



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

January 23, 2023 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. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: DECEMBER 19, 2022 SPECIAL COMMISSION MEETING*

C. *PLAT 2211-004 WILDWOOD CROSSING FINAL PLAT*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed**

- A. ***ORDINANCE NO. O2023-1 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING EASTPORT 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 2211-001 Eastport Community Development District

*****CONTINUANCE REQUESTED*****

Staff recommends the continuance of the Petition to Establish Eastport Community Development District to a date certain.

- B. ***ORDINANCE NO. O2023-2 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON DOWNTOWN 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 2211-002 Middleton Downtown

*****CONTINUANCE REQUESTED*****

Staff recommends the continuance of the Petition to Establish Middleton Downtown Community Development District to a date certain.

5. **Public Forum - 4 minute time limit**

6. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2022-105 - 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 2211-002 VOSO 10th Amendment

K13-010 & K13-015

The Villages Development Company, LLC is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Age Restricted Development (City) for the parcels listed above on 7.72 acres MOL. This request is accompanied by rezoning request RZ 2211-002.

Staff recommends approval.

- B. ***ORDINANCE NO. O2022-106 - 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 2211-002 VOSO 10th Amendment

K13-010 & K13-015

The Villages Development Company, LLC is seeking approval from the City Commission for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-002 (O2022-105)

Staff recommends approval subject to the approval of O2022-105, which establishes a Future Land Use appropriate to the proposed zoning.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2023-3 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE CITY MANAGER TO COORDINATE LEGISLATIVE APPROPRIATION REQUESTS FOR THE WATER RECLAMATION FACILITY PROJECT.***

Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

City Manager Recommends Approval

8. Financial & Contracts & Agreements

- A. ***SP 2104-003 THE KEYS AT WILDWOOD I - RIGHT-OF-WAY DEED***
- B. ***MUNICIPAL SERVICES COMPLEX PAY APP #19 IN THE AMOUNT OF \$87,557.70***

9. **General Items for Consideration/Discussion and Other Business**

10. **Appointments**

11. **City Manager Reports**

12. **Other Department Reports**

A. *POLICE DEPARTMENT QUARTERLY REPORT: JUNE - DECEMBER 2022*

13. **Commission Members Reports**

14. **City Attorney Reports**

15. **Adjournment**

Upcoming Events

January 27, 2023 - Paint & Sip at Wildwood Community Center from 6pm to 9pm

February 11, 2023 - Father-Daughter Dance at Warfield Auditorium from 6pm to 9pm

February 13, 2023 - City Commission Meeting at 9am

January 23, 2023 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 23 2023

Revenue Account Range: First to Last Include Non-Anticipated: No Year To Date As Of: 01/31/23
Expend Account Range: First to Last Include Non-Budget: No Current Period: 01/01/23 to 01/31/23
Print Zero YTD Activity: No Prior Year As Of: 01/31/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	9,433,626.77	12,767,400.00	0.00	11,703,558.86	1,063,841.14-	92
001-312-4100	LOCAL OPTION GAS TAX	521,726.98	550,510.00	0.00	185,152.15	365,357.85-	34
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	2,772,790.28	2,912,630.00	0.00	885,978.06	2,026,651.94-	30
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	820,174.41	800,000.00	0.00	250,355.33	549,644.67-	31
001-313-1010	FRANCHISE TAX- SECO	985,096.41	950,000.00	105,313.23	464,196.23	485,803.77-	49
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	39,504.63	35,000.00	0.00	25,814.11	9,185.89-	74
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	208,753.61	250,000.00	23,611.10	90,015.62	159,984.38-	36
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY TAX	48,568.46	45,000.00	0.00	13,666.68	31,333.32-	30
001-313-4180	LEESBURG GAS FRANCHISE FEE	42,579.14	45,000.00	0.00	13,122.12	31,877.88-	29
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCHISE	233,478.40	275,000.00	0.00	209,071.57	65,928.43-	76
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SVCS	188,118.87	190,000.00	0.00	39,390.24	150,609.76-	21
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	216,817.32	250,000.00	0.00	71,946.05	178,053.95-	29
001-313-5003	FRANCHISE FEE - SEWWC	207,750.44	245,000.00	0.00	68,913.54	176,086.46-	28
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	709,042.04	690,000.00	0.00	220,022.56	469,977.44-	32
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	932,060.10	930,000.00	83,132.55	355,615.73	574,384.27-	38
001-314-3000	UTILITY TAX-WATER SALES	116,647.62	110,000.00	0.00	20,059.59	89,940.41-	18
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	209,019.94	250,000.00	0.00	56,073.84	193,926.16-	22
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	74,066.87	125,000.00	0.00	56,701.75	68,298.25-	45
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	13,795.71	15,000.00	0.00	3,473.77	11,526.23-	23
001-314-4030	FERRELLGAS LP	1,603.55	1,000.00	0.00	289.19	710.81-	29
001-314-4040	CIRCLE K STORES	210.93	200.00	0.00	64.98	135.02-	32
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	30,350.78	30,000.00	0.00	18,302.01	11,697.99-	61
001-314-4081	LEESBURG GAS UTILITY TAX	62,769.16	60,000.00	0.00	19,461.86	40,538.14-	32
001-314-4100	INTERCONN RESOURCES LLC	25,821.93	30,000.00	0.00	5,383.21	24,616.79-	18
001-314-4150	CVS	389.42	200.00	0.00	93.16	106.84-	47
001-314-4151	AMERIGAS PROPANE	9,120.14	8,000.00	0.00	2,028.58	5,971.42-	25
001-314-4152	LOWE'S PROPANE TAX	2,123.63	1,500.00	0.00	654.38	845.62-	44
001-314-4160	TECO-PEOPLES GAS	237,853.89	250,000.00	0.00	78,490.38	171,509.62-	31
001-314-4162	GAS SOUTH UTILITY TAX	335.05	300.00	44.54	121.83	178.17-	41
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	94,896.01	85,000.00	0.00	81,801.33	3,198.67-	96
001-314-4191	PUBLIX UTILITY TAX	932.43	500.00	0.00	318.28	181.72-	64
001-314-9010	STATE COMMUNICATIONS TAX	499,413.36	500,000.00	0.00	141,598.83	358,401.17-	28
001-335-1200	STATE REVENUE SHARING	628,683.58	652,660.00	0.00	159,399.98	493,260.02-	24
001-335-1400	MOBILE HOME LICENSES	16,437.90	10,000.00	1,551.36	8,570.26	1,429.74-	86
001-335-1600	STATE BEVERAGE LICENSES	7,462.21	8,500.00	0.00	6,605.69	1,894.31-	78
001-335-1800	1/2 CENT SALES TAX	1,332,172.60	1,508,170.00	0.00	454,679.92	1,053,490.08-	30

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 23 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	5,582.80	0.00	0.00	0.00	0.00	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	844,761.41	500,000.00	18,555.00	182,921.91	317,078.09-	37
001-341-2010	TREE MITIGATION PERMITS	25,584.00	0.00	0.00	350.00	350.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY CENTE	75,282.78	50,000.00	210.68-	18,850.10	31,149.90-	38
001-347-5304	COMMUNITY CENTER STAFF FEES	150.00-	100.00	0.00	0.00	100.00-	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CENTER	7,747.58	5,000.00	238.67-	4,619.13	380.87-	92
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CENTER	1,693.87	1,500.00	8.58-	433.34	1,066.66-	29
001-347-5307	OUTDOOR BUILDING RENTALS	46.10	100.00	0.00	9.22	90.78-	9
001-347-5308	OPEN SPACE RENTALS	354.97	100.00	100.70-	1,190.30	1,090.30	***
001-350-1000	FINES	27,251.97	20,000.00	672.83	7,305.09	12,694.91-	37
001-351-1002	CODE ENFORCEMENT	1,825.29	1,000.00	272.44	805.00	195.00-	80
001-351-3000	POLICE-2ND DOLLAR FUND	2,900.28	1,500.00	58.59	653.14	846.86-	44
001-361-0000	INTEREST EARNINGS	85,937.51	5,000.00	0.00	30,014.15	25,014.15	600
001-369-0000	OTHER MISCELLANEOUS REVENUE	6,413.14	10,000.00	0.00	4,600.91	5,399.09-	46
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,247.78	17,765.00	0.00	0.00	17,765.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	15,500.08	13,440.00	0.00	0.00	13,440.00-	0
001-369-0050	AUCTION PROCEEDS	9,972.00	10,000.00	0.00	0.00	10,000.00-	0
001-369-0052	SPONSORSHIPS	1,265.00	1,000.00	0.00	0.00	1,000.00-	0
001-369-0058	DONATIONS	17,515.70	0.00	0.00	415.00	415.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	100.00	0.00	0.00	100.00-	0
001-369-0076	BASEBALL FIELD RENTAL	3,329.84	1,000.00	8.19-	912.78	87.22-	91
001-369-0078	FIELD PREPARATION FEES	345.00	100.00	0.00	0.00	100.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	29,002.57	15,000.00	0.00	8,510.41	6,489.59-	57
001-369-0794	CONCESSION / VENDOR FEES	100.00	100.00	0.00	0.00	100.00-	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	1,330.00	1,500.00	0.00	50.00	1,450.00-	3
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,794.00	1,500.00	110.00	1,141.40	358.60-	76
001-369-3700	MISCELLANEOUS POLICE DONATIONS	0.00	100.00	0.00	0.00	100.00-	0
001-369-3748	MISC. GRANTS/VESTS	2,325.00	0.00	0.00	0.00	0.00	0
001-369-4000	FUEL TAX REFUND	7,631.68	6,500.00	3,839.20	3,839.20	2,660.80-	59
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PROCEEDS	67,736.50	0.00	0.00	0.00	0.00	0
001-380-1001	OTHER FINANCING SOURCE-COUNTY REIMBURSE	90,804.00	0.00	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP FEES	412,800.00	412,800.00	0.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FUND	0.00	5,806,015.00	0.00	0.00	5,806,015.00-	0
001 GENERAL FUND Revenue Total		22,501,125.42	31,472,790.00	236,594.02	15,977,612.75	15,495,177.25-	51

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 23 2023

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	48,910.00	3,987.14	16,286.81	32,623.19	33
001-511-10-2100	FICA EXPENSE	3,253.32	3,750.00	305.01	1,245.90	2,504.10	33
001-511-10-2200	RETIREMENT	22,461.75	27,880.00	2,272.69	8,531.61	19,348.39	31
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	23.75	279.49	70.51	80
001-511-10-2600	WORKERS COMPENSATION INSURANCE	133.96	150.00	12.02	84.30	65.70	56
001-511-30-3100	PROFESSIONAL SERVICES	2,200.00	6,000.00	0.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,205.44	7,000.00	0.00	233.88	6,766.12	3
001-511-30-4100	TELEPHONE EXPENSE	1,196.00	2,000.00	90.60	271.84	1,728.16	14
001-511-30-4110	IT LICENSING / EQUIPMENT	4,807.20	8,470.00	0.00	1,925.75	6,544.25	23
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	66.37	2,500.00	11.65	2,668.60	168.60-	107
001-511-30-5100	OFFICE SUPPLIES	39.00	150.00	0.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	98.66	400.00	0.00	11.50	388.50	3
001-511-30-5400	SUBSCRIPTIONS/DUES	2,680.00	5,300.00	0.00	3,462.00	1,838.00	65
001-511-30-5500	TRAINING	1,650.00	2,650.00	0.00	0.00	2,650.00	0
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	5,698.00	0.00	0.00	0.00	0.00	0
511 LEGISLATIVE- CITY COMMISSION:		93,303.54	116,010.00	6,702.86	35,001.68	81,008.32	30
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	273,116.15	448,710.00	9,080.97	103,571.99	345,138.01	23
001-512-10-1300	OVERTIME	69.81	0.00	0.00	0.00	0.00	0
001-512-10-1500	SICK LEAVE	6,172.52	0.00	0.00	378.03	378.03-	0
001-512-10-1600	VACATION PAY	12,418.17	0.00	4,066.18	10,012.20	10,012.20-	0
001-512-10-1800	HOLIDAY PAY	12,853.78	0.00	3,697.79	7,395.58	7,395.58-	0
001-512-10-2100	FICA EXPENSE	23,215.10	34,330.00	1,280.99	8,733.17	25,596.83	25
001-512-10-2200	RETIREMENT	81,799.65	110,900.00	4,188.80	30,273.63	80,626.37	27
001-512-10-2210	BENEFIT ADMIN FEES	58.50	0.00	0.00	40.50	40.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	24,071.20	46,800.00	1,750.50	13,324.75	33,475.25	28
001-512-10-2600	WORKERS COMPENSATION INSURANCE	446.58	500.00	40.07	281.03	218.97	56
001-512-30-3100	PROFESSIONAL SERVICES	50,608.41	125,000.00	0.00	1,747.90	123,252.10	1
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	500.00	0.00	0.00	500.00	0
001-512-30-4000	TRAVEL & PER DIEM	7,309.05	10,600.00	500.00	2,088.50	8,511.50	20
001-512-30-4100	TELEPHONE EXPENSE	2,788.94	4,500.00	176.32	1,007.00	3,493.00	22
001-512-30-4110	IT LICENSING / EQUIPMENT	2,890.83	11,840.00	0.00	8,353.84	3,486.16	71
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	4,000.00	0.00	59.64	3,940.36	1

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 23 2023

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	7.29	500.00	0.00	22.70	477.30	5
001-512-30-4600	REPAIR & MAINTENANCE	946.22	5,800.00	19.24	349.86	5,450.14	6
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	501.71	1,000.00	0.00	180.84	819.16	18
001-512-30-5100	OFFICE SUPPLIES	338.18	2,000.00	42.37	1,802.89	197.11	90
001-512-30-5200	OPERATING SUPPLIES	593.17	7,250.00	0.00	1,873.49	5,376.51	26
001-512-30-5400	SUBSCRIPTIONS/DUES	3,846.24	5,650.00	0.00	284.88	5,365.12	5
001-512-30-5500	TRAINING	2,137.51	9,000.00	0.00	658.00	8,342.00	7
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	5,200.00	0.00	4,633.40	566.60	89
512 EXECUTIVE- CITY MANAGER:		506,189.01	834,080.00	24,843.23	197,073.82	637,006.18	24
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	217,658.11	283,920.00	5,459.34	52,207.80	231,712.20	18
001-513-10-1300	OVERTIME	24.88	500.00	0.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,549.71	0.00	10.36	2,576.83	2,576.83-	0
001-513-10-1600	VACATION PAY	16,092.88	0.00	1,378.35	3,567.45	3,567.45-	0
001-513-10-1800	HOLIDAY PAY	10,401.00	0.00	1,756.00	3,500.55	3,500.55-	0
001-513-10-2100	FICA EXPENSE	19,180.82	21,760.00	658.20	4,731.70	17,028.30	22
001-513-10-2200	RETIREMENT	32,312.84	37,280.00	1,186.54	8,506.97	28,773.03	23
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	35,524.88	46,800.00	1,431.00	10,074.00	36,726.00	22
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	80.14	562.05	437.95	56
001-513-30-3100	PROFESSIONAL SERVICES	13,361.60	17,750.00	0.00	0.00	17,750.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	18,500.00	19,250.00	0.00	0.00	19,250.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	2,720.05	14,800.00	0.00	3,330.49	11,469.51	22
001-513-30-4000	TRAVEL & PER DIEM	0.00	2,000.00	0.00	55.56	1,944.44	3
001-513-30-4100	TELEPHONE EXPENSE	3,480.22	6,300.00	40.30	1,151.99	5,148.01	18
001-513-30-4110	IT LICENSING / EQUIPMENT	32,428.68	37,540.00	257.25	22,896.03	14,643.97	61
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,857.35	1,580.00	0.00	45.44	1,534.56	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	5,000.62	3,150.00	0.00	437.65	2,712.35	14
001-513-30-4300	UTILITIES EXPENSE	18,321.51	27,300.00	0.00	3,627.06	23,672.94	13
001-513-30-4400	RENTAL & LEASING	2,995.45	3,900.00	11.55	842.68	3,057.32	22
001-513-30-4500	GENERAL INSURANCE	149,199.14	170,000.00	0.00	184,869.50	14,869.50-	109
001-513-30-4600	REPAIR & MAINTENANCE	12,369.37	22,470.00	68.52	1,631.07	20,838.93	7
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	5,655.83	6,000.00	340.93	1,808.72	4,191.28	30
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	0.00	500.00	0

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001-513-30-5100	OFFICE SUPPLIES	4,216.10	3,600.00	266.26	1,738.62	1,861.38	48
001-513-30-5200	OPERATING SUPPLIES	7,147.80	7,050.00	29.52	1,426.94	5,623.06	20
001-513-30-5400	SUBSCRIPTIONS/DUES	432.50	1,180.00	0.00	150.00	1,030.00	13
001-513-30-5500	TRAINING	1,818.00	3,360.00	0.00	399.00	2,961.00	12
001-513-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	7,560.00	0.00	0.00	7,560.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	109,873.75	112,595.00	0.00	0.00	112,595.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	24,553.79	21,835.00	0.00	0.00	21,835.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	223,552.49	229,425.00	0.00	0.00	229,425.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	68,058.21	62,185.00	0.00	0.00	62,185.00	0
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRINCP	327,167.69	333,315.00	0.00	165,881.67	167,433.33	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTRST	95,401.31	89,270.00	0.00	45,385.60	43,884.40	51
513 CLERK/FINANCE DEPARTMENT:		1,467,803.72	1,595,675.00	12,974.26	521,405.37	1,074,269.63	33
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	469,376.17	707,050.00	16,647.61	115,004.33	592,045.67	16
001-516-10-1300	OVERTIME	1,684.41	1,000.00	0.00	175.50	824.50	18
001-516-10-1500	SICK LEAVE	10,237.69	0.00	92.31	2,943.01	2,943.01-	0
001-516-10-1600	VACATION PAY	29,637.20	0.00	1,191.74	5,679.32	5,679.32-	0
001-516-10-1800	HOLIDAY PAY	19,472.89	0.00	4,482.90	8,671.35	8,671.35-	0
001-516-10-2100	FICA EXPENSE	40,576.27	54,170.00	1,714.71	10,134.20	44,035.80	19
001-516-10-2200	RETIREMENT	76,419.65	105,520.00	3,150.73	19,202.39	86,317.61	18
001-516-10-2210	BENEFIT ADMIN FEES	211.50	0.00	0.00	22.50	22.50-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	70,554.20	107,640.00	2,969.83	20,686.02	86,953.98	19
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,339.72	1,500.00	120.21	843.08	656.92	56
001-516-30-3100	PROFESSIONAL SERVICES	502,781.20	525,000.00	2,200.94	75,449.47	449,550.53	14
001-516-30-3400	OTHER CONTRACTUAL SERVICES	1,361.24	14,500.00	0.00	160.00	14,340.00	1
001-516-30-3450	CLOTHING AND UNIFORMS	981.46	2,000.00	0.00	0.00	2,000.00	0
001-516-30-4000	TRAVEL & PER DIEM	4,014.91	24,650.00	334.00	334.00	24,316.00	1
001-516-30-4100	TELEPHONE EXPENSE	9,092.98	8,000.00	297.38	1,857.44	6,142.56	23
001-516-30-4110	IT LICENSING / EQUIPMENT	15,689.09	55,100.00	196.50	20,348.47	34,751.53	37
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	33,762.20	25,000.00	208.50	4,274.20	20,725.80	17
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,849.68	8,000.00	0.00	233.96	7,766.04	3
001-516-30-4600	REPAIR & MAINTENANCE	3,417.08	6,000.00	161.32	429.30	5,570.70	7
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	273.06	10,000.00	0.00	472.66	9,527.34	5
001-516-30-4950	CODE ENFORCEMENT	2,738.41	51,500.00	0.00	634.62	50,865.38	1
001-516-30-5100	OFFICE SUPPLIES	2,250.71	10,000.00	0.00	783.10	9,216.90	8

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001-516-30-5200	OPERATING SUPPLIES	15,236.35	10,000.00	0.00	829.14	9,170.86	8
001-516-30-5250	FUEL EXPENSE	1,957.56	2,500.00	168.22	401.30	2,098.70	16
001-516-30-5400	SUBSCRIPTIONS/DUES	2,383.95	3,980.00	0.00	535.17	3,444.83	13
001-516-30-5500	TRAINING	7,497.85	19,460.00	0.00	991.59	18,468.41	5
001-516-30-5550	LICENSING	10,961.10	0.00	0.00	0.00	0.00	0
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	18,000.00	0.00	11,128.33	6,871.67	62
001-516-60-6330	JPA COMP PLAN AMENDMENTS	15,033.63	0.00	0.00	0.00	0.00	0
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	39,090.00	0.00	0.00	0.00	0.00	0
516 DEVELOPMENT SERVICES:		1,389,882.16	1,770,570.00	33,936.90	302,224.45	1,468,345.55	17
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	109,722.55	190,330.00	2,462.28	36,095.33	154,234.67	19
001-518-10-1300	OVERTIME	41.47	0.00	0.00	0.00	0.00	0
001-518-10-1500	SICK LEAVE	6,520.75	0.00	240.00	728.80	728.80-	0
001-518-10-1600	VACATION PAY	6,969.13	0.00	1,168.44	3,348.92	3,348.92-	0
001-518-10-1800	HOLIDAY PAY	5,224.00	0.00	667.68	1,335.36	1,335.36-	0
001-518-10-2100	FICA EXPENSE	9,828.87	14,570.00	347.19	3,175.43	11,394.57	22
001-518-10-2200	RETIREMENT	14,332.63	22,670.00	540.52	4,943.63	17,726.37	22
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	13.50	13.50-	0
001-518-10-2300	LIFE & HEALTH INSURANCE	15,172.20	28,080.00	662.57	5,681.05	22,398.95	20
001-518-10-2600	WORKERS COMPENSATION INSURANCE	178.65	200.00	16.03	112.39	87.61	56
001-518-30-3100	PROFESSIONAL SERVICES	375.00	145,320.00	0.00	0.00	145,320.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	988.66	15,160.00	0.00	1,041.99	14,118.01	7
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	5,873.59	5,000.00	194.77	1,248.24	3,751.76	25
001-518-30-4110	IT LICENSING / EQUIPMENT	8,595.85	21,700.00	0.00	2,187.11	19,512.89	10
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	8.26	250.00	0.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,758.96	2,300.00	0.00	103.62	2,196.38	5
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	75.01	4,000.00	0.00	0.00	4,000.00	0
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	203.59	900.00	0.00	251.07	648.93	28
001-518-30-5200	OPERATING SUPPLIES	7,769.60	15,000.00	0.00	806.64	14,193.36	5
001-518-30-5400	SUBSCRIPTIONS/DUES	355.00	2,500.00	0.00	0.00	2,500.00	0
001-518-30-5500	TRAINING	1,552.98	8,000.00	0.00	0.00	8,000.00	0
001-518-30-5550	LICENSING	47,110.77	30,000.00	0.00	8,187.50	21,812.50	27

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001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	13,771.91	0.00	0.00	0.00	0.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	17,215.00	16,000.00	0.00	0.00	16,000.00	0
518 INFORMATION TECHNOLOGY DEPARTMENT		273,698.43	537,980.00	6,299.48	69,260.58	468,719.42	13
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	103,762.87	130,420.00	3,306.46	31,121.68	99,298.32	24
001-519-10-1300	OVERTIME	298.61	0.00	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,327.18	0.00	0.00	708.58	708.58-	0
001-519-10-1600	VACATION PAY	5,570.61	0.00	562.50	1,681.60	1,681.60-	0
001-519-10-1800	HOLIDAY PAY	4,608.81	0.00	1,079.73	2,159.47	2,159.47-	0
001-519-10-2100	FICA EXPENSE	8,917.78	9,980.00	378.58	2,728.89	7,251.11	27
001-519-10-2200	RETIREMENT	12,983.32	15,540.00	589.39	4,248.47	11,291.53	27
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	9.00	9.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	15,291.36	18,720.00	717.87	5,053.59	13,666.41	27
001-519-10-2600	WORKERS COMPENSATION INSURANCE	98.26	110.00	8.81	61.83	48.17	56
001-519-30-3100	PROFESSIONAL SERVICES	2,216.00	60,000.00	0.00	25.00	59,975.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	863.04	6,400.00	0.00	1,101.99	5,298.01	17
001-519-30-4000	TRAVEL & PER DIEM	3,484.89	4,800.00	0.00	0.00	4,800.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,005.64	4,750.00	85.60	986.60	3,763.40	21
001-519-30-4110	IT LICENSING / EQUIPMENT	19,496.92	20,530.00	0.00	17,647.91	2,882.09	86
001-519-30-4150	ADVERTISING/RECRUITING	4,730.00	5,700.00	0.00	474.00	5,226.00	8
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	176.50	500.00	0.00	80.58	419.42	16
001-519-30-4300	UTILITIES EXPENSE	2,073.75	2,300.00	0.00	331.64	1,968.36	14
001-519-30-4400	RENTAL & LEASING	10.40	60.00	0.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,925.88	3,000.00	0.05	811.27	2,188.73	27
001-519-30-4800	EMPLOYEE PROGRAMS	6,724.51	8,000.00	100.00	3,331.84	4,668.16	42
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	519.40	1,000.00	0.00	109.40	890.60	11
001-519-30-5100	OFFICE SUPPLIES	1,076.85	2,900.00	0.00	130.19	2,769.81	4
001-519-30-5200	OPERATING SUPPLIES	1,034.38	2,800.00	0.00	1,694.19	1,105.81	61
001-519-30-5250	FUEL EXPENSE	533.82	700.00	0.00	103.88	596.12	15
001-519-30-5400	SUBSCRIPTIONS/DUES	1,023.24	1,380.00	0.00	229.00	1,151.00	17
001-519-30-5500	TRAINING	4,574.94	4,850.00	0.00	598.00	4,252.00	12
001-519-30-5501	STAFF TRAINING PROGRAMS	1,780.05	5,000.00	0.00	851.90	4,148.10	17
519 HUMAN RESOURCE DEPARTMENT:		212,163.01	309,440.00	6,828.99	76,280.50	233,159.50	25

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001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	1,952,135.38	3,539,580.00	63,685.54	609,759.83	2,929,820.17	17
001-521-10-1220	UNIFORM ALLOWANCE	13,980.00	14,820.00	0.00	3,090.00	11,730.00	21
001-521-10-1250	ON CALL	7,050.00	10,400.00	300.00	1,725.00	8,675.00	17
001-521-10-1260	SHIFT DIFFERENTIAL	14,061.06	20,080.00	543.48	3,450.48	16,629.52	17
001-521-10-1300	OVERTIME	117,487.00	157,000.00	2,639.95	22,594.86	134,405.14	14
001-521-10-1500	SICK LEAVE	72,320.99	0.00	415.51	15,750.71	15,750.71-	0
001-521-10-1600	VACATION PAY	101,695.36	0.00	4,182.31	32,473.58	32,473.58-	0
001-521-10-1700	INCENTIVE PAY	20,290.00	56,000.00	0.00	4,970.00	51,030.00	9
001-521-10-1800	HOLIDAY PAY	83,822.11	0.00	22,643.09	44,019.60	44,019.60-	0
001-521-10-1820	HOLIDAY PREMIUM	73,753.36	82,000.00	23,964.21	42,701.66	39,298.34	52
001-521-10-2100	FICA EXPENSE	188,389.65	295,680.00	9,055.66	59,711.23	235,968.77	20
001-521-10-2200	RETIREMENT	611,549.51	1,103,850.00	31,181.95	202,455.34	901,394.66	18
001-521-10-2210	BENEFIT ADMIN FEES	243.00	0.00	0.00	103.50	103.50-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	317,222.69	547,560.00	14,235.75	98,629.68	448,930.32	18
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	2,817.24	0.00	0.00	3,375.64	3,375.64-	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	58,053.22	65,000.00	5,208.96	36,532.90	28,467.10	56
001-521-30-3100	PROFESSIONAL SERVICES	10,155.99	48,000.00	800.00	4,386.17	43,613.83	9
001-521-30-3400	OTHER CONTRACTUAL SERVICES	12,915.35	26,800.00	0.00	6,400.98	20,399.02	24
001-521-30-3450	CLOTHING AND UNIFORMS	10,568.31	12,000.00	3,109.25	6,279.36	5,720.64	52
001-521-30-3500	INVESTIGATIONS	7,924.44	15,000.00	294.10	1,956.90	13,043.10	13
001-521-30-4000	TRAVEL & PER DIEM	4,507.60	9,000.00	542.00	1,738.02	7,261.98	19
001-521-30-4100	TELEPHONE EXPENSE	63,838.47	80,000.00	3,490.25	14,226.10	65,773.90	18
001-521-30-4110	IT LICENSING / EQUIPMENT	231,419.52	191,600.00	118.79	160,603.90	30,996.10	84
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	288.24	3,000.00	0.00	28.78	2,971.22	1
001-521-30-4300	UTILITIES EXPENSE	61,711.43	54,000.00	27.18	7,859.34	46,140.66	15
001-521-30-4400	RENTAL & LEASING	2,115.43	10,500.00	149.00	545.88	9,954.12	5
001-521-30-4600	REPAIR & MAINTENANCE	56,628.32	70,000.00	722.58	21,592.68	48,407.32	31
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	876.65-	4,000.00	0.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,127.90	4,600.00	123.01	767.05	3,832.95	17
001-521-30-5100	OFFICE SUPPLIES	773.09	5,000.00	0.00	140.97	4,859.03	3
001-521-30-5200	OPERATING SUPPLIES	57,147.52	83,000.00	436.49	19,929.80	63,070.20	24
001-521-30-5250	FUEL EXPENSE	161,988.94	195,000.00	10,539.55	34,373.39	160,626.61	18
001-521-30-5400	SUBSCRIPTIONS/DUES	1,343.48	3,000.00	135.05	135.05	2,864.95	4
001-521-30-5500	TRAINING	30,853.06	40,000.00	0.00	9,269.08	30,730.92	23
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	320,000.00	0.00	0.00	320,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	185,188.49	222,840.00	0.00	71,321.00	151,519.00	32

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001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	57,524.09	0.00	0.00	0.00	0.00	0
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	4,170.32	0.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	4,597,183.91	7,289,310.00	198,543.66	1,542,898.46	5,746,411.54	21
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	786,046.11	1,256,900.00	25,986.75	246,524.94	1,010,375.06	20
001-541-10-1250	ON CALL	3,900.00	3,900.00	150.00	1,050.00	2,850.00	27
001-541-10-1300	OVERTIME	12,544.80	12,000.00	64.55	3,132.18	8,867.82	26
001-541-10-1500	SICK LEAVE	39,374.25	0.00	1,024.83	5,646.04	5,646.04	0
001-541-10-1600	VACATION PAY	45,392.03	0.00	4,126.33	15,696.70	15,696.70	0
001-541-10-1800	HOLIDAY PAY	35,068.54	0.00	7,478.54	15,249.74	15,249.74	0
001-541-10-2100	FICA EXPENSE	70,586.10	97,370.00	2,963.67	21,934.35	75,435.65	23
001-541-10-2200	RETIREMENT	108,496.47	172,760.00	5,692.04	42,348.63	130,411.37	25
001-541-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0.00	0
001-541-10-2300	LIFE & HEALTH INSURANCE	137,294.00	234,000.00	6,028.96	45,324.12	188,675.88	19
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	17,862.46	20,000.00	1,602.75	11,240.89	8,759.11	56
001-541-30-3100	PROFESSIONAL SERVICES	93,620.80	211,580.00	0.00	21,565.79	190,014.21	10
001-541-30-3400	OTHER CONTRACTUAL SERVICES	100,675.83	378,100.00	16,258.75	46,708.77	331,391.23	12
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	108,099.00	265,000.00	0.00	36,851.25	228,148.75	14
001-541-30-3450	CLOTHING AND UNIFORMS	8,393.87	8,000.00	162.53	2,379.66	5,620.34	30
001-541-30-4000	TRAVEL & PER DIEM	591.73	5,500.00	0.00	63.92	5,436.08	1
001-541-30-4100	TELEPHONE EXPENSE	17,623.27	24,600.00	805.68	4,477.03	20,122.97	18
001-541-30-4110	IT LICENSING / EQUIPMENT	29,537.40	80,400.00	0.00	10,425.89	69,974.11	13
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	49.14	100.00	0.00	39.92	60.08	40
001-541-30-4300	UTILITIES EXPENSE	24,018.58	23,200.00	199.29	2,762.87	20,437.13	12
001-541-30-4350	VILLAGES STREET LIGHTING	446,207.51	470,000.00	2,644.22	84,814.57	385,185.43	18
001-541-30-4400	RENTAL & LEASING	1,685.87	7,575.00	0.00	3,206.43	4,368.57	42
001-541-30-4600	REPAIR & MAINTENANCE	32,147.82	51,200.00	0.00	10,364.11	40,835.89	20
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	11,562.67	25,000.00	0.00	203.32	24,796.68	1
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	18.92	3,000.00	0.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	2,446.05	5,000.00	75.60	1,440.67	3,559.33	29
001-541-30-4960	BOOT ALLOWANCE	2,493.28	4,025.00	144.84	1,631.64	2,393.36	41
001-541-30-5100	OFFICE SUPPLIES	2,389.14	3,000.00	110.95	664.91	2,335.09	22
001-541-30-5200	OPERATING SUPPLIES	59,736.59	70,000.00	1,513.48	18,751.19	51,248.81	27
001-541-30-5250	FUEL EXPENSE	38,832.19	45,000.00	2,637.93	7,786.46	37,213.54	17

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-541-30-5400	SUBSCRIPTIONS/DUES	1,349.87	9,225.00	34.99	1,370.98	7,854.02	15
001-541-30-5500	TRAINING	13,759.37	19,080.00	0.00	1,333.80	17,746.20	7
001-541-60-6115	CITY HALL / ANNEX REHAB	60,663.05	50,000.00	0.00	2,083.36	47,916.64	4
001-541-60-6210	PUBLIC WORKS BUILDING	0.00	9,700.00	0.00	6,308.00	3,392.00	65
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	106,377.50	369,608.00	11,302.20	121,873.95	247,734.05	33
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	46,316.72	28,200.00	0.00	28,171.17	28.83	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	4,091.49	2,165.00	0.00	2,160.33	4.67	100
541 PUBLIC WORKS/STREET DEPT.		2,469,279.42	3,967,188.00	91,008.88	825,587.58	3,141,600.42	21
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	160,093.51	245,440.00	7,023.71	53,709.96	191,730.04	22
001-549-10-1210	SPECIAL PAY	0.00	1,500.00	0.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	3,984.32	0.00	0.00	756.29	756.29-	0
001-549-10-1600	VACATION PAY	12,787.72	0.00	350.01	4,764.25	4,764.25-	0
001-549-10-1800	HOLIDAY PAY	7,001.01	0.00	1,843.42	4,004.91	4,004.91-	0
001-549-10-2100	FICA EXPENSE	14,065.54	18,900.00	705.11	4,837.53	14,062.47	26
001-549-10-2200	RETIREMENT	20,478.95	29,420.00	1,097.76	7,531.34	21,888.66	26
001-549-10-2300	LIFE & HEALTH INSURANCE	30,260.16	46,800.00	1,776.35	10,406.27	36,393.73	22
001-549-10-2600	WORKERS COMPENSATION INSURANCE	6,966.43	7,800.00	625.08	4,383.97	3,416.03	56
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	25.00	475.00	5
001-549-30-3400	OTHER CONTRACTUAL SERVICES	220.00	2,800.00	0.00	190.00	2,610.00	7
001-549-30-3450	CLOTHING AND UNIFORMS	2,338.53	3,500.00	151.81	737.15	2,762.85	21
001-549-30-4000	TRAVEL & PER DIEM	70.90	100.00	0.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,354.52	3,500.00	374.28	947.50	2,552.50	27
001-549-30-4110	IT LICENSING / EQUIPMENT	15,463.45	31,500.00	0.00	5,286.35	26,213.65	17
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,388.52	5,000.00	0.00	1,268.25	3,731.75	25
001-549-30-4400	RENTAL & LEASING	1,580.89	2,500.00	20.80	342.89	2,157.11	14
001-549-30-4600	REPAIR & MAINTENANCE	2,896.45	5,000.00	0.00	171.56	4,828.44	3
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	235.37	700.00	0.00	171.19	528.81	24
001-549-30-5100	OFFICE SUPPLIES	645.01	1,500.00	444.00	746.64	753.36	50
001-549-30-5200	OPERATING SUPPLIES	26,334.32	35,000.00	14.02	7,706.79	27,293.21	22
001-549-30-5250	FUEL EXPENSE	3,990.54	3,500.00	292.98	865.20	2,634.80	25
001-549-30-5400	SUBSCRIPTIONS/DUES	1,069.99	500.00	0.00	0.00	500.00	0
001-549-30-5500	TRAINING	400.00	2,500.00	0.00	299.00	2,201.00	12

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	23,626.15	85,900.00	1,861.42	63,572.28	22,327.72	74
	549 FLEET MAINTENANCE DEPT:	341,252.28	534,060.00	16,580.75	172,724.32	361,335.68	32
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	427,018.66	675,650.00	14,465.93	128,342.28	547,307.72	19
001-572-10-1250	ON CALL	3,900.00	3,500.00	150.00	1,050.00	2,450.00	30
001-572-10-1300	OVERTIME	11,767.52	2,000.00	0.00	2,578.71	578.71-	129
001-572-10-1500	SICK LEAVE	15,073.16	0.00	219.47	3,920.50	3,920.50-	0
001-572-10-1600	VACATION PAY	21,229.69	0.00	0.00	4,780.84	4,780.84-	0
001-572-10-1800	HOLIDAY PAY	16,704.26	0.00	3,894.77	8,321.59	8,321.59-	0
001-572-10-1820	HOLIDAY PREMIUM	166.00	0.00	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	37,933.68	52,110.00	1,545.73	11,511.01	40,598.99	22
001-572-10-2200	RETIREMENT	52,865.36	81,130.00	2,230.77	17,745.24	63,384.76	22
001-572-10-2300	LIFE & HEALTH INSURANCE	78,852.42	131,040.00	4,162.71	31,874.11	99,165.89	24
001-572-10-2500	UNEMPLOYMENT COMPENSATION	37.41	0.00	0.00	0.00	0.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	5,358.78	6,000.00	480.83	3,372.28	2,627.72	56
001-572-30-3100	PROFESSIONAL SERVICES	20,650.50	15,750.00	0.00	3,374.85	12,375.15	21
001-572-30-3400	OTHER CONTRACTUAL SERVICES	96,812.20	131,900.00	13,130.00	51,667.57	80,232.43	39
001-572-30-3450	CLOTHING AND UNIFORMS	3,842.07	7,550.00	0.00	0.00	7,550.00	0
001-572-30-4000	TRAVEL & PER DIEM	1,012.59	3,900.00	0.00	0.00	3,900.00	0
001-572-30-4100	TELEPHONE EXPENSE	19,695.91	18,000.00	432.95	4,111.17	13,888.83	23
001-572-30-4110	IT LICENSING / EQUIPMENT	28,329.62	34,800.00	0.00	11,724.89	23,075.11	34
001-572-30-4150	ADVERTISING AND PROMOTIONS	23,045.57	14,000.00	2,059.00	11,961.96	2,038.04	85
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	31.27	200.00	0.00	1.14	198.86	1
001-572-30-4300	UTILITIES EXPENSE	16,049.73	25,100.00	346.04	3,022.96	22,077.04	12
001-572-30-4400	RENTAL & LEASING	4,148.21	6,900.00	0.00	600.88	6,299.12	9
001-572-30-4600	REPAIR & MAINTENANCE	38,063.27	123,620.00	7.38	13,372.66	110,247.34	11
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,955.18	38,500.00	0.00	0.00	38,500.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	2,506.91	10,000.00	0.00	288.38	9,711.62	3
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	6,702.16	7,070.00	240.00	3,237.81	3,832.19	46
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,474.65	10,000.00	0.00	2,554.19	7,445.81	26
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	777.87	5,000.00	0.00	424.19	4,575.81	8
001-572-30-4910	SPECIAL EVENTS	123,526.80	118,500.00	3,498.74	30,714.22	87,785.78	26
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	76,459.67	110,100.00	0.00	17,441.95	92,658.05	16
001-572-30-4920	SUMMER RECREATION PROGRAM	15,547.80	42,500.00	0.00	0.00	42,500.00	0
001-572-30-4960	BOOT ALLOWANCE	1,122.58	1,575.00	0.00	146.93	1,428.07	9

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-572-30-5100	OFFICE SUPPLIES	2,015.73	2,000.00	108.60	992.94	1,007.06	50
001-572-30-5200	OPERATING SUPPLIES	71,356.54	95,600.00	439.99	27,314.18	68,285.82	29
001-572-30-5250	FUEL EXPENSE	25,357.37	30,000.00	1,933.15	5,582.84	24,417.16	19
001-572-30-5280	LANDSCAPING	18,306.97	30,000.00	0.00	3,858.06	26,141.94	13
001-572-30-5400	SUBSCRIPTIONS/DUES	410.10	2,610.00	0.00	0.00	2,610.00	0
001-572-30-5500	TRAINING	4,105.00	10,600.00	0.00	510.00	10,090.00	5
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	39,100.00	0.00	14,090.00	25,010.00	36
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	18,647.65	25,000.00	0.00	0.00	25,000.00	0
001-572-60-6351	MLK PARK PROJECT	224,643.64	103,240.96	11,150.00	77,018.69	26,222.27	75
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	75,786.00	149,690.52	0.00	0.00	149,690.52	0
572 PARKS & RECREATION:		1,600,290.50	2,164,236.48	60,496.06	497,509.02	1,666,727.46	23
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	11,311.43	87,450.00	1,211.68	7,601.84	79,848.16	9
001-575-10-1300	OVERTIME	55.69	0.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	869.65	6,690.00	92.71	581.57	6,108.43	9
001-575-10-2200	RETIREMENT	1,318.13	10,420.00	144.31	905.39	9,514.61	9
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	200.00	0.00	4.75	195.25	2
001-575-30-3100	PROFESSIONAL SERVICES	849.85	3,000.00	499.85	499.85	2,500.15	17
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,134.70	8,440.00	0.00	220.00	8,220.00	3
001-575-30-3450	CLOTHING AND UNIFORMS	220.48	1,200.00	0.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,835.02	6,680.00	49.85	1,088.45	5,591.55	16
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	17.07	250.00	0.00	46.59	203.41	19
001-575-30-4300	UTILITIES EXPENSE	45,205.90	24,800.00	2,644.49	10,833.02	13,966.98	44
001-575-30-4400	RENTAL & LEASING	1,912.19	2,600.00	45.88	284.35	2,315.65	11
001-575-30-4600	REPAIR & MAINTENANCE	11,979.48	30,000.00	0.00	683.64	29,316.36	2
001-575-30-5100	OFFICE SUPPLIES	425.01	1,000.00	269.99	497.05	502.95	50
001-575-30-5200	OPERATING SUPPLIES	7,528.12	15,000.00	47.97	2,295.19	12,704.81	15
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0.00	0
575 COMMUNITY CENTER:		85,762.72	197,730.00	5,006.73	25,541.69	172,188.31	13
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	4,354,650.00	0.00	0.00	4,354,650.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	185,870.00	197,730.00	0.00	0.00	197,730.00	0

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001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00	0
	581 Total	18,835,870.00	8,197,730.00	0.00	0.00	8,197,730.00	0
	001 GENERAL FUND Expend Total	31,872,678.70	31,868,659.48	463,221.80	4,265,507.47	27,603,152.01	13

001 GENERAL FUND		Prior	Current	YTD
	Revenues:	22,501,125.42	236,594.02	15,977,612.75
	Expended:	31,872,678.70	463,221.80	4,265,507.47
	Net Income:	9,371,553.28-	226,627.78-	11,712,105.28

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	521.29	200.00	0.00	148.73	51.27-	74
101-364-1000	CEMETERY LOT SALES	2,100.00	2,100.00	0.00	0.00	2,100.00-	0
101-366-1350	CONTRIBUTIONS/DUES	2,430.00	2,000.00	0.00	400.00	1,600.00-	20
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	0.00	150.00	450.00-	25
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	0.00	100.00-	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWARD	0.00	57,400.00	0.00	0.00	57,400.00-	0
101 CEMETERY FUND Revenue Total		5,651.29	62,400.00	0.00	698.73	61,701.27-	1

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	8,450.00	0.00	0.00	8,450.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	61.37	200.00	0.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		61.37	9,250.00	0.00	0.00	9,250.00	0
101-580-90-9999	CONTINGENCY	0.00	53,150.00	0.00	0.00	53,150.00	0
101 CEMETERY FUND Expend Total		61.37	62,400.00	0.00	0.00	62,400.00	0

101 CEMETERY FUND

	Prior	Current	YTD
Revenues:	5,651.29	0.00	698.73
Expended:	61.37	0.00	0.00
Net Income:	5,589.92	0.00	698.73

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
104-361-0000	INTEREST	8,461.61	0.00	0.00	3,292.76	3,292.76	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	369,830.00	368,670.00	0.00	0.00	368,670.00-	0
104-382-0010	TRANSFER FROM GENERAL	185,870.00	197,730.00	0.00	0.00	197,730.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,007,900.00	0.00	0.00	1,007,900.00-	0
104 COMMUNITY REDEVELOPMENT Revenue Tota		564,161.61	1,574,300.00	0.00	3,292.76	1,571,007.24-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	31,654.31	42,210.00	652.62	9,095.05	33,114.95	22
104-550-10-1500	SICK LEAVE	599.30	0.00	0.00	418.17	418.17-	0
104-550-10-1600	VACATION PAY	2,697.94	0.00	652.62	1,223.66	1,223.66-	0
104-550-10-1800	HOLIDAY PAY	1,265.58	0.00	326.31	652.62	652.62-	0
104-550-10-2100	FICA EXPENSE	2,770.52	3,230.00	124.82	871.33	2,358.67	27
104-550-10-2200	RETIREMENT	4,330.56	5,030.00	515.08	3,595.67	1,434.33	71
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.49	3,600.00	145.92	1,027.14	2,572.86	29
104-550-30-3100	PROFESSIONAL SERVICES	6,875.00	135,000.00	0.00	0.00	135,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	1,500.00	0.00	0.00	1,500.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	175.00	0.00	0.00	175.00	0
104-550-30-5500	TRAINING	0.00	4,000.00	0.00	0.00	4,000.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	0.00	0.00	80,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	20,000.00	0.00	0.00	20,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	70,653.62	55,925.00	0.00	0.00	55,925.00	0
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	167,101.15	50,000.00	0.00	0.00	50,000.00	0
550 COMM REDEVELOPMENT DEPT.:		291,647.47	400,670.00	2,417.37	16,883.64	383,786.36	4
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,229,555.00	0.00	0.00	1,229,555.00	0
104 COMMUNITY REDEVELOPMENT Expend Total		291,647.47	1,630,225.00	2,417.37	16,883.64	1,613,341.36	1

104 COMMUNITY REDEVELOPMENT

	Prior	Current	YTD
Revenues:	564,161.61	0.00	3,292.76
Expended:	291,647.47	2,417.37	16,883.64
Net Income:	272,514.14	2,417.37-	13,590.88-

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
105-361-0000	INTEREST	162.35	100.00	0.00	54.10	45.90-	54
105-369-0058	DONATIONS	14,697.00	15,000.00	0.00	8,435.00	6,565.00-	56
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	27,400.00	0.00	0.00	27,400.00-	0
105 BAKER HOUSE Revenue Total		14,859.35	42,500.00	0.00	8,489.10	34,010.90-	20

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	103.38	30,000.00	0.00	10.23	29,989.77	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	12,500.00	0.00	0.00	12,500.00	0
105 BAKER HOUSE Expend Total		103.38	42,500.00	0.00	10.23	42,489.77	0

105 BAKER HOUSE		Prior	Current	YTD
Revenues:	14,859.35	0.00	8,489.10	
Expended:	103.38	0.00	10.23	
Net Income:	14,755.97	0.00	8,478.87	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	0.00	45.00-	0
	106 WILDWOOD AREA HISTORICA Revenue Tota	0.00	45.00	0.00	0.00	45.00-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	0.00	45.00	0
	106 WILDWOOD AREA HISTORICA Expend Total	0.00	45.00	0.00	0.00	45.00	0

106 WILDWOOD AREA HISTORICAL ASSOCIATION	Prior	Current	YTD
Revenues:	0.00	0.00	0.00
Expended:	0.00	0.00	0.00
Net Income:	0.00	0.00	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	241,018.02	225,000.00	2,747.34	223,268.56	1,731.44-	99
107-361-0000	INTEREST	2,318.59	0.00	0.00	1,080.69	1,080.69	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	275,000.00	0.00	0.00	275,000.00-	0
107 RECREATION IMPACT FEES Revenue Total		243,336.61	500,000.00	2,747.34	224,349.25	275,650.75-	45

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	500,000.00	0.00	0.00	500,000.00	0
107 RECREATION IMPACT FEES Expend Total		0.00	500,000.00	0.00	0.00	500,000.00	0

107 RECREATION IMPACT FEES		Prior	Current	YTD
Revenues:	243,336.61	2,747.34	224,349.25	
Expended:	0.00	0.00	0.00	
Net Income:	243,336.61	2,747.34	224,349.25	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,416,256.93	1,100,000.00	2,985.62	288,772.65	811,227.35-	26
108-361-0000	INTEREST	153.73	0.00	0.00	29.82	29.82	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,540,500.00	0.00	0.00	1,540,500.00-	0
108 LAW ENFORCEMENT IMPACT Revenue Total		1,416,410.66	2,640,500.00	2,985.62	288,802.47	2,351,697.53-	11
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	389.02	0.00	0.00	65.86	65.86-	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPMENT	215,588.32	710,400.00	0.00	0.00	710,400.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYMENT	412,800.00	412,800.00	0.00	0.00	412,800.00	0
521 LAW ENFORCEMENT IMPACT FEES:		628,777.34	1,123,200.00	0.00	65.86	1,123,134.14	0
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT FEES	0.00	1,517,300.00	0.00	0.00	1,517,300.00	0
108 LAW ENFORCEMENT IMPACT Expend Total		628,777.34	2,640,500.00	0.00	65.86	2,640,434.14	0

108 LAW ENFORCEMENT IMPACT FEES		Prior	Current	YTD
Revenues:	1,416,410.66	2,985.62	288,802.47	
Expended:	628,777.34	0.00	65.86	
Net Income:	787,633.32	2,985.62	288,736.61	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
301-361-0000	INTEREST	77,499.22	100.00	0.00	35,129.52	35,029.52	***
301-382-0010	TRANSFER FROM GENERAL FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IMPR	0.00	13,357,100.00	0.00	0.00	13,357,100.00-	0
301 CAPITAL IMPROVEMENT FUN Revenue Tota		18,727,499.22	21,357,200.00	0.00	35,129.52	21,322,070.48-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	349,579.75	91,581.50	19,358.10	19,358.10	72,223.40	21
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	53,856.05	125,000.00	404.31	4,759.61	120,240.39	4
301-516-60-6302	CITY PARKING FACILITIES REHAB	14,406.65	0.00	0.00	0.00	0.00	0
301-516-60-6303	CITY SIGN AT TRAILWINDS	171,231.00	0.00	0.00	0.00	0.00	0
516 Total		239,493.70	125,000.00	404.31	4,759.61	120,240.39	4
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	0.00	50,000.00	0.00	0.00	50,000.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	4,247.17	0.00	0.00	0.00	0.00	0
301-541-60-6201	PW BUILDING METAL ROOF REHAB	98,082.26	0.00	0.00	0.00	0.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	3,246,835.17	570,445.37	0.00	152,167.85	418,277.52	27
301-541-60-6203	PW POLE BARN	0.00	111,000.00	0.00	0.00	111,000.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
301-541-60-6205	MSC HVAC UPGRADES	0.00	40,000.00	0.00	454.60	39,545.40	1
301-541-60-6301	PLEASANTDALE REHAB	22,550.00	1,316,375.00	0.00	1,475.00	1,314,900.00	0
301-541-60-6302	BARWICK REHAB	99,665.90	366,675.80	0.00	2,300.00	364,375.80	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS	6,000.00	948,200.00	0.00	95,778.28	852,421.72	10
301-541-60-6304	PW PARKING FACILITIES REHAB	19,773.35	0.00	0.00	0.00	0.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	635,922.82	1,000,000.00	0.00	0.00	1,000,000.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	157,058.00	614,815.00	0.00	21,121.00	593,694.00	3
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	0.00	280,000.00	0.00	0.00	280,000.00	0
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
541 Total		4,290,134.67	5,727,511.17	0.00	273,296.73	5,454,214.44	5
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOMS	21,973.94	328,763.00	0.00	0.00	328,763.00	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-572-60-6202	BAKER HOUSE RESTROOMS	139,425.64	37,135.00	0.00	30,599.98	6,535.02	82
301-572-60-6203	LAKE DEATON RESTROOMS	109,499.41	0.00	0.00	0.00	0.00	0
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	7,069.50	0.00	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	0.00	150,000.00	0.00	0.00	150,000.00	0
301-572-60-6206	OXFORD PARK BATHROOMS	0.00	115,000.00	0.00	0.00	115,000.00	0
301-572-60-6207	OUTREACH CENTER RE-ROOF	0.00	45,000.00	0.00	15,590.00	29,410.00	35
301-572-60-6301	LAKE DEATON PARKING FACILITIES REHAB	10,213.15	0.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	189,928.98	4,044,385.00	0.00	67,493.00	3,976,892.00	2
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	0.00	112,000.00	7,814.40	7,814.40	104,185.60	7
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	0.00	132,000.00	0.00	24.40	131,975.60	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	100,000.00	0.00	27,410.00	72,590.00	27
572 Total		478,110.62	5,064,283.00	7,814.40	148,931.78	4,915,351.22	3
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	400,000.00	0.00	0.00	400,000.00	0
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	21,834.35	0.00	0.00	0.00	0.00	0
575 Total		21,834.35	400,000.00	0.00	0.00	400,000.00	0
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	11,737,200.00	0.00	0.00	11,737,200.00	0
301 CAPITAL IMPROVEMENT FUN Expend Total		5,379,153.09	23,195,575.67	27,576.81	446,346.22	22,749,229.45	2

301 CAPITAL IMPROVEMENT FUND

	Prior	Current	YTD
Revenues:	18,727,499.22	0.00	35,129.52
Expended:	5,379,153.09	27,576.81	446,346.22
Net Income:	13,348,346.13	27,576.81-	411,216.70-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	3,062,059.58	3,210,000.00	0.00	542,561.90	2,667,438.10-	17
401-343-3500	WATER- METER INSTALLATIONS	140,063.34	100,000.00	2,694.19	91,334.04	8,665.96-	91
401-343-3510	WATER- OTHER (ON/OFF FEES)	37,125.00	30,000.00	0.00	6,965.00	23,035.00-	23
401-343-3520	WATER INCOME-OTHER	14,233.66	10,000.00	0.00	3,020.20	6,979.80-	30
401-343-3550	WATER UTILITY TAX	273.60-	0.00	0.00	0.00	0.00	0
401-343-4151	RE-ROUTE FEE	28.75-	0.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,613,208.73	4,710,000.00	0.00	823,323.46	3,886,676.54-	17
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,795.50	15,000.00	1,322.50	5,290.00	9,710.00-	35
401-343-5520	TSS/COD WASTEWATER FEES	783,061.15	800,000.00	0.00	113,096.16	686,903.84-	14
401-343-6100	REUSE WATER OPERATIONS	83,007.95	100,000.00	0.00	25,563.74	74,436.26-	26
401-361-0000	INTEREST EARNINGS	87,671.83	5,000.00	0.00	33,810.22	28,810.22	676
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,170,000.00	0.00	0.00	9,170,000.00-	0
	401 UTILITY FUND Revenue Total	8,835,924.39	18,162,000.00	4,016.69	1,644,964.72	16,517,035.28-	9

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	126,645.91	162,800.00	3,982.88	36,410.37	126,389.63	22
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,659.06	0.00	264.54	1,846.02	1,846.02-	0
401-530-10-1600	VACATION PAY	7,634.30	0.00	620.91	3,022.43	3,022.43-	0
401-530-10-1800	HOLIDAY PAY	5,638.77	0.00	1,217.09	2,557.21	2,557.21-	0
401-530-10-2100	FICA EXPENSE	11,193.42	12,540.00	464.77	3,348.13	9,191.87	27
401-530-10-2200	RETIREMENT	16,319.60	19,350.00	724.78	5,220.92	14,129.08	27
401-530-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	13.50	13.50-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	30,150.00	37,440.00	1,368.52	10,636.64	26,803.36	28
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	893.14	1,000.00	80.14	562.04	437.96	56
401-530-30-3100	PROFESSIONAL SERVICES	772.50	4,125.00	0.00	0.00	4,125.00	0
401-530-30-3200	ACCOUNTING & AUDITING FEES	18,500.00	19,250.00	0.00	0.00	19,250.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	14,475.67	32,410.00	0.00	4,846.79	27,563.21	15
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	4,717.93	5,250.00	24.93	1,039.21	4,210.79	20
401-530-30-4110	IT LICENSING / EQUIPMENT	17,010.09	25,300.00	257.25	18,607.68	6,692.32	74
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	26,543.62	33,000.00	0.00	5,082.39	27,917.61	15
401-530-30-4300	UTILITIES EXPENSE	17,714.36	25,000.00	0.00	3,627.07	21,372.93	15

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-30-4400	RENTAL & LEASING	2,995.44	1,000.00	11.55	830.96	169.04	83
401-530-30-4500	GENERAL INSURANCE	145,449.13	170,000.00	0.00	184,869.50	14,869.50-	109
401-530-30-4600	REPAIR & MAINTENANCE	9,145.94	21,000.00	12.00	1,092.11	19,907.89	5
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,173.73	14,500.00	0.00	1,979.36	12,520.64	14
401-530-30-5100	OFFICE SUPPLIES	887.68	2,000.00	0.00	150.29	1,849.71	8
401-530-30-5200	OPERATING SUPPLIES	4,677.81	5,600.00	779.97	1,831.10	3,768.90	33
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	450.00	0.00	0.00	450.00	0
401-530-30-5500	TRAINING	2,808.00	2,000.00	0.00	702.00	1,298.00	35
530 PHYSICAL ENVIRONMENT/ADMIN:		487,097.60	597,515.00	9,809.33	288,275.72	309,239.28	48
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	562,282.25	873,990.00	18,912.51	173,256.64	700,733.36	20
401-533-10-1250	ON CALL	7,950.00	7,800.00	300.00	2,175.00	5,625.00	28
401-533-10-1300	OVERTIME	10,948.00	15,000.00	443.32	3,327.52	11,672.48	22
401-533-10-1500	SICK LEAVE	19,901.90	0.00	19.14	7,294.71	7,294.71-	0
401-533-10-1600	VACATION PAY	27,997.90	0.00	3,643.64	11,530.24	11,530.24-	0
401-533-10-1800	HOLIDAY PAY	23,228.01	0.00	5,242.57	10,415.39	10,415.39-	0
401-533-10-1820	HOLIDAY PREMIUM	3,128.30	5,000.00	0.00	1,114.59	3,885.41	22
401-533-10-2100	FICA EXPENSE	50,140.52	68,990.00	2,184.94	15,997.34	52,992.66	23
401-533-10-2200	RETIREMENT	73,144.51	107,410.00	3,401.66	24,905.54	82,504.46	23
401-533-10-2210	BENEFIT ADMIN FEES	189.00	0.00	0.00	31.50	31.50-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	90,475.94	168,480.00	4,520.29	33,760.44	134,719.56	20
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	13,396.92	15,000.00	1,202.07	8,430.66	6,569.34	56
401-533-30-3100	PROFESSIONAL SERVICES	124,123.51	61,890.00	0.00	15,596.05	46,293.95	25
401-533-30-3400	OTHER CONTRACTUAL SERVICES	50,109.22	180,000.00	130.00	2,683.77	177,316.23	1
401-533-30-3450	CLOTHING AND UNIFORMS	5,029.71	9,000.00	282.54	1,797.29	7,202.71	20
401-533-30-4000	TRAVEL & PER DIEM	3,402.39	4,500.00	982.32	2,381.90	2,118.10	53
401-533-30-4100	TELEPHONE EXPENSE	26,647.03	38,600.00	1,904.09	7,750.43	30,849.57	20
401-533-30-4110	IT LICENSING / EQUIPMENT	14,033.94	64,200.00	389.87	11,414.04	52,785.96	18
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	2,045.46	2,500.00	0.00	0.00	2,500.00	0
401-533-30-4300	UTILITIES EXPENSE	151,235.64	130,000.00	6,565.19	33,733.72	96,266.28	26
401-533-30-4400	RENTAL & LEASING	8,001.54	9,000.00	646.97	2,685.55	6,314.45	30
401-533-30-4600	REPAIR & MAINTENANCE	162,692.01	150,000.00	237.32	19,168.26	130,831.74	13
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	0.00	5,000.00	0
401-533-30-4960	BOOT ALLOWANCE	1,024.79	2,400.00	0.00	275.03	2,124.97	11

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-533-30-5010	BAD DEBT EXPENSE	0.00	0.00	0.00	60.19	60.19-	0
401-533-30-5100	OFFICE SUPPLIES	3,980.89	4,000.00	329.67	1,665.33	2,334.67	42
401-533-30-5200	OPERATING SUPPLIES	319,165.14	250,000.00	7,382.08	114,219.23	135,780.77	46
401-533-30-5220	WATER METERS	0.00	310,000.00	6,570.00	15,005.78	294,994.22	5
401-533-30-5250	FUEL EXPENSE	49,450.92	45,000.00	3,187.53	10,475.78	34,524.22	23
401-533-30-5260	CHEMICALS	205,896.28	225,000.00	6,236.36	53,823.69	171,176.31	24
401-533-30-5270	LABORATORY SAMPLES	14,140.00	50,000.00	525.00	7,465.00	42,535.00	15
401-533-30-5400	SUBSCRIPTIONS/DUES	5,564.00	9,000.00	0.00	930.80	8,069.20	10
401-533-30-5500	TRAINING	4,644.09	7,600.00	0.00	547.00	7,053.00	7
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	129,995.00	25,334.00	0.00	25,334.00	0.00	100
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	81,954.55	123,000.00	0.00	20,000.00	103,000.00	16
401-533-60-6301	METER CHANGE OUT PROGRAM	18,396.00	206,600.00	0.00	81,600.00	125,000.00	40
401-533-60-6350	LOOP/UPGRADE WATER MAINS	122,750.39	525,200.00	0.00	23,880.00	501,320.00	5
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	142,100.47	178,000.00	0.00	0.00	178,000.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	0.00	18,446.55	3.45	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	0.00	3,155.00	0.00	3,151.86	3.14	100
401-533-70-7319	CR 209 WATER MAIN EXTENSION	892,728.84	498,798.81	186,732.72	186,732.72	312,066.09	37
533 WATER DEPARTMENT:		3,421,895.06	4,400,397.81	261,971.80	953,063.54	3,447,334.27	22
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	683,076.38	1,126,740.00	21,550.92	185,814.12	940,925.88	16
401-535-10-1250	ON CALL	11,325.00	11,700.00	450.00	3,075.00	8,625.00	26
401-535-10-1300	OVERTIME	11,504.15	15,000.00	258.53	2,859.67	12,140.33	19
401-535-10-1500	SICK LEAVE	41,969.86	0.00	448.67	6,734.25	6,734.25-	0
401-535-10-1600	VACATION PAY	47,271.59	0.00	2,376.59	18,843.93	18,843.93-	0
401-535-10-1800	HOLIDAY PAY	28,565.32	0.00	5,129.78	10,571.07	10,571.07-	0
401-535-10-1820	HOLIDAY PREMIUM	7,594.27	9,000.00	2,336.08	4,965.18	4,034.82	55
401-535-10-2100	FICA EXPENSE	64,372.19	88,930.00	2,490.10	17,814.13	71,115.87	20
401-535-10-2200	RETIREMENT	95,563.04	138,450.00	3,876.79	28,424.80	110,025.20	21
401-535-10-2210	BENEFIT ADMIN FEES	184.50	0.00	0.00	27.00	27.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	121,399.96	215,280.00	5,431.85	36,888.54	178,391.46	17
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	26,793.74	30,000.00	2,404.14	16,861.33	13,138.67	56
401-535-30-3100	PROFESSIONAL SERVICES	85,320.40	82,087.50	0.00	10,351.40	71,736.10	13
401-535-30-3400	OTHER CONTRACTUAL SERVICES	70,454.05	175,000.00	130.00	32,519.70	142,480.30	19
401-535-30-3450	CLOTHING AND UNIFORMS	7,867.83	11,000.00	175.88	2,136.79	8,863.21	19

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-535-30-4000	TRAVEL & PER DIEM	998.89-	4,500.00	0.00	466.00	4,034.00	10
401-535-30-4100	TELEPHONE EXPENSE	13,811.03	15,000.00	826.86	3,965.11	11,034.89	26
401-535-30-4110	IT LICENSING / EQUIPMENT	24,462.53	57,900.00	389.87	10,912.73	46,987.27	19
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	416.05	1,500.00	0.00	729.92	770.08	49
401-535-30-4300	UTILITIES EXPENSE	338,594.56	270,000.00	1,155.53	63,011.49	206,988.51	23
401-535-30-4400	RENTAL & LEASING	2,594.22	2,000.00	40.20	285.30	1,714.70	14
401-535-30-4600	REPAIR & MAINTENANCE	382,839.96	275,000.00	14,129.29	95,635.47	179,364.53	35
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	1,740.11	5,000.00	0.00	353.36	4,646.64	7
401-535-30-4940	LANDFILL DISPOSAL FEES	88,413.44	115,000.00	16,273.80	40,443.30	74,556.70	35
401-535-30-4960	BOOT ALLOWANCE	1,179.46	3,500.00	0.00	499.66	3,000.34	14
401-535-30-5100	OFFICE SUPPLIES	3,766.83	4,000.00	0.00	1,481.79	2,518.21	37
401-535-30-5200	OPERATING SUPPLIES	190,152.02	200,000.00	449.39	56,785.29	143,214.71	28
401-535-30-5250	FUEL EXPENSE	40,619.27	50,000.00	2,703.64	20,569.37	29,430.63	41
401-535-30-5260	CHEMICALS	96,327.40	120,000.00	5,436.91	28,132.72	91,867.28	23
401-535-30-5270	LABORATORY SAMPLES	45,002.42	65,000.00	2,150.00	26,769.00	38,231.00	41
401-535-30-5400	SUBSCRIPTIONS/DUES	370.00	4,000.00	125.05	421.85	3,578.15	11
401-535-30-5500	TRAINING	1,440.00	7,600.00	140.00	378.00	7,222.00	5
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	6,830.00	30,000.00	0.00	0.00	30,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	261,846.00	576,420.00	0.00	0.00	576,420.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	291,363.64	227,000.00	0.00	0.00	227,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	91,900.00	85,000.00	0.00	0.00	85,000.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	33,499.00	1,036,207.00	0.00	310,599.11	725,607.89	30
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	400,175.10	374,700.00	0.00	155,386.00	219,314.00	41
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	71,491.17	75,620.00	0.00	75,617.58	2.42	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	13,107.50	8,985.00	0.00	8,981.09	3.91	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	485,527.25	2,500,000.00	0.00	0.00	2,500,000.00	0
401-535-70-7303	WILDWOOD ESTATES LS	357,477.63	338,301.37	0.00	207,328.50	130,972.87	61
535 WASTEWATER DEPARTMENT:		4,547,209.98	8,357,920.87	90,879.87	1,486,639.55	6,871,281.32	18
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	5,481,155.00	0.00	0.00	5,481,155.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	333,830.02	340,810.00	0.00	0.00	340,810.00	0
401-582-70-7104	DEBT SRV-PRINCIPAL-2013 REFINANCE	274,000.00	0.00	0.00	0.00	0.00	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	105,048.62	107,755.00	0.00	53,534.92	54,220.08	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	46,084.86	39,105.00	0.00	0.00	39,105.00	0
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	2,315.30	0.00	0.00	0.00	0.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BBT)	29,566.42	26,860.00	0.00	13,772.60	13,087.40	51
582 DEBT SERVICE:		960,845.22	684,530.00	0.00	67,307.52	617,222.48	10
401 UTILITY FUND Expend Total		9,417,047.86	19,521,518.68	362,661.00	2,795,286.33	16,726,232.35	14

401 UTILITY FUND		Prior	Current	YTD
Revenues:	8,835,924.39	4,016.69	1,644,964.72	
Expended:	9,417,047.86	362,661.00	2,795,286.33	
Net Income:	581,123.47-	358,644.31-	1,150,321.61-	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
402-334-3102	STATE APPROPRIATION - CR 209 WATER MAIN	197,033.60	0.00	0.00	0.00	0.00	0
402-361-0000	INTEREST	24,160.51	1,000.00	0.00	14,352.62	13,352.62	***
402-389-5000	CASH FORWARD	0.00	4,000,000.00	0.00	0.00	4,000,000.00-	0
402 CAPITAL PROJECTS (LOAN/ Revenue Total		221,194.11	4,001,000.00	0.00	14,352.62	3,986,647.38-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
402-536-70-7352	MILLENNIUM PARK REUSE PROJECT	0.00	3,000,000.00	0.00	0.00	3,000,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	1,001,000.00	0.00	0.00	1,001,000.00	0
402 CAPITAL PROJECTS (LOAN/ Expend Total		0.00	4,001,000.00	0.00	0.00	4,001,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)		Prior	Current	YTD
Revenues:	221,194.11	0.00	14,352.62	
Expended:	0.00	0.00	0.00	
Net Income:	221,194.11	0.00	14,352.62	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	557.21	100.00	0.00	210.45	110.45	210
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	72,500.00	0.00	0.00	72,500.00-	0
403 INDUSTRIAL FUND Revenue Total		557.21	72,600.00	0.00	210.45	72,389.55-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	13.19	0.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		13.19	1,000.00	0.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	61,600.00	0.00	0.00	61,600.00	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	0.00	10,000.00	0
403 INDUSTRIAL FUND Expend Total		10,013.19	72,600.00	0.00	0.00	72,600.00	0

403 INDUSTRIAL FUND

	Prior	Current	YTD
Revenues:	557.21	0.00	210.45
Expended:	10,013.19	0.00	0.00
Net Income:	9,455.98-	0.00	210.45

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
404-343-3501	WATER SYSTEM CONNECTION FEES	7,412.21	7,000.00	0.00	0.00	7,000.00-	0
404-361-0000	INTEREST	49.41	0.00	0.00	8.18	8.18	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	383,800.00	0.00	0.00	383,800.00-	0
404 WATER CONNECTION FEES Revenue Total		7,461.62	390,800.00	0.00	8.18	390,791.82-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.77	0.00	0.00	60.00	60.00-	0
404-533-70-7352	ASHLEY WTP PROJECT	13,820.25	390,000.00	0.00	0.00	390,000.00	0
533 Total		14,182.02	390,000.00	0.00	60.00	389,940.00	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	800.00	0.00	0.00	800.00	0
404 WATER CONNECTION FEES Expend Total		14,182.02	390,800.00	0.00	60.00	390,740.00	0

404 WATER CONNECTION FEES

	Prior	Current	YTD
Revenues:	7,461.62	0.00	8.18
Expended:	14,182.02	0.00	60.00
Net Income:	6,720.40-	0.00	51.82-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
406-343-5500	SEWER TAP CONNECTION FEES	15,731.69	5,000.00	0.00	0.00	5,000.00-	0
406-361-0000	INTEREST	38.24	0.00	0.00	6.41	6.41	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION FEE	0.00	383,950.00	0.00	0.00	383,950.00-	0
	406 WASTEWATER CONNECTION F Revenue Total	15,769.93	388,950.00	0.00	6.41	388,943.59-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	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	361.20	0.00	0.00	60.00	60.00-	0
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTION-DESIGN	0.00	100,000.00	0.00	0.00	100,000.00	0
406-535-60-6393	WILDWOOD ESTATES LS	0.00	228,589.90	0.00	0.00	228,589.90	0
	535 SEWER TAP CONNECTION FEES:	361.20	328,589.90	0.00	60.00	328,529.90	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION FEES	0.00	288,950.00	0.00	0.00	288,950.00	0
	406 WASTEWATER CONNECTION F Expend Total	361.20	617,539.90	0.00	60.00	617,479.90	0

406 WASTEWATER CONNECTION FEES	Prior	Current	YTD
Revenues:	15,769.93	0.00	6.41
Expended:	361.20	0.00	60.00
Net Income:	15,408.73	0.00	53.59-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,717,366.25	1,500,000.00	8,496.00	876,183.04	623,816.96-	58
408-361-0000	INTEREST EARNED	306.43	100.00	0.00	60.22	39.78-	60
408-389-5012	CASH FORWARD - WATER SDC	0.00	3,427,000.00	0.00	0.00	3,427,000.00-	0
408 WATER SDC FEES Revenue Total		1,717,672.68	4,927,100.00	8,496.00	876,243.26	4,050,856.74-	18
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	378.48	0.00	0.00	63.00	63.00-	0
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
408-533-70-7354	CR 209 WATER MAIN EXT PHASE 1	0.00	800,000.00	0.00	0.00	800,000.00	0
533 Total		378.48	880,000.00	0.00	63.00	879,937.00	0
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,791,070.00	0.00	0.00	3,791,070.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	219,080.26	221,015.00	110,263.62	110,263.62	110,751.38	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	36,949.34	35,015.00	17,751.18	17,751.18	17,263.82	51
582 Total		256,029.60	256,030.00	128,014.80	128,014.80	128,015.20	50
408 WATER SDC FEES Expend Total		256,408.08	4,927,100.00	128,014.80	128,077.80	4,799,022.20	3

408 WATER SDC FEES

	Prior	Current	YTD
Revenues:	1,717,672.68	8,496.00	876,243.26
Expended:	256,408.08	128,014.80	128,077.80
Net Income:	1,461,264.60	119,518.80-	748,165.46

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,022,260.92	2,650,000.00	14,841.00	1,558,338.66	1,091,661.34-	59
409-361-0000	INTEREST EARNED	615.64	100.00	0.00	117.57	17.57	118
409-389-5013	CASH FORWARD	0.00	6,890,000.00	0.00	0.00	6,890,000.00-	0
409 WASTEWATER SDC FEES Revenue Total		3,022,876.56	9,540,100.00	14,841.00	1,558,456.23	7,981,643.77-	16
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	385.11	0.00	0.00	63.79	63.79-	0
409-535-70-7346	WWTP FACILITY PLAN	247,031.25	7,821,443.75	0.00	11,443.75	7,810,000.00	0
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	124,293.00	0.00	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	36,400.00	610,000.00	0.00	0.00	610,000.00	0
409-535-70-7359	GRAVITY COLLECTION SYS CONDITION ASSESS	0.00	250,000.00	0.00	0.00	250,000.00	0
535 Total		408,109.36	8,681,443.75	0.00	11,507.54	8,669,936.21	0
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	804,515.00	0.00	0.00	804,515.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN PRIN	4,318.99	4,390.00	0.00	0.00	4,390.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PRIN	69,767.37	69,788.00	0.00	34,891.53	34,896.47	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTRUCTN	351.43	332.00	0.00	167.87	164.13	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMAIN	1,147.23	1,075.00	0.00	0.00	1,075.00	0
582 Total		75,585.02	75,585.00	0.00	35,059.40	40,525.60	46
409 WASTEWATER SDC FEES Expend Total		483,694.38	9,561,543.75	0.00	46,566.94	9,514,976.81	0

409 WASTEWATER SDC FEES		Prior	Current	YTD
Revenues:	3,022,876.56	14,841.00	1,558,456.23	
Expended:	483,694.38	0.00	46,566.94	
Net Income:	2,539,182.18	14,841.00	1,511,889.29	

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 23 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	0.00	1,500.00-	0
601-361-0000	INTEREST	352.92	10.00	0.00	131.41	121.41	***
601 LAW ENFORCEMENT FUND Revenue Total		352.92	1,510.00	0.00	131.41	1,378.59-	9

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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	36.22	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,695.00	0.00	0.00	51,695.00	0
601 LAW ENFORCEMENT FUND Expend Total		36.22	51,695.00	0.00	0.00	51,695.00	0

601 LAW ENFORCEMENT FUND		Prior	Current	YTD
Revenues:		352.92	0.00	131.41
Expended:		36.22	0.00	0.00
Net Income:		316.70	0.00	131.41

Grand Totals		Prior	Current	YTD
Revenues:		57,294,853.58	269,680.67	20,632,747.86
Expended:		48,354,164.30	983,891.78	7,698,864.49
Net Income:		8,940,689.28	714,211.11-	12,933,883.37

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
December 19, 2022 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Jason McHugh	City Manager	Present
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Svcs Director	Present
Randall Parmer	Chief of Police	Present
Jeremy Hockenbury	Public Works Director	Present
Paul Ketz	Information Technology Director	Present

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

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed

None.

5. Public Forum - 4 minute time limit

None.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

None.

8. Financial & Contracts & Agreements

A. Purchase of Two (2) Speed/LPR Trailer Signs in the Amount of \$111,259.76

Chief Parmer presented a request for the purchase of two Speed/LPR Trailer Signs. No comments were offered or received. Vote 4-0.

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

B. ROW Mowing and Landscape Maintenance

Public Works Director Jeremy Hockenbury presented a request for a Row Mowing and Landscape Maintenance contract approval with Cepra. No comments were offered or received. Vote 4-0.

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

C. Dr. MLK Jr. Park Basketball Court Resurfacing in the Amount of \$23,680.00

Parks and Recreation Director Amanda Salazar presented a request for MLK Park Basketball Court Resurfacing. No comments were offered or received. Vote 4-0.

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

D. Dr. MLK Jr. Park Light Fixtures Retrofitting and Installation in the Amount of \$60,330.00

Parks and Recreation Director Amanda Salazar presented a request for MLK Park Light Fixtures Retrofitting and Installation. No comments were offered or received. Vote 4-0.

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

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh wished everyone a Merry Christmas and Happy Holidays.

12. Other Department Reports

None.

13. Commission Members Reports

Mayor Wolf wished everyone Merry Christmas and Happy Holidays. Commissioner Bivins thanked the staff for the employee luncheon on Thursday. Commissioner Elliott mentioned the blood drive coming up, Shop with a Cop on Saturday, and Cookies with Santa. The Commissioners wished everyone Merry Christmas and Happy Holidays.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 9:13 a.m.

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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2211-004 Wildwood Crossing Final Plat

REQUESTED ACTION: The Special Magistrate recommends approval contingent on the resolution of outstanding City Attorney comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2211-004 Wildwood Crossing Final Plat
PARCEL NUMBER(S)	G05-119, G05-120, G05-124, G05-140 and G05-156
ACREAGE	24.31 +/-
PROPERTY LOCATION	The subject property is generally located at the southwest corner of Powell Rd and C 466A intersection.
OWNER/APPLICANT	Acorn Investments, LLC

Acorn Investments, LLC is seeking approval for a final plat from the City Commission for Wildwood Crossing, consisting of three commercial lots.



DATED: 01/17/2023
Amanda Bush
Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

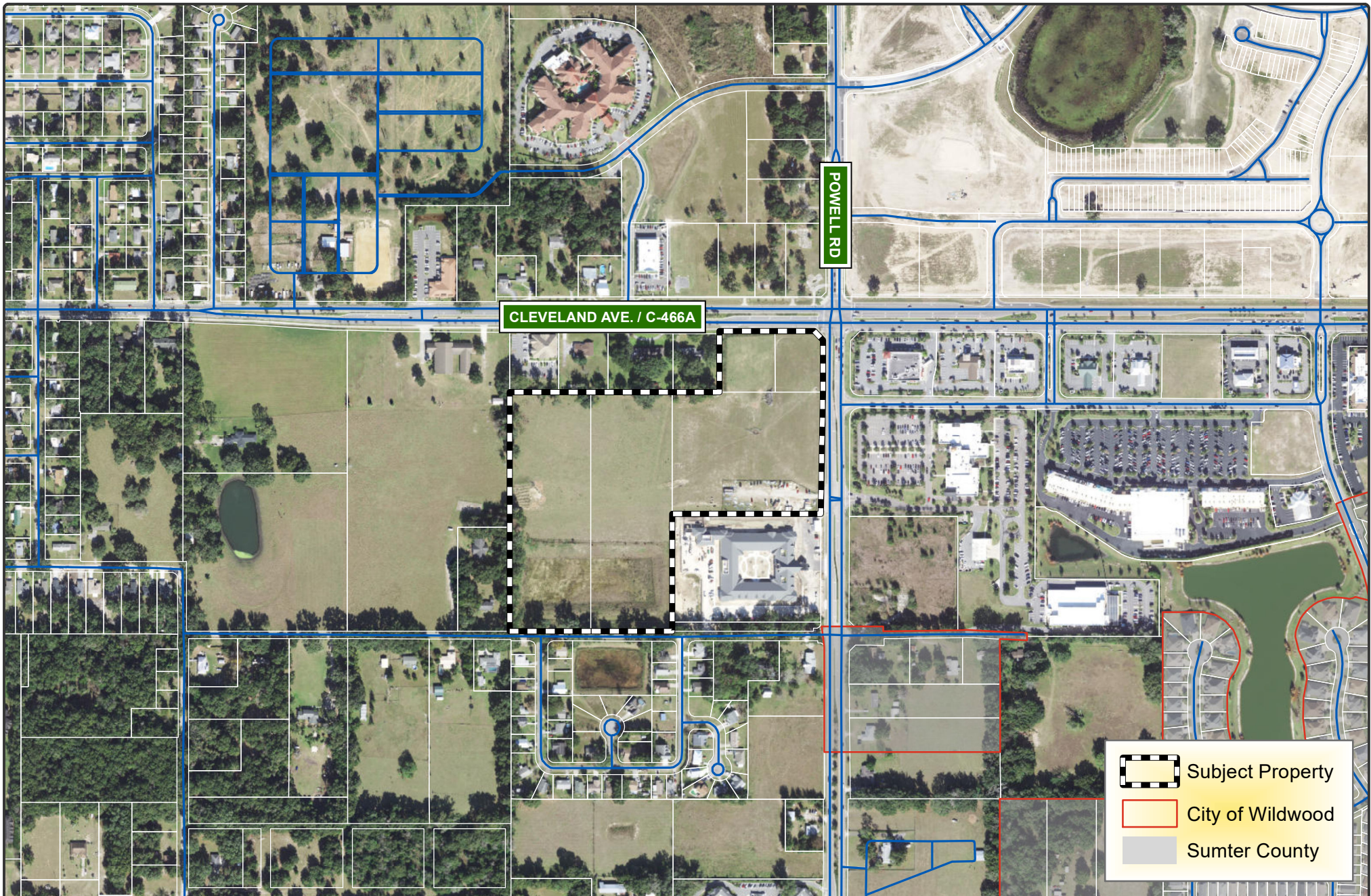
PROJECT: PLAT 2211-004

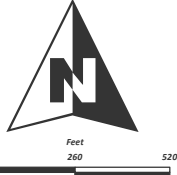
NAME: Wildwood Crossing Final Plat

REPRESENTATIVE: Kaye M. Jameson – CFB

CITY ATTORNEY

1. Review and approval of the bond is needed.
2. The legal descriptions for the easement areas in the REA need to be provided in the final document.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 260 520	PLAT 2211-004 WILDWOOD CROSSING FINAL PLAT PARCELS G05-156, G05-119, G05-120, G05-124, & G05-140	MAP 1B LOCATION MAP DECEMBER 2022
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WILDWOOD CROSSINGS

SHEET 1 OF 4

PLAT BOOK _____
PAGE _____

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

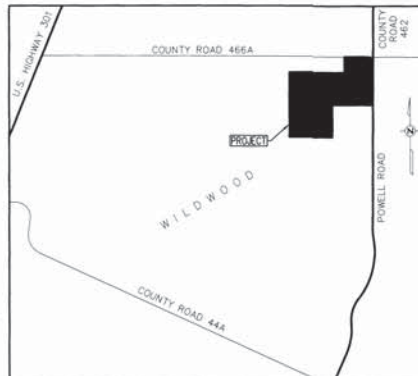
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE EAST
1/2 OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, THENCE ALONG THE SOUTH LINE OF SAID
NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 A DISTANCE OF 412.77
FEET TO THE WEST RIGHT-OF-WAY LINE OF POWELL ROAD AS RECORDED
IN OFFICIAL RECORDS BOOK 2088, PAGE 203, AND OFFICIAL RECORDS
BOOK 2088, PAGE 190, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE ALONG SAID RIGHT-OF-WAY LINE OF POWELL ROAD RUN
N00°00'00"E A DISTANCE OF 103.70 FEET, THENCE N44°37'47"W A
DISTANCE OF 50.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF
COUNTY ROAD NO. 466-A AS RECORDED IN OFFICIAL RECORDS BOOK
2088, PAGE 190 AND OFFICIAL RECORDS BOOK 2088, PAGE 196, PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH
RIGHT-OF-WAY LINE RUN N89°55'45"W A DISTANCE OF 387.99 FEET TO
THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK
2731, PAGE 588, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE ALONG THE EAST, SOUTH AND WEST BOUNDARY LINES OF SAID
PROPERTY THE FOLLOWING: (1) COURSE: DEPARTING SAID
RIGHT-OF-WAY LINE RUN S00°00'20"W A DISTANCE OF 243.26; THENCE
N89°58'17"W A DISTANCE OF 189.04 FEET; THENCE N00°00'00"E A
DISTANCE OF 1.67 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE
ALONG SAID NORTH LINE RUN N89°58'10"W A DISTANCE OF 863.24 FEET
TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
AFORESAID SECTION 5; THENCE ALONG SAID WEST LINE RUN S00°00'20"E
A DISTANCE OF 994.71 FEET TO THE SOUTH LINE OF SAID NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE ALONG SAID SOUTH LINE RUN
S89°58'14"E A DISTANCE OF 862.88 FEET TO THE EAST LINE OF THE
EAST 1/2 OF THE WEST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID
EAST LINE RUN N00°00'00"W A DISTANCE OF 497.50 FEET TO THE POINT
OF BEGINNING.

CONTAINING 24.47 ACRES, MORE OR LESS.

VICINITY MAP
1" = 1000'



3 LOTS - 1 TRACT

NOTICE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION
OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2
OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,
TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AS BEING
SHOWN ON THE.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL
ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION
COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY
RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE
EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS,
OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED
BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO
THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 5) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN
ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6) PROPERTY IS SUBJECT TO EASEMENTS IN FAVOR OF SUMTER ELECTRIC COOPERATIVE,
RECORDED IN OFFICIAL RECORDS BOOK 28, PAGE 23 AND OFFICIAL RECORDS BOOK
3306, PAGE 1, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA (BEARER TYPE).
- 7) TRACT "A" IS FOR RIGHT-OF-WAY FOR BROKEN OAK DRIVE AND IS DEDICATED TO
THE PUBLIC.
- 8) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 9) LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE
OF THE 100-YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NUMBER 12102 0320 EFFECTIVE DATE: SEPTEMBER 23,
2015.
- 10) THE OWNER OF LOT 1 WILL OWN AND MAINTAIN THE DRIVEWAYS, ROADWAYS, AND
PAVED AREAS OF LOT 1. THE OWNERS OF LOTS 2 & 3 WILL OWN AND MAINTAIN LOTS 2
& 3, RESPECTIVELY. THE OWNER OF LOT 1 WILL OWN AND MAINTAIN THE UTILITY
INFRASTRUCTURE LOCATED WITHIN LOT 1, INCLUDING THE SANITARY SEWER LIFT STATION
AND STORMWATER RETENTION POND.
- 11) THE ELECTRIC UTILITY EASEMENT SHOWN HEREON IS FOR INSTALLATION AND
MAINTENANCE OF POWER LINES. THIS UTILITY IS TO BE OWNED AND MAINTAINED BY THE
UTILITY PROVIDER.
- 12) REPRODUCTION AGREEMENT COVERING CROSS ACCESS, CROSS UTILITY,
AND STORM WATER AND RETENTION EASEMENTS FOR LOTS WITHIN THIS PLAT SHALL BE
RECORDED IN SEPARATE DOCUMENT IN THE PUBLIC RECORDS OF SUMTER COUNTY,
FLORIDA.

DEDICATION - WILDWOOD CROSSINGS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ACORN
INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS
IN FEE, HAVE HEREBY DEDICATED TO THE CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA, THE PUBLIC FOR ROAD RIGHT-OF-WAY AND THE EASEMENT HEREIN
HEREIN DESCRIBED AND DEDICATED TRACT "A" TO THE PERPETUAL USE
OF THE PUBLIC FOR ROAD RIGHT-OF-WAY AND THE EASEMENT HEREIN. WE
HEREBY GRANTS THE 20-FOOT WIDE UTILITY EASEMENT SHOWN ON THE
PLAT TO THE CITY OF WILDWOOD AS A NON-EXCLUSIVE EASEMENT TO
INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND
SANITARY SEWER UTILITIES.

WITNESSES:

ACORN INVESTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

(1) *Darlene Bradley*
DARLENE BRADLEY
PRINT NAME

Joe Nesbitt
JOE NESBITT, MANAGER
PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS
OF MY PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION. THIS IS A
DAY OF November, 2023 BY JOE NESBITT, THE MANAGER FOR
ACORN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO
IS PERSONALLY KNOWN TO ME OR CANNOT BE
AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: *Granny L. Wilson*
COMMISSION NO. HW-253556
COMMISSION EXPIRES March 04, 2026

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT
REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS
DAY OF November, 2023.
ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION
OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS
APPROVED BY THE COMMISSION FOR RECORD ON THIS 20 DAY OF
November, 2023.

SOLAN HATTERSON
CITY CLERK

JOE MOY
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY
FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND
APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS
DAY OF November, 2023.

PRINT NAME: _____ SIGNATURE: _____
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. PEAVY JEREMY HUCKENBURY

PRINT NAME: _____ SIGNATURE: _____
CITY OF WILDWOOD, ENGINEER CITY OF WILDWOOD, ENGINEER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
PART 1, PLATING, FLORIDA STATUTES AND WAS FILED FOR RECORD ON
DAY OF November, 2023 AT 11 FILE NUMBER _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA.

PRINT NAME: _____ SIGNATURE: _____
DEPUTY CLERK DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY
CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR
CONFORMITY TO CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES
AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS
OF THAT CHAPTER. PROVIDED, HOWEVER, THAT MY REVIEW AND
CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS
OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATE: _____
PRINT NAME: _____ REGISTRATION NO. _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF WILDWOOD CROSSINGS WAS
PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE
PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED
ON THE 10th DAY OF DECEMBER, 2022. I FURTHER CERTIFY
THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177,
PART 1, PLATING, FLORIDA STATUTES.

SUMNER JAMES BARLEY SURVEYING LLC
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8489

SIGNATURE: *Sumner James Barley*
PRINT NAME: SUMNER JAMES BARLEY
REGISTRATION NO. 3912

1/2/23



PREPARED BY: **CFB** CLYMER
FARNER
BARLEY
SURVEYING
4400 MC BRIDE ROAD - WILDWOOD, FL 34785
(904) 940-0200 (904) 940-0200

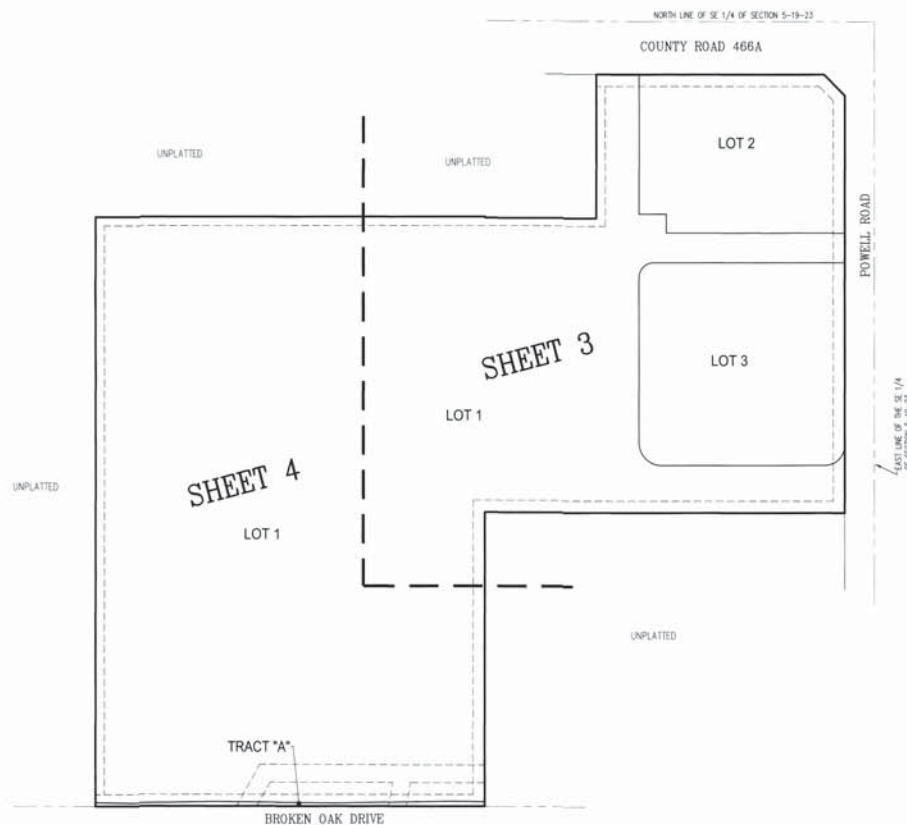
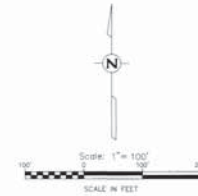
WILDWOOD CROSSINGS

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP



LEGEND

- INDICATES FOUND 4" x 4" x 24" CONCRETE MONUMENT
(NO IDENTIFICATION, UNLESS OTHERWISE NOTED)
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (IF 3/4" SET (3/4" SET) (3/4" SET)
- INDICATES FOUND P.A. NAIL AND SIGN AS NOTED
- INDICATES FOUND 5/8" IRON PIN AS NOTED
- INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 177 (UNFL) FLORIDA STATUTES
- INDICATES CENTERLINE
- INDICATES LOCATED BUSINESS
- NO INDICATES NUMBER
- NOB INDICATES NOTION RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PI INDICATES POINT OF INTERSECTION
- PT INDICATES POINT OF TANGENCY
- PLS INDICATES PROFESSIONAL LAND SURVEYOR
- PT INDICATES POINT OF TANGENCY
- RLS INDICATES REGISTERED LAND SURVEYOR
- DI INDICATES IDENTIFICATION
- N&D INDICATES NAIL AND DECK
- SIC INDICATES 5/8" IRON ROD AND CAP
- BRG INDICATES BEARING
- PIB INDICATES PLAT BOOK
- PIV INDICATES PLAT
- UV INDICATES UTILITY EXEMPT
- DE INDICATES DRAINAGE EXEMPT

PREPARED BY



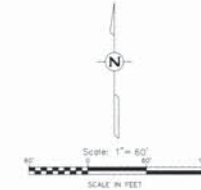
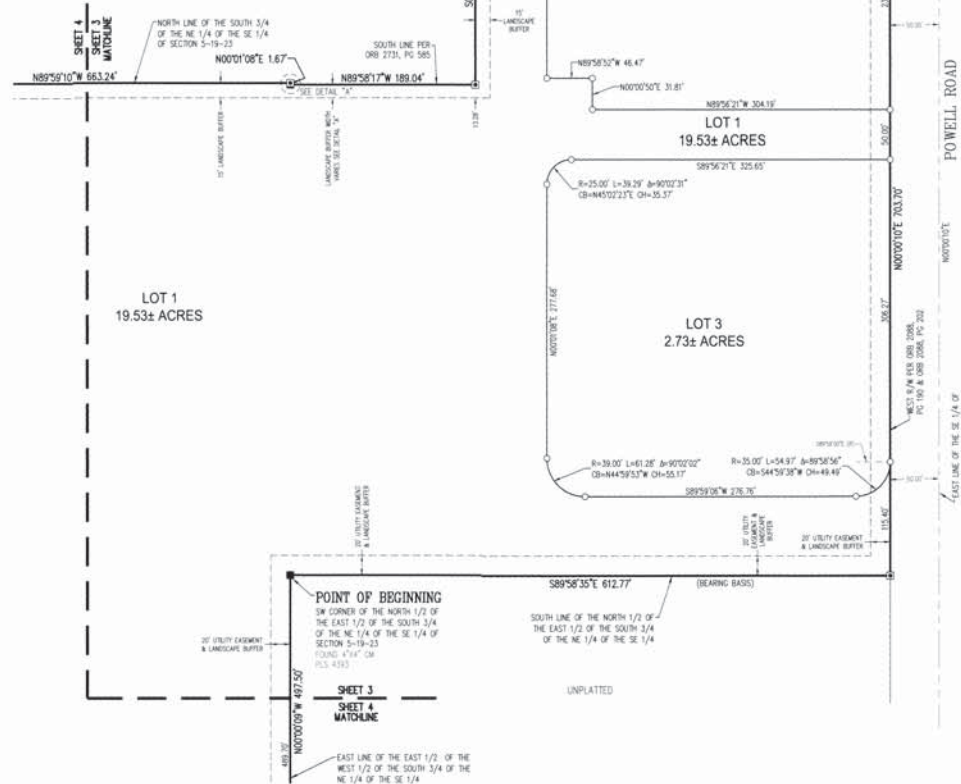
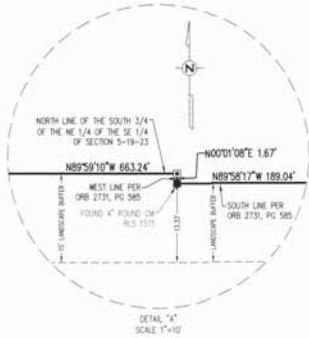
CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE BIRD ROAD • WILDWOOD, FL 32190
(386) 740-3130 FAX (386) 740-3130

WILDWOOD CROSSINGS

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 4

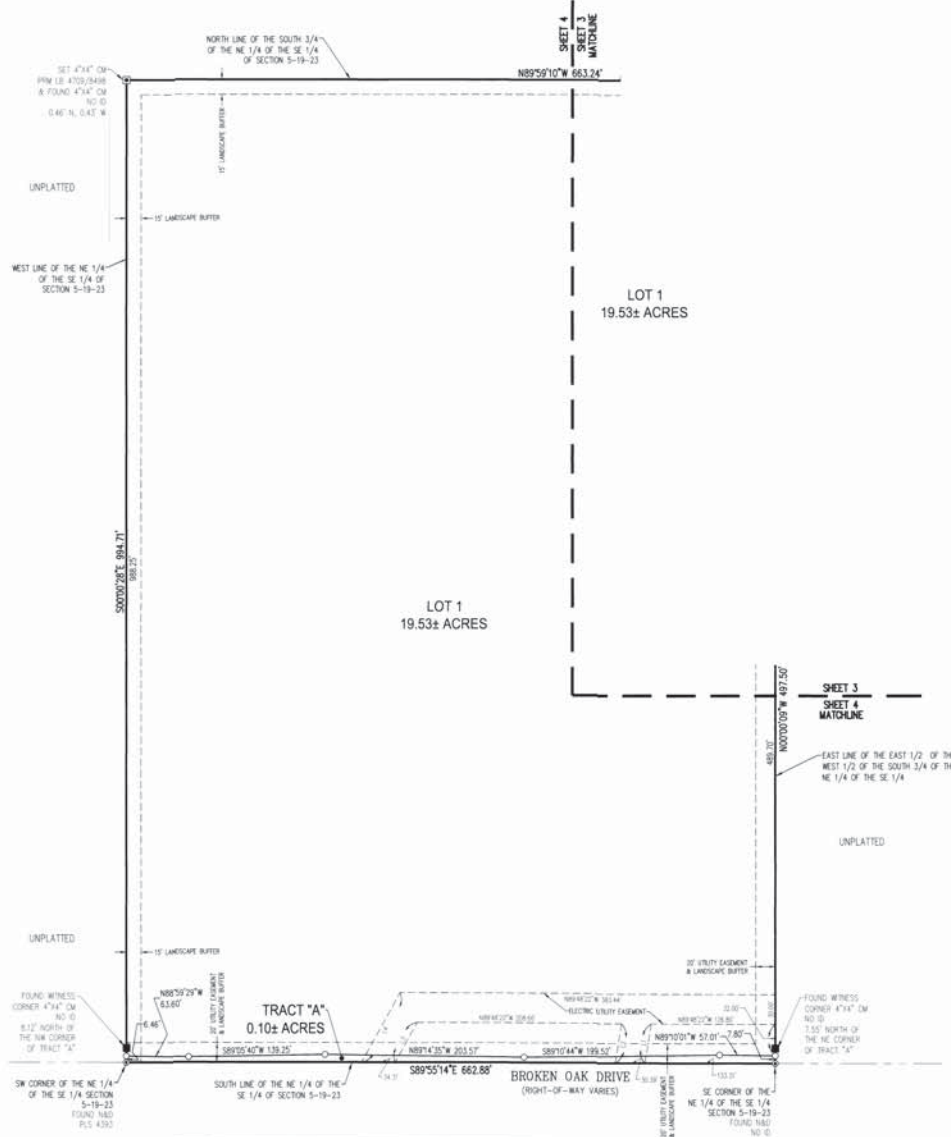
PLAT BOOK
PAGE



LEGEND	
■	INDICATES FOUND 4" x 4" x 24" CONCRETE MONUMENT (NO IDENTIFICATION UNLESS OTHERWISE NOTED)
□	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (FIND LOT, L&S, AND P&S)
●	INDICATES FOUND P&S, N&S, AND D&S AS NOTED
○	INDICATES FOUND 1/2" IRON PIN AS NOTED
○	INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 177.00(1) FLORIDA STATUTES
○	INDICATES CENTERLINE
○	INDICATES LICENSED BUSINESS
○	INDICATES MONUMENT
○	INDICATES OFFICIAL RECORDS BOOK
○	INDICATES POINT OF CURVATURE
○	INDICATES POINT OF INTERSECTION
○	INDICATES POINT OF TANGENCY
○	INDICATES PROFESSIONAL LAND SURVEYOR
○	INDICATES POINT OF TANGENCY
○	INDICATES LICENSED LAND SURVEYOR
○	INDICATES IDENTIFICATION
○	INDICATES NAIL AND BOX
○	INDICATES 5/8" IRON ROD AND CAP
○	INDICATES BEARING
○	INDICATES PLAT BOOK
○	INDICATES PAGE
○	INDICATES UTILITY EASEMENT
○	INDICATES DRAINAGE EASEMENT

PREPARED BY:  **CFB** SURVEYING
CLYMER FARNER BARLEY
4400 MC EYRE ROAD • WILDWOOD, FL 32094
(904) 748-3126

PLAT BOOK _____
PAGE _____



LEGEND	
■	REGISTERED FOUND 4' x 4' x 24" CONCRETE POST NO IDENTIFICATION UNLESS OTHERWISE NOTED
②	INDICATES 4' x 4' x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.M.) SET 1/8" INTO GROUND
●	INDICATES FOUND 4" DIA. AND 24" DIA. POSTS
○	INDICATES FOUND 2" DIA. PINS ARE NOTED
○	INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 17.00(8)(1) FLORIDA STATUTES
○	INDICATES CENTURINE
○	INDICATES BOUNDARY
NO	INDICATES NUMBER
NR	INDICATES NEIGHBORING RECORDS
PC	INDICATES POINT OF CURVATURE
PI	INDICATES POINT OF INTERSECTION
PL	INDICATES POINT OF TANGENCY
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
PLT	INDICATES PLAT
RLS	INDICATES REGISTERED LAND SURVEYOR
○	INDICATES IDENTIFICATION
LABO	INDICATES NAIL AND STR
IBC	INDICATES 5/8" WIDE IRON CAP
INC	INDICATES IRON NAIL
IFL	INDICATES IRON PLAT BLOCK
○	INDICATES
UL	INDICATES UTILITY LOCATION
○	INDICATES DRAINAGE EXISTENCE

LINE TABLE		
LINE	LENGTH	BEARING
1.1	40.57	S89.4°E
1.2	40.63	S89.4°E
1.3	46.35	N29°05'W
1.4	80.68	N29°05'W

PREPARED BY:  **CFB** CLYMER
FARNER
BARLEY
SURVEYING
4450 NE 83RD ROAD • WILDMOOD, FL 34787
(352) 748-3126 L1846888

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, January 10, 2023 by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for Wildwood Crossing Final Plat, consisting of three commercial lots, on 24.31 acres, MOL. The subject property is generally located at the southwest corner of Powell Rd and C 466A intersection.

Case: PLAT 2211-004 Wildwood Crossing Final Plat

Parcels: G05-119, G05-120, G05-124, G05-140, & G05-156

Owner/Applicant: Acorn Investments, LLC

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval, subject to the resolution of outstanding City Attorney and Development Services comments.

Dated: January 10, 2023



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

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **CDD 2211-001 Eastport Community Development District**

REQUESTED ACTION: *****CONTINUANCE REQUESTED*****

Staff recommends the continuance of the Petition to Establish Eastport Community Development District to a date certain.

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 a portion of The Villages of Southern Oaks, to be referred to as Eastport Community Development District.

The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential.

A proposed infrastructure plan is included as an attachment with the Petition to Establish Eastport Community Development District. The landowner/CDD is proposing to construct the roadways, landscaping and irrigation in common areas, parking areas, master earthwork and stormwater collection systems and project entry features associated with the Project. The total estimated cost of these improvements is \$50,732,160. The CDD will own, operate and maintain the utilities, amenities, drainage facilities, landscaping and water bodies. The City of Wildwood will own, operate and maintain the roads within the development.

DATED: 01/03/2023



Terri O'Neal
Planning Manager, Development Services

ORDINANCE 2023-1

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING EASTPORT 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, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Eastport 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 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 “Eastport Community Development District”.

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 50.35 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: Heather Owen, John Judge, Geno Jarquin, Dave Lewis and Ashley Abbott. 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.

PASSED AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

City Attorney



Jo O. Thacker
T: (407) 839-4230
jo.thacker@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.839.4200 F: 407.425.8377
nelsonmullins.com

November 28, 2022

VIA FEDEX

Melanie Peavy
Development Services Director
City Hall
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Establish Eastport Community Development District

Dear Ms. Peavy:

Attached please find the following original documents for filing:

- Petition to Establish Eastport Community Development District; and
- Check No. 1014894 for \$15,000.00 for the filing fee.

If you have any question or comment, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jo O. Thacker', written over a light blue circular stamp.

Jo O. Thacker

Attachments

**PETITION TO ESTABLISH
EASTPORT COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, The Villages Development Company, LLC, a Florida limited liability company, petitions the City of Wildwood, Florida (hereinafter referred to as “City”) pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 3619 Kiessel Road, The Villages, Florida 32163.

2. The boundary of the District comprises approximately 50.35 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Eastport Community Development District.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule public hearings on January 9, 2023 and January 23, 2023 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

RESPECTFULLY SUBMITTED this 14th day of Mar., 2022.

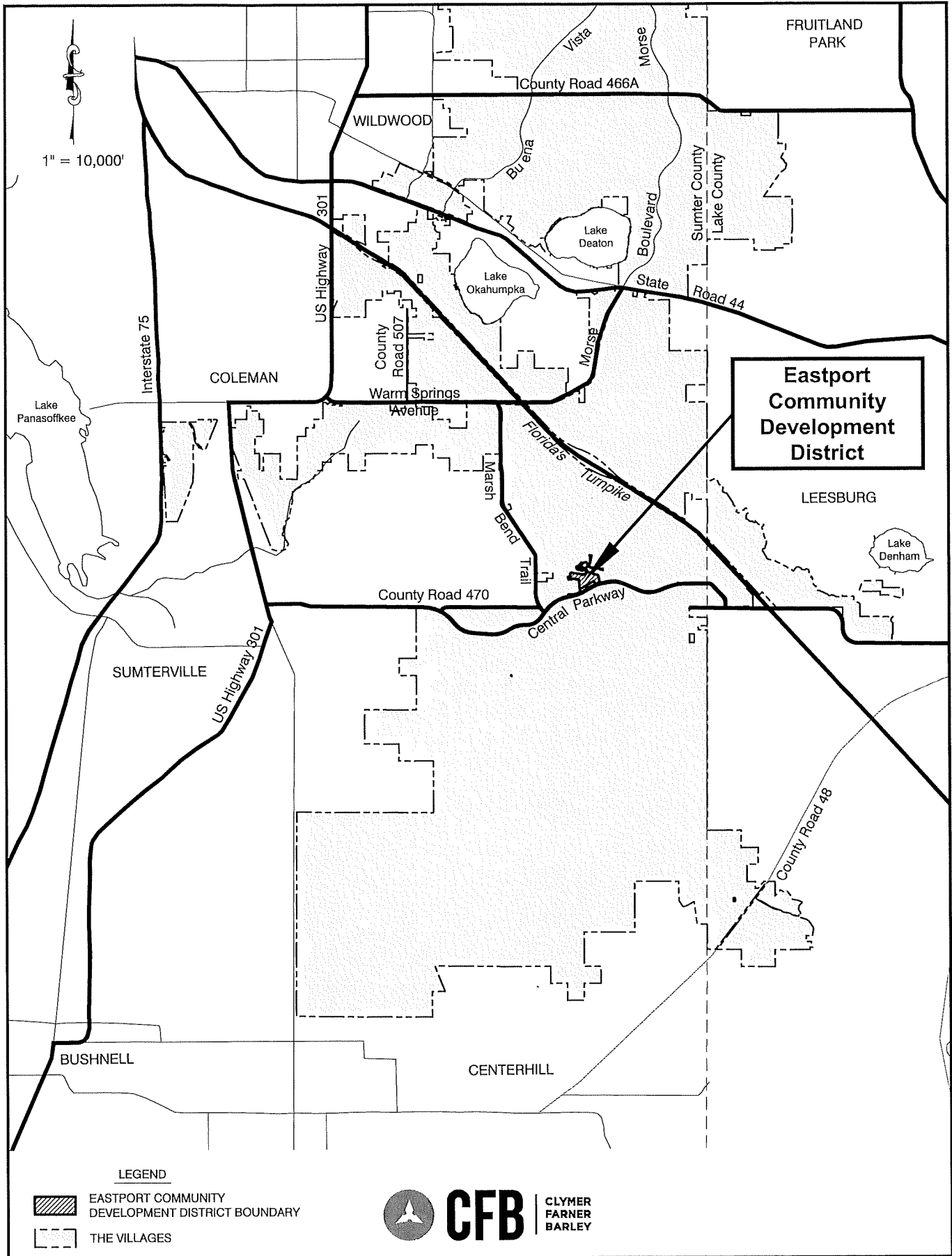
**THE VILLAGES DEVELOPMENT
OPERATING COMPANY, LLC,**
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

By: _____

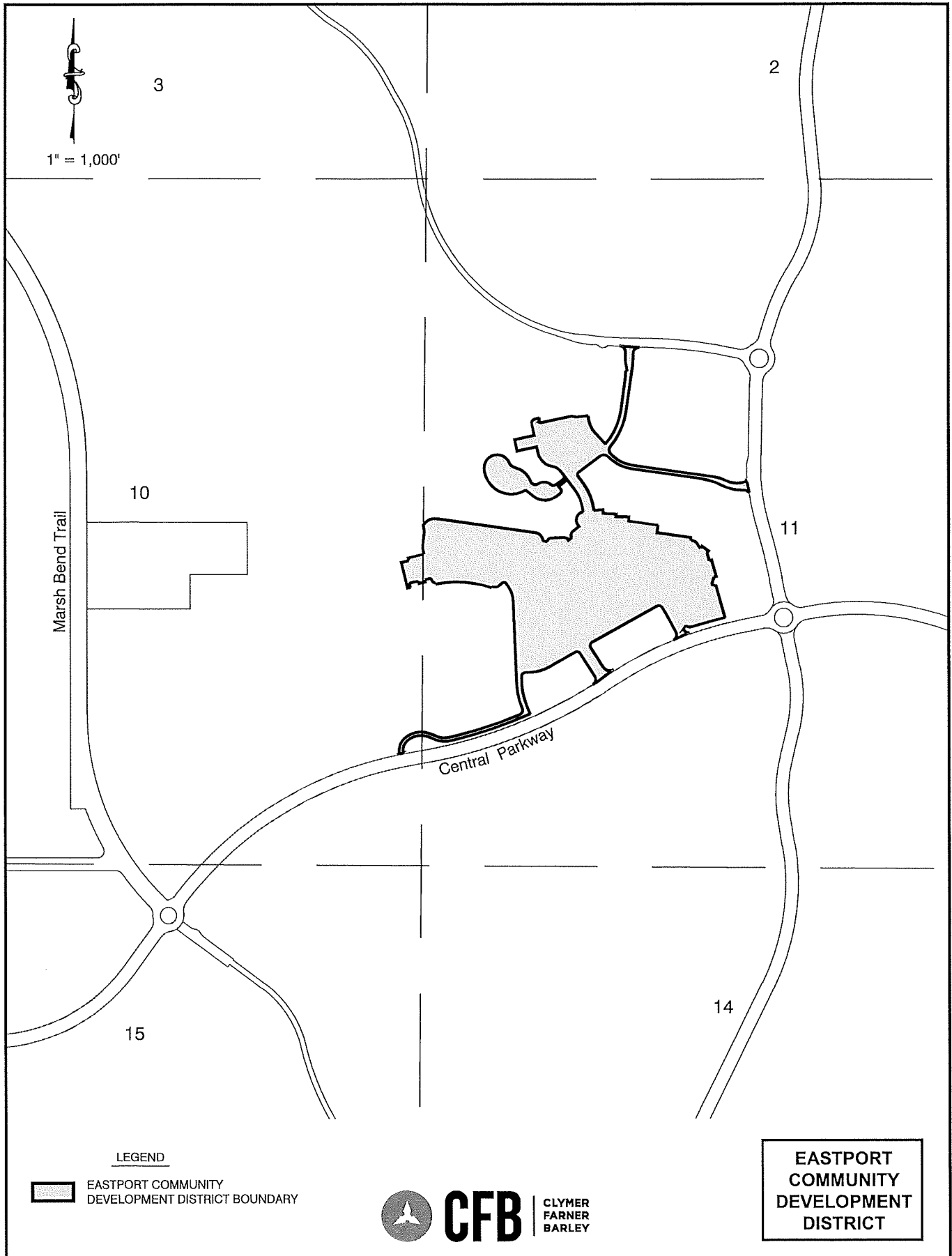
Martin L. Dzuro, Manager

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

**LEGAL DESCRIPTION
FOR
EASTPORT COMMUNITY DEVELOPMENT DISTRICT**

A PARCEL OF LAND LYING WITHIN SECTIONS 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°27'00"E, 1510.26 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°33'00"E, 1533.42 FEET TO THE POINT OF BEGINNING; THENCE S53°18'53"W, 152.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S57°47'12"W, 47.21 FEET TO WHICH A RADIAL LINE BEARS S32°34'27"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'17", AN ARC DISTANCE OF 47.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°47'12"E, 66.89 FEET TO WHICH A RADIAL LINE BEARS S31°51'10"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°43'16", AN ARC DISTANCE OF 74.42 FEET TO THE POINT OF TANGENCY; THENCE N32°34'27"W, 210.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°19'40", AN ARC DISTANCE OF 45.72 FEET TO THE POINT OF TANGENCY; THENCE S60°05'53"W, 224.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 339.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'03", AN ARC DISTANCE OF 163.11 FEET TO THE POINT OF TANGENCY; THENCE S87°39'57"W, 39.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE S02°20'03"E, 56.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 485.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'33", AN ARC DISTANCE OF 176.43 FEET TO THE POINT OF TANGENCY; THENCE S23°10'36"E, 67.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,720.72 FEET AND A CHORD BEARING AND DISTANCE OF S71°23'37"W, 647.25 FEET TO WHICH A RADIAL LINE BEARS S23°35'46"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'47", AN ARC DISTANCE OF 648.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°02'38", AN ARC DISTANCE OF 166.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 171.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°10'28", AN ARC DISTANCE OF 207.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'19", AN ARC DISTANCE OF 50.26 FEET TO A POINT ON THE ARC OF

A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 144.75 FEET AND A CHORD BEARING AND DISTANCE OF S13°23'17"W, 18.41 FEET TO WHICH A RADIAL LINE BEARS N72°58'01"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°17'24", AN ARC DISTANCE OF 18.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING AND DISTANCE OF S19°36'00"E, 31.50 FEET TO WHICH A RADIAL LINE BEARS N80°37'03"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'53", AN ARC DISTANCE OF 32.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S72°42'43"W, 43.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°45'32"E, 10.53 FEET TO WHICH A RADIAL LINE BEARS S75°54'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°39'10", AN ARC DISTANCE OF 10.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 158.57 FEET AND A CHORD BEARING AND DISTANCE OF N06°31'19"E, 57.19 FEET TO WHICH A RADIAL LINE BEARS S86°07'56"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'46", AN ARC DISTANCE OF 57.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N14°34'55"E, 3.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 118.65 FEET AND A CHORD BEARING AND DISTANCE OF N32°19'08"E, 62.81 FEET TO WHICH A RADIAL LINE BEARS N73°01'44"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°41'44", AN ARC DISTANCE OF 63.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF N82°50'26"E, 226.69 FEET TO WHICH A RADIAL LINE BEARS N41°44'48"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°10'28", AN ARC DISTANCE OF 241.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 204.65 FEET AND A CHORD BEARING AND DISTANCE OF S82°54'30"E, 142.13 FEET TO WHICH A RADIAL LINE BEARS S27°24'42"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°38'24", AN ARC DISTANCE OF 145.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 949.84 FEET AND A CHORD BEARING AND DISTANCE OF N76°08'33"E, 20.77 FEET TO WHICH A RADIAL LINE BEARS N14°29'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'11", AN ARC DISTANCE OF 20.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,692.53 FEET AND A CHORD BEARING AND DISTANCE OF N71°50'29"E, 545.82 FEET TO WHICH A RADIAL LINE BEARS S13°55'13"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°28'37", AN ARC DISTANCE OF 546.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 36.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°01'06", AN ARC DISTANCE OF 57.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'53", AN ARC DISTANCE OF 193.42 FEET TO THE POINT OF TANGENCY; THENCE N02°20'03"W, 639.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 236.33 FEET; THENCE NORTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}18'05''$, AN ARC DISTANCE OF 162.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 24.33 FEET AND A CHORD BEARING AND DISTANCE OF $S85^{\circ}23'19''W$, 29.51 FEET TO WHICH A RADIAL LINE BEARS $N32^{\circ}43'36''E$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $74^{\circ}40'33''$, AN ARC DISTANCE OF 31.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.67 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}28'18''$, AN ARC DISTANCE OF 30.34 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ}06'28''$, AN ARC DISTANCE OF 50.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 896.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}23'12''$, AN ARC DISTANCE OF 6.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}11'32''$, AN ARC DISTANCE OF 3.67 FEET TO THE POINT OF TANGENCY; THENCE $S18^{\circ}03'05''W$, 7.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 886.50 FEET AND A CHORD BEARING AND DISTANCE OF $N86^{\circ}05'41''W$, 434.62 FEET TO WHICH A RADIAL LINE BEARS $N18^{\circ}05'41''E$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $28^{\circ}22'45''$, AN ARC DISTANCE OF 439.09 FEET; THENCE ALONG A NON-TANGENT LINE RUN $N10^{\circ}14'28''W$, 7.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $85^{\circ}23'15''$, AN ARC DISTANCE OF 3.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $84^{\circ}04'24''$, AN ARC DISTANCE OF 39.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $91^{\circ}16'22''$, AN ARC DISTANCE OF 22.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 937.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}52'02''$, AN ARC DISTANCE OF 14.19 FEET TO THE POINT OF TANGENCY; THENCE $S76^{\circ}18'17''W$, 21.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY; THENCE $S13^{\circ}41'43''E$, 15.50 FEET; THENCE $S76^{\circ}18'17''W$, 50.17 FEET; THENCE $N13^{\circ}41'43''W$, 13.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}16'10''$, AN ARC DISTANCE OF 7.09 FEET TO THE POINT OF TANGENCY; THENCE $S76^{\circ}02'07''W$, 4.13 FEET; THENCE $S80^{\circ}54'29''W$, 36.97 FEET; THENCE $S76^{\circ}18'17''W$, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 9.33 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 14.66 FEET TO THE POINT OF TANGENCY; THENCE S13°41'43"E, 22.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 24.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'04", AN ARC DISTANCE OF 1.83 FEET; THENCE ALONG A RADIAL LINE RUN S72°00'13"W, 13.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2.33 FEET AND A CHORD BEARING AND DISTANCE OF N60°50'45"W, 3.17 FEET TO WHICH A RADIAL LINE BEARS N72°00'13"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°41'56", AN ARC DISTANCE OF 3.49 FEET TO THE POINT OF TANGENCY; THENCE S76°18'17"W, 7.78 FEET; THENCE N13°41'43"W, 202.86 FEET; THENCE N76°18'17"E, 56.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.80 FEET TO THE POINT OF TANGENCY; THENCE N13°41'43"W, 17.42 FEET; THENCE N76°18'17"E, 127.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 153.67 FEET AND A CHORD BEARING AND DISTANCE OF N10°17'02"W, 12.35 FEET TO WHICH A RADIAL LINE BEARS S77°24'45"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°36'25", AN ARC DISTANCE OF 12.36 FEET TO THE POINT OF TANGENCY; THENCE N07°58'50"W, 27.17 FEET; THENCE N00°37'08"W, 38.48 FEET; THENCE N08°21'15"E, 6.33 FEET; THENCE S88°18'45"E, 0.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 272.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°17'33"E, 26.67 FEET TO WHICH A RADIAL LINE BEARS N88°31'05"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'16", AN ARC DISTANCE OF 26.68 FEET TO THE POINT OF TANGENCY; THENCE N07°06'11"E, 65.69 FEET; THENCE N11°06'52"W, 48.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 107.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°02'31"E, 119.86 FEET TO WHICH A RADIAL LINE BEARS N60°01'10"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°07'21", AN ARC DISTANCE OF 127.22 FEET TO THE POINT OF TANGENCY; THENCE S81°53'49"E, 779.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°51'12"E, 86.68 FEET TO WHICH A RADIAL LINE BEARS N08°06'12"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°05'12", AN ARC DISTANCE OF 94.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN S83°13'59"E, 31.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°46'59"E, 43.51 FEET TO WHICH A RADIAL LINE BEARS N77°23'28"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°20'53", AN ARC DISTANCE OF 46.71 FEET TO THE POINT OF TANGENCY; THENCE N86°57'25"E, 95.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 41.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°37'13", AN ARC DISTANCE OF 41.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S36°47'27"E, 4.24 FEET; THENCE N53°13'08"E, 33.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONCAVE EASTERLY, HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°27'46"E, 49.79 FEET TO WHICH A RADIAL LINE BEARS S55°42'24"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°30'45", AN ARC DISTANCE OF 54.99 FEET TO THE POINT OF TANGENCY; THENCE N53°13'08"E, 60.54 FEET; THENCE N36°46'52"W, 12.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°08'42", AN ARC DISTANCE OF 133.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 334.05 FEET AND A CHORD BEARING AND DISTANCE OF N21°10'38"W, 181.01 FEET TO WHICH A RADIAL LINE BEARS N84°32'33"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°26'22", AN ARC DISTANCE OF 183.30 FEET TO THE POINT OF TANGENCY; THENCE N36°56'40"W, 97.81 FEET; THENCE S53°06'11"W, 82.76 FEET; THENCE S36°53'49"E, 26.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S53°06'11"W, 36.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 149.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°12'07", AN ARC DISTANCE OF 204.22 FEET TO THE POINT OF TANGENCY; THENCE N48°41'42"W, 16.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 418.47 FEET AND A CHORD BEARING AND DISTANCE OF N52°35'10"W, 50.17 FEET TO WHICH A RADIAL LINE BEARS N40°51'03"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'25", AN ARC DISTANCE OF 50.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 216.04 FEET AND A CHORD BEARING AND DISTANCE OF N66°48'30"W, 351.25 FEET TO WHICH A RADIAL LINE BEARS S31°11'28"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°45'56", AN ARC DISTANCE OF 410.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 141.37 FEET AND A CHORD BEARING AND DISTANCE OF N01°17'48"W, 52.98 FEET TO WHICH A RADIAL LINE BEARS S77°54'10"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'04", AN ARC DISTANCE OF 53.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 103.32 FEET AND A CHORD BEARING AND DISTANCE OF N83°54'25"E, 198.25 FEET TO WHICH A RADIAL LINE BEARS N79°42'38"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 147°14'07", AN ARC DISTANCE OF 265.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.77 FEET AND A CHORD BEARING AND DISTANCE OF S51°18'08"E, 58.84 FEET TO WHICH A RADIAL LINE BEARS S65°42'37"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'29", AN ARC DISTANCE OF 61.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 181.57 FEET AND A CHORD BEARING AND DISTANCE OF S47°07'25"E, 172.34 FEET TO WHICH A RADIAL LINE BEARS N14°32'38"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°39'53", AN ARC DISTANCE OF 179.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'10", AN ARC DISTANCE OF 2.86 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.74 FEET AND A CHORD BEARING AND DISTANCE OF S58°21'07"E, 12.17 FEET TO WHICH A RADIAL LINE BEARS N27°25'46"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'12", AN ARC DISTANCE OF 12.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°34'26", AN ARC DISTANCE OF 43.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 80.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'19", AN ARC DISTANCE OF 106.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°18'41", AN ARC DISTANCE OF 45.88 FEET TO THE POINT OF TANGENCY; THENCE N53°06'11"E, 7.92 FEET; THENCE S36°53'49"E, 1.16 FEET; THENCE N53°06'11"E, 82.76 FEET; THENCE N36°53'49"W, 56.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 109.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'00", AN ARC DISTANCE OF 83.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 136.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°39'44", AN ARC DISTANCE OF 162.98 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°05'40"W, 47.26 FEET; THENCE S78°00'59"W, 156.62 FEET; THENCE N11°59'01"W, 90.80 FEET; THENCE N77°50'55"E, 156.37 FEET; THENCE N12°09'05"W, 92.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°59'37", AN ARC DISTANCE OF 46.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°50'36"E, 36.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 68.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°08'52"W, 35.93 FEET TO WHICH A RADIAL LINE BEARS N82°49'51"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°38'03", AN ARC DISTANCE OF 36.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'49", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°00'59"E, 257.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'08", AN ARC DISTANCE OF 27.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'08", AN ARC DISTANCE OF 21.57 FEET TO THE POINT OF TANGENCY; THENCE N84°24'59"E, 90.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 224.03 FEET AND A CHORD BEARING AND DISTANCE OF S23°23'21"E, 152.15 FEET TO WHICH A RADIAL LINE BEARS S86°27'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET TO THE POINT OF

TANGENCY; THENCE S43°14'28"E, 107.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 484.00 FEET AND A CHORD BEARING AND DISTANCE OF N25°10'51"E, 284.27 FEET TO WHICH A RADIAL LINE BEARS S47°44'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET TO THE POINT OF TANGENCY; THENCE N08°06'11"E, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 184.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 45.18 FEET AND A CHORD BEARING AND DISTANCE OF S72°43'01"E, 11.46 FEET TO WHICH A RADIAL LINE BEARS S24°34'13"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF S69°22'40"E, 2.13 FEET TO WHICH A RADIAL LINE BEARS N08°18'38"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°37'24", AN ARC DISTANCE OF 2.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 196.50 FEET AND A CHORD BEARING AND DISTANCE OF N10°18'18"W, 39.60 FEET TO WHICH A RADIAL LINE BEARS N85°28'43"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'07", AN ARC DISTANCE OF 60.98 FEET TO THE POINT OF TANGENCY; THENCE N01°04'48"E, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°57'56"E, 155.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING AND DISTANCE OF S46°04'48"W, 65.76 FEET TO WHICH A RADIAL LINE BEARS N01°04'48"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET TO THE POINT OF TANGENCY; THENCE S01°04'48"W, 34.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'22", AN ARC DISTANCE OF 61.72 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 56.27 FEET; THENCE S08°30'49"W, 139.56 FEET; THENCE S08°06'11"W, 163.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 526.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°26'44", AN ARC DISTANCE OF 298.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 47.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°21'54", AN ARC DISTANCE OF 70.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 297.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°04'50", AN ARC DISTANCE OF 192.53 FEET TO THE POINT OF TANGENCY; THENCE S81°53'49"E, 629.59 FEET TO THE

POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 352.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'00", AN ARC DISTANCE OF 109.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'21", AN ARC DISTANCE OF 158.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 37.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'31", AN ARC DISTANCE OF 12.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN S11°20'12"E, 91.09 FEET; THENCE S06°27'36"E, 1.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 67.50 FEET AND A CHORD BEARING AND DISTANCE OF N69°31'26"W, 51.94 FEET TO WHICH A RADIAL LINE BEARS N43°06'12"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°15'16", AN ARC DISTANCE OF 53.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 341.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°07'50", AN ARC DISTANCE OF 173.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 547.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°52'35", AN ARC DISTANCE OF 180.38 FEET; THENCE ALONG A NON-TANGENT LINE RUN N81°28'19"W, 112.34 FEET; THENCE N81°53'49"W, 123.83 FEET; THENCE N82°14'21"W, 139.00 FEET; THENCE N81°53'49"W, 157.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 326.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'01", AN ARC DISTANCE OF 214.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N86°27'54"W, 63.81 FEET TO WHICH A RADIAL LINE BEARS N45°41'11"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°18'09", AN ARC DISTANCE OF 69.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S53°06'11"W, 208.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 22.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY; THENCE S36°53'49"E, 68.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 419.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'50", AN ARC DISTANCE OF 227.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°06'11"E, 71.83 FEET; THENCE S05°17'33"E, 30.44 FEET; THENCE S86°53'49"E, 99.01 FEET; THENCE S03°06'11"W, 18.67 FEET; THENCE S86°53'49"E, 48.67 FEET; THENCE N03°06'11"E, 2.67 FEET; THENCE S86°53'49"E, 54.00 FEET; THENCE S03°06'11"W, 32.07 FEET; THENCE S81°53'49"E, 232.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.65 FEET AND A CHORD BEARING AND DISTANCE OF S06°49'00"W, 23.60 FEET TO WHICH A RADIAL LINE BEARS S84°28'12"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°34'23", AN ARC DISTANCE OF 23.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°03'09"W, 35.12 FEET; THENCE S81°53'49"E, 262.15 FEET; THENCE S15°53'31"E, 21.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF

3.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°38'49", AN ARC DISTANCE OF 4.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 56.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'05", AN ARC DISTANCE OF 63.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'12", AN ARC DISTANCE OF 30.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°16'15", AN ARC DISTANCE OF 2.14 FEET TO THE POINT OF TANGENCY; THENCE N34°44'19"E, 16.62 FEET; THENCE S55°15'41"E, 63.34 FEET; THENCE S34°44'19"W, 17.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'52", AN ARC DISTANCE OF 2.94 FEET TO THE POINT OF TANGENCY; THENCE S15°53'34"E, 59.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE N74°06'24"E, 16.67 FEET; THENCE S15°53'34"E, 133.34 FEET; THENCE S74°06'24"W, 18.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'57", AN ARC DISTANCE OF 3.54 FEET TO THE POINT OF TANGENCY; THENCE S13°18'28"W, 30.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.67 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'23", AN ARC DISTANCE OF 12.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 13.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°54'27", AN ARC DISTANCE OF 23.94 FEET TO THE POINT OF TANGENCY; THENCE S75°53'36"E, 20.38 FEET; THENCE S15°53'36"E, 256.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,097.15 FEET AND A CHORD BEARING AND DISTANCE OF S75°13'04"W, 118.21 FEET TO WHICH A RADIAL LINE BEARS N13°41'20"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°11'13", AN ARC DISTANCE OF 118.21 FEET TO THE POINT OF TANGENCY; THENCE S74°07'27"W, 150.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°22'02", AN ARC DISTANCE OF 45.58 FEET; THENCE ALONG A RADIAL LINE RUN S32°29'29"W, 35.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 132.00 FEET AND A CHORD BEARING AND DISTANCE OF S47°03'09"E, 24.38 FEET TO WHICH A RADIAL LINE BEARS S48°14'43"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'44", AN ARC DISTANCE OF 24.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 32.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°57'52", AN ARC DISTANCE OF 31.81

FEET; THENCE ALONG A NON-TANGENT LINE RUN S64°55'50"W, 139.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET AND A CHORD BEARING AND DISTANCE OF N16°33'36"E, 66.95 FEET TO WHICH A RADIAL LINE BEARS S28°01'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°49'52", AN ARC DISTANCE OF 74.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 512.98 FEET AND A CHORD BEARING AND DISTANCE OF N28°51'20"W, 16.69 FEET TO WHICH A RADIAL LINE BEARS S60°12'44"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'51", AN ARC DISTANCE OF 16.69 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°51'20"W, 196.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY; THENCE S61°08'40"W, 517.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,973.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'46", AN ARC DISTANCE OF 54.29 FEET; THENCE ALONG A NON-TANGENT LINE RUN S60°02'40"W, 5.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°42'30"W, 43.37 FEET TO WHICH A RADIAL LINE BEARS N30°00'33"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°33'53", AN ARC DISTANCE OF 48.47 FEET TO THE POINT OF TANGENCY; THENCE S32°34'27"E, 182.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 57.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°35'22", AN ARC DISTANCE OF 89.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.35 ACRES, MORE OR LESS.

EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF EASTPORT COMMUNITY DEVELOPMENT DISTRICT

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Eastport Community Development District, hereby consents to the Petition to Establish Eastport Community Development District, dated the 14th of Nov., 2022.

**THE VILLAGES DEVELOPMENT
COMPANY, LLC,**
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

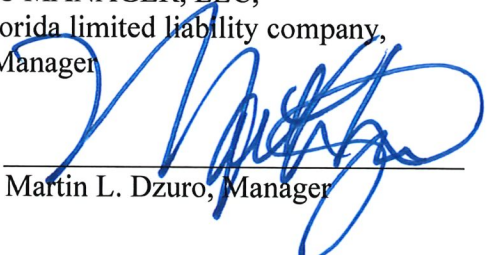
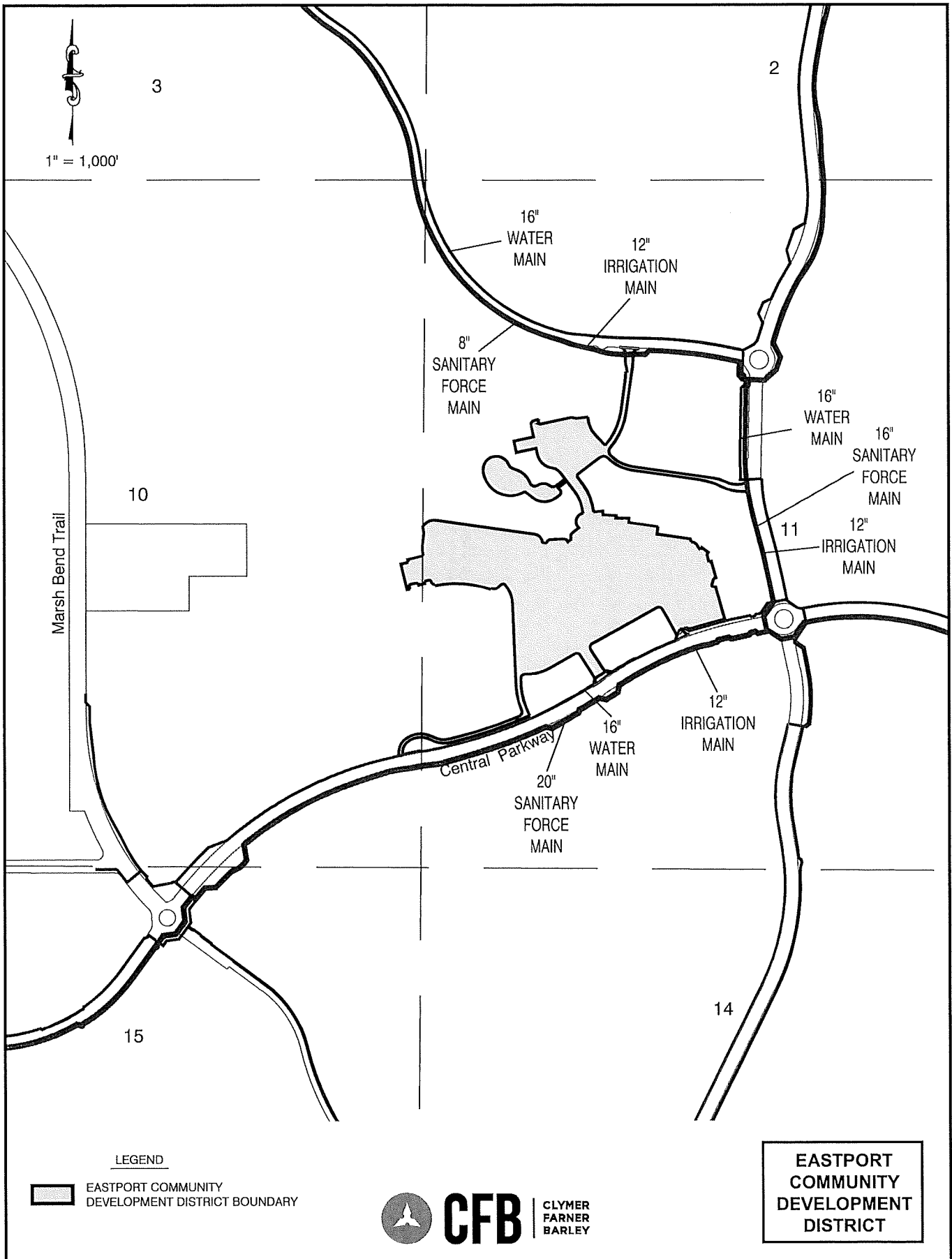
By: 
Martin L. Dzuro, Manager

EXHIBIT 4

BOARD OF SUPERVISORS EASTPORT COMMUNITY DEVELOPMENT DISTRICT

1. Supervisor/Chair – Heather Owen
2. Supervisor/Vice Chair – John Judge
3. Supervisor/Secretary-Treasurer – Geno Jarquin
4. Supervisor – Dave Lewis
5. Supervisor – Ashley Abbott

EXHIBIT 5



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST¹ OF THE DISTRICT SERVICES AND FACILITIES EASTPORT COMMUNITY DEVELOPMENT DISTRICT

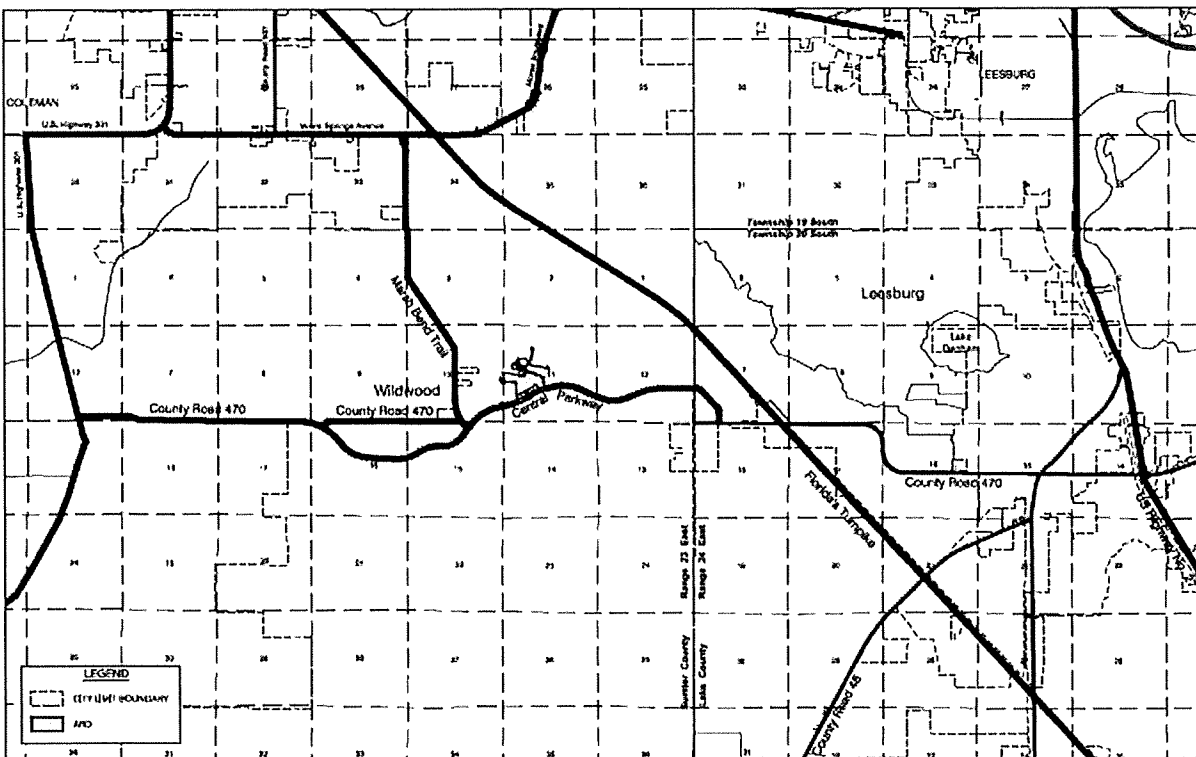
ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Roadways	2022-2025	\$6,890,400.00
Landscaping & Irrigation in Common Areas ²	2022-2025	\$10,545,000.00
Parking Areas	2022-2025	\$22,093,260.00
Master Earthwork and Stormwater Collection Systems	2022-2025	\$5,443,500.00
Project Entry Features	2022-2025	\$5,760,000.00
TOTAL:		\$50,732,160.00

¹ Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

² The irrigation system beyond the point of delivery serving common areas will be owned and maintained by the District, with water purchased pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

EXHIBIT 7

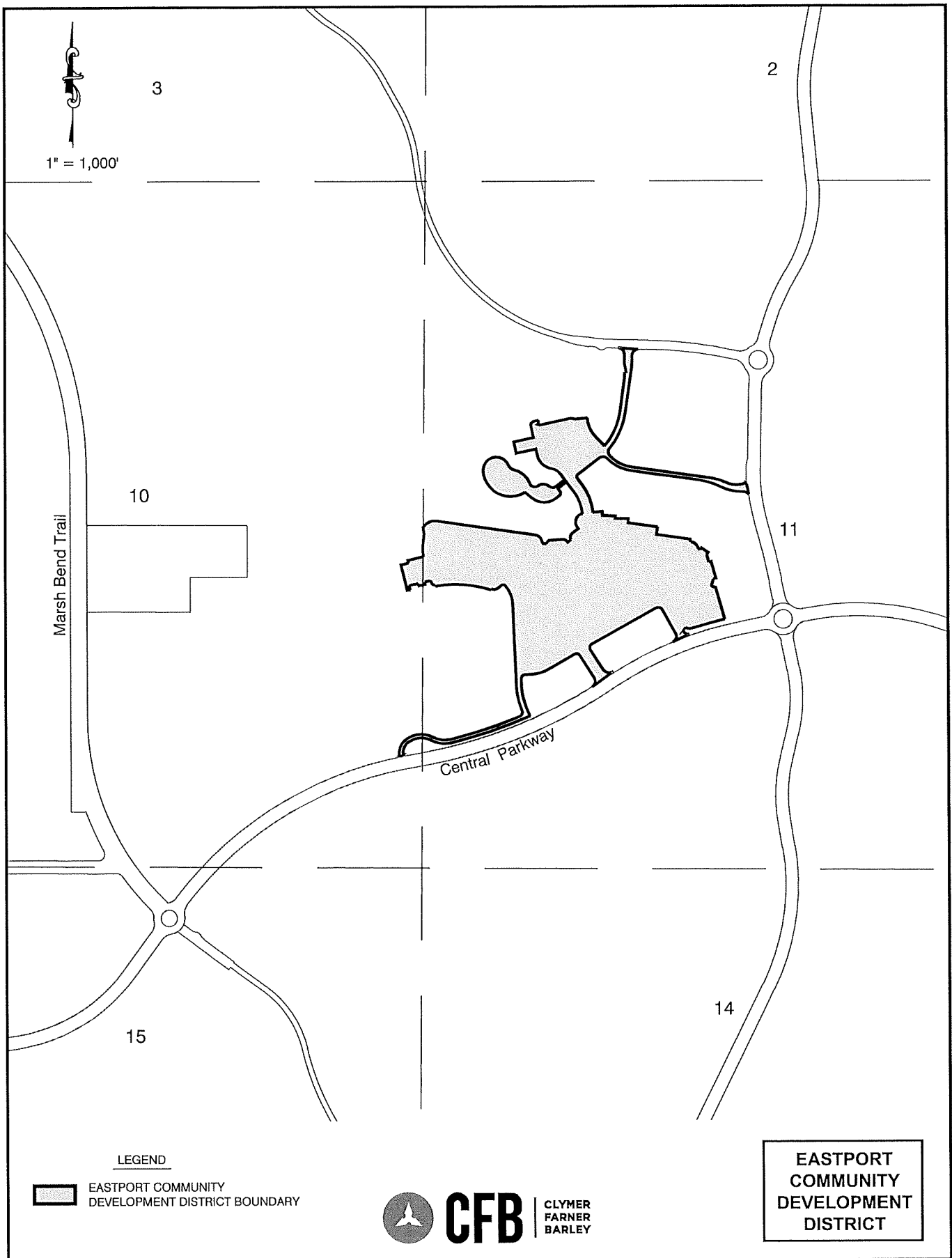
Eastport Community Development District (the “District”) is located within the city limits of the City of Wildwood (the “City”) in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on January 8, 2018, January 22, 2018, August 27, 2018, January 28, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, and again on July 11, 2022.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

7-2

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF EASTPORT COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Eastport Community Development District (the "District"). The proposed District will include approximately 50.35 acres of land on which roughly 250,000 square feet of commercial space is planned for development with the possibility of additional mixed uses, including residential. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

"That the process of establishing such a District pursuant to uniform general law shall 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."

1.2 Overview of the Proposed District Eastport Community Development District

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 50.35 acres to be used for development. The District may include a mix of commercial and residential uses including roughly 250,000 square feet of commercial space.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(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 five (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 five 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 five 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 Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. 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.
 - (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.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other community development districts, is that the establishment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the commercial development of the land within the District. The development is planned to include roughly 250,000 square feet of commercial development. The commercial development will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned development, regardless of the District's existence. Community development districts, such as Eastport Community Development District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

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

The landowner of the District plans to develop roughly 250,000 square feet of commercial development, with the possibility of additional residential units and other mixed uses, within the District. Establishment of the proposed District would put all of the development under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

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 community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the 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 required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

<u>Improvements/Facility</u>	<u>Funded By</u>	<u>O&M By</u>	<u>Ownership</u>
Roads	Landowner	CDD	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	CDD
Landscape/Lakes	Landowner	CDD	CDD

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately \$50,732,160.00.

Table 3. Summary of Estimated Capital Costs and Time Table³

<u>Improvement/Facility</u>	<u>Anticipated Schedule</u>	<u>Estimated Cost</u>
Roadways	2022-2024	\$6,890,400.00
Landscaping & Irrigation in Common Areas	2022-2024	\$10,545,000.00
Parking Areas	2022-2024	\$22,093,260.00
Master Earthwork and Stormwater Collection Systems	2022-2024	\$5,443,500.00
Project Entry Features	2022-2024	\$5,760,000.00
TOTAL:		\$50,732,160.00

The District may impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

³ Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

It is important to note that the various costs outlined in Table 3 are typical for developments of the type contemplated herein. In other words, there is nothing unusual about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating to the District by businesses is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

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 no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,730 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

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 developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking. Other alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the 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 the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, businesses (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to commercial and residential needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CDD 2211-002 Middleton Downtown

REQUESTED ACTION: ***CONTINUANCE REQUESTED***

Staff recommends the continuance of the Petition to Establish Middleton Downtown Community Development District to a date certain.

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 a portion of The Villages of Southern Oaks, to be referred to as Middleton Downtown Community Development District.

The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential.

A proposed infrastructure plan is included as an attachment with the Petition to Establish Middleton Community Development District. The landowner/CDD is proposing to construct the roadways, utilities (water and wastewater), and water bodies associated with the Project. The total estimated cost of these improvements is \$50,435,160. The CDD will own, operate and maintain the utilities, amenities, drainage facilities, landscaping and water bodies. The City of Wildwood will own, operate and maintain the roads within the development.

DATED: 01/03/2023



Terri O'Neal
Planning Manager, Development Services

ORDINANCE 2023-2

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON DOWNTOWN 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, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Middleton Downtown 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 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 “Middleton Downtown Community Development District”.

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 61.14 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: Dennis Stradinger, Steve Printz, Don Levens, Alison Emily and John Weber. 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.

PASSED AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

City Attorney

Jo O. Thacker
T: (407) 839-4230
jo.thacker@nelsonmullins.com

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.839.4200 F: 407.425.8377
nelsonmullins.com

November 28, 2022

VIA FEDEX

Melanie Peavy
Development Services Director
City Hall
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Establish Middleton Downtown Community Development District

Dear Ms. Peavy:

Attached please find the following original documents for filing:

- Petition to Establish Middleton Downtown Community Development District; and
- Check No. 1014980 for \$15,000.00 for the filing fee.

If you have any question or comment, please contact me.

Sincerely,



Jo O. Thacker

Attachments

**PETITION TO ESTABLISH
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, The Villages Development Operating Company, LLC, a Florida limited liability company, petitions the City of Wildwood, Florida (hereinafter referred to as “City”) pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 3619 Kiessel Road, The Villages, Florida 32163.

2. The boundary of the District comprises approximately 61.14 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Middleton Downtown Community Development District.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule public hearings on January 9, 2023 and January 23, 2023 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

RESPECTFULLY SUBMITTED this 14th day of Nov., 2022.

**THE VILLAGES DEVELOPMENT
COMPANY, LLC,**
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

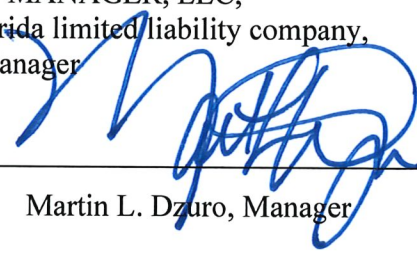
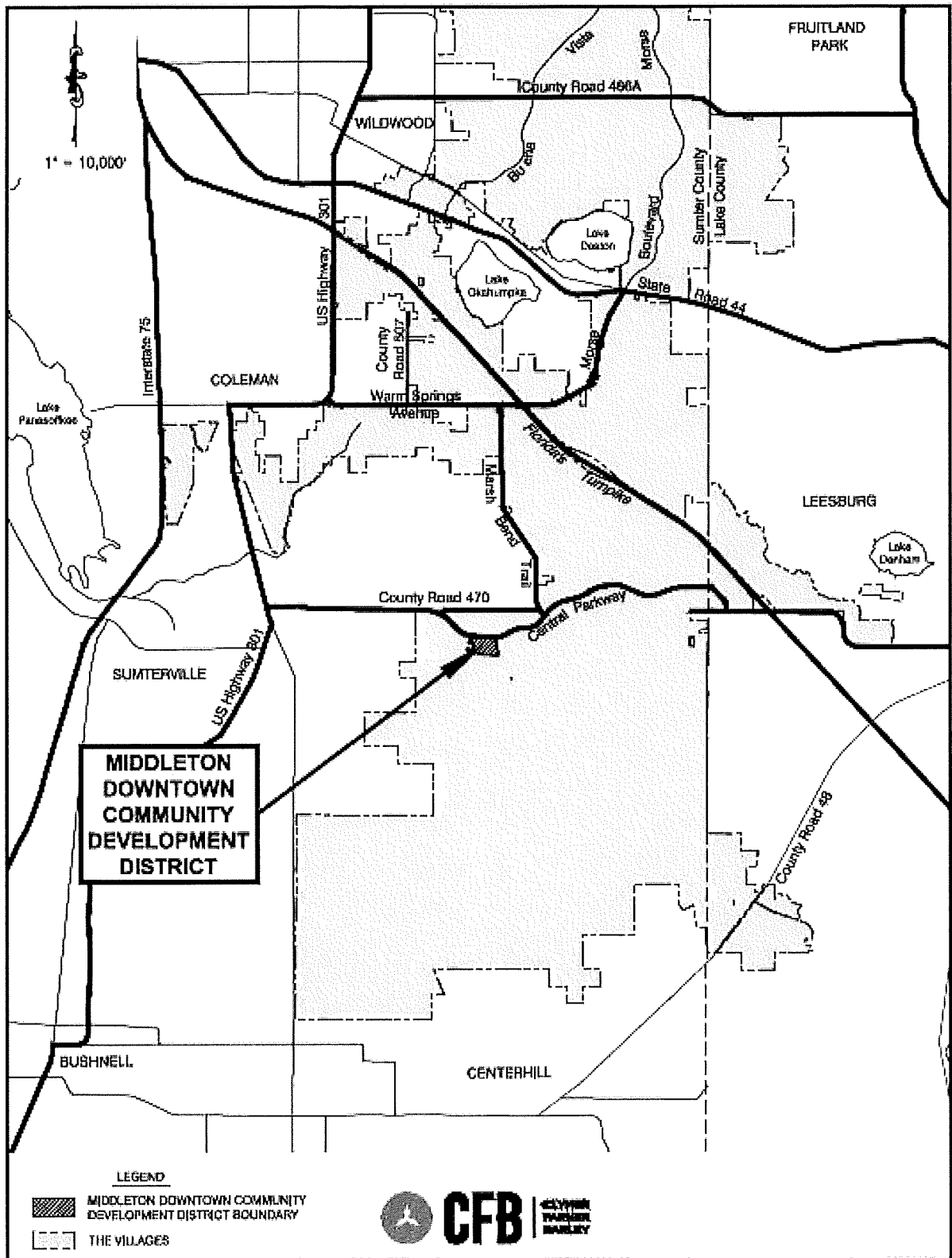
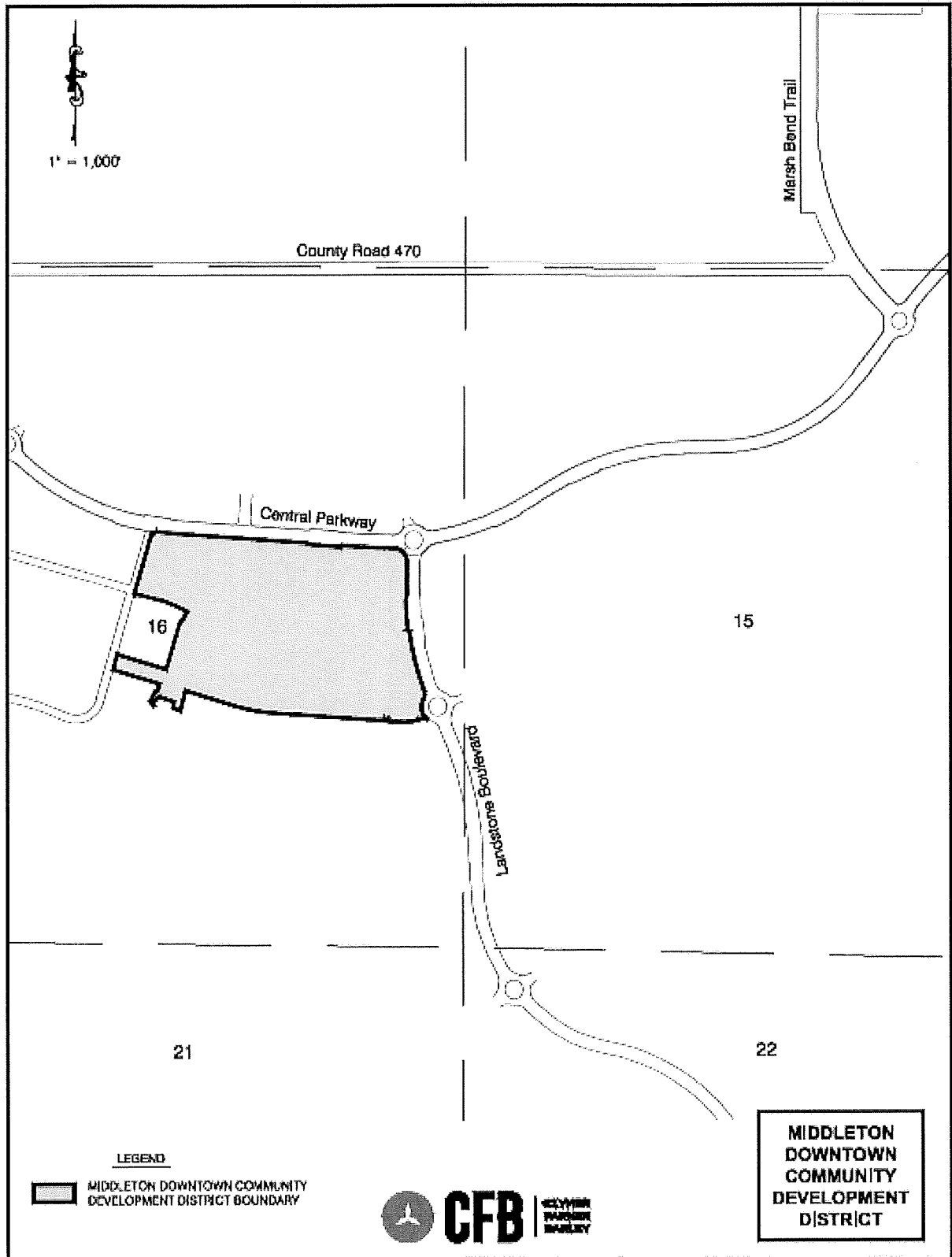
By: 
Martin L. Dzuro, Manager

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

**METES AND BOUND LEGAL DESCRIPTION
FOR
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT**

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°52'59"E, 408.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2057.35 FEET TO THE POINT OF BEGINNING; THENCE S85°48'23"E, 1,025.94 FEET; THENCE S73°23'56"E, 51.20 FEET; THENCE S85°48'23"E, 228.96 FEET; THENCE N46°28'02"E, 14.87 FEET; THENCE S85°48'23"E, 201.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'11", AN ARC DISTANCE OF 193.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'54", AN ARC DISTANCE OF 3.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 253.60 FEET; THENCE S10°42'06"W, 51.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,154.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°11'22"E, 227.44 FEET TO WHICH A RADIAL LINE BEARS S88°50'13"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'10", AN ARC DISTANCE OF 227.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°12'57"E, 14.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,144.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°44'50"E, 467.84 FEET TO WHICH A RADIAL LINE BEARS S82°30'59"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'39", AN ARC DISTANCE OF 468.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°53'20", AN ARC DISTANCE OF 81.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°03'41", AN ARC DISTANCE OF 184.75 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N84°06'25"W, 82.73 FEET TO WHICH A RADIAL LINE BEARS N29°49'00"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°50'50", AN ARC DISTANCE OF 85.18 FEET TO THE POINT OF TANGENCY; THENCE S71°58'10"W, 8.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 449.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'05", AN ARC DISTANCE OF 116.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N83°50'45"W, 85.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°34'10"W, 7.88 FEET TO WHICH A RADIAL LINE BEARS N62°35'40"E; THENCE SOUTHWESTERLY

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°57'00", AN ARC DISTANCE OF 9.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 72.70 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°54'27", AN ARC DISTANCE OF 18.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°32'30", AN ARC DISTANCE OF 6.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 26.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 131°39'21", AN ARC DISTANCE OF 59.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°59'56"W, 847.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,346.81 FEET AND A CHORD BEARING AND DISTANCE OF N79°40'05"W, 322.28 FEET TO WHICH A RADIAL LINE BEARS S03°27'37"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°44'36", AN ARC DISTANCE OF 323.05 FEET; THENCE ALONG A NON-TANGENT LINE RUN N72°58'38"W, 399.92 FEET; THENCE S14°14'24"W, 160.85 FEET; THENCE N66°38'39"W, 53.31 FEET; THENCE N24°41'34"W, 12.90 FEET; THENCE N05°06'41"E, 40.99 FEET; THENCE N72°58'38"W, 120.53 FEET; THENCE S56°27'15"W, 70.00 FEET; THENCE S33°32'45"E, 30.00 FEET; THENCE S56°27'15"W, 8.00 FEET; THENCE N33°32'45"W, 41.72 FEET; THENCE N25°01'13"E, 70.63 FEET; THENCE N47°55'49"E, 40.13 FEET; THENCE N14°12'14"E, 46.54 FEET; THENCE N72°58'38"W, 379.61 FEET; THENCE N16°05'58"E, 121.16 FEET; THENCE N73°54'02"W, 3.00 FEET; THENCE N16°05'58"E, 2.84 FEET; THENCE S72°58'38"E, 404.07 FEET; THENCE N16°26'38"E, 385.22 FEET; THENCE N46°05'39"E, 33.22 FEET; THENCE N28°30'59"E, 63.88 FEET; THENCE N61°30'34"W, 8.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,135.50 FEET AND A CHORD BEARING AND DISTANCE OF N67°13'34"W, 217.69 FEET TO WHICH A RADIAL LINE BEARS N28°16'28"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'04", AN ARC DISTANCE OF 218.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°47'49"W, 74.27 FEET; THENCE N74°16'58"W, 100.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 46.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°29'52"W, 41.94 FEET TO WHICH A RADIAL LINE BEARS N16°05'59"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°12'13", AN ARC DISTANCE OF 43.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N16°05'58"E, 513.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,056.97 FEET AND A CHORD BEARING AND DISTANCE OF S81°05'27"E, 21.89 FEET TO WHICH A RADIAL LINE BEARS S09°12'51"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'35", AN ARC DISTANCE OF 21.89 FEET; THENCE ALONG A NON-TANGENT LINE RUN N50°48'53"E, 14.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,046.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°44'28"E, 147.48 FEET TO WHICH A RADIAL LINE BEARS S08°19'28"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°07'51", AN ARC DISTANCE OF 147.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.14 ACRES, MORE OR LESS.

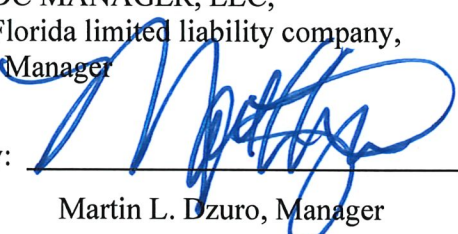
EXHIBIT 3

**CONSENT TO THE ESTABLISHMENT OF
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Middleton Downtown Community Development District, hereby consents to the Petition to Establish Middleton Downtown Community Development District, dated the 14th of Nov., 2022.

**THE VILLAGES DEVELOPMENT
OPERATING COMPANY, LLC,**
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

By: 

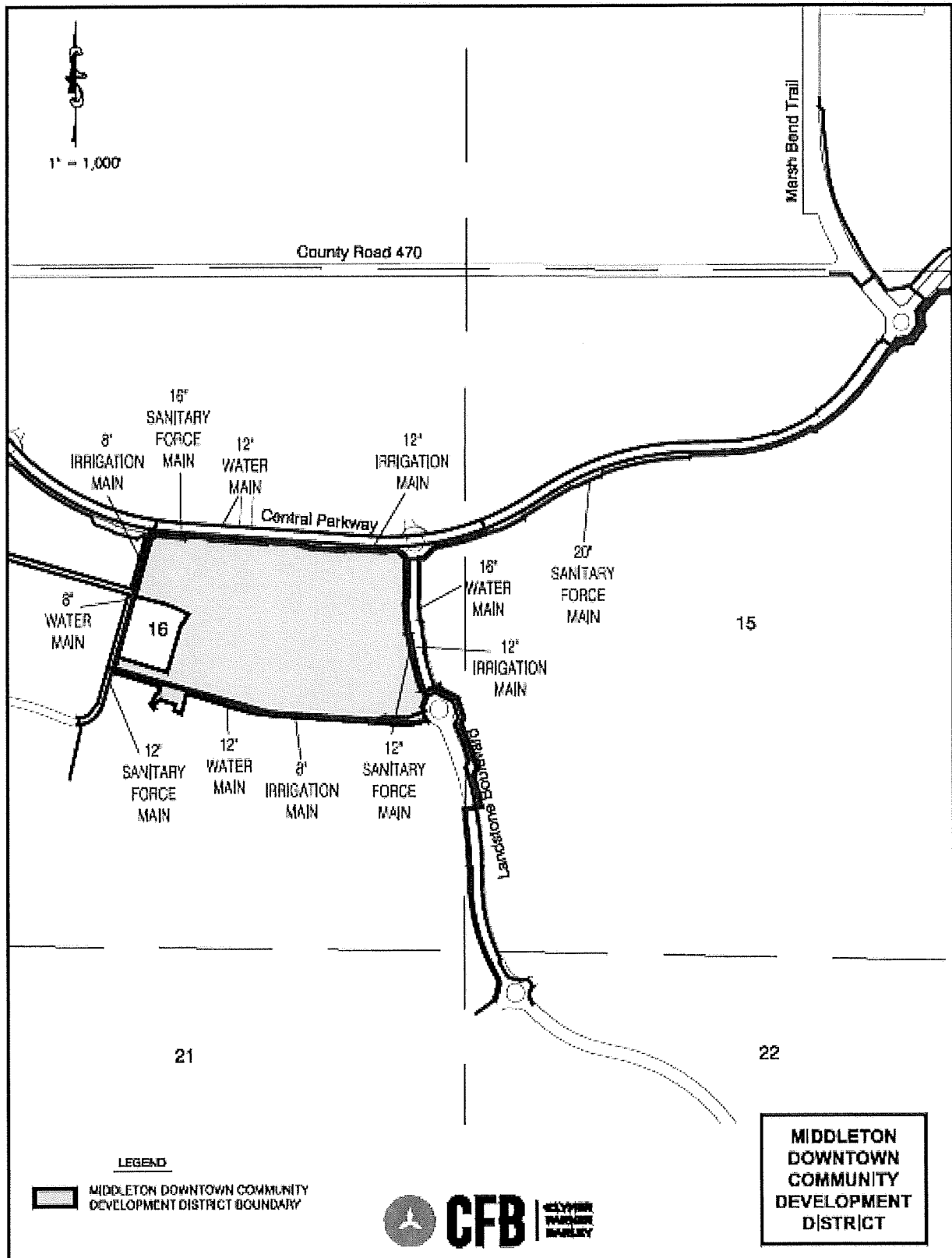
Martin L. Dzuro, Manager

EXHIBIT 4

BOARD OF SUPERVISORS MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

1. Supervisor/Chair – Dennis Stradinger
2. Supervisor/Vice Chair – Steve Printz
3. Supervisor/Secretary-Treasurer – Don Levens
4. Supervisor – Alison Emily
5. Supervisor – John Weber

EXHIBIT 5



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST¹ OF THE DISTRICT SERVICES AND FACILITIES MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

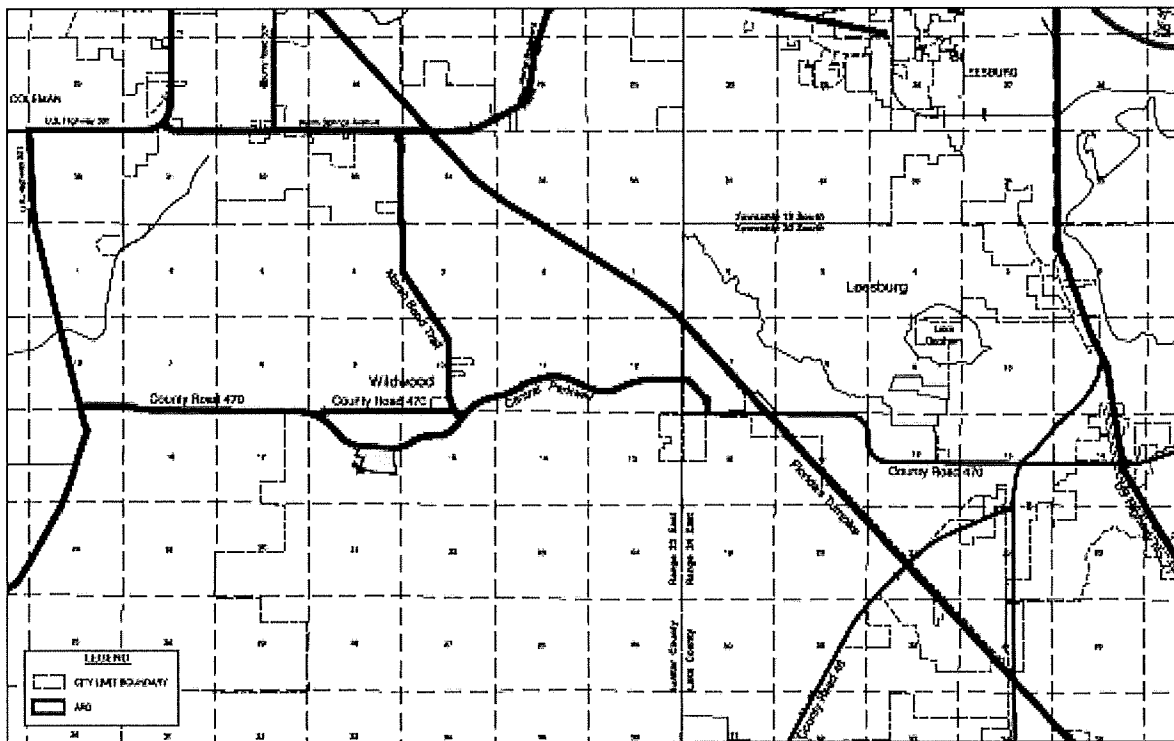
ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Roadways	2022-2025	\$4,134,240.00
Landscaping & Irrigation in Common Areas ²	2022-2025	\$12,487,200.00
Parking Areas	2022-2025	\$26,880,420.00
Master Earthwork and Stormwater Collection Systems	2022-2025	\$6,933,300.00
TOTAL:		\$50,435,160.00

¹ Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

² The irrigation system beyond the point of delivery serving common areas will be owned and maintained by the District, with water purchased pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

EXHIBIT 7

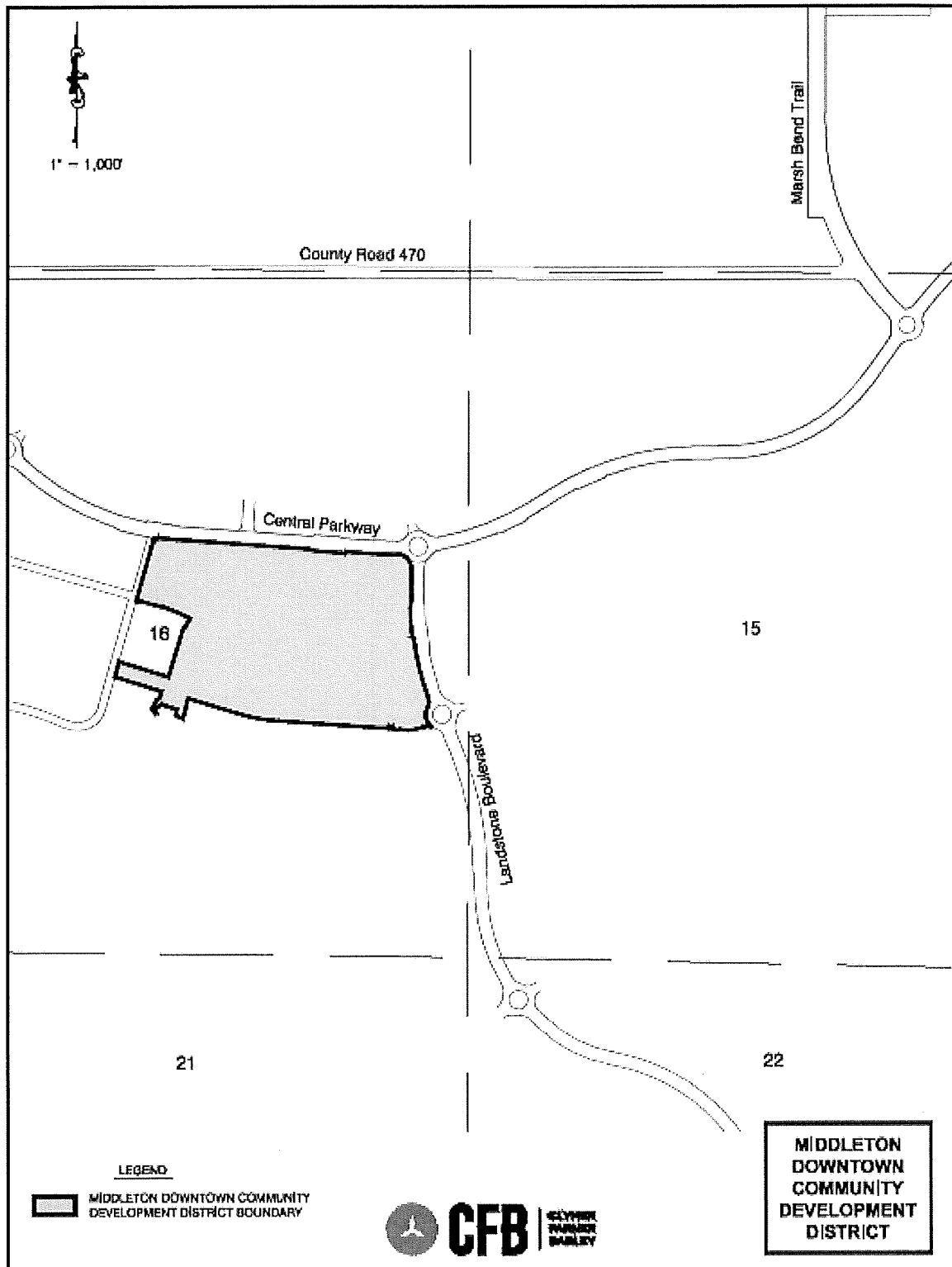
Middleton Downtown Community Development District (the “District”) is located within the city limits of the City of Wildwood (the “City”) in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on January 8, 2018, January 22, 2018, August 27, 2018, January 28, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, and again on July 11, 2022.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

7-2

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Middleton Downtown Community Development District (the "District"). The proposed District will include approximately 61.14 acres of land on which roughly 350,000 square feet of commercial space is planned for development with the possibility of additional mixed uses, including residential. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

"That the process of establishing such a District pursuant to uniform general law shall 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."

1.2 Overview of the Proposed District Middleton Downtown Community Development District

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 61.14 acres to be used for development. The District may include a mix of commercial and residential uses including roughly 350,000 square feet of commercial space.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(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 five (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 five 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 five 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 Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. 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.
 - (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.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other community development districts, is that the establishment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the commercial development of the land within the District. The development is planned to include roughly 350,000 square feet of commercial development. The commercial development will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned development, regardless of the District's existence. Community development districts, such as Middleton Downtown Community Development District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

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

The landowner of the District plans to develop roughly 350,000 square feet of commercial development, with the possibility of additional residential units and other mixed uses, within the District. Establishment of the proposed District would put all of the development under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

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 community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the 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 required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

<u>Improvements/Facility</u>	<u>Funded By</u>	<u>O&M By</u>	<u>Ownership</u>
Roads	Landowner	CDD	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately \$50,435,160.00.

Table 3. Summary of Estimated Capital Costs and Time Table³

<u>Improvement/Facility</u>	<u>Anticipated Schedule</u>	<u>Estimated Cost</u>
Roadways	2022-2024	\$4,134,240.00
Landscaping & Irrigation in Common Areas	2022-2024	\$12,487,200.00
Parking Areas	2022-2024	\$26,880,420.00
Master Earthwork and Stormwater Collection Systems	2022-2024	\$6,933,300.00
TOTAL:		\$50,435,160.00

The District may impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 3 are typical for developments of the type contemplated herein. In other words, there is nothing unusual about the District's

³ Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating to the District by businesses is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

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 no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,730 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

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 developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking. Other alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the 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 the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, businesses (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to commercial and residential needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2211-002 VOSO 10th Amendment

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2211-002 VOSO 10 th Amendment
Ordinance #	O2022-105
Applicant	The Villages Development Company, LLC
Owner	The Villages Development Company, LLC
Property Location	South of E C470 and west of SE 88 th Terrace
Parcel Number(s)	K13-010 & K13-015
Date	01/05/2023

The Villages Development Company, LLC is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Age Restricted Development (City) for the parcels listed above on 7.72 acres MOL. This request is accompanied by rezoning request RZ 2211-002.

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 Villages has provided an application that includes details of natural features, cultural resources, and land use and compatibility. The Villages has also provided a Consistency Analysis demonstrating the consistency of the proposed map amendment with the City of Wildwood Comprehensive Plan.

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

The proposed amendment as presented is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject properties are currently vacant, undeveloped and is located in the City of Wildwood's urban service area. The proposed amendment is consistent with Future Land Use Policies 1.5.4 and Policy 1.5.5.

(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. The purpose of the proposed amendment is to continue to fill in The Villages project boundary, adding properties recently purchased by The Villages.

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

Development of the subject properties will follow all requirements imposed by city, state and federal permitting agencies. Any impacts to environmentally sensitive systems will be mitigated in compliance with

state and federal permitting regulations.

(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:

The proposed amendment is a continuation of The Villages development with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

Transportation: The subject properties will benefit from internal connections between uses. A combination of transportation opportunities will be provided, including automobile, golf cart, bicycle and pedestrian travel.

Potable Water & Sewer: The subject properties will be served by private utilities.

Schools: The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units.



Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-105

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 K13-010 & K13-015
The Villages Development Company (Owner)
7.72 Acres +/-

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 190 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS THE NORTH 50 FEET AND LESS THE EAST 15 FEET THEREOF, LYING AND SITUATE IN SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Agriculture (Sumter County) to Age Restricted Development (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 _____, 2023, 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: _____

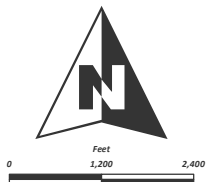
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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

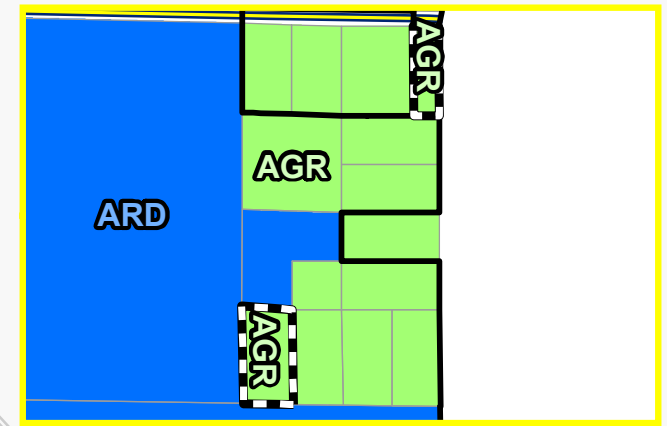
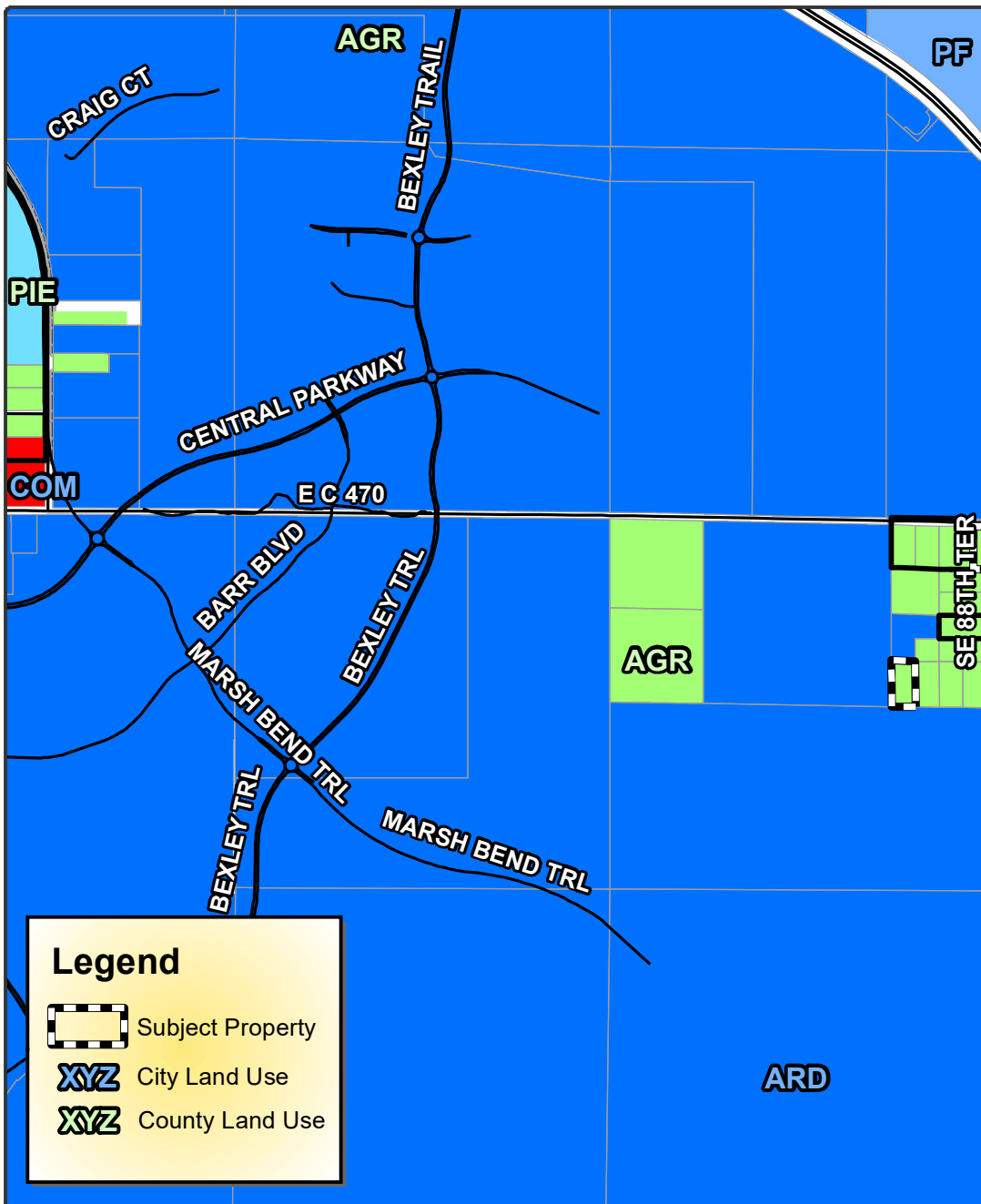


CP 2211-002 / RZ 2211-002
VOSO 10TH AMENDMENT
PARCELS K13-015 & K13-010

MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**

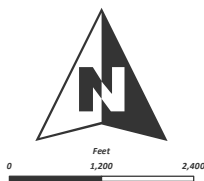


Legend

-  Subject Property
-  City Land Use
-  County Land Use



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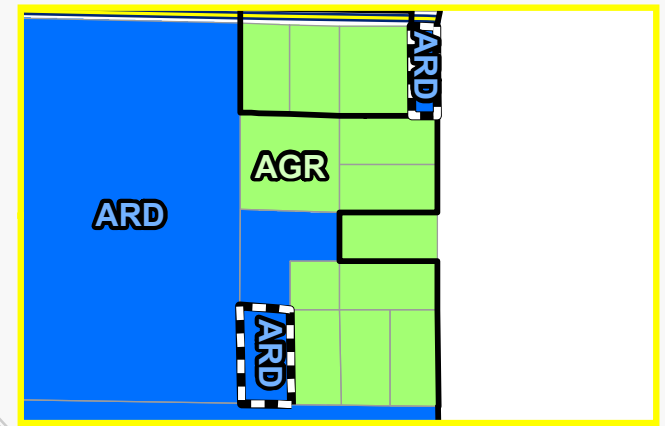
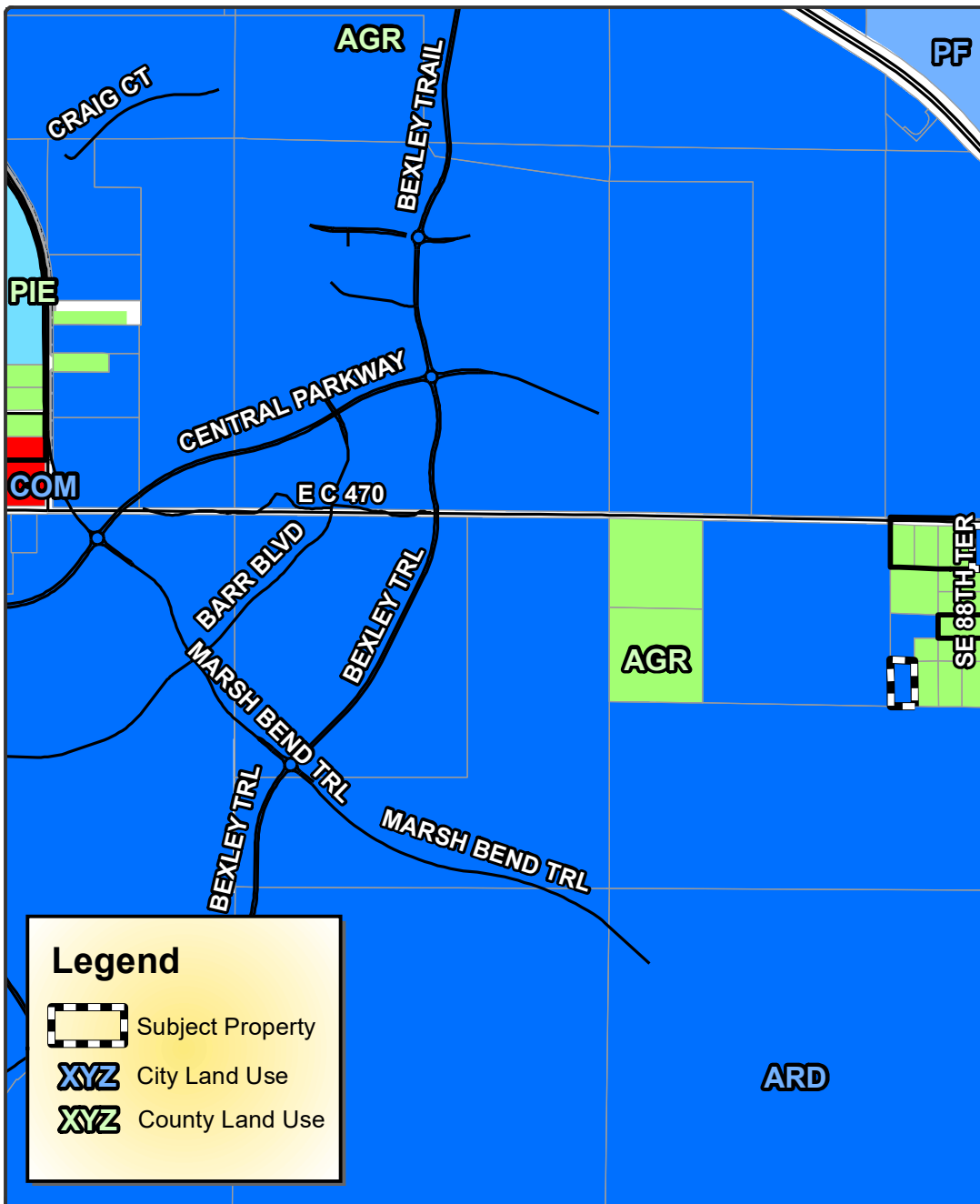


CP 2211-002 / RZ 2211-002
VOSO 10TH AMENDMENT
PARCELS K13-015 & K13-010

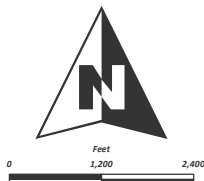
MAP 2A

**EXISTING
LAND USE**

**DECEMBER
2022**



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



CP 2211-002 / RZ 2211-002
VOSO 10TH AMENDMENT
PARCELS K13-015 & K13-010

MAP 2B
**PROPOSED
LAND USE**
**DECEMBER
2022**

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

The case below was heard on Tuesday, January 10, 2023, 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 (County) to Age Restricted Development on 7.72 acres MOL.

Case No: CP 2211-002 VOSO 10th Amendment
Applicant: The Villages Development Company, LLC
Owner: The Villages Development Company, LLC
Parcel Number: K13-010 & K13-015

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 O2022-105 to the City Commission for final determination.

Dated: January 10, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2211-002 VOSO 10th Amendment

REQUESTED ACTION: Staff recommends approval subject to the approval of O2022-105, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2211-002 VOSO 10 th Amendment
Ordinance #	O2022-106
Applicant	The Villages Development Company, LLC
Owners	The Villages Development Company, LLC
Property Location	South of E C470 and west of SE 88 th Terrace
Parcel Number(s)	K13-010 & K13-015
Date	01/05/2023

The Villages Development Company, LLC is seeking approval from the City Commission for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-002 (O2022-105)

ANALYSIS: The Villages of Southern Oaks is an age restricted mixed-use master planned community that includes residential, non-residential, office and government land uses. The Villages has historically incorporated elements of urban design that include buildings that create a sense of place; public spaces where residents come together and enjoy events; streets that connect spaces and places; a transportation system that includes roads and multi-use paths to encourage walking and biking; and landscaping that defines the character of the development.

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

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

The proposed rezoning to ARD will be consistent with the proposed Future Land Use Map designation of ARD. Table 3-2 Permitted Zoning Districts lists the ARD zoning designation as a permitted designation in the Age Restricted Development Mixed Use Future Land Use Map designation.

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

The proposed rezoning is compatible with the existing land use pattern of the surrounding

area. The subject properties are located on properties contiguous to the planned future development of The Villages of Southern Oaks and is a logical expansion of The Villages development.

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

The proposed amendment is a continuation of The Villages with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

Schools:

The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units

Potable Water & Sewer:

The subject properties will be served with private utilities.

Transportation:

The subject properties will benefit from internal connections between uses. A combination of transportation opportunities will be provided including automobile, golf cart, bicycle and pedestrian travel.

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

The growth of The Villages as an age restricted retirement community has produced the need for additional land to expand The Villages of Southern Oaks. The proposed rezoning will bring the subject property into compliance with the revised Future Land Use Map.

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

The Villages provides an interconnected network of multi-use trails and roadways to ensure that internal connections are provided to residents.

(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.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	ARD (City)
SOUTH	ARD (City)
EAST	ARD (City)
WEST	RR5C (County) & ARD (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.

A handwritten signature in cursive script that reads "Terri O'Neal".

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-106

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 K13-010 & K13-015
The Villages Development Company, LLC (Owner)
7.72 Acres +/-

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 20 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 190 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE
1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS THE NORTH
50 FEET AND LESS THE EAST 15 FEET THEREOF, LYING AND SITUATE IN
SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR5C (Sumter County) to ARD (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 _____, 2023, 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: _____

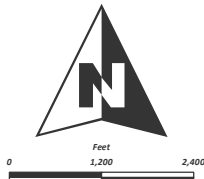
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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

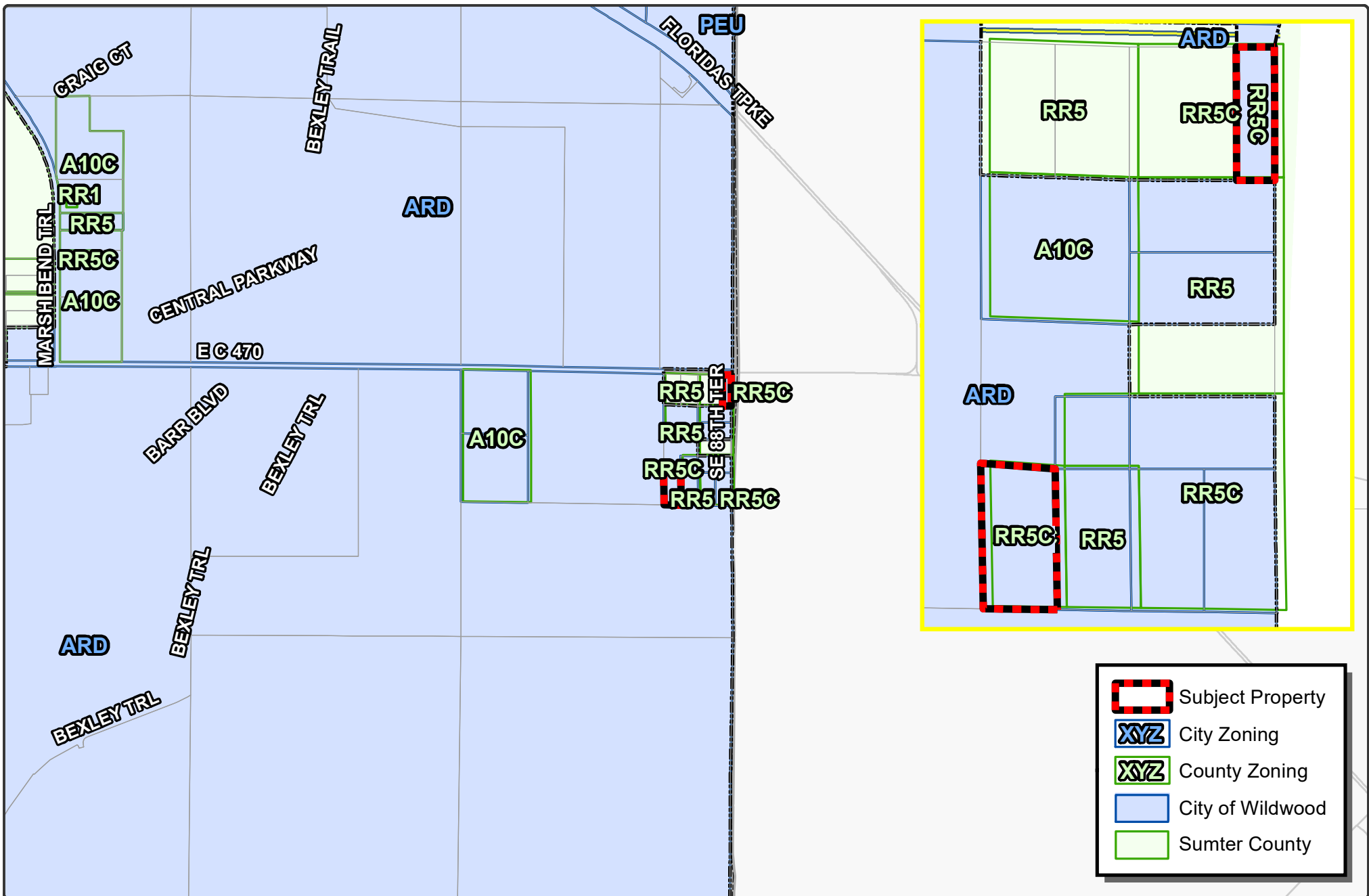


CP 2211-002 / RZ 2211-002
VOSO 10TH AMENDMENT
PARCELS K13-015 & K13-010

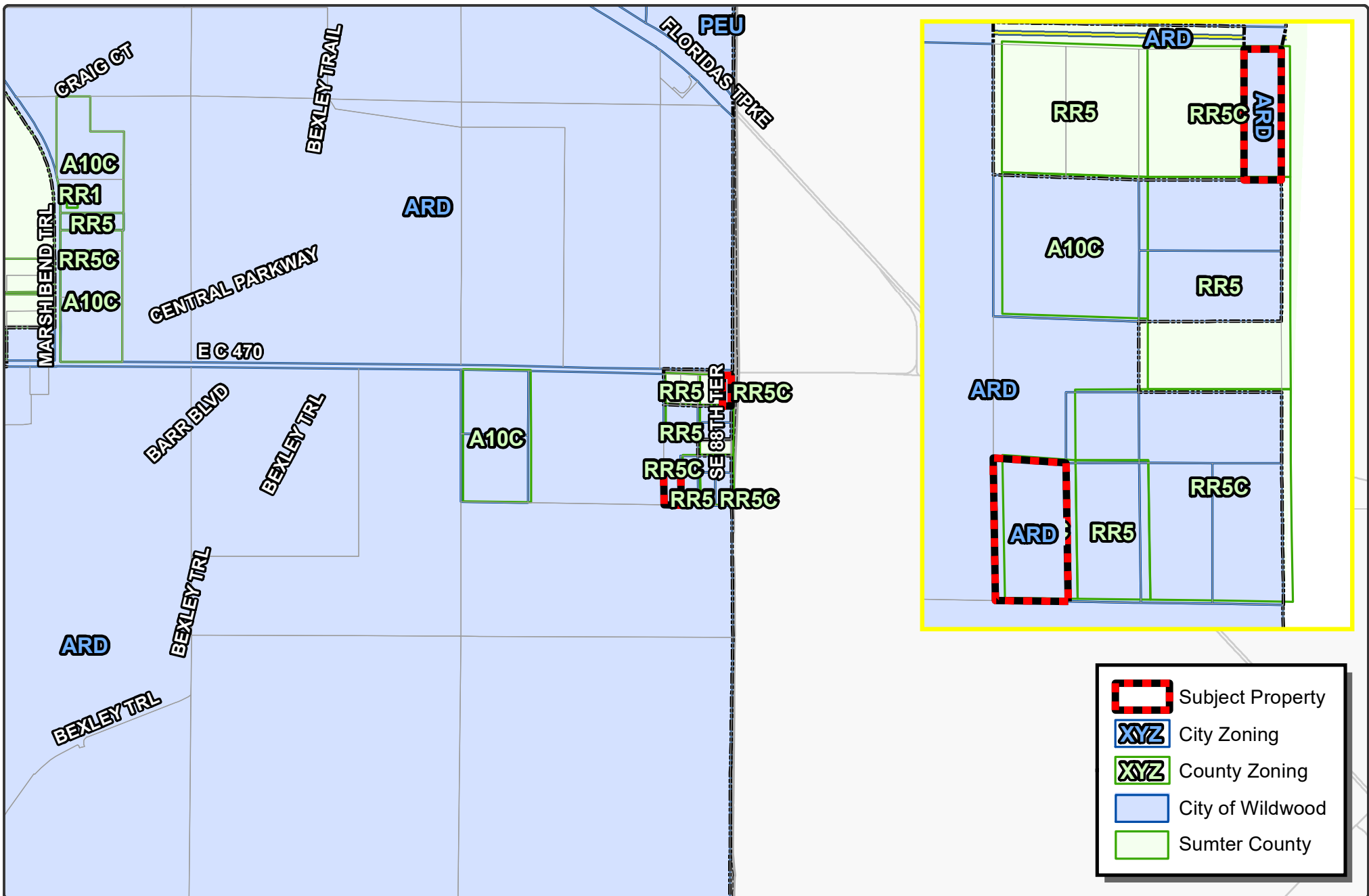
MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**



	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County



	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County

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

The case below was heard on Tuesday, January 10, 2023, 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 RR5C (County) to ARD (City) on 7.72 acres MOL.

Case No: RZ 2211-002 VOSO 10th Amendment
Applicant: The Villages Development Company, LLC
Owner: The Villages Development Company, LLC
Parcel Numbers: K13-010 & K13-015

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 O2022-106 to the City Commission for final determination.

Dated: January 10, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

REQUESTED ACTION: City Manager Recommends Approval

CONTRACT:

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

BUDGET IMPACT: Potential grant money to offset the city's cost

HISTORY/FACTS/ISSUES:

The Executive Department has been coordinating with Representative John Temple and Senator Blaise Ingoglia regarding the submission of a legislative appropriation request to help fund a portion of the planned improvements at the city's main water reclamation facility (wastewater treatment plant). This resolution memorializes the city's request for support of the project in the amount of \$4 million.

Copies of the Senate and House requests have been included for reference.

RESOLUTION NO. R2023-3

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA
AUTHORIZING THE CITY MANAGER TO COORDINATE
LEGISLATIVE APPROPRIATION REQUESTS FOR THE
WATER RECLAMATION FACILITY PROJECT.

WHEREAS, the City of Wildwood is a municipal provider of potable water, sanitary sewer, reuse water, and other public facilities and services; and

WHEREAS, the city's ability to provide adequate and reliable infrastructure is vital to its residents and businesses, the economic prosperity of Sumter County, and the well-being of the environment; and

WHEREAS, improvements to the city's water reclamation facility are needed to appropriately treat projected wastewater flows pursuant to the Conceptual Design Report prepared by the city's consulting engineer, CPH Inc, in September of 2022; and

WHEREAS, the City Commission adopted the Conceptual Design Report on October 10, 2022, and directed the City Manager to move forward with the recommended improvements; and

WHEREAS, the city's adopted FY 23 budget includes funding in support of the needed improvements; and

WHEREAS, the city is seeking additional funding from the State of Florida to support the completion of the needed improvements; and

WHEREAS, the Wildwood City Commission requests the submission of legislative appropriation requests by the Florida Senate and the Florida House of Representatives in support of the improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The recommended improvements contained within the Conceptual Design Report completed by CPH Inc, are necessary at the city's water reclamation facility in order for the city to appropriately treat projected wastewater flows in accordance with applicable laws and regulations. The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 million gallons per day facility.
2. The planned improvements at the city's main water reclamation facility are hereby designated as a critical community project.

3. The City Manager is hereby authorized to coordinate the submission of legislative appropriation requests through the Florida Senate and Florida House of Representatives in the amount of \$4 million.

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



December 21, 2022

Honorable John Temple
Florida House of Representatives
916 Avenida Central
Lady Lake, Florida 32159

RE: Request for Legislative Appropriation

Dear Representative Temple:

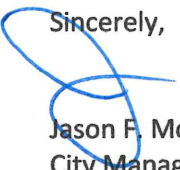
Attached is an Appropriations Project Request for Fiscal Year 2023-2024 concerning the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Improvements project and documentation in support of the same. On behalf of the City of Wildwood, I ask for your support of this important project which is necessary to rectify existing deficiencies at the city's main wastewater treatment facility and to increase wastewater capacity to meet the demands of new growth.

The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 million gallon per day (MGD) facility to reduce nutrient loading to water bodies and wetlands.

As you are aware, Wildwood is a rapidly growing city. The city's ability to provide infrastructure that keeps pace with development is vital to the economic success of the city and Sumter County. With soaring inflation, supply chain issues, and other economic factors local governments are hard-pressed to fund large infrastructure projects of this magnitude. Wildwood is seeking the State's support to help alleviate the financial burden.

I look forward to discussing this project with you to further explain the city's needs and the importance of this project. Please let me know if you have any questions or concerns regarding this request or the supporting documentation.

Sincerely,


Jason F. McHugh, AICP, CPM
City Manager

Enclosures

CC: Bradley Arnold, Sumter County Board of County Commissioners
Senator Blaise Ingoglia
City of Wildwood City Commission

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

For projects meeting the definition of House Rule 5.14

Only Members of the Florida House of Representatives can officially submit an Appropriations Project Request

Your request will not be officially submitted unless all questions and applicable sub parts are answered. The information provided in the request will be posted on the House website and available for public review if an Appropriations Project Request is published by a Representative.

1. **Title of Project:**
2. **Date of Submission:**
3. **House Member Sponsor:**
4. **Details of Amount Requested:**
 - a. Has funding been provided in a previous State budget for this activity? ☐ Yes ☒ No
 - b. What is the most recent fiscal year the project was funded?
 - c. Were the funds provided in the most recent fiscal year subsequently vetoed? ☐ Yes ☐ No
 - d. Complete the following Project Request Worksheet to develop your request.

If vetoed, check if recurring and/or nonrecurring funds: ☐ Recurring ☐ Nonrecurring

FY:	Input Prior Year Appropriation for this project for FY 2022-23 <i>(If appropriated in FY 2022-23 enter the appropriated amount, even if vetoed.)</i>			Develop New Funds Request for FY 2023-24 <i>(Requests for additional RECURRING funds in Column E are prohibited.)</i>		
Column:	A	B	C	D	E	F
Funds Description	Prior Year Recurring Funds	Prior Year Nonrecurring Funds	Total Funds Appropriated	Recurring Base Budget	Additional Nonrecurring Request	TOTAL Recurring Base Budget + Additional Nonrecurring
Input Amounts			0	0	4,000,000	4,000,000

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

e. Provide the total cost of the project for FY 2023-24 from all sources of funding (Enter "0" if amount is zero):

Type of Funding	Amount	% of Total	Are the other sources of funds guaranteed in writing?	
1. Amount Requested from the State in this Appropriations Project Request	4,000,000	50.0 %		
2. Federal	0	0.0 %	☐ Yes	☐ No
3. State (Excluding the requested Total Amount in #4d, Col F)	0	0.0 %	☐ Yes	☐ No
4. Local	4,000,000	50.0 %	☒ Yes	☐ No
5. Other	0	0.0 %	☐ Yes	☐ No
TOTAL	8,000,000	100.0 %		

5. Is this a multi-year project requiring funding from the state for more than one year? ☐ Yes ☒ No

a. How much state funding would be requested after 2023-24 over the next 5 years?

b. How many additional years of state support do you expect to need for this project?

c. What is the total project cost for all years including all federal, local, state, and any other funds? Select the single answer which best describes the total project cost. If funds requested are for ongoing services or for recurring activities, select "ongoing activity".

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

6. Which is the most appropriate state agency to place an appropriation for the issue requested?

Department of Environmental Protection

- a. Has the appropriate state agency for administering the funding, if the request were appropriated, been contacted? ☐ Yes ☒ No
- b. Describe penalties for failing to meet deliverables or performance measures which the agency should provide in its contract to administer the funding if appropriated.

If the project deliverable were not completed on schedule then the agency could rescind the funds. If the FDEP standards/performance measures were not met then the City could be subject to repayment of funds. The project is also needed for wastewater concurrency, which will allow the necessary facilities to be constructed to meet the current growth and issuing of building permits.

7. Requester:

- a. First Name: Jason Last Name: McHugh
- b. Organization: City of Wildwood
- c. Email: jmchugh@wildwood-fl.gov
- d. Phone #: (352) 330-1330

8. Contact for questions about specific technical or financial details about the project.

- a. First Name: Ben Last Name: Fries
- b. Organization: CPH, LLC
- c. Email: bfries@cphcorp.com
- d. Phone #: (407) 425-0452

9. If there is a registered lobbyist working to secure funding for this project, fill out the information below. If not, click None ☐

- a. First Name: Patrick Last Name: Bell
- b. Firm: Capitol Solutions, Inc.
- c. Email: pebell@earthlink.net
- d. Phone #: (850) 544-0784

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

10. Organization or Name of entity receiving funds:

a. Name:

b. County (County where funds are to be expended)

c. Service Area (Counties being served by the service(s) provided with funding)

11. What type of organization is the entity that will receive the funds?

If other, please describe:

12. What is the specific purpose or goal that will be achieved by the funds being requested?

This project involves construction activities at the City's main water reclamation facility. The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 MGD BNR facility to reduce nutrient loading to water bodies and wetlands. Also, these improvements will support residential/commercial growth and economic vitality within the City and Sumter County.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

13. Provide specific details on how funds will be spent. (Select all that apply)

Spending Category	Description	Amount Requested (Total should equal 4d, Col. E) Enter '0' if request is zero for the category
Administrative Costs		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/ Travel/Supplies/Other		0
Consultants/ Contracted Services/ Study		0
Operational Costs		
Salaries and Benefits		0
Expenses/Equipment/ Travel/Supplies/Other		0
Consultants/ Contracted Services/ Study		0
Fixed Capital Construction/Major Renovation		
Construction/Renovation/ Land/Planning Engineering	Removal and legal disposal of the trees in the area south of the green space to be used for the new 6.0 MGD treatment facility; geotechnical subsurface investigation; design and partial construction of the new mechanical screening system/structure/piping and valving and new Master Lift Station and associated infrastructure; EQ pump station expansion and piping/valving improvements; process piping	4,000,000
Total Requested		4,000,000

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

14. For Fixed Capital Costs requested in Question 13, what type of ownership will the facility be under when complete?

Local Government

If other, please describe:

100 maximum characters allowed

15. Is the project request an information technology project?

☐ Yes ☒ No

Water projects skip to #16

a. Will this information technology project be managed within a state agency to support state agency program goals? ☐ Yes ☐ No

b. What is the total cost (all years) to design and build the project?

c. What are the ongoing (annual recurring) maintenance and operation costs once the project is completed?

d. Can the state agency fund the ongoing annual recurring costs within its current operating budget? ☐ Yes ☒ No

e. What are the specific business objectives or needs the IT project is intended to address?

400 maximum characters allowed

f. Based upon the identified business objectives or needs, what are the success factors that must be realized in order for the state agency to consider the proposed IT project a success?

100 maximum characters allowed

16. Is there any documented show of support for the requested project in the community including public hearings, letters of support, major organizational backing or other expressions of support? ☒ Yes ☐ No

Please describe:

Recognizing the importance of this project to the County's overall economic vitality, the Sumter Board of County Commissioners and the Sumter Economic Development Commission have provided statements of support for this project.

17. Has the need for the funds been documented by a study, completed by an independent 3rd party, for the area to be served? ☒ Yes ☐ No

Please describe:

The City contracted licensed engineers, CPH, LLC to analyze the City's current and projected wastewater capacity needs. They have documented the City's need for both phases of the project.

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

18. Will the requested funds be used directly for services to citizens? ☒ Yes ☐ No

Water projects skip to #19

a. What are the activities and services that will be provided to meet the purpose of the funds?

400 maximum characters allowed

b. Describe the direct services to be provided to the citizens by the funding requested.

400 maximum characters allowed

c. Describe the target population to be served (i.e., "the majority of the funds requested will serve these target populations or groups"). Select all that apply to the target population:

- | | |
|---|---|
| ☐ Elderly persons | ☐ Drug users (in health services) |
| ☐ Persons with poor mental health | ☐ Preschool students |
| ☐ Persons with poor physical health | ☐ Grade school students |
| ☐ Jobless persons | ☐ High school students |
| ☐ Economically disadvantaged persons | ☐ University/College students |
| ☐ At-risk youth | ☐ Currently or formerly incarcerated persons |
| ☐ Homeless | ☐ Drug offenders (in criminal Justice) |
| ☐ Developmentally disabled | ☐ Victims of crime |
| ☐ Physically disabled | ☐ General (The majority of funds will benefit no specific group) |
| ☐ Other, please describe: | |

Required if 18c - Other is checked (100 maximum characters allowed)

d. How many in the target population are expected to be served?

[<Click to Select>](#)

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

19. What benefits or outcomes will be realized by the expenditure of funds requested? (Select each Benefit/Outcome that applies):

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve physical health		
Improve mental health		
Enrich cultural experience		
Improve agricultural production/ promotion/education		
Improve quality of education		
Enhance/preserve/improve environmental or fish and wildlife quality	Project improvement will include biological nutrient reduction (BNR) which will reduce the amount of total nitrogen and total phosphorous leaving the WRF. The improvements will reduce the pollutant loading of these parameters to wetlands and water bodies, ultimately enhancing the environment.	Measured effluent leaving the plant and regularly tested with results provided in the FDEP monthly discharge monitoring report (DMR).
Protect the general public from harm (environmental, criminal, etc.)		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Improve transportation conditions		
Increase or improve economic activity	The provision of wastewater services is necessary for new residential and commercial development. The number of new building permits within the City's utility service area is an indicator of economic activity.	Measuring the number of new residential and commercial building permits.
Increase tourism		
Create specific immediate job opportunities		
Enhance specific individual's economic self sufficiency		
Reduce recidivism		
Reduce substance abuse		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

Benefit or Outcome	Provide a specific measure of the benefit or outcome	Describe the method for measuring level of benefit or outcome
Divert from Criminal/ Juvenile Justice System		
Improve wastewater management	Amount of micropollutants in wastewater prior to treatment and after treatment. Also improve hydraulic efficiency and operational reliability to help prevent sanitary sewer overflows (SSOs) in the near future due to increased flows to the plant.	Measurements are obtained from testing wastewater at stages in the water reclamation process, and resident complaints and/or operation log books.
Improve stormwater management		
Improve groundwater quality	Project improvements will include biological nutrient reduction (BNR) which will reduce the amount of total nitrogen and total phosphorous leaving the WRF. The improvement will reduce the pollutant loading of these parameters to ground water under the rapid infiltration basins (RIBs).	Measured in the city's monitoring wells that are regularly tested and results provided in the monthly FDEP DMR.
Improve drinking water quality		
Improve surface water quality		
Other (Please describe)		

The Florida House of Representatives

Appropriations Project Request - Fiscal Year 2023-24

The questions below are additional questions for water projects only

20. Have you applied for alternative state funding?

- a. ☐ Wastewater Revolving Loan
- b. ☐ Drinking Water Revolving Loan
- c. ☐ Small Community Wastewater Treatment Grant
- d. ☒ Other (Please describe)
- e. ☐ N/A

21. What is the population economic status?

- a. ☐ Financially Disadvantaged Municipality
- b. ☐ Rural Area of Critical Economic Concern
- c. ☐ Rural Community Experiencing Economic Distress
- d. ☒ N/A

22. What is the status of construction?

- a. ☐ Ready
- b. ☒ Not Ready

23. What percentage of construction has been completed?

24. What is the estimated completion date of construction?



December 21, 2022

Senator Blaise Ingoglia
Florida Senate
2943 Landover Blvd.
Spring Hill, Florida 34608

RE: Request for Legislative Appropriation

Dear Senator Ingoglia:

Attached is a Local Funding Initiative Request for Fiscal Year 2023-2024 concerning the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Improvements project and documentation in support of the same. On behalf of the City of Wildwood, I ask for your support of this important project which is necessary to rectify existing deficiencies at the city's main wastewater treatment facility and to increase wastewater capacity to meet the demands of new growth.

The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 million gallon per day (MGD) facility to reduce nutrient loading to water bodies and wetlands.

As you are aware, Wildwood is a rapidly growing city. The city's ability to provide infrastructure that keeps pace with development is vital to the economic success of the city and Sumter County. With soaring inflation, supply chain issues, and other economic factors local governments are hard-pressed to fund large infrastructure projects of this magnitude. Wildwood is seeking the State's support to help alleviate the financial burden.

I look forward to discussing this project with you to further explain the city's needs and the importance of this project. Please let me know if you have any questions or concerns regarding this request or the supporting documentation.

Sincerely,

Jason F. McHugh, AICP, CPM
City Manager

Enclosures

CC: Bradley Arnold, Sumter County Board of County Commissioners
Representative John Temple
City of Wildwood City Commission



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

1. **Project Title**

2. **Senate Sponsor**

3. **Date of Request**

4. **Project/Program Description**

This project involves construction activities at the City main water reclamation facility. The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 MGD BNR facility to reduce nutrient loading to water bodies and wetlands. Also, these improvements will support residential/commercial growth and economic vitality within the City and Sumter County.

5. **State Agency to receive requested funds**

State Agency contacted? ☐ Yes ☒ No

6. **Amount of the Nonrecurring Request for Fiscal Year 2023-2024**

Type of Funding	Amount
Operations	
Fixed Capital Outlay	4,000,000
Total State Funds Requested	4,000,000

7. **Total Project Cost for Fiscal Year 2023-2024 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	4,000,000	50.0 %
Matching Funds		
Federal	0	0.0 %
State (excluding the amount of this request)	0	0.0 %
Local	4,000,000	50.0 %
Other	0	0.0 %
Total Project Costs for Fiscal Year 2023-2024	8,000,000	100.0 %



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

8. Has this project previously received state funding? ☐ Yes ☒ No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future-year funding likely to be requested? ☐ Yes ☒ No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.

Local funding from water and wastewater revenues and wastewater system development charges (impact fees).

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic? ☐ Yes ☒ No

If yes, indicate the amount of funds received and what the funds were used for.

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Project

- a. What is the current phase of the project? ☐ Planning ☒ Design ☐ Construction
- b. Is the project "shovel-ready" (i.e. permitted)? ☐ Yes ☒ No
- c. What is the estimated start date of construction?
- d. What is the estimated completion date of construction?

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

The City of Wildwood is the owner of the water reclamation facility where the funds would be expended.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Operational Costs: Other		
Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Removal and legal disposal of the trees in the area south of the green space to be used for the new 6.0 MGD treatment facility; geotechnical subsurface investigation; design and partial construction of the new mechanical screening system/structure/piping and valving and new Master Lift Station and associated infrastructure; EQ pump station expansion and piping/valving improvements; process piping	4,000,000
Total State Funds Requested (must equal total from question #6)		4,000,000



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

This project involves construction activities at the City main water reclamation facility. The project has two phases, with the first phase making improvements to the existing infrastructure to address aging equipment and operational issues. The second phase will construct a 4.3 MGD BNR facility to reduce nutrient loading to water bodies and wetlands. Also, these improvements will support residential/commercial growth and economic vitality within the City and Sumter County.

b. What activities and services will be provided to meet the intended purpose of these funds?

The funds will be utilized for engineering design, permitting, and construction of the improvements at the water reclamation facility.

c. What direct services will be provided to citizens by the appropriation project?

Improve wastewater management by improving hydraulic efficiency and operational reliability to help prevent sanitary sewer overflows in the near future do to increased flows to the plant.

d. Who is the target population served by this project? How many individuals are expected to be served?

Existing and future City of Wildwood utility customers. The City currently as 5,946 customers and the City projects 5,000 new customers (residential and non-residential) in the next 5 to 7 years.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

Improved economic activity: The provision of wastewater services is necessary for new residential and commercial development. Increases in new building permits within the City's utility service area is an indicator of economic activity. Project improvements will include biological nutrient reduction (BNR) which will reduce the amount of total nitrogen and total phosphorous leaving the WRF. The improvement will reduce the pollutant loading of these parameters to ground water under the rapid infiltration basins (RIBs).

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

If the project deliverable were not completed on schedule then the agency could rescind the funds. If the FDEP standards/performance measures were not met then the City could be subject to repayment of funds. The project is also needed for wastewater concurrency, which will allow the necessary facilities to be constructed to meet the current growth and issuing of building permits.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

15. Requester Contact Information

- a. First Name Last Name
- b. Organization
- c. E-mail Address
- d. Phone Number Ext.

16. Recipient Contact Information

- a. Organization
- b. Municipality and County
- c. Organization Type
- ☐ For-profit Entity
 - ☐ Non-Profit 501(c) (3)
 - ☐ Non-Profit 501(c) (4)
 - ☒ Local Entity
 - ☐ University or College
 - ☐ Other (please specify)
- d. First Name Last Name
- e. E-mail Address
- f. Phone Number

17. Lobbyist Contact Information

- a. Name
- b. Firm Name
- c. E-mail Address
- d. Phone Number Ext.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

Please complete the questions below for Water Projects only.

18. Have you applied for alternative state funding?

- ☐ Waste Water Revolving Loan
- ☐ Drinking Water Revolving Loan
- ☐ Small Community Wastewater Treatment Grant
- ☐ Other (please specify)
- ☒ N/A

19. What is the population economic status?

- ☐ Financially Disadvantaged Community (ch. 62-552, F.A.C.)
- ☐ Financially Disadvantaged Municipality (ch. 62-552, F.A.C.)
- ☐ Rural Area of Economic Concern
- ☐ Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- ☒ N/A

20. What is the status of construction?

21. What percentage of the construction has been completed?

22. What is the estimated completion date of construction?

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2104-003 The Keys at Wildwood I - Right-of-Way Deed

REQUESTED ACTION: Staff recommends approval of the right-of-way dedication.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

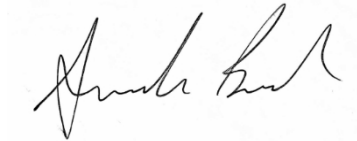
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City of Wildwood has been granted right-of-way ownership on the southern portion of the Keys I project as described in the attached legal description (Parcel D07-014), to accommodate future improvements to CR 203, as a result of development impact.

BDG SP Sumter, LLC will maintain the right-of-way section until completion of the two-year maintenance period or until official notification from the City of Wildwood.

The terms of this right-of-way agreement were developed and finalized in consultation with the city attorney.



DATED: 01/17/2023

Amanda Bush

Planner, Development Services

This instrument prepared by
and return to:

BDG SP Sumter, LLC
6654 78th Avenue N.
Pinellas Park, FL 33781

Parcel ID #No. D07-014

RIGHT-OF-WAY WARRANTY DEED

THIS WARRANTY DEED made this 11th day of January, 2023 by **BDG SP SUMTER, LLC**, a Florida limited liability company ("Grantor"), to **CITY OF WILDWOOD**, a political subdivision of the State of Florida, whose address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

WITNESSETH: That Grantor for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto Grantee for the purpose of public right-of-way and purposes incidental thereto, all that certain land situate in Sumter County, Florida, more particularly described and depicted on **Exhibit "A"** attached hereto (the "Land");

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land; that Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever; and that the Land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and all declarations, covenants, easements and restrictions of record, none of which shall be deemed reimposed hereby.

NOTWITHSTANDING THE FOREGOING, Grantor reserves all development approvals, density rights, permits and other similar and dissimilar approvals associated with the Land for the benefit of Grantor's remaining property described in that certain deed recorded at Instrument No. 201960024719, O.R. Book 3587, Page 418 of the Public Records of Sumter County, Florida.

[Signature appears on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on the date set forth above.

Witnesses:

BDG SP SUMTER, LLC, a Florida limited liability company

Print Name: CHRISTIAN YEPES

By: _____

Carlos A. Yepes, Manager

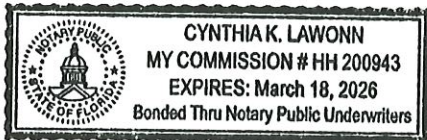
Print Name: RACHEL N MORGAN

Address: 6654 – 78th Avenue North
Pinellas Park, FL 33781

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 16th day of January, 2023 by Carlos A. Yepes, as Manager of BDG SP Sumter, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced his Florida driver's license as identification.

(Affix Notary Seal)



NOTARY PUBLIC

Print Name: Cynthia K. Lawonn

My Commission Expires: 3-18-26

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 203, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST LINE, N.00°01'32"E., A DISTANCE OF 726.22 FEET; THENCE S.89°51'14"E., A DISTANCE OF 35.34 FEET; THENCE S.00°23'45"E., A DISTANCE OF 726.25 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N.89°51'22"W., A DISTANCE OF 40.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,606.84 SQUARE FEET, OR 0.6337 ACRES, MORE OR LESS

Affidavit

(Limited Liability Company)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **BDG SP Sumter, LLC, a Florida limited liability company ("BDG")**, is dedicating the following described property to the City of Wildwood, a Florida municipal corporation ("Grantee"), to wit:

A parcel of land lying Section 7, Township 18 South, Range 23 East, Sumter County, Florida, being more particularly described as follows:

BEGINNING at a point lying on the intersection of the Northerly right-of-way line of County Road 203 and the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 7; thence along said West line, N.00°01'32"E., a distance of 726.22 feet; thence S.89°51'14"E., a distance of 35.34 feet; thence S.00°23'45"E., a distance of 726.25 feet to a point on said Northerly right-of-way line; thence along said Northerly right-of-way line, N.089°51'22"W., a distance of 40.69 feet to the POINT OF BEGINNING.

2. BDG is the owner of the property described in item 1 above ("Property").
3. The Affiant is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a member of the LLC.
4. Initial as applicable:

 q The limited liability company that is the owner of the property is not one of a family or group of entities.

 The limited liability company that is the owner of the property is one of a family or group on entities, but none of the other entities in this family or group of entities is a debtor in bankruptcy.

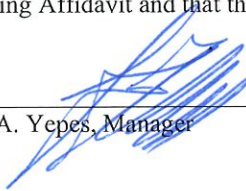
5. Initial as applicable:

 q The limited liability company that is the owner of the property has more than one member.

 The limited liability company that is the owner of the property is a single member limited liability company, but there are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing the member's interest in the limited liability company

6. The manager of the company has not become dissociated pursuant to Sec. 605.0302(11), F.S., Secs 605.0212, 605.0601, or 605.0602, F.S., nor has the manager wrongfully caused dissolution of the company.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Grantee to accept a dedication of the Property from BDG.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

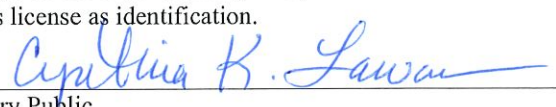


Carlos A. Yepes, Manager

State of Florida
County of Pinellas

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January 2023 by Carlos A. Yepes, Manager of BDG SP Sumter, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

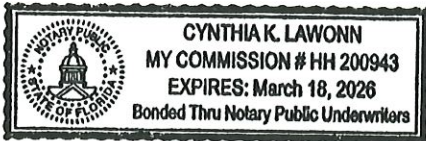
[Notary Seal]



Notary Public

Printed Name: Cynthia K. Lawonn

My Commission Expires: 3-18-26



NO-LIEN, POSSESSION AND AFFIDAVIT

Before me, the undersigned authority, personally appeared the undersigned ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. That the Affiant is the manager of BDG SP Sumter, LLC, a Florida limited liability company, ("BDG").

2. That BDG is the owner of fee simple title to the real property located in Sumter County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof ("Property").

3. That there are no construction, mechanics', materialmans' or laborers' liens filed against the Property or any portion thereof; that there have been no repairs, improvements or other work done to or labor, materials or services bestowed upon the Property or any portion thereof for which any or all of the cost of the same remains unpaid; and that no person, firm or corporation is entitled to a construction lien against the Property or any portion thereof under Chapter 713 of the Florida Statutes.

4. That no person, firm or corporation has any interest, claim of possession, or contract right with respect to the Property or any portion thereof, and there are no facts known to Affiant which would give rise to such a claim being asserted against the Property or any portion thereof.

5. That there are no unsatisfied judgments or any federal, state or county tax deficiencies, which are a lien against the Property or any portion thereof.

6. That the Property is free and clear of all mortgages, liens, taxes, assessments, fees, and encumbrances whatsoever, except for real estate taxes accruing subsequent to the Date of Conveyance.

7. That there is no pending litigation or dispute involving or concerning the location of the boundaries of the Property or any portion thereof.

8. That there are no actions or proceedings now pending in any state or federal Land Development court to which BDG is a party that would affect BDG and/or title to the Property or any portion thereof.

9. That to the best of Affiant's knowledge there are no unrecorded easements or claims of easements affecting the Property or any portion thereof.

10. That the Property does not constitute all or substantially all of the assets of BDG.

11. That there are no matters pending against BDG that could give rise to a lien that would attach to the Property or any portion thereof between the Date of Conveyance and the recording of the Right of Way Warranty Deed from BDG to the City of Wildwood, a Florida municipal corporation ("Grantee") and that BDG has not and will not execute any instrument that would adversely affect the title to or transfer of the Property or any portion thereof from BDG to Grantee.

12. Affiant recognizes that Grantee is materially relying on the veracity of the contents of this Affidavit, and that this Affidavit is being given for the purpose of inducing Grantee to accept a dedication of the Property from BDG.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.



Carlos A. Yepes, Manager

State of Florida
County of Pinellas

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January, 2023 by Carlos A. Yepes, as Manager of BDG SP Sumter, LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Cynthia K. Lawonn

My Commission
Expires:

3-18-26

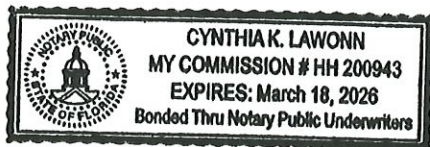


Exhibit "A"

A parcel of land lying Section 7, Township 18 South, Range 23 East, Sumter County, Florida, being more particularly described as follows:

BEGINNING at a point lying on the intersection of the Northerly right-of-way line of County Road 203 and the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 7; thence along said West line, N.00°01'32"E., a distance of 726.22 feet; thence S.89°51'14"E., a distance of 35.34 feet; thence S.00°23'45"E., a distance of 726.25 feet to a point on said Northerly right-of-way line; thence along said Northerly right-of-way line, N.089°51'22"W., a distance of 40.69 feet to the POINT OF BEGINNING.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Municipal Services Complex Pay App #19 in the Amount of \$87,557.70

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Scorpio is requesting payment #19 in the amount of \$87,557.70. The payment request is for completed work less retainage through December 31, 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 Lutz Group
58 Lake Morton Drive
Lakeland, FL 33801

APPLICATION NO.:

19

PERIOD TO:

December 31, 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)	\$3,500,775.62
5	RETAINAGE:	
a.	5% of Completed Work (Columns D + E on G703)	\$123,882.08
b.	5% of Stored Material (Column F on G703)	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$123,882.08
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,376,893.54
7	LESS PREVIOUS CERTIFICATES FOR PAY (Line 6 from prior Certificate)	\$3,289,335.84
8	CURRENT PAYMENT DUE	\$87,557.70
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$304,062.57

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: [Signature]

Date: 12/29/22

State of: Florida

County of: Alachua

Subscribed and sworn to before
me this 29th day of Dec. 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

\$ 87,557.70

(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: [Signature]

Date: 01/04/2023

ENGINEER:

By: _____

Date: _____

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

18
 12/31/22
 December-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)	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	G/C %	FINISH (G-C)	(IF VARIABLE RATE) 10.00%	
GENERAL CONDITIONS											
01-2000	Lump Sum Staffing & GC's Transfer from Contingency PCCO#004	\$182,417.00 247.50 63,153.90									
	Subtotals		\$245,818.40	\$236,169.47	\$9,648.93	\$9,648.93	\$245,818.40	\$245,818.40	100%	\$0.00	\$12,290.92
TRADES											
02-1005	Demolition Transfer from Buyout Savings	46,396.00 7,415.00									
	Subtotals		\$53,811.00	\$53,811.00	\$0.00	\$0.00	\$53,811.00	\$53,811.00	100%	\$0.00	\$0.00
03-1015	Concrete Transfer from Buyout Savings Transfer from Contingency PCCO#001 PCCO#004	145,870.00 71,179.85 9,496.52 11,523.22 37,548.50									
	Subtotals		\$275,618.09	\$274,016.30	\$1,601.79	\$1,601.79	\$275,618.09	\$275,618.09	100%	\$0.00	\$0.00
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	\$0.00
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	\$0.00
07-1180	Standing Seam Metal Roofing Transfer from Contingency PCCO#004	6,980.00 7,475.00 3,490.00									
	Subtotals		\$17,945.00	\$10,470.00	\$0.00	\$0.00	\$10,470.00	\$10,470.00	58%	\$7,475.00	\$523.50
08-1005	Doors Frames & Hardware Transfer to Buyout Savings	69,425.00 -12,016.57									
	Subtotals		\$57,408.43	\$57,408.43	\$0.00	\$0.00	\$57,408.43	\$57,408.43	100%	\$0.00	\$2,870.42
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	\$0.00
08-1250	Storefronts & Curtainwalls Transfer to Buyout Savings PCCO#004	18,600.00 -6,440.00 20,307.50									
	Subtotals		\$32,467.50	\$0.00	\$32,467.50	\$32,467.50	\$32,467.50	\$32,467.50	100%	\$0.00	\$1,623.38

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

18
 12/31/22
 FOR PERIOD THE MONTH OF: December-2022

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%
09-1010	Metal Studs & Drywall Transfer to Buyout Savings PCCO#001 Transfer from Contingency Transfer from ODP Tax Savings	140,790.00 24,422.49 2,777.00 15,069.80 7,606.20										
	Subtotals		\$190,665.49	\$172,292.73	\$0.00	\$0.00		\$172,292.73	\$172,292.73	90%	\$18,372.76	\$8,614.64
09-1020	Stucco Transfer from Buyout Savings Transfer from Contingency PCCO#001 PCCO#004	13,000.00 1,588.00 38,581.14 2,850.00 2,500.00										
	Subtotals		\$58,519.14	\$17,438.00	\$39,338.00	\$39,338.00		\$56,776.00	\$56,776.00	97%	\$1,743.14	\$2,838.80
09-1050	Paintings& Coatings Transfer from Buyout Savings Transfer from Contingency	53,800.00 2,400.00 5,720.00										
	Subtotals		\$61,920.00	\$59,310.00	\$0.00	\$0.00		\$59,310.00	\$59,310.00	96%	\$2,610.00	\$2,965.50
09-1095	Acoustical Ceilings Transfer to Buyout Savings	53,200.00 -4,404.00										
	Subtotals		\$48,796.00	\$48,796.00	\$0.00	\$0.00		\$48,796.00	\$48,796.00	100%	\$0.00	\$0.00
09-1120	Flooring Complete Transfer to Buyout Savings Transfer from Contingency	116,135.00 11,409.00 4,641.00										
	Subtotals		\$132,185.00	\$132,185.00	\$0.00	\$0.00		\$132,185.00	\$132,185.00	100%	\$0.00	\$6,609.25
10-1015	Specialties Package Transfer from Buyout Savings	16,844.00 6,539.00										
	Subtotals		\$23,383.00	\$23,111.00	\$0.00	\$0.00		\$23,111.00	\$23,111.00	99%	\$272.00	\$1,155.55
10-1050	Interior Signage Transfer to Buyout Savings	1,150.00 -49.33										
	Subtotals		\$1,100.67	\$281.90	\$0.00	\$0.00		\$281.90	\$281.90	26%	\$818.77	\$14.10
10-1145	Fire Extinguishers & Cabinets Transfer to Buyout Savings	1,600.00 -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 Transfer from Buyout Savings	26,050.00 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 Transfer to Buyout Savings PCCO#004	17,175.00 -2,104.00 4,271.00										
	Subtotals		\$19,342.00	\$17,016.67	\$2,325.33	\$2,325.33		\$19,342.00	\$19,342.00	100%	\$0.00	\$967.10
13-1080	Pre-engineered Metal Buildings Transfer from Buyout Savings	201,703.00 -2,342.18										
	Subtotals		\$199,360.82	\$199,360.82	\$0.00	\$0.00		\$199,360.82	\$199,360.82	100%	\$0.00	\$0.00

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

18
 12/31/22
 FOR PERIOD THE MONTH OF: December-2022

A	B	C	D	E		F	G			H	I	
				WORK COMPLETED								
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 %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE) 10.00%
22-1005	Plumbing Systems	106,400.00										
	Transfer from Buyout Savings	7,920.14										
	Transfer from Contingency	3,104.07										
	Subtotals		\$117,424.21	\$115,776.70	\$1,647.51	\$1,647.51		\$117,424.21	\$117,424.21	100%	\$0.00	\$5,871.21
23-1010	HVAC Systems	190,850.00										
	Transfer from Contingency	14,471.11										
	Transfer from Buyout Savings	27,520.71										
	Transfer from Electric	2,503.42										
	Transfer from ODP Tax Savings	2,906.90										
	Subtotals		\$238,252.14	\$229,934.61	\$0.00	\$0.00		\$229,934.61	\$229,934.61	97%	\$8,317.53	\$11,496.73
26-1010	Secondary Electric System	635,863.00										
	Transfer from Contingency	23,043.28										
	Transfer to Buyout Savings	-16,340.94										
	Transfer to HVAC	-2,503.42										
	Generator	-184,898.10										
	PCCO#004	2,701.88										
	Subtotals		\$457,865.70	\$454,969.33	\$0.00	\$0.00		\$454,969.33	\$454,969.33	99%	\$2,896.37	\$22,748.47
28-1020	Fire Detection & Alarm	0.00										
	Transfer from Contingency	408.74										
	Subtotals		\$408.74	\$408.74	\$0.00	\$0.00		\$408.74	\$408.74	100%	\$0.00	\$0.00
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	-116,176.75										
	PCCO#001	48,684.00										
	PCCO#002	25,500.00										
	PCCO#005	19,482.00										
	Transfer from Contingency	15,270.62										
	Subtotals		\$872,125.87	\$839,275.58	\$0.00	\$0.00	\$0.00	\$839,275.58	\$839,275.58	96%	\$32,850.29	\$41,963.78
32-1095	Chain Length Fence & Gates	17,925.00										
	Transfer from Buyout Savings	24,097.00										
	Transfer from Contingency	14,487.00										
	Subtotals		\$56,509.00	\$56,509.00	\$0.00	\$0.00		\$56,509.00	\$56,509.00	100%	\$0.00	\$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

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

18
 12/31/22
 FOR PERIOD THE MONTH OF: December-2022

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED								
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE) 10.00%	
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	-41,431.14										
	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	-9,496.52										
	Transfer to 07.1160	-9,915.00										
	Transfer to 09.1120	-4,641.00										
	Transfer to 23.1010	-14,471.11										
	Transfer to 26.1010	-30,895.28										
	Transfer to 31.1005	-16,082.00										
	Transfer to 09.1010	-15,069.80										
	Transfer to 32.1095	-14,487.00										
	Transfer to 32.1095	-1,876.00										
	Transfer to 09.1050	-5,720.00										
	Transfer to 01.3165	-247.50										
	Transfer to 22.1005	-2,292.69										
	Transfer to 28.1020	-408.74										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$0.00	\$0.00
99-1010	ODP Tax Savings	10,513.10										
	Transfer to 09.1010	-7,606.20										
	Transfer to 23-1010	-2,906.90										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
99-1015	Buyout Savings	0.00										
	Transfer to 02-1005	-8,656.89										
	Transfer to 03-1015	-69,937.96										
	Transfer from 04-1075	17,855.00										
	Transfer to 05-1045	-8,339.00										
	Transfer from 08-1005	10,685.09										
	Transfer to 08-1185	-16,690.00										
	Transfer to 09-1010	-24,422.49										
	Transfer to 09-1020	-1,588.00										
	Transfer to 09-1050	-2,400.00										
	Transfer to 09-1120	-1,792.00										
	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	2,342.18										
	Transfer to 22-1005	-14,439.14										
	Transfer to 23-1010	-9,528.23										
	Transfer from 26-1010	16,340.94										
	Transfer from 27-1010	15,372.00										
	Transfer from 31-1005	124,028.75										
	Transfer to 32.1095	-24,097.00										
	Transfer to 32-1170	-4,714.86										
	Transfer from 12-1080	2,104.00										
	Transfer from 10-1050	49.33										

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

18
 12/31/22
 FOR PERIOD THE MONTH OF: December-2022

A	B	C	D	E		F	G			H	I	
				WORK COMPLETED			TOTAL			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)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	FINISH (G-C)	(IF VARIABLE RATE) 10.00%
	Transfer from 99.1060 Transfer from 99.1045 Transfer from 99.1025	9,172.50 3,309.91 399.87										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$0.00	\$0.00
99-1025	Permit Fees Transfer to Buyout	511.00 -399.87										
	Subtotals		\$111.13	\$111.13	\$0.00	\$0.00		\$111.13	\$111.13	100%	\$0.00	\$0.00
99-1045	Payment & Performance Bond Transfer to Buyout PCCO#004	26,744.00 -3,309.91 1,377.15										
	Subtotals		\$24,811.24	\$24,811.24	\$0.00	\$0.00		\$24,811.24	\$24,811.24	100%	\$0.00	\$0.00
99-1060	Builders Risk Insurance Transfer to Buyout PCCO#004	17,942.00 -9,172.50 616.94										
	Subtotals		\$9,386.44	\$9,386.44	\$0.00	\$0.00		\$9,386.44	\$9,386.44	100%	\$0.00	\$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	\$179,337.89	\$4,800.00	\$4,800.00		\$184,137.89	\$184,137.89	95%	\$9,459.77	\$0.00
	Total	\$3,680,956.11	\$3,680,956.11	\$3,408,946.56	\$91,829.06	\$91,829.06	\$0.00	\$3,500,775.62	\$3,500,775.62	95%	\$180,180.49	\$123,882.08

SCORPIO PAY APP / INVOICE REVIEW



REVIEWED

REVIEWED W/
COMMENTSREVISE AND
RESUBMIT

BY RS

DATE 12/27/2022

PROJ # 21018

CODE 03.1015 S

R PAYMENT

AIA DOCUMENT G702S™ -2017

PROJECT: Wildwood Municipal

APPLICATION NO: 10

Serv. Bldg.

104 North Warfield Ave.

Wildwood, FL 34785

PERIOD TO: 12/31/22

Distribution to:



OWNER



ARCHITECT



CONTRACTOR



FIELD

SUBCONTRACT NO: 21018-031015

BNG Construction
2995 Stonewall Place
Sanford, FL 32773

SUBCONTRACT FOR: 03A - Concrete

SUBCONTRACT DATE: July 19, 2021

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract.
AIA Document G703S™, Continuation Sheet, Subcontractor Version, is attached.

1. ORIGINAL CONTRACT SUM	\$	164,855.00
2. Net change by Change Orders	\$	110,763.09
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	275,618.09
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	275,618.09
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	13,780.90
b. 0 % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	13,780.90
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	261,837.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	260,315.49
8. CURRENT PAYMENT DUE	\$	1,521.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	13,780.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner as of	\$109,161.30	\$0.00
Total approved this Month	\$1,601.79	\$0.00
TOTALS	\$110,763.09	\$0.00
NET CHANGES by Change Order	\$110,763.09	

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work for which for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

SUBCONTRACTOR: BNG Construction, Inc.

By: [Signature] Date: December 20, 2022

State of: Florida

County of: Seminole

Subscribed and sworn to before me this

20 day of December, 2022

Notary Public:

My commission expires: Sept. 9, 2025



CONTINUATION SHEET

AIA DOCUMENT G703S™ - 2017

AIA Document G702S™, Application and Certification for Payment, Subcontractor Version, containing Subcontractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

Wildwood Municipal Serv. Bldg.

APPLICATION NO: 10
APPLICATION DATE: 12/20/2022
PERIOD TO: 12/31/2022
SUBCONTRACT NO: 21018-031015

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	Foundations	\$20,891.00	\$20,891.00		\$0.00	\$20,891.00	100.00%	\$0.00	\$1,044.55
2	Slab On Grade Prep	\$38,975.00	\$38,975.00		\$0.00	\$38,975.00	100.00%	\$0.00	\$1,948.75
3	Slab On Grade Pour	\$29,027.00	\$29,027.00		\$0.00	\$29,027.00	100.00%	\$0.00	\$1,451.35
4	Pourbacks	\$11,464.00	\$11,464.00		\$0.00	\$11,464.00	100.00%	\$0.00	\$573.20
5	Bollards	\$10,659.00	\$10,659.00		\$0.00	\$10,659.00	100.00%	\$0.00	\$532.95
6	Fuel Pad	\$43,495.00	\$43,495.00		\$0.00	\$43,495.00	100.00%	\$0.00	\$2,174.75
7	Rebar Purchase	\$10,344.00	\$10,344.00		\$0.00	\$10,344.00	100.00%	\$0.00	\$517.20
CO 1	Demolition Of CMU Block	\$11,523.22	\$11,523.22		\$0.00	\$11,523.22	100.00%	\$0.00	\$576.16
CO 2	Add Masonry Scope To Contract	\$25,750.00	\$25,750.00		\$0.00	\$25,750.00	100.00%	\$0.00	\$1,287.50
CO 3	Demo Entry	\$2,915.00	\$2,915.00		\$0.00	\$2,915.00	100.00%	\$0.00	\$145.75
	Install Stacked Stone	\$34,633.50	\$34,633.50		\$0.00	\$34,633.50	100.00%	\$0.00	\$1,731.68
CO 4	Aluminum Canopy Foundations	\$7,508.69	\$7,508.69		\$0.00	\$7,508.69	100.00%	\$0.00	\$375.43
CO 5	Infill Existing Opening With 8" CMU Block	\$1,241.89	\$1,241.89		\$0.00	\$1,241.89	100.00%	\$0.00	\$62.09
CO 6	Removal Of S.W. For New Canopy Foundations	\$1,564.33	\$1,564.33		\$0.00	\$1,564.33	100.00%	\$0.00	\$78.22
CO 7	Furnish & Install Generator Pads	\$24,024.67	\$24,024.67		\$0.00	\$24,024.67	100.00%	\$0.00	\$1,201.23
CO 8	Furnish & Install 6' x 10' Sidewalks	\$1,178.29		\$1,178.29	\$0.00	\$1,178.29	100.00%	\$0.00	\$58.91
CO 9	Termite Application At Fleet Maint. Bldg.	\$423.50		\$423.50	\$0.00	\$423.50	100.00%	\$0.00	\$21.18
	CONTRACT TOTALS	\$164,855.00	\$164,855.00	\$0.00	\$0.00	\$164,855.00	100.00%	\$0.00	\$8,242.75
	CHANGE ORDER TOTALS	\$110,763.09	\$109,161.30	\$1,601.79	\$0.00	\$110,763.09	100.00%	\$0.00	\$5,538.15
	GRAND TOTAL	\$275,618.09	\$274,016.30	\$1,601.79	\$0.00	\$275,618.09	100%	\$0.00	\$13,780.90

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SCORPIO PAY APP / INVOICE REVIEW

☒ REVIEWED
 ☐ REVIEWED W/ COMMENTS
 ☐ REVISE AND RESUBMIT

BY RS DATE 12/27/2022

PROJ # 21018 CODE 08.1250 S

PAYMENT

PAGE ONE OF TWO PAGE(S)

PROJECT: City of Wildwood
 Municipal Services Complex

APPLICATION NO: 1
 DATE: 16-Dec-22
 PERIOD TO: 25-Dec-22

FROM SUBCONTRACTOR:20114-8060
 Central Florida Window and Door
 2500 SW 17TH RD
 Ocala, FL 34471

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, Document, is attached.

SEE ATTACHED SWORN STATEMENT FROM CONTRACTOR TO OWNER

1. ORIGINAL CONTRACT SUM	\$	32,467.50
2. Net change by Change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	32,467.50
4. TOTAL COMPLETED & STORED TO DATE (Column H on G703)	\$	32,467.50
5. RETAINAGE: (Original Contract Only)		
a. 10 % of Completed Work (Column D + E on G703)	\$	3,246.75
b. 10 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column J of G703)	\$	3,246.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	29,220.75
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	29,220.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	3,246.75

The undersigned subcontractor certifies that to the best of the subcontractor'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.

SUBCONTRACTOR: Central Florida Window and Door

By: Cindi Nop / Authorized Agent Date: 12/16/2022

State of Florida
 Subscribed and sworn to before me this 16th day of December, 2022
 Notary Public: Loretta Long
 My Commission expires: 4/22/23
 County: Marion
 Notary Public State of Florida
 Loretta Long
 My Commission GG 323855
 Expires 04/22/2023

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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\$ 29,220.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with 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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month (# 0)		
TOTALS	\$0.00	
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

APPLICATION NO.

1

Subcontractor: - Central Florida Window and Door

APPLICATION DATE:

16-Dec-22

JOB: Wildwood
Municipal Services

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G PREVIOUSLY FUNDED STORED MATERIALS	H		I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	OBE SF DOORS	\$ 8,600.00	\$ 8,600.00	\$ -	\$0.00	\$0.00	\$ 8,600.00	100%	\$ -	\$ 860.00
2	ALDORA FIRE RATED GLASS	\$ 3,560.00	\$ 3,560.00	\$ -			\$ 3,560.00	100%	\$ -	\$ 356.00
3	INSTALL	\$ 4,000.00	\$ 4,000.00	\$ -	\$0.00		\$ 4,000.00	100%	\$ -	\$ 400.00
4	SF DOOR & VISION PANEL	\$ 16,307.50	\$ 16,307.50	\$ -	\$0.00		\$ 16,307.50	100%	\$ -	\$ 1,630.75
5		\$ -	\$ -	\$ -			\$ -	#DIV/0!	\$ -	\$ -
6							\$ -	#DIV/0!	\$ -	\$ -
7							\$ -	#DIV/0!	\$ -	\$ -
8							\$ -	#DIV/0!	\$ -	\$ -
9							\$ -	#DIV/0!	\$ -	\$ -
10							\$ -	#DIV/0!	\$ -	\$ -
11							\$ -	#DIV/0!	\$ -	\$ -
12							\$ -	#DIV/0!	\$ -	\$ -
13							\$ -	#DIV/0!	\$ -	\$ -
14							\$ -	#DIV/0!	\$ -	\$ -
15							\$ -	#DIV/0!	\$ -	\$ -
	Total	\$ 32,467.50	\$32,467.50	\$ -	\$0.00	\$0.00	\$ 32,467.50		\$ -	\$ 3,246.75
SCO-001		\$ -		\$0.00			\$0.00	#DIV/0!	0.00	\$ -
SCO-002		\$ -		\$0.00			\$0.00	#DIV/0!	0.00	\$ -
SCO-003							\$0.00	#DIV/0!	0.00	\$ -
SCO-004							\$0.00	#DIV/0!	0.00	\$ -
SCO-005							\$0.00	#DIV/0!	0.00	\$ -
SCO-006							\$0.00	#DIV/0!	0.00	\$ -
SCO-007							\$0.00	#DIV/0!	0.00	\$ -
SCO-008							\$0.00	#DIV/0!	0.00	\$ -
SCO-009							\$0.00	#DIV/0!	0.00	\$ -
SCO-010							\$0.00	#DIV/0!	0.00	\$ -
	Subtotal-Change Orders	\$ -	\$ -	\$ -						
	Totals	\$ 32,467.50	\$ 32,467.50	\$ -	\$ -	\$ -	\$ 32,467.50		\$ -	\$ 3,246.75

32,467.50 this period
- stored material
32,467.50 total this period
(3,246.75) retainage
29,220.75

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Sub Contractor: **Scorpio** PROJECT: **Wildwood Municipal Ser Bldg** APPLICATION NO: **3** Distribution to: ☐ OWNER
104 N. Warfield Ave PERIOD TO: ☐ ARCHITECT
Wildwood ☒ CONTRACTOR

FROM: **RON DAVID PLASTERING LLC**
169 SW DUSK GLN
LAKE CITY FL

CONTRACT FOR:

CONTRACTORS APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703 Attached:

1 ORIGINAL CONTRACT SUM: \$ 14,588.00
2 Net Change By Change Orders: ~~\$47,838.00~~ 42188
3 CONTRACT SUM TO DATE: \$ ~~-62,426.00~~ 56776
4 TOTAL COMPLETED & STORED TO DATE: \$ ~~-62,426.00~~ 56776
5 RETAINAGE:
a. 10.00% of Completed Work \$ ~~-6,242.60~~ 5677.60
b. 10.00% of Stored Material
TOTAL RETAINAGE \$ ~~-6,242.60~~ 5677.60
6 TOTAL EARNED LESS RETAINAGE: \$ ~~-56,183.40~~ 51098.40
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT: \$15,694.20
8 CURRENT PAYMENT DUE: 35404.20 \$ ~~40,489.20~~
9 BALANCE TO FINISH, PLUS RETAINAGE: \$ ~~-6,242.60~~ 5677.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by owner:		
Total approved for this Month		
TOTAL'S:		
NET CHANGES by Change Order:		

SCORPIO PAY APP / INVOICE REVIEW



REVIEWED



REVIEWED W/
COMMENTS



REVISE AND
RESUBMIT

BY RS

DATE 12/27/2022

PROJ # 21018

CODE 09.1020 S

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Paym

CONTRACTOR: RON DAVID PLASTERING, LLC

By: _____

Date: December 27, 2022

State of: FLORIDA County of: COLUMBIA

Subscribed and sworn to before me

this _____ day of _____

My Commission

LINDA RUTH CRAFT

Expires: 9/13/2024

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 Architects 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)

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.

APPLICATION FOR PAYMENT:
PROJECT: Wildwood Municipal Ser Bldg
ADDRESS: 104 N. Warfield Ave
APPLICATION NUMBER: 3
APPLICATION DATE: December 27, 2022
PERIOD FROM:
PERIOD TO:
SUB-CONTRACT NUMBER:

FROM: **RON DAVID PLASTERING LLC**
169 SW DUSK GLN
LAKE CITY, FL 32024

PHONE # 386-623-0549
FAX #

A.	B.	C.	D.	E.	F.	G.		H.	I.
ITEM NO.	DESCRIPTION OF WORK.	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE 10%
			PREVIOUS APPLICATION	WORK IN PLACE					
1	STUCCO Repair Stucco in designated areas. All 3 bldg	\$14,588.00	\$14,588.00			\$14,588.00	100.00%		\$1,458.80
2									
3									
8									
	CHANGE ORDERS								
1	Stucco at infill	\$2,850.00	\$2,850.00			\$2,850.00	100.00%		\$285.00
2	Restucco S end per ASI 27 w/ stucco columns	36738 \$41,938.00		36738 \$41,938.00		36738	100		3673.80
3	Trip charge as job was not ready	\$450.00		\$450.00		\$450.00	100.00%		\$45.00
4	Misc. stucco patches	\$750.00		\$750.00		\$750.00	100.00%		\$75.00
5	Add stucco wto bottom of N. Cafteria wall	\$1,850.00		\$1,850.00		\$1,850.00	100.00%		\$185.00
5									
	TOTALS	\$ 62,426.00	\$17,438.00	\$ 44,988.00	\$ -	\$ 20,488.00	32.82%	\$ -	\$ 2,048.80

page 1 of 2 pages

Distribution to:

	OWNER
	ARCHITECT
X	CONTRACTOR

☒ REVIEWED		☐ REVIEWED W/ COMMENTS		☐ REVISE AND RESUBMIT	
BY	RS	DATE	12/6/2022		
PROJ #	11/30/22	CODE	12.1005 S		

Page 169 of 179

SCORPIO PAY APP / INVOICE REVIEW

☐ REVIEWED ☒ REVIEWED W/ COMMENTS ☐ REVISE AND RESUBMIT

FROM: (Sub-Contractors Name, Address & Phone)
SOUTHERN PLUMBING OF OCALA
1717 NW 58 LN
OCALA, FL 34475

BY RS DATE 12/27/2022
PROJ # 21018 CODE 22.1005 S

ON

PHONE #:
Cost Code:

PROJECT: WILDWOOD MUNICIPAL
SITE ADDRESS:
PERIOD: FROM 11/26/22 TO 12/25/22

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)	
6,7		630.00	
8,9,10		2,267.94	
11		836.13	
Net Amount of Change Orders		9,450.21	For Office Use Only

Original Contract Amount	107,974.00
Net Amount of Change Orders	9,450.21
Contract Sum To Date	117,424.21
Completed to Date 100% (B)	117,424.21
Material Stored (B)	-
Total Completed / Stored	117,424.21
Retainage 10% 0%	-
Total Earned Less Retainage	105681.79 117,424.21
Less Previous Requisitions	104199.03 116,588.08
This Requisition	1482.76 836.13

(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 dully sworn, deposes

1. That for and in consideration of the payment of this subcontractor payment requisition, the undersigned hereby releases all liens, liens right, 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.

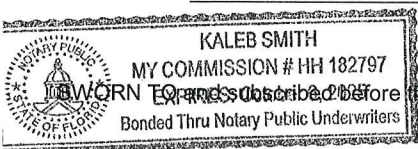
2. That in the event the undersigned is a corporation or partnership the undersigned represents and warrants that he is duly authorized to execute this Affidavit and Lien Release on behalf of such organization.

DATED this 16 day of DECEMBER, 2022

FEDERAL ID#

Subcontractor

By EDGAR GRANT



Bonded Thru Notary Public Underwriters

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	12			
					Date	12/20/2022			
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
	Rough in	\$23,859.00	\$23,859.00			\$0.00		\$0.00	\$0.00
						\$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	\$27,713.00			\$27,713.00	100.00%	\$0.00	\$2,771.30
						\$0.00		\$0.00	\$0.00
CO4	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
CO3	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
CO1	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
CO2	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
CO5	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
CO6	add shower pans	\$330.00	\$330.00			\$330.00	100.00%	\$0.00	\$33.00
						\$0.00		\$0.00	\$0.00
CO7	add backwater valve CO-007	\$300.00	\$300.00			\$300.00	100.00%	\$0.00	\$30.00
						\$0.00		\$0.00	\$0.00
	CO 11 repair flange 811.38	\$811.38	0.00 \$811.38	811.38		\$811.38	100.00%	\$0.00	\$81.14
CO8	CO 08 repair 2.5" copper line 872	\$872.57	\$872.57			\$872.57	100.00%	\$0.00	\$87.26
						\$0.00		\$0.00	\$0.00
CO9	CO 09	\$583.99	\$583.99			\$583.99	100.00%	\$0.00	\$58.40
CO10	Instal trap seals trench drains	\$836.13		\$836.13		\$836.13	100.00%	\$0.00	\$0.00
		\$117,424.21	\$116,588.08	\$0.00	\$0.00	\$116,588.08	99.29%	\$0.00	\$11,658.81
			115776.70	1647.51		117424.21			11,742.42

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Police Department Quarterly Report: June - December 2022

REQUESTED ACTION: For informational purposes only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached quarterly report from the Police Department covering June through December 2022.



Wildwood Police Department

3rd/4th Quarter 2022 Crime Data Report

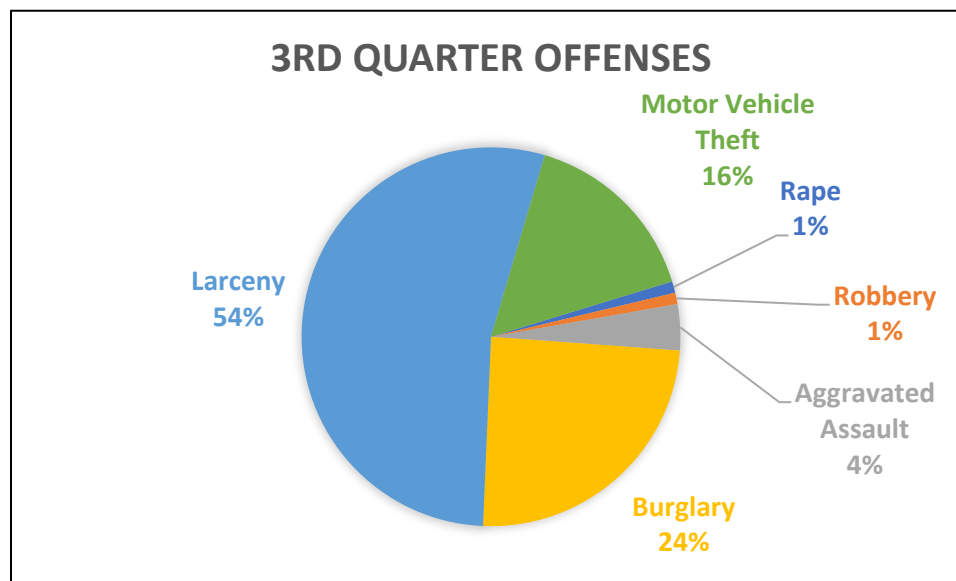
Randy Parmer, Chief of Police

Prepared by: Crime Analyst Valenzuela

The following information has been prepared for the use of City Officials and Commissioners.

3rd Quarter Overview:

Violent Offenses	# of Offenses	Property Offenses	# of Offenses
Murder	0	Burglary	25
Rape	1	Larceny	55
Robbery	1	Motor Vehicle Theft	16
Aggravated Assault	4		
TOTAL	6	TOTAL	96



The crime data is distributed in a typical fashion when compared to previous quarters. The City experienced a majority of property crimes as these types of crimes made up 84% of all crimes committed in the City.

The City of Wildwood experiences a significantly low violent crime rate.

Crime prevention is at the forefront of the mission of the crime analysis unit. In conjunction with the community outreach unit, a fraud/scam prevention seminar will be held in January 2023 to educate our citizens in protecting themselves against potential scammers.

3rd Quarter – Monthly Data Breakdown:

3rd Quarter Offenses Per Month			
Offense	July	August	September
<i>Murder</i>	0	0	0
<i>Rape</i>	0	0	1
<i>Robbery</i>	0	1	0
<i>Aggravated Assault</i>	1	0	3
<i>Burglary</i>	9	4	12
<i>Larceny</i>	19	22	14
<i>Motor Vehicle Theft</i>	5	9	2
TOTAL	34	36	33

As far as monthly statistics are concerned, within the 3rd quarter of 2022, larcenies (thefts) went down 67% between August and September. Burglaries went up 200% between the same months; please note that it went up by 8 offenses as that percentage should be viewed with caution. Please note that when using small numbers, small number changes make big percentage changes.¹

2nd Quarter Change to 3rd Quarter:

Crime increases have been noted in the following:

Offense	2nd Quarter	3rd Quarter	Percent Change (%)
<i>Burglary</i>	6	25	317%
<i>Larceny</i>	48	55	15%
<i>Motor Vehicle Theft</i>	2	16	700%

Crime has decreased in the following:

Offense	2nd Quarter	3rd Quarter	Percent Change (%)
<i>Rape</i>	3	1	-67%
<i>Aggravated Assault</i>	6	4	-33%

When looking at these numbers, one should note that the violent crime numbers have decreased from quarter to quarter. Property crime increased overall by 71% from the 2nd quarter to the 3rd quarter. The significant increase in property crime can be partly attributed to the increase of motor vehicle thefts.

This pattern was detected during the quarter and the crime analyst sent out an analytical product to patrol units and command staff with recommendations of where and when to patrol in order to best combat the increase of motor vehicle thefts. As a result, the Department noticed a downward trend in these numbers.

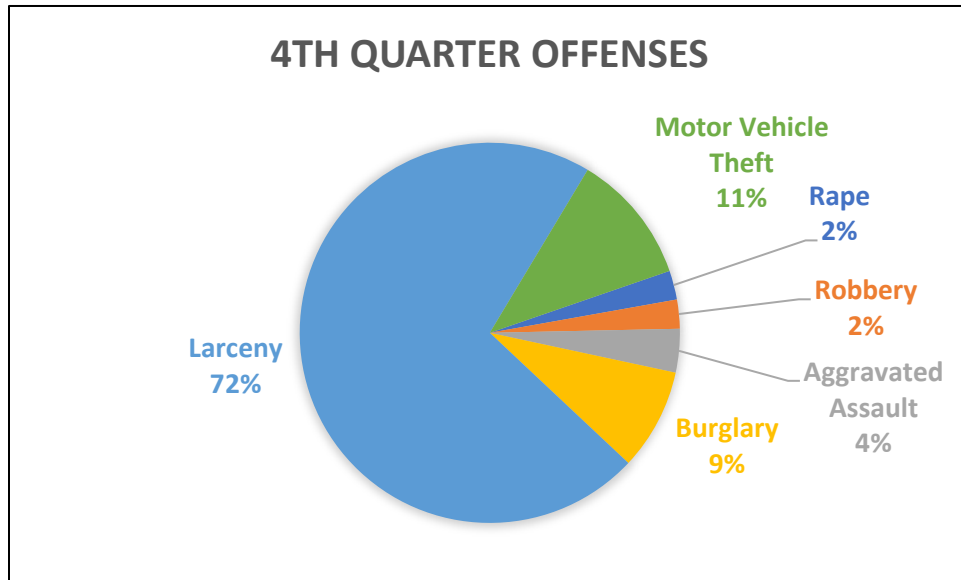
Percentages should be viewed with caution. Please note that when using small numbers, small number changes make big percentage changes.

¹ Per the FBI, "Burglary (breaking or entering)—The unlawful entry of a structure to commit a felony or a theft. Attempted forcible entry is included. Larceny-theft (except motor vehicle theft)—The unlawful taking, carrying, leading, or riding away of property from the possession or constructive possession of another."

4th Quarter Overview:

Violent Offenses	# of Offenses
<i>Murder</i>	0
<i>Rape</i>	2
<i>Robbery</i>	2
<i>Aggravated Assault</i>	3
TOTAL	7

Property Offenses	# of Offenses
<i>Burglary</i>	7
<i>Larceny</i>	58
<i>Motor Vehicle Theft</i>	9
TOTAL	74



The City continued to experience a majority of property crimes based off the data collected. Property crime made up 92% of all crimes committed during the 4th quarter of 2022.

This is a continuing pattern of the distribution of crime types for the City of Wildwood and is evidenced by comparing historical data between the previous quarters.

The City of Wildwood continued to have a low violent crime rate.

When looking at the larceny (theft reports), it was noted that the biggest contributor to this statistic is the large amount of catalytic convertor thefts as well as construction site thefts. This is a crime pattern that has affected not only the City, but also the entire state of Florida. The Wildwood Police Department is an active contributor to the intelligence centers (Central Florida and Tampa Bay) that collect reports of the same type in order to better facilitate suspect leads for these crime types.

4th Quarter – Monthly Data Breakdown:

4th Quarter Offenses Per Month			
Offense	October	November	December
<i>Murder</i>	0	0	0
<i>Rape</i>	0	0	2
<i>Robbery</i>	2	0	0
<i>Aggravated Assault</i>	2	0	1
<i>Burglary</i>	4	2	1
<i>Larceny</i>	19	15	24
<i>Motor Vehicle Theft</i>	4	3	2
TOTAL	31	20	30

As far as monthly statistics are concerned, there was a notable change in the amount of property crimes between October and November. Larcenies (thefts) went down 21%, burglaries went down 50%, and motor vehicle theft went down 25%.

In total, there was a 35% decrease in the selected crime types between October and November.

It should be noted that these selected crime types increased by 50% between November and December; however that percentage should be viewed with caution. Please note that when using small numbers, small number changes make big percentage changes.

3rd Quarter Change to 4th Quarter:

Crime increases have been noted in the following:

Offense	3rd Quarter	4th Quarter	Percent Change (%)
<i>Rape</i>	1	2	100%
<i>Robbery</i>	1	2	100%
<i>Larceny</i>	55	58	5%

Crime has decreased in the following:

Offense	3rd Quarter	4th Quarter	Percent Change (%)
<i>Aggravated Assault</i>	4	3	-25%
<i>Burglary</i>	25	7	-72%
<i>Motor Vehicle Theft</i>	17	9	-47%

All of the property crime types experienced a significant decrease from the 3rd quarter to the 4th quarter, except for the larceny (theft) category which experienced a 5% increase.

Larcenies (thefts) increased partially due to the increase of shoplifting reports out of gas stations where individuals stole less than \$20 worth of products from the stores.

Reported rapes and robberies went up 100% but these percentages should be viewed with caution. Please note that these offenses went up by 1 between the two quarters.

Brief Yearly Statistic:

Please note that the yearly summary is based on preliminary counts of the original police incident reports and will vary from the final National Incident Based Reporting System (NIBRS) report published by the FBI. The data shown below was collated in order to provide a better understanding of the counts of each offense. A more in-depth review of yearly crime data will be published at a later date

In terms of yearly statistics, our biggest increase has been in motor vehicle thefts, which have increased 191% over the previous year. Our biggest decrease has been in burglaries, which have decreased 12% over the previous year.

Motor vehicle thefts have increased due to a crime series where golf carts in the Villages were targeted and stolen. This was a regional trend as many jurisdictions were affected and experiencing an increase of these cases. The Crime Analysis Unit disseminated an analytical report of these incidents in order to curtail the increase of stolen golf cart reports. This, along with educating the public on golf cart theft prevention, resulted in less reported stolen golf carts towards the end of 2022.

Response Time Summaries:

3rd Quarter Response Time Summary:

 WILDWOOD POLICE DEPARTMENT CHIEF RANDY PARMER Response Time Summary - All Officers Date Range between 7/1/2022 and 9/30/2022							
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	00:00:44	00:00:33	00:00:00	00:04:14	01:05:58	01:12:18	47
2	00:00:18	00:00:37	00:00:00	00:01:51	00:19:45	00:21:48	1,881
3	00:00:56	00:01:43	00:00:01	00:06:34	00:40:58	00:46:25	882
4	00:00:47	00:02:26	00:00:00	00:04:10	00:55:35	00:59:44	452
All	00:00:32	00:01:09	00:00:00	00:03:25	00:29:35	00:34:07	3,126

The average response time for the third quarter was three minutes and twenty-five seconds (00:03:25)

4th Quarter Response Time Summary:

 WILDWOOD POLICE DEPARTMENT CHIEF RANDY PARMER Response Time Summary - All Officers Date Range between 10/1/2022 and 12/31/2022							
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	00:01:06	00:00:42	00:00:00	00:05:23	01:21:13	01:19:12	62
2	00:00:15	00:03:07	00:00:00	00:01:56	00:23:10	00:26:09	1,636
3	00:01:14	00:01:39	00:00:00	00:07:16	00:34:53	00:41:24	823
4	00:01:02	00:01:46	00:00:00	00:05:00	00:43:15	00:48:29	403
All	00:00:38	00:02:29	00:00:00	00:03:51	00:28:13	00:34:28	2,778

The average response time for the fourth quarter was three minutes and fifty-one seconds (00:03:51)

Average response time has increased by 26 seconds from the 3rd quarter to the 4th quarter

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:

- Pack-a-Cruiser School Supply Drive – CSI Van and Cruiser were packed to the top with supplies!
- 'Christmas with a Cop' Fundraiser Night @ Cody's Brownwood
- 2nd Annual 'Christmas with a Cop' Golf Tournament – \$10,000+ raised for 'Christmas with a Cop' event
- Distribution of Thanksgiving meals to 80+ families in need
- 'Christmas with a Cop' holiday shopping event – 55+ children were gifted \$300 for holiday shopping
- Holiday presents distributed to multiple local Wildwood daycares
- Bicycles distributed to Girls Scouts and local Wildwood youth

Upcoming Events:

- Fraud & Scam Prevention Event – January 18th and 25th, February 1st
- Public Safety presentations at Camp Wildwood – January 13th
- Women's Safety Tips presentation at Alden Bungalow – January 24th
- Crime Prevention Through Environmental Design presentations for church group – February 20th
- Strawberry Festival – TBD