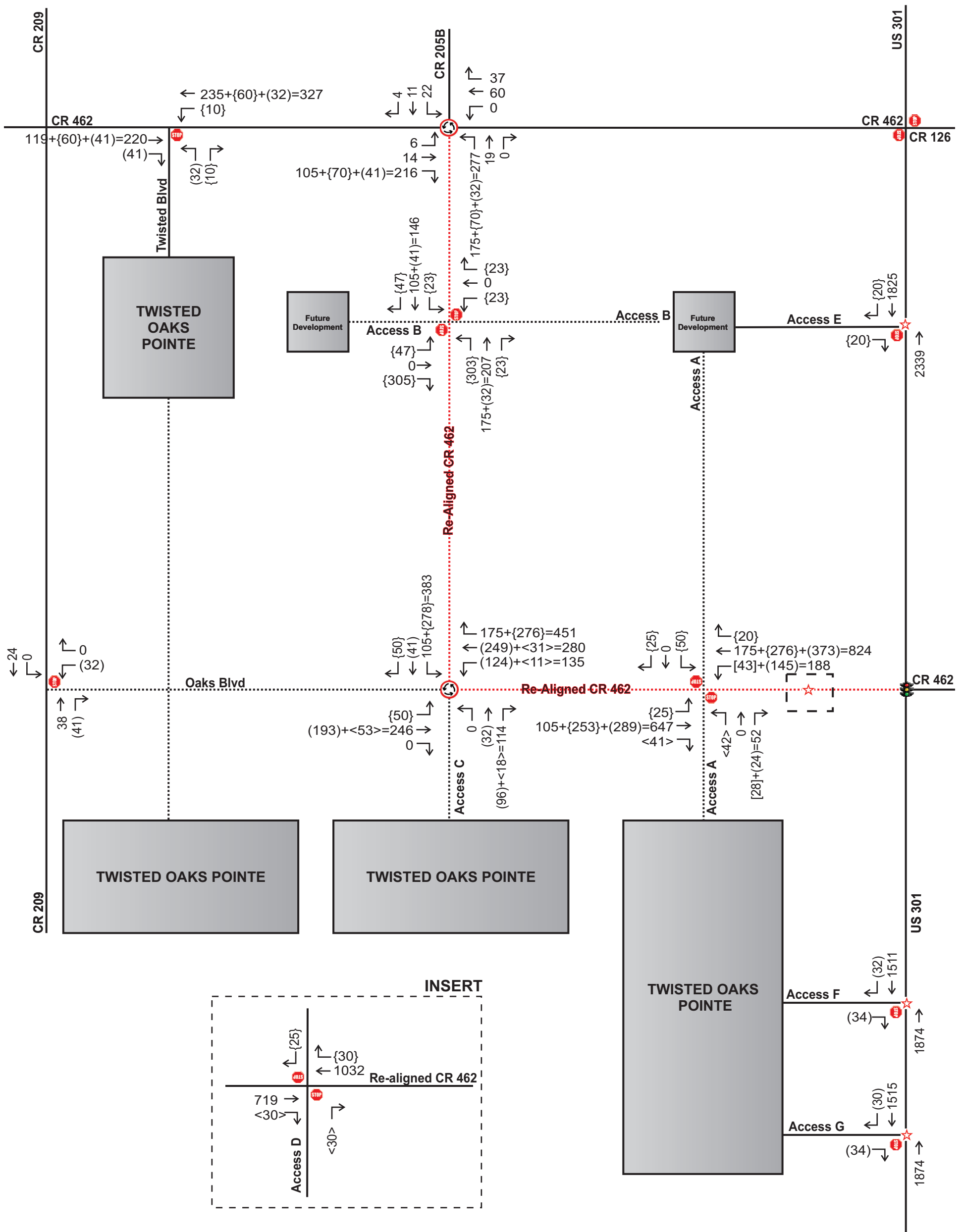


Table 7A
Projected Intersection Capacity Analysis

Intersection	Traffic Control	Peak Period	Scenario	EB		WB		NB		SB		Overall	
				Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 301 & CR 466	Signal	AM	Background	58.3	E	79.5	E	42.0	D	46.5	D	52.1	D
			Projected	59.9	E	97.4	F	42.1	D	46.9	D	55.5	E
		PM	Background	58.3	E	284.4	F	52.1	D	44.9	D	108.1	F
			Projected	58.8	E	>300	F	51.3	D	45.8	D	131.7	F
US 301 & CR 472/CR 216	Signal	AM	Background	26.8	C	30.6	C	14.6	B	11.9	B	13.8	B
			Projected	28.1	C	31.0	C	16.8	B	13.0	B	15.7	B
		PM	Background	33.6	C	44.0	D	29.6	C	14.5	B	24.6	C
			Projected	13.2	B	20.7	C	296.4	F	42.2	D	167.7	F
US 301 & CR 462/CR 126 (Projected Directional)	TWSC	AM	Background	>300	F	0.0	A	19.2	C	0.0	A	--	--
			Projected	20.0	C	0.0	A	17.1	C	0.0	A	--	--
		PM	Background	185.6	F	>300	F	18.9	C	19.3	C	--	--
			Projected	17.8	C	24.3	C	15.3	C	22.2	C	--	--
US 301 & CR 462/ CR 462 (Realigned)	Signal	AM	Background	N/A	N/A	24.9	C	15.2	B	10.9	B	13.0	B
			Projected	33.7	C	42.6	D	40.0	D	30.5	C	34.6	C
		PM	Background	N/A	N/A	142.2	F	23.3	C	15.4	B	34.8	C
			Projected	110.4	F	139.3	F	141.2	F	118.7	F	128.7	F
CR 209 & CR 232	TWSC	AM	Background	7.3	A	0.0	A	0.0	A	8.8	A	--	--
			Projected	7.3	A	0.0	A	0.0	A	8.7	A	--	--
		PM	Background	7.4	A	0.0	A	0.0	A	8.9	A	--	--
			Projected	7.4	A	0.0	A	0.0	A	9.0	A	--	--
US 301 & CR 466A (Cleveland Ave)	Signal	AM	Background	23.1	C	27.6	C	19.3	B	11.7	B	16.4	B
			Projected	27.6	C	33.9	C	25.0	C	16.1	B	21.5	C
		PM	Background	35.5	D	48.3	D	49.6	D	18.5	B	36.5	D
			Projected	38.1	D	53.2	D	85.2	F	28.9	C	57.1	E
CR 466A & CR 139/CR 462	Signal	AM	Background	31.7	C	26.6	C	19.9	B	17.0	B	23.1	C
			Projected	35.2	D	30.5	C	25.1	C	20.5	C	26.9	C
		PM	Background	34.7	C	31.7	C	30.1	C	27.2	C	30.8	C
			Projected	39.7	D	39.2	D	39.7	D	97.3	F	55.2	E
SR 44 & CR 44A	TWSC	AM	Background	8.8	A	0.0	A	N/A	N/A	10.7	B	--	--
			Projected	8.9	A	0.0	A	N/A	N/A	10.8	B	--	--
		PM	Background	10.8	B	0.0	A	N/A	N/A	15.4	C	--	--
			Projected	11.3	B	0.0	A	N/A	N/A	16.0	C	--	--

TWSC: Two-Way Stop Control. Worst movement delay reported at TWSC intersections

N/A: Movements not applicable

"--" Delay and/or LOS not established. Delay expressed in seconds/vehicle

Table 7B
Projected Intersection Capacity Analysis (Access Driveways)

Intersection	Traffic Control	Peak Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
CR 462 (Realigned) & Access Driveway A	TWSC	AM	8.1	A	9.2	A	13.4	B	13.7	B	--	--
		PM	10.1	B	10.5	B	25.7	D	45.0	E	--	--
CR 462 (Realigned) & Access Driveway B	TWSC	AM	0.0	A	0.0	A	10.9	B	9.5	A	--	--
		PM	0.0	A	0.0	A	11.6	B	13.1	B	--	--
CR 462 (Realigned) & Oaks Blvd / Access C	RA	AM	6.8	A	4.0	A	6.4	A	5.6	A	5.5	A
		PM	8.7	A	6.3	A	7.1	A	10.5	B	7.9	A
CR 462 (Realigned) & Access Driveway D	TWSC	AM	0.0	A	0.0	A	10.9	B	9.5	A	--	--
		PM	0.0	A	0.0	A	11.6	B	13.1	B	--	--
CR 462 & Twisted Blvd	TWSC	AM	0.0	A	7.7	A	11.0	B	N/A	N/A	--	--
		PM	0.0	A	7.8	A	12.7	B	N/A	N/A	--	--
CR 209 & Oaks Blvd	TWSC	AM	N/A	N/A	8.9	A	0.0	A	0.0	A	--	--
		PM	N/A	N/A	9.1	A	0.0	A	0.0	A	--	--
US 301 & Access Driveway E	TWSC	AM	16.3	C	N/A	N/A	0.0	A	0.0	A	--	--
		PM	21.5	C	N/A	N/A	0.0	A	0.0	A	--	--
US 301 & Access Driveway F	TWSC	AM	16.8	C	N/A	N/A	0.0	A	0.0	A	--	--
		PM	18.2	C	N/A	N/A	0.0	A	0.0	A	--	--
US 301 & Access Driveway G	TWSC	AM	16.9	C	N/A	N/A	0.0	A	0.0	A	--	--
		PM	18.2	C	N/A	N/A	0.0	A	0.0	A	--	--

TWSC: Two-Way Stop Control. Worst movement delay reported at TWSC intersections

N/A: Movements not applicable

"--" Delay and/or LOS not established. Delay expressed in seconds/vehicle

The analysis reveals that the following study intersections are projected to operate below the adopted LOS under the projected conditions due to background traffic:

- US 301 and CR 466

The stop-controlled intersection of US 301 and CR 462/CR 126 is projected to operate above capacity under background traffic conditions; however, it is projected to operate at an adequate LOS when converted to a two-way stop-control (TWSC) with a directional median opening for northbound left turning vehicles only.

The analysis also reveals that the following signalized intersections are projected to operate below the adopted LOS under the projected conditions with the project trips:

- US 301 and CR 472/CR 216
- US 301 and CR 462/ CR 462 (Realigned)

All proposed project access driveways are projected to operate at an adequate LOS. The remaining study intersections are projected to provide an adequate overall LOS under the projected conditions.

4.4 Mitigation Measures

The following three (3) signalized intersections are projected to be deficient at the project buildout:

- US 301 and CR 462/ CR 462 (Realigned)
- US 301 and CR 466
- US 301 and CR 472/CR 216

The improvements required to obtain a satisfactory operation of the signalized intersection of US 301 and CR 462/ CR 462 (Realigned) are summarized in **Table 8**.

Table 8
US 301 and CR 462/ CR 462 (Realigned) Intersection Improvements

Intersection Improvements	95th %tile Q Length (veh) ¹	95th %tile Q Length (feet) ²	Length
Add Eastbound dual turn lanes	13.9	348	350 ft
Add Eastbound through lane	N/A	--	--
Add Eastbound right turn lane	3.5	88	155 ft
Restrip existing Westbound left turn lane to a through lane	N/A	--	--
Add Westbound left turn lane	3.5	88	240 ft
Extend the existing Northbound left turn lane	17.7	443	445 ft
Add second Northbound left turn lane	17.7	443	445 ft
Add second Southbound left turn lane	13.5	338	340 ft
Add Southbound right turn lane	0.6	15	240 ft
Add a second Eastbound lane on CR 462 to accommodate Southbound dual left lanes	N/A	N/A	250 ft
Optimize signal timing	N/A	N/A	--
Upgrade to a mast arm signal	N/A	N/A	--

(1) The 95th %tile Q lengths were obtained from the Synchro Analysis outputs

(2) Based on average length of vehicles of 25 feet

The operation of the following signalized intersections would be improved by retiming the traffic signal controllers:

- US 301 and CR 466
- US 301 and CR 472/CR 216

The intersection capacity analysis for the three (3) aforementioned signalized intersections under the improved conditions is summarized in **Table 9**. Detailed *HCM* analysis worksheets, including signal timing plans, are provided in **Appendix L**.

Table 9
Intersection Capacity Analysis with Improvements

Intersection	Traffic Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 301 & CR 466	Signal	AM	72.3	E	59.1	E	28.3	C	48.5	D	48.4	D
		PM	75.5	E	79.5	E	65.5	E	79.9	E	74.1	E
US 301 & CR 472/ CR 216	Signal	AM	27.8	C	30.8	C	17.2	B	13.0	B	15.8	B
		PM	34.1	C	127.6	F	58.1	E	31.1	C	53.8	D
US 301 & CR 462/ CR 462 (Realigned)	Signal	AM	31.6	C	33.7	C	34.9	C	26.2	C	30.0	C
		PM	69.6	E	108.0	F	77.7	E	67.1	E	78.1	E

Delay expressed in seconds/vehicle

5.0 ACCESS ANALYSIS

The development is proposed to be accessed via three (3) full access driveways on CR 462 (realigned), one (1) full access driveway on CR 462, and one (1) full access driveway on CR 209. In addition, one (1) right-in/right-out access driveway is proposed on CR 462 (realigned) and three (3) right-in/right-out access driveways are proposed on US 301. US 301 is a 4-lane divided roadway with a posted speed limit of 45 mph in the vicinity of the site. The realigned CR 462 will be composed of two (2) segments: a north segment and an east segment. The north segment will be a 2-lane divided roadway with a proposed posted speed limit of 35 mph from the first proposed roundabout at Oaks Boulevard to the second proposed roundabout at CR 462/CR 205B. The east segment will be a 4-lane divided roadway with a proposed posted speed limit of 35 mph from US 301 to the first proposed roundabout at Oaks Boulevard. The remaining segment of CR 462, from the second roundabout at CR 205B to CR 209, is a 2-lane undivided roadway with a posted speed limit from 55 mph. CR 209 is a 2-lane undivided roadway with a posted speed limit of 35 mph. The design speeds for US 301, CR 462 (realigned), CR 462, and CR 209 considered in the access analysis are 50 mph, 40 mph, 50 mph, and 40 mph, respectively.

A review of warrants for turn lanes was conducted for the proposed access driveways in accordance with *National Cooperative Highway Research Program (NCHRP) Report 457* methodology to ensure smooth traffic flow and maintain capacity on CR 462 (realigned), CR 462, and CR 209 during peak hours. For the warranted turn lanes, the total turn lane lengths were calculated as the sum of deceleration and queue storage lengths as per *Exhibit 212-1 of FDOT Design Manual (FDM)*, included in **Appendix M**. The turn lane warrant analysis sheets are provided in **Appendix M**.

CR 462 (Realigned) at Access Driveway A

Left Turn Lanes

The warrant analysis results show that only a westbound left turn lane is warranted on CR 462 (realigned) at Access Driveway A; however, for the purpose of balancing the geometry of the intersection, a left turn lane is proposed for both approaches. The total left turn lane length required on CR 462 (realigned) is composed of deceleration length and queue storage length. The dimensions for the total length are calculated as follows:

Westbound Left Turn Lane:

Deceleration Length @ 40 mph = 155 feet

Queue Storage Length = $5/6 \times \text{Left Turn Volume (188)} = 157$ feet (Use 160 feet)

Total Left Turn Lane Length = Deceleration Length + Queue Storage Length

Total Left Turn Lane Length = $155 + 160 = 315$ feet (including a 50-foot taper)

Eastbound Left Turn Lane:

Deceleration Length @ 40 mph = 155 feet

Queue Storage Length = $5/6 \times \text{Left Turn Volume (25)} = 21$ feet (use 25 feet)

Total Left Turn Lane Length = Deceleration Length + Queue Storage Length

Total Left Turn Lane Length = $155 + 25 = 180$ (including a 50-foot taper)

Right Turn Lanes (EBR & WBR)

The warrant analysis result shows that right turn lanes are not warranted on CR 462 (realigned) at Access Driveway A. However, the Developer is proposing to construct both right turn lane. Based on a design speed of 40 mph, both right turn lanes should be 155 feet.

CR 462 (Realigned) at Access Driveway B

Left Turn Lanes

The warrant analysis result shows that only a northbound left turn lane is warranted on CR 462 (realigned) at Access Driveway B; however, for the purpose of balancing the geometry of the intersection, a left turn lane is proposed for both approaches. The left turn lane lengths required on CR 462 (realigned) is composed of deceleration length and queue storage length. The dimensions for the total length are calculated as follows:

Northbound Left Turn Lane:

Deceleration Length @ 40 mph = 155 feet

Queue Storage Length = $5/6 \times \text{Left Turn Volume (303)} = 252.5$ feet (Use 275 feet)

Total Left Turn Lane Length = Deceleration Length + Queue Storage Length

Total Left Turn Lane Length = $155 + 275 = 430$ feet (including a 50-foot taper)

Southbound Left Turn Lane:

Deceleration Length @ 40 mph = 155 feet

Queue Storage Length = $5/6 \times \text{Left Turn Volume (23)} = 19$ feet (Use 25 feet)

Total Left Turn Lane Length = Deceleration Length + Queue Storage Length

Total Left Turn Lane Length = 155 + 25 = 180 feet (including a 50-foot taper)

Right Turn Lanes (NBR & SBR)

The warrant analysis result shows that a northbound right turn lane and a southbound right turn lane are both not warranted on CR 462 (realigned) at Access Driveway B.

CR 462 at Twisted Boulevard

Left Turn Lane

The warrant analysis result shows that a westbound left turn lane is not warranted on CR 462 at Twisted Boulevard.

Right Turn Lane

The warrant analysis result shows that an eastbound right turn lane is warranted on CR 462 at Twisted Boulevard. Based on a design speed of 55 mph, the right turn lane should be 350 feet.

CR 209 at Oaks Boulevard

Left Turn Lane

The warrant analysis result shows that a southbound left turn lane is not warranted on CR 209 at Oaks Boulevard.

Right Turn Lane

The warrant analysis result shows that a northbound right turn lane is not warranted on CR 209 at Oaks Boulevard.

CR 462 (Realigned) at Access Driveway D

Right Turn Lane

The warrant analysis results shows that right turn lanes are not warranted on CR 462 (realigned) at Access Driveway D. However, the Developer is proposing to add eastbound and westbound right turn lanes on CR 462 (realigned) at Access Driveway D. Based on a design speed of 40 mph, both right turn lanes should be 155 feet (including a 50-foot taper).

US 301 at Access Driveway E

Right Turn Lane

The warrant analysis result shows that a southbound right turn lane is warranted on US 301 at Access Driveway E. Based on a design speed of 50 mph, a right turn lane of 240 feet (including a 50-foot taper) should be constructed on US 301 at Access Driveway E.

US 301 at Access Driveway F

Right Turn Lane

The warrant analysis result shows that a southbound right turn lane is warranted on US 301 at Access Driveway F. Based on a design speed of 50 mph, a right turn lane of 240 feet (including a 50-foot taper) should be constructed on US 301 at Access Driveway F.

US 301 at Access Driveway G

Right Turn Lane

The warrant analysis result shows that a southbound right turn lane is warranted on US 301 at Access Driveway G. Based on a design speed of 50 mph, a right turn lane of 240 feet (including a 50-foot taper) should be constructed on US 301 at Access Driveway G.

6.0 EVALUATION OF CR 462 REALIGNMENT

The impact of the proposed realignment of CR 462 was fully analyzed. The study area was determined to include impacted roadway segments, intersections, and access driveways.

6.1 Proposed CR 462 Realignment and Geometry

The Developer of this project is proposing to be realign CR 462 from US 301 to CR 209. The configuration of the proposed realignment is composed of three (3) segments described as follows:

- Segment 1: 4-Lane divided roadway from US 301 to a proposed 2-Lane roundabout at the proposed Access Driveway C/Oaks Boulevard with a posted speed limit of 35 mph. The west leg of the proposed roundabout, Oaks Boulevard, will serve portions of the Twisted Oaks Pointe development and connects to CR 209.
- Segment 2: 2-Lane divided roadway from the roundabout at the Access Driveway C/Oaks Boulevard to a 1-Lane roundabout at CR 462 and CR 205B with a posted speed limit of 35 mph.
- Segment 3: 2-Lane undivided roadway from the proposed second roundabout at CR 462 and CR 205B to CR 209 with a posted speed limit of 45 mph.

Figure 8 shows the proposed realignment of CR 462 and the site access driveways.

6.2 Study Area

The study area includes roadway segments and intersections along the realigned CR 462 from US 301 to CR 209. The following roadway segments were analyzed during the AM and PM peak hours:

- CR 462/CR 462 (realigned)
 - CR 209 to CR 462/CR 205B Roundabout
 - CR 462/CR 205B Roundabout to Roundabout at Oaks Boulevard/Access C
 - Roundabout at Oaks Boulevard/Access C to US 301
- Oaks Boulevard
 - CR 209 to Roundabout at Oaks Boulevard/Access C



In addition, the following intersections, numbered 3 and 5 in **Figure 8**, were analyzed during the AM and PM peak hours:

- CR 462 (Realigned) and Oaks Boulevard/Access Driveway C (Proposed Roundabout)
- CR 462 (Realigned) and CR 462/CR 205B (Proposed Roundabout)

6.3 Projected Roadway Segment Capacity Analysis

Projected traffic on the study roadway segments was obtained from projected turning movement counts for intersections within the study area. Projected roadway conditions were analyzed by comparing the projected traffic volumes on the study roadway segments to their capacities and service volumes. **Table 10** summarizes the projected roadway segment capacity analysis under the projected conditions for the AM and PM peak hours, respectively.

Table 10
Projected Roadway Segment Capacity Analysis for CR 462 Realignment

Roadway Segment	# of Lns	Median Type	Area Type	LOS Std	PH Dir Cap	Dir	Projected AM Pk Conditions			Projected PM Pk Conditions		
							Vol	LOS	V/C	Vol	LOS	V/C
CR 462/ CR 462 (Realigned)												
CR 209 to CR 462/CR 205B Roundabout	2	Undivided	Urban	D	790	NB/EB SB/WB	217 ** 177 **	C C	0.27 0.22	261 ** 359 **	C C	0.33 0.45
CR 462/CR 205B Roundabout to Roundabout at Oaks Boulevard/Access	2	Divided	Urban	D	710 *	NB/EB SB/WB	295 ** 213 **	C C	0.42 0.30	474 ** 533 **	D D	0.67 0.75
Roundabout at Oaks Boulevard/Access C to US 301	4	Divided	Urban	D	1,470 *	NB/EB SB/WB	677 ** 368 **	D C	0.46 0.25	749 ** 1,032 **	D D	0.51 0.70
Oaks Boulevard												
CR 209 to Roundabout at Oaks Boulevard/Access C	2	Undivided	Urban	D	675 *	NB/EB SB/WB	316 ** 161 **	C C	0.47 0.24	296 ** 330 **	C D	0.44 0.49

*Capacity was determined based on 2020 FDOT QLOS Handbook - Table 7 with proper adjustments for County roads
 **Projected directional volumes were obtained from projected turning movement counts at the project buildout

The analysis indicates that all the study roadway segments are projected to operate within their adopted capacities at the project buildout.

6.4 Projected Intersection Capacity Analysis

Projected intersection volumes were determined based on a combination of existing travel behavior and professional engineering judgment to accurately re-distribute traffic at the project buildout. Projected intersection volume calculation spreadsheets are included in **Appendix N**. Projected peak hour volumes for the study intersections were previously presented in **Figure 6A** and **Figure 6B** for the AM peak hour, and in **Figure 7A** and **Figure 7B** for the PM peak hour. **Table 11** presents results of the intersection capacity analysis under projected conditions. Detailed *HCM* analysis worksheets are included in **Appendix N**.

Table 11
Projected Intersection Capacity Analysis for CR 462 Realignment

Intersection	Traffic Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
CR 462 (Realigned) and Oaks Boulevard/Access Driveway C	RA	AM	6.8	A	4.0	A	6.4	A	5.6	A	5.5	A
		PM	8.7	A	6.3	A	7.1	A	10.5	B	7.9	A
CR 462 (Realigned) and CR 462/CR 205B	RA	AM	4.3	A	3.4	A	3.7	A	3.6	A	3.9	A
		PM	4.4	A	4.7	A	4.9	A	4.2	A	4.6	A

The analysis indicates that both proposed roundabouts are projected to operate at an acceptable LOS.

6.5 Access Management Review

Access control classification, access management standard, Sumter County *Land Development Code (LDC)*, and Sumter County Engineering Manual were reviewed to evaluate the connection spacing on US 301 and the realigned CR 462.

US 301 is designated as Access Class 4 and has a posted speed limit of 45 mph. Based on guidance of FDOT *Rule 14-97 of the Access Control Classification System and Access Management Standards*, provided in **Appendix O**, the minimum connection spacing requirement is found to be 440 feet. The future three (3) Ri/Ro access driveways on US 301 meet the connection spacing requirements.

Per *Sumter County Engineering Manual*, CR 462 is classified as a major collector. Per Sumter County's *LDC*, the minimum connection spacing requirement for major collectors for new developments is 660 feet. Excerpts from *Sumter County LDC and Sumter County Engineering Manual* are provided in **Appendix O**. The access driveways A and B intended to serve Twisted Oaks Pointe are proposed to provide access to CR 462 (realigned), which is a 2-lane divided facility with a proposed speed limit of 35 mph. Access Driveway A is proposed to be located 660 feet west of US 301 and 610 feet east of the proposed 4-legged roundabout. Access Driveway B is proposed to be located 660 feet north of the proposed 4-legged roundabout. Therefore, Access Driveway A and Access Driveway B both meet the spacing connection requirements.

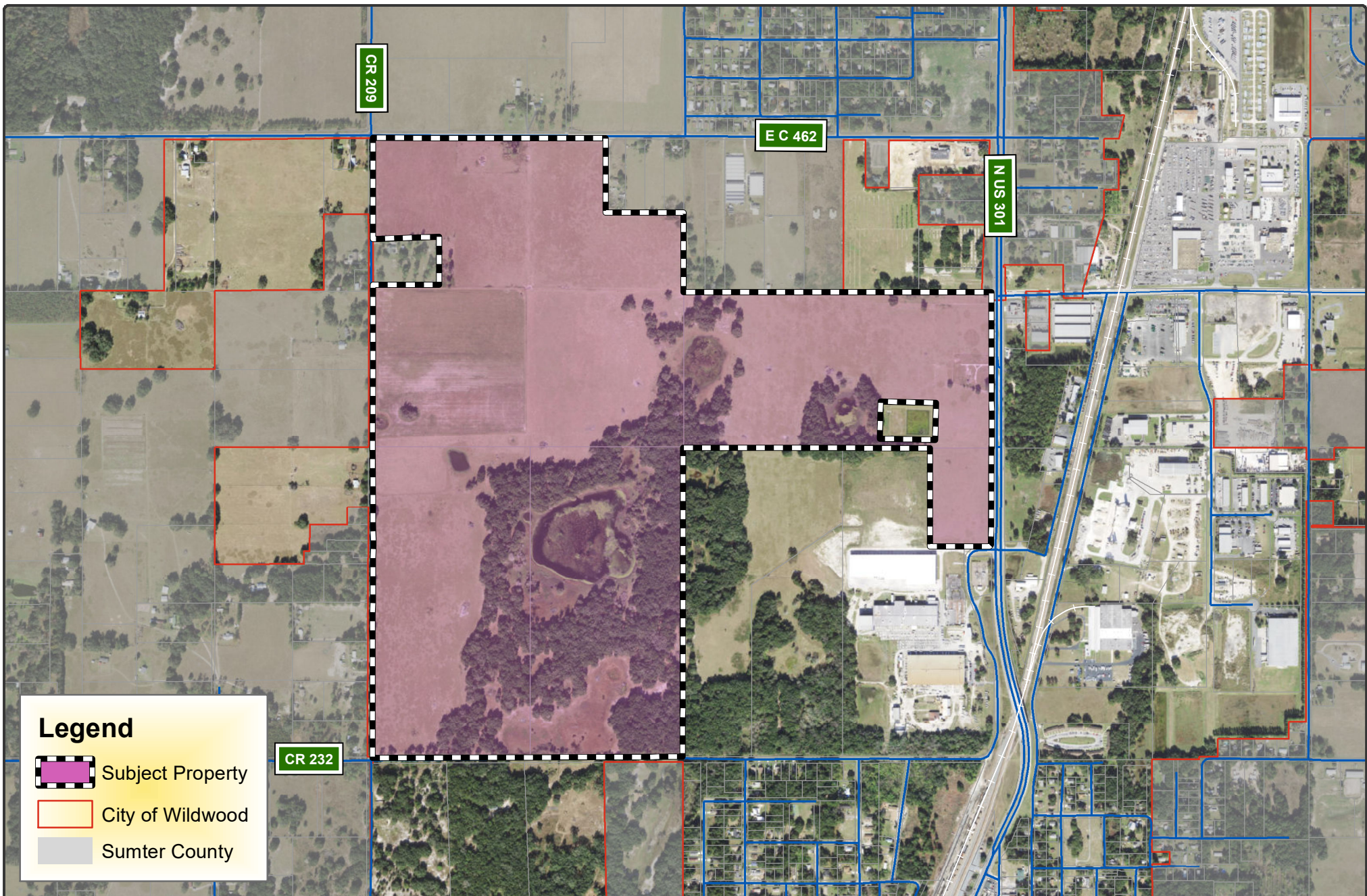
7.0 STUDY CONCLUSIONS

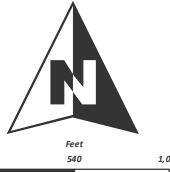
This TIA was conducted to assess the impact of the proposed mixed-use development of Twisted Oaks Pointe. The proposed development is located west of US Highway 301, north of Clarke Street/CR 232, and south of CR 462 in City of Wildwood, Florida. The project consists of 736 single-family dwelling units, 224 townhouse dwelling units, 300 apartment dwelling units, and three (3) commercial buildings totaling 162,000 square feet with an anticipated full buildout year of 2027.

The analysis evaluated the proposed development's impact on roadway segments and intersections within the project's influence area, included a preliminary access review, and evaluated a proposed realignment of CR 462 to assess its impact on the adjacent roadway segments and intersections. The results of the analysis are summarized below:

- The proposed development is projected to generate 15,506 daily trips, of which 838 trips occur during the AM peak hour and 1,471 trips occur during the PM peak hour.
- The roadway capacity analysis indicates that all study roadway segments are projected to operate at acceptable LOS at the project buildout.
- The intersection capacity analysis shows that the following intersections are projected to operate below the adopted LOS at the project buildout due to background traffic:
 - US 301 and CR 466
 - US 301 and CR 472/CR 216
 - US 301 and CR 462 north/CR 126
- The intersection capacity analysis shows that the following intersections are projected to operate below the adopted LOS at the project buildout due to the project trips:
 - US 301 and CR 462/CR 462 (Realigned)
- All proposed access driveways are projected to operate at acceptable LOS.
- To mitigate the impact of the proposed development on the study intersections:

- Re-time the traffic signal controller for the intersection of US 301 and CR 466.
- Re-time the traffic signal controller for the intersection of US 301 and CR 472/ CR 216.
- Convert the intersection of US 301 and CR 462 north/CR 126 to a directional median opening with northbound and southbound left turn movements.
- Improve US 301 and CR 462/CR 462 (Realigned) by the following measures:
 - a) Construct 350-foot eastbound dual left turn lanes (including a 50-foot taper)
 - b) Construct an eastbound through turn lane
 - c) Construct a 155-foot eastbound right turn lane
 - d) Restripe existing Westbound left turn lane to a through lane
 - e) Restripe existing striped median to a 240-foot Westbound left turn lane
 - f) Extend existing northbound left turn lane to 445 feet
 - g) Construct a second 445-foot northbound left turn lane (including a 50-foot taper)
 - h) Construct a second 340-foot southbound left turn lane (including a 50-foot taper)
 - i) Construct a 240-foot southbound right turn lane (including a 50-foot taper)
 - j) Construct a second eastbound lane on CR 462 to accommodate southbound dual left lanes
 - k) Retime the signal controller
 - l) Upgrade the existing span wire signal to a mast arm signal
- CR 462 (realigned) at Access Driveway A should be improved with a 315-foot westbound left turn lane, a 180-foot eastbound left turn lane and a 155-foot westbound right turn.
- CR 462 (realigned) at Access Driveway B should be improved with a 430-foot northbound left turn lane and a 180-foot southbound left turn lane.
- CR 462 at Twisted Boulevard should be improved with a 240-foot eastbound right turn lane.
- CR 462 (realigned) at Access Driveway D should be improved with a 155-foot eastbound right turn lane and a 155-ft westbound right turn lane.
- US 301 at Access Driveways E, F and G should be improved with 240-foot southbound right turn lanes.
- The realigned CR 462 study roadway segments are projected to operate at an adequate LOS at the project buildout. The evaluation of both proposed roundabouts along the realigned CR 462 indicates that both roundabouts are projected to operate adequately at project buildout.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 540 1,080	PD 2106-002 TWISTED OAKS PARCELS D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039	MAP 1B LOCATION MAP FEBRUARY 2022
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WHEREAS, the City Commission of the City of Wildwood passed and ordained Ordinance 621 on November 10, 2008; and

WHEREAS, said Ordinance was recorded February 23, 2009, in O.R. Book 2038, Page 688, Public Records of Sumter County, Florida; and

WHEREAS, the City Commission had extended that Ordinance through subsequent Commission approval; and

WHEREAS, the first O'Dell Planned Development Amendment Application was filed on February 28, 2014; and

WHEREAS, the City Commission passed and ordained Ordinance O2014-22, which amended and restated Ordinance 621 in its entirety, on June 23, 2014; and

WHEREAS, Said Ordinance was recorded on July 7, 2014, in O.R. Book 2805, Page 555, Public Records of Sumter County, Florida; and

~~**WHEREAS**, the City now wishes to Amend and Restate Ordinance O2014-22 in its entirety be enacting this Ordinance O2017-21; and~~

~~**WHEREAS**, the City Commission passed and ordained Ordinance O2017-21, which amended and restated Ordinance O2014-22 in its entirety, on May 22, 2017; and~~

~~**WHEREAS**, Said Ordinance was recorded on June 9, 2017, in O.R. Book 3266, Page 687, Public Records of Sumter County, Florida; and~~

~~**WHEREAS**, the City Commission had extended Ordinance O2017-21 through subsequent Commission approval; and~~

~~**WHEREAS**, the City now wishes to Amend and Restate Ordinance O2017-21 in its entirety be enacting this Ordinance O2022-43; and~~

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinance O201~~74-22~~1; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by ~~James M. & Mildred B. O'Dell Living Trust~~ Morris Engineering & Consulting, LLC ("Agent") as Agent for KL Twisted Oaks, LLC, ("Developer") (hereinafter referred as the, "Developer") for a ~~Planned Development Amendment~~ Mixed Use Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____, ~~2024~~27. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public

6/10/2022 1

Hearing by the Planning and Zoning Board on ~~May 13, 2014~~July 5, 2022 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the ~~Twisted Oaks James M. & Mildred B. O'Dell Living Trust~~ Planned Development ~~Amendment~~ Application (hereinafter referred to as the "Project") was duly and properly filed herein on ~~March 31, 2017~~June 23, 2021;
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule;
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations;
- D. That the Developer intends to develop a Project consisting of ~~387.2986~~430.44 acres, more or less, which is situated in Wildwood, Florida. This land is legally described ~~on the Conceptual Development Plan attached hereto as in~~ Exhibit "~~AB~~" attached hereto;
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; ~~and~~;
- F. That the City has complied with the due notice requirements of subsection ~~3.3(B)(3)~~8.2(E) ~~and (F)~~ of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the ~~Applicant Developer~~ has applied for a ~~Mixed Use~~ Planned Development ~~Amendment (MUPD)~~ of the lands described in "Exhibit A";
- B. That the zoning district of the subject land described in "Exhibit A" is classified as ~~NMU-7 Planned Development (PD) and C-3~~ on the City of Wildwood Zoning Map. The Project was an approved PD prior to the City adopting ~~new its current~~ Land Development Regulations and zoning map;
- C. That the Project is consistent with ~~both~~ the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood;
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement," the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned

Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; ~~and~~.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Master Concept conceptual development Pplan prepared by HRGreen-Morris Engineering & Consulting, LLC dated April 14, 2014 (revision date) June 23, 2021 May 26 16, 2022 as amended, is incorporated into this Ordinance as “Exhibit B” attached hereto. The Master Concept conceptual development Pplan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The Master Concept conceptual development Pplan illustrates the general location of the following land uses:

- a. Commercial Retail;
~~_____ Commercial Office and Medical facilities;~~
- b. Industrial
- b. Institutional
- c. Single Family Residential Detached;
- e.d. Single Family Attached
- d. Multi-family Residential; and
- e. Townhomes/Villas
- f. Apartments/Condominiums; and
- g. Amenity Area
- e. Parks/Recreation

- 2) The ~~conceptual development~~Master Concept Pplan is conceptual in nature and may be affected or modified by final zoning approval and conditions, ~~by compensating~~

~~storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the Master Concept Plan, the written ordinance will supersede.~~

C. Development Program. The Project shall be developed in ~~three (3)~~ phases as shown on the Master Concept Plan in accordance with the conceptual development plan, Pplan, and this Section.

1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more of the following housing types:

a. Single Family Detached (SFD)

b. Single Family Attached (SFA)

c. Apartments/Condominium Buildings (ACB)

e.d. Townhomes/Villas

e. Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

<u>Land Use</u>	<u>Total (Acres)</u>
<u>Residential (Category A)</u>	<u>308.13 (79.56%)</u>
<u>Commercial Retail/Industrial* (Category B)</u>	<u>25.18 (6.50%)</u>
<u>Recreational (Category D)</u>	<u>48.34 (12.48%)</u>
<u>CR 462 Re-Route ROW</u>	<u>5.62 (1.45%)</u>
<u>Total</u>	<u>387.29</u>

* Industrial uses are limited to Commercial Parcel 1 as depicted on the Master Concept Plan. Allowable uses will be limited to Light Industrial Uses as designated within the City of Wildwood Land Development Code and the square footage allocated to industrial will be determined utilizing the Land Use (Trip) Equivalency Matrix, further defined below, by converting Commercial Retail Uses.

The below table breaks down the open space provided within the development. The above numbers are inclusive of these acreages and may be subject to slight deviations during the design and development stages. The Development will maintain a minimum of 96.82 acres (25%) open space throughout the life of the project.

<u>Wetlands & Buffers</u>	<u>33.60</u> <u>(8.68%9.43%)</u>
<u>Lakes (50% of Dry Retention Pondsof Retention Ponds)</u>	<u>25.26</u> <u>(6.52%)9.04</u> <u>(2.54%)</u>

<u>Other Open Space (As Identified in Exhibit B – Master Concept Plan)</u>	<u>88.2871.15</u> <u>(22.79%19.96%)</u>
<u>TotalOther Open Space</u>	<u>147.1413.79</u> <u>(37.9931.92%)</u>

Additional acreage within the Project Development area consists of the remaining 50% of the ~~dry retention areas, wet retention areas,~~ proposed amenity area, and rights-of-way.

- 2) ~~Land Use Breakdown.~~ Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail	24.90 125.1 89.57
Office / Medical facilities	10.00
Single Family Residential	164.40 293. 17352.26
CR 462 Re-Route ROW	9.85
Total	387.29

The below table breaks down additional land uses located within the commercial and residential areas noted above. The above numbers are inclusive of these additional breakdowns and may be subject to slight deviations during the design and development stages.

Wetlands & Buffers Multi-family Residential	31.83 33.61 42.40
Parks/Recreation	11.90
Lakes	50.51
ROW & Dedications	37.54
Other Open Space	112.36
Total	253.60 387. 29

Note: There are 176.80 acres within the project that consist of drainage retention areas, open space, wetlands, and right-of-way for a total project area of 430.40 acres.

- 3)2) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Non Residential:

Land Use	Max Total Building Square Feet (SF)
Commercial Retail <u>Industrial</u>	222,000 162,000
<u>Office / Medical facilities</u>	40,000

Depending on market demands, the Land Use (Trip) Equivalency Matrix may be utilized to convert Commercial Retail to other non-residential uses as allowed within the Oxford Neighborhood Mixed Use (ONMU) land use as well as Light Industrial Uses within Commercial Parcel 1, as identified on the Master Concept Plan. At no time can the acreage, as identified in the Land Use Table, allocated to Commercial Retail Use be adjusted without modifying the PD Agreement.

the non-residential portion of the project may develop according to a sliding scale between non-residential mixes provided the maximum caps are not exceeded and the Project meets the minimum requirements of the Oxford Neighborhood Mixed Use (ONMU) land use.

Residential:

Land Use	<u>Maximum Minimum Units</u>	<u>Maximum AcreageUnit s</u>
Single Family Detached (SFD)	<u>900650</u>	<u>480735</u>
Single Family Attached (SFA) <u>and Apartments/Condominium BuildingsVillas/Town homes</u>	<u>6750</u>	<u>45248</u>
<u>Apartments/Condominium Buildings</u>	<u>0</u>	<u>277</u>
<u>TOTAL</u>	<u>650</u>	<u>1,260</u>

Depending on market demands, the residential portion of the Project may develop according to a sliding scale between single family detached, single family attached, villas/townhomes and apartment or condominium multi-family residential acres and unit counts. The maximum number of residential units shall not exceed 1,260, unless the Land Use (Trip) Equivalency Matrix is utilized to convert other uses to residential. maximum number indicated. 1000. However, market demands may warrant a shift between the percentage-number of single family detached, attached, villas/townhomes and multi-family unitsuses. Apartment/condominium and single family attached, villas/townhomes allocations may be interchanged; however, the combined allocation between the two categories shall not exceed 820 units. The residential portion of the projects shall meet the minimum requirements of the Oxford Neighborhood Mixed Use (ONMU) land use.

- 3) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not conflict with the requirements of the allowable uses in the Oxford Neighborhood Mixed Use (ONMU) land use. At no time can the Land Use (Trip) Equivalency Matrix be utilized to alter the acreages of Land Uses as designated in this PD. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 10th Edition.

Land Use		CHANGE TO					NOTES	
		Residential, Single Family	Residential, Townhome/Villa (Per Unit)	Residential, Apartment/Condo (Per Unit)	Retail/ Commercial (1,000 SF)	Light Industrial (1,000 SF)	ITE Code	PM Peak Rate
CHANGE FROM	Residential, Single Family	N/A	1.77	2.25	0.26	1.57	210	0.99
	Residential, Townhome/Villa (Per Unit)	0.56	N/A	1.27	0.15	0.89	220	0.56
	Residential, Apartment/Condo (Per Unit)	0.44	0.79	N/A	0.12	0.7	221	0.44
	Retail/ Commercial (1,000 SF)	3.81	6.8	8.66	N/A	6.05	820	3.81
	Light Industrial (1,000 SF)	0.63	1.13	1.43	0.17	N/A	110	0.63

As development needs arise, amendments to the land use (trip) equivalency matrix may be carried out through approval of an updated matrix incorporated as an exhibit to the Planned Development Agreement.

- 4) All signage identifying the project, located adjacent to US N 301, CR 462 and CR 209 shall comply with the City of Wildwood Land Development Regulations and Design District Standards. A Master Signage Plan shall be provided as Exhibit D, and in accordance with 3.(c)(6)
1. 3.24.(E)(1)(4) Double faced signs — Modify for the allowance of a sign with two faces and less than 24" apart or less than 24" apart or less be considered as two signs for the projects main entrance on US301 to allow this to be considered one sign.
 2. 3.24.(E)(4)(2) — Allow permanent sign on a parcel in a residential use to be illuminated by external, indirect illumination to allow subdivision monument signage illumination.
 3. 3.24.(E)(18)(3) — Allow one monument sign at each development entrance for the individual subdivision within the overall development.

- D. All signage identifying the project, located adjacent to US N 301, CR 462 and CR 209 shall comply with the City of Wildwood Land Development Regulations and Design District Standards.
- E. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- ~~D. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.~~
- F. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision ~~preliminary~~improvement plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- ~~E.~~
- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision ~~preliminary~~improvement plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- G. Principal Uses. The following uses shall be allowed within the Project.
- 1) All permitted and special exception uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the NMU-7 zoning district.
 - 2) Wholesaling, warehousing, bulk storage or distribution establishments and similar uses
 - 3) Research laboratories and associated activities
 - 4) Light manufacturing, assembling, processing or fabricating
 - 5) Manufacturing of nonhazardous materials
- ~~Principal uses (P) and Special Exception (SE) uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the Neighborhood Mixed Use - 7 (NMU-7) zoning district shall be allowed.~~
- ~~a. 2) Medical facilities such as hospitals that meet the Conditional Use criteria prescribed in Section 3.8 of the Land Development Regulations shall also be allowed.~~

F.H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Neighborhood Mixed Use - 7 (NMU-7) zoning district.

1) Residential Standards

a. Single Family Attached Villas/Townhomes and Apartment/Condominium Buildings: ~~The minimum distance between structures shall be 20 feet.~~

i. Minimum Size – 640 SF

a.ii. Minimum Lot Width – 20 feet

b. Single Family Detached:

i. Minimum Lot Size – ~~5,500~~4,400 SF

~~ii.~~ Minimum Lot Width – 50-40 feet

iii. c. Setbacks:

1. Front – 15 foot setback from primary structure and 20 foot setback for garages

2. Sides – ~~5 feet setback on lots less than 7,500 SF and 10 foot setback on lots over 7,500 SF~~

3. Side Setback on Secondary Road – 10 feet

4. Rear – 15 feet

5. Multi-Family Building Separation – 10 feet minimum

2) Non-Residential Standards

Non-residential standards shall follow the current regulations for the City of Wildwood.

The Florida Energy Conservation Code 2017 edition and the Florida Plumbing Code 2020 edition will be used in the design of the project. or the then-current edition of such codes at the time of building permit submission if such codes have been updated between the Effective Date of this Agreement and such time, will be used in the design of the project.

I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards applicable pursuant to section 6.12 of the Land Development Regulations.

H.

H.J. Recreation and Open Space. The Project shall include the open spaces depicted on the Master Concept Plan and shall maintain a minimum of 25% ~~(107.7 acres)~~ open space as noted in the Design District Standards.

1) Parks and Recreation. The Project shall include common areas which may include open spaces for passive recreation, a pool, and a clubhouse. The Amenity area is noted on the Master Concept Plan.

4)2) Buffers.

- a. The Project shall contain a minimum 10 foot perimeter landscape buffer along US 301, C-462, ~~realigned section of C-462. No landscape buffer shall be required along~~ CR 209 and CR 232. ~~However, additional right-of-way shall be provided to the City by the Developer.~~ In lieu of the required buffer along CR 209 & CR 232, a decorative wall ~~shall~~ may be constructed.
- b. The Project shall contain 10 foot wide interior landscape buffers between changes of use.
- c. The Project shall contain 25 foot wide upland landscape ~~landscape~~ buffers adjacent to wetlands.
- d. Any on site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.

2)3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas ~~(stormwater management areas)~~ may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A Community Development District (CDD), homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, ~~rights-of-ways~~, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J.K. Environmental Considerations.

1) Gopher Tortoise Survey. Prior to development of the site, the Developer shall conduct a 100% survey for gopher tortoises.

- 2) Wetlands. Developer is required to submit an updated Formal Determination of Wetlands and Other Surface Waters from the Southwest Florida Water Management District.

K.L. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Wwater and Sanitary Sewer wastewater systems prior to issuance of any Ccertificates of Ooccupancy-being-issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, -shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, Ssection 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement serving lands other than the Planned Development shall be underground.
- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.
- 6) Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.
- 7) Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.
- 8) Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform

to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.

- 6)9) Easements. Project shall provide 20 foot Utility Easements along CR 209, CR 232 and the realigned C-462. See Exhibit "C." Buffer landscaping may be planted within the easement. No tap root bearing trees are allowed in the easement. If the City needs to perform maintenance in the easement, the City is not responsible for damages or replacement of landscaping. All easements shall be approved by the City. as long as proper spacing is provided in order to avoid conflicts.
- 7)10) Right-of-Way. Developer shall donate right-of-way along CR 209 and CR 232 to provide a total of 50 feet from centerline. See Exhibit "C."

L.M. Access and Transportation.

- 1) Access. Project access will be provided pursuant to the attached Master Concept Plan and Exhibit C, which consists of the following: ThreeProject may provide Up to two (32) right-in/right-out access drivewayspoints on US 301 for commercial areas, four (4) full access pointsdriveways on C-462 realignment for commercial and office areas, two (2)one (1) right-in/right-out access pointsdriveway on C-462 realignment, for residential areas. The Project may also provide two (2) access points on CR 232, two (2) and one (1) full access driveway points on CR 209, and two (2) access points on C-462 realigned for the residential areas. Internal cross-access shall be provided between land uses. Driveway permits for access on to C-462 shall be obtained through Sumter County. Driveway permits for US 301 shall be obtained through the Florida Department of Transportation (FDOT). Driveway permits for CR 209 and CR 232 shall be obtained through the City of Wildwood. The Developer shall be responsible for milling and resurfacing of CR 209 adjacent to the development after all improvements are made.
- 2) Transportation System Improvements. The Developer shall be responsible for the following improvements, as shown in Exhibit C, which may be subject to impact fee credits from Sumter County. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. TheseAny additional These improvements were will be are identified in the Traffic Impact Analysis accepted with conditions by Sumter County Public Works on 5/4/2022. to be submitted with the Planned Development application:
 - a. a. Construction of 315-foot westbound left turn lane, a 180 foot eastbound left turn lane and a 155 ft. westbound right turn at CR 462 (realigned) & Access Driveway A.
 - b. Construct 350 ft. right turn lane at Access on Twisted Boulevard.

- c. Construct a 430 ft. northbound left turn lane and a 180 ft. southbound left turn lane at CR 462 (realigned) & Access Driveway B.
- d. Construct a 155 ft. eastbound right turn lane and a 155 ft. westbound right turn lane at CR 462 (realigned) at Access Driveway D.
- e. Construct 240 ft. southbound right turn lanes on US 301 at Access Driveways E, F, and G.
- f. Construct 240 ft. right turn lanes on all three right in/right out driveways on US 301 and on CR 462 (realigned).
- g. Re-time the traffic signal controller for the following intersections: US 301 & CR 466 and US 301 & CR 462/CR216.
- h. Convert the intersection of US 301 and CR 462 north/CR 126 to a directional median opening with northbound and southbound left turn movements.
- i. Improve US 301 and CR 462/CR 462 (Realigned) by the following:
- j. Construct 350 foot eastbound dual left turn lanes (including a 50 foot taper)
- k. Construct an eastbound through turn lane
- l. Construct a 155 foot eastbound right turn lane
- m. Restripe existing Westbound left turn lane to a through lane
- n. Restripe existing striped median to a 240 foot westbound left turn lane
- o. Extend existing northbound left turn lane to 445 feet
- p. Construct a second 445 foot northbound left turn lane (including a 50 ft. taper)
- q. Construct a second 340 foot southbound left turn lane (including a 50 ft. taper)
- r. Construct a 240 foot southbound right turn lane (including a 50 ft. taper)
- s. Construct a second eastbound lane on CR 462 to accommodate southbound dual left lanes
- t. Retime the signal controller
- a. Upgrade the existing span wire signal to a mast arm signal
- u.

- 2) g. The Developer shall donate sufficient right-of-way and construct ~~a two lane and 4-lane~~ roadway segments for the realignment of C-462, pursuant to the Master Concept Plan. Sufficient right-of-way will be based on the C-462 Preliminary Engineering Study conducted by Sumter County provided there is no updated design information provided by Sumter County before construction of the realignment. Developer will install a temporary traffic light at the intersection of US301 and the new CR462 extension to accommodate the new east bound traffic on CR462. If the County has already begun working on the permanent Traffic Signal System for the US301 and new CR462 Intersection, Developer will not be required to install a temporary traffic light. Developer will pay the City of Wildwood the amount of Two Hundred Thousand (\$200,000) Dollars to be utilized by the City as part of the CR209

~~Improvements that run the entire length of the development's property line. The City will submit a request for payment upon the CR209 Improvement Project being approved by the City Commission. The funds stated can only be used for roadway improvements on CR209 that is adjacent to the development's property line. Developer shall donate right-of-way along CR 209 and along CR 232 to provide a total of 50' from centerline.~~

3) _____

3) ~~h.b.~~ Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the ~~Master Concept conceptual development P~~plan and the typical roadway provided for local roads.

4) _____

4) ~~i. c.~~ The Project shall provide a system of ~~, multi-use trails consisting of unpaved nature trails around the wetland areas, five (5) foot wide sidewalks to be provided on both sides of internal roadways and a five (5) foot sidewalks on one side of the street and a 10 foot wide multi-use path on the opposite side of realigned the main spine road/CR 462 on both sides of streets~~ that encourage walking and bicycling within the development as shown on the ~~Master Concept conceptual development p~~Pplan.

5) _____

5) ~~j. d.~~ Golf carts. Golf carts may be allowed to utilize the multi-use paths ~~and CDD owned roadways~~ within the Project pending final engineering approval at the time of site plan. ~~The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.~~

6) _____

7) ~~k. e.~~ Gates. A portion of the residential development areas, including the single-family, apartment/condominium and villa/townhome areas, may be gated to restrict access to residents only. ~~Development entrance at CR 209 may have a faux be gated.~~

M.N. Maintenance of Common Areas. Maintenance and repair of structures, ~~paved areas (internal roadways and parking)~~, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the ~~property owner~~Twisted Oaks CDD or its designee such as a property owners association, at no cost or obligation to the City. ~~In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate.~~ The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the ~~Developer, property owner~~ as may be applicable, and to be reimbursed for the

reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N.O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O.P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P.Q. Expiration of Planned Development Agreement. Significant Actual construction must begin within the Project boundary (as legally described in Exhibit A) Planned Development within 24 months of the final adoption of ~~the this~~ Planned Development Agreement. If no significant construction has started on the approved Project Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 84 48 months after the effective date of this Ordinance.

SECTION 4: SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5: EFFECTIVE DATE

This Ordinance shall be effective upon adoption during the second and take effect upon its final reading by the ~~City Commission of the~~ City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ____ day of _____, 2022~~17~~.

CITY COMMISSION

6/10/2022 _____ 15

SEAL

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
~~Cassandra Lippincott~~Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

~~Ashley Hunt~~, City Attorney

Vicki Vernon

I have 2 properties on County Road 209. I only received one letter.

I am submitting a letter for the 2 properties.

8122 CR 209

8104 CR 209

I don't understand why there is a meeting on July 5th at 2:15 ?? Most people work during the day, and I will not be able to attend.

Vicki Vernon



City of Wildwood, Florida
PUBLIC NOTICE
 Development Services Department
www.wildwood-fl.gov

June 17, 2022

VERNON VICKI FORT TTEE
 8122 CR 209
 WILDWOOD, FL 34785

Your Parcel Number(s): C36-019

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate for approval and favorable recommendation to the City Commission of Ordinance O2022-44. This Ordinance amends the established O'Dell Planned Development overlay for the Twisted Oaks development.

OWNER: KL Twisted Oaks, LLC
 APPLICANT: Kolter Group Acquisitions, LLC
 CASE NUMBERS: PD 2106-002
 PROJECT: Twisted Oaks

The subject property is located on the west side of N US 301 and is bordered on the south by W. Clark St., on the east by CR 209, and on the north by EC 462 from CR 209 to approximately .63 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, July 5, 2022 at 2:15 p.m. or immediately following the LPA.

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on Monday, July 25, 2022 at 7:00 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) congestion/Rural Community

conservation of the land, preserve the wetland & wildlife.

The City of Wildwood, Florida
 100 North Main Street, Wildwood, Florida 34785
 352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



City of Wildwood, Florida
PUBLIC NOTICE
 Development Services Department
www.wildwoodfl.gov

June 17, 2022

→ Vicki Vernon
 8104 CR 209
 Wildwood FL
 Your Parcel Number(s):

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate for approval and favorable recommendation to the City Commission of Ordinance O2022-44. This Ordinance amends the established O'Dell Planned Development overlay for the Twisted Oaks development.

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A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on ~~Tuesday, July 15, 2022 at 2:15 p.m.~~ on immediately following the LPA.

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on Monday, July 25, 2022 at 7:00 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s):

congestion / Rural Community
 conservation of the land, preserve the wetland
 & wildlife.

The City of Wildwood, Florida
 100 North Main Street, Wildwood, Florida 34785

Roxann Read

From: SHELDON WALKER <narrowgate@embarqmail.com>
Sent: Friday, July 1, 2022 5:05 PM
To: Roxann Read
Subject: Twisted Oaks Project

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

To Roxann:

Per our conversation, unfortunately, my wife and I will not be able to attend the July 6th public hearing before the City of Wildwood Planning & Zoning Board. We Do Not support the Twisted Oaks Project (PD 2106-002). There are a number of issues surrounding the current community, which includes an inadequate infrastructure to support the potential traffic, as well as a lack of policing the current excessive speed down County Road 209. Furthermore, 209 is a known route used to transport drugs from Sumter to Marion County because of a lack of police presence. Overall, the flow of traffic and potential congestion on such a rural road will affect not only the current community, but new residents. It would seem that residents using that back entrance would be using it primarily to access I -75 as there is not much else in that direction of interest. It is not cut-through traffic I am concerned with, but more traffic from the actual residents of your new development on our road which is already inadequately patrolled and very difficult for us to take a safe walk down. People routinely drive 80+mph. We NEVER see Sumter county deputies on it. It makes more sense for your back exit to empty onto the already more direct-to-interstate and busy routes of county road 462 or 232 (Clark street), perhaps near where the current entrance on 232 already exists. Those of us living on 209 would be greatly disrupted by the significant traffic increases Twisted Oaks neighborhood will produce and it is simply not necessary to give your residents access to I -75. It would unnecessarily disrupt our way of life and would not be the most direct access for your residents. Right now it is a high speed drug corridor in to and out of Wildwood. If you intend to increase the traffic on our road, there is a great need to include sidewalks and drastically improve speed control with appropriate turn lanes and a roundabout. If you dump more people on to 209 and Wildwood does not take over policing this road, it is like dumping your trash on neighbors lawn and not taking care of it. Please consider the current residents in your decisions and staying off of 209 e, by emptying on to a more direct route to I 75.

Thank you for your time and consideration.

Respectfully,

Kayce and Sheldon Walker
8200 County Road 209
Wildwood, FL 34785

Roxann Read

From: Noble, Ron <Ronald.Noble@bipc.com>
Sent: Friday, July 1, 2022 3:47 PM
To: Roxann Read
Subject: RE: Twisted Oaks PD

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

Thanks Roxann:

Is the P&Z Board Public Hearing actually at 2:15 on July 5? I have never had a 2:15 Public Hearing before.

Primus Pipe and Tube just received the City's Notice for this Public Hearing, and we need additional time for discussions with Kolter on appropriate buffering and screening between these highly incompatible uses. How could the City staff possibly consider and approve proposed residential development immediately adjacent to the Primus heavy industrial current and future uses. This is why we have zoning in the first place, and these incompatible uses will cause significant conflict and problems for everyone going forward and in the future.

We respectfully request the July 5th P & Z Board Public Hearing be continued to a later date to allow all parties additional time to address the issues and concerns set forth above.

Thanks,
Ron

Ron Noble
Shareholder

401 E. Jackson Street
Suite 2400
Tampa, FL 33602
813 222 1175 (o)
ronald.noble@bipc.com

[vCard](#) | [Bio](#) | [BIPC.com](#) | [Twitter](#) | [LinkedIn](#)

Buchanan Ingersoll & Rooney PC

From: Roxann Read <rread@wildwood-fl.gov>
Sent: Friday, July 01, 2022 3:29 PM
To: Noble, Ron <Ronald.Noble@bipc.com>
Subject: Twisted Oaks PD

[This Email Originated From rread@wildwood-fl.gov Which Is External To The Firm]

Please see this [link](#) for Tuesday's P&Z agenda.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2022-44. The site is bordered by N US 301, E C 462, CR 209 and W Clarke St.

Case # PD 2106-002 Twisted Oaks PD Amendment
Applicant Kolter Group Acquisitions, LLC
Owner KL Twisted Oaks, LLC

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development amendments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate recommends approval of the planned development amendment.

The Special Magistrate gives a favorable recommendation of Ordinance O2022-44 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: LDR Staff Revisions

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case	LDR Staff Revisions 2022
Ordinance #	O2022-49
Applicant	City of Wildwood
Requested Action	Proposed revisions to the City of Wildwood Land Development Regulations
Date	6/20/22

Staff seeks approval from the City Commission to revise the City's Land Development Regulations.

Upon review of the Land Development Regulations, it was determined that the LDRs needed to be revised due to changes in the conditional use permit application, procedural changes, upcoming Comprehensive Plan changes, and updating and modifying some definitions. The proposed revisions are attached as Exhibit A and are listed by topic as Exhibit B.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate. **Special Magistrate recommends approval of Ordinance Number O2022-49** and recommends the proposed revisions be forwarded to the City Commission for further action.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-49

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
AMENDING THE LAND DEVELOPMENT REGULATIONS
OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR
CODIFICATION IN THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the City of Wildwood ("City") has identified several portions of the Land Development Regulations ("LDRs") that need to be updated;

WHEREAS, the City most recently updated and amended its LDRs, made effective on February 28, 2022;

WHEREAS, the City wishes to update its LDRs, as Amended on February 28, 2022 to revise and update standards;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The amendments of the Land Development Regulations are shown in the attached "Exhibit A" with ~~strike through~~ for deletions and underline for additions.

SECTION 2. CODIFICATION. Codification of this Ordinance in the Code of Ordinances of the City of Wildwood is authorized and directed.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A

Decisions of the Project Review Committee may be appealed to the Board of Adjustment in accordance with section 1.11 of the LDRs.

(C) *Project Review Committee Coordinator.* The Development Services Director shall be the liaison between the PRC and the Planning and Zoning Board and shall act as the Project Review Committee Coordinator. The PRC Coordinator shall have the following duties:

- (1) Receive all applicable applications and review each application for ~~sufficiency~~completeness. ~~The applicant shall be notified of the PRC meeting within seven (7) days of the application being deemed sufficient;~~
- (2) Process all applicable applications to ensure compliance with this Code. The application shall be forwarded to the appropriate members of the PRC for their review;
- (3) Record and make available to the public meeting minutes of the PRC;
- (4) Present the recommendations of the PRC to the Planning and Zoning Board; and
- (5) Approve, approve with conditions, or deny minor lot splits, subdivision preliminary plans, and minor site plans.

Decisions of the Project Review Committee Coordinator may be appealed to the Board of Adjustment in accordance with section 1.11.

(D) *Membership.*

- (1) *Voting Members.* Voting members review, comment, recommend, and vote. The following positions comprise the voting membership of the PRC:
 - (a) City Manager
 - (b) Development Services Director – PRC Coordinator
 - (c) Police Chief
 - (d) Public Works Director
 - (e) Utilities Director
- (2) *Advisory Members.* Advisory members may provide input and recommendations but do not vote. Attendance of advisory members at PRC meetings is on an as-needed basis as determined by the PRC Coordinator. The following positions and entities comprise the advisory membership of the PRC:
 - (a) City consulting engineer;
 - (b) City Attorney;
 - (c) Building Services Director;
 - (d) Sumter County Fire Chief / Villages Public Safety;
 - (e) Representative of the applicable utility providers (electric, gas, etc.);
 - (f) Representative from Sumter County; and
 - (g) Representative from the Sumter County School Board.
- (3) *Other members.* The PRC Coordinator may request the attendance of other entities to represent areas of expertise and concern not represented by voting or advisory members. This may include, but not be limited to, the following:
 - (a) Lake-Sumter Metropolitan Planning Organization (LSMPO)
 - (b) Southwest Florida Water Management District (SWFWMD)
 - (c) Florida Department of Transportation (FDOT)
 - (d) Florida Department of Environmental Protection (FDEP)

- (i) City Commission (First Reading)
 - (ii) City Commission (Public Hearing)
- (2) Comprehensive Plan Amendment (CPA) (Chapter 1):
 - (i) Local Planning Agency (Planning & Zoning Board).
 - (ii) City Commission (Transmittal Hearing for Large Scale, First Reading for Small Scale)
 - (iii) State agency review (30 Days Required for the State to Review).
 - (iv) City Commission (Adoption Hearing)
- (3) Rezoning (Chapter 3):
 - (i) Project Review Committee (Planned Developments only).
 - (ii) Planning & Zoning Board.
 - (iii) City Commission (First Reading)
 - (iv) City Commission (Adoption Hearing)
- (4) Conditional Use permit (Chapter 3):
 - (i) Project Review Committee
 - (ii) Planning & Zoning Board
 - (iii) City Commission
- (5) Temporary Use Permit (Chapter 3)
 - (i) Development Services Director
- (6) Variance or special exception use (Chapter 3):
 - (i) Planning & Zoning Board
- (7) Site Plans (Chapter 4):
 - (i) Project Review Committee (Minor Site Plans may only require PRC).
 - (ii) Planning and Zoning Board
 - (iii) City Commission
- (8) Minor Site Plan (if applicable):
 - (i) Project Review Committee
- (8)(9) Subdivisions (Chapter 5):
 - (i) Preliminary Plan (may be combined with (b) Improvement Plan at applicant's risk):
 - (i) Project Review Committee
 - (ii) Improvement Plan:
 - (i) Project Review Committee
 - (ii) Planning & Zoning Board
 - (iii) City Commission
 - (iii) Final Plat:
 - (i) Project Review Committee
 - (ii) Planning & Zoning Board
 - (iii) City Commission
 - (iv) Re-Plat:
 - (i) Project Review Committee
 - (ii) City Commission
 - (v) Minor Lot Split:
 - (i) Project Review Committee
- (9)(10) Planned Development (Chapter 8):
 - (i) Project Review Committee
 - (ii) Planning & Zoning Board
 - (iii) City Commission (First Reading)

(iv) City Commission (Adoption Hearing)

- (C) *Chapter 163 Agreement.* Projects which are subject to an executed 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may only require Project Review Committee review and approval, unless otherwise required by law or statute.

1.15. Application Review.

The Development Services Department shall review all applications for sufficiency as expeditiously as possible ~~within seven (7) days of receipt~~ and will be scheduled the same for the next available public hearings based on the type of application and the requirements of Section 1.14. Applications requiring the approval of the Development Services Director shall be processed and reviewed as expeditiously as possible.

1.16. Supplemental Regulations.

- (A) In addition to the requirements in this Code, all development shall meet all applicable requirements of other regulatory agencies and of other City ordinances.
- (B) *Water, sewer and reuse services.* The developer shall be required to connect to the City of Wildwood water, sewer and reuse system, when deemed available by the City Manager. All such lines shall be of the size and other specifications as required by the City.
- (C) *Closeout procedures.*
- (1) Prior to the acceptance of any privately or publicly maintained improvements, a registered professional engineer must certify in writing that the improvements were completed in accordance with the approved Improvement Plans and construction specifications. The City will provide the required forms and closeout checklists through the PRC Coordinator.
 - (2) The developer shall submit the required engineer's certification and all items on the closeout checklist prior to acceptance of the improvements by the City. The City's representative will, at the City's option, perform a site inspection, review all record survey drawings and test reports, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the closeout documents, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied the City will accept the constructed improvements.
 - (3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any warranty period required by the City.

1.17. Traffic Impact Statement/Analysis.

- (A) *Introduction and purpose.* A traffic impact statement/analysis is an important tool in the overall development planning process. It provides information which allows the City to evaluate the impact of a development, with respect to the need for roadway/intersection capacity, operational and safety improvements. It also helps establish mitigation measures for the impacts of a proposed development.
- (B) *Traffic impact statement/analysis required.* The City of Wildwood eliminated transportation concurrency as a requirement for development approval, in accordance with Chapter 163.3180(1) F.S.

However, the City recognizes the need to evaluate the impacts of proposed development to be able to demonstrate that the levels of service adopted can be reasonably met as required by the law. Accordingly, the City has chosen to continue to require a traffic impact statement or analysis as part of the development application process. The document must be prepared by a certified planner, licensed engineer or a qualified individual who has demonstrable knowledge and experience in transportation planning and engineering. A traffic impact statement (TIS) is required, pursuant to the requirements of this section, for comprehensive plan amendment applications and rezoning applications. A traffic impact analysis (TIA) may be required. A traffic impact analysis (TIA) ~~shall be~~ is required for planned development applications, site plan applications and improvement plan applications.

- (C) *Levels.* The level of analysis is determined by the application. The traffic impact statement is a one-page statement that shows details of the trip generation analysis. The traffic impact analysis is a full study that follows the requirements of the [Sumter County Traffic Impact Analysis Guidelines](#).

Adult day care: Any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing adults over 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

Age Restricted Development: A community/development project where the land is planned and developed to provide a community for persons 55 years or older and Community Support Districts. Community Support Districts are distinct mixed use areas with non-age restricted dwelling units within close proximity to age restricted dwelling units.

Alley: A private or public paved passageway between buildings or a passageway permitting access from a street to a garage or storage area.

Alteration of building: Any change in the supporting members of a building (such as load bearing walls, beams, columns and girders), any addition to a building or any change in a building resulting from the movement of the building from one location to another.

Alternative support structure: shall mean any manmade structure, except towers, including but not limited to buildings, power poles, light poles, clock towers, bell towers, steeples, water towers and the like, which allow for the attachment of antennas.

Animated sign means a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays, such as an LED (light emitting diode) screen or any other type of video display.

Antenna: shall mean a device for radiating or receiving radio waves, including but not limited to all antennas integrated and used as a single unit, such as an antenna array.

Apartment or condominium building (ACB): means a structure or group of structures containing multiple dwelling units in which other dwelling units are located above or below it, and which any architectural feature integral to its design is connected with at least two or more adjacent similar dwelling units. ~~Units within apartment or condominium buildings are considered attached dwelling units.~~

Appeal: Means a request for a review of any decision or of the interpretation of any provision of this Code.

Applicant: A person who has submitted an application to the City.

Archaeological site: means a property or location within the City which has yielded or may yield information on the City's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

Architect: Means an architect licensed to do business by the State of Florida.

Area of shallow flooding: means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: means the land in the floodplain within the City subject to a one-percent (1%) or greater chance of flooding in any given year. This term is synonymous with the phrase "special flood hazard area."

Arterial street: A street or roadway which is used primarily for fast or heavy volume traffic.

As-built plans: The final plans amended to include all locations, dimensions, elevations, capacities, capabilities and materials, as actually constructed and installed.

Assessed value: means the dollar value of an asset assigned by the Sumter County Property Appraiser for the purposes of taxation.

Assisted living facility (ALF): A facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, bathing, or dressing. Units do not contain private kitchens, and meals are provided from a common dining area. Staff is on duty 24 hours per day. This definition does not include nursing homes, convalescent centers, community residential homes, or independent living facilities.

Attached sign means any sign attached to, on, or supported by any part of a building (e.g., walls, awning, windows, or canopy), which encloses or covers useable space.

Average finished grade means the lower of (a) the lowest elevation where the base of the sign meets ground level; or (b) the top of the curb of the nearest public street adjoining the property upon which the sign is erected, or (c) the grade of the land at the principal entrance to the lot on which the sign is located.

Awning means any secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminum, iron or steel, or wood.

Awning sign or *canopy sign* means any sign that is a part of or printed, stamped, stitched or otherwise applied onto a protective awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Bandit sign means the same as a snipe sign. See *Snipe sign*.

Banner shall mean a temporary sign made of wind and weather resistant cloth or other lightweight material, intended to hang either with or without frames or in some other manner as not to be wind activated, and possessing characters, letters, illustrations, or ornamentations applied to paper, plastic or fabric of any kind. Flags shall not be considered banners for the purpose of this definition.

Base flood: means the flood having a one percent chance of being equaled or exceeded in any given year (also called the “100-year flood” and the “regulatory flood”).

Base flood elevation: means the water-surface elevation associated with the base flood.

Basement: means any portion of a building having its floor sub-grade (below ground level) on all sides.

Beacon sign means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar governmental agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure.

Bed and breakfast means a residential structure with no more than six (6) sleeping rooms contained within and accessed from within the primary structure, which has been constructed or modified to serve as a short-term public lodging establishment. A bed and breakfast provides personalized accommodations and meal services to guests only.

Big box: means a retail store in which the building footprint exceeds 50,000 square feet on a single story.

Billboard: means an off-site commercial sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Block: A piece or parcel of land which is usually surrounded by streets or possibly easements.

Block perimeter: means the distance in feet around a block. Block perimeters are measured by the amount (in feet) of parcel frontage on a street or easement.

Board of Adjustment: The City of Wildwood Board of Adjustment as provided for within this Code.

Child care facilities: Any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing children under 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

City: The City of Wildwood, Florida.

City Commission: The governing body of the City of Wildwood officially known as the Wildwood City Commission, including the mayor and other Commission members.

Clinic: A health facility or portion of a health facility where patients are not lodged overnight but are examined and/or treated by licensed dentists, physicians and/or other health care personnel.

Club, private: See "private club."

Code: The City of Wildwood Land Development Regulations (LDRs).

Code of Ordinances: The Code of Ordinances of the City Wildwood, Florida.

Collector street: A street which carries traffic from local streets to the arterial streets in residential and business areas. Such streets serve as linkages between land access and mobility. Traffic volumes and speeds are usually moderate.

Commercial message means any sign wording, copy, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, commodity, service, sale, sales event, activity, entertainment or other commercial activity.

Commission, City: See "City Commission."

Community residential home: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 or more unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents.

Comprehensive plan: The City of Wildwood comprehensive plan adopted by the City Commission and amendments thereto in compliance with the requirements of Florida statute.

Concurrency: A finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impact of development.

Condominium: See "Apartment or condominium building."

Conforming lot: Any lawful lot which complies with the provisions of this Code and other applicable City ordinances.

Conservation easement: A right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition, retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses; and which prohibits or limits the activities as described in Florida statute.

Construction: Shall mean the building, assembling, expansion, modification, or alteration of the existing contours of the site, the erection of buildings or other structures, or any part thereof, or land clearing.

~~*Construction, significant:* means the installation of infrastructure on a project site such as roads, utility lines, or stormwater management areas which requires an approved site plan or preliminary plan pursuant to the requirements of this Code.~~

Construction, start of: The placing of construction materials in permanent position and fastened in a permanent manner, except that when demolition, excavation, or removal of an existing structure has been substantially begun preparatory to new construction, such excavation, demolition, or removal shall be deemed to be the start of construction provided that work shall be continuously carried on until the

Heritage tree: Any tree, except undesirable, noxious or invasive, with a diameter breast height (DBH) of thirty-six inches or larger.

Highest adjacent grade: Means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic structure: means any structure that is:

- (3) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (4) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (5) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or
- (6) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By the approved Florida program as determined by the Secretary of the Interior, or
 - (b) Directly by the Secretary of the Interior.

Home, mobile: See "mobile home."

Homeowner's association or property owner's association (HOA)(POA): An organization in a subdivision, condominium, or other similar development that makes and enforces rules for the properties in its jurisdiction.

Hotel: a building, group of buildings, or portion of a building, containing sleeping units which have no cooking facilities or other amenities for separate and independent housekeeping purposes and are occupied on a daily or short term basis. A hotel may include living quarters containing independent cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the sleeping units shall be through an inside lobby. ~~a commercial establishment providing lodging and, usually, meals and other services for the public, especially for travelers. This definition also includes motels.~~

Household: One or more persons, not necessarily related by blood, marriage or other legal action, who occupy a single dwelling unit and live as a single non-profit housekeeping unit.

Illuminated sign means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light (including but not limited to plasma or laser), whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image.

Independent living facility (ILF): A living arrangement in which people with special needs, especially seniors with disabilities, reside in independent living units which contain a private kitchen. The facility may provide help with everyday tasks such as bathing, dressing, and taking medication. This definition does not include assisted living facilities, nursing homes, or community residential homes.

Institution: The structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on functions of a public or semi-public nature. Examples of an institution include a hospital, health clinic, school, church, fraternal order, civic club and orphanage.

Intensity: means the maximum amount of building square footage allowed on a project site. This relationship is identified in FAR.

Interior lot: A lot bounded by a street on only one side.

Internally illuminated sign means any sign which has the source of light not visible to the eye and entirely enclosed within the sign.

Minor Collector Roadway: A roadway that connects local roadways with the collector and arterial roadway network and provides interconnection between neighborhoods. A minor collector roadway has a moderate average traffic volume and trip length.

Mixed use building: means a building which includes two or more use categories, one of which should be residential.

Mobile food dispensing vehicle: As defined by Florida Statute Section 509.102.

Mobile home: A movable dwelling unit constructed in a manufacturing facility designed and constructed to be towed on its own chassis and readily connected to utilities and is designed to be occupied year-round. It may contain one or more components that can be retracted or separated for towing on their own chassis and subsequently expanded or reconnected to provide additional capacity. When used in this Code, the term mobile home shall also include manufactured homes. Mobile homes constructed prior to 1981 are not permitted in any zoning district in the City.

Mobile home pad or stand: A foundation or fixed area for locating a single mobile home.

Mobile home park: A parcel of land under single ownership which has been planned, designed and developed for the placement of two or more mobile homes, appurtenant structures (or fixtures), and/or additions.

Mobile home subdivision: A parcel of land which has been planned as a subdivision exclusively for mobile homes or similar types of dwelling units (such as modular homes). Each dwelling unit's lot is designed to be individually owned.

Modular home: A dwelling which is similar to a mobile home but is designed to be transported from the manufacturing facility to a permanent site and occupied as a conventional single-family dwelling unit. New construction of Modular homes requires permanent foundation with stem wall.

Modular building: A building which is designed to be transported from the manufacturing facility to a permanent site and used as an office or other nonresidential use. New construction of modular buildings requires a permanent foundation with stem wall.

Monument sign means a type of sign that is not supported by a pole structure. A monument sign is placed upon the ground independent of support from the face of a building, is constructed of a solid material such as wood or masonry and is supported by an integrated, solid base greater than the width of the sign.

Motel: a building, group of buildings, or portion of a building, containing sleeping units which may or may not have cooking facilities and are normally occupied on a daily or short term basis. A motel may include living quarters containing individual cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the individual units is from the exterior of the building. see "hotel".

Multi-family unit: Refers to an individual dwelling unit contained within ~~either a single family attached, an~~ apartment, ~~or~~ condominium, or mixed use building.

Multi-modal infrastructure: Transportation infrastructure that accommodates multiple modes such as sidewalks, bicycle lanes, bicycle parking facilities, path, streets, transit stops, transit lanes, and other similar features.

Multi-prism or tri-vision sign means a sign made with a series of triangular sections that rotate and stop, or index, to show multiple images or messages in the same area at different times.

Mural means a painting, graphic, mosaic, fresco, or other artwork attached or applied directly to the exterior of a structure. Murals are prohibited from the front of buildings. Murals containing commercial messages of any kind (e.g., brands, names, trademarks, logos, slogans, corporate mascots or advertising messages) are considered signs and will be subject to regulation as such.

Native vegetation: Self-supporting, indigenous species of plants, reasonably capable of growing and surviving in the climatological areas of the City.

acreage to determine the amount of dwelling units allowed. The acreage devoted to residential is deducted prior to assessing the amount of nonresidential square footage. Applying the applicable intensity from the resulting remaining acreage will provide the maximum amount of nonresidential square footage allowed. While the intended percentages may vary, the percentage of residential and nonresidential uses must equal 100%. The amount of residential square footage contained within mixed use buildings does not count against the maximum allowable nonresidential building square footage.

For example:

100 acres of Residential ~~Oxford Neighborhood~~ Mixed Use in which 35% residential is sought

$$\begin{array}{ll} (100) \times (.35) \times (710) = & \underline{245,350 \text{ dwelling units}} \\ (100) \times (.65) \times (.3) \times (43560) = & \underline{849,420 \text{ square feet of nonresidential uses}} \end{array}$$

3.6. Principal Uses.

(A) *Uses established.* The principal or main use(s) and associated structures of a property shall be allowed as one of the following:

- (1) *Permitted use.* This use is hereby established as the general use(s) in the various zoning districts, as specified in TABLE 3-6, and is a use of right when in compliance with the requirements of this Code. For instances where the intended use of the property is not specifically listed in TABLE 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.
- (2) *Conditional use.* This use is hereby established to conditionally allow specified uses as specified in TABLE 3-6. Because of their unique characteristics, these uses are not permitted as a matter of right, special use or otherwise allowed by this Code. Process information and regulations are contained in section 3.8 of this Chapter.
- (3) *Special exception use.* This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted. Process information and regulations are contained in section 3.9 of this Chapter.

(B) The use regulations specified in this Code shall be considered as specific regulations governing the use of parcels and structures located on the parcels.

3.7. Accessory Uses and Structures.

(A) *General.* This use is hereby established to allow activities which are customarily incidental to the principal use, provided it meets the following general requirements:

- (1) An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure;
- (2) Accessory uses must comply with standards pertaining to the principal use unless specified otherwise in this Chapter;
- (3) Unless specified otherwise herein, accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the parcel on which they are located and not for use by the general public.

- (iii) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (iv) The facility shall be compatible with the adjacent area.
 - (v) Additional buffering or screening may be required.
 - (vi) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.
 - (vii) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- (2) *Auto Dealership, golf cart and similar sales.* (Allowed in C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU). A special exception may be granted under the following conditions:
- (i) The use and all associated activities must be in completely enclosed buildings.
 - (ii) Additional buffering and screening may be required.
- (3) *Bed and Breakfast.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, RIO). A special exception may be granted under the following conditions:
- (i) The exterior appearance shall retain a single family residential appearance.
 - (ii) The proposed use shall be compatible with the adjacent area.
 - (iii) Additional buffering and screening may be required.
 - (iv) The owner, operator, or resident manager shall be required to reside on the premises.
 - (v) Kitchen facilities shall be limited to one central kitchen to serve overnight guests and residents only. Cooking facilities shall not be permitted in guest rooms.
 - (vi) Exterior lighting shall be compatible with lighting in the neighborhood.
 - (vii) One parking space per guest room and two parking spaces for owner/occupant is required.
 - (viii) Additional conditions may be deemed necessary to protect the character of the neighborhood.
 - (ix) Guest stays shall be limited to thirty (30) consecutive days and no more than sixty (60) days in any one-year period.
- (3)(4) *Car wash and auto detailing facilities, full or self-service.* (Allowed in C-1, C-2A, NMU-7, CMU, SWCMU). A special exception may be granted under the following conditions:
- (i) The proposed facility must use an approved oil/water separator.
 - (ii) The proposed facility must use the recycled water system established within the facility.
 - (iii) The proposed facility shall be compatible with adjacent development.
 - (iv) Additional buffering and screening may be required.
- (4)(5) *Cemeteries and mausoleums.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:
- (i) The proposed site shall be a minimum of one acre.
 - (ii) Additional buffering or screening may be required.
- (5)(6) *Childcare facility, day care, or adult day care.* (Allowed in R-1, R-2, R-3, R-4, R-5, MHP, CDT). A special exception may be granted under the following conditions:
- (i) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet.
 - (ii) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (iii) Additional buffering and screening may be required.

~~(7)~~(8) *Community residential home.* (Allowed in IN, C-1, C-2, C-2A, C-3, CDT) A special exception for a community residential home with 7 or more unrelated residents may be granted under the following conditions:

- (i) The proposed site shall not be located within a radius of 1,000 feet of another existing community residential home.
- (ii) The requirements of F.S. 419.001 shall be met, if applicable.

(9) *Golf courses and driving ranges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5). A special exception may be granted provided the golf course or driving range is a component of a residential subdivision.

~~(8)~~(10) *Hospital.* (Allowed in IN, C-1, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466/301). A special exception may be granted under the following conditions:

- ~~(i)~~ The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.
- ~~(ii)~~ The proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.
- ~~(iii)~~ A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.
- ~~(i)~~(iv) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- ~~(iii)~~(v) The facility shall be compatible with the adjacent area.~~cent area.~~
- ~~(iii)~~(vi) Additional buffering or screening may be required.
- ~~(iv)~~

~~(9)~~(11) *Independent living facility.* (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:

- (i) The proposed site shall front an arterial or collector road.
- (ii) The proposed site shall utilize the lot requirements for the IN zoning district.
- (iii) Proof of licensing by the appropriate jurisdictional agency will be required.
- (iv) The facility shall be compatible with the adjacent area.
- (v) Additional buffering or screening may be required.
- (vi) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.
- (vii) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

~~(10)~~(12) *Kennels, animal rescue facilities.* (Allowed in AG-10 and AG-5). A special exception may be granted provided the proposed site shall not abut a residential or mixed use zoning district.

~~(11)~~(13) *Nursing home.* (Allowed in C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

- (i) The proposed site shall front an arterial or collector road.
- (ii) The proposed site shall be developed in accordance with the lot details for the IN zoning district.
- (iii) Proof of licensing by the appropriate jurisdictional agency will be required.
- (iv) The facility shall be compatible with the adjacent area.
- (v) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.

frame-towing hitch, and wheels shall be removed and the base of the house shall be permanently affixed to a foundation.

3.26. Internet Cafes

- (A) *Purpose and intent.* Internet Cafes are permissible as either a Permitted Use or Conditional Use where indicated by Table 3-6. In addition to the other provisions of this Chapter, it is the intent of this section to provide for such use in a manner that will have the least possible adverse impact to the community.
- (B) *Use Permittee.* Conditional use internet cafe permits are issued jointly to the property owner and internet cafe operator designated therein. A change in property owner or internet cafe operator shall be reported to the city, in writing, by certified mail, within 30 days of such change by the new property owner or internet cafe operator. A change in property owner or internet cafe operator with a conditional use permit shall require a new operating permit.
- (C) *Parcel Location Standards/Separation Requirements.* Internet Cafe businesses shall be allowed only in the zoning districts in which Internet Cafe is listed as either a Permitted Use or Conditional use under Table 3-6. Regardless of whether the Internet Café is a Permitted Use or Conditional Use, the separation standards established in this Section shall require the separation of Internet Café businesses from any uses listed in this Section and located in the City. Any Internet Cafe business, established or expanded after February 28, 2022, in such a district shall be separated by at least the number of feet set forth as to the following uses:
1. *Residential property.* The distance from this use shall be one thousand (1,000) feet. For purposes of this section only, "residential property" shall mean land that is:
 - (a) Located in a mixed use zoning district or residential zoning district ~~beginning with an R~~; and
 - (b) Designated as a mixed use or residential future land use category on the adopted future land use map of the City or County or an exclusively residential planned development.
 2. *Other uses.* The distance from these uses shall be two thousand five hundred (2,500) feet:
 - (a) Public or Private Schools, child care or day care centers licensed as such by the State of Florida;
 - (b) Churches and places of worship; and
 - (c) Government-owned parks, playgrounds and libraries.
 - (d) A parcel shall be deemed to be used for any of the above purposes if a valid land use permit has been issued for such use and such use is either actively conducted on the property or there has been measurable, good faith progress in implementation of such use at that location in accordance with the permit.
 3. *Exemptions.* No Internet Cafe business shall become nonconforming through subsequent establishment of the uses specified in subsection (C)2, nor shall a permit for an Internet Cafe business be denied based on the issuance of a land use permit for one (1) of the uses listed in subsection (C)2 if the application for such permit was filed after the filing of the application for the permit for the Internet Cafe business. No Internet Café lawfully operating as of February 28, 2022 shall be denied an operating permit solely on the basis that is a nonconforming use under

TABLE 3-2: Permitted Zoning Districts	
FLUM Designation	Permitted Zoning Districts (Abbreviation)
Conservation	CON
Agriculture 5	CON, AG-10, AG-5
Agriculture 10	CON, AG-10
Recreation	CON, AG-10, AG-5, PEU
Public Facilities	CON, AG-10, AG-5, PEU, IN
Rural Residential	CON, AG-10, AG-5, RR
Estate Residential	CON, AG-10, AG-5, RR, ER
Low Density Residential	CON, AG-10, AG-5, R-1
Low-Medium Density Residential	CON, AG-10, AG-5, R-1, R-2
Medium Density Residential	CON, AG-10, AG-5, R-1 , R-2, R-3
Medium-High Density Residential	CON, AG-10, AG-5, R-2, R-3, R-4
High Density Residential	CON, AG-10, AG-5, R-3 , R-4, R-5
Mobile Home Park	CON, AG-10, AG-5, MHP
Residential Mixed Use	CON, AG-10, AG-5, RMU, NMU-7 , RMU 10
Residential/Institutional/Office	CON, AG-10, AG-5, RIO
General Commercial	CON, AG-10, AG-5, C-1, C-2, C-3
Industrial	CON, AG-10, AG-5, M-1, M-2
Oxford Neighborhood Commercial	CON, AG-10, AG-5, C-2A, RIO , NMU-4
Oxford Neighborhood Mixed Use	CON, AG-10, AG-5, NMU-7
Oxford Residential Mixed Use	CON, AG-10, AG-5, RMU-10
Downtown Commercial	CON, AG-10, AG-5, CDT
High Density Residential Mixed Use	CON, AG-10, AG-5, R-5, CMU, 466-301
Central Mixed Use	CON, AG-10, AG-5, CMU, CDT , CC , NMU-4 , NMU-7 , SWCMU , ECNMU-7
Employment Center Neighborhood Mixed Use	CON, AG-10, AG-5, ECNMU-7, NMU-7, NMU-4
Commercial Center Mixed Use	CON, AG-10, AG-5, CC
South Wildwood Commercial Mixed Use	CON, AG-10, AG-5, SWCMU
466-301 Mixed Use	CON, AG-10, AG-5, 466-301
South Wildwood Neighborhood Mixed Use	CON, AG-10, AG-5, NMU-4
Age Restricted Development Mixed Use	CON, AG-10, AG-5, ARD
Wildwood Springs DRI	CON, AG-10, Wildwood Springs PD
The Villages of Wildwood DRI	The Villages of Wildwood DRI

Notes:

CON, AG-10, AG-5 districts allowed in all FLUM designations

The Villages of Wildwood DRI zoning district is subject to unique standards (see section 3.19)

Planned developments permitted in all zoning districts pursuant to Chapter 8

TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts

Zoning District:	AG -5	AG- 10	RR	ER	R-1		R-2		R-3			R-4			R-5		MHP	
Maximum Density (units per acre)	1/ 5	1/ 10	1	2	4		6		9			12			15		10	
Minimum Open Space (%)	40	40	DDS	DDS	DDS		DDS		DDS			DDS			DDS		15	
Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH	SFD
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600		750
Maximum Lot Coverage (%)																	50	50
Minimum Lot Width (ft)			50	50	50		50		45			40					50 ²	50
Minimum Setbacks (ft):												-						
Front	35	35	30	30	30 25		30 20		30 15			30					8	30
Rear	25	25	15	15	15		15 10		15 10			15					8	15
Side	20	20															8	10
Minimum Building Separation (ft) ¹					10	25	10	25	10	10	25	10	10	25	10	25	16	20

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

Notes:

1. Minimum building separation between two different unit types is 25 feet

2. This requirement shall not apply to existing mobile home parks.

Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

Residential Uses	CON	AG-5	AG-10	R R	E R	R-1	R-2	R-3	R-4	R-5	M H P	R M U	RMU-10	RIO	IN	PE U	C-1	C-2	C-2 A	C-3	NMU-4	NMU-7	ECNMU-7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2
Single family detached (SFD)		P	P	P	P	P	P	P	P		P	P	P	P					P		P	P	P	P	P			P	P		
Single family attached (SFA)						P	P	P	P	P		P	P	P					P		P	P	P	P	P	P	P	P	P		
Apartment or condominium building (ACB)								P	P	P			P	P					P		P	P	P	P	P	P	P	P	P		
Dwelling unit located above the ground floor in a mixed use building (MUB)													P						P		P	P	P	P	P	P	P	P	P		
Community club house, pool or other amenities associated with residential projects				P	P	P	P	P	P	P	P	P	P	P					P		P	P	P	P	P	P	P	P	P		
Independent living facility (ILF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P		
Mobile home (MH)		P	P								P	P																			
Recreational vehicle park (RV)											P									S					P						
Shipping container home											P																				
Tiny House Planned Developments						P	P	P	P	P	P	P	P	P							P	P		P	P						
Institutional, Governmental, Tourism, Civic and Recreational Uses	CON	AG-5	AG-10	R R	E R	R-1	R-2	R-3	R-4	R-5	M H P	R M U	RMU-10	RIO	IN	PE U	C-1	C-2	C-2 A	C-3	NMU-4	NMU-7	ECNMU-7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2
Public recreation facility or park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Bed and breakfast		€	€	€	€	€	€	€	€	€	€	€	€	€			P	P	P	P	P	P	P	P	P	P	P	P	P		
Hotels and motels																	P			P	P	P	P	P	P	P	P	P	P		
Golf courses and driving ranges				S	S	S	S	S	S	S							P	P	P	P	P	P	P	P	P	P		P	P		
Commercial recreation facility such as skating rinks, movie theatres and other similar uses																	P	P	P	P	P	P	P	P	P	P	P	P	P		
Health clubs and fitness centers												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P		
Community residential home with 6 or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P					P		P	P	P	P	P	P	P	P	P		
Community residential home with 7 or more residents															S		S	S	S	S							S				

<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CON	AG- 5	AG -10	R R	E R	R- 1	R- 2	R- 3	R- 4	R- 5	M H P	R M U	RMU -10	RIO	IN	PE U	C- 1	C- 2	C- 2 A	C- 3	NMU -4	NMU -7	ECNMU- 7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2	
Assisted living facility (ALF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P			
Nursing home														P	P		S	S	S	S	P	P	P	P	P	P	S	P	P			
Childcare facilities/ Day care						S	S	S	S	S	S	P	P	P	P		P	P	P		P	P	P	P	P	P	S	P	P			
Professional, business and technical schools														P	P						P	P	P	P	P	P	P	P	P			
Public schools and private schools offering curricula similar to that of public schools			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories															S		S	S	S	S							S					
Colleges and universities containing dormitories														P	P						P	P	P	P	P	P	P	P	P			
Churches and places of worship		S	S	S	S	S	S	S	S	S	S	S	S	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Museums and other cultural facilities												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Hospitals															CE		SE	S-	S-	SE	SE	SE	SE	SE	SE	P	SE	SE	SE	SE		
Veterinary clinic or temporary pet boarding		P	P									P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P			
Cemeteries and mausoleums		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P																
Funeral homes, crematories and other similar service establishments												P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Private clubs and lodges				S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	P	P	P	P	P	P	P			
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CON	AG- 5	AG -10	R R	E R	R- 1	R- 2	R- 3	R- 4	R- 5	M H P	R M U	RMU -10	RIO	IN	PE U	C- 1	C- 2	C- 2 A	C- 3	NMU -4	NMU -7	ECNMU- 7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2	

<i>Commercial Retail Uses (continued)</i>	CON	AG-5	AG-10	R R	E R	R-1	R-2	R-3	R-4	R-5	M H P	R M U	RMU-10	RIO	IN	PE U	C-1	C-2	C-2 A	C-3	NMU-4	NMU-7	ECNMU-7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2	
Beauty shop, dry cleaning, pet grooming, and other similar personal service establishments												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Specialty shops such as antique shops, art showrooms, boutiques, and other similar shops												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Car wash and auto detailing facilities																	S		S	P		S		S	P			S	P			
Service and repair shops for automobiles, small engines, and other similar uses																	S	S	S	P	S	S	S	S	P	S	S	S	P	P		
Retail and wholesale commercial establishments for lumber, building and landscaping supplies, farm equipment and other similar uses with potential outside storage of products																		S	S	P	S	S	S	S	P	S		S	P	P		
Auto dealership, golf cart, and similar sales																	P	P	S	P	S	S	S	S	P	S	S	S	P			
Convenience store												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Travel Center																				P												
Indoor Storage facilities - Multistory												P					P	P	P	P	S	S	S	S	P	S	S	S	S	P		
Indoor Storage facilities - Single story (Indoor)												P					P	P	P	P	S	S	S	S	P	S	S	S	S	P	P	
Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items		S																		S					P				S	P	P	
Internet Cafe																				C										P		
<i>Industrial Uses</i>	CON	AG-5	AG-10	R R	E R	R-1	R-2	R-3	R-4	R-5	M H P	R M U	RMU-10	RIO	IN	PE U	C-1	C-2	C-2 A	C-3	NMU-4	NMU-7	ECNMU-7	C M U	A R D	CC	CD T	SW CM U	466 - 301	M-1	M-2	
Wholesaling, warehousing, bulk storage, or distribution																														P		

- (d) Name, address and telephone number of the owner or owners of record;
 - (e) Name, address and telephone number of the owner's (or owners') agent;
 - (f) Name, address, signature and registration of the professionals preparing the plan(s);
 - (g) Date, north arrow and scale, number of sheets; the scale (sufficient to depict all site features at a clearly legible scale) shall be designated on all sheets in a dedicated location in the top right corner of each sheet;
 - (h) Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares shall be at a scale of not less than 1 inch equals 1,000 feet, and also delineating proximate major roadways;
 - (i) Bearings and distances of boundary lines with a heavy line. Also provide the linear dimensions of the site; and
 - (j) Easements, right-of-way dedications and reservations.
- (2) *Buildings and structures.* Provide the following information concerning buildings and structures:
- (a) Intended use;
 - (b) Number of stories and height of the building(s);
 - (c) Number of dwelling units and density calculated per section 3.4(D);
 - (d) If a restaurant, show number of seats and occupancy load;
 - (e) Projected number of employees;
 - (f) Nonresidential square footage for proposed development calculated per section 3.4(B);
 - (g) Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
 - ~~(g) Building elevations;~~
 - (h) Fire line plans for buildings including a fire suppression system.
- (3) *Zoning.* Zoning district(s) on and adjacent to the tract;
- (4) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;
- (5) *Setbacks.* Building setback lines, where applicable, shall be shown;
- (6) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plan;
- (7) *Transportation and mobility network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract, including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys must be provided;
- (8) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights. Also provide fire flow demand calculations; Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.

- (9) *Topography*. Existing topographic conditions on the property being developed and extending 25 feet beyond the property line including surface water elevations and date recorded;
- (10) *Other conditions on tract*. Existing and proposed watercourses, wetlands, preservation areas, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract;
- (11) *Other conditions on adjacent lands*. Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other adverse influences;
- (12) *Proposed public improvements, if any*. Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;
- (13) *Flood Hazard Areas*. Delineation of flood hazard areas, floodway boundaries, flood zones and base flood elevations. Where the parcel on which the proposed development will take place will have more than five (5) lots or is larger than five (5) acres and the base flood elevations are not included on the Flood Insurance Rate Map (FIRM) or in the flood insurance study, such elevations shall be prepared in accordance with currently accepted engineering practices;
- (14) *Stormwater management system*. Indicate the flow direction and location of detention and retention areas;
- (15) *Dredge and fill*. If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit from the water management district;
- (16) *Erosion control*. Provision for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction;
- ~~(17)~~ *Landscaping*. Provide a signed and sealed landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;
- ~~(17)~~ (18) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).
- ~~(18)~~ (19) Solid waste. Location and access provisions for refuse service, including pad screening, fencing and landscaping. Approval from the appropriate entity is required before site plan can be approved.
- ~~(19)~~ (20) Boundary survey. A boundary survey of the lands to subject to the site plan performed and prepared under the responsible direction and supervision of a professional surveyor;
- ~~(20)~~ (21) Tree survey. A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) live oak trees containing a DBH greater than ten (10) inches for areas planned to be developed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review
- ~~(21)~~ (22) Aerial photograph. An aerial photograph with the source and date of the photograph; and
- ~~(22)~~ (23) Phasing. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.
- (D) *Additional analyses*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 4.4(C).
 - (1) *Traffic impact analysis (TIA)*. The applicant shall submit ~~an up-to-date~~ TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public

~~Works; pursuant to section 1.17 of this Code. The TIA shall be conducted no earlier than one (1) year prior to the submittal date;~~

- (2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all undeveloped sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:
 - (a) Wildlife and listed species populations within the proposed development site;
 - (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and
 - (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective;
 - (3) *Supplemental applications.* The following supplemental applications are also required:
 - (a) Sign application and
 - (b) Tree removal permit.
 - (4) *Stormwater calculations.* The applicant's engineer shall provide the stormwater calculations for the area subject to the site plan that demonstrate compliance with these regulations, and with the regulations of the water management district;
 - (5) *Agreements.* Copies of any and all executed agreements with the City tied to the property subject to the site plan (i.e. PD, developer's, development, MOU, etc.);
 - (6) *Agency permits.* A list and status of all applicable permits from other agencies required for the development; and
 - (7) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).
 - (8) *Planned Development Land Use Allocations.* For projects subject to an existing Planned Development agreement, a list and calculation of total allowed land use allocations for the PD (in square feet and acres), as well as remaining allocations available to the PD after the proposed development is complete, to ensure consistency with Comprehensive Plan Mixed Use percentage requirements.
- (E) *Additional required legal submittals where facilities are dedicated to the public.* The approval of the site plan wherein facilities are dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate:
- (1) *Surety.* The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety in the amount of one hundred twenty percent (120%) of the construction costs. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the director of public works and/or the City Engineer. In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. The certificate of occupancy shall not be issued until the surety is approved. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public

- (7) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;
- (8) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;
- (9) *Setbacks.* Building setback lines from side, front and rear, where applicable shall be shown;
- (10) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat.
- (11) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys shall be provided;
- (12) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract to be subdivided, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights;
- (13) *Private sites, if any.* Identification of the location, size, and purpose of all nonpublic or private sites, if any, including, but not limited to, private roads, drainages systems, recreational facilities, outparcels, gates and guardhouses (if a gated community is indicated), and common areas.
- (14) *Topography.* Contours at a minimum of one-foot (1') intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded;
- (15) *Other conditions on tract.* Existing and proposed watercourses, wetlands, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract to be subdivided;
- (16) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivisions plat by name, recordation date, and number, and show approximate percent of buildup, typical lot size and dwelling type;
- (17) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;
- (18) *Limits of floodplain.* Indicate flood elevation of 100-year flood as established by the Federal Emergency Management Agency, Flood Insurance Rate Map. The actual acreage above the 100-year flood elevation shall be listed;
- (19) *Stormwater management system.* Full and complete details for the construction of the stormwater management system;
- (20) *Landscaping.* Provide a landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;
- (21) *Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).*
- ~~(20)~~(22)

~~(24)~~(23) *Boundary survey.* A boundary survey of the lands to be platted performed and prepared under the responsible direction and supervision of a professional surveyor;

~~(22)~~(24) *Tree survey.* A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) live oak trees containing a DBH greater than ten (10) inches. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

~~(23)~~(25) *Aerial photograph.* An aerial photograph with the source and date of the photograph; and

~~(24)~~(26) *Phasing.* Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(D) *Additional analyses.* The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(1) *Traffic impact analysis (TIA).* The applicant shall submit a TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works;
~~The applicant shall submit an up-to-date TIA pursuant to section 1.17 of this Code. The TIA shall be conducted no earlier than one (1) year prior to the submittal date;~~

~~(1)~~(2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all proposed development sites. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

- (a) Wildlife and listed species populations within the proposed development site;
- (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and
- (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

(3) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(4) *Supplemental applications.* The following supplemental applications are also required:

- (a) Sign application, if applicable; and
- (b) Tree removal permit.

(5) *Stormwater calculations.* The subdivider's engineer shall provide the stormwater calculations for the area to be subdivided.

(6) *Flood elevation data.* All new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is lesser, shall include base flood elevation data.

(7) *Covenants.* A draft copy of any proposed protective covenants or deed restrictions shall be submitted.

(8) *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision, unless maintenance is provided by a Community Development District (CDD).

(9) *Agreements.* Copies of all executed agreements tied to the property being subdivided (i.e. PD, developer's, development, etc.).

- (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
- (3) *Surety for Maintenance.* In all cases where public improvements are installed, a two-year (2-year) surety in the amount of twenty percent (20%) of the construction costs must be posted to guarantee maintenance of the public improvements. The amounts of the surety must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
 - (a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
- ~~(4)~~ *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).
- ~~(4)~~~~(5)~~ *Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.*
- ~~(5)~~~~(6)~~ *Covenants.* Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.
- ~~(6)~~~~(7)~~ *Title certificate.* A certificate of ownership, signed by a licensed attorney-at-law or an abstract company, in accordance with Florida statute in a form approved by the City Attorney.
- ~~(7)~~~~(8)~~ *Letters of service.* Letters will be submitted by all appropriate utility companies stating that all easements are adequate. In cases where the City does not receive cooperation from utility company, Development Services Director may determine adequacy of proposed easements.
- ~~(8)~~~~(9)~~ *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision.
- ~~(9)~~~~(10)~~ *Permits.* Copies of all applicable permits (i.e. driveway, SWFWMD, County, FDOT, etc.) shall be provided.
- ~~(10)~~~~(11)~~ *Agreement.* No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.
- (D) *Clerk of Court recording.* Within the legal timeframe, the approved plat shall be submitted to the Clerk of Court for recording with recording fee, and at the time of recording, the following shall be submitted to the Clerk for their distribution:
 - (1) *Original final plat.* The mylar copy of the final plat is to be contained within the Clerk's original plat book.
 - (2) *Copy of final plat.* An additional copy of the final plat will be retained by the Clerk as public record.

Applicants are encouraged to provide pertinent information to the Development Services Director in advance of the meeting. The Development Services Director shall determine the appropriate persons and parties to be in attendance at the pre-application conference.

- (B) *Application.* An application for planned development is required for all planned development proposals. The application shall be submitted to the office of the Development Services Director and include supporting documents and analyses specified on the application. If the application is from anyone other than a City official or board, the payment of such fees as have been established by the City Commission shall be submitted.
- (C) *Sufficiency.* The Development Services Director shall review the application for ~~sufficiency~~completeness. Upon determination of ~~sufficiency~~completeness, project review shall begin. the applicant shall be given notice of the Project Review Committee meeting within seven (7) days of the meeting.
- (D) *Project Review Committee.* The Project Review Committee shall review all applications for planned development. The Project Review Committee shall review the application in accordance with section 1.6(B) of this Code. All comments of the Project Review Committee shall be included in the staff report and presented to the Planning and Zoning Board.
- (E) *Planning and Zoning Board.* The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned development. The Planning and Zoning Board shall review the proposed application and make recommendations to the City Commission.
- (F) *City Commission.* The City Commission shall hold a duly noticed public hearing and shall approve, approve with conditions, or deny the application in accordance with section 3.3(C) (5) of this Code.
- (G) *Approval.* The City Commission may approve a PD only after substantial, competent evidence has been presented that allows the Commission to make the following findings:
 - (1) The request is consistent with the comprehensive plan and the future land use map;
 - (2) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
 - (3) Adequate public facilities are available, or an agreement has been established that will provide these improvements in a reasonable time frame;
 - (4) Granting the application will not allow a type or intensity that is premature or out of character in relationship to the vision of the surrounding area; and
 - (5) Whether the proposed change will constitute a grant of special privilege to the applicant.
- (H) *Zoning overlay map.* In accordance with the section 3.2(D), the City shall maintain a zoning overlay map that illustrates the various planned developments throughout the City. After City Commission approval of a planned development the zoning overlay map shall be modified to include the planned development. The zoning overlay map shall be available for public inspection and shall include, at a minimum, the following:
 - (1) Boundary of the planned development;
 - (2) The name of the planned development; and
 - (3) The ordinance number and adoption date.

8.3. Required Documentation and Analyses.

- (A) The application for planned development shall require accompanying documentation and/or analyses in support of the application. Such documentation and analyses shall include:
 - (1) Traffic impact analysis (TIA). The applicant shall submit a TIA that has been conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works;

~~(1) The applicant shall submit a TIA pursuant to section 1.17 of this Code. The TIA shall be conducted no later than one (1) year prior to the submittal date.~~

- (2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all proposed planned development sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:
 - (a) Wildlife and listed species populations within the proposed development site;
 - (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species;
 - (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.
- (3) *Preliminary concurrency analysis.* In addition to the TIA, the applicant shall prepare a preliminary concurrency analysis that calculates the projected demands generated by the proposed project and shall state the availability of such facilities in relation to the project. The Development Services Department shall review the preliminary concurrency analysis in accordance with subsection 7.2(B)(1).
- (4) *Map series.* The applicant shall provide a series of maps as required on the application for planned development.
- (5) Any additional documentation or analyses required on the application for planned development or determined during the pre-application conference.

8.4. Conceptual Plan.

- (A) The application for planned development shall be accompanied by a conceptual plan of the proposed project. The purpose of the conceptual plan is to provide the City with general information with respect to the type, character, scale and intensity, as well as the phasing of the proposed project in order for the City to evaluate the potential impacts of the project and to demonstrate the suitability of the site. The level of detail contained within the conceptual plan will be determined during the pre-application conference at the discretion of the Development Services Director, but the following information, at a minimum, shall be included on the conceptual plan:
 - (1) Legal description of the property;
 - (2) Map illustrating the location of the project in context with the City;
 - (3) The zoning of parcels adjacent to the project;
 - (4) Density and intensity of land uses and their location throughout the site with tabulations by acreage and percentages thereof;
 - (5) Location of all recreation facilities, open spaces and preservation areas with tabulations by acreage and percentages thereof;
 - (6) The number, type and location of residential buildings and dwelling units;
 - (7) The square footage and location of all nonresidential buildings;
 - (8) The internal transportation network and facilities including provisions for pedestrian, multi-modal and transit where applicable;
 - (9) Identification of the adjacent external transportation network;

Exhibit B

LIST OF PROPOSED REVISIONS

Revised sufficiency time frame	Pg. 1-7, 1-13, 8-2
Added Minor Site Plan to Project Approval Process	Pg. 1-12
Revised TIA requirements	Pg. 1-14
Revised ACB definition for clarity	Pg. 2-2
Added Bed and Breakfast definition	Pg. 2-3
Removed Construction definition – is on pg. 2-17	Pg. 2-5
Revised Hotel definition	Pg. 2-10
Added Modular Bldg definition/Revised Motel and Multi-Family definition	Pg. 2-13
Revised Mixed Use formula to align with 2050 Comp plan	Pg. 3-5
Added Bed & Breakfast to SE requirements	Pg. 3-10
Added Hospital to SE requirements	Pg. 3-11
Revised Internet Café regulations for clarity	Pg. 3-51
Revised FLUM designations to align with 2050 Comp Plan	Pg. 3-56
Revise setbacks to align with new FLU designations	Pg. 3-57
Added SFD & SFA to permitted uses in C-2A/Added SFA to permitted uses in CC Changed Bed and Breakfast from CU to SE	Pg. 3-63
Changed Hospital from CU to SE	Pg. 3-64
Changed use table to be more specific about indoor/outdoor storage	Pg. 3-66
Added additional requirements for Site Plan, Improvement Plan & Final Plat submission	Pg. 4-4, 4-5, 5-6, 5-9
Modified TIA requirements	Pg. 4-5, 5-7, 8-2

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The City of Wildwood seeks approval and favorable recommendation from the Planning and Zoning Board/Special Magistrate for revisions to the City's Land Development Regulations.

Under Land Development Regulation (LDR) § 1.2(D), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed amendments.

Based upon the testimony, evidence, and information presented, the Special Magistrate recommends approval of the revisions to the Land Development Regulations.

Special Magistrate gives a favorable recommendation of Ordinance O2022-49 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2204-003 Bigham Plaza

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2204-003 Bigham Plaza
Ordinance #	O2022-50
Applicant	Sandspur Construction Company Inc
Owner	468 Properties LLC
Property Location	On Warm Springs Avenue, approximately 1.26 miles west of Florida's Turnpike.
Parcel Number	G33-078
Date	6/30/22

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, will become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant intends to develop a commercial retail professional plaza on the parcel listed above and abutting parcels. This parcel was recently annexed into the city and requires a City Future Land Use and zoning designation to allow development.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the 2035 Comprehensive Plan. The subject property is located in the Wildwood South Sub-District. Comprehensive Plan FLU Policies 1.5.2, 1.5.3 and 1.5.4 describe standards for developments that occur within the Wildwood South Sub-District and within the South Wildwood Neighborhood Mixed Use Future Land Use. Parcels less than 10 acres may be developed as a single use per Policy 1.5.2.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located near a rapidly urbanizing area close to The Villages development.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was done by Stillwater Environmental, Inc. in June of 2022 and no surface waters, wetlands or FEMA flood zones were noted on the property. There were numerous "potentially

occupied" burrows located on the subject property. The most viable option to continue is to capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site. Prior to the initiation of any development activities, it is recommended that a 100% survey be conducted and an application for a "10 or fewer" permit prepared and submitted to the FFWCC. Once the permit is issued and received, relocation efforts will be scheduled. The tortoises will then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property will likely be from Bigham Trail, which will be maintained by the City after the two-year inspection punch list corrections are satisfied. Bigham Trail is a two-lane road with a paved width of 22 feet with 42 feet of ROW. Warm Springs Ave. is a four-lane divided collector roadway operating at a LOS C at the subject property location. Sumter County annual traffic counts show 926 PM peak hour trips for Warm Springs Ave. in 2020. Per the 10th edition ITE manual, the trip generation for the existing abandoned residential structures currently on the property is essentially 1 trips/day. The proposed 10,000 sf commercial retail professional plaza would generate 553 trips/day. The applicant will work with the City and Sumter County Public Works at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed to accommodate the increase in trips.

Potable Water & Sewer: The subject property is in an existing/infill demand service area according to the 2018 Utility Master Plan. Water and sewer are in close proximity to the subject property. The applicant will work with the City Utilities Department at the site plan review stage to connect to water and sewer services.

Schools: As the proposed project is commercial in nature, no impacts to school capacity are expected.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate acting as the Local Planning Agency.

A handwritten signature in cursive script that reads "Kyla Luna".

Kyla Luna
Planner, Development Services

ORDINANCE NO. O2022-50

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

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G33-078
468 Properties LLC (Owner)
0.92 Acres +/-

LEGAL DESCRIPTION:

Parcel G33-078 (per O.R Book 3488, page 594) Beginning at the NW corner of the NW ¼ of the NW ¼ of section 33, Township 19 South, Range 23 East; run thence East, 210 feet; thence South, 399 feet; thence West, 210 feet; thence North, 399 feet to the Point of Beginning, LESS Road Right of Way and LESS the West 105 feet thereof (OR 128, page 107), Sumter County, Florida.

CONTAINS 0.92 ACRES, MORE OR LESS.

This property is to be reclassified from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A"

and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

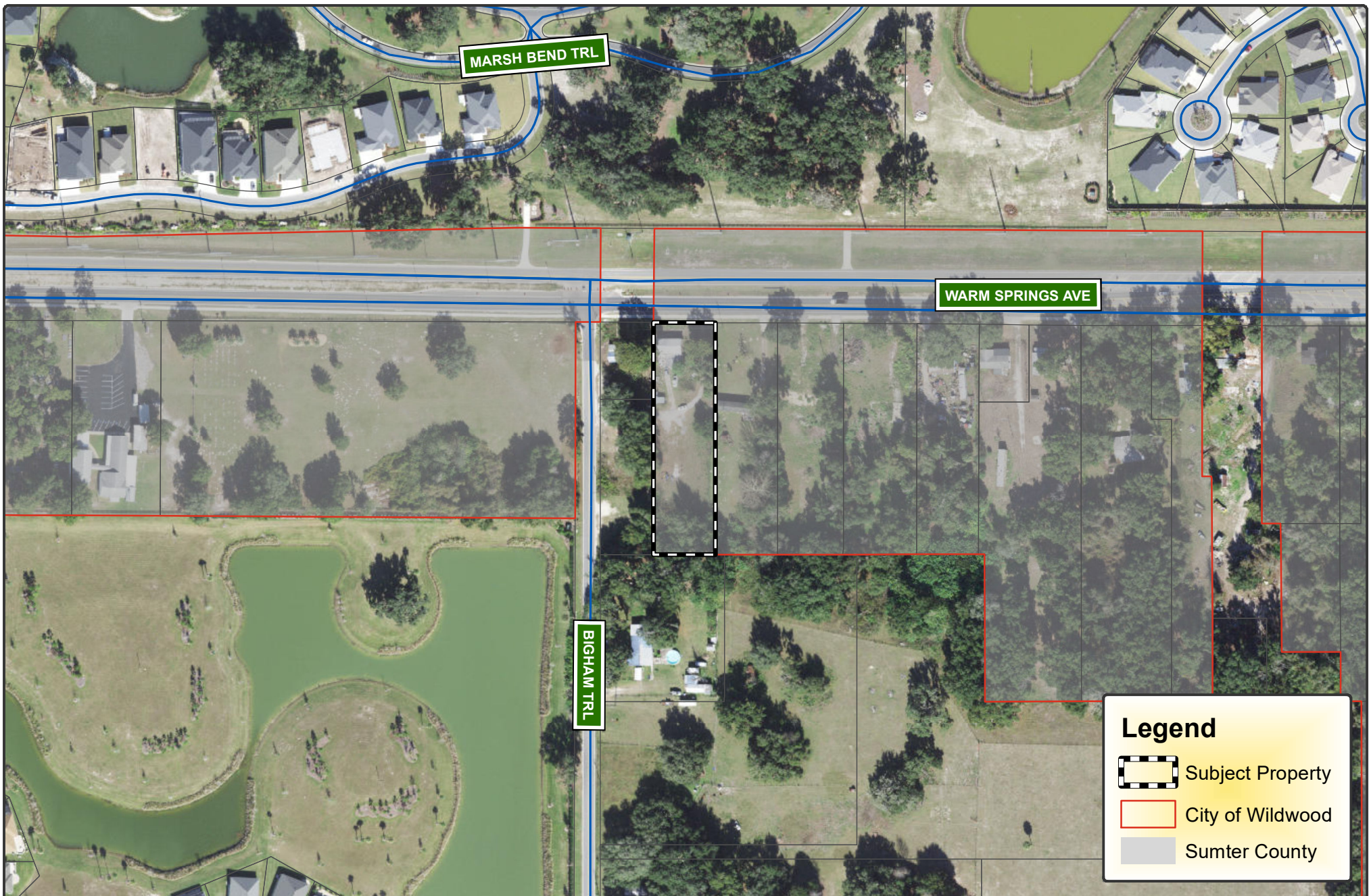
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



CP 2204-003 / RZ 2204-002

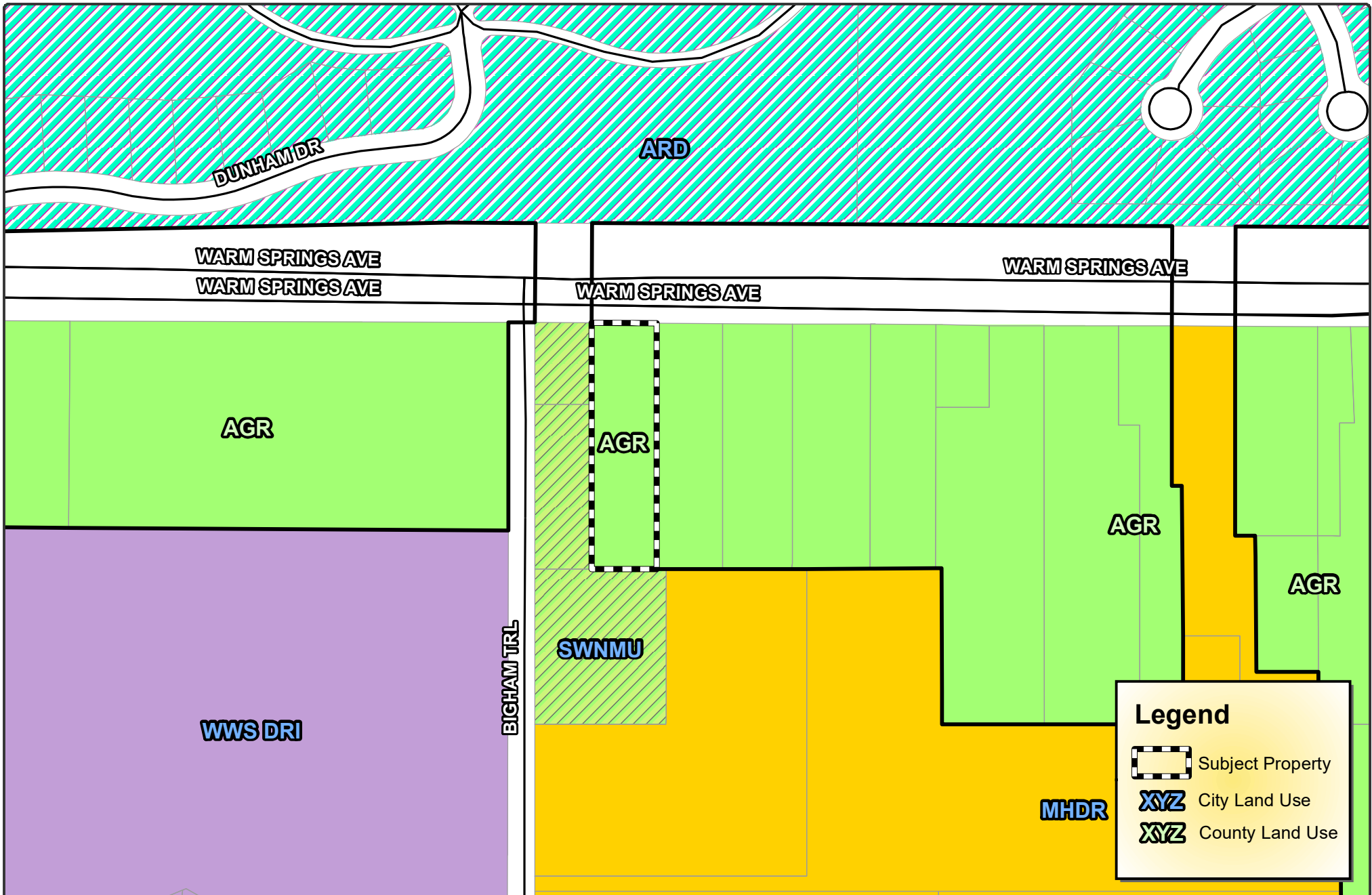
BIGHAM PLAZA

PARCEL G33-078

MAP 1B

LOCATION
MAP

MAY
2022



Legend



Subject Property

XYZ

City Land Use

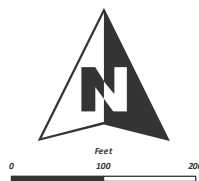
XYZ

County Land Use



**CITY OF
WILDWOOD**

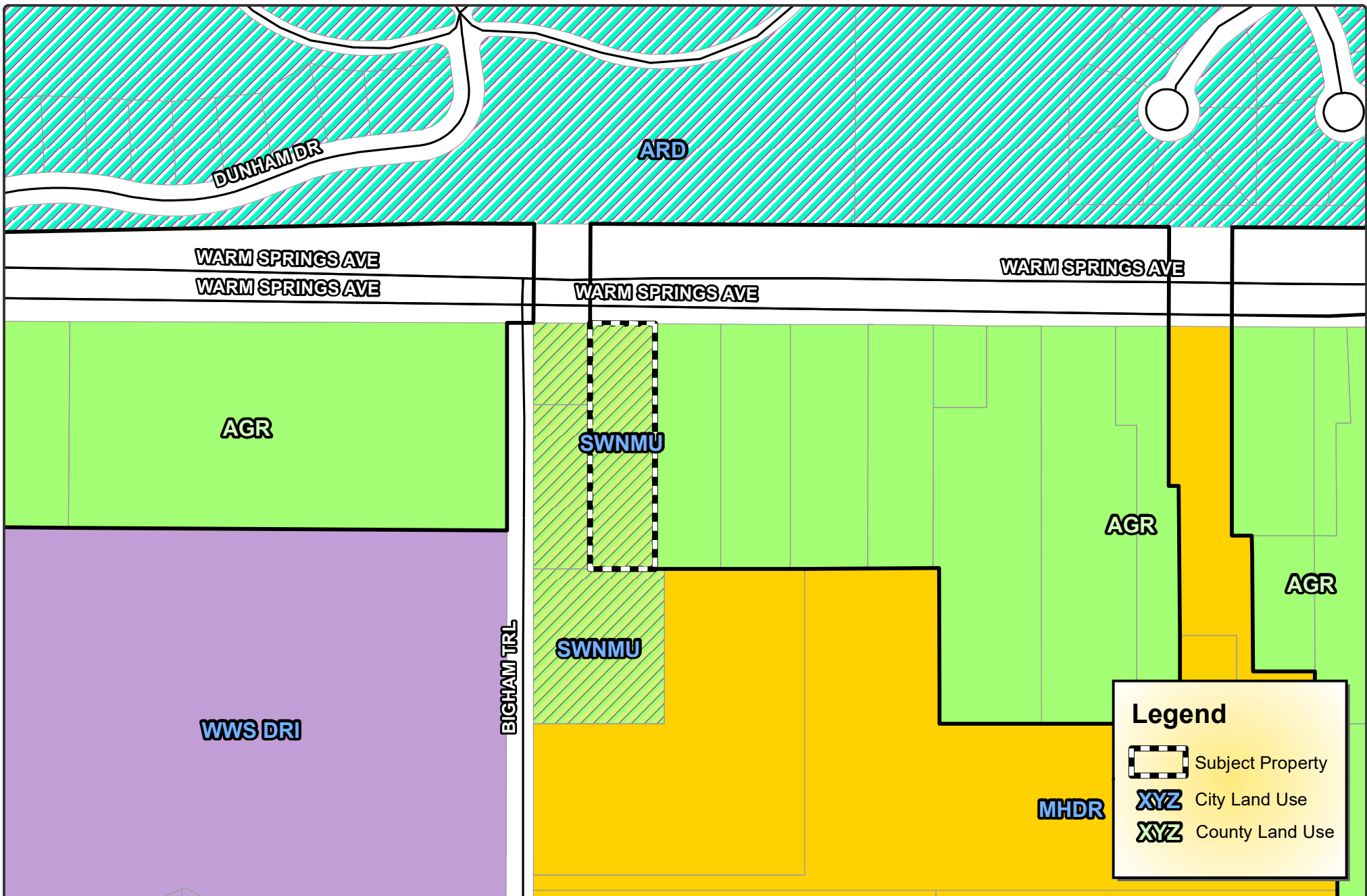
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2204-003
BIGHAM PLAZA

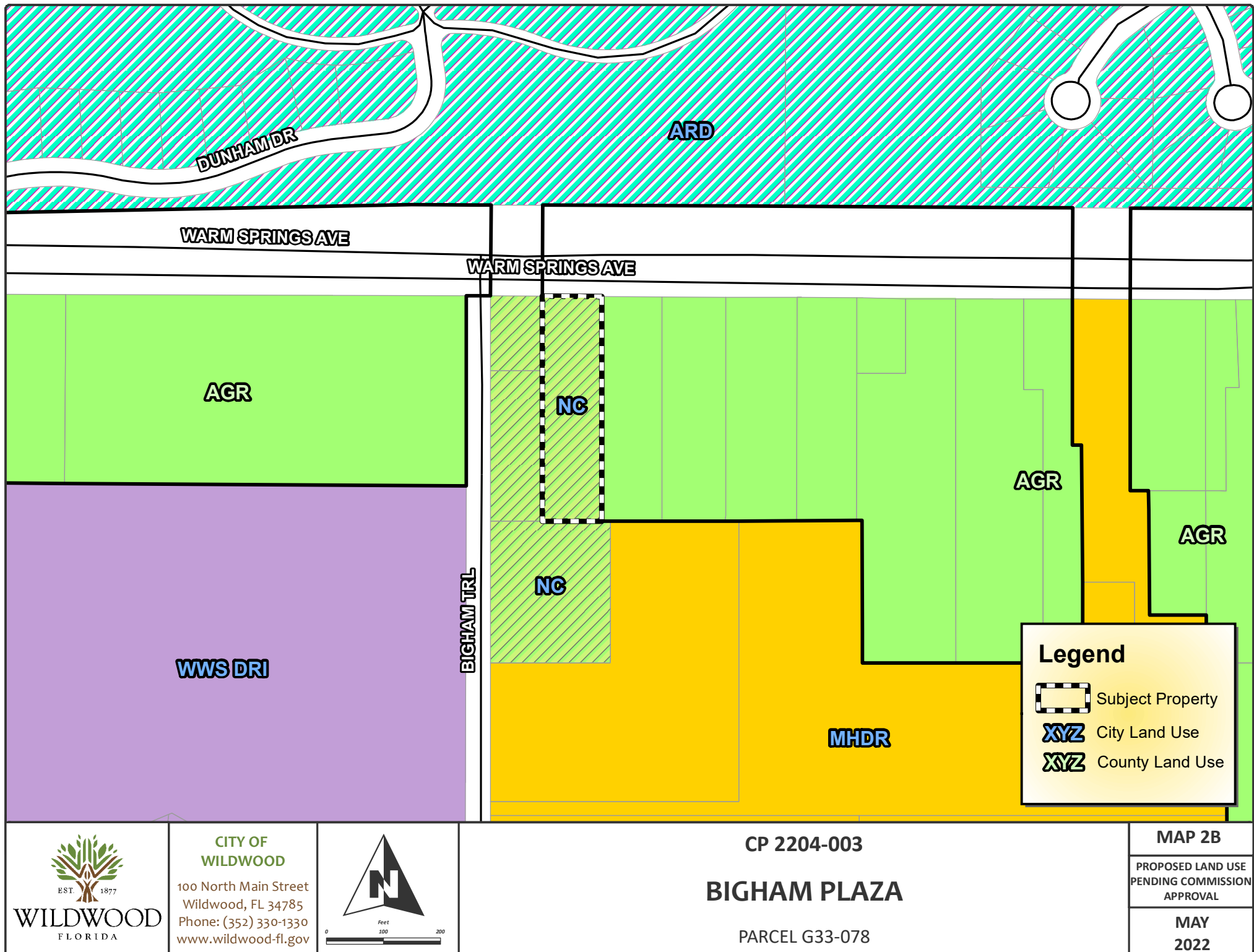
PARCEL G33-078

MAP 2A
**EXISTING LAND
USE**
**MAY
2022**



Legend

- Subject Property
- XYZ** City Land Use
- XYZ** County Land Use



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

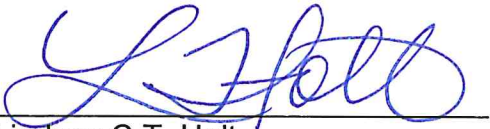
The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City) on 0.92 acres MOL.

Case No: CP 2204-003 Bigham Plaza
Applicant: Sandspur Construction Company Inc
Owners: 468 Properties LLC
Parcel Number: G33-078

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-50 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2204-002 Bigham Plaza

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2204-002 Bigham Plaza
Ordinance #	O2022-51
Applicant	Sandspur Construction Inc
Owner	468 Properties LLC
Property Location	On Warm Springs Avenue, approximately 1.26 miles west of Florida's Turnpike.
Parcel Number	G33-078
Date	6/30/22

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2204-003.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to NMU-4 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The proposed rezoning to NMU-4 is consistent with the proposed Future Land Use Map designation of South Wildwood Neighborhood Mixed Use and the intent of the 2035 Comprehensive Plan as stated in FLU Policies 1.5.2, 1.5.3 and 1.5.4.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to NMU-4 is compatible with the current land use development pattern along the south side of Warm Springs Ave. The property is intended to be used for a commercial retail professional plaza to serve the residential development in the Warm Springs Avenue area. A medical office practice is planned on property east of the subject property and several other medical/dental offices are planned west of the subject property. These properties underwent future land use changes within the last few years.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

Schools: As the proposed project is commercial in nature, no impacts to school capacity are expected.

Potable Water & Sewer: According to the City's 2019 Utility System Master Plan, the subject parcels are in an infill demand area. City water is available to the subject property, but city sewer is not. The applicant will need to work with the Sumter County Health Department concerning septic provisions or work with surrounding property owners on an agreement to bring wastewater services to the site before development begins.

Streets: Warm Springs Ave. is maintained by Sumter County. Bigham Trail will be maintained by the city after the two-year inspection punch list corrections are satisfied.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

Commercial development pressure has been occurring on Warm Springs Ave. since it was improved a few

years ago. The growth of The Villages led to the needed improvement on Warm Springs Ave. Properties along Warm Springs Ave. east of N US 301 have been requesting changes in future land use and zoning to accommodate commercial/office type development. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation. The NMU-4 zoning district is appropriate based on development along Warm Springs Ave. and the intended future use of the property.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

Access to the property will likely be from Bigham Trail, which will be maintained by the City after the two-year inspection punch list corrections are satisfied. Bigham Trail is a two-lane road with a paved width of 22 feet with 42 feet of ROW. Warm Springs Ave. is a four-lane divided collector roadway operating at a LOS C at the subject property location. Sumter County annual traffic counts show 926 PM peak hour trips for Warm Springs Ave. in 2020. Per the 10th edition ITE manual, the trip generation for the existing abandoned residential structures currently on the property is essentially 0 trips/day. The proposed 10,000 sf commercial retail professional plaza would generate 553 trips/day. The applicant will work with the City and Sumter County Public Works at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed to accommodate the increase in trips.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along Warm Springs Ave. have been annexing into the City for development over the last few years. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	ARD (City)
SOUTH	NMU-4 (City)
EAST	RR1(County)
WEST	NMU-4 (City)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations and Design District Standards.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate.



Kyla Luna
Planner, Development Services

ORDINANCE NO. O2022-51

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G33-078
468 Properties LLC (Owner)
0.92 Acres +/-

LEGAL DESCRIPTION:

Parcel G33-078 (per O.R Book 3488, page 594) Beginning at the NW corner of the NW ¼ of the NW ¼ of section 33, Township 19 South, Range 23 East; run thence East, 210 feet; thence South, 399 feet; thence West, 210 feet; thence North, 399 feet to the Point of Beginning, LESS Road Right of Way and LESS the West 105 feet thereof (OR 128, page 107), Sumter County, Florida.

CONTAINS 0.92 ACRES, MORE OR LESS.

This property is to be reclassified from RR1 (Sumter County) to NMU-4 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

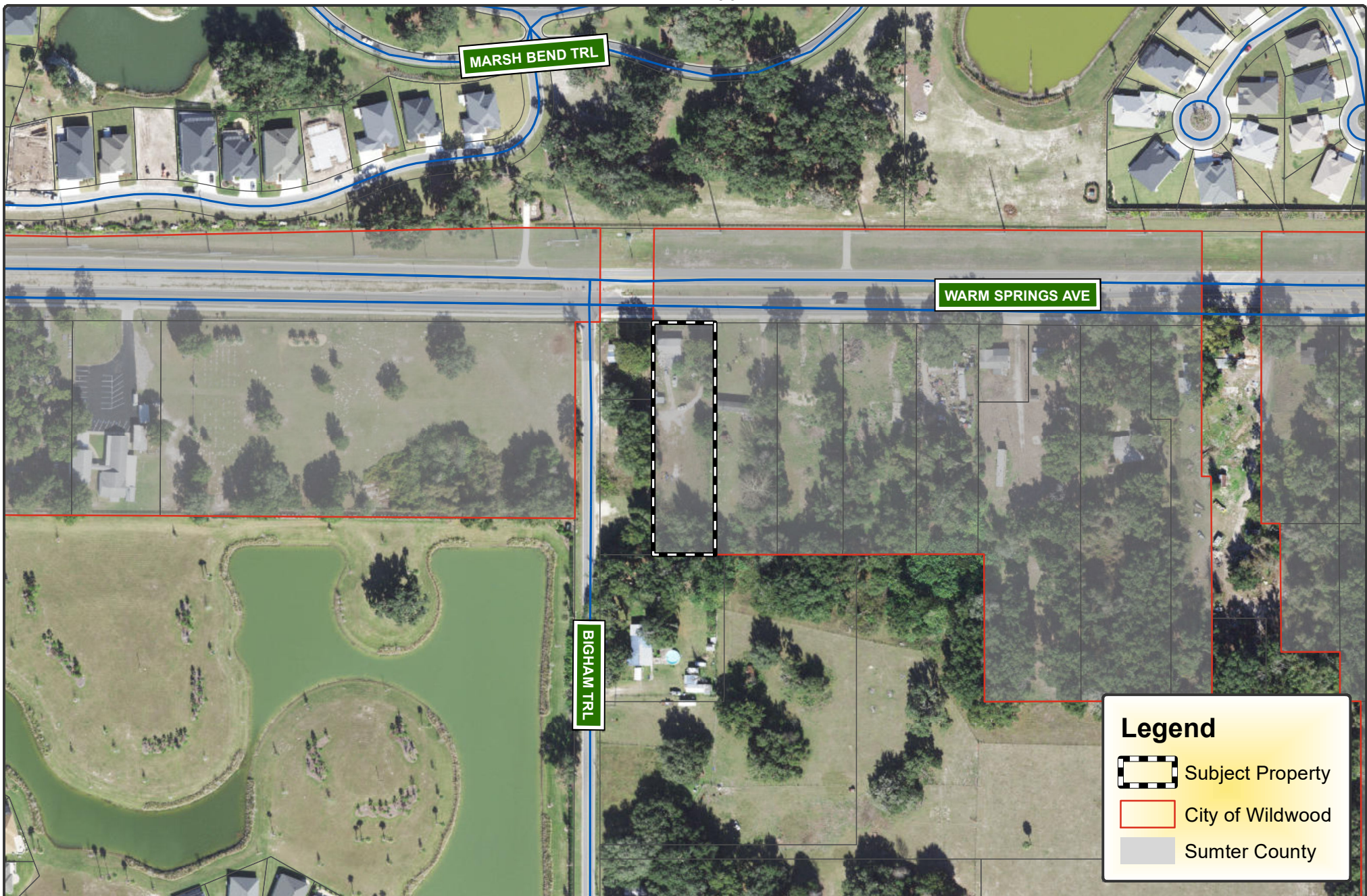
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

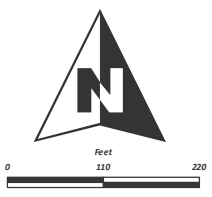
Approved as to form:

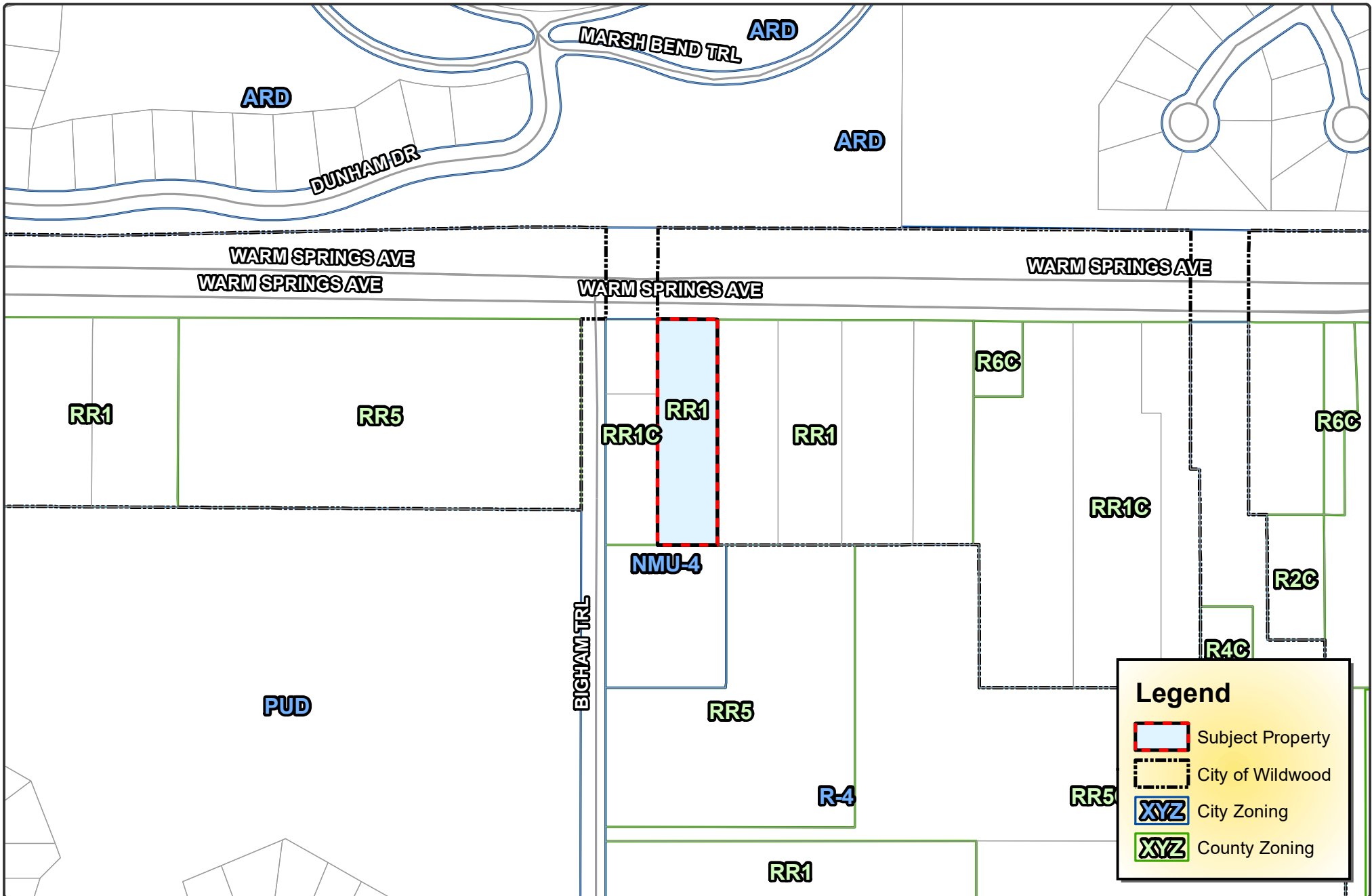
City Attorney



Legend

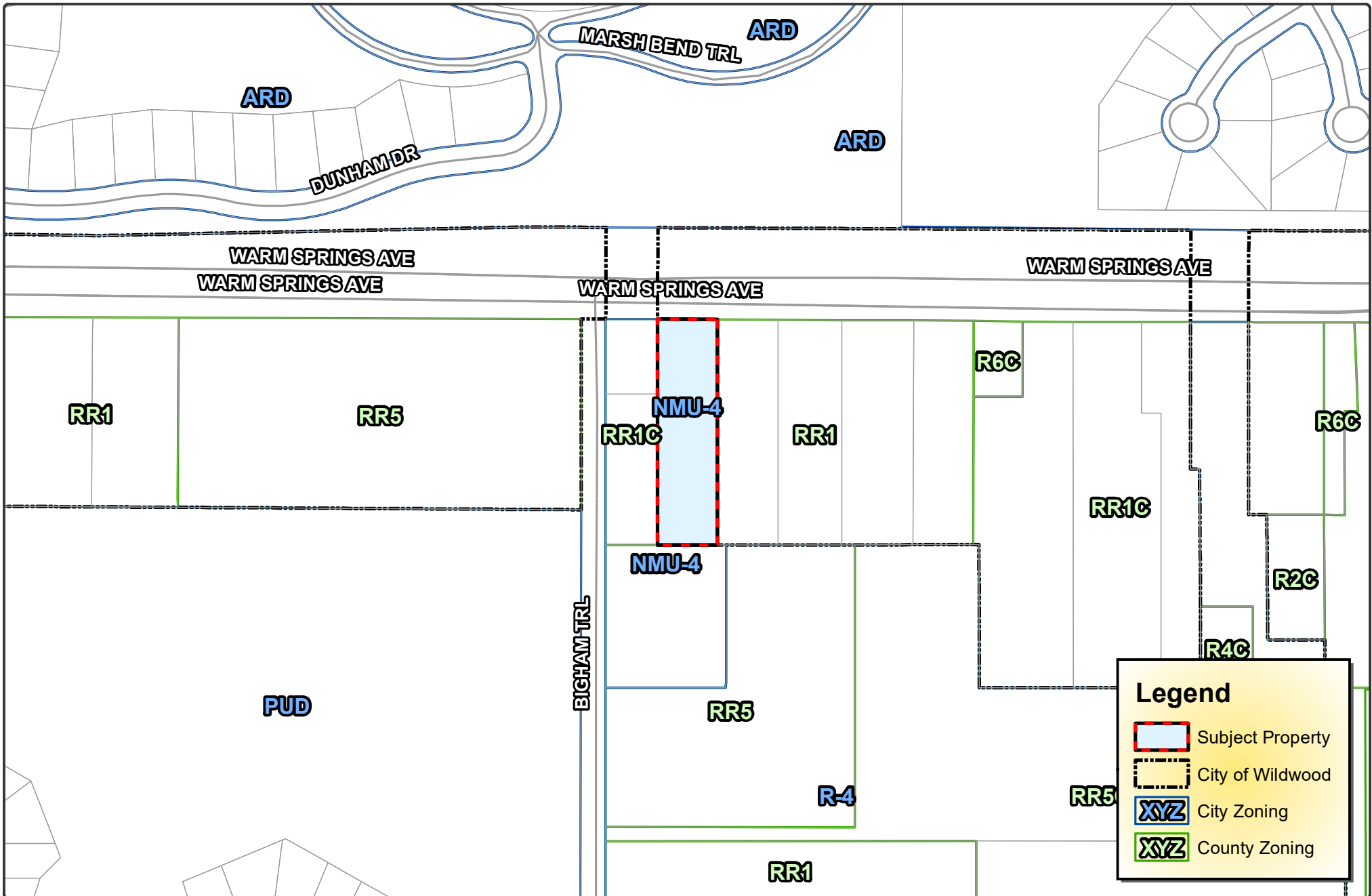
- Subject Property
- City of Wildwood
- Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 110 220	CP 2204-003 / RZ 2204-002		MAP 1B
			BIGHAM PLAZA		LOCATION MAP
			PARCEL G33-078		MAY 2022



Legend

- Subject Property
- City of Wildwood
- City Zoning
- County Zoning



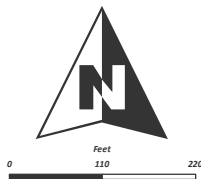
Legend

-  Subject Property
-  City of Wildwood
-  City Zoning
-  County Zoning



CITY OF WILDWOOD

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



RZ 2204-002
BIGHAM PLAZA

PARCEL G33-078

MAP 3B

PROPOSED ZONING
PENDING COMMISSION
APPROVAL

**MAY
2022**

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) on 0.92 acres MOL.

Case No: RZ 2204-002 Bigham Plaza

Applicant: Sandspur Construction Inc

Owners: 468 Properties LLC

Parcel Number: G33-078

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-51 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-001 Thomas - Wildwood

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2206-001 Thomas - Wildwood
Ordinance Number	O2022-52
Parcel Number	G33-154
Property Location	The subject property is generally located on the west side of Marsh Bend Trail and approximately 0.9 miles south of Warm Springs Avenue.
Owner	Thomas Group Investments #1, LLC
Applicant	CHW

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Agriculture (Sumter County) to General Commercial (City) for parcel G33-154 on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2206-001 (O2022-53).

ANALYSIS: The applicant is proposing a commercial development with a mix of uses consisting of a strip mall and a storage facility at the site. Commercial development is encouraged in the City to serve existing as well as new residents. The development is less than ten acres and is not required to obtain a Planned Development zoning. The development may develop as a single use under the 2035 Comprehensive Plan Objective 1.5.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented; The applicant has submitted a justification narrative that has adequately presented the change of the future land use from Agriculture (Sumter County) to Commercial (City).

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan.

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan. Future Land Use (FLU) Policy 1.1.14 states that the General Commercial designation is intended for a variety of highway retail sites, offices and the

provision of services. Sites are primarily located on SR 44, CR 466A and U.S. 301. The maximum intensity standard for this land use category is limited to 75% impervious surface ratio and 0.5 FAR. The Small-Scale Comprehensive plan amendment is intended to allow commercial uses to serve the residents in the immediate vicinity.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The proposed amendment is not considered urban sprawl, nor does it exemplify an energy inefficient land use pattern. City water is available to the subject property on the east side of Marsh Bend Trail. City sewer is available to the subject property on the west side of Marsh Bend Trail.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

An environmental assessment was conducted on the subject property by CHW Professional Consultants in 2022. The subject project is not in a flood zone. There were no listed species on the subject property. A full survey of the property is recommended prior to any development of the site.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: The applicant has submitted a trip generation statement completed by CHW in May 2022. The project's proposed access at this time is expected to be from Marsh Bend Trail. Morning peak trips are 52 and evening peak trips are 88. A full traffic analysis will be required at the site plan stage.

Potable Water & Sewer: There is an existing 12" water main on the east side of Marsh Bend Trail and a 16" force main on the west side of Marsh Bend Trail. The City's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the City's permitted wastewater capacity is 3.55 MGD. The owner will need to work with the City to service the property with utilities.

Schools: The proposed project is not expected to generate any school aged children, as the property is being amended to allow a general commercial designation.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate acting as the Local Planning Agency.

DATED: 06/29/2022



Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-52

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

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G33-154
Thomas Group Investments #1, LLC (Owner)
4.86 Acres +/-

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71

FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE

FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Agriculture (Sumter County) to Commercial (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

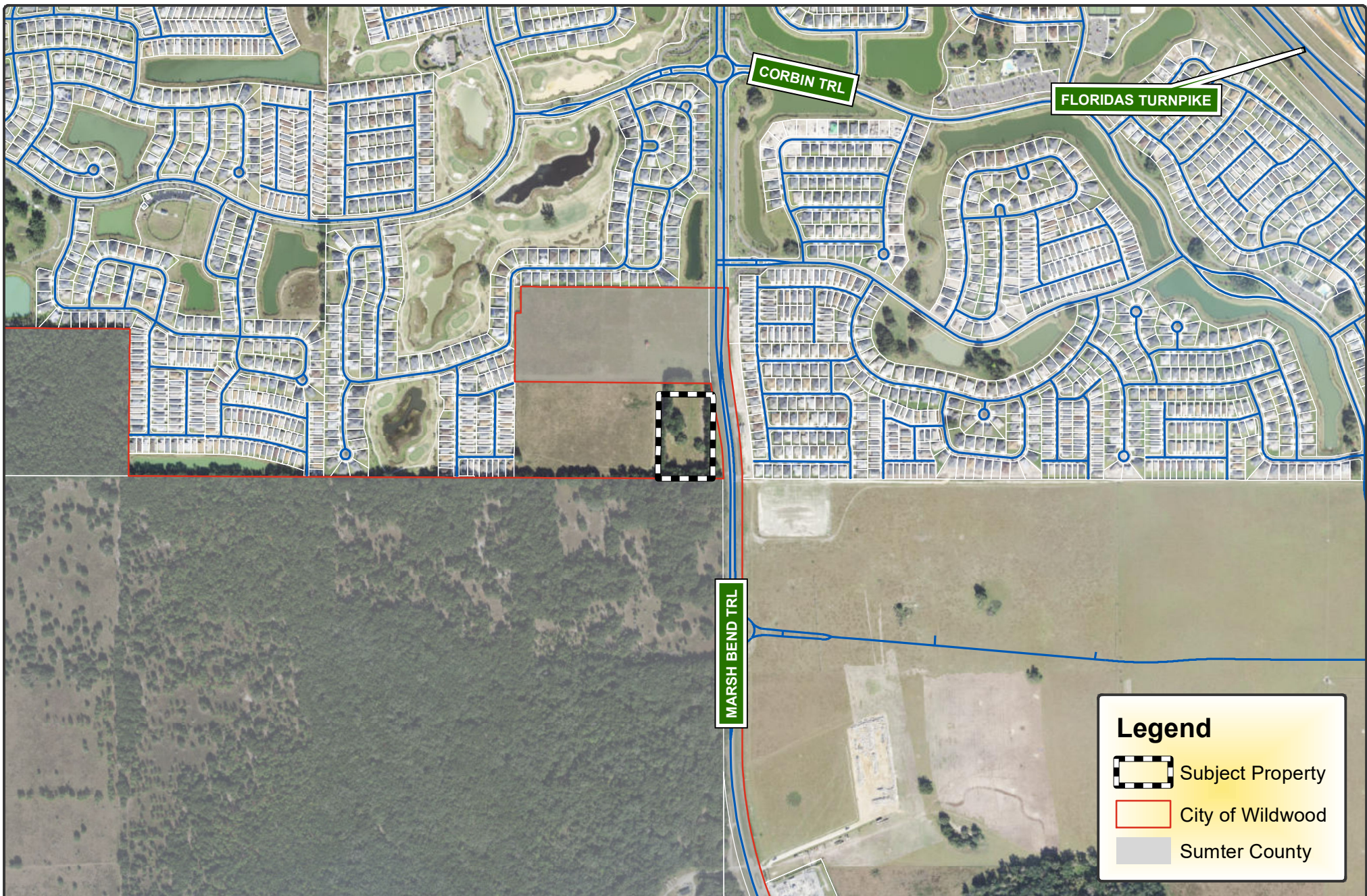
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

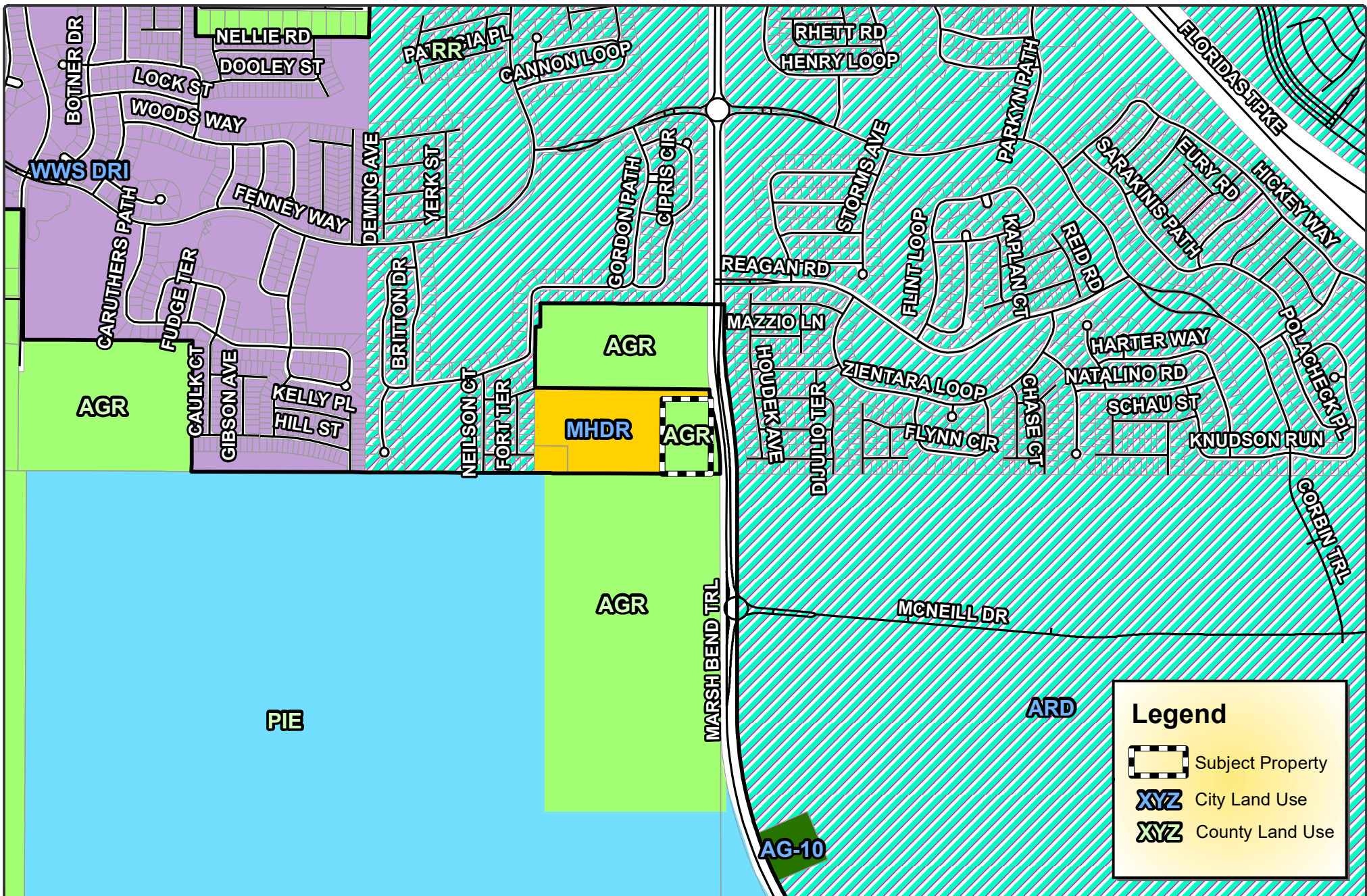


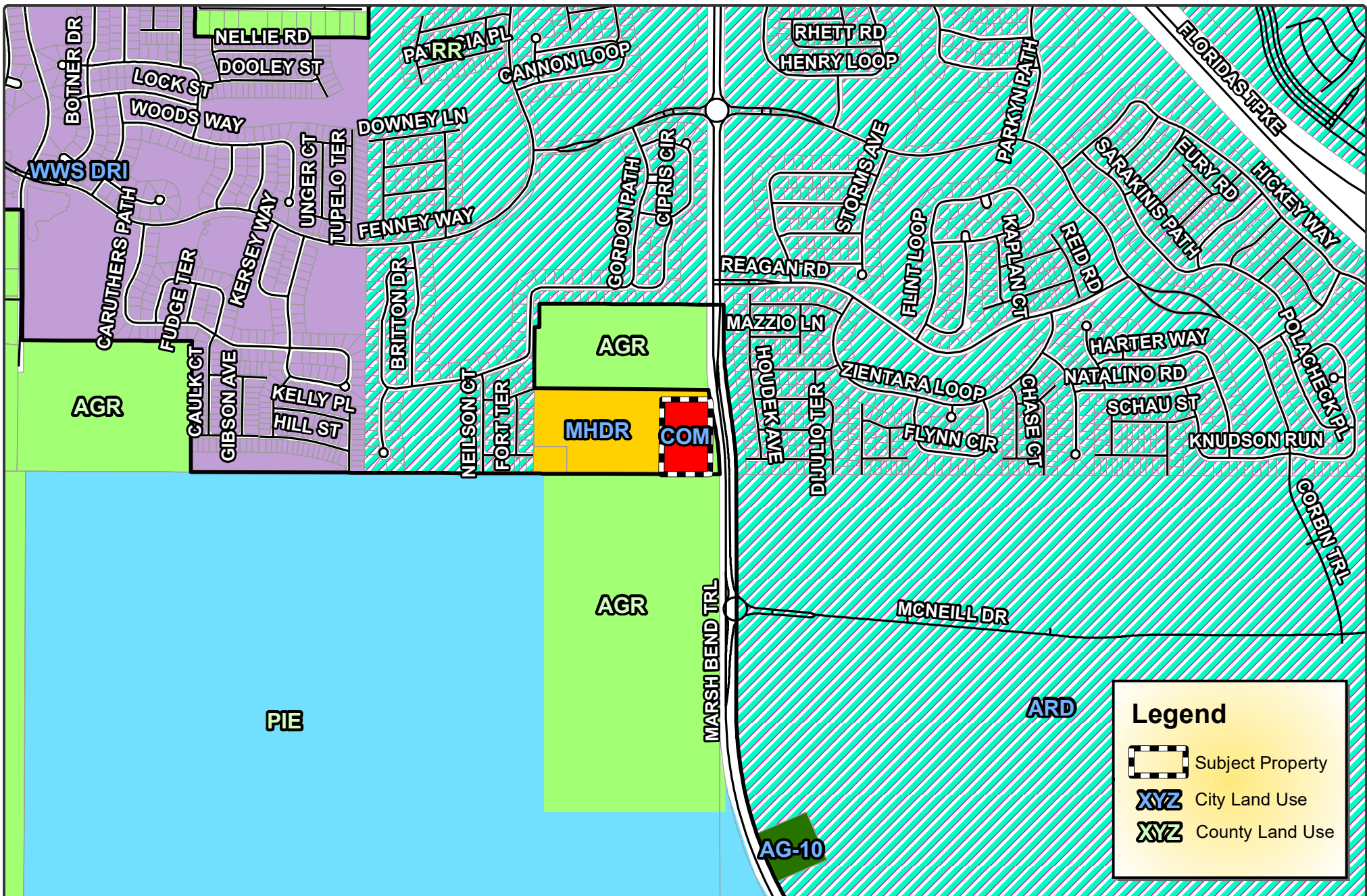
**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2206-001 / RZ 2206-001
THOMAS - WILDWOOD
PARCEL G33-154

MAP 1B
LOCATION
MAP
JUNE
2022





City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agriculture (Sumter County) to General Commercial (City) on 4.86 acres MOL.

Case No: CP 2206-001 Thomas - Wildwood

Applicant: CHW

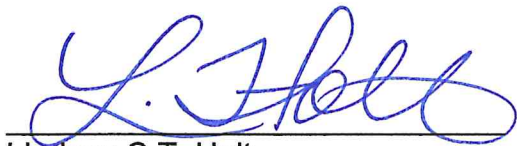
Owners: Thomas Group Investments #1, LLC

Parcel Number: G33-154

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-52 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2206-001 Thomas - Wildwood

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2206-001
Ordinance Number	O2022-53
Parcel Number	G33-154
Property Location	The subject property is generally located on the west side of Marsh Bend Trail and approximately 0.9 miles south of Warm Springs Avenue.
Owner	Thomas Group Investments #1, LLC
Applicant	CHW

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52).

ANALYSIS: The applicant is proposing a commercial development with a mix of uses consisting of a strip mall and a storage facility at the site. Commercial development is encouraged in the City to serve existing as well as new residents.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of General Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.14.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential and commercial. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools:

The proposed project is not expected to generate any school aged children, as the property is being amended to allow a general commercial designation.

Potable Water & Sewer:

There is an existing 12" water main on the east side of Marsh Bend Trail and a 16" force main on the west side of Marsh Bend Trail. The City's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the City's permitted wastewater capacity is 3.55 MGD. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant has submitted a trip generation statement completed by CHW in May 2022. The project's

proposed access at this time is expected to be from Marsh Bend Trail. Morning peak trips are 52 and evening peak trips are 88. A full traffic analysis will be required at the site plan stage.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Development pressure has been increasing in the city as a result of the growth of The Villages®. A commercial development at the subject property can serve residents of this development as well as surrounding property owners.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The property owner will be working with Sumter County to develop a methodology and full TIA for review when the proposed site plan is submitted.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties in the vicinity have been developed by The Villages into a more suburban style over the last few years. That unique development style is expected to continue into the future. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-3 (CITY)
SOUTH	A10C (SUMTER COUNTY)
EAST	ARD (CITY)
WEST	R-3 (CITY)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

On Tuesday, July 5, 2022, the case was considered by the Planning & Zoning Board/Special Magistrate.

DATED: 06/29/2022



Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-53

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G33-154
Thomas Group Investments #1, LLC (Owner)
4.86 Acres +/-

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71

FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE

FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from RR1 & A10C (Sumter County) to C-2 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

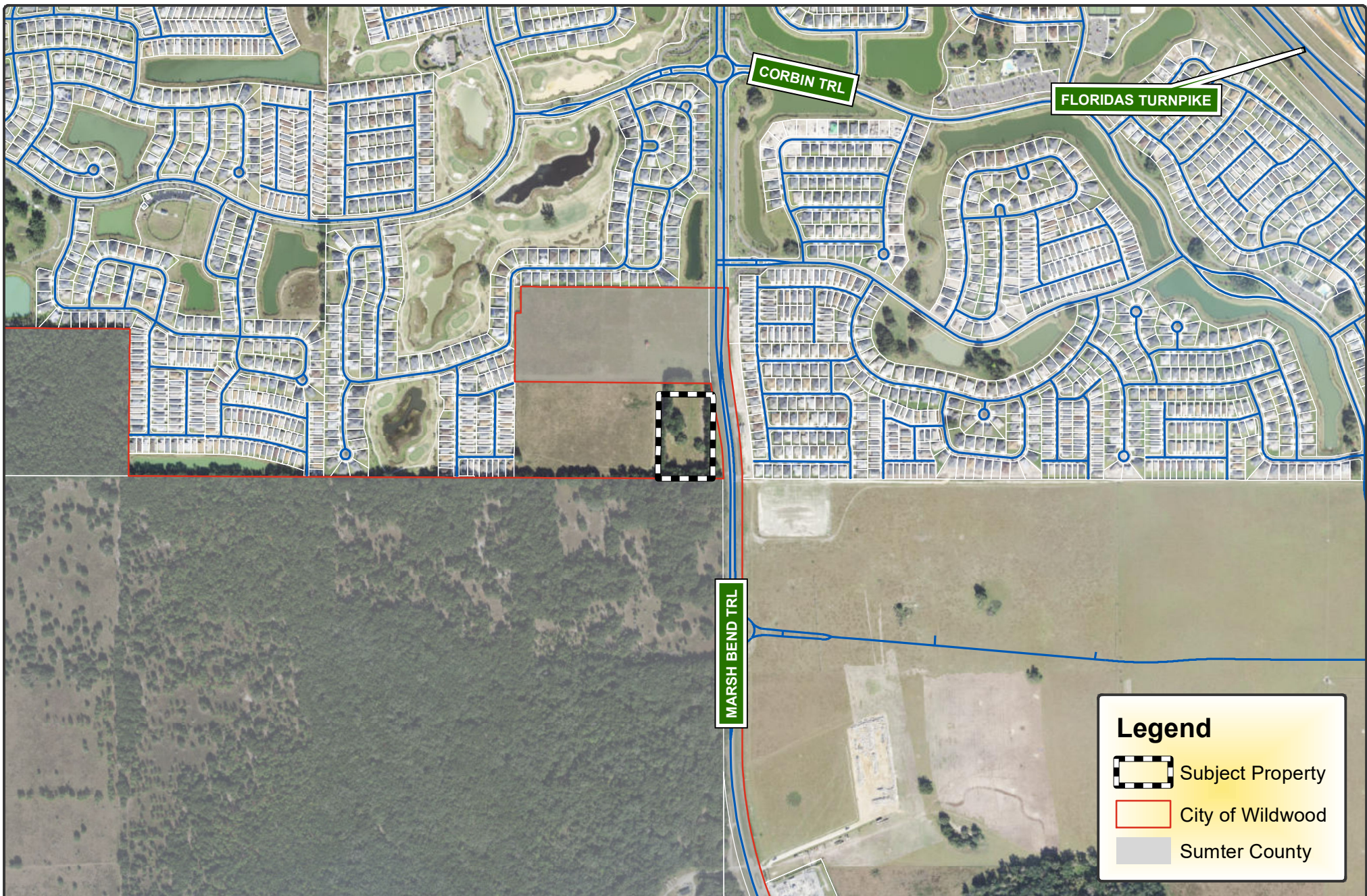
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



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

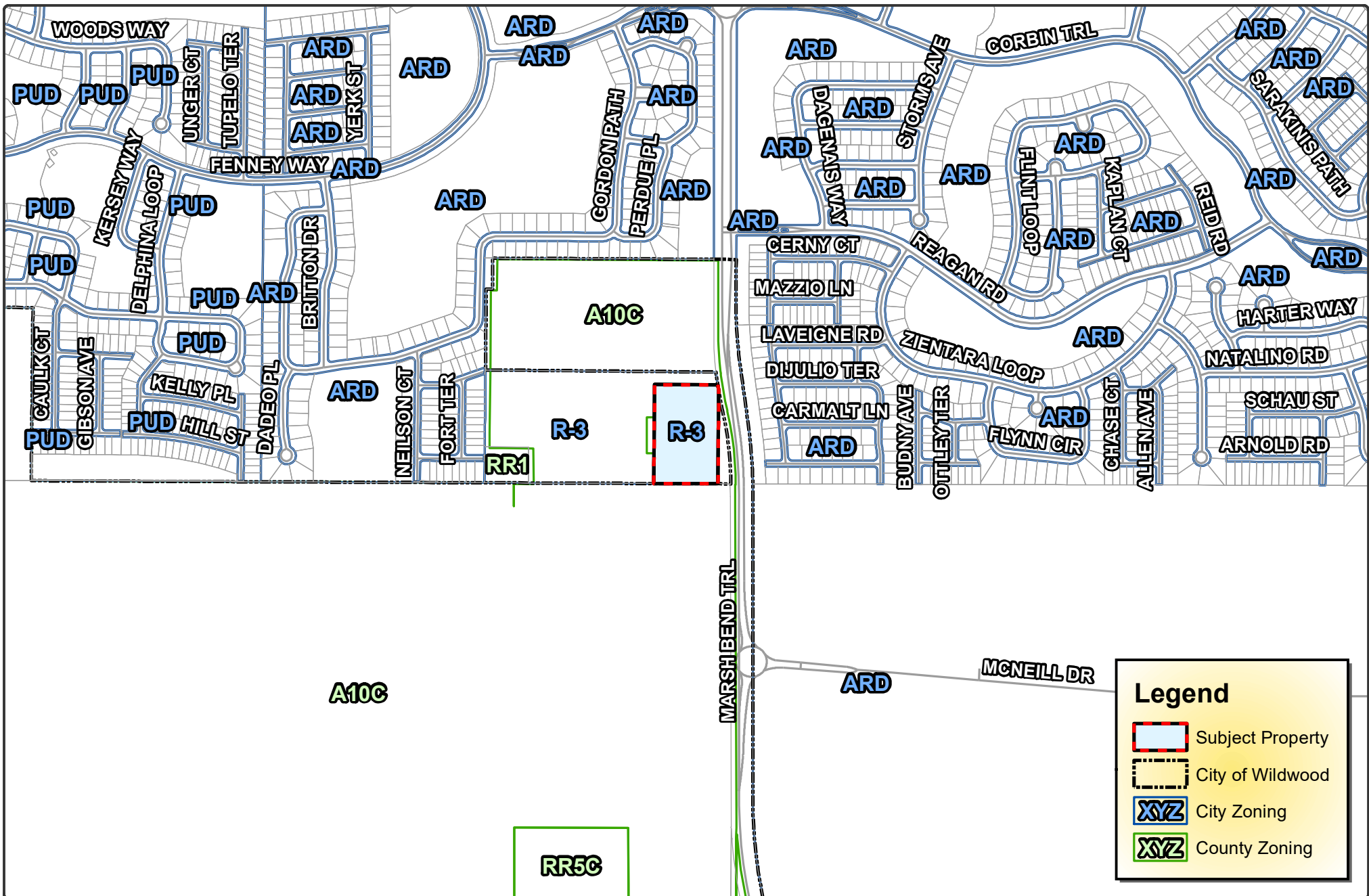


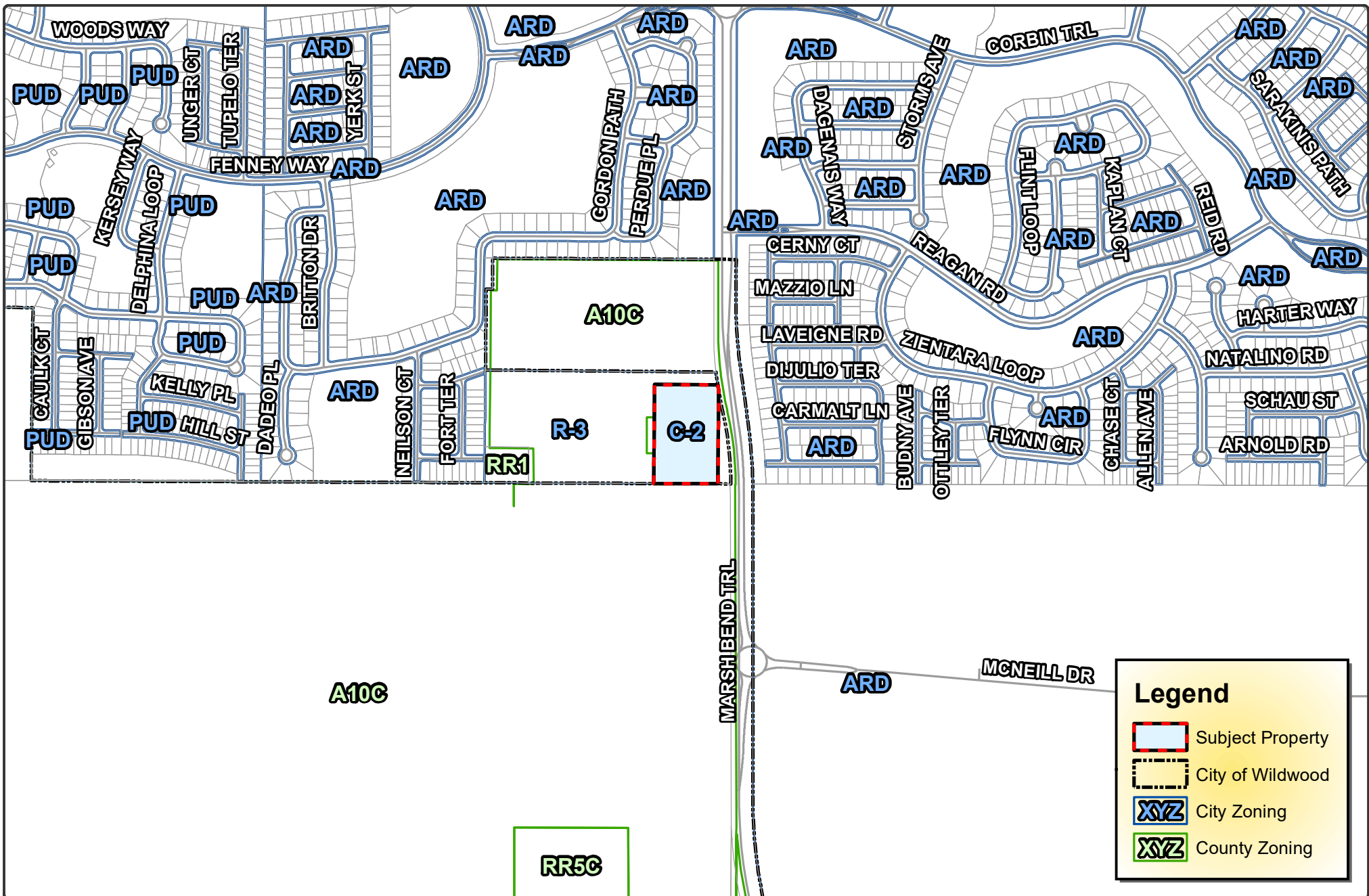
CP 2206-001 / RZ 2206-001
THOMAS - WILDWOOD
PARCEL G33-154

MAP 1B

**LOCATION
MAP**

**JUNE
2022**





Legend

- Subject Property
- City of Wildwood
- City Zoning
- County Zoning

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 5, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 & A10C (Sumter County) to C-2 (City) on 4.86 acres MOL.

Case No: RZ 2206-001 Thomas - Wildwood
Applicant: CHW
Owner: Thomas Group Investments #1, LLC
Parcel Numbers: G33-154

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-53 to the City Commission for final determination.

Dated: July 5, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Tri-County Sanitation Franchise Agreement Amendment

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Tri-County Sanitation
Effective Date: 08/01/2022 Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City passed Ordinance O2017-18 on April 10, 2017, granting Tri-County Sanitation, LLC a non-exclusive franchise for solid waste services within The Villages® development lying south of SR 44.

Section 11 of the Ordinance allows for a semi-annual adjustment to fees for increases or decreases in fuel costs to the Franchisee. The Franchisee has not requested a fuel rate adjustment from the City within the last six months and is now requesting an adjustment effective August 1, 2022. The adjustment is based upon fuel pricing as per "On Highway Retail Diesel Price," Lower Atlantic Region, U.S. Department of Energy, Energy Information Administration. The adjustment amounts to an additional \$.39 per month. The rate will be adjusted again on January 1, 2023. Total rates, with the fuel adjustment, can be seen in the attachments.

ORDINANCE NO. O2022-55

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA
AMENDING AND RESTATING ORDINANCE NO 2017-18;
RELATING TO THE TRI-COUNTY SOLID WASTE
FRANCHISE AGREEMENT; AMENDING EXHIBIT "B" AND
EXHIBIT "C"; ESTABLISHING NEW RATES AND FEES;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida (the "City") enacted Ordinance No. O2017-18 on April 10, 2017 (the "Tri-County Solid Waste Franchise Ordinance" or the "Ordinance"), relating to the granting of a non-exclusive franchise for solid waste collection to serve certain specified properties as further set forth in the Ordinance; and

WHEREAS, the franchise was granted to Tri-County Sanitation, LLC, Southeast referred to herein as the ("Franchisee"); and,

WHEREAS, Section 11.(3) of the Ordinance indicates that adjustments to the approved rates and fee schedule can be adjusted on a semi-annual basis for the cost of fuel to the Franchisee; and,

WHEREAS, the Franchisee has determined an adjustment to the rates and fee schedule is appropriate based upon an increase in fuel cost per the "On Highway Retail Diesel Price" Lower Atlantic Region, U.S. Department of Energy, Energy Information Administration; and,

WHEREAS, the Franchisee is requesting amendments to Exhibits "B" and "C" of the Ordinance to reflect an adjustment to the approved rates and fee schedule for a fuel surcharge; and,

WHEREAS, the City has determined that it is in the best interests of the citizens and residents of the City for Ordinance to be amended as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. FINDINGS AND INTENT. The City Commission finds that the above recitals warrant amendment of the Tri-County Solid Waste Franchise Ordinance.

SECTION 2. AMENDMENT. The Amended and Restated Tri-County Solid Waste Franchise Ordinance is amended as follows:

(a) Exhibits “B” and “C” of the Amended and Restated Tri-County Solid Waste Franchise Ordinance are hereby replaced by amended EXHIBIT B – RESIDENTIAL RATES and amended EXHIBIT C – COMMERCIAL RATES which are attached hereto.

SECTION 3. Except as amended in Section 2 herein, the Amended and Restated Tri-County Solid Waste Franchise Ordinance shall remain unchanged and in full force and effect.

SECTION 4. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective August 1, 2022 upon its adoption by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT B – RESIDENTIAL RATES

Tri-County Sanitation

Monthly Solid Waste and Recycling Rates and Charges

- Residential Curbside (Effective 8/1/2022)

Monthly Rate	\$21.41
Fuel Surcharge	\$0.39
Total Rate	\$21.80

EXHIBIT C – COMMERCIAL RATES

Tri-County Sanitation

Monthly Solid Waste and Recycling Rates and Charges

- Commercial Curbside (Effective 8/1/2022)

Monthly Rate	\$19.90
Fuel Surcharge	\$0.39
Total Rate	\$20.29

- Commercial Dumpster Containers Rates per Month (Effective 8/1/2022)

Size	4	4	4	4	4	4
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$108.04	\$216.10	\$324.15	\$432.20	\$540.25	\$648.29
Disposal	\$37.44	\$74.87	\$112.00	\$149.75	\$187.19	\$224.63
Fuel Surcharge	\$0.48	\$0.96	\$1.44	\$1.92	\$2.40	\$2.88
Total	\$145.96	\$291.93	\$437.59	\$583.87	\$729.84	\$875.81
Size	6	6	6	6	6	6
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$154.50	\$257.55	\$385.71	\$514.51	\$643.96	\$772.77
Disposal	\$56.16	\$112.31	\$168.00	\$224.63	\$280.78	\$336.94
Fuel Surcharge	\$0.72	\$1.44	\$2.16	\$2.88	\$3.60	\$4.32
Total	\$211.38	\$371.30	\$555.87	\$742.02	\$928.34	\$1,114.03
Size	8	8	8	8	8	8
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$167.38	\$321.95	\$476.52	\$631.08	\$785.65	\$940.22
Disposal	\$74.88	\$149.75	\$224.63	\$299.50	\$374.38	\$449.24
Fuel Surcharge	\$0.96	\$1.92	\$2.88	\$3.84	\$4.80	\$5.76
Total	\$243.22	\$473.62	\$704.03	\$934.42	\$1,164.83	\$1,395.22

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Stormwater Illicit Discharge and Connection Ordinance**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Florida Department of Environmental Protection (FDEP) issued a Phase II Municipal Separate Storm Sewer System (MS4) permit on March 31st, 2021. As part of the stormwater permit, the City is required to adopt an ordinance to establish a policy prohibiting illicit discharge connections and dumping of non-stormwater discharges into the City's MS4. City staff have coordinated with consulting engineers, Kimley-Horn, to develop the proposed ordinance O2022-59. The City Attorney has reviewed and approved the proposed ordinance as to content and form.

ORDINANCE NO. O2022-59

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA,
ADOPTING ILLICIT DISCHARGE AND CONNECTION
STORMWATER ORDINANCE; PROVIDING FOR PURPOSE
AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING
FOR CODIFICATION; PROVIDING FOR CONFLICT;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR
AN EFFECTIVE DATE

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission
of Wildwood, Florida, as follows:

SECTION 1. - PURPOSE/INTENT.

The purpose of this article is to provide for the health, safety, and general welfare of the citizens of the city through the regulation of non-storm water discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This article establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this article are:

- (a) To regulate the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user;
- (b) To prohibit Illicit Connections and Discharges to the municipal separate storm sewer system;
- (c) To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this article;
and
- (d) To safeguard persons, protect property, and prevent damage to the environment, to the maximum extent possible.

SECTION 2. - DEFINITIONS.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Best Management Practices (BMPs). Means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

Clean Water Act. The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Code Inspector. Means any authorized agent or employee of the city whose duty it is to assure code compliance. Code inspector includes any police officer.

Construction Activity. Activities subject to NPDES Construction Permits. These include construction projects resulting in land disturbance of 5 acres or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

Hazardous Materials. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Illegal Discharge. Any direct or indirect non-storm water discharge to the storm drain system, except as exempted in Section 6 of this article.

Illicit Connections. An illicit connection is defined as either of the following:

Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or, any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Industrial Activity. Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit. Means a permit issued by EPA (or by a State under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

Non-Storm Water Discharge. Any discharge to the storm drain system that is not composed entirely of stormwater.

Person: Means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.

Pollutant. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatable; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

Premises. Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Storm Drainage System. Publicly owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

Stormwater. Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

Stormwater Pollution Prevention Plan. A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to Stormwater, Stormwater Conveyance Systems, and/or Receiving Waters to the Maximum Extent Practicable.

Wastewater. Means any water or other liquid, other than uncontaminated storm water, discharged from a facility.

SECTION 3. - APPLICABILITY.

This article shall apply to all water entering the storm drain system generated on any developed and undeveloped lands unless explicitly exempted by the city.

SECTION 4. - RESPONSIBILITY FOR ADMINISTRATION.

The city shall administer, implement, and enforce the provisions of this article. Any powers granted or duties imposed upon the city may be delegated in writing by the city manager to persons or entities acting in the beneficial interest of or in the employ of the city.

SECTION 5. - ULTIMATE RESPONSIBILITY.

The standards set forth herein and promulgated pursuant to this article are minimum standards; therefore, this article does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

SECTION 6. - DISCHARGE PROHIBITIONS.

Prohibition of Illegal Discharges.

No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater.

- (a) The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:
 - (1) The following discharges are exempt from discharge prohibitions established by this article: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wet-land flows, swimming pools (if dechlorinated - typically less than one PPM chlorine), firefighting activities, and any other water source not containing pollutants.

- (2) Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety.
 - (3) Dye testing is an allowable discharge but requires a verbal notification to the authorized enforcement agency prior to the time of the test.
 - (4) The prohibition shall not apply to any non-stormwater discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.
- (b) Prohibition of Illicit Connections.
 - (1) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.
 - (2) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 - (3) A person is considered to be in violation of this article if the person connects a line conveying sewage to the MS4 or allows such a connection to continue.

SECTION 7. - SUSPENSION OF MS4 ACCESS.

(a) Suspension due to Illicit Discharges in Emergency Situations

The city may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the authorized enforcement agency may take such steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.

(b) Suspension due to the Detection of Illicit Discharge

Any person discharging to the MS4 in violation of this article may have their MS4 access terminated if such termination would abate or reduce an illicit discharge. The authorized enforcement agency will notify a violator of the proposed termination of its MS4 access. The violator may petition the authorized enforcement agency for a reconsideration and hearing.

A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section, without the prior approval of the authorized enforcement agency.

SECTION 8. - INDUSTRIAL OR CONSTRUCTION ACTIVITY DISCHARGES.

Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the city prior to the allowing of discharges to the MS4.

SECTION 9. - MONITORING OF DISCHARGES.

(a) Applicability.

This section applies to all facilities that have stormwater discharges associated with industrial activity, including construction activity.

(b) Access to Facilities.

- (1) The city shall be permitted to enter and inspect facilities subject to regulation under this article as often as may be necessary to determine compliance with this article. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the authorized enforcement agency.
- (2) Facility operators shall allow the city ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge stormwater, and the performance of any additional duties as defined by state and federal law.

- (3) The city shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the authorized enforcement agency to conduct monitoring and/or sampling of the facility's storm water discharge.
- (4) The city has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.
- (5) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the city and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- (6) Unreasonable delays in allowing the city access to a permitted facility is a violation of a stormwater discharge permit and of this article. A person who is the operator of a facility with a NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the authorized enforcement agency reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this article.
- (7) If the city has been refused access to any part of the premises from which stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this article, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this article or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the authorized enforcement agency may seek issuance of a search warrant from any court of competent jurisdiction.

SECTION 10. - REQUIREMENT TO PREVENT, CONTROL, AND REDUCE STORMWATER POLLUTANTS BY THE USE OF BEST MANAGEMENT PRACTICES.

The city will adopt requirements identifying Best Management Practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of stormwater, the storm drain system, or waters of the U.S. The owner or operator of a

commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premise, which is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a stormwater pollution prevention plan (SWPP) as necessary for compliance with requirements of the NPDES permit.

SECTION 11. - WATERCOURSE PROTECTION.

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

SECTION 12. - NOTIFICATION OF SPILLS.

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into stormwater, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the authorized enforcement agency in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city within three (3) business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

SECTION 13. - SEDIMENT AND EROSION CONTROL REQUIREMENTS.

- (a) Any person conducting a land-disturbing activity shall take all reasonable measures to protect all public and private property from damage caused by such activity, consistent with the requirements of this article. Additionally, any such person shall be held responsible for knowing and abiding by the requirements of this article.
- (b) All construction work, including work in an area less than one (1) acre in size, that has the potential to impact the city's MS4, surface waters, and/or adjacent properties, is required to employ sediment and erosion control measures that are in accordance with the Florida Department of Environmental Protection ("FDEP") Florida Storm Water Erosion and Sedimentation Control Inspector's Manual, latest revision, to maintain water quality standards in accordance with Southwest Florida Water Management District ("SWFWMD") standards.
- (c) All construction activity that results in the disturbance of an area equal to or greater than one (1) acre is required to obtain coverage under the FDEP Generic Permit for Storm Water Discharge from Large and Small Construction Activities (Construction Generic Permit ["CGP"]). The notice of intent ("NOI"), any correspondence, the acknowledgment letter granting coverage under the CGP, a copy of the CGP, erosion control plans, SWPPP, and all completed inspection forms and other documentation required by the CGP shall be available at the site at all times and made available to the city manager or any other city official or inspector until land-disturbing activities have been completed. The contractor shall always have at least one person on-site during work activities who is certified through the Florida Stormwater, Erosion and Sedimentation Control Inspector Training Program. All construction activity that involves the alteration of surface water flows is required to obtain coverage under the FDEP Environmental Resource Permit ["ERP"].
- (d) An affidavit, in a form prescribed by the city, that is signed by the property owner and certified contractor acknowledging the parties' obligations to implement a sediment and erosion control plan that meets the standards of this article, and evidences the parties' agreement to maintain the plan for the duration of the construction phase shall be submitted with a building permit application ("construction site sediment and erosion control affidavit").
- (e) In order to obtain a building permit for any land-disturbing activity, an environmental plan review by the development services department shall

be required to ensure sediment and erosion controls are included in the plans.

- (f) Construction entrance(s) shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within the site that is open to the public.
- (g) Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of each workday).
- (h) Pavement shall not be cleaned by washing/flushing street unless proper drain protection is in place to prevent discharges into the MS4.
- (i) All sediments/soils shall remain on site.
- (j) Perimeter protection, including a staked silt fence where applicable, is required for all development or redevelopment activities.
- (k) Catch basin inserts are to be used to prevent sediments from entering drainage system. Inserts are to be inspected and cleaned weekly and after each rainfall event.
- (l) If water truck is used to control dust on dirt/graded areas only, water truck will only drop enough water to control the dust or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
- (m) Controlling dust on paved roadways will be done by use of a sweeper with water-jet sprayers. Only enough water should be applied to control dust while sweeping. Sprayers shall not generate runoff into catch basins.
- (n) All disturbed areas of the site shall be vegetated or otherwise temporarily stabilized until construction completion.
- (o) Sediment/soil erosion entering the right-of-way, adjacent private property, or waterbody shall be prohibited.
- (p) Sediment/soil erosion from uplands into environmentally sensitive areas shall be prohibited.
- (q) Dumping or piling vegetative debris or clippings in right-of-way or environmentally sensitive areas shall be prohibited.
- (r) Tracking sediment or soil onto a roadway shall be prohibited.

- (s) Floating turbidity curtains labeled with the name of the contractor shall be required for construction or development activities occurring in or adjacent to a waterway, or that may cause sedimentation of the adjacent waterway.

SECTION 14. - ENFORCEMENT AND PENALTIES.

- (a) Notice of violation.
 - (1) Whenever a code inspector finds that a person has violated a prohibited act or failed to meet a requirement of this article, a code inspector may order compliance by written notice of violation to the responsible person. Such notice may require, without limitation:
 - a. The performance of monitoring, analyses, and reporting.
 - b. The elimination of illicit connections or discharges.
 - c. The issuance of cease and desist orders.
 - d. That violating discharges, practices, or operations shall cease and desist.
 - e. The abatement or remediation of stormwater pollution or contamination hazards and restoration of any affected property at the violators expense.
 - f. May, but shall not be required to, provide advice as to the possible amount of fines.
 - g. The implementation of source control or treatment BMPs.
 - (2) If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work may be done by a designated governmental agency or a contractor and the expenses thereof shall be charged to the violator.

- (b) If the violation is not corrected by the date assigned, the city may file charges with the special master or prosecute the violations in court or issue a stop work order.
- (c) In addition to any fines that may be imposed, any person responsible for illicit or illegal discharges, or noncompliance with BMPs at industrial and/or construction sites, and who fails to correct any prohibited condition or discontinue any prohibited activity at the order of city, shall be liable to the city for the expenses incurred in abating pollution, including expenses incurred in testing, measuring, sampling, collecting, removing, treating, and disposing of the polluting materials and preventing further noncompliance and/or illicit discharges.
- (d) Persons responsible for violation of this article shall be liable for all costs incurred by the city in sampling, analyzing and/or monitoring the discharge, together with all state and/or federal fines imposed as a result of the discharge and cost of removing, remedying or properly treating the discharge. Costs shall include, but are not limited to, costs associated with equipment operation and maintenance associated with the investigation, materials used in the investigation, personnel, contract services, waste disposal, laboratory fees, and any other Environment and Sustainability Department labor costs. The city shall issue an itemized invoice with all reimbursable costs to the violator.
- (e) Persons responsible for violation of this article shall be required to pay any fines or costs of mitigation associated with any water quality control violation issued by an agency to the city because of the violator's failure to eliminate turbid runoff from a site and/or any activity that raises background levels of turbidity above existing background levels.
- (f) Any person found in violation and/or who fails to comply with the requirements of any provision of the article shall, without limitation on the city's legal recourse, be subject to prosecution before the special master of the city, pursuant to this Code. Each day of violation shall constitute a separate violation.
- (g) The city may elect to take any or all of the above remedies concurrently, and the pursuit of one shall not preclude the pursuit of another.
- (h) A person who has been determined to have violated a provision of this article may be ordered to pay a fine as specified in section 1-7, in addition to any other punishment described in section 1-7. Fines for the designated violation of a municipal ordinance shall be subject to consideration of the factors set forth in F.S. § 162.09, if the offense is prosecuted before the special master. The following schedule shall provide non-binding guidance

in considering the amount of the fine, and said amount shall be considered in light of F.S. § 162.09(2)(b):

Description	Penalty
Failure to comply with illicit discharge prohibitions	\$200.00 per day/per occurrence
Failure to comply with illicit discharge industrial activities and construction site requirements	\$125.00 per day/per occurrence
Failure to comply with illicit discharge reporting requirements	\$125.00 per occurrence
Failure to comply with illicit discharge site remediation and monitoring requirements	\$200.00 per day/per occurrence
Failure to comply with illicit discharge erosion and sedimentation control measures	\$50.00 per day/per occurrence

- (i) Any money recovered by the city in an action against any person who has caused pollution in the city in violation of this article or state law shall be used for water quality improvement projects in the city after payment of costs.

SECTION 15. - ENFORCEMENT MEASURES: ABATEMENT AND RESTORATION.

If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, within fifteen (15) days of the decision of the special master upholding the notice of violation, then representatives of the city shall be authorized to enter upon the subject private property and to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the city or designated contractor to enter upon the premises for the purposes set forth above.

SECTION 16. - INJUNCTIVE RELIEF.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Article. If a person has violated or continues to violate the provisions of this article, the city may petition for a preliminary or permanent injunction

restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

SECTION 17. - COMPENSATORY ACTION.

In lieu of enforcement proceedings, penalties, and remedies authorized by this Article, the city may impose upon a violator alternative compensatory action, such as storm drain stenciling, attendance at compliance workshops, creek cleanup, etc.

SECTION 18. - VIOLATIONS DEEMED A PUBLIC NUISANCE.

In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Article is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

SECTION 19. - OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

- (a) Nothing in this article shall affect the ownership and/or maintenance responsibilities of individual storm drainage system components within the city.
- (b) Privately-owned stormwater system components within the city, including privately owned drainage retention areas, shall remain privately owned and maintained until such time as a legal instrument is executed transferring such ownership and/or maintenance responsibility.
- (c) Publicly owned stormwater system components within the city, including publicly owned drainage retention areas, shall remain owned and maintained by the city, County or State authority until such time as a legal instrument is executed transferring such ownership and/or maintenance responsibility.

SECTION 20. - REMEDIES NOT EXCLUSIVE.

The remedies listed in this article are not exclusive of any other remedies available under any applicable Federal, State or Local Law and it is within the discretion of any authorized law enforcement agency to seek cumulative remedies. Imposition of penalties under this article shall not create a defense against in any action brought by another enforcement agency with jurisdiction to enforce any state or federal law.

SECTION 21. – SEVERABILITY.

If any section, sentence, clause, phrase or word of this Article is for any reason held or declared unconstitutional, inoperative, or void, such holding or invalidity shall not affect the remaining portions of this Article, and it shall be construed to have been the Commission's intent to pass this Article without such unconstitutional, invalid, or inoperative part therein.

SECTION 22. - CONFLICT.

Any existing article of the city, or portions thereof, in conflict with the terms of this article are hereby repealed.

SECTION 23. - EFFECTIVE DATE.

This Ordinance shall be in full force and effect 30 days after its final passage and adoption. All prior ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

DONE AND ORDAINED this ____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: AN 2203-001 Wildwood Apartments

REQUESTED ACTION: Staff recommends approval of Ordinance O2022-54.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Highland Engineering, Inc. has submitted a voluntary annexation application for parcels D32-090 & D32-093. The property to be annexed totals 6.11 acres MOL and is located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main St.

Annexation into the City is appropriate because the property is contiguous to the City limits and contained within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave." After annexation is approved, the subject properties will be included in the neighborhood district.

City water and sewer are available near the subject property. The applicant would like to construct a 54-unit multifamily project on the properties. The applicant will work with the City Utilities department to connect to water and sewer services.

DATE: 07/14/2022



Kyla Luna
Planner, Development Services

ORDINANCE NO. O2022-54

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 6.11 ACRES LOCATED AT THE NORTHWEST INTERSECTION OF E C 462 AND CR 134, APPROXIMATELY 0.51 MILES NORTH OF CLEVELAND AVE AND 0.7 MILES EAST OF N MAIN ST, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main St, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Ron & Diana Dixon, is more particularly described as follows:

Parcels D32-090 & D32-093
Ron Dixon & Diana Dixon (OWNERS)
6.11 +/- Acres

LEGAL DESCRIPTION

PARCEL ID # PARCEL ID - D32-093

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN 89 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 632.83 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 632.84 FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

AND

PARCEL ID # PARCEL ID - D32-090 (PER ORB 511, PG 294)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 665.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 657.08 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF *656.46 FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

* APPARENT ERROR IN DISTANCE, SHOULD BE 657.08 FEET TO MATHEMATICALLY CLOSE

ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA.

CONTAINS 6.11 ACRES MORE OR LESS.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

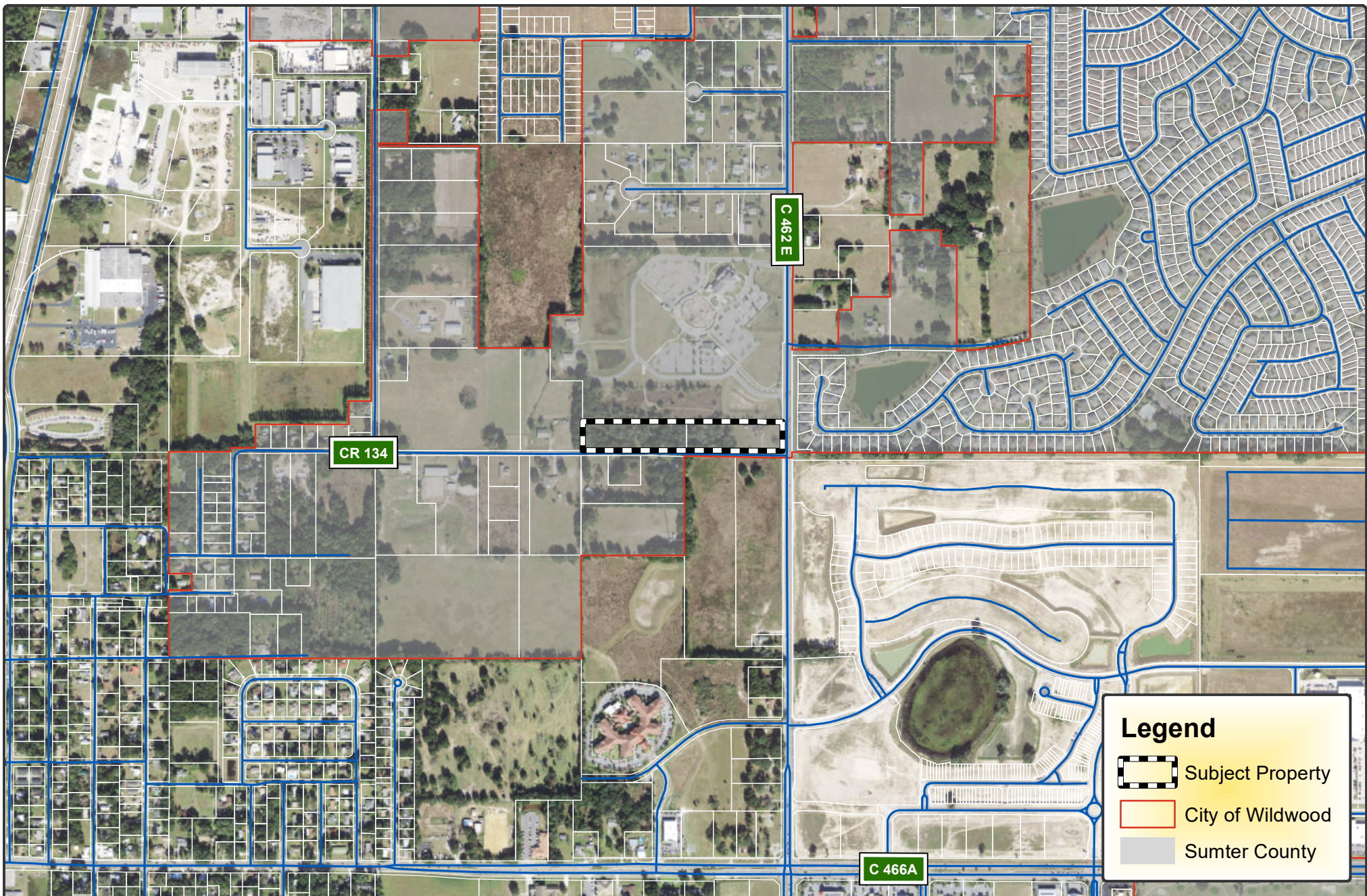
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



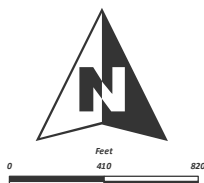
Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



AN 2203-001

WILDWOOD APARTMENTS

PARCELS D32-090 & D32-093

MAP 1B

LOCATION
MAP

MARCH
2022

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2205-004 Wildwood Landing Phase 2**

REQUESTED ACTION: Staff recommends approval of Ordinance O2022-60.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Jay Byce on behalf of the owner, Marilyn Escue, has submitted a voluntary annexation application for parcel D33-045. The property to be annexed totals 7.35 acres MOL and is located on the east side of E C 462, north of NE 81st Street.

Annexation into the City is appropriate because the property is contiguous to the City limits and is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

City water and sewer are available to the subject property. The applicant would like to construct a residential development on the properties. The applicant will work with the City Utilities department to connect to water and sewer services.



Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-60

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.35 ACRES LOCATED ON THE EAST SIDE OF E C 462, NORTH OF NE 81ST STREET, IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on the east side of E C 462, north of NE 81st Street, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Encounter Church FL, Inc., is more particularly described as follows:

Parcel D33-045
Marilyn Escue (OWNER)
7.35 +/- Acres

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION WAS PROVIDED IN A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

AND

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

AND

THE WEST 100.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,

AND

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN S 00 DEGREES 00'57" W, ALONG THE WEST

BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 2.35 FEET, TO THE NORTH BOUNDARY OF "THE VILLAGES PROPERTY"; THENCE S 89 DEGREES 15'40" E, ALONG SAID NORTH

BOUNDARY, A DISTANCE OF 410.08 FEET; THENCE N 86 DEGREES 58'22" E, A DISTANCE OF 21.00 FEET; THENCE LEAVING SAID NORTH BOUNDARY OF "THE VILLAGES PROPERTY" RUN N 00 DEGREES 01'02" E, A DISTANCE OF 7.30

FEET, TO A POINT ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, SAID POINT BEING N 89 DEGREES 53'51" E, 100.00 FEET FROM THE SOUTHWEST CORNER OF

SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S 89 DEGREES 53'51" W, ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 431.01 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 345, OFFICIAL RECORDS BOOK 885, PAGE 160, AND OFFICIAL RECORDS BOOK 1302, PAGE 74, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

CONTAINS 7.35 ACRES MORE OR LESS.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

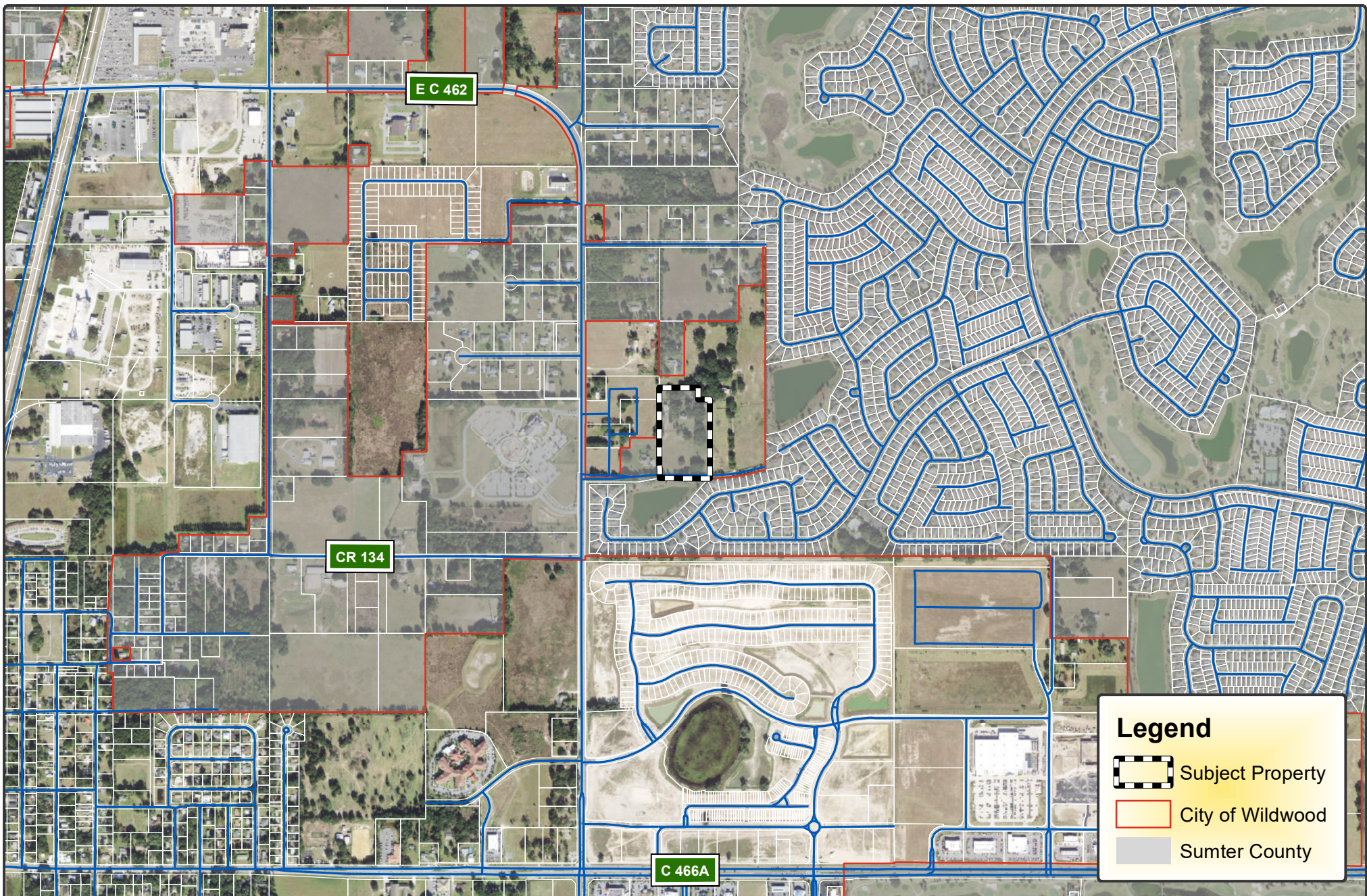
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Waste Management Rate Adjustment

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Waste Management
Effective Date: 08/01/2022 Termination Date:
Managing Division/Department: City Clerk/Finance

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Waste Management has submitted a mid-year rate adjustment due to increased fuel prices. Per the City's agreement with Waste Management, a fuel surcharge can be included in the rates charged. Due to recent fuel costs, Waste Management is requesting a fuel surcharge of \$.77 per month, raising the cost of residential service from \$18.76 to \$19.53 per month. It is important to note that this is not an increase to the rate, it is a fuel surcharge that can be removed if/when conditions change. This rate will be effective August 1st. In September, Waste Management will submit the annual rate adjustment, which at this time will also include the same fuel surcharge. The full rate sheet for August 1st rates is attached.

RESOLUTION NO. R2022-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR INCREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2021-28; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has contracted with Waste Management to provide for solid waste Disposal service; and,

WHEREAS, the contract provides that Waste Management can request a semi-annual rate adjustment based on fuel costs, and

WHEREAS, the City of Wildwood is the authority who sets the price for solid waste disposal services.

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida:

SECTION 1. The rate for solid waste user charges shall be revised as indicated in Exhibit "A".

SECTION 2. These rates and charges supersede any previous rates established by the City Commission of the City of Wildwood, Florida.

SECTION 3. With the passage of the Resolution the new rates will become effective as of the billing cycle for the month of August, 2022.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST:

Susan Patterson, City Clerk

Exhibit "A"

City of Wildwood Rates Effective 08/01/22 through 09/30/22

Container Size (Dumpster)	Extra Dump	2 Dumps Per week	3 Dumps Per week	4 Dumps Per week	5 Dumps Per week	6 Dumps Per week
2 cubic yds	\$8.87	\$68.11	\$102.17	\$136.23	\$170.29	\$204.34
Fuel Surcharge	\$0.18	\$1.56	\$2.34	\$3.12	\$3.90	\$4.68
Total Rate	\$9.05	\$69.67	\$104.51	\$139.35	\$174.19	\$209.02
4 cubic yds	\$16.63	\$133.46	\$200.18	\$266.91	\$333.64	\$400.37
Fuel Surcharge	\$0.36	\$3.12	\$4.68	\$6.24	\$7.80	\$9.36
Total Rate	\$16.99	\$136.58	\$204.86	\$273.15	\$341.44	\$409.73
6 cubic yds	\$24.38	\$196.54	\$294.82	\$393.09	\$491.36	\$589.64
Fuel Surcharge	\$0.54	\$4.68	\$7.02	\$9.36	\$11.70	\$14.03
Total Rate	\$24.92	\$201.22	\$301.84	\$402.45	\$503.06	\$603.67
8 cubic yds	\$30.93	\$250.97	\$376.45	\$501.93	\$627.42	\$752.91
Fuel Surcharge	\$0.72	\$6.24	\$9.36	\$12.48	\$15.59	\$18.71
Total Rate	\$31.65	\$257.21	\$385.81	\$514.41	\$643.02	\$771.62

Container Size Roll-Offs	Per Pull Charges on Open Top Containers				
	Fuel Surcharge		Total Rate		
20 yd	\$ 212.13	\$ 6.48	\$ 218.61	plus tipping fees	
30 yd	\$ 230.83	\$ 6.48	\$ 237.31	plus tipping fees	
40 yd	\$ 249.52	\$ 6.48	\$ 256.00	plus tipping fees	

Compactor Size Rolloff	Per Pull Charges				
	Fuel Surcharge		Total Rate		
20 yd	\$ 305.61	\$ 6.48	\$ 312.09	plus tipping fees	
30 yd	\$ 367.90	\$ 6.48	\$ 374.38	plus tipping fees	
35 yd	\$ 411.50	\$ 6.48	\$ 417.98	plus tipping fees	
40 yd	\$ 461.36	\$ 6.48	\$ 467.84	plus tipping fees	

Service Type	1st Cart Monthly	Limb Debris Pickup/Disposal	Monthly Fee	2nd Cart Monthly	3rd Cart Monthly
Residential/ Inside City	\$15.68	\$3.08	\$18.76	\$11.27	\$11.27
Fuel Surcharge	\$0.77		\$0.77	\$0.77	\$0.77
Total Rate	\$16.45	\$3.08	\$19.53	\$12.04	\$12.04
Residential/ Outside City	\$23.74	NA	\$23.74	\$14.41	\$14.41
Fuel Surcharge	\$0.77		\$0.77	\$0.77	\$0.77
Total Rate	\$24.51	\$0.00	\$24.51	\$15.18	\$15.18
Commercial/ Inside City	\$24.18	\$7.90	\$24.18	\$11.27	\$11.27
Fuel Surcharge	\$0.77	per CY	+\$7.90 per CY \$0.77	\$0.77	\$0.77
Total Rate	\$24.95	\$7.90	\$24.95	\$12.04	\$12.04
Commercial/ Outside City	\$30.08	\$9.92	\$30.08	\$14.41	\$14.41
Fuel Surcharge	\$0.77	per CY	+\$9.92 per CY \$0.77	\$0.77	\$0.77
Total Rate	\$30.85	\$9.92	\$30.85	\$15.18	\$15.18

Note: Minimum Commercial Dumpster Service is 2X/Week

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **Municipal Services Complex Pay App #14 in the Amount of \$126,395.20**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Scorpio
Effective Date: Termination Date:
Managing Division/Department: Public Works

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Scorpio is requesting payment #14 in the amount of \$126,395.20. The payment request is for completed work less retainage through June 30th, 2022, for the construction of the Municipal Services Complex. The amount requested has been reviewed and approved by the City's Project Architect.

PAYMENT REQUESTION AND CERTIFICATE

TO OWNER:

City of Wildwood Public Works
743 Huey Street
Wildwood, FL 34785

FROM CONTRACTOR:

D.E. Scorpio Corporation
3911 W. Newberry Road
Gainesville, FL 32607

PROJECT:

Wildwood Municipal Services Building
104 N Warfield Avenue
Wildwood, FL 34785
VIA ARCHITECT/ENGINEER:
The Lunz Group
58 Lake Morton Drive
Lakeland, FL 33801

APPLICATION NO.:

14

PERIOD TO:

June 30, 2022

PROJECT NO.:

21018

CONTRACT DATE:



Scorpio.

REQUEST FOR PAYMENT:

1	ORIGINAL CONTRACT SUM	\$3,637,143.00
2	Net change by Change Orders	\$ 43,813.11
3	CONTRACT SUM TO DATE (Line 1 + 2)	\$3,680,956.11
4	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,118,803.26
5	RETAINAGE:	
a.	5% of Completed Work (Columns D + E on G703)	\$144,828.24
b.	10% of Stored Material (Column F on G703)	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$144,828.24
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$2,973,975.02
7	LESS PREVIOUS CERTIFICATES FOR PAY (Line 6 from prior Certificate)	\$2,847,579.82
8	CURRENT PAYMENT DUE	\$126,395.20
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$706,981.09

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 218,198.11	\$ (174,385.00)
Total approved this Month	\$ -	\$ -
TOTALS	\$ 218,198.11	\$ (174,385.00)
NET CHANGES by Change Order		\$ 43,813.11

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the (owner) relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR:

By:

Date:

State of: Florida

County of: Alachua

Subscribed and sworn to before
me this 29th day of June, 2022

Notary Public:

My Commission expires: 7/31/2024



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED

\$

\$126,395.20

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date: 7/14/2022

ENGINEER:

By:

Date:

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

14
 6/30/22
 June-2022
 FOR PERIOD THE MONTH OF:

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED		MATERIALS	TOTAL			BALANCE	RETAINAGE	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
GENERAL CONDITIONS												
01-2000	Lump Sum Staffing & GC's PCCO#004	\$182,417.00 63,153.90										
	Subtotals		\$245,570.90	\$226,520.54	\$0.00	\$0.00		\$226,520.54	\$226,520.54	92%	\$19,050.36	\$11,326.03
TRADES												
02-1005	Demolition Transfer from Buyout Savings	46,396.00 8,942.77										
	Subtotals		\$55,338.77	\$53,811.00	\$0.00	\$0.00		\$53,811.00	\$53,811.00	97%	\$1,527.77	\$2,690.55
03-1015	Concrete Transfer from Buyout Savings Transfer from Contingency PCCO#001 PCCO#004	145,870.00 44,735.00 7,508.69 11,523.22 37,548.50										
	Subtotals		\$247,185.41	\$247,185.41	\$0.00	\$0.00		\$247,185.41	\$247,185.41	100%	\$0.00	\$12,359.27
04-1075	Masonry Patch & Repair Transfer to Byout Savings	17,855.00 -17,855.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
05-1045	Structural Steel Framing Transfer to Buyout Savings PCCO#004 Transfer from Contingency	62,448.00 8,339.00 2,335.00 1,876.00										
	Subtotals		\$74,998.00	\$74,998.00	\$0.00	\$0.00		\$74,998.00	\$74,998.00	100%	\$0.00	\$3,749.90
07-1160	Membrane Roofing Transfer from Contingency	0.00 2,440.00										
	Subtotals		\$2,440.00	\$2,440.00	\$0.00	\$0.00		\$2,440.00	\$2,440.00	100%	\$0.00	\$122.00
07-1180	Standing Seam Metal Roofing PCCO#004	6,980.00 3,490.00										
	Subtotals		\$10,470.00	\$10,470.00	\$0.00	\$0.00		\$10,470.00	\$10,470.00	100%	\$0.00	\$523.50
08-1005	Doors Frames & Hardware Transfer to Buyout Savings	69,425.00 -9,470.00										
	Subtotals		\$59,955.00	\$53,102.66	\$3,768.18	\$3,768.18		\$56,870.84	\$56,870.84	95%	\$3,084.16	\$2,843.54
08-1185	Overhead Coiling Doors Transfer from Buyout Savings	52,140.00 16,690.00										
	Subtotals		\$68,830.00	\$68,830.00	\$0.00	\$0.00		\$68,830.00	\$68,830.00	100%	\$0.00	\$3,441.50
08-1250	Storefronts & Curtainwalls PCCO#004	18,600.00 20,307.50										
	Subtotals		\$38,907.50	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$38,907.50	\$0.00
09-1010	Metal Studs & Drywall Transfer to Buyout Savings PCCO#001 Transfer from Contingency	140,790.00 27,704.90 2,777.00 4,503.24										
	Subtotals		\$175,775.14	\$172,292.73	\$0.00	\$0.00		\$172,292.73	\$172,292.73	98%	\$3,482.41	\$8,614.64

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

14
 6/30/22
 June-2022
 FOR PERIOD THE MONTH OF:

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED		MATERIALS	TOTAL			BALANCE	RETAINAGE	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
09-1020	Stucco	13,000.00										
	Transfer from Buyout Savings	1,588.00										
	PCCO#001	2,850.00										
	PCCO#004	2,500.00										
	Subtotals		\$19,938.00	\$17,438.00	\$0.00	\$0.00		\$17,438.00	\$17,438.00	87%	\$2,500.00	\$871.90
09-1050	Paintings& Coatings	53,800.00										
	Transfer from Buyout Savings	2,400.00										
	Subtotals		\$56,200.00	\$40,000.00	\$16,200.00	\$16,200.00		\$56,200.00	\$56,200.00	100%	\$0.00	\$2,810.00
09-1095	Acoustical Ceilings	53,200.00										
	Subtotals		\$53,200.00	\$41,607.00	\$7,189.00	\$7,189.00		\$48,796.00	\$48,796.00	92%	\$4,404.00	\$2,439.80
09-1120	Flooring Complete	116,135.00										
	Transfer to Buyout Savings	8,915.00										
	Transfer from Contingency	4,641.00										
	Subtotals		\$129,691.00	\$118,091.70	\$0.00	\$0.00		\$118,091.70	\$118,091.70	91%	\$11,599.30	\$5,904.59
10-1015	Specialties Package	16,844.00										
	Transfer from Buyout Savings	6,539.00										
	Subtotals		\$23,383.00	\$21,866.00	\$1,245.00	\$1,245.00		\$23,111.00	\$23,111.00	99%	\$272.00	\$1,155.55
10-1050	Interior Signage	1,150.00										
	Subtotals		\$1,150.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$1,150.00	\$0.00
10-1145	Fire Extinguishers & Cabinets	1,600.00										
	Transfer to Buyout Savings	-1,600.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10-1180	Awnings & Canopies	26,050.00										
	Transfer from Buyout Savings	1,200.00										
	Subtotals		\$27,250.00	\$26,575.00	\$0.00	\$0.00		\$26,575.00	\$26,575.00	98%	\$675.00	\$1,328.75
12-1080	Casework/Window Treatments	17,175.00										
	PCCO#004	4,271.00										
	Subtotals		\$21,446.00	\$17,016.67	\$0.00	\$0.00		\$17,016.67	\$17,016.67	79%	\$4,429.33	\$850.83
13-1080	Pre-engineered Metal Buildings	201,703.00										
	Transfer from Buyout Savings	2,860.33										
	Subtotals		\$204,563.33	\$199,360.82	\$0.00	\$0.00		\$199,360.82	\$199,360.82	97%	\$5,202.51	\$9,968.04
22-1005	Plumbing Systems	106,400.00										
	Transfer from Buyout Savings	14,439.14										
	Subtotals		\$120,839.14	\$106,607.14	\$7,713.00	\$7,713.00		\$114,320.14	\$114,320.14	95%	\$6,519.00	\$5,716.01
23-1010	HVAC Systems	190,850.00										
	Transfer from Contingency	11,564.20										
	Transfer from Buyout Savings	9,528.23										
	Subtotals		\$211,942.43	\$205,642.13	\$6,300.00	\$6,300.00		\$211,942.13	\$211,942.13	100%	\$0.30	\$10,597.11
26-1010	Secondary Electric System	635,863.00										
	Transfer from Contingency	31,361.22										
	Transfer to Buyout Savings	-13,349.12										
	Generator	-184,898.10										
	PCCO#004	2,701.88										
	Subtotals		\$471,678.88	\$374,873.36	\$22,189.00	\$22,189.00		\$397,062.36	\$397,062.36	84%	\$74,616.52	\$19,853.12

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

14
 6/30/22
 June-2022
 FOR PERIOD THE MONTH OF:

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED			BALANCE TO	RETAINAGE				
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	FINISH (G-C)	(IF VARIABLE RATE) 10.00%	
27-1010	Data Communications	15,372.00										
	Transfer to Buyout Savings	-15,372.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00	
31-1005	Sitework Complete	879,366.00										
	Transfer to Buyout Savings	-123,797.11										
	PCCO#001	48,684.00										
	PCCO#002	25,500.00										
	PCCO#005	19,482.00										
	Transfer from Contingency	19,157.00										
	Subtotals		\$868,391.89	\$693,726.10	\$59,506.33	\$59,506.33	\$0.00	\$753,232.43	\$753,232.43	87%	\$115,159.46	\$37,661.62
32-1095	Chain Length Fence & Gates	17,925.00										
	Transfer from Buyout Savings	22,847.00										
	Transfer from Contingency	13,987.00										
	Subtotals		\$54,759.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$54,759.00	\$0.00	
32-1170	Landscape & Irrigation	89,975.00										
	Transfer to Buyout Savings	4,714.86										
	Subtotals		\$94,689.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$94,689.86	\$0.00	
BOND, INSURANCE, & FEE												
99-1005	Contingency	200,000.00										
	PCCO#001 Transfer to 03.1015	-11,523.22										
	PCCO#001 Transfer to 09.1010	-2,777.00										
	PCCO#001 Transfer to 09.1020	-2,850.00										
	PCCO#001 Transfer to 31.1005	-48,684.00										
	PCCO#002 Transfer to 31.1005	-25,500.00										
	PCCO#004	75,000.00										
	PCCO#005	-19,482.00										
	Transfer to 03.1015	-7,508.69										
	Transfer to 07.1160	-2,440.00										
	Transfer to 09.1120	-4,641.00										
	Transfer to 23.1010	-11,564.20										
	Transfer to 26.1010	-31,361.22										
	Transfer to 31.1005	-19,157.00										
	Transfer to 09.1010	-4,503.24										
	Transfer to 32.1095	-13,987.00										
	Transfer to 32.1095	-1,876.00										
	Subtotals		\$67,145.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$67,145.43	\$0.00	
99-1010	ODP Tax Savings	10,513.10										
	Subtotals		\$10,513.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,513.10	\$0.00	
99-1015	Buyout Savings	0.00										
	Transfer to 02-1005	-8,942.77										
	Transfer to 03-1015	-44,735.00										
	Transfer from 04-1075	17,855.00										
	Transfer to 05-1045	-8,339.00										
	Transfer from 08-1005	9,470.00										
	Transfer to 08-1185	-16,690.00										
	Transfer to 09-1010	-27,704.90										
	Transfer to 09-1020	-1,588.00										
	Transfer to 09-1050	-2,400.00										

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

14
 6/30/22
 FOR PERIOD THE MONTH OF: June-2022

A	B	C	D	E		F	G			H	I	
				WORK COMPLETED						BALANCE TO	RETAINAGE	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	FINISH (G-C)	(IF VARIABLE RATE) 10.00%
	Transfer from 09-1120	-8,915.00										
	Transfer to 10-1015	-6,539.00										
	Transfer from 10-1145	1,600.00										
	Transfer to 10-1180	-1,200.00										
	Transfer to 13-1080	-2,860.33										
	Transfer to 22-1005	-14,439.14										
	Transfer to 23-1010	-9,528.23										
	Transfer from 26-1010	13,349.12										
	Transfer from 27-1010	15,372.00										
	Transfer from 31-1005	123,797.11										
	Transfer to 32.1095	-22,847.00										
	Transfer to 32-1170	-4,714.86										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$0.00	\$0.00
99-1025	Permit Fees	511.00										
	Subtotals		\$511.00	\$111.13	\$0.00	\$0.00		\$111.13	\$111.13	22%	\$399.87	\$0.00
99-1045	Payment & Performance Bond PCCO#004	26,744.00 1,377.15										
	Subtotals		\$28,121.15	\$24,811.24	\$0.00	\$0.00		\$24,811.24	\$24,811.24	88%	\$3,309.91	\$0.00
99-1060	Builders Risk Insurance PCCO#004	17,942.00 616.94										
	Subtotals		\$18,558.94	\$8,096.22	\$1,290.22	\$1,290.22		\$9,386.44	\$9,386.44	51%	\$9,172.50	\$0.00
99-1065	General Liability Insurance PCCO#004	23,125.00 790.58										
	Subtotals		\$23,915.58	\$23,915.58	\$0.00	\$0.00		\$23,915.58	\$23,915.58	100%	\$0.00	\$0.00
99-1085	Overhead & Profit (Fee) PCCO#004	189,492.00 4,105.66										
	Subtotals		\$193,597.66	\$156,814.10	\$7,200.00	\$7,200.00		\$164,014.10	\$164,014.10	85%	\$29,583.56	\$0.00
	Total	\$3,680,956.11	\$3,680,956.11	\$2,986,202.53	\$132,600.73	\$132,600.73	\$0.00	\$3,118,803.26	\$3,118,803.26	85%	\$562,152.85	\$144,828.24

SCORPIO PAY APP / INVOICE REVIEW

☒ REVIEWED☐ REVIEWED W/
COMMENTS☐ REVISE AND
RESUBMIT

PAYMENT

CAP702

Page: 1 of 2

BY RS DATE 6/24/2022

PROJ # 21018 CODE 08.1005 S

PROJECT:

WILDWOOD MUNICIPAL
SERVICE BUILDING
104 North Warfield Ave.
Wildwood, FL 34785

VIA ARCHITECT:

From Contractor:

Integrated Door Systems, Inc.
1602 E. Alsobrook St
Plant City, FL 33563

Application No.: Application Date: Period To: Contract Date:

4 JUN 15, 2022 JUN 15, 2022 OCT 6, 2021

Project Nos:

Distribution List: ☐ Owner ☐ Construction Mgr
☐ Architect ☐ Field
☐ Contractor ☐ Other

CONTRACT FOR:

Contractor's Application for Payment

Application is made for payment as shown below, with attached Continuation Sheet.

1. Original Contract Amount: \$ 43,036.53
2. Net of Change Orders: \$ 13,834.31
3. Net Amount of Contract: \$ 56,870.84
4. Total Completed & Stored to Date: \$ 56,870.84
5. Retainage Summary:
- a. 10.00 % of Completed Work \$ 5,687.11
- b. 10.00 % of Stored Material \$ 0.00
- Total Retainage: \$ 5,687.11
6. Total Completed Less Retainage: \$ 51,183.73
7. Less Previous Applications: \$ 47,792.38

8. Current Payment Due, This Application: \$ 3,391.35

9. Contract Balance (Including Retainage): \$ 5,687.11

CHANGE ORDER Activity	Additions	Subtractions
Total previously approved:	13,890.66	-56.35
Total approved this Month:	0.00	0.00
Sub Totals:	13,890.66	-56.35
NET of Change Orders:	13,834.31	

CONTRACTOR'S CERTIFICATION:

The Contractor's signature here certifies that, to the best of their knowledge, this document accurately reflects the work completed in this Application for Payment. The Contractor also certifies that all payments have been made for work on previous Applications for Payment and also that the Current Payment is Due.

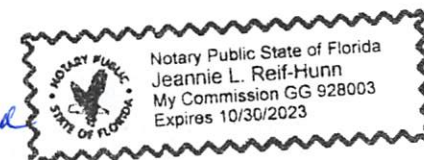
(Authorizing Signature)

Integrated Door Systems, Inc.

Date: JUN 15, 2022

State Authorized: Florida

County of: Hillsborough

Subscribed and sworn to before
me this 15 day of JuneNotary Public: Jeannie L. Reif-Hunn
My Commission expires: 10-30-2023

ARCHITECT'S CERTIFICATION:

The Architect's signature here certifies that, based on their own observations, the Contract Documents and the information contained herein, this document accurately reflects the work completed in this Application for Payment. The Architect also certifies the Contractor is entitled to the amount certified for payment.

AMOUNT CERTIFIED:

(Architects Signature) Date: _____

APPLICATION FOR PAYMENT - CONTINUATION SHEET

CAP703

Page 2 of 2 Pages

From: Integrated Door Systems, Inc. 1602 E. Alsobrook St Plant City, FL 33563	To: Scorpio Corporation 3911 W. Newberry Road Gainesville, FL 32607	Project: WILDWOOD MUNICIPAL SERVICE BUILDING 104 North Warfield Ave. Wildwood, FL 34785	Application No: 4 Application Date: 6/15/2022 Period To: 6/15/2022 Contract Date: 10/06/2021 Architects Project#:
---	---	--	--

A Item No	B Description of Work	C Contract Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period					
1	Hollow Metal Frames	4,621.25	4,621.25	0.00	0.00	4,621.25	100	0.00	462.13
2	Hollow Metal Doors	2,504.25	2,504.25	0.00	0.00	2,504.25	100	0.00	250.43
3	Wood Doors	9,285.00	8,820.75	464.25	0.00	9,285.00	100	0.00	928.51
4	Hardware	14,412.28	14,412.28	0.00	0.00	14,412.28	100	0.00	1,441.23
5	Freight	3,378.75	2,534.06	844.69	0.00	3,378.75	100	0.00	337.88
6	Install	8,835.00	6,626.25	2,208.75	0.00	8,835.00	100	0.00	883.51
7	CO#1 Hollow Metal Frames	3,621.00	3,621.00	0.00	0.00	3,621.00	100	0.00	362.10
8	CO#1 Hollow Metal Doors	1,868.64	1,868.64	0.00	0.00	1,868.64	100	0.00	186.86
9	CO#1 Wood Doors	56.35-	56.35-	0.00	0.00	56.35-	100	0.00	5.64-
10	CO#1 Hardware	4,152.43	4,152.43	0.00	0.00	4,152.43	100	0.00	415.24
11	CO#1 Freight	1,427.41	1,427.41	0.00	0.00	1,427.41	100	0.00	142.74
12	CO#1 Install	1,001.96	751.47	250.49	0.00	1,001.96	100	0.00	100.20
13	CO1 Contract Adjustment	1,819.22	1,819.22	0.00	0.00	1,819.22	100	0.00	181.92
		56,870.84	53,102.66	3,768.18	0.00	56,870.84	100	0.00	5,687.11

☒ REVIEWED☐ REVIEWED W/
COMMENTS☐ REVISE AND
RESUBMITBY RS DATE 6/24/2022
PROJ # 21018 CODE 09.1050 S

PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

page of pages

FROM CONTRACTOR: Cannon Painting LLC
1468 SW Main Blvd Ste 105-207
Lake City FL.32025
CONTRACT FOR: PaintingPROJECT:
Wildwood Municipal Service
104 North Warfield Ave
Wildwood FL.34785
VIA ARCHITECT:APPLICATION NO.: 5
PERIOD TO: 5-25-22 TO 6-25-22
PROJECT NO.: 21018
CONTRACT DATE:Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1	ORIGINAL CONTRACT SUM	\$56,200.00
2	Net change by Change Orders	\$0.00
3	CONTRACT SUM TO DATE (Line 1 + 2)	\$56,200.00
4	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$56,200.00
5	RETAINAGE:	
a.	10% of Completed Work (Columns D + E on G703)	\$5,620.00
b.	10% of Stored Material (Column F on G703)	\$0.00
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$5,620.00
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$50,580.00
7	LESS PREVIOUS CERTIFICATES FOR PAY (Line 6 from prior Certificate)	\$36,000.00
8	CURRENT PAYMENT DUE	\$14,580.00
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$5,620.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

State of: Florida
County of: Alachua
Subscribed and sworn to before
me this day of

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 ' APPLICATION AND CERTIFICATE FOR PAYMENT ' 1992 EDITION ' AIA ' ' g1992 ' THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK
AVENUE, NW, WASHINGTON, D.C. 20006-5292 ' WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G702-1992

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SCORPIO PAY APP / INVOICE REVIEW		
☒ REVIEWED	☐ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT
BY RS	DATE 6/24/2022	
PROJ # 21018	CODE 09.1095 S	

CERTIFICATE FOR PAYMENT

Page 1 of 1

Subcontractor: L & D Ceilings
3003 NE 19th Drive Unit 9
Gainesville FL 32609

Project: Wildwood Municipal Services Building

Application Number: 5

Distribution to:

- ☐ Owner
☐ Architect
☐ Contractor
☐

PeriodTo: 6/20/22

Project Number: 21018-091095

Contract Date: 9/14/21

Invoice Number: 300390-5

Payment Due Date: 7/10/22

Via Architect:

Contract For: Acoustical Ceilings

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below in connection with the Contract.
Continuation Sheet, substitute AIA Document G703, is attached.

- | | |
|---|-----------|
| 1. ORIGINAL CONTRACT SUM | 50,512.00 |
| 2. Net Changes by Change Orders: | -1,716.00 |
| 3. CONTRACT SUM TO DATE
(Line 1 + Line 2) | 48,796.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE:
(SUBTOTAL Column G on Continuation Sheet) | 48,796.00 |
| 5. RETAINAGE: | |
| a. 10% of Completed Work | 4,879.60 |
| b. 10% of Stored Material | 0.00 |
| Total Retainage (Line 5a + 5b) or
Total in Column I of Continuation Sheet | 4,879.60 |
| 6. TOTAL EARNED LESS RETAINAGE:
(Line 4 less Line 5) | 43,916.40 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:
(Line 6 from prior certificate) | 37,446.30 |
| 8. CURRENT PAYMENT DUE:
(Line 6 less Line 7) | 6,470.10 |
| 9. Balance To Finish, Including Retainage:
(Line 3 less Line 6) | 4,879.60 |

CHANGE ORDER SUMMARY	Additions	Deductions
Total Changes approved in previous months	3,055.00	-7,000.00
Total approved this month	2,229.00	0.00
TOTALS	5,284.00	-7,000.00
NET CHANGES by Change Order	-1,716.00	

The undersigned certifies that to the best of L & D Ceilings knowledge information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by L & D Ceilings for work for which previous Certificates for Payment were issued and payments received from Contractor, and that current payment shown herein is now due.

SUBCONTRACTOR: L & D Ceilings

By:

Cory Calvert

Date: 6/16/22

State of: Florida

County of: Alachua

Subscribed and sworn to before me this 16 day of June, 2022

Notary Public:

My Commission expires:



Lisa M. Gray
Notary Public
State of Florida
Comm# HH066054
Expires 12/26/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner, Contractor or Subcontractor under this Contract.

CONTINUATION SHEET

Project: Wildwood Municipal Services Building

Application Number: 5

A	B	C	D	E	F	G		H	I	
Item Num	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (not in D or E)	Total Completed & Stored to Date (D + E + F)	%	Balance to Finish (C - G)	RetainageAmt	Ret Pct
			From Prev App (Prev D + Prev E)	This Period						
1	ACOUSTICAL CEILINGS									
2	Utilities Buildings:									
3	Material:									
4	Suspension System	18,049.00	18,049.00			18,049.00	100%	0.00	1,804.90	10%
5	Ceiling Tile	15,000.00	15,000.00			15,000.00	100%	0.00	1,500.00	10%
6	Labor:									
7	Suspension System	9,100.00	9,100.00			9,100.00	100%	0.00	910.00	10%
8	Ceiling Tile	4,540.00		4,540.00		4,540.00	100%	0.00	454.00	10%
9	Fleet Maintenance									
10	Material:									
11	Suspension System	1,600.00	1,600.00			1,600.00	100%	0.00	160.00	10%
12	Ceiling Tile	963.00	963.00			963.00	100%	0.00	96.30	10%
13	Labor:									
14	Suspension System	840.00	840.00			840.00	100%	0.00	84.00	10%
15	Ceiling Tile	420.00		420.00		420.00	100%	0.00	42.00	10%
16	CCO #001 - RR 110 & 111	3,055.00	3,055.00			3,055.00	100%	0.00	305.50	10%
17	CCO #002 - delete 157	-7,000.00	-7,000.00			-7,000.00	100%	0.00	-700.00	10%
18	CCO #003 - T&M	2,229.00		2,229.00		2,229.00	100%	0.00	222.90	10%
Total		48,796.00	41,607.00	7,189.00		48,796.00	100%	0.00	4,879.60	###

SCORPIO PAY APP / INVOICE REVIEW

☒ REVIEWED ☐ REVIEWED W/ COMMENTS ☐ REVISE AND RESUBMIT

BY RS DATE 6/24/2022
PROJ # 21018 CODE 10.1015 S

APPLICATION AND

TO OWNER/CONTRACTOR

Scorio.

3911 W Newberry Road

Gainesville, FL 32607

FROM CONTRACTOR:

McLeod General Trades, LLC.

3038 NE Waldo Rd

Gainesville, FL 32609

CONTRACT FOR: Specialties

AIA DOCUMENT G702

(Instructions on reverse side)

page 1 of 2 pages

Wildwood Municipal Services Bldg.

APPLICATION NO.: 2

APPLICATION DATE: 06/20/22

PERIOD TO: 06/30/22

PROJECT NO.: 21018

CONTRACT DATE: 9/9/2021

Distribution to:

OWNER

ARCHITECT

CONTRACTOR

X

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1	ORIGINAL CONTRACT SUM	\$ 23,111.00
2	Net change by Change Orders	\$ -
3	CONTRACT SUM TO DATE (Line 1 +- 2)	\$ 23,111.00
4	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 23,111.00
5	RETAINAGE:	
a.	10% of Completed Work (Columns D + E on G703)	\$ 2,311.10
b.	10% of Stored Material (Column F on G703)	\$ -
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 2,311.10
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 20,799.90
7	LESS PREVIOUS CERTIFICATES FOR PAY (Line 6 from prior Certificate)	\$ 19,679.40
8	CURRENT PAYMENT DUE	\$ 1,120.50
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 2,311.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

The undersigned Contractor certifies that to the of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: McLeod General Trades, LLC.

By:

Date:

State of: Florida

County of: Alachua

Subscribed and sworn to before

me this

20th

day of

June, 2022

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: The Lunz Group

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



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CONTINUATION SHEET		AIA DOCUMENT G703		(Instructions on reverse side)				Page 2 of 2 Pages	
AIA Document G 702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed Certification is attached.								APPLICATION NO.:	2
In tabulations below, amounts are stated to the nearest dollar.								APPLICATION DATE:	6/20/22
Use Column I on Contracts where variable retainage for line items may apply.								FOR PERIOD THE MONTH OF:	6/30/22
A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	G/C %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE)
			FROM PREV APPLICATION (D+E)	THIS PERIOD					
1	Mobilization / Administration / Managemen	\$2,311.00	\$2,311.00	\$0.00	\$0.00	\$2,311.00	100%	\$0.00	\$231.10
2	Submittal Documents / Field Verification	\$1,160.00	\$1,160.00	\$0.00	\$0.00	\$1,160.00	100%	\$0.00	\$116.00
3	Closeout Documents / Punchlist	\$1,160.00	\$0.00	\$1,160.00	\$0.00	\$1,160.00	100%	\$0.00	\$116.00
4	Plastic Toilet Compartments - Material	\$6,050.00	\$6,050.00	\$0.00	\$0.00	\$6,050.00	100%	\$0.00	\$605.00
5	Plastic Toilet Compartments - Labor	\$1,930.00	\$1,930.00	\$0.00	\$0.00	\$1,930.00	100%	\$0.00	\$193.00
6	Toilet Accessories - Material	\$5,270.00	\$5,270.00	\$0.00	\$0.00	\$5,270.00	100%	\$0.00	\$527.00
7	Toilet Accessories - Labor	\$3,715.00	\$3,715.00	\$0.00	\$0.00	\$3,715.00	100%	\$0.00	\$371.50
8	Fire Specialties - Material	\$915.00	\$915.00	\$0.00	\$0.00	\$915.00	100%	\$0.00	\$91.50
9	Fire Specialties - Labor	\$325.00	\$325.00	\$0.00	\$0.00	\$325.00	100%	\$0.00	\$32.50
10	FRP - Material	\$190.00	\$190.00	\$0.00	\$0.00	\$190.00	100%	\$0.00	\$19.00
11	FRP - Labor	\$85.00	\$0.00	\$85.00	\$0.00	\$85.00	100%	\$0.00	\$8.50
Total		\$23,111.00	\$21,866.00	\$1,245.00	\$0.00	\$23,111.00	100%	\$0.00	\$2,311.10



AIA DOCUMENT G703 ' CONTINUATION SHEET FOR G702 ' 1992 EDITION ' AIA" ' g1992 ' THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, NW, WASHINGTON, D.C. 20006-5292 ' WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

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SCORPIO PAY APP / INVOICE REVIEW

☒ REVIEWED☐ REVIEWED W/
COMMENTS☐ REVISE AND
RESUBMIT

BY RS

DATE 6/24/2022

PROJ # 21018

CODE 22.1005 S

SUBCONTRACTOR PAYMENT REQUISITION

SOUTHERN PLUMBING OF OCALA

1717 NW 58 LN

OCALA, FL 34475

PHONE #:

Cost Code:

DATE:

06/20/22

REQUISITION NO.

8

PROJECT NO.

SCORPIO

PROJECT:

WILDWOOD MUNICIPAL

SITE ADDRESS:

PERIOD: FROM

05/21/22

TO

06/20/22

EXECUTED CHANGE ORDERS

CHANGE ORDER NO.	DATE	AMOUNT	OFFICE APPROVAL
1		7,149.00	
2		2,046.64	
3		2,237.50	
4		1,432.00	
5		(7,149.00)	
6		330.00	
7		300.00	
Net Amount of Change Orders		6,346.14	For Office Use Only

Original Contract Amount

107,974.00

Net Amount of Change Orders

6,346.14

Contract Sum To Date

114,320.14

Completed to Date

100% (B)

114,320.14

Material Stored

(B)

-

Total Completed / Stored

114,320.14

Retainage 10%

11,432.01

Total Earned Less Retainage

102,888.13

Less Previous Requisitions

95,946.43

This Requisition

6,941.70

(B) Attach "Schedule of Values" and "Change Orders" for accounts claimed

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared EDGAR GRANT as VP of SOUTHERN PLUMBING who, after being duly sworn, deposes and says:

1. That for and in consideration of the payment of this subcontractor payment requisition, the undersigned hereby releases all liens, claims, debts or demands of any kind or nature whatsoever which the undersigned now or might hereafter have against Owner, the building property and/or premises described above, on account of all work, labor and materials furnished to the date hereof by or for the undersigned and used in and about the construction of any building situated on the above described property or any part thereof, or in improving the above described property or any part thereof. That the undersigned or at the direction of the undersigned, has paid for all work, labor performed and materials used on the above property by the undersigned to the date hereof, and this statement is given under oath to enable the undersigned to obtain partial payment from Owner; that all persons contracting directly with, or directly employed by the undersigned, or in connection with said improvements, and under and in connection with this contract between Owner and the undersigned regarding the premises, have been paid in full to date.

2. That in the event the undersigned is a corporation or partnership the undersigned represents and warrants that he is duly authorized to execute this Affidavit and Lien Release on behalf of such organization.

DATED this 15 day of JUNE, 2022

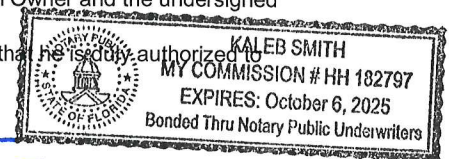
FEDERAL ID#

Subcontractor

By EDGAR GRANTSWORN TO and subscribed before this 15 day of JUNE, 2022

NOTARY SEAL

Notary Public



SWORN STATEMENT
UNPAID LABORERS, MATERIALMEN, SUPPLIES, CONTRACTORS,
SUBCONTRACTORS AND OTHERS WITH AMOUNTS DUE OR TO BE DUE

NAME	ADDRESS	AMOUNT UNPAID

	Wildwood Municipal				Draw Request	8			
					Date	06/20/2022			
A	B	C	D	E	F	G	H	I	J
	Description of Work	Scheduled Value	Prev. Applications	This Period	Stored Material	Total to date	%	Bal. to finish	Retainage
						\$0.00		\$0.00	\$0.00
	Rough in	\$23,859.00	\$23,859.00			\$23,859.00	100.00%	\$0.00	\$2,385.90
						\$0.00		\$0.00	\$0.00
	Stack out	\$56,402.00	\$56,402.00			\$56,402.00	100.00%	\$0.00	\$5,640.20
						\$0.00		\$0.00	\$0.00
	Trim	\$27,713.00	\$20,000.00	\$7,713.00		\$27,713.00	100.00%	\$0.00	\$2,771.30
						\$0.00		\$0.00	\$0.00
	Ch req add hot water to L-1s					\$0.00		\$0.00	\$0.00
	Add \$1,432.00	\$1,432.00	\$1,432.00			\$1,432.00	100.00%	\$0.00	\$143.20
						\$0.00		\$0.00	\$0.00
	Find test and cap old lines	\$2,237.50	\$2,237.50			\$2,237.50	100.00%	\$0.00	\$223.75
						\$0.00		\$0.00	\$0.00
	Provide Showers \$7,149.00	\$7,149.00	\$7,149.00			\$7,149.00	100.00%	\$0.00	\$714.90
						\$0.00		\$0.00	\$0.00
	Add Sensor Faucets\$7667.68					\$0.00		\$0.00	\$0.00
						\$0.00		\$0.00	\$0.00
	repair copper main \$2,046.64	\$2,046.64	\$2,046.64			\$2,046.64	100.00%	\$0.00	\$204.66
						\$0.00		\$0.00	\$0.00
	Deduct for ADA showers	-\$7,149.00	-\$7,149.00			-\$7,149.00	100.00%	\$0.00	-\$714.90
						\$0.00		\$0.00	\$0.00
	add shower pans	\$330.00	\$330.00			\$330.00	100.00%	\$0.00	\$33.00
						\$0.00		\$0.00	\$0.00
	add backwater valve CO-007	\$300.00	\$300.00			\$300.00	100.00%	\$0.00	\$30.00
						\$0.00		\$0.00	\$0.00
						\$0.00		\$0.00	\$0.00
						\$0.00		\$0.00	\$0.00
						\$0.00		\$0.00	\$0.00
						\$0.00		\$0.00	\$0.00
		\$114,320.14	\$106,607.14	\$7,713.00	\$0.00	\$114,320.14	100.00%	\$0.00	\$11,432.01

APPLICATION AND CERT

TO: Scorpio Corporati
3911 W Newberry
FROM: CT Mechanical
4301 NW 6th Stre
Gainesville, FL. 32609
FOR: HVAC Mechanical

SCORPIO PAY APP / INVOICE REVIEW		
☐ REVIEWED	☒ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT
BY RS	DATE 6/24/2022	
PROJ # 21018	CODE 23.1010 S	

AIA DOCUMENT G702

APPLICATION # 10

OBJECT: Wildwood Municipal Services Building
PERIOD TO: 30-Jun-22
Engineering Solutions

Distribution to
[] ARCHITECT
[X] CONTRACTOR
[] OWNER



CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

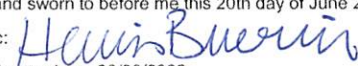
Change Order Summary		ADDITIONS	DEDUCTIONS
No.	Date Approved		
1		14,528.23	
5		3,312.00	
6		1,600.60	
7		6,651.60	
8		19,988.98	
TOTALS		46,080.81	0.00
Net change by Change Order		46081.41	46,080.81

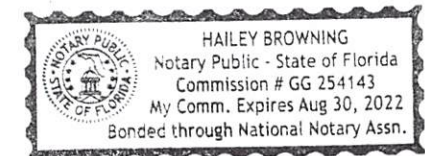
Application is made for Payment, as shown below, in connection with the Contract. Continuation sheet is attached

1. ORIGINAL CONTRACT SUM	185,850.00
2. Net change by Change Orders	46081.41
3. CONTRACT SUM TO DATE (Line 1 + 2)	231931.41
4. TOTAL COMPLETED AND STORED TO DATE	211942.13
5. RETAINAGE:	21194.21
6. TOTAL EARNED LESS RETAINAGE	190747.92
7. LESS TOTAL OF PREVIOUS CERTIFICATES	185,077.38
8. CURRENT PAYMENT DUE	5670.54
9. BALANCE TO FINISH, PLUS RETAINAGE (line 3 less line 6)	41183.49

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown is now due.

By:  DATE: June 20, 2022
Comfort Temp Company

State of FLORIDA, County of ALACHUA
Subscribed and sworn to before me this 20th day of June 2022
Notary Public: 
My commission expires: 08/30/2022



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from amount applied for.)

By: DATE: 20-Jun-22

The Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

APPLICATION # 10

APPLICATION DATE: 20-Jun-22

CT Mechanical
Sean Lyons
ScorpioWildwood Municipal Services Building
Job # 3-21-110

PERIOD TO: 30-Jun-22

A	B	C	D	E	F	G	H	I	
LINE ITEM NO.	DESCRIPTION OF WORK	ADJUSTED SCHEDULED VALUE	WORK COMPLETED From previous Applications	WORK COMPLETED This period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
1	Submittals	2,000.00	2,000.00	0.00		2,000.00	100	0.00	200.00
2	Mobilization	5,000.00	5,000.00	0.00		5,000.00	100	0.00	500.00
3	Rentals	2,800.00	2,800.00	0.00		2,800.00	100	0.00	280.00
4	Supervision	4,500.00	4,050.00	450.00		4,500.00	100	0.00	450.00
5	Demolition	6,000.00	6,000.00	0.00		6,000.00	100	0.00	600.00
6	Duct Materials	7,750.00	7,750.00	0.00		7,750.00	100	0.00	775.00
7	Duct Fabrication	6,300.00	6,300.00	0.00		6,300.00	100	0.00	630.00
8	Duct Installation	15,500.00	15,500.00	0.00		15,500.00	100	0.00	1,550.00
9	Piping Materials	3,200.00	3,200.00	0.00		3,200.00	100	0.00	320.00
10	Piping Installation	5,700.00	5,700.00	0.00		5,700.00	100	0.00	570.00
11	DX Equipment	75,000.00	75,000.00	0.00		75,000.00	100	0.00	7,500.00
12	DX Equipment Installation	8,700.00	8,700.00	0.00		8,700.00	100	0.00	870.00
13	Exhaust Fans	4,400.00	4,400.00	0.00		4,400.00	100	0.00	440.00
14	Exhaust Fans Installation	3,000.00	3,000.00	0.00		3,000.00	100	0.00	300.00
15	Air Distribution Materials	11,000.00	11,000.00	0.00		11,000.00	100	0.00	1,100.00
16	Air Distribution Materials Installation	4,500.00	4,500.00	0.00		4,500.00	100	0.00	450.00
17	Controls Materials and Installation	3,500.00	3,500.00	0.00		3,500.00	100	0.00	350.00
18	Insulator	7,150.00	7,150.00	0.00		7,150.00	100	0.00	715.00
19	T&B	4,850.00	0.00	4,850.00		4,850.00	100	0.00	485.00
20	Start up	3,000.00	3,000.00	0.00		3,000.00	100	0.00	300.00
21	O&M's	2,000.00	1,000.00	1,000.00		2,000.00	100	0.00	200.00
22	CO#1 ASI # 13	14,528.23	14,528.23	0.00		14,528.23	100	0.00	1,452.82
23	CO#5 Remove & reinstall EF	3,312.00	3,312.00	0.00		3,312.00	100	0.00	331.20
24	CO#6 Replace EF	1,600.60	1,600.30	0.00		1,600.30	100	0.30	160.03
25	CO#7 Additional A.D.	6651.60	6651.60	0.00		6651.60	100	0.00	665.16
26	CO#8 Refrigerant piping	19,988.98	0.00	0.00		0.00	0	19,988.98	0.00
27		0.00	0.00	0.00		0.00	####	0.00	0.00
28		0.00	0.00	0.00		0.00	####	0.00	0.00
29		0.00	0.00	0.00		0.00	####	0.00	0.00
30		0.00	0.00	0.00		0.00	####	0.00	0.00
31		0.00	0.00	0.00		0.00	####	0.00	0.00
32		0.00	0.00	0.00		0.00	####	0.00	0.00
33		0.00	0.00	0.00		0.00	####	0.00	0.00
TOTAL		231,930.81	205,641.53	6,300.00	0.00	211,941.53	91	19,989.28	21,194.15

Page 37 of 392

HOLD CHECK

CONSTRUCTION SUBCONTRACTOR PAYMENT

SCORPIO PAY APP / INVOICE REVIEW

☐ REVIEWED

☒ REVIEWED W/
COMMENTS

☐ REVISE AND
RESUBMIT

BY RS

DATE 6/24/2022

PROJ # 21018

CODE 26.1010 S

FROM Electrical
Sharrer Electric Co., Inc.
3507 S. W. 13th St
Ocala, FL 34474
EC 0002641
 Cost Code: _____

DATE 06/20/22
 REQUISITION NO Thirteen (13)
 CONTRACT NO. _____
 PROJECT: Wildwood Municipal Service Complex
 DE Scorio
 PERIOD FROM 05/30/22 TO 6/31/2022

EXECUTED CHANGE ORDERS

NO.	DATE	ADD (DEDUCT)	AMOUNT
1	12/31/21	ADD	\$ 1,113.54
2	12/31/21	DEDUCT	\$ (7,569.59)
3	12/31/21	ADD	\$ 25,952.85
4	12/31/21	ADD	\$ 2,665.34
6	02/20/22	ADD	\$ 2,701.88
8	02/20/22	ADD	\$ 5,408.37
10	02/20/22	ADD	\$ 3,625.47
5	02/20/22	DEDUCT	(184,898.10)
			(11,221.71)
			(7,228.41)
Net Amount of Change Orders			\$ (151,000.24)
			(173,075.83)

Original Contract Amount	\$618,735.00
Net Amount of Change Orders	\$ (173,075.83) (151,000.24)
Contract Sum To Date	445,659.17 \$467,734.76
Completed to Date (B)	378,612.24 \$400,687.83
Material Stored (B)	\$0.00
Total Completed / Stored	378,612.24 \$400,687.83
Retainage 10.00%	37,861.22 \$40,068.78
Total Earned Less Retainage	340,751.02 \$360,619.05
Less Previous Requisitions	327,286.48 \$340,648.95
This Requisition	13,464.54 \$10,970.10

(B) Attach documentation for accounts claimed

STATE OF FLORIDA

COUNTY OF

Marion

BEFORE ME, the undersigned authority, personally appeared Robert L. Sharrer as President

of Sharrer Electric Co., Inc., who, after being dully sworn, deposes and says:

1. That for and in consideration of the payment of this subcontractor payment requisition, the undersigned hereby releases all liens, lien rights, claims, debts or demands of any kind or nature whatsoever which the undersigned now or might hereafter have against Owner, the building, property and/or premises described above, on account of all work, labor and materials furnished to the date hereof by or for the undersigned and used in and about the construction of any building situated on the above described property or any part thereof, or in improving the above described property or any part thereof. That the undersigned or at the direction of the undersigned, has paid for all work, labor performed and materials used on the above property by the undersigned to the date hereof, and this statement is given under oath to enable the undersigned to obtain partial payment from Owner; that all persons contracting directly with, or directly employed by the undersigned, or in connection with said improvements, and under and in connection with this contract between Owner and the undersigned regarding the premises, have been paid in full to date.

2. That in the event the undersigned is a corporation or partnership the undersigned represents and warrants that he is duly authorized to execute this Affidavit and Lien Release on behalf of such organization.

FEDERAL. 20-2712036

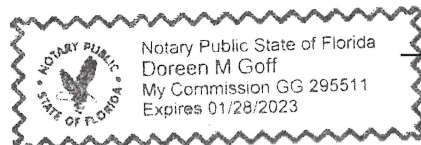
Sharrer Electric Co., Inc.

By

Subcontractor

President

State of FL County of Marion

SWORN TO and subscribed before this 20 day of June 2022.

Notary Public

Page 372 of 392



Feagin Total Communications

2512 NE 1st Blvd. #600
Gainesville, FL 32609
352.281.2189

SCORPIO PAY APP / INVOICE REVIEW		
☒	☐	☐
REVIEWED	REVIEWED W/ COMMENTS	REVISE AND RESUBMIT
BY RS	DATE	6/24/2022
PROJ # 21018	CODE	26.1015 S

INVOICE

INVOICE NO. 20153
DATE 05.27.2022

BILL TO

ATTN: Accounts Payables
Scorpio
3911 W Newberry Road
Gainesville, FL 32607
352.363.6070

JOB ADDRESS

Wildwood

JOB

PAYMENT TERMS

Additional labor for electrical subcontractor 5/23/22 - 5/27/22

Due on receipt

DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Labor-Apprentice/Helper	28.00	\$38.00	\$1,064.00
Labor-Apprentice/Helper	36.00	\$38.00	\$1,368.00
CO#1: Change out exits and emergencies			\$1,608.41
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL DUE			\$4,040.41

Make all checks payable to Feagin Total Communications, Inc..

THANK YOU FOR YOUR BUSINESS!



Feagin Total Communications

2512 NE 1st Blvd. #600
Gainesville, FL 32609
352.281.2189

SCORPIO PAY APP / INVOICE REVIEW		
☒ REVIEWED	☐ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT
BY RS	DATE	6/24/2022
PROJ # 21018	CODE	26.1015 S

INVOICE

INVOICE NO. 20154
DATE 06.03.2022

BILL TO

ATTN: Accounts Payables
Scorpio
3911 W Newberry Road
Gainesville, FL
352.363.6070

JOB ADDRESS

Wildwood

JOB

PAYMENT TERMS

Additional labor for electrical subcontractor 5/31/22 - 6/3/22

Due on receipt

DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Labor-Apprentice/Helper	32.00	\$38.00	\$1,216.00
Labor-Apprentice/Helper	32.00	\$38.00	\$1,216.00
Labor-Electrician	4.00	\$47.00	\$188.00
Labor-Electrician	4.00	\$47.00	\$188.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL DUE			\$2,808.00

Make all checks payable to Feagin Total Communications, Inc..

THANK YOU FOR YOUR BUSINESS!



Feagin Total Communications

2512 NE 1st Blvd. #600
Gainesville, FL 32609
352.281.2189

SCORPIO PAY APP / INVOICE REVIEW		
☒ REVIEWED	☐ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT
BY RS	DATE	6/24/2022
PROJ # 21018	CODE	26.1015 S

INVOICE

INVOICE NO. 20155
DATE 06.10.2022

BILL TO

ATTN: Accounts Payables
Scorpio
3911 W Newberry Rd
Gainesville, FL 32607
352.363.6070

JOB ADDRESS

Wildwood

JOB

PAYMENT TERMS

Additional labor for electrical subcontractor 6/6/22 - 6/10/22

Due on receipt

DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Labor-Apprentice/Helper	5.00	\$38.00	\$190.00
Labor-Apprentice/Helper	5.00	\$38.00	\$190.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL DUE			\$380.00

Make all checks payable to Feagin Total Communications, Inc..

THANK YOU FOR YOUR BUSINESS!

SCORPIO PAY APP / INVOICE REVIEW		
☐ REVIEWED	☒ REVIEWED W/ COMMENTS	☐ REVISE AND RESUBMIT
BY RS	DATE 6/24/2022	
PROJ # 21018	CODE 31.1010	

HOLD CHECK TO VERIFY COMPLETION OF PAVING PRIOR TO PAYMENT

APPLICATION

TO OWNER:
Scorpio

Gainsville fl
FROM CONTRACTOR:
Downtown Underground Inc

belleiview fl

CONTRACT FOR:

PAYMENT

PROJECT:
Wildwood mut services

VIA ARCHITECT:

APPLICATION #: 11
PERIOD TO: 06/01/22
PROJECT NOS:

CONTRACT DATE: 06/20/21

PAGE 1 OF 4 PAGES

Distribution to:
☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	3578	803,603.00
2. Net change by Change Orders	\$		63,207.25
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$		866,810.25
4. TOTAL COMPLETED & STORED TO DATE-\$			751,612.93 751,882.94
(Column G on Continuation Sheet)			
5. RETAINAGE:			
a. 10.0% of Completed Work	\$	75,161.30	
(Columns D+E on Continuation Sheet)			
b. 10.0% of Stored Material	\$		
(Column F on Continuation Sheet)			
Total Retainage (Line 5a + 5b or			
Total in Column I of Continuation Sheet	\$	75,161.30	75,188.36
6. TOTAL EARNED LESS RETAINAGE	\$	676,451.63	676,694.58
(Line 4 less Line 5 Total)			
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT			
(Line 6 from prior Certificate)	\$	622,895.94	623,138.89
8. CURRENT PAYMENT DUE	\$		53,555.69
9. BALANCE TO FINISH, INCLUDING RETAINAGE			
(Line 3 less Line 6)	\$	190,115.67	190,358.62

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Demo of pavillion	\$18,225.25	
Total approved this Month	\$44,982.00	
TOTALS	\$63,207.25	
NET CHANGES by Change Order	\$63,207.25	

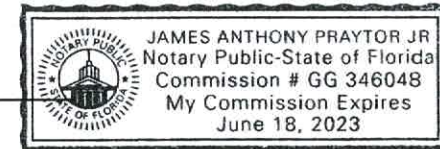
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: Mitchell Carter Date: 6/20/22

State of: FL
County of: Marion
Subscribed and sworn to before
me this 20th day of June

Notary Public: James Anthony Praytor Jr
My Commission expires:



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

Page 2 of 4 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 11

PROJECT:

APPLICATION DATE: 05/23/22

Wildwood mut services

PERIOD TO: 1-Jun-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	MOBILIZATION	\$ 11,200.00	11,200.00			11,200.00	100%		1,120.00
2	SURVEY FOR SCOPE	\$ 17,360.00	17,360.00			17,360.00	100%		1,736.00
3	SCOPE AS-BUILTS	\$ 8,204.00	1,450.00			1,450.00	18%	6,754.00	145.00
4	SCOPE DENSITY TESTING	\$ 10,194.75	9,975.00			9,975.00	98%	219.75	997.50
5	SILT FENCE	\$ 4,610.20	4,610.20			4,610.20	100%		461.02
6	INLET PROTECTION	\$ 2,475.00	2,475.00			2,475.00	100%		247.50
7	CONSTRUCTION TRACK IN OUT PAD	\$ 2,255.00	2,255.00			2,255.00	100%		225.50
8	STRIPPING AND SIGNS PER THE PLANS	\$ 4,571.25		3,000.00		3,000.00	66%	1,571.25	300.00
9	PARKING STOP BUMPS	\$ 589.38		589.38		589.38	100%	(0.00)	58.94
10	ONSITE EARTHWORK AND STOCK PILE ON	\$ 56,350.00	56,350.00			56,350.00	100%		5,635.00
11	UNDERCUT BUILDING PADS	\$ 17,282.20	17,282.20			17,282.20	100%		1,728.22
12	SITE GRADING	\$ 19,587.38	18,000.00	500.00		18,500.00	94%	1,087.38	1,850.00
13	BUILDING PADS	\$ 3,162.50	3,162.50			3,162.50	100%		316.25
14	LIMEROCK 8" PER PLAN	\$ 85,943.30	85,943.30			85,943.30	100%	(0.01)	8,594.33
15	MILLING OF EXISTING ASPHALT	\$ 21,746.50	21,746.50			21,746.50	100%		2,174.65
16	PAVING 1" OF 9.5 ASPHALT	\$ 30,480.75	30,480.75			30,480.75	100%		3,048.08
17	12" SUBGRADE MIN 40 LBR	\$ 18,663.82	18,663.82			18,663.82	100%		1,866.38
18	PRIMECOAT	\$ 5,764.95	1,450.00	4,314.95		5,764.95	100%		576.50
19	PAVING 1.5" OF 9.5 ASPHALT	\$ 85,699.78	6,650.00	40,000.00		46,650.00	54%	39,049.78	4,665.00
20	D- TRENCH CURB PER THE PLANS	\$ 38,598.60						38,598.60	
21	WASH AREA CONCRETE	\$ 18,336.46	18,336.46			18,336.46	100%	0.00	1,833.65
22	SIDEWALK WITH ADA RAMPS	52,624.86	52,624.86			52,624.86	100%	0.00	5,262.49
23	CONCRETE IN PLACE OF PAVERS	2,012.50						2,012.50	
24	SOD SLOPES OF POND 1&2 AND TOP	10,238.55	5,250.00			5,250.00	51%	4,988.55	525.00
25	SEED THE STORAGE BUILDING PAD	500.00						500.00	
26									
27									
28									
	SUBTOTALS PAGE 2	528,451.72	385,265.59	48,404.33		433,669.92	82%	94,781.80	43,367.01

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Wildwood mut services

Page 3 of 4 Pages

APPLICATION NUMBER: 11

APPLICATION DATE: 05/23/22

PERIOD TO: 1-Jun-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
29	REMOVE WATER MAIN SHOWN	10,029.15	10,029.15			10,029.15	100%		1,002.92
30	REMOVE AND DESPOSE OF FENCE SHOWN	3,729.45	3,729.45			3,729.45	100%		372.95
31	DEMO MASONARY WALL SHOWN	2,587.50	2,587.50			2,587.50	100%		258.75
32	REMOVE STORM DRAINS	3,162.50	3,162.50			3,162.50	100%		316.25
33	SEWER REMOVED AS SHOWN ON THE PLANS	1,955.00	1,955.00			1,955.00	100%		195.50
34	REMOVE TREES SHOWN ON THE PLANS	3,220.00	3,220.00			3,220.00	100%		322.00
35	PLAN SET	3,737.50	3,737.50			3,737.50	100%		373.75
36	REMOVAL OF COOLER / FREEZER	1,725.00						1,725.00	
37	TYPE P MANHOLE	7,073.98	7,073.98			7,073.98	100%	0.00	707.40
38	TYPE C INLET W/ 6210 GRATE	4,232.32	4,232.32			4,232.32	100%	0.00	423.23
39	TYPE E INLET W/ 6290 GRATE	17,712.37	17,712.37			17,712.37	100%	(0.00)	1,771.24
40	8" HDPE STORM	3,721.63	3,721.63			3,721.63	100%		372.16
41	12"X12" TEE	2,153.97	2,153.97			2,153.97	100%	0.00	215.40
42	12"X8" TEE	1,911.44	1,911.44			1,911.44	100%	(0.00)	191.14
43	INLINE DRAIN WITH GRATE	4,030.39	4,030.39			4,030.39	100%	0.00	403.04
44	ROOF DRAIN CONNECTIONS	2,857.77	2,857.77			2,857.77	100%	0.00	285.78
45	12" HDPE PIPE	8,372.92	8,372.92			8,372.92	100%		837.29
46	18" RCP PIPE	4,136.55	4,136.55			4,136.55	100%		413.66
47	18" HP PIPE	22,018.36	22,018.36			22,018.36	100%		2,201.84
48	24" HP PIPE	28,932.39	28,932.39			28,932.39	100%		2,893.24
49	12"MITER END SECTION	1,178.75	1,178.75			1,178.75	100%		117.88
50	18" MITER END SECTION	2,934.13	2,934.13			2,934.13	100%	0.00	293.41
51	24" MITER END SECTION	1,724.92	1,724.92			1,724.92	100%	(0.00)	172.49
52	REPLACE CONTROL PANELS	58,747.75	58,747.75			58,747.75	100%		
53	6" PVC SANITARY	10,207.40	10,207.40			10,207.40	100%		1,020.74
54	6" CLEAN OUT	1,505.30	1,505.30			1,505.30	100%	0.00	150.53
55	CORE LIFTSTATION FOR NEW LINE	1,495.00	1,495.00			1,495.00	100%		149.50
56									
		743,545.18	598,634.03	48,404.33		647,038.36	87%	96,506.82	58,829.10

PROJECT:

Wildwood mut services

APPLICATION NUMBER:

11

APPLICATION DATE:

05/23/22

PERIOD TO:

1-Jun-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
57	8"X4" WET TAP AND VALVE	2,873.75	2,873.75			2,873.75	100%	(0.00)	287.38
	3" METER w/ BACKFLOW	\$ 12,299.66	12,299.66			12,299.66	100%	0.00	1,229.97
	3" SERVICE LINE	\$ 2,478.48	2,478.48			2,478.48	100%		247.85
	2" SERVICE LINE	\$ 6,905.75	6,905.75			6,905.75	100%		690.58
	1" SERVICE LINE	\$ 1,524.90	1,524.90			1,524.90	100%		152.49
	IRRIGATION CONECTION POINT	\$ 407.79	407.79			407.79	100%		40.78
	8"X8" WET TAP WITH GATE VALVES	\$ 5,142.26	5,142.26			5,142.26	100%	(0.00)	514.23
	FIRE HYDRANT ASSEMBLY	\$ 8,143.31	8,143.31			8,143.31	100%	0.00	814.33
	8" C900 WATERMAIN	\$ 18,154.36	18,154.36			18,154.36	100%		1,815.44
	TEMPORARY JUMPERS	\$ 2,127.07	2,127.07			2,127.07	100%	0.00	212.71
	Approved change orders								
	demo pavillion	\$ 4,700.00	4,700.00			4,700.00	100%		470.00
	REPLACE CONTROL PANELS	\$ (58,747.75)	(58,747.75)			(58,747.75)			
	#1 additional trees	\$ 3,141.00	3,141.00			3,141.00	100%		314.10
	#2 storm structure changes	4,510.00	4,510.00			4,510.00	100%		451.00
	#3 additional concrete removal	\$ 1,291.00	1,291.00			1,291.00	100%		129.10
	# 8 reroute of watermain	\$ 11,809.00	11,809.00			11,809.00	100%		1,180.90
	Removal of unsuitables \$85.00 per load 375	\$ 31,875.00	31,875.00			31,875.00	100%		3,187.50
	#2 removal of unsuitables 85.00 per load 300	\$ 25,500.00	10,625.00			10,625.00	42%	14,875.00	1,062.50
	Sink hole infill	\$ 5,000.00	5,000.00			5,000.00	100%		500.00
	Forcemain change order	\$ 19,482.00	19,482.00			19,482.00	100%		1,948.20
	added HC parking spot	\$ 992.00		992.00		992.00	100%		99.20
	ADDED CURB RETURNS	\$ 7,635.00		4,000.00		4,000.00	52%	3,635.00	400.00
	ADDED SIDEWALK	2,126.00		2,126.00		2,126.00	100%		212.60
	NORTHSIDE OF BUILDING ROOF DRAINS	3,984.00		3,984.00		3,984.00	100%		398.40
	TEMPORARY JUMPERS	866,899.77	692,376.61	59,506.33		751,682.94	87%	115,016.83	75,188.36
		866,810.25	692,106.60			751,612.93		115,197.32	75,161.30

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **MLK Splashpad Fence Purchase and Installation in the Amount of \$11,150.00**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: C. Richie Fencing Co.

Effective Date: 7/25/2022 Termination Date: N/A

Managing Division/Department: Parks & Recreation

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The MLK Splashpad is currently under construction and is expected to be finished by the end of August or September. The fence will go around the perimeter of the pad, including two access points with easy open, self-closing gates. It is a 4-ft black aluminum fence that will go around the splashpad, shower station, and underground storage water tank. There will be an additional area with a 6-ft privacy fence that will cover the mechanical/maintenance equipment.

Attached are two quotes received from C. Richie Fencing Co. and SuperiorFence and Rail. Two additional companies were contacted to provide quotes, but Staff was told the project is too small to provide services at this time.

Staff recommends awarding the project to C. Richie Fencing Co. for the amount of \$11,150.00 from fund account 001-572-60-6351. There is \$12,200.00 amount left in that fund.



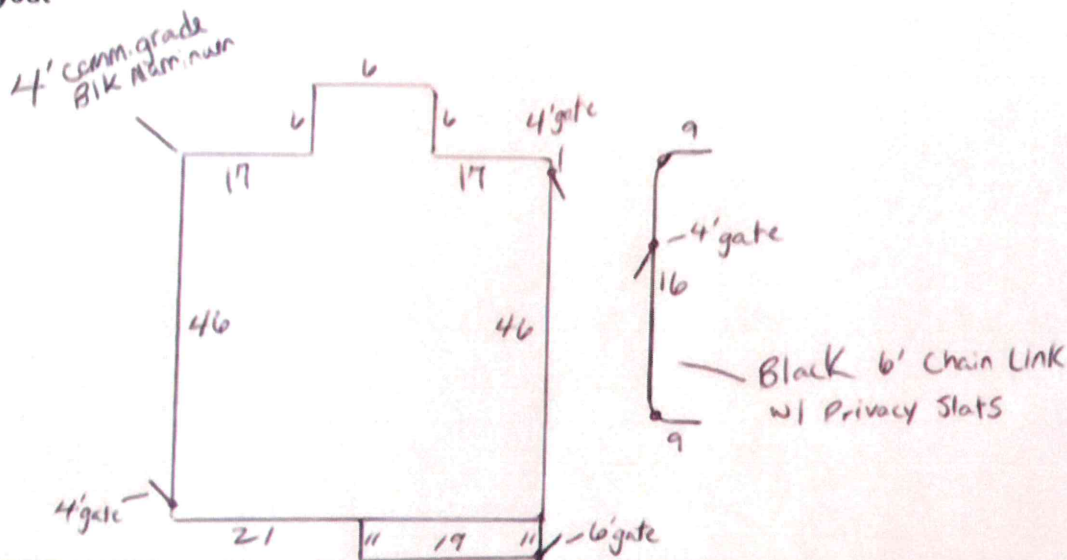
352-302-2219
CRichieFencing@gmail.com

Estimate

Name Amanda Salazar (CO Wildwood)
Address 6000 Walker dr. Wildwood 34785
Phone 352-461-0134
Sales Rep Justin Bid Date 6/17/22

Bid Firm for 30 days

Project Layout



Description	Quantity	Price	Total
4' Black LifeGuard Aluminum Comm. Grade 1 1/8" x 3/4" Rail, 3/4" Picket, 2" Post			\$10450
4' walk gate	2		
6' walk gate	1		
6' Black Chain Link w/ Black Priv. Slats 2 7/8" Posts, 9ga Finished Fabric			\$700
4' walk gate	1		

ANY AND ALL CHANGES TO THIS AGREEMENT THAT INVOLVES ADDITIONAL COSTS WILL BE CHARGED OVER AND ABOVE THE AMOUNT HEREIN STIPULATED.

IN THE EVENT OF NON PAYMENT A LIEN WILL BE PLACED ON THE PROJECT PROPERTY UNTIL PAYMENT IS SATISFIED.

BUYER AGREES TO PAY A RESTOCKING FEE OF 20% OF THE COST OF MATERIALS IF ORDER CANCELS AFTER DELIVERY.

IN THE EVENT OF COLLECTION, BUYER AGREES TO PAY A 40% COLLECTION FEE AND ALL COURT COSTS AND ATTORNEY FEES. THE 40% FEE IS ON THE UNPAID AMOUNT TO OFFSET THE COSTS INCURRED IN COLLECTING PAST DUE AMOUNTS.

50% DOWN PAYMENT IS REQUIRED WITH ORDER AND 50% DUE WHEN INSTALLATION IS COMPLETE.

NOTES 8 week lead
Time upon Commit.

TOTAL (Labor & Materials)

50% Deposit

BALANCE DUE \$11,150

Date

Signature

A name you can trust

Congratulations! With over 5,000 five-star reviews and a stellar 94% satisfaction rating, we are the most highly rated and reviewed fence company in the country.

We are excited to help you build your new fence! Please find your fence package options below, and simply click on the package to select it.

) PARK AMANDA SALAZAR

WILDFWOOD, TX 75703

Estimate Expires in: **14** Days **09** Hours **28** Minutes **51** Seconds



☒ **Good**

☒ 4'H Black 400 Heritage (C) ☐ 6'H White Hamilton

☐ Black

Features & Benefits

- Made in America
- SolarShield Powder Coating
- Exceeds AAMA 2604 Standard
- Full Panel Coated after Assembly

Specifications

- Post: 2" Sq.
- Rail: 1-1/2"x1"
- Picket: 3/4" Sq.

Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

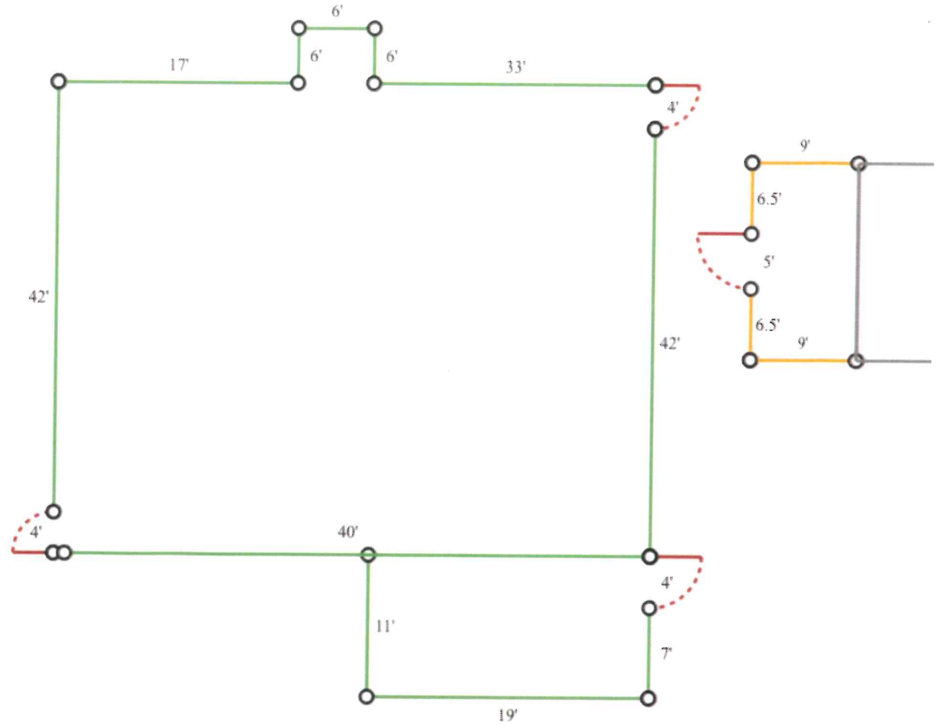
Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

Good - 260 LF

4'H Black 400 Heritage (C)

6'H White Hamilton



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

3 4' Gates, 1 5' Gate

3 - Pool Code - Upgrade Top-Pull Latch

Job Notes

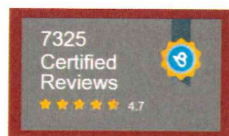
installed in the dirt drilling on concrete will be \$50 per hole

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.



Judith Volger



Today's Price: **Good**

\$15,033.69

Sign Contract

Or

Contact Sales

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PD Quarterly Report for April to June 2022

REQUESTED ACTION: For informational purposes only.

CONTRACT:

Effective Date:	Vendor/Entity:
Termination Date:	
Managing Division/Department:	

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached Quarterly Report for the Police Department covering April through June 2022.



City of Wildwood

2nd Quarter 2022 Police Report

Randy Parmer, Chief of Police

Wildwood Police Department

Prepared by: Crime Analyst Valenzuela

This statistical report was generated utilizing a query of all calls for service and incident report data through SmartCAD and MobileForms. The timeframe for this report ranges from April 2022 to June 2022. For better understanding, data shown is as reported to the FBI's National Incident-Based Reporting System and will be referred to as 'NIBRS'.

Quarter 2 Overview:

This section of the report summarizes select data points from April 2022 to June 2022. All calls for service and incident report data were analyzed for various trends and patterns. Charts and graphs are included below for better understandings of selected data points.

NIBRS – Group A Offenses:

<u>Violent Offenses</u>	
Murder	0
Rape	3
Robbery	1
Aggravated Assault	6
TOTAL	10

<u>Property Offenses</u>	
Burglary	6
Larceny	48
Motor Vehicle Theft	2
TOTAL	56

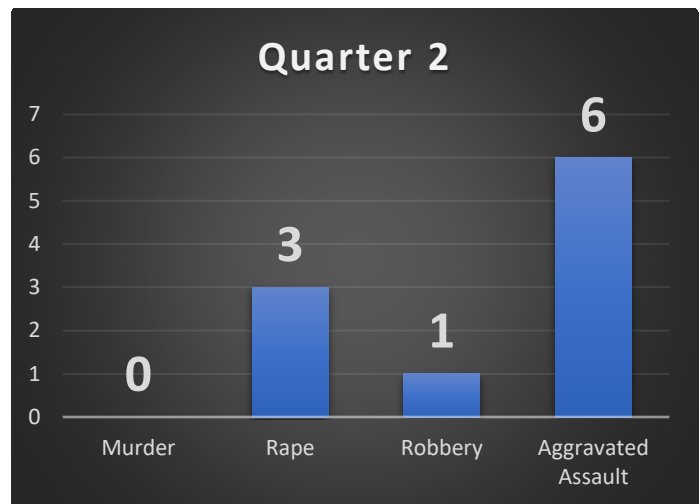
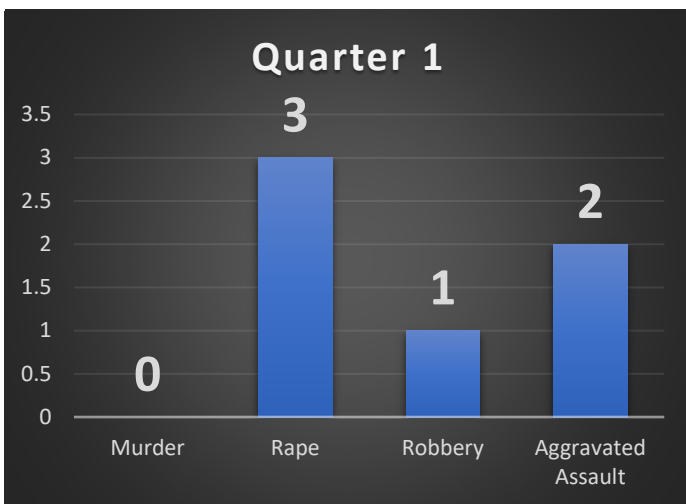
For the second quarter of 2022, there was a total of 66 Group A Offenses that were reported to the Wildwood Police Department. This is an increase of 6% from the first quarter of 2022 in which there were 62 Group A Offenses reported. It is important to note that these numbers can be skewed due to non-reporting and late reporting of incidents that occurred prior to the quarter or further in the past. Official numbers are updated as time progresses.

Q1 vs. Q2 Violent Offenses Breakdown:

This section of the report shows the changes in counts of violent crimes between the first and second quarters of 2022.

Q1 - Violent Offenses		Q2 - Violent Offenses	
Murder	0	Murder	0
Rape	3	Rape	3
Robbery	1	Robbery	1
Aggravated Assault	2	Aggravated Assault	6
TOTAL	6	TOTAL	10

As seen above, there were ten (10) violent offense reports taken in the second quarter of 2022. This is an overall increase of 66% from the first quarter in which there were six (6) violent offense reports. The large percentage increase should not be viewed as significant due to dealing with small numbers. Small number changes will always equate to big percentage changes.



The most significant change in this category was seen in the number of aggravated assaults. Generally, in the summer months, physical confrontations go up, a pattern that is seen throughout the northern hemisphere not just Wildwood. Violent offenses only made up around 15% of all selected offenses in Q2. This is quite similar to Q1 in which violent offenses made up around 10% of all selected offenses.

Q1 vs. Q2 Property Offenses Breakdown:

This section of the report shows the change in counts of property crimes between the first and second quarters of 2022.

<u>Q1 - Property Offenses</u>		<u>Q2 - Property Offenses</u>	
Burglary	15	Burglary	6
Larceny	37	Larceny	48
Motor Vehicle Theft	4	Motor Vehicle Theft	2
TOTAL	56	TOTAL	56

As seen above, there were fifty-six property offense reports taken in the second quarter of 2022. There is no change from the first quarter of 2022 in which there were the exact same number of property offenses.

Q1 vs. Q2 Property Offense Changes:

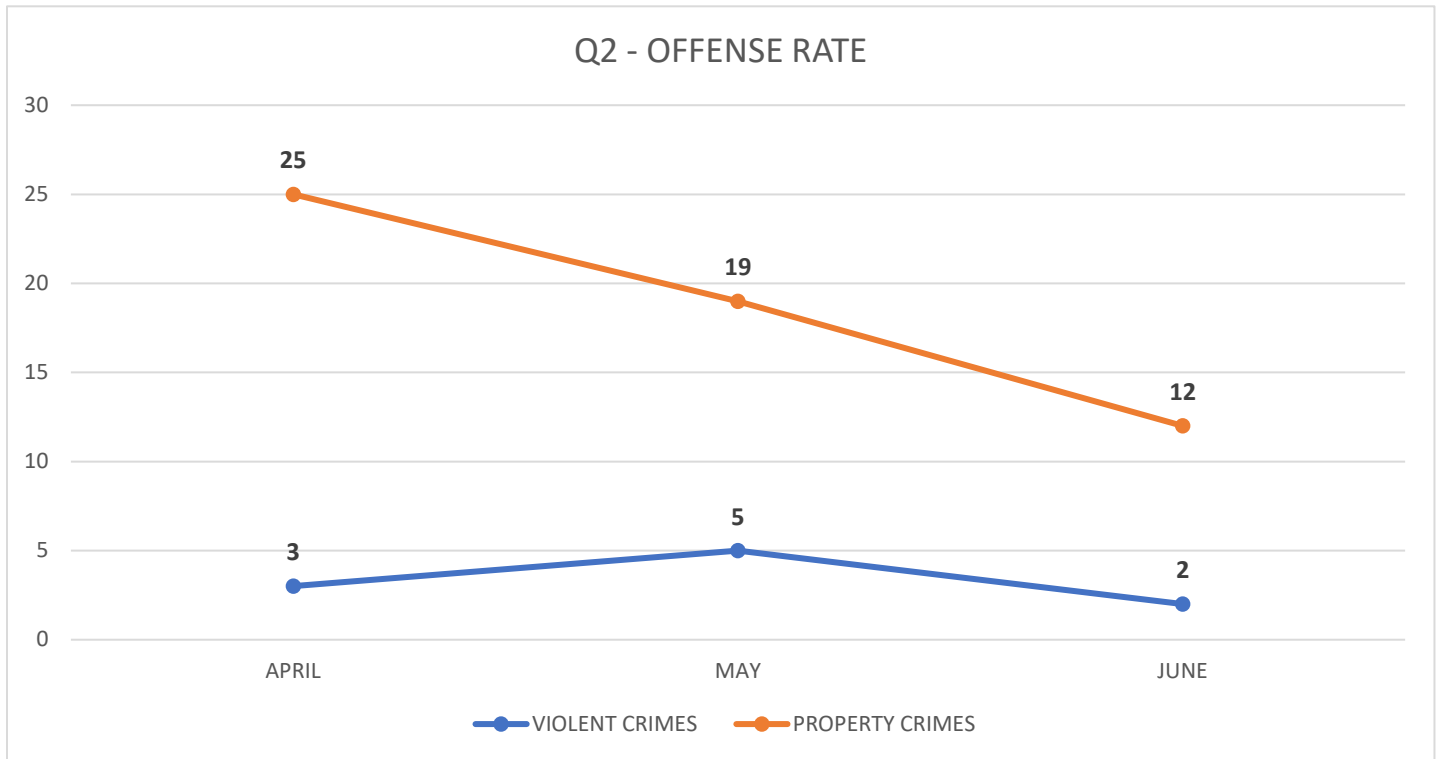
The following section breaks down the property offenses and shows the percent change between Q1 and Q2 for this category.

	<u>Q1</u>	<u>Q2</u>	<u>% Change</u>
Burglary	15	6	-60%
Larceny	37	48	29%
Motor Vehicle Theft	4	2	Down 2

Burglaries saw the most significant change in between quarters totaling nine (9) less reports which equates to an overall decrease of 60%. There are many factors that can lead to the decrease of burglaries between the two months. One significant factor is the proactive patrol plans put out to patrol units that dictate where our units should patrol in order to prevent future criminal activity, specifically property crimes.

Q2 Offense Rate Analysis:

This section of the report breaks down the total number of NIBRS offenses per month. The data is expressed in the form of a change over time for better analysis and understanding.

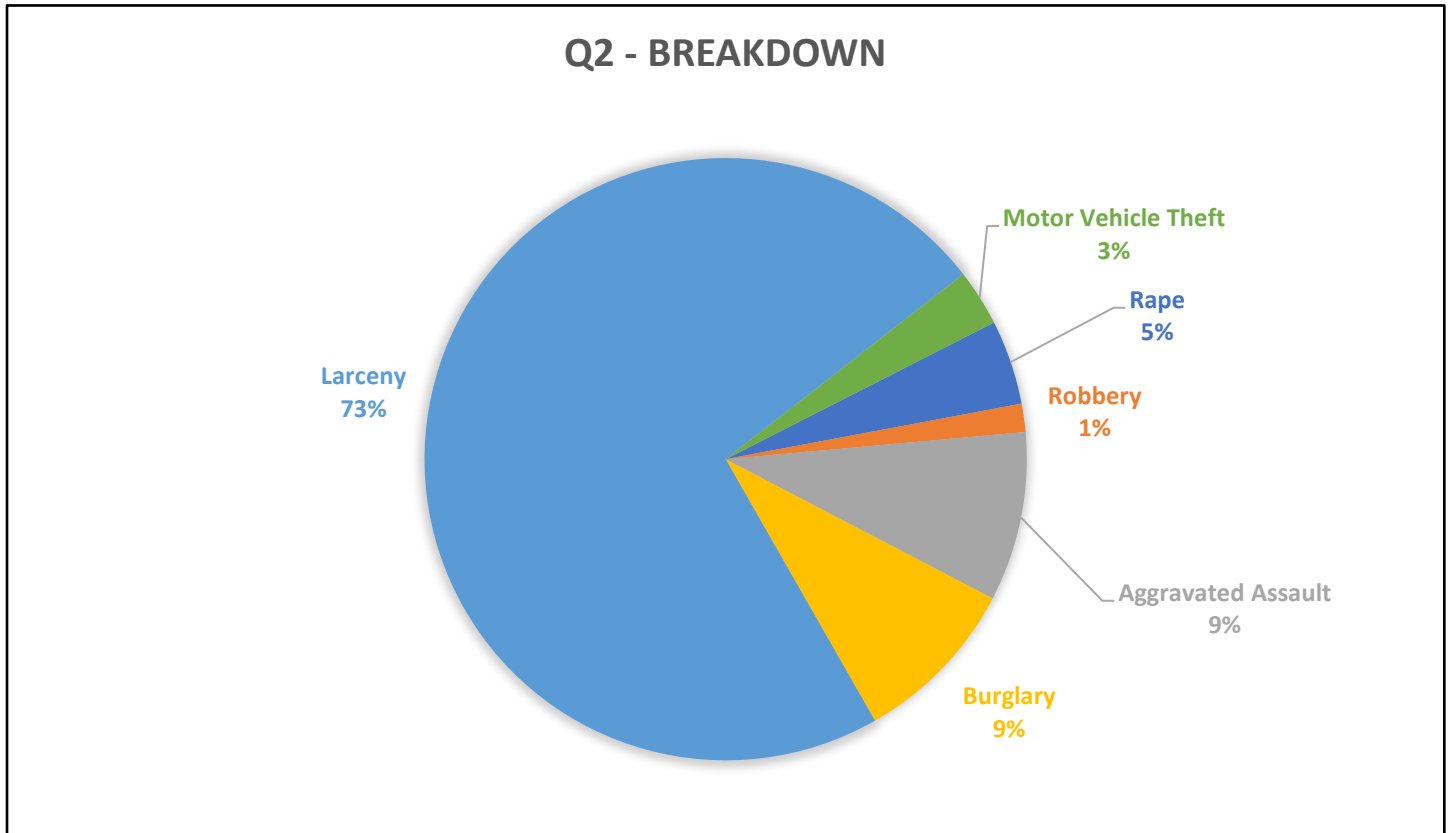


Crime Analyst Notes:

1. Violent crime continued to remain at low levels throughout the second quarter. It should be noted that violent crime experienced a spike in the month of May due to the increase in aggravated assaults.
2. The month of June experienced the lowest number of property crime (12) which goes in hand with the fact that Week 4 of June experienced the lowest amount of crime with only two (2) Part A offenses reported to the Wildwood PD.
3. As noted last quarter, we expected the number of Part A offenses to increase as the months went on after March 2022. We last left off in March at 17 total Part A offenses. That number increased significantly in the start of the second quarter, totaling 28 total Part A Offenses in April 2022.
4. Heading into the third quarter of 2022, we should expect a slight increase in the total number of Part A offenses.

Q2 Offenses Breakdown – Crime Types:

This section of the report breaks down each crime type for the second quarter. The percentages shown reflect the total number of incidents experienced for each crime type throughout Q2.



Crime Analyst Notes:

1. As is usual for each quarterly report, the City of Wildwood continues to experience a large amount of property crimes. Larcenies (thefts) continues to drive the crime data making up a majority of the total amount of Part A Offenses reported the Police Department. Around 82% of all crime committed in Q2 were thefts or burglaries. The Police Department continues its outreach to local businesses in order to get better security measures in place including security cameras, in addition to directed patrol plans in order to better allocate our patrols.
2. April experienced the most thefts with 20 reports taken by the PD. These numbers declined throughout the quarter, ending with 11 new reports of theft taken in June.
3. On a week-by-week analysis, the month of April had the most property crimes reported with 25 new reports taken. The first week of April had the most property crimes reported at 13 reports.

Q2 Response Time Summary:

This section of the report shows the response time summary in respect to the average time it takes for a Wildwood Police Unit to respond to a call for service. Other data points in the response time summary chart are included for better understanding.

 WILDWOOD POLICE DEPARTMENT CHIEF RANDY PARMER Response Time Summary - All Officers Date Range between 4/1/2022 and 6/30/2022							
Priority	Average Ship Time	Average Hold Time	Average Time To Dispatch	Average En-Route Time	Average On-Scene Time	Average Total Time On Call	Records Per Priority
1	00:01:36	00:00:40	00:00:00	00:03:17	01:13:13	01:19:58	57
2	00:00:15	00:00:29	00:00:00	00:01:40	00:19:59	00:21:14	1,854
3	00:01:01	00:02:04	00:00:00	00:07:15	00:38:13	00:44:42	839
4	00:00:41	00:02:06	00:00:00	00:04:06	00:49:19	00:54:23	366
All	00:00:31	00:01:05	00:00:00	00:03:23	00:27:51	00:32:12	2,981

The average response time for the second quarter was three minutes and twenty-three seconds (00:03:23).

This is an overall decrease of thirty-five seconds (00:00:35) from the first quarter in which the average response time was three minutes and fifty-eight seconds (00:03:58).

This means our officers are responding to calls faster than the previous quarter.

Q2 Selective Enforcement Unit Statistics:

This section of the report shows selected data points for the officers in the Selective Enforcement Unit. The data for this section was collected utilizing a query of this unit's officers call signs through MobileForms and SmartCAD systems. For better understanding, the Selective Enforcement Unit will be referred to as the 'SEU'.

<u>April</u>	
<u>Type</u>	<u>Arrests</u>
Drugs	4
Traffic	1
Battery	0
Possession Stolen Firearm	0
VOP	0
TOTAL	5
<u>Traffic Stops</u>	<u>Total</u>
UTC, Infraction	8
UTC, Criminal	5
Written Warning	22
Verbal Warning	41

<u>May</u>	
<u>Type</u>	<u>Arrests</u>
Drugs	2
Traffic	1
Battery	0
Possession Stolen Firearm	0
VOP	0
TOTAL	3
<u>Traffic Stops</u>	<u>Total</u>
UTC, Infraction	3
UTC, Criminal	5
Written Warning	26
Verbal Warning	50

<u>June</u>	
<u>Type</u>	<u>Arrests</u>
Drugs	0
Traffic	1
Battery	0
Possession Stolen Firearm	0
VOP	0
TOTAL	0
<u>Traffic Stops</u>	<u>Total</u>
UTC, Infraction	3
UTC, Criminal	2
Written Warning	10
Verbal Warning	27

Department Accomplishments:

This section of the report summarizes the Wildwood Police Department's trainings and accomplishments for the second quarter of the year. Staffing levels are also provided in this section.

Community Affairs:

- Strawberry Festival
- 4th of July in Brownwood and the City
- Easter and Arts Festival
- Crime Prevention through Environmental Design (CPTED) Business Evaluations

Staffing:

- 38 sworn and 6 non-sworn positions filled
- 10 sworn vacancies, with 4 hires pending

Upcoming Events:

- Blueberry Festival
- Pack-A-Cruiser
- 2nd Annual Golf Tournament