**CITY COMMISSION - CITY OF WILDWOOD**

**Mayor/Commissioner – Ed Wolf – Seat 1**
Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2
Joe Elliott – Seat 3
Marcos Flores – Seat 4
Julian Green – Seat 5
Jason McHugh – City Manager

**Agenda**
**Regular Meeting**
**July 10, 2023 9:00 AM**
City Hall Commission Chamber
100 N Main Street

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Persons with disabilities or language barriers 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.

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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.

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## 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 at 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: JUNE 12, 2023 REGULAR COMMISSION MEETING*

C. *EXTENSION FOR SITE PLAN APPROVAL OF SP 2201-002 OXFORD VILLAGE RV RESORT*

**3. <u>Presentations and/or Proclamations</u>**

**4. <u>Public Hearings - Timed - Legislative</u>**

A. ***ORDINANCE NO. O2022-99 -*** *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 2212-001 Thomas Group Planned Development**

**PARCEL(S) G33-154**
The applicant, Ryan Thompson, representing Thomas Group Investments #1 LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001.
**Special Magistrate recommends approval of Ordinance Number O2022-99.**

B. ***ORDINANCE NO. O2023-20 -*** *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 2302-002 Lucky U Landholding LLC**

**PARCEL(S) D29-023 & D29-024**
The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003.
**Special Magistrate recommends approval of Ordinance Number O2023-20.**

C. ***ORDINANCE NO. O2023-22 -*** *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 2304-001 House of Hope**

**PARCEL(S) D29B001**
The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002.
**Special Magistrate recommends approval of Ordinance Number O2023-22.**

D. ***ORDINANCE NO. O2023-25 -*** *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 2303-002 All County Collision**

**PARCEL D08A001**
The applicant is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004.
**Special Magistrate recommends approval of Ordinance Number O2023-25.**

**5. <u>Public Hearings - Timed - Quasi-Judicial</u>**

A. ***ORDINANCE NO. O2022-100 -*** *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 2212-001 Thomas Group Planned Development**

**PARCEL(S) G33-154**
The applicant seeks approval from the City Commission to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small

Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001.
**Special Magistrate recommends approval of Ordinance Number O2022-100 subject to the approval of O2022-99, which establishes a Future Land Use appropriate to the proposed zoning.**

B. ***ORDINANCE NO. O2023-19 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE*

**PD 2212-001 Thomas Group Planned Development**

**PARCEL G33-154**
The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval from the City Commission for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels.
**Special Magistrate recommends approval of Ordinance O2023-19.**

C. ***ORDINANCE NO. O2023-21 -*** *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 2302-003 Lucky U Landholding LLC**

**PARCEL(S) D29-023 & D29-024**
The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis is seeking approval from the City Commission to change the zoning district from RR1C, CN, and R2C (Sumter County) to C-3 (City) for the parcel listed above on 4.45 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20).
**Special Magistrate recommends approval of Ordinance Number O2023-21 subject to the approval of O2023-20, which establishes a Future Land Use appropriate to the proposed zoning.**

D. ***ORDINANCE NO. O2023-23 -*** *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 2304-002 House of Hope**

**PARCEL(S) D29B001**
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22).
**Special Magistrate recommends approval of Ordinance Number O2023-23 subject to approval of O2023-22, which establishes a Future Land Use appropriate to the proposed zoning.**

E. ***ORDINANCE NO. O2023-26 -*** *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 2303-004 All County Collision**

**PARCEL D08A001**
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City)for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25).
**Special Magistrate recommends approval of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, which establishes a Future Land Use appropriate to the proposed zoning.**

**6. <u>Public Forum - 4 minute time limit</u>**

**7. <u>Ordinances First Reading Only (No Vote)</u>**

A. ***ORDINANCE NO. O2023-27 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.76 ACRES LOCATED SOUTHWEST ALONG CR 148, APPROXIMATELY 0.1 MILES SOUTHWEST OF E SR 44, AND APPROXIMATELY 1.71 MILES NORTH OF WARM SPRINGS AVE, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF*

*ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

**AN 2305-002 Fostlake #2**

**Parcel G22-025**
The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025 on 4.76 acres, MOL.
**Staff recommends approval.**

**8. Resolutions for Approval**

**9. Financial & Contracts & Agreements**

A. *WWTP EXPANSION PAY APPLICATION NO. 2 FOR PC CONSTRUCTION IN THE AMOUNT OF $85,124.00*

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

A. *CODE ENFORCEMENT DEMOLITION REQUEST FOR 300 YORK STREET*

B. *REQUEST FROM THE VILLAGES CHARTER SCHOOL TO PROVIDE SCHOOL CROSSING GUARDS*

**11. Appointments**

**12. City Manager Reports**

A. *BROKEN OAK DRIVE IMPROVEMENTS MEMO*

B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

C. *REQUEST COMMISSION WORKSHOP FOR JULY 17, 2023 AT 9AM*

**13. Other Department Reports**

**14. Commission Members Reports**

**15. City Attorney Reports**

**16. Adjournment**

**Upcoming Events**

July 17, 2023 - First Budget Workshop at City Hall at 9am

July 22, 2023 - Back to School Summer Bash at the Wildwood Community Center from 10am to 1pm

July 24, 2023 - City Commission Meeting at City Hall at 7pm

**July 10, 2023 9:00 AM**

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

07/05/2023
02:55 PM

***Revenue Account Range:*** *First to Last*
***Expend Account Range:*** *First to Last*
***Print Zero YTD Activity:*** *No*
***Include Non-Anticipated:*** *No*
***Include Non-Budget:*** *No*
***Year To Date As Of:*** *07/31/23*
***Current Period:*** *07/01/23 to 07/31/23*
***Prior Year:*** *07/01/22 to 07/31/22*

| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 001-311-1000 | AD VALOREM TAXES | 9,513,015.23 | 12,767,400.00 | 0.00 | 12,954,127.00 | 186,727.00 | 101 |
| 001-312-4100 | LOCAL OPTION GAS TAX | 521,726.98 | 550,510.00 | 0.00 | 519,432.68 | 31,077.32 - | 94 |
| 001-312-6000 | DISCRETIONARY/LOCAL GOVT. INFRA | 3,000,973.76 | 2,912,630.00 | 0.00 | 2,918,455.14 | 5,825.14 | 100 |
| 001-313-1000 | FRANCHISE TAX-/PROGRESS ENERGY S | 914,818.57 | 800,000.00 | 0.00 | 745,859.77 | 54,140.23 - | 93 |
| 001-313-1010 | FRANCHISE TAX- SECO | 1,109,792.58 | 1,071,605.00 | 0.00 | 1,050,823.55 | 20,781.45 - | 98 |
| 001-313-4080 | LEESBURG ELECTRIC FRANCHISE FEE | 56,759.18 | 35,000.00 | 0.00 | 67,283.76 | 32,283.76 | 192 |
| 001-313-4160 | FRANCHISE TAX- TECO/PEOPLES GAS | 252,232.71 | 250,000.00 | 0.00 | 249,696.39 | 303.61 - | 100 |
| 001-313-4170 | FENNEY WATER CONS AUTHORITY-UTIL | 53,537.52 | 45,000.00 | 0.00 | 43,007.26 | 1,992.74 - | 96 |
| 001-313-4180 | LEESBURG GAS FRANCHISE FEE | 50,945.56 | 45,000.00 | 0.00 | 52,516.84 | 7,516.84 | 117 |
| 001-313-4190 | SOUTH SUMTER UTILITY COMPANY FRA | 370,207.76 | 275,000.00 | 0.00 | 209,071.57 | 65,928.43 - | 76 |
| 001-313-5000 | FRANCHISE TAX- WASTE MGMNT-REFUS | 191,455.95 | 190,000.00 | 0.00 | 137,984.15 | 52,015.85 - | 73 |
| 001-313-5001 | TRI-COUNTY SANITATION FRANCHISE F | 239,734.08 | 250,000.00 | 0.00 | 234,412.79 | 15,587.21 - | 94 |
| 001-313-5003 | FRANCHISE FEE - SEWWC | 228,541.29 | 245,000.00 | 0.00 | 204,816.68 | 40,183.32 - | 84 |
| 001-314-1000 | UTILITY TAX-PROGRESS ENERGY SVCS | 800,587.31 | 690,000.00 | 0.00 | 602,006.83 | 87,993.17 - | 87 |
| 001-314-1010 | UTILITY TAX-SUMTER ELECTRIC | 1,022,299.81 | 930,000.00 | 0.00 | 808,510.11 | 121,489.89 - | 87 |
| 001-314-3000 | UTILITY TAX-WATER SALES | 116,647.62 | 110,000.00 | 0.00 | 73,865.55 | 36,134.45 - | 67 |
| 001-314-3002 | THE VILLAGES-5% WATER UTILITY TAX | 226,690.03 | 250,000.00 | 0.00 | 167,912.27 | 82,087.73 - | 67 |
| 001-314-3003 | CENTRAL SUMTER UTILIITY CO. LLC | 112,364.85 | 125,000.00 | 0.00 | 128,761.10 | 3,761.10 | 103 |
| 001-314-4000 | UTILITY TAX-SUBURBAN PROPANE | 14,947.69 | 15,000.00 | 0.00 | 12,453.57 | 2,546.43 - | 83 |
| 001-314-4030 | FERRELLGAS LP | 1,603.55 | 1,000.00 | 0.00 | 1,126.54 | 126.54 | 113 |
| 001-314-4040 | CIRCLE K STORES | 210.93 | 200.00 | 0.00 | 264.12 | 64.12 | 132 |
| 001-314-4080 | LEESBURG ELECTRIC UTILITY TAX | 42,831.63 | 30,000.00 | 0.00 | 42,747.04 | 12,747.04 | 142 |
| 001-314-4081 | LEESBURG GAS UTILITY TAX | 75,244.67 | 60,000.00 | 0.00 | 76,254.07 | 16,254.07 | 127 |
| 001-314-4100 | INTERCONN RESOURCES LLC | 27,549.71 | 30,000.00 | 0.00 | 10,348.86 | 19,651.14 - | 34 |
| 001-314-4150 | CVS | 389.42 | 200.00 | 0.00 | 262.06 | 62.06 | 131 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 001-314-4151 | AMERIGAS PROPANE | 9,864.39 | 8,000.00 | 0.00 | 6,460.10 | 1,539.90 - | 81 |
| 001-314-4152 | LOWE'S PROPANE TAX | 2,426.64 | 1,500.00 | 0.00 | 1,694.63 | 194.63 | 113 |
| 001-314-4153 | BLOSSMAN COMPANIES PROPANE TAX | 0.00 | 0.00 | 0.00 | 229.31 | 229.31 | 0 |
| 001-314-4160 | TECO-PEOPLES GAS | 262,582.16 | 250,000.00 | 0.00 | 240,121.75 | 9,878.25 - | 96 |
| 001-314-4162 | GAS SOUTH UTILITY TAX | 335.05 | 300.00 | 0.00 | 575.71 | 275.71 | 192 |
| 001-314-4190 | SOUTH SUMTER UTILITY CO UTILITY TA | 148,810.50 | 85,000.00 | 0.00 | 81,801.33 | 3,198.67 - | 96 |
| 001-314-4191 | PUBLIX UTILITY TAX | 932.43 | 500.00 | 0.00 | 850.48 | 350.48 | 170 |
| 001-314-9010 | STATE COMMUNICATIONS TAX | 499,413.36 | 500,000.00 | 0.00 | 489,309.25 | 10,690.75 - | 98 |
| 001-331-5000 | FEMA GRANT | 0.00 | 0.00 | 0.00 | 65,810.15 | 65,810.15 | 0 |
| 001-335-1200 | STATE REVENUE SHARING | 628,683.58 | 652,660.00 | 0.00 | 478,199.93 | 174,460.07 - | 73 |
| 001-335-1400 | MOBILE HOME LICENSES | 16,437.90 | 10,000.00 | 0.00 | 12,661.49 | 2,661.49 | 127 |
| 001-335-1600 | STATE BEVERAGE LICENSES | 7,462.21 | 8,500.00 | 0.00 | 7,609.04 | 890.96 - | 90 |
| 001-335-1800 | 1/2 CENT SALES TAX | 1,478,361.37 | 1,508,170.00 | 0.00 | 1,523,580.34 | 15,410.34 | 101 |
| 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 | 0.00 | 469,709.82 | 30,290.18 - | 94 |
| 001-341-2010 | TREE MITIGATION PERMITS | 25,584.00 | 0.00 | 0.00 | 800.00 | 800.00 | 0 |
| 001-347-5300 | BUILDING RENTAL-WILDWOOD COMMU | 75,282.78 | 50,000.00 | 0.00 | 68,961.55 | 18,961.55 | 138 |
| 001-347-5304 | COMMUNITY CENTER STAFF FEES | 150.00 - | 100.00 | 0.00 | 300.00 | 200.00 | 300 |
| 001-347-5305 | BUILDING RENTAL-OXFORD COMMUNIT | 7,747.58 | 5,000.00 | 0.00 | 9,316.25 | 4,316.25 | 186 |
| 001-347-5306 | BUILDING RENTAL-MLK JR COMMUNITY | 1,693.87 | 1,500.00 | 0.00 | 1,473.78 | 26.22 - | 98 |
| 001-347-5307 | OUTDOOR BUILDING RENTALS | 46.10 | 100.00 | 0.00 | 95.32 | 4.68 - | 95 |
| 001-347-5308 | OPEN SPACE RENTALS | 354.97 | 100.00 | 0.00 | 1,190.30 | 1,090.30 | *** |
| 001-350-1000 | FINES | 27,251.97 | 20,000.00 | 0.00 | 30,784.45 | 10,784.45 | 154 |
| 001-351-1002 | CODE ENFORCEMENT | 1,825.29 | 1,000.00 | 0.00 | 1,712.86 | 712.86 | 171 |
| 001-351-3000 | POLICE-2ND DOLLAR FUND | 2,900.28 | 1,500.00 | 0.00 | 2,404.87 | 904.87 | 160 |
| 001-361-0000 | INTEREST EARNINGS | 85,937.51 | 5,000.00 | 0.00 | 146,055.11 | 141,055.11 | *** |
| 001-369-0000 | OTHER MISCELLANEOUS REVENUE | 6,413.14 | 10,000.00 | 0.00 | 13,043.27 | 3,043.27 | 130 |
| 001-369-0010 | STATE HIGHWAY LIGHTING AGREEMEN | 17,247.78 | 17,765.00 | 0.00 | 0.00 | 17,765.00 - | 0 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

07/05/2023
02:55 PM

| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 001-369-0012 | FDOT HIGHWAY MAINTENANCE AGREEI | 15,500.08 | 13,440.00 | 0.00 | 8,404.50 | 5,035.50 - | 63 |
| 001-369-0050 | AUCTION PROCEEDS | 9,972.00 | 10,000.00 | 0.00 | 28,512.67 | 18,512.67 | 285 |
| 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 | 16,716.00 | 16,716.00 | 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 | 0.00 | 3,210.04 | 2,210.04 | 321 |
| 001-369-0078 | FIELD PREPARATION FEES | 345.00 | 100.00 | 0.00 | 479.24 | 379.24 | 479 |
| 001-369-0792 | PROGRAM REGISTRATION FEES | 29,002.57 | 15,000.00 | 0.00 | 37,096.41 | 22,096.41 | 247 |
| 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 | 4,625.45 | 3,125.45 | 308 |
| 001-369-2100 | POLICE DEPT MISCELLANEOUS REVEN | 4,794.00 | 1,500.00 | 0.00 | 4,168.46 | 2,668.46 | 278 |
| 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 | 2,800.00 | 2,800.00 | 0 |
| 001-369-4000 | FUEL TAX REFUND | 11,470.88 | 6,500.00 | 0.00 | 3,839.20 | 2,660.80 - | 59 |
| 001-380-1000 | OTHR FINANCING SOURCE-INSURANCE | 67,736.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-380-1001 | OTHER FINANCING SOURCE-COUNTY R | 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 | 412,800.00 | 412,800.00 | 0.00 | 0.00 | 412,800.00 - | 0 |
| 001-389-5000 | NON-OPERATIONAL CASH FORWARD-G | 0.00 | 5,806,015.00 | 0.00 | 0.00 | 5,806,015.00 - | 0 |
| | **GENERAL FUND Revenue Totals** | **23,781,188.03** | **31,594,395.00** | **0.00** | **25,076,602.76** | **6,517,792.24 -** | **79** |

| Expenditure 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 | 4,141.26 | 41,134.37 | 7,775.63 | 84 |
| 001-511-10-2100 | FICA EXPENSE | 3,253.32 | 3,750.00 | 316.79 | 3,146.64 | 603.36 | 84 |
| 001-511-10-2200 | RETIREMENT | 22,461.75 | 27,880.00 | 2,430.08 | 22,764.24 | 5,115.76 | 82 |
| 001-511-10-2300 | LIFE & HEALTH INSURANCE | 285.00 | 350.00 | 23.75 | 421.99 | 71.99 - | 121 |
| 001-511-10-2600 | WORKERS COMPENSATION INSURANCI | 133.96 | 150.00 | 0.00 | 163.59 | 13.59 - | 109 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

07/05/2023
02:55 PM

| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-511-30-3100 | PROFESSIONAL SERVICES | 2,200.00 | 6,000.00 | 0.00 | 200.00 | 5,800.00 | 3 |
| 001-511-30-4000 | TRAVEL & PER DIEM | 6,205.44 | 7,000.00 | 0.00 | 573.96 | 6,426.04 | 8 |
| 001-511-30-4100 | TELEPHONE EXPENSE | 1,196.00 | 2,000.00 | 0.00 | 724.66 | 1,275.34 | 36 |
| 001-511-30-4110 | IT LICENSING / EQUIPMENT | 4,807.20 | 8,470.00 | 0.00 | 4,857.81 | 3,612.19 | 57 |
| 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 | 0.00 | 2,691.45 | 191.45 - | 108 |
| 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 | 23.15 | 376.85 | 6 |
| 001-511-30-5400 | SUBSCRIPTIONS/DUES | 2,680.00 | 5,300.00 | 0.00 | 4,167.00 | 1,133.00 | 79 |
| 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** | **6,911.88** | **80,868.86** | **35,141.14** | **70** |
| | | | | | | | |
| 001-512-00-0000 | EXECUTIVE- CITY MANAGER: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-512-10-1200 | SALARIES | 283,686.15 | 448,710.00 | 15,088.63 | 310,839.87 | 137,870.13 | 69 |
| 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 | 2,404.33 | 2,404.33 - | 0 |
| 001-512-10-1600 | VACATION PAY | 12,418.17 | 0.00 | 2,342.31 | 19,196.25 | 19,196.25 - | 0 |
| 001-512-10-1800 | HOLIDAY PAY | 12,853.78 | 0.00 | 0.00 | 14,178.77 | 14,178.77 - | 0 |
| 001-512-10-2100 | FICA EXPENSE | 24,024.10 | 34,330.00 | 1,325.82 | 25,866.25 | 8,463.75 | 75 |
| 001-512-10-2200 | RETIREMENT | 84,211.65 | 110,900.00 | 4,742.51 | 86,333.76 | 24,566.24 | 78 |
| 001-512-10-2210 | BENEFIT ADMIN FEES | 58.50 | 0.00 | 0.00 | 117.00 | 117.00 - | 0 |
| 001-512-10-2300 | LIFE & HEALTH INSURANCE | 24,071.20 | 46,800.00 | 1,415.90 | 33,440.82 | 13,359.18 | 71 |
| 001-512-10-2600 | WORKERS COMPENSATION INSURANCI | 446.58 | 500.00 | 0.00 | 545.36 | 45.36 - | 109 |
| 001-512-30-3100 | PROFESSIONAL SERVICES | 53,952.16 | 125,000.00 | 0.00 | 49,592.40 | 75,407.60 | 40 |
| 001-512-30-3450 | CLOTHING AND UNIFORMS | 0.00 | 500.00 | 0.00 | 183.96 | 316.04 | 37 |
| 001-512-30-4000 | TRAVEL & PER DIEM | 7,309.05 | 10,600.00 | 0.00 | 5,362.16 | 5,237.84 | 51 |
| 001-512-30-4100 | TELEPHONE EXPENSE | 2,788.94 | 4,500.00 | 0.00 | 2,662.77 | 1,837.23 | 59 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-512-30-4110 | IT LICENSING / EQUIPMENT | 2,890.83 | 11,840.00 | 0.00 | 11,526.42 | 313.58 | 97 |
| 001-512-30-4150 | ADVERTISING/RECORDING EXPENSE | 0.00 | 4,000.00 | 0.00 | 1,519.36 | 2,480.64 | 38 |
| 001-512-30-4200 | POSTAGE/TRANSPORTATION FEES | 7.29 | 500.00 | 0.00 | 87.62 | 412.38 | 18 |
| 001-512-30-4600 | REPAIR & MAINTENANCE | 946.22 | 5,800.00 | 0.00 | 930.30 | 4,869.70 | 16 |
| 001-512-30-4900 | MISC. EXPENSE & OTHER CURRENT | 501.71 | 1,000.00 | 0.00 | 414.79 | 585.21 | 41 |
| 001-512-30-5100 | OFFICE SUPPLIES | 338.18 | 2,000.00 | 0.00 | 1,116.51 | 883.49 | 56 |
| 001-512-30-5200 | OPERATING SUPPLIES | 593.17 | 7,250.00 | 0.00 | 6,714.46 | 535.54 | 93 |
| 001-512-30-5400 | SUBSCRIPTIONS/DUES | 3,846.24 | 5,650.00 | 0.00 | 2,471.75 | 3,178.25 | 44 |
| 001-512-30-5500 | TRAINING | 2,137.51 | 9,000.00 | 0.00 | 2,460.00 | 6,540.00 | 27 |
| 001-512-60-6400 | CAP. IMPROVEMENT-MACHINERY | 0.00 | 5,200.00 | 0.00 | 4,633.40 | 566.60 | 89 |
| | **512 EXECUTIVE- CITY MANAGER:** | **523,323.76** | **834,080.00** | **24,915.17** | **582,598.31** | **251,481.69** | **70** |
| | | | | | | | |
| 001-513-00-0000 | CLERK/FINANCE DEPARTMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-513-10-1200 | SALARIES | 221,653.11 | 283,920.00 | 10,847.55 | 168,018.23 | 115,901.77 | 59 |
| 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 | 0.00 | 4,768.10 | 4,768.10 - | 0 |
| 001-513-10-1600 | VACATION PAY | 16,092.88 | 0.00 | 0.00 | 8,746.41 | 8,746.41 - | 0 |
| 001-513-10-1800 | HOLIDAY PAY | 10,401.00 | 0.00 | 0.00 | 6,655.19 | 6,655.19 - | 0 |
| 001-513-10-2100 | FICA EXPENSE | 19,486.82 | 21,760.00 | 829.82 | 14,396.15 | 7,363.85 | 66 |
| 001-513-10-2200 | RETIREMENT | 32,712.84 | 37,280.00 | 1,660.91 | 25,928.36 | 11,351.64 | 70 |
| 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 | 1,787.63 | 28,434.64 | 18,365.36 | 61 |
| 001-513-10-2500 | UNEMPLOYMENT COMPENSATION | 0.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0 |
| 001-513-10-2600 | WORKERS COMPENSATION INSURANCI | 893.14 | 1,000.00 | 0.00 | 1,090.71 | 90.71 - | 109 |
| 001-513-30-3100 | PROFESSIONAL SERVICES | 13,361.60 | 17,750.00 | 0.00 | 2,775.00 | 14,975.00 | 16 |
| 001-513-30-3200 | ACCOUNTING/AUDITING FEE | 18,500.00 | 19,250.00 | 0.00 | 16,500.00 | 2,750.00 | 86 |
| 001-513-30-3400 | OTHER CONTRACTUAL SERVICES | 2,720.05 | 14,800.00 | 0.00 | 10,101.48 | 4,698.52 | 68 |
| 001-513-30-4000 | TRAVEL & PER DIEM | 0.00 | 2,000.00 | 0.00 | 215.17 | 1,784.83 | 11 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-513-30-4100 | TELEPHONE EXPENSE | 3,480.22 | 6,300.00 | 0.00 | 3,655.00 | 2,645.00 | 58 |
| 001-513-30-4110 | IT LICENSING / EQUIPMENT | 32,428.68 | 37,540.00 | 0.00 | 31,023.02 | 6,516.98 | 83 |
| 001-513-30-4150 | ADVERTISING/RECORDING EXPENSE | 2,857.35 | 1,580.00 | 0.00 | 171.10 | 1,408.90 | 11 |
| 001-513-30-4200 | POSTAGE/TRANSPORTATION FEES | 5,000.62 | 3,150.00 | 0.00 | 2,384.95 | 765.05 | 76 |
| 001-513-30-4300 | UTILITIES EXPENSE | 18,321.51 | 27,300.00 | 0.00 | 11,997.14 | 15,302.86 | 44 |
| 001-513-30-4400 | RENTAL & LEASING | 2,995.45 | 3,900.00 | 0.00 | 2,360.81 | 1,539.19 | 61 |
| 001-513-30-4500 | GENERAL INSURANCE | 149,199.14 | 190,000.00 | 0.00 | 185,308.13 | 4,691.87 | 98 |
| 001-513-30-4600 | REPAIR & MAINTENANCE | 12,369.37 | 22,470.00 | 0.00 | 11,361.59 | 11,108.41 | 51 |
| 001-513-30-4900 | MISC. EXPENSE & OTHER CURRENT | 5,655.83 | 6,000.00 | 0.00 | 3,854.30 | 2,145.70 | 64 |
| 001-513-30-4910 | ELECTION EXPENSES | 0.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0 |
| 001-513-30-5100 | OFFICE SUPPLIES | 4,216.10 | 3,600.00 | 0.00 | 3,109.57 | 490.43 | 86 |
| 001-513-30-5200 | OPERATING SUPPLIES | 7,147.80 | 7,050.00 | 0.00 | 4,355.31 | 2,694.69 | 62 |
| 001-513-30-5400 | SUBSCRIPTIONS/DUES | 432.50 | 1,180.00 | 0.00 | 187.50 | 992.50 | 16 |
| 001-513-30-5500 | TRAINING | 1,818.00 | 3,360.00 | 0.00 | 799.00 | 2,561.00 | 24 |
| 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 | 55,952.53 | 56,642.47 | 50 |
| 001-513-70-7200 | DEBT SERVICE/CITY HALL-INTEREST | 24,553.79 | 21,835.00 | 0.00 | 11,261.25 | 10,573.75 | 52 |
| 001-513-70-7500 | DEBT SERVICE/POLICE STATION-PRINC | 223,552.49 | 229,425.00 | 0.00 | 113,969.00 | 115,456.00 | 50 |
| 001-513-70-7550 | DEBT SERVICE/POLICE STATION-INTERI | 68,058.21 | 62,185.00 | 0.00 | 31,836.35 | 30,348.65 | 51 |
| 001-513-70-7600 | DEBT SERV/2018 GEN FUND PROJ LOAN | 327,167.69 | 333,315.00 | 0.00 | 333,314.33 | 0.67 | 100 |
| 001-513-70-7650 | DEBT SERV/2018 GEN FUND PROJ LOAN | 95,401.31 | 89,270.00 | 0.00 | 89,263.05 | 6.95 | 100 |
| | **513 CLERK/FINANCE DEPARTMENT:** | **1,472,504.72** | **1,615,675.00** | **15,125.91** | **1,183,793.37** | **431,881.63** | **73** |
| | | | | | | | |
| 001-516-00-0000 | DEVELOPMENT SERVICES: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-516-10-1200 | SALARIES | 477,983.17 | 707,050.00 | 22,302.87 | 388,609.43 | 318,440.57 | 55 |
| 001-516-10-1300 | OVERTIME | 1,684.41 | 1,000.00 | 192.31 | 951.80 | 48.20 | 95 |
| 001-516-10-1500 | SICK LEAVE | 10,237.69 | 0.00 | 313.55 | 10,560.14 | 10,560.14 - | 0 |
| 001-516-10-1600 | VACATION PAY | 29,637.20 | 0.00 | 1,664.83 | 15,185.38 | 15,185.38 - | 0 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

07/05/2023
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-516-10-1800 | HOLIDAY PAY | 19,472.89 | 0.00 | 0.00 | 16,181.42 | 16,181.42 - | 0 |
| 001-516-10-2100 | FICA EXPENSE | 41,234.27 | 54,170.00 | 1,872.25 | 33,008.94 | 21,161.06 | 61 |
| 001-516-10-2200 | RETIREMENT | 77,619.65 | 105,520.00 | 3,834.68 | 61,706.03 | 43,813.97 | 58 |
| 001-516-10-2210 | BENEFIT ADMIN FEES | 211.50 | 0.00 | 0.00 | 76.50 | 76.50 - | 0 |
| 001-516-10-2300 | LIFE & HEALTH INSURANCE | 70,554.20 | 107,640.00 | 3,682.97 | 62,360.16 | 45,279.84 | 58 |
| 001-516-10-2600 | WORKERS COMPENSATION INSURANCI | 1,339.72 | 1,500.00 | 0.00 | 1,636.07 | 136.07 - | 109 |
| 001-516-30-3100 | PROFESSIONAL SERVICES | 502,781.20 | 525,000.00 | 0.00 | 309,845.78 | 215,154.22 | 59 |
| 001-516-30-3400 | OTHER CONTRACTUAL SERVICES | 1,361.24 | 14,500.00 | 0.00 | 596.75 | 13,903.25 | 4 |
| 001-516-30-3450 | CLOTHING AND UNIFORMS | 981.46 | 2,000.00 | 0.00 | 626.91 | 1,373.09 | 31 |
| 001-516-30-4000 | TRAVEL & PER DIEM | 4,014.91 | 24,650.00 | 0.00 | 766.38 | 23,883.62 | 3 |
| 001-516-30-4100 | TELEPHONE EXPENSE | 9,092.98 | 8,000.00 | 0.00 | 4,829.51 | 3,170.49 | 60 |
| 001-516-30-4110 | IT LICENSING / EQUIPMENT | 15,689.09 | 55,100.00 | 0.00 | 28,421.00 | 26,679.00 | 52 |
| 001-516-30-4150 | ADVERTISING/RECORDING EXPENSE | 33,762.20 | 25,000.00 | 0.00 | 20,546.58 | 4,453.42 | 82 |
| 001-516-30-4200 | POSTAGE/TRANSPORTATION FEES | 1,849.68 | 8,000.00 | 0.00 | 971.65 | 7,028.35 | 12 |
| 001-516-30-4600 | REPAIR & MAINTENANCE | 3,417.08 | 6,000.00 | 0.00 | 1,442.65 | 4,557.35 | 24 |
| 001-516-30-4900 | MISC. EXPENSE & OTHER CURRENT | 273.06 | 10,000.00 | 0.00 | 1,468.07 | 8,531.93 | 15 |
| 001-516-30-4950 | CODE ENFORCEMENT | 2,738.41 | 51,500.00 | 0.00 | 3,478.69 | 48,021.31 | 7 |
| 001-516-30-5100 | OFFICE SUPPLIES | 2,250.71 | 10,000.00 | 0.00 | 1,598.23 | 8,401.77 | 16 |
| 001-516-30-5200 | OPERATING SUPPLIES | 15,236.35 | 10,000.00 | 0.00 | 3,355.10 | 6,644.90 | 34 |
| 001-516-30-5250 | FUEL EXPENSE | 1,957.56 | 2,500.00 | 0.00 | 1,087.54 | 1,412.46 | 44 |
| 001-516-30-5400 | SUBSCRIPTIONS/DUES | 2,383.95 | 3,980.00 | 0.00 | 929.17 | 3,050.83 | 23 |
| 001-516-30-5500 | TRAINING | 7,497.85 | 19,460.00 | 0.00 | 5,212.39 | 14,247.61 | 27 |
| 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/EQUIPMI | 39,090.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | **516 DEVELOPMENT SERVICES:** | **1,400,347.16** | **1,770,570.00** | **33,863.46** | **986,580.60** | **783,989.40** | **56** |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-518-00-0000 | INFORMATION TECHNOLOGY DEPARTM | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-518-10-1200 | SALARIES | 112,674.55 | 190,330.00 | 5,344.84 | 105,638.68 | 84,691.32 | 56 |
| 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 | 51.00 | 2,261.32 | 2,261.32 - | 0 |
| 001-518-10-1600 | VACATION PAY | 6,969.13 | 0.00 | 1,177.41 | 5,810.05 | 5,810.05 - | 0 |
| 001-518-10-1800 | HOLIDAY PAY | 5,224.00 | 0.00 | 0.00 | 2,507.14 | 2,507.14 - | 0 |
| 001-518-10-2100 | FICA EXPENSE | 10,054.87 | 14,570.00 | 502.85 | 8,890.64 | 5,679.36 | 61 |
| 001-518-10-2200 | RETIREMENT | 14,627.63 | 22,670.00 | 891.99 | 13,950.58 | 8,719.42 | 62 |
| 001-518-10-2210 | BENEFIT ADMIN FEES | 54.00 | 0.00 | 0.00 | 40.50 | 40.50 - | 0 |
| 001-518-10-2300 | LIFE & HEALTH INSURANCE | 15,172.20 | 28,080.00 | 1,018.15 | 15,593.69 | 12,486.31 | 56 |
| 001-518-10-2600 | WORKERS COMPENSATION INSURANCI | 178.65 | 200.00 | 0.00 | 218.13 | 18.13 - | 109 |
| 001-518-30-3100 | PROFESSIONAL SERVICES | 375.00 | 145,320.00 | 0.00 | 25.00 | 145,295.00 | 0 |
| 001-518-30-3400 | OTHER CONTRACTUAL SERVICES | 988.66 | 15,160.00 | 0.00 | 3,265.97 | 11,894.03 | 22 |
| 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 | 0.00 | 4,785.68 | 214.32 | 96 |
| 001-518-30-4110 | IT LICENSING / EQUIPMENT | 8,595.85 | 21,700.00 | 0.00 | 7,119.28 | 14,580.72 | 33 |
| 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 | 923.16 | 1,376.84 | 40 |
| 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 | 20.19 | 3,979.81 | 0 |
| 001-518-30-4900 | MISC. EXPENSE & OTHER CURRENT | 0.00 | 8,000.00 | 0.00 | 397.91 | 7,602.09 | 5 |
| 001-518-30-5100 | OFFICE SUPPLIES | 203.59 | 900.00 | 0.00 | 352.48 | 547.52 | 39 |
| 001-518-30-5200 | OPERATING SUPPLIES | 7,769.60 | 15,000.00 | 0.00 | 1,743.16 | 13,256.84 | 12 |
| 001-518-30-5400 | SUBSCRIPTIONS/DUES | 355.00 | 2,500.00 | 0.00 | 200.00 | 2,300.00 | 8 |
| 001-518-30-5500 | TRAINING | 1,552.98 | 8,000.00 | 0.00 | 1,605.91 | 6,394.09 | 20 |
| 001-518-30-5550 | LICENSING | 47,110.77 | 30,000.00 | 0.00 | 12,565.34 | 17,434.66 | 42 |
| 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/EQU | 17,215.00 | 16,000.00 | 0.00 | 0.00 | 16,000.00 | 0 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

07/05/2023
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| | **518 INFORMATION TECHNOLOGY DEPA** | **277,171.43** | **537,980.00** | **8,986.24** | **187,914.81** | **350,065.19** | **35** |
| 001-519-00-0000 | HUMAN RESOURCE DEPARTMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-519-10-1200 | SALARIES | 106,595.87 | 130,420.00 | 4,897.02 | 93,240.62 | 37,179.38 | 71 |
| 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 | 1,529.67 | 1,529.67 - | 0 |
| 001-519-10-1600 | VACATION PAY | 5,570.61 | 0.00 | 370.25 | 4,401.58 | 4,401.58 - | 0 |
| 001-519-10-1800 | HOLIDAY PAY | 4,608.81 | 0.00 | 0.00 | 4,098.04 | 4,098.04 - | 0 |
| 001-519-10-2100 | FICA EXPENSE | 9,134.78 | 9,980.00 | 402.94 | 7,900.17 | 2,079.83 | 79 |
| 001-519-10-2200 | RETIREMENT | 13,266.32 | 15,540.00 | 714.77 | 12,386.91 | 3,153.09 | 80 |
| 001-519-10-2210 | BENEFIT ADMIN FEES | 54.00 | 0.00 | 0.00 | 36.00 | 36.00 - | 0 |
| 001-519-10-2300 | LIFE & HEALTH INSURANCE | 15,291.36 | 18,720.00 | 717.87 | 13,725.03 | 4,994.97 | 73 |
| 001-519-10-2600 | WORKERS COMPENSATION INSURANCI | 98.26 | 110.00 | 0.00 | 119.99 | 9.99 - | 109 |
| 001-519-30-3100 | PROFESSIONAL SERVICES | 2,216.00 | 60,000.00 | 0.00 | 21,620.00 | 38,380.00 | 36 |
| 001-519-30-3400 | OTHER CONTRACTUAL SERVICES | 863.04 | 6,400.00 | 0.00 | 3,275.97 | 3,124.03 | 51 |
| 001-519-30-4000 | TRAVEL & PER DIEM | 3,484.89 | 4,800.00 | 0.00 | 979.66 | 3,820.34 | 20 |
| 001-519-30-4100 | TELEPHONE EXPENSE | 5,005.64 | 4,750.00 | 0.00 | 3,173.61 | 1,576.39 | 67 |
| 001-519-30-4110 | IT LICENSING / EQUIPMENT | 19,496.92 | 20,530.00 | 0.00 | 20,036.69 | 493.31 | 98 |
| 001-519-30-4150 | ADVERTISING/RECRUITING | 4,730.00 | 4,700.00 | 0.00 | 1,305.25 | 3,394.75 | 28 |
| 001-519-30-4200 | POSTAGE/TRANSPORTATION FEES | 176.50 | 500.00 | 0.00 | 127.13 | 372.87 | 25 |
| 001-519-30-4300 | UTILITIES EXPENSE | 2,073.75 | 2,300.00 | 0.00 | 1,151.17 | 1,148.83 | 50 |
| 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 | 0.00 | 2,335.21 | 664.79 | 78 |
| 001-519-30-4800 | EMPLOYEE PROGRAMS | 6,724.51 | 8,000.00 | 0.00 | 5,442.51 | 2,557.49 | 68 |
| 001-519-30-4900 | MISC. EXPENSE & OTHER CURRENT | 519.40 | 1,000.00 | 0.00 | 484.73 | 515.27 | 48 |
| 001-519-30-5100 | OFFICE SUPPLIES | 1,076.85 | 2,900.00 | 0.00 | 951.36 | 1,948.64 | 33 |
| 001-519-30-5200 | OPERATING SUPPLIES | 1,034.38 | 2,800.00 | 0.00 | 2,181.51 | 618.49 | 78 |
| 001-519-30-5250 | FUEL EXPENSE | 533.82 | 700.00 | 0.00 | 291.20 | 408.80 | 42 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-519-30-5400 | SUBSCRIPTIONS/DUES | 1,023.24 | 2,380.00 | 0.00 | 1,451.92 | 928.08 | 61 |
| 001-519-30-5500 | TRAINING | 4,574.94 | 4,850.00 | 0.00 | 4,872.34 | 22.34 - | 100 |
| 001-519-30-5501 | STAFF TRAINING PROGRAMS | 1,780.05 | 5,000.00 | 0.00 | 1,685.13 | 3,314.87 | 34 |
| | **519 HUMAN RESOURCE DEPARTMENT:** | **215,496.01** | **309,440.00** | **7,102.85** | **208,803.40** | **100,636.60** | **67** |
| | | | | | | | |
| 001-521-00-0000 | POLICE DEPARTMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-521-10-1200 | SALARIES | 2,027,045.38 | 3,539,580.00 | 105,491.57 | 1,818,468.88 | 1,721,111.12 | 51 |
| 001-521-10-1220 | UNIFORM ALLOWANCE | 13,980.00 | 14,820.00 | 0.00 | 10,380.00 | 4,440.00 | 70 |
| 001-521-10-1250 | ON CALL | 7,050.00 | 10,400.00 | 300.00 | 4,950.00 | 5,450.00 | 48 |
| 001-521-10-1260 | SHIFT DIFFERENTIAL | 14,061.06 | 20,080.00 | 691.44 | 9,933.79 | 10,146.21 | 49 |
| 001-521-10-1300 | OVERTIME | 117,487.00 | 157,000.00 | 2,831.33 | 92,965.95 | 64,034.05 | 59 |
| 001-521-10-1500 | SICK LEAVE | 72,320.99 | 0.00 | 2,471.72 | 43,840.73 | 43,840.73 - | 0 |
| 001-521-10-1600 | VACATION PAY | 101,695.36 | 0.00 | 4,665.26 | 82,396.19 | 82,396.19 - | 0 |
| 001-521-10-1700 | INCENTIVE PAY | 20,290.00 | 56,000.00 | 0.00 | 16,830.00 | 39,170.00 | 30 |
| 001-521-10-1800 | HOLIDAY PAY | 83,822.11 | 0.00 | 315.02 | 73,650.60 | 73,650.60 - | 0 |
| 001-521-10-1820 | HOLIDAY PREMIUM | 73,753.36 | 82,000.00 | 0.00 | 58,748.54 | 23,251.46 | 72 |
| 001-521-10-2100 | FICA EXPENSE | 194,120.65 | 295,680.00 | 8,932.64 | 169,230.65 | 126,449.35 | 57 |
| 001-521-10-2200 | RETIREMENT | 629,058.51 | 1,103,850.00 | 35,459.70 | 583,071.86 | 520,778.14 | 53 |
| 001-521-10-2210 | BENEFIT ADMIN FEES | 243.00 | 0.00 | 0.00 | 310.50 | 310.50 - | 0 |
| 001-521-10-2300 | LIFE & HEALTH INSURANCE | 317,222.69 | 547,560.00 | 17,771.15 | 278,415.76 | 269,144.24 | 51 |
| 001-521-10-2500 | UNEMPLOYMENT COMP. REIMBURSEME | 2,817.24 | 0.00 | 0.00 | 4,608.24 | 4,608.24 - | 0 |
| 001-521-10-2600 | WORKERS COMPENSATION INSURANCE | 58,053.22 | 65,000.00 | 0.00 | 70,894.89 | 5,894.89 - | 109 |
| 001-521-30-3100 | PROFESSIONAL SERVICES | 10,888.21 | 48,000.00 | 0.00 | 12,294.99 | 35,705.01 | 26 |
| 001-521-30-3400 | OTHER CONTRACTUAL SERVICES | 12,915.35 | 26,800.00 | 0.00 | 27,964.52 | 1,164.52 - | 104 |
| 001-521-30-3450 | CLOTHING AND UNIFORMS | 10,568.31 | 12,000.00 | 0.00 | 8,329.13 | 3,670.87 | 69 |
| 001-521-30-3500 | INVESTIGATIONS | 7,924.44 | 15,000.00 | 0.00 | 5,493.59 | 9,506.41 | 37 |
| 001-521-30-4000 | TRAVEL & PER DIEM | 4,507.60 | 9,000.00 | 0.00 | 6,450.72 | 2,549.28 | 72 |
| 001-521-30-4100 | TELEPHONE EXPENSE | 63,838.47 | 80,000.00 | 0.00 | 42,229.00 | 37,771.00 | 53 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-521-30-4110 | IT LICENSING / EQUIPMENT | 231,419.52 | 191,600.00 | 763.61 | 199,799.80 | 8,199.80 - | 104 |
| 001-521-30-4200 | POSTAGE/TRANSPORTATION FEES | 288.24 | 3,000.00 | 0.00 | 93.09 | 2,906.91 | 3 |
| 001-521-30-4300 | UTILITIES EXPENSE | 61,711.43 | 54,000.00 | 0.00 | 39,398.69 | 14,601.31 | 73 |
| 001-521-30-4400 | RENTAL & LEASING | 2,115.43 | 10,500.00 | 0.00 | 1,581.56 | 8,918.44 | 15 |
| 001-521-30-4600 | REPAIR & MAINTENANCE | 56,916.32 | 70,000.00 | 0.00 | 54,509.20 | 15,490.80 | 78 |
| 001-521-30-4900 | MISC. EXPENSE & OTHER CURRENT | 876.65 - | 4,000.00 | 0.00 | 65.64 | 3,934.36 | 2 |
| 001-521-30-4960 | BOOT ALLOWANCE | 2,127.90 | 4,600.00 | 0.00 | 1,505.88 | 3,094.12 | 33 |
| 001-521-30-5100 | OFFICE SUPPLIES | 773.09 | 5,000.00 | 0.00 | 1,389.36 | 3,610.64 | 28 |
| 001-521-30-5200 | OPERATING SUPPLIES | 57,147.52 | 83,000.00 | 0.00 | 40,275.22 | 42,724.78 | 49 |
| 001-521-30-5250 | FUEL EXPENSE | 161,988.94 | 195,000.00 | 0.00 | 95,409.15 | 99,590.85 | 49 |
| 001-521-30-5400 | SUBSCRIPTIONS/DUES | 1,343.48 | 3,000.00 | 0.00 | 920.05 | 2,079.95 | 31 |
| 001-521-30-5500 | TRAINING | 30,853.06 | 40,000.00 | 0.00 | 26,006.80 | 13,993.20 | 65 |
| 001-521-60-6300 | CAPITAL IMPROVEMENT-OTHER | 0.00 | 320,000.00 | 0.00 | 7,600.00 | 312,400.00 | 2 |
| 001-521-60-6400 | CAP. IMPROVEMENT-MACHINERY | 185,188.49 | 222,840.00 | 0.00 | 116,625.00 | 106,215.00 | 52 |
| 001-521-70-7100 | 2018 POLICE CARS CAP LEASE-PRINCIF | 57,524.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-521-70-7200 | 2018 POLICE CARS CAP LEASE-INTERE: | 4,170.32 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | **521 POLICE DEPARTMENT:** | **4,696,354.13** | **7,289,310.00** | **179,693.44** | **4,006,637.97** | **3,282,672.03** | **55** |
| | | | | | | | |
| 001-541-00-0000 | PUBLIC WORKS/STREET DEPT. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-541-10-1200 | SALARIES | 823,617.11 | 1,256,900.00 | 40,185.51 | 723,163.70 | 533,736.30 | 58 |
| 001-541-10-1250 | ON CALL | 3,900.00 | 3,900.00 | 150.00 | 3,000.00 | 900.00 | 77 |
| 001-541-10-1300 | OVERTIME | 12,544.80 | 12,000.00 | 425.69 | 7,481.24 | 4,518.76 | 62 |
| 001-541-10-1500 | SICK LEAVE | 39,374.25 | 0.00 | 1,663.58 | 35,382.41 | 35,382.41 - | 0 |
| 001-541-10-1600 | VACATION PAY | 45,392.03 | 0.00 | 394.21 | 43,513.35 | 43,513.35 - | 0 |
| 001-541-10-1800 | HOLIDAY PAY | 35,068.54 | 0.00 | 233.16 | 30,023.90 | 30,023.90 - | 0 |
| 001-541-10-2100 | FICA EXPENSE | 73,460.10 | 97,370.00 | 3,292.34 | 64,583.21 | 32,786.79 | 66 |
| 001-541-10-2200 | RETIREMENT | 112,253.47 | 172,760.00 | 7,073.76 | 123,758.25 | 49,001.75 | 72 |
| 001-541-10-2210 | BENEFIT ADMIN FEES | 27.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023

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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-541-10-2300 | LIFE & HEALTH INSURANCE | 137,294.00 | 234,000.00 | 7,033.15 | 127,462.95 | 106,537.05 | 54 |
| 001-541-10-2500 | UNEMPLOYMENT COMPENSATION | 0.00 | 2,000.00 | 0.00 | 39.50 | 1,960.50 | 2 |
| 001-541-10-2600 | WORKERS COMPENSATION INSURANCI | 17,862.46 | 20,000.00 | 0.00 | 21,813.82 | 1,813.82 - | 109 |
| 001-541-30-3100 | PROFESSIONAL SERVICES | 93,620.80 | 211,580.00 | 0.00 | 68,240.56 | 143,339.44 | 32 |
| 001-541-30-3400 | OTHER CONTRACTUAL SERVICES | 100,675.83 | 433,100.00 | 0.00 | 177,646.69 | 255,453.31 | 41 |
| 001-541-30-3440 | RIGHT-OF-WAY MAINTENANCE | 108,099.00 | 265,000.00 | 0.00 | 73,402.57 | 191,597.43 | 28 |
| 001-541-30-3450 | CLOTHING AND UNIFORMS | 8,393.87 | 8,000.00 | 0.00 | 6,804.81 | 1,195.19 | 85 |
| 001-541-30-4000 | TRAVEL & PER DIEM | 591.73 | 5,500.00 | 0.00 | 1,435.34 | 4,064.66 | 26 |
| 001-541-30-4100 | TELEPHONE EXPENSE | 17,623.27 | 24,600.00 | 0.00 | 12,764.76 | 11,835.24 | 52 |
| 001-541-30-4110 | IT LICENSING / EQUIPMENT | 29,537.40 | 80,400.00 | 0.00 | 22,545.91 | 57,854.09 | 28 |
| 001-541-30-4200 | POSTAGE/TRANSPORTATION FEES | 49.14 | 100.00 | 0.00 | 61.22 | 38.78 | 61 |
| 001-541-30-4300 | UTILITIES EXPENSE | 24,202.35 | 23,200.00 | 0.00 | 14,935.84 | 8,264.16 | 64 |
| 001-541-30-4350 | VILLAGES STREET LIGHTING | 446,207.51 | 470,000.00 | 0.00 | 333,014.55 | 136,985.45 | 71 |
| 001-541-30-4400 | RENTAL & LEASING | 1,685.87 | 7,575.00 | 0.00 | 3,331.37 | 4,243.63 | 44 |
| 001-541-30-4600 | REPAIR & MAINTENANCE | 32,147.82 | 51,200.00 | 0.00 | 40,158.23 | 11,041.77 | 78 |
| 001-541-30-4601 | REPAIR & MAINTENANCE - BUILDINGS | 11,562.67 | 25,000.00 | 0.00 | 2,713.79 | 22,286.21 | 11 |
| 001-541-30-4900 | MISC. EXPENSE & OTHER CURRENT | 18.92 | 3,000.00 | 0.00 | 322.10 | 2,677.90 | 11 |
| 001-541-30-4940 | LANDFILL DISPOSAL FEES | 2,446.05 | 5,000.00 | 0.00 | 3,329.33 | 1,670.67 | 67 |
| 001-541-30-4960 | BOOT ALLOWANCE | 2,493.28 | 4,025.00 | 0.00 | 2,294.87 | 1,730.13 | 57 |
| 001-541-30-5100 | OFFICE SUPPLIES | 2,389.14 | 3,000.00 | 0.00 | 2,021.20 | 978.80 | 67 |
| 001-541-30-5200 | OPERATING SUPPLIES | 59,736.59 | 70,000.00 | 0.00 | 57,405.11 | 12,594.89 | 82 |
| 001-541-30-5250 | FUEL EXPENSE | 38,832.19 | 45,000.00 | 0.00 | 19,412.61 | 25,587.39 | 43 |
| 001-541-30-5400 | SUBSCRIPTIONS/DUES | 1,349.87 | 9,225.00 | 0.00 | 5,204.03 | 4,020.97 | 56 |
| 001-541-30-5500 | TRAINING | 13,759.37 | 19,080.00 | 0.00 | 7,159.60 | 11,920.40 | 38 |
| 001-541-60-6115 | CITY HALL / ANNEX REHAB | 60,663.05 | 50,000.00 | 0.00 | 7,643.42 | 42,356.58 | 15 |
| 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 | 0.00 | 303,139.02 | 66,468.98 | 82 |
| 001-541-60-6681 | PRINCIPAL-EQUIPMENT LEASE | 46,316.72 | 28,200.00 | 0.00 | 28,171.17 | 28.83 | 100 |

**CITY OF WILDWOOD**
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COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 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.** | **2,513,665.19** | **4,022,188.00** | **60,451.40** | **2,381,848.76** | **1,640,339.24** | **59** |
| 001-549-00-0000 | FLEET MAINTENANCE DEPT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-549-10-1200 | SALARIES | 165,584.51 | 245,440.00 | 9,655.05 | 168,538.76 | 76,901.24 | 69 |
| 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 | 143.39 | 4,562.31 | 4,562.31 - | 0 |
| 001-549-10-1600 | VACATION PAY | 12,787.72 | 0.00 | 167.86 | 10,964.00 | 10,964.00 - | 0 |
| 001-549-10-1800 | HOLIDAY PAY | 7,001.01 | 0.00 | 0.00 | 7,084.34 | 7,084.34 - | 0 |
| 001-549-10-2100 | FICA EXPENSE | 14,485.54 | 18,900.00 | 762.42 | 14,622.93 | 4,277.07 | 77 |
| 001-549-10-2200 | RETIREMENT | 21,027.95 | 29,420.00 | 1,352.42 | 22,931.35 | 6,488.65 | 78 |
| 001-549-10-2210 | BENEFIT ADMIN FEES | 0.00 | 0.00 | 0.00 | 22.50 | 22.50 - | 0 |
| 001-549-10-2300 | LIFE & HEALTH INSURANCE | 30,260.16 | 46,800.00 | 1,781.89 | 31,936.99 | 14,863.01 | 68 |
| 001-549-10-2600 | WORKERS COMPENSATION INSURANCI | 6,966.43 | 7,800.00 | 0.00 | 8,507.44 | 707.44 - | 109 |
| 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 | 1,802.64 | 997.36 | 64 |
| 001-549-30-3450 | CLOTHING AND UNIFORMS | 2,338.53 | 3,500.00 | 0.00 | 1,168.50 | 2,331.50 | 33 |
| 001-549-30-4000 | TRAVEL & PER DIEM | 70.90 | 100.00 | 0.00 | 3.84 | 96.16 | 4 |
| 001-549-30-4100 | TELEPHONE EXPENSE | 2,354.52 | 3,500.00 | 0.00 | 2,424.94 | 1,075.06 | 69 |
| 001-549-30-4110 | IT LICENSING / EQUIPMENT | 15,463.45 | 31,500.00 | 0.00 | 10,001.48 | 21,498.52 | 32 |
| 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 | 3,589.16 | 1,410.84 | 72 |
| 001-549-30-4400 | RENTAL & LEASING | 1,580.89 | 2,500.00 | 0.00 | 1,389.79 | 1,110.21 | 56 |
| 001-549-30-4600 | REPAIR & MAINTENANCE | 2,896.45 | 5,000.00 | 0.00 | 3,031.57 | 1,968.43 | 61 |
| 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 | 622.34 | 77.66 | 89 |
| 001-549-30-5100 | OFFICE SUPPLIES | 645.01 | 1,500.00 | 0.00 | 1,195.36 | 304.64 | 80 |
| 001-549-30-5200 | OPERATING SUPPLIES | 26,334.32 | 35,000.00 | 0.00 | 22,570.56 | 12,429.44 | 64 |

**CITY OF WILDWOOD**
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-549-30-5250 | FUEL EXPENSE | 3,990.54 | 3,500.00 | 0.00 | 2,228.67 | 1,271.33 | 64 |
| 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 | 1,234.00 | 1,266.00 | 49 |
| 001-549-60-6400 | CAP. IMPROVEMENTS-MACHINERY/EQU | 23,626.15 | 85,900.00 | 0.00 | 77,108.94 | 8,791.06 | 90 |
| | **549 FLEET MAINTENANCE DEPT:** | **347,712.28** | **534,060.00** | **13,863.03** | **397,567.41** | **136,492.59** | **74** |
| 001-572-00-0000 | PARKS & RECREATION: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-572-10-1200 | SALARIES | 438,703.66 | 711,530.00 | 28,411.17 | 399,545.09 | 311,984.91 | 56 |
| 001-572-10-1250 | ON CALL | 3,900.00 | 3,500.00 | 150.00 | 3,000.00 | 500.00 | 86 |
| 001-572-10-1300 | OVERTIME | 11,767.52 | 2,000.00 | 0.00 | 6,261.50 | 4,261.50 - | 313 |
| 001-572-10-1500 | SICK LEAVE | 15,073.16 | 0.00 | 386.37 | 10,169.72 | 10,169.72 - | 0 |
| 001-572-10-1600 | VACATION PAY | 21,229.69 | 0.00 | 1,094.58 | 14,059.04 | 14,059.04 - | 0 |
| 001-572-10-1800 | HOLIDAY PAY | 16,704.26 | 0.00 | 0.00 | 15,188.59 | 15,188.59 - | 0 |
| 001-572-10-1820 | HOLIDAY PREMIUM | 166.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-572-10-2100 | FICA EXPENSE | 38,827.68 | 54,860.00 | 2,298.21 | 34,579.36 | 20,280.64 | 63 |
| 001-572-10-2200 | RETIREMENT | 54,034.36 | 85,405.00 | 3,543.42 | 52,821.31 | 32,583.69 | 62 |
| 001-572-10-2210 | BENEFIT ADMIN FEES | 0.00 | 0.00 | 0.00 | 4.50 | 4.50 - | 0 |
| 001-572-10-2300 | LIFE & HEALTH INSURANCE | 78,852.42 | 131,040.00 | 4,872.00 | 84,306.30 | 46,733.70 | 64 |
| 001-572-10-2500 | UNEMPLOYMENT COMPENSATION | 37.41 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 001-572-10-2600 | WORKERS COMPENSATION INSURANCI | 5,358.78 | 6,000.00 | 0.00 | 6,544.18 | 544.18 - | 109 |
| 001-572-30-3100 | PROFESSIONAL SERVICES | 20,650.50 | 15,750.00 | 0.00 | 12,013.39 | 3,736.61 | 76 |
| 001-572-30-3400 | OTHER CONTRACTUAL SERVICES | 96,812.20 | 131,900.00 | 0.00 | 59,030.57 | 72,869.43 | 45 |
| 001-572-30-3450 | CLOTHING AND UNIFORMS | 3,842.07 | 7,550.00 | 0.00 | 1,909.46 | 5,640.54 | 25 |
| 001-572-30-4000 | TRAVEL & PER DIEM | 1,012.59 | 3,900.00 | 0.00 | 22.36 | 3,877.64 | 1 |
| 001-572-30-4100 | TELEPHONE EXPENSE | 19,695.91 | 18,000.00 | 0.00 | 15,680.79 | 2,319.21 | 87 |
| 001-572-30-4110 | IT LICENSING / EQUIPMENT | 28,329.62 | 38,500.00 | 0.00 | 38,714.23 | 214.23 - | 101 |
| 001-572-30-4150 | ADVERTISING AND PROMOTIONS | 23,045.57 | 34,000.00 | 0.00 | 26,416.16 | 7,583.84 | 78 |
| 001-572-30-4200 | POSTAGE/TRANSPORTATION FEES | 31.27 | 200.00 | 0.00 | 2.31 | 197.69 | 1 |

**CITY OF WILDWOOD**
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COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 001-572-30-4300 | UTILITIES EXPENSE | 16,082.05 | 25,100.00 | 0.00 | 22,448.18 | 2,651.82 | 89 |
| 001-572-30-4400 | RENTAL & LEASING | 4,148.21 | 6,900.00 | 0.00 | 2,374.54 | 4,525.46 | 34 |
| 001-572-30-4600 | REPAIR & MAINTENANCE | 38,063.27 | 103,620.00 | 0.00 | 26,896.26 | 76,723.74 | 26 |
| 001-572-30-4601 | REPAIR & MAINTENANCE - BUILDINGS | 2,955.18 | 38,500.00 | 0.00 | 1,134.74 | 37,365.26 | 3 |
| 001-572-30-4610 | BAKER HOUSE MAINTENANCE | 2,506.91 | 10,000.00 | 0.00 | 1,465.55 | 8,534.45 | 15 |
| 001-572-30-4620 | BAKER HOUSE OPERATIONS-OTHER MI | 6,702.16 | 7,070.00 | 0.00 | 4,467.76 | 2,602.24 | 63 |
| 001-572-30-4630 | BAKER HOUSE SPECIAL EVENTS | 7,474.65 | 10,000.00 | 0.00 | 10,814.53 | 814.53 - | 108 |
| 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 | 0.00 | 111,110.31 | 7,389.69 | 94 |
| 001-572-30-4915 | PROGRAMS, ACTIVITIES & LEAGUES | 76,459.67 | 110,100.00 | 0.00 | 69,900.89 | 40,199.11 | 63 |
| 001-572-30-4920 | SUMMER RECREATION PROGRAM | 15,547.80 | 42,500.00 | 0.00 | 5,748.17 | 36,751.83 | 14 |
| 001-572-30-4960 | BOOT ALLOWANCE | 1,122.58 | 1,575.00 | 0.00 | 312.77 | 1,262.23 | 20 |
| 001-572-30-5100 | OFFICE SUPPLIES | 2,015.73 | 2,000.00 | 0.00 | 2,862.58 | 862.58 - | 143 |
| 001-572-30-5200 | OPERATING SUPPLIES | 71,356.54 | 95,600.00 | 0.00 | 58,972.95 | 36,627.05 | 62 |
| 001-572-30-5250 | FUEL EXPENSE | 25,357.37 | 30,000.00 | 0.00 | 12,947.85 | 17,052.15 | 43 |
| 001-572-30-5280 | LANDSCAPING | 18,306.97 | 30,000.00 | 0.00 | 19,730.19 | 10,269.81 | 66 |
| 001-572-30-5400 | SUBSCRIPTIONS/DUES | 410.10 | 2,610.00 | 0.00 | 269.78 | 2,340.22 | 10 |
| 001-572-30-5500 | TRAINING | 4,105.00 | 10,600.00 | 0.00 | 1,821.00 | 8,779.00 | 17 |
| 001-572-60-6200 | CAP. IMPROVEMENT-BUILDINGS | 0.00 | 39,100.00 | 0.00 | 38,696.00 | 404.00 | 99 |
| 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 | 0.00 | 94,686.97 | 8,553.99 | 92 |
| 001-572-60-6400 | CAP. IMPROVEMENT-MACHINERY | 75,786.00 | 149,690.52 | 0.00 | 106,759.91 | 42,930.61 | 71 |
| | **572 PARKS & RECREATION:** | **1,614,070.82** | **2,210,841.48** | **40,755.75** | **1,374,113.98** | **836,727.50** | **62** |
| | | | | | | | |
| 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 | 3,279.20 | 30,970.22 | 56,479.78 | 35 |
| 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 | 250.87 | 2,369.28 | 4,320.72 | 35 |

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| *Expenditure Account* | *Description* | *Prior Yr Expd* | *Budgeted* | *Current Expd* | *YTD Expended* | *Balance* | *% Expd* |
|---|---|---|---|---|---|---|---|
| 001-575-10-2200 | RETIREMENT | 1,318.13 | 10,420.00 | 437.04 | 3,704.16 | 6,715.84 | 36 |
| 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 | 0.00 | 499.85 | 2,500.15 | 17 |
| 001-575-30-3400 | OTHER CONTRACTUAL SERVICES | 1,134.70 | 8,440.00 | 0.00 | 1,345.00 | 7,095.00 | 16 |
| 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 | 0.00 | 2,947.13 | 3,732.87 | 44 |
| 001-575-30-4200 | POSTAGE/TRANSPORTATION FEES | 17.07 | 250.00 | 0.00 | 131.79 | 118.21 | 53 |
| 001-575-30-4300 | UTILITIES EXPENSE | 45,205.90 | 24,800.00 | 0.00 | 29,920.35 | 5,120.35 - | 121 |
| 001-575-30-4400 | RENTAL & LEASING | 1,912.19 | 2,600.00 | 0.00 | 755.71 | 1,844.29 | 29 |
| 001-575-30-4600 | REPAIR & MAINTENANCE | 12,029.48 | 30,000.00 | 0.00 | 1,843.32 | 28,156.68 | 6 |
| 001-575-30-5100 | OFFICE SUPPLIES | 425.01 | 1,000.00 | 0.00 | 897.95 | 102.05 | 90 |
| 001-575-30-5200 | OPERATING SUPPLIES | 7,528.12 | 15,000.00 | 0.00 | 2,608.81 | 12,391.19 | 17 |
| 001-575-30-5400 | SUBSCRIPTIONS/DUES | 100.00 | 0.00 | 0.00 | 75.00 | 75.00 - | 0 |
| | **575 COMMUNITY CENTER:** | **85,812.72** | **197,730.00** | **3,967.11** | **78,073.32** | **119,656.68** | **39** |
| | | | | | | | |
| 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 | 1,858,780.52 | 0.00 | 0.00 | 1,858,780.52 | 0 |
| 001-581-00-1040 | TRANSFER TO EXPANDED CRA | 185,870.00 | 197,730.00 | 0.00 | 0.00 | 197,730.00 | 0 |
| 001-581-90-3010 | TRANSFER TO CAPITAL PROJECT FUND | 18,650,000.00 | 10,100,000.00 | 0.00 | 2,100,000.00 | 8,000,000.00 | 21 |
| | **581 Total** | **18,835,870.00** | **10,297,730.00** | **0.00** | **2,100,000.00** | **8,197,730.00** | **20** |
| | | | | | | | |
| | **GENERAL FUND Expenditure Totals** | **32,075,631.76** | **31,594,395.00** | **395,636.24** | **13,568,800.79** | **18,025,594.21** | **43** |

| **001 GENERAL FUND** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **23,781,188.03** | **0.00** | **25,076,602.76** |
| **Expenditures:** | **32,075,631.76** | **395,636.24** | **13,568,800.79** |
| **Net Income:** | **8,294,443.73 -** | **395,636.24 -** | **11,507,801.97** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 101-361-1350 | INTEREST EARNED | 521.29 | 200.00 | 0.00 | 288.61 | 88.61 | 144 |
| 101-364-1000 | CEMETERY LOT SALES | 2,100.00 | 2,100.00 | 0.00 | 1,400.00 | 700.00 - | 67 |
| 101-366-1350 | CONTRIBUTIONS/DUES | 2,430.00 | 2,000.00 | 0.00 | 480.00 | 1,520.00 - | 24 |
| 101-366-1360 | GRAVE OPENING PERMITS | 600.00 | 600.00 | 0.00 | 600.00 | 0.00 | 100 |
| 101-369-0000 | OTHER MISCELLANEOUS REVENUE | 0.00 | 100.00 | 0.00 | 0.00 | 100.00 - | 0 |
| 101-389-5000 | NON-OPER/ CEMETERY RESERVES FOF | 0.00 | 57,400.00 | 0.00 | 0.00 | 57,400.00 - | 0 |
| | **CEMETERY FUND Revenue Totals** | **5,651.29** | **62,400.00** | **0.00** | **2,768.61** | **59,631.39 -** | **4** |

| *Expenditure 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 |
| | **CEMETERY FUND Expenditure Totals** | **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** | **2,768.61** |
| **Expenditures:** | **61.37** | **0.00** | **0.00** |
| **Net Income:** | **5,589.92** | **0.00** | **2,768.61** |

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| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 104-361-0000 | INTEREST | 8,461.61 | 0.00 | 0.00 | 8,541.78 | 8,541.78 | 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 |
| | **COMMUNITY REDEVELOPMENT Revenu** | **564,161.61** | **1,574,300.00** | **0.00** | **8,541.78** | **1,565,758.22 -** | **0** |

| Expenditure 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 | 1,713.46 | 29,592.19 | 12,617.81 | 70 |
| 104-550-10-1500 | SICK LEAVE | 599.30 | 0.00 | 0.00 | 438.97 | 438.97 - | 0 |
| 104-550-10-1600 | VACATION PAY | 2,697.94 | 0.00 | 0.00 | 2,162.94 | 2,162.94 - | 0 |
| 104-550-10-1800 | HOLIDAY PAY | 1,265.58 | 0.00 | 0.00 | 1,156.69 | 1,156.69 - | 0 |
| 104-550-10-2100 | FICA EXPENSE | 2,770.52 | 3,230.00 | 131.08 | 2,551.36 | 678.64 | 79 |
| 104-550-10-2200 | RETIREMENT | 4,330.56 | 5,030.00 | 591.49 | 10,579.41 | 5,549.41 - | 210 |
| 104-550-10-2300 | LIFE & HEALTH INSURANCE | 3,524.49 | 3,600.00 | 145.92 | 2,789.58 | 810.42 | 77 |
| 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 | 200.00 | 25.00 - | 114 |
| 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 | 9,825.00 | 46,100.00 | 18 |
| 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** | **2,581.95** | **59,296.14** | **341,373.86** | **15** |
| 104-580-90-9904 | CONTINGENCY - CRA DISTRICT | 0.00 | 1,173,630.00 | 0.00 | 0.00 | 1,173,630.00 | 0 |
| | **COMMUNITY REDEVELOPMENT Expend** | **291,647.47** | **1,574,300.00** | **2,581.95** | **59,296.14** | **1,515,003.86** | **4** |

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| 104 COMMUNITY REDEVELOPMENT | Prior | Current | YTD |
|---|---|---|---|
| Revenues: | 564,161.61 | 0.00 | 8,541.78 |
| Expenditures: | 291,647.47 | 2,581.95 | 59,296.14 |
| Net Income: | 272,514.14 | 2,581.95 - | 50,754.36 - |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 105-361-0000 | INTEREST | 162.35 | 100.00 | 0.00 | 59.86 | 40.14 - | 60 |
| 105-369-0058 | DONATIONS | 14,697.00 | 15,000.00 | 0.00 | 23,062.00 | 8,062.00 | 154 |
| 105-389-5010 | CASH FORWARD - BAKER HOUSE | 0.00 | 27,400.00 | 0.00 | 0.00 | 27,400.00 - | 0 |
| | **BAKER HOUSE Revenue Totals** | **14,859.35** | **42,500.00** | **0.00** | **23,121.86** | **19,378.14 -** | **54** |

| *Expenditure 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 | 46.00 | 29,954.00 | 0 |
| 105-580-90-9910 | CONTINGENCY - BAKER HOUSE | 0.00 | 12,500.00 | 0.00 | 0.00 | 12,500.00 | 0 |
| | **BAKER HOUSE Expenditure Totals** | **103.38** | **42,500.00** | **0.00** | **46.00** | **42,454.00** | **0** |

| **105 BAKER HOUSE** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **14,859.35** | **0.00** | **23,121.86** |
| **Expenditures:** | **103.38** | **0.00** | **46.00** |
| **Net Income:** | **14,755.97** | **0.00** | **23,075.86** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 106-589-5010 | CARRY FORWARD - HISTORICAL FUND | 0.00 | 45.00 | 0.00 | 0.00 | 45.00 - | 0 |
| | **WILDWOOD AREA HISTORICAL ASSOC** | **0.00** | **45.00** | **0.00** | **0.00** | **45.00 -** | **0** |

| *Expenditure 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 |
| | **WILDWOOD AREA HISTORICA Expendit** | **0.00** | **45.00** | **0.00** | **0.00** | **45.00** | **0** |

| **106 WILDWOOD AREA HISTORICAL AS** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **0.00** | **0.00** | **0.00** |
| **Expenditures:** | **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* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 107-341-3004 | RECREATION IMPACT FEES | 241,018.02 | 225,000.00 | 0.00 | 334,383.19 | 109,383.19 | 149 |
| 107-361-0000 | INTEREST | 2,318.59 | 0.00 | 0.00 | 4,196.03 | 4,196.03 | 0 |
| 107-389-5004 | CASH FORWARD - P & R IMPACT FEE | 0.00 | 275,000.00 | 0.00 | 0.00 | 275,000.00 - | 0 |
| | **RECREATION IMPACT FEES Revenue To** | **243,336.61** | **500,000.00** | **0.00** | **338,579.22** | **161,420.78 -** | **67** |

| *Expenditure 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 |
| | **RECREATION IMPACT FEES Expenditure** | **0.00** | **500,000.00** | **0.00** | **0.00** | **500,000.00** | **0** |

| **107 RECREATION IMPACT FEES** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **243,336.61** | **0.00** | **338,579.22** |
| **Expenditures:** | **0.00** | **0.00** | **0.00** |
| **Net Income:** | **243,336.61** | **0.00** | **338,579.22** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 108-341-3001 | LAW ENFORCEMENT IMPACT FEES | 1,416,256.93 | 1,100,000.00 | 0.00 | 552,995.92 | 547,004.08 - | 50 |
| 108-361-0000 | INTEREST | 153.73 | 0.00 | 0.00 | 113.56 | 113.56 | 0 |
| 108-389-5002 | CASH FORWARD - POLICE IMPACT FEE | 0.00 | 1,540,500.00 | 0.00 | 0.00 | 1,540,500.00 - | 0 |
| | **LAW ENFORCEMENT IMPACT FEES Rev** | **1,416,410.66** | **2,640,500.00** | **0.00** | **553,109.48** | **2,087,390.52 -** | **21** |

| *Expenditure 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 | 229.32 | 229.32 - | 0 |
| 108-521-60-6400 | CAP. IMPROVEMENT- MACHINERY & EQ | 215,588.32 | 710,400.00 | 0.00 | 99,315.14 | 611,084.86 | 14 |
| 108-521-70-9105 | TRANSFER TO GENERAL FUND - LOAN I | 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** | **99,544.46** | **1,023,655.54** | **9** |
| 108-580-90-9902 | CONTINGENCY -LAW ENFORCEMENT IM | 0.00 | 1,517,300.00 | 0.00 | 0.00 | 1,517,300.00 | 0 |
| | **LAW ENFORCEMENT IMPACT Expenditu** | **628,777.34** | **2,640,500.00** | **0.00** | **99,544.46** | **2,540,955.54** | **4** |

| **108 LAW ENFORCEMENT IMPACT FEES** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **1,416,410.66** | **0.00** | **553,109.48** |
| **Expenditures:** | **628,777.34** | **0.00** | **99,544.46** |
| **Net Income:** | **787,633.32** | **0.00** | **453,565.02** |

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| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 301-361-0000 | INTEREST | 77,499.22 | 100.00 | 0.00 | 90,500.91 | 90,400.91 | *** |
| 301-382-0010 | TRANSFER FROM GENERAL FUND | 18,650,000.00 | 10,100,000.00 | 0.00 | 2,100,000.00 | 8,000,000.00 - | 21 |
| 301-389-5000 | NON-OPERATIONAL CASH FORWARD-C/ | 0.00 | 13,357,100.00 | 0.00 | 0.00 | 13,357,100.00 - | 0 |
| | **CAPITAL IMPROVEMENT FUND Revenue** | **18,727,499.22** | **23,457,200.00** | **0.00** | **2,190,500.91** | **21,266,699.09 -** | **9** |

| Expenditure 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 | 0.00 | 55,153.13 | 36,428.37 | 60 |
| 301-516-60-6301 | DOWNTOWN MASTER PLAN PROJECTS | 53,856.05 | 125,000.00 | 638.92 | 16,965.56 | 108,034.44 | 14 |
| 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 |
| 301-516-60-6304 | TRAILWINDS FOUNTAIN | 0.00 | 0.00 | 0.00 | 7,802.00 | 7,802.00 - | 0 |
| | **516 Total** | **239,493.70** | **125,000.00** | **638.92** | **24,767.56** | **100,232.44** | **20** |
| 301-521-60-6301 | POLICE DEPARTMENT HQ MONUMENT S | 0.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0 |
| 301-541-60-6101 | DRAINAGE PROJECT LAND ACQUISITIO | 4,247.17 | 0.00 | 0.00 | 14,434.00 | 14,434.00 - | 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 PROJE | 3,246,835.17 | 570,445.37 | 0.00 | 542,051.83 | 28,393.54 | 95 |
| 301-541-60-6203 | PW POLE BARN | 0.00 | 111,000.00 | 0.00 | 118,900.00 | 7,900.00 - | 107 |
| 301-541-60-6204 | PW BUILDING HVAC UPGRADES | 0.00 | 80,000.00 | 0.00 | 4,687.50 | 75,312.50 | 6 |
| 301-541-60-6205 | MSC HVAC UPGRADES | 0.00 | 40,000.00 | 0.00 | 39,064.60 | 935.40 | 98 |
| 301-541-60-6301 | PLEASANTDALE REHAB | 22,550.00 | 1,316,375.00 | 0.00 | 18,657.96 | 1,297,717.04 | 1 |
| 301-541-60-6302 | BARWICK REHAB | 99,665.90 | 366,675.80 | 0.00 | 62,875.00 | 303,800.80 | 17 |
| 301-541-60-6303 | OAK GROVE VILLAGE DRAINAGE IMPRC | 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 | 586,464.08 | 413,535.92 | 59 |
| 301-541-60-6306 | CLAY DRAIN ROAD DESIGN | 157,058.00 | 614,815.00 | 0.00 | 79,120.00 | 535,695.00 | 13 |
| 301-541-60-6307 | JACKSON ST IMPROVEMENTS | 0.00 | 200,000.00 | 0.00 | 0.00 | 200,000.00 | 0 |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 301-541-60-6308 | HUEY ST IMPROVEMENTS | 0.00 | 280,000.00 | 0.00 | 37,510.00 | 242,490.00 | 13 |
| 301-541-60-6309 | ST CLAIR STREET IMPROVEMENTS | 0.00 | 200,000.00 | 0.00 | 0.00 | 200,000.00 | 0 |
| 301-541-60-6310 | DOWNTOWN PARKING GARAGE | 0.00 | 0.00 | 0.00 | 221,369.50 | 221,369.50 - | 0 |
| | **541 Total** | **4,290,134.67** | **5,727,511.17** | **0.00** | **1,820,912.75** | **3,906,598.42** | **32** |
| 301-572-60-6201 | MLK PARK CONCESSION STAND/RESTR | 21,973.94 | 328,763.00 | 0.00 | 213,987.63 | 114,775.37 | 65 |
| 301-572-60-6202 | BAKER HOUSE RESTROOMS | 139,425.64 | 37,135.00 | 0.00 | 42,082.63 | 4,947.63 - | 113 |
| 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 | 197,312.02 | 47,312.02 - | 132 |
| 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 REH | 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 | 155,580.37 | 3,888,804.63 | 4 |
| 301-572-60-6303 | MLK PARK BASKETBALL COURT REHAB | 0.00 | 112,000.00 | 0.00 | 87,010.00 | 24,990.00 | 78 |
| 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 | 29,622.69 | 70,377.31 | 30 |
| | **572 Total** | **478,110.62** | **5,064,283.00** | **0.00** | **741,209.74** | **4,323,073.26** | **15** |
| 301-575-60-6201 | COMMUNITY CENTER HVAC UPGRADES | 0.00 | 400,000.00 | 0.00 | 28,447.50 | 371,552.50 | 7 |
| 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** | **28,447.50** | **371,552.50** | **7** |
| 301-580-90-9901 | CONTINGENCY-CAP.IMPROVEMENT FUN | 0.00 | 11,998,824.33 | 0.00 | 0.00 | 11,998,824.33 | 0 |
| | **CAPITAL IMPROVEMENT FUN Expenditu** | **5,379,153.09** | **23,457,200.00** | **638.92** | **2,670,490.68** | **20,786,709.32** | **11** |

| **301 CAPITAL IMPROVEMENT FUND** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **18,727,499.22** | **0.00** | **2,190,500.91** |

| | | | |
|---|---|---|---|
| **Expenditures:** | **5,379,153.09** | **638.92** | **2,670,490.68** |
| **Net Income:** | **13,348,346.13** | **638.92 -** | **479,989.77 -** |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 401-343-3100 | WATER SALES-OPERATING INCOME | 3,134,128.65 | 3,210,000.00 | 0.00 | 2,635,796.60 | 574,203.40 - | 82 |
| 401-343-3500 | WATER- METER INSTALLATIONS | 140,063.34 | 180,000.00 | 0.00 | 288,774.62 | 108,774.62 | 160 |
| 401-343-3510 | WATER- OTHER (ON/OFF FEES) | 37,125.00 | 30,000.00 | 0.00 | 30,475.00 | 475.00 | 102 |
| 401-343-3520 | WATER INCOME-OTHER | 14,266.69 | 10,000.00 | 0.00 | 15,438.81 | 5,438.81 | 154 |
| 401-343-3550 | WATER UTILITY TAX | 273.60 - | 0.00 | 0.00 | 23,991.09 | 23,991.09 | 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 | 4,708,612.04 | 4,710,000.00 | 0.00 | 3,926,650.73 | 783,349.27 - | 83 |
| 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 | 0.00 | 13,150.50 | 1,849.50 - | 88 |
| 401-343-5520 | TSS/COD WASTEWATER FEES | 783,061.15 | 800,000.00 | 0.00 | 657,910.81 | 142,089.19 - | 82 |
| 401-343-6100 | REUSE WATER OPERATIONS | 108,490.53 | 100,000.00 | 0.00 | 107,715.79 | 7,715.79 | 108 |
| 401-361-0000 | INTEREST EARNINGS | 87,671.83 | 75,000.00 | 0.00 | 79,356.58 | 4,356.58 | 106 |
| 401-381-1008 | TRANSFER FROM WATER CONNECTION | 13,820.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-381-1011 | TRANSFER FROM WATER SDC FUND | 219,080.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-381-1014 | TRANSFER FROM SEWER SDC FUND | 357,517.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-389-4000 | STATE APPROPRIATIONS | 0.00 | 0.00 | 0.00 | 100,000.00 | 100,000.00 | 0 |
| 401-389-5000 | Non-Operational-Cash Forward- W/S | 0.00 | 9,170,000.00 | 0.00 | 0.00 | 9,170,000.00 - | 0 |
| | **UTILITY FUND Revenue Totals** | **9,619,330.00** | **18,312,000.00** | **0.00** | **7,879,260.53** | **10,432,739.47 -** | **42** |

| Expenditure 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 | 129,571.91 | 162,800.00 | 5,845.80 | 110,932.68 | 51,867.32 | 68 |
| 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 | 410.79 | 5,442.73 | 5,442.73 - | 0 |
| 401-530-10-1600 | VACATION PAY | 7,634.30 | 0.00 | 234.83 | 6,537.94 | 6,537.94 - | 0 |
| 401-530-10-1800 | HOLIDAY PAY | 5,638.77 | 0.00 | 0.00 | 4,765.21 | 4,765.21 - | 0 |
| 401-530-10-2100 | FICA EXPENSE | 11,417.42 | 12,540.00 | 495.83 | 9,752.17 | 2,787.83 | 78 |
| 401-530-10-2200 | RETIREMENT | 16,612.60 | 19,350.00 | 880.88 | 15,314.25 | 4,035.75 | 79 |

**CITY OF WILDWOOD**
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 401-530-10-2210 | BENEFIT ADMIN FEES | 54.00 | 0.00 | 0.00 | 40.50 | 40.50 - | 0 |
| 401-530-10-2300 | LIFE & HEALTH INSURANCE | 30,150.00 | 37,440.00 | 1,368.52 | 27,172.88 | 10,267.12 | 73 |
| 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 | 0.00 | 1,090.70 | 90.70 - | 109 |
| 401-530-30-3100 | PROFESSIONAL SERVICES | 772.50 | 4,125.00 | 0.00 | 2,750.00 | 1,375.00 | 67 |
| 401-530-30-3200 | ACCOUNTING & AUDITING FEES | 18,500.00 | 19,250.00 | 0.00 | 16,500.00 | 2,750.00 | 86 |
| 401-530-30-3400 | OTHER CONTRACTUAL SERVICES | 14,475.67 | 32,410.00 | 0.00 | 20,559.08 | 11,850.92 | 63 |
| 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 | 0.00 | 3,184.43 | 2,065.57 | 61 |
| 401-530-30-4110 | IT LICENSING / EQUIPMENT | 17,010.09 | 25,300.00 | 0.00 | 26,765.11 | 1,465.11 - | 106 |
| 401-530-30-4200 | POSTAGE/TRANSPORTATION FEES | 26,543.62 | 33,000.00 | 0.00 | 15,963.03 | 17,036.97 | 48 |
| 401-530-30-4300 | UTILITIES EXPENSE | 17,714.36 | 25,000.00 | 0.00 | 10,530.66 | 14,469.34 | 42 |
| 401-530-30-4400 | RENTAL & LEASING | 2,995.44 | 3,200.00 | 0.00 | 2,182.59 | 1,017.41 | 68 |
| 401-530-30-4500 | GENERAL INSURANCE | 145,449.13 | 190,000.00 | 0.00 | 185,308.12 | 4,691.88 | 98 |
| 401-530-30-4600 | REPAIR & MAINTENANCE | 9,145.94 | 21,000.00 | 0.00 | 7,655.24 | 13,344.76 | 36 |
| 401-530-30-4900 | MISC. EXPENSE & OTHER CURRENT | 16,173.73 | 12,300.00 | 0.00 | 7,223.07 | 5,076.93 | 59 |
| 401-530-30-5100 | OFFICE SUPPLIES | 887.68 | 2,000.00 | 0.00 | 603.69 | 1,396.31 | 30 |
| 401-530-30-5200 | OPERATING SUPPLIES | 4,677.81 | 5,600.00 | 0.00 | 3,134.63 | 2,465.37 | 56 |
| 401-530-30-5400 | SUBSCRIPTIONS/DUES | 37.50 | 450.00 | 0.00 | 37.50 | 412.50 | 8 |
| 401-530-30-5500 | TRAINING | 2,808.00 | 2,000.00 | 0.00 | 702.00 | 1,298.00 | 35 |
| | **530 PHYSICAL ENVIRONMENT/ADMIN:** | **490,540.60** | **617,515.00** | **9,236.65** | **484,148.21** | **133,366.79** | **78** |
| | | | | | | | |
| 401-533-00-0000 | WATER DEPARTMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-533-10-1200 | SALARIES | 578,503.25 | 873,990.00 | 25,453.38 | 487,405.68 | 386,584.32 | 56 |
| 401-533-10-1250 | ON CALL | 7,950.00 | 7,800.00 | 300.00 | 6,075.00 | 1,725.00 | 78 |
| 401-533-10-1300 | OVERTIME | 10,948.00 | 15,000.00 | 253.94 | 9,554.76 | 5,445.24 | 64 |
| 401-533-10-1500 | SICK LEAVE | 19,901.90 | 0.00 | 1,145.23 | 18,330.36 | 18,330.36 - | 0 |
| 401-533-10-1600 | VACATION PAY | 27,997.90 | 0.00 | 800.87 | 32,327.11 | 32,327.11 - | 0 |

**CITY OF WILDWOOD**
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COMMISSION MEETING JULY 10 2023



| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 401-533-10-1800 | HOLIDAY PAY | 23,228.01 | 0.00 | 0.00 | 18,654.51 | 18,654.51 - | 0 |
| 401-533-10-1820 | HOLIDAY PREMIUM | 3,128.30 | 5,000.00 | 0.00 | 1,757.44 | 3,242.56 | 35 |
| 401-533-10-2100 | FICA EXPENSE | 51,381.52 | 68,990.00 | 2,138.42 | 44,246.99 | 24,743.01 | 64 |
| 401-533-10-2200 | RETIREMENT | 74,766.51 | 107,410.00 | 3,793.28 | 69,300.98 | 38,109.02 | 65 |
| 401-533-10-2210 | BENEFIT ADMIN FEES | 189.00 | 0.00 | 0.00 | 72.00 | 72.00 - | 0 |
| 401-533-10-2300 | LIFE & HEALTH INSURANCE | 90,475.94 | 168,480.00 | 4,407.81 | 87,700.12 | 80,779.88 | 52 |
| 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 INSURANCI | 13,396.92 | 15,000.00 | 0.00 | 16,360.37 | 1,360.37 - | 109 |
| 401-533-30-3100 | PROFESSIONAL SERVICES | 62,113.51 | 61,890.00 | 0.00 | 51,142.49 | 10,747.51 | 83 |
| 401-533-30-3400 | OTHER CONTRACTUAL SERVICES | 50,109.22 | 180,000.00 | 0.00 | 45,103.03 | 134,896.97 | 25 |
| 401-533-30-3450 | CLOTHING AND UNIFORMS | 5,029.71 | 9,000.00 | 0.00 | 4,299.70 | 4,700.30 | 48 |
| 401-533-30-4000 | TRAVEL & PER DIEM | 3,402.39 | 4,500.00 | 0.00 | 5,198.43 | 698.43 - | 116 |
| 401-533-30-4100 | TELEPHONE EXPENSE | 26,647.03 | 38,600.00 | 0.00 | 22,260.33 | 16,339.67 | 58 |
| 401-533-30-4110 | IT LICENSING / EQUIPMENT | 14,033.94 | 64,200.00 | 0.00 | 42,857.26 | 21,342.74 | 67 |
| 401-533-30-4200 | POSTAGE/TRANSPORTATION FEES | 2,045.46 | 2,500.00 | 0.00 | 51.82 | 2,448.18 | 2 |
| 401-533-30-4300 | UTILITIES EXPENSE | 151,616.77 | 130,000.00 | 0.00 | 131,898.55 | 1,898.55 - | 101 |
| 401-533-30-4400 | RENTAL & LEASING | 8,001.54 | 9,000.00 | 0.00 | 13,612.20 | 4,612.20 - | 151 |
| 401-533-30-4600 | REPAIR & MAINTENANCE | 162,692.01 | 150,000.00 | 0.00 | 52,354.17 | 97,645.83 | 35 |
| 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 | 887.16 | 1,512.84 | 37 |
| 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 | 0.00 | 5,118.80 | 1,118.80 - | 128 |
| 401-533-30-5200 | OPERATING SUPPLIES | 319,165.14 | 250,000.00 | 0.00 | 283,311.61 | 33,311.61 - | 113 |
| 401-533-30-5220 | WATER METERS | 0.00 | 460,000.00 | 0.00 | 247,647.63 | 212,352.37 | 54 |
| 401-533-30-5250 | FUEL EXPENSE | 49,450.92 | 45,000.00 | 0.00 | 27,949.09 | 17,050.91 | 62 |
| 401-533-30-5260 | CHEMICALS | 205,896.28 | 225,000.00 | 0.00 | 185,704.09 | 39,295.91 | 83 |
| 401-533-30-5270 | LABORATORY SAMPLES | 14,140.00 | 50,000.00 | 0.00 | 30,159.00 | 19,841.00 | 60 |
| 401-533-30-5400 | SUBSCRIPTIONS/DUES | 5,264.00 | 9,000.00 | 0.00 | 1,808.80 | 7,191.20 | 20 |

**CITY OF WILDWOOD**
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| Expenditure Account | Description | Prior Yr Expd | Budgeted | Current Expd | YTD Expended | Balance | % Expd |
|---|---|---|---|---|---|---|---|
| 401-533-30-5500 | TRAINING | 4,644.09 | 7,600.00 | 0.00 | 3,380.00 | 4,220.00 | 44 |
| 401-533-60-6200 | CAP. IMPROVEMENT-BUILDINGS | 4.00 | 25,334.00 | 0.00 | 25,334.00 | 0.00 | 100 |
| 401-533-60-6300 | CAPITAL IMPROVEMENT-OTHER | 33,999.55 | 123,000.00 | 0.00 | 32,058.35 | 90,941.65 | 26 |
| 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 | 350,000.00 | 0.00 | 23,880.00 | 326,120.00 | 7 |
| 401-533-60-6400 | CAP. IMPROVEMENT-MACHINERY | 15,939.00 | 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 | 3,543.84 | 540,213.81 | 0.00 | 693,229.13 | 153,015.32 - | 128 |
| | **533 WATER DEPARTMENT:** | **2,185,757.72** | **4,416,612.81** | **38,292.93** | **2,824,289.56** | **1,592,323.25** | **64** |
| | | | | | | | |
| 401-535-00-0000 | WASTEWATER DEPARTMENT: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-535-10-1200 | SALARIES | 698,401.38 | 1,126,740.00 | 34,915.87 | 580,958.82 | 545,781.18 | 52 |
| 401-535-10-1250 | ON CALL | 11,325.00 | 11,700.00 | 450.00 | 8,925.00 | 2,775.00 | 76 |
| 401-535-10-1300 | OVERTIME | 11,504.15 | 15,000.00 | 548.53 | 12,801.95 | 2,198.05 | 85 |
| 401-535-10-1500 | SICK LEAVE | 41,969.86 | 0.00 | 1,294.75 | 15,253.22 | 15,253.22 - | 0 |
| 401-535-10-1600 | VACATION PAY | 47,271.59 | 0.00 | 1,136.48 | 37,262.46 | 37,262.46 - | 0 |
| 401-535-10-1800 | HOLIDAY PAY | 28,565.32 | 0.00 | 0.00 | 19,360.70 | 19,360.70 - | 0 |
| 401-535-10-1820 | HOLIDAY PREMIUM | 7,594.27 | 9,000.00 | 0.00 | 7,968.32 | 1,031.68 | 89 |
| 401-535-10-2100 | FICA EXPENSE | 65,544.19 | 88,930.00 | 2,933.41 | 52,541.47 | 36,388.53 | 59 |
| 401-535-10-2200 | RETIREMENT | 97,095.04 | 138,450.00 | 5,203.50 | 83,127.19 | 55,322.81 | 60 |
| 401-535-10-2210 | BENEFIT ADMIN FEES | 184.50 | 0.00 | 0.00 | 76.50 | 76.50 - | 0 |
| 401-535-10-2300 | LIFE & HEALTH INSURANCE | 121,399.96 | 215,280.00 | 6,256.08 | 104,388.10 | 110,891.90 | 48 |
| 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 INSURANCI | 26,793.74 | 30,000.00 | 0.00 | 32,720.75 | 2,720.75 - | 109 |
| 401-535-30-3100 | PROFESSIONAL SERVICES | 85,900.40 | 82,087.50 | 0.00 | 57,716.04 | 24,371.46 | 70 |
| 401-535-30-3400 | OTHER CONTRACTUAL SERVICES | 70,454.05 | 175,000.00 | 0.00 | 69,381.15 | 105,618.85 | 40 |
| 401-535-30-3450 | CLOTHING AND UNIFORMS | 7,867.83 | 11,000.00 | 0.00 | 4,379.45 | 6,620.55 | 40 |

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| Expenditure 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 | 2,554.34 | 1,945.66 | 57 |
| 401-535-30-4100 | TELEPHONE EXPENSE | 13,811.03 | 15,000.00 | 0.00 | 12,995.85 | 2,004.15 | 87 |
| 401-535-30-4110 | IT LICENSING / EQUIPMENT | 24,462.53 | 57,900.00 | 0.00 | 36,774.32 | 21,125.68 | 64 |
| 401-535-30-4200 | POSTAGE/TRANSPORTATION FEES | 416.05 | 1,500.00 | 0.00 | 801.26 | 698.74 | 53 |
| 401-535-30-4300 | UTILITIES EXPENSE | 340,898.82 | 270,000.00 | 0.00 | 280,023.98 | 10,023.98 - | 104 |
| 401-535-30-4400 | RENTAL & LEASING | 2,594.22 | 2,000.00 | 0.00 | 1,295.59 | 704.41 | 65 |
| 401-535-30-4600 | REPAIR & MAINTENANCE | 382,839.96 | 360,200.00 | 0.00 | 287,831.37 | 72,368.63 | 80 |
| 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 | 0.00 | 118,550.76 | 3,550.76 - | 103 |
| 401-535-30-4960 | BOOT ALLOWANCE | 1,179.46 | 3,500.00 | 0.00 | 967.35 | 2,532.65 | 28 |
| 401-535-30-5100 | OFFICE SUPPLIES | 3,766.83 | 4,000.00 | 0.00 | 3,240.37 | 759.63 | 81 |
| 401-535-30-5200 | OPERATING SUPPLIES | 190,152.02 | 200,000.00 | 0.00 | 183,028.43 | 16,971.57 | 92 |
| 401-535-30-5250 | FUEL EXPENSE | 40,619.27 | 50,000.00 | 0.00 | 41,457.33 | 8,542.67 | 83 |
| 401-535-30-5260 | CHEMICALS | 96,327.40 | 200,000.00 | 0.00 | 145,909.65 | 54,090.35 | 73 |
| 401-535-30-5270 | LABORATORY SAMPLES | 45,002.42 | 65,000.00 | 0.00 | 36,500.00 | 28,500.00 | 56 |
| 401-535-30-5400 | SUBSCRIPTIONS/DUES | 370.00 | 4,000.00 | 0.00 | 1,146.85 | 2,853.15 | 29 |
| 401-535-30-5500 | TRAINING | 1,440.00 | 7,600.00 | 0.00 | 1,317.83 | 6,282.17 | 17 |
| 401-535-60-6200 | CAP. IMPROVEMENT-BUILDINGS | 6,830.00 | 30,000.00 | 0.00 | 21,562.00 | 8,438.00 | 72 |
| 401-535-60-6250 | LIFT STATION UPGRADES | 261,846.00 | 576,420.00 | 0.00 | 48,760.00 | 527,660.00 | 8 |
| 401-535-60-6300 | CAPITAL IMPROVEMENT-OTHER | 193,432.00 | 227,000.00 | 0.00 | 142,489.35 | 84,510.65 | 63 |
| 401-535-60-6310 | MILLENNIUM PARK PROJECT | 0.00 | 243,100.00 | 0.00 | 44,750.00 | 198,350.00 | 18 |
| 401-535-60-6400 | CAP. IMPROVEMENT-MACHINERY | 4,324.00 | 1,036,207.00 | 0.00 | 481,122.31 | 555,084.69 | 46 |
| 401-535-60-6610 | SEWER SYSTEM RENEWAL AND REPLA | 400,175.10 | 374,700.00 | 0.00 | 218,835.00 | 155,865.00 | 58 |
| 401-535-60-6681 | LEASE PURCHASE PRINCIPAL PMT | 0.00 | 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 | 136,242.25 | 2,500,000.00 | 0.00 | 13,786.25 | 2,486,213.75 | 1 |
| 401-535-70-7302 | BUENA VISTA FORCEMAIN | 0.00 | 350,000.00 | 0.00 | 300,270.00 | 49,730.00 | 86 |
| 401-535-70-7303 | WILDWOOD ESTATES LS | 0.37 - | 338,301.37 | 0.00 | 268,314.97 | 69,986.40 | 79 |

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| *Expenditure Account* | *Description* | *Prior Yr Expd* | *Budgeted* | *Current Expd* | *YTD Expended* | *Balance* | *% Expd* |
|---|---|---|---|---|---|---|---|
| | **535 WASTEWATER DEPARTMENT:** | **3,570,862.43** | **9,031,220.87** | **52,738.62** | **3,866,098.31** | **5,165,122.56** | **43** |
| 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 | 3,552,121.32 | 0.00 | 0.00 | 3,552,121.32 | 0 |
| 401-582-00-0000 | DEBT SERVICE: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-582-30-5900 | DEPRECIATION | 2,457,368.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-582-30-5920 | BAD DEBT EXPENSE | 29,120.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 401-582-70-7100 | SUMTER SCHOOL BOARD LEASE PURC | 0.00 | 170,000.00 | 0.00 | 170,000.00 | 0.00 | 100 |
| 401-582-70-7103 | DBT SRV.-SRF LOAN PRIN-2007 | 0.00 | 340,810.00 | 0.00 | 169,523.38 | 171,286.62 | 50 |
| 401-582-70-7106 | DEBT SERV-2016 CONTINENTAL LOAN (I | 0.00 | 107,755.00 | 0.00 | 107,755.08 | 0.08 - | 100 |
| 401-582-70-7204 | INT EXP.-SRF LOAN-3 (2007) | 46,084.86 | 39,105.00 | 0.00 | 20,434.06 | 18,670.94 | 52 |
| 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 CONTINENTA | 29,566.42 | 26,860.00 | 0.00 | 26,859.96 | 0.04 | 100 |
| | **582 DEBT SERVICE:** | **2,564,454.58** | **684,530.00** | **0.00** | **494,572.48** | **189,957.52** | **72** |
| | **UTILITY FUND Expenditure Totals** | **8,811,615.33** | **18,302,000.00** | **100,268.20** | **7,669,108.56** | **10,632,891.44** | **42** |

| **401 UTILITY FUND** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **9,619,330.00** | **0.00** | **7,879,260.53** |
| **Expenditures:** | **8,811,615.33** | **100,268.20** | **7,669,108.56** |
| **Net Income:** | **807,714.67** | **100,268.20 -** | **210,151.97** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 402-334-3102 | STATE APPROPRIATION - CR 209 WATEF | 197,033.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 402-361-0000 | INTEREST | 24,160.51 | 1,000.00 | 0.00 | 39,453.80 | 38,453.80 | *** |
| 402-389-5000 | CASH FORWARD | 0.00 | 4,000,000.00 | 0.00 | 0.00 | 4,000,000.00 - | 0 |
| | **CAPITAL PROJECTS (LOAN/GRANT) Re** | **221,194.11** | **4,001,000.00** | **0.00** | **39,453.80** | **3,961,546.20 -** | **1** |

| *Expenditure Account* | *Description* | *Prior Yr Expd* | *Budgeted* | *Current Expd* | *YTD Expended* | *Balance* | *% Expd* |
|---|---|---|---|---|---|---|---|
| 402-536-70-7353 | WWTP PROJECT | 0.00 | 3,000,000.00 | 0.00 | 200,596.00 | 2,799,404.00 | 7 |
| 402-580-90-9913 | CONTINGENCY - CONSTRUCTION FUND | 0.00 | 1,001,000.00 | 0.00 | 0.00 | 1,001,000.00 | 0 |
| | **CAPITAL PROJECTS (LOAN/ Expenditur** | **0.00** | **4,001,000.00** | **0.00** | **200,596.00** | **3,800,404.00** | **5** |

| **402 CAPITAL PROJECTS (LOAN/GRANT** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **221,194.11** | **0.00** | **39,453.80** |
| **Expenditures:** | **0.00** | **0.00** | **200,596.00** |
| **Net Income:** | **221,194.11** | **0.00** | **161,142.20 -** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 403-361-0000 | INTEREST EARNINGS | 557.21 | 100.00 | 0.00 | 445.56 | 345.56 | 446 |
| 403-389-5000 | NON-OPERATIONAL-CASH FORWARD | 0.00 | 72,500.00 | 0.00 | 0.00 | 72,500.00 - | 0 |
| | **INDUSTRIAL FUND Revenue Totals** | **557.21** | **72,600.00** | **0.00** | **445.56** | **72,154.44 -** | **1** |

| *Expenditure 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 |
| 403-552-30-4980 | DEPRECIATION EXPENSE | 6,607.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | **552 INDUSTRIAL PARK:** | **6,620.19** | **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 |
| | **INDUSTRIAL FUND Expenditure Totals** | **16,620.19** | **72,600.00** | **0.00** | **0.00** | **72,600.00** | **0** |

| **403 INDUSTRIAL FUND** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **557.21** | **0.00** | **445.56** |
| **Expenditures:** | **16,620.19** | **0.00** | **0.00** |
| **Net Income:** | **16,062.98 -** | **0.00** | **445.56** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *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 | 27.08 | 27.08 | 0 |
| 404-389-5002 | CASH FORWARD - WATER CONNECTION | 0.00 | 383,800.00 | 0.00 | 0.00 | 383,800.00 - | 0 |
| | **WATER CONNECTION FEES Revenue To** | **7,461.62** | **390,800.00** | **0.00** | **27.08** | **390,772.92 -** | **0** |

| *Expenditure 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 | 210.57 | 210.57 - | 0 |
| 404-533-70-7352 | ASHLEY WTP PROJECT | 0.25 | 390,000.00 | 0.00 | 73,998.05 | 316,001.95 | 19 |
| | **533 Total** | **362.02** | **390,000.00** | **0.00** | **74,208.62** | **315,791.38** | **19** |
| 404-580-90-9909 | CONTINGENCY - WATER CONNECTION I | 0.00 | 800.00 | 0.00 | 0.00 | 800.00 | 0 |
| 404-581-90-9101 | TRANSFER TO W/S FUND | 13,820.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| | **WATER CONNECTION FEES Expenditure** | **14,182.02** | **390,800.00** | **0.00** | **74,208.62** | **316,591.38** | **19** |

| **404 WATER CONNECTION FEES** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **7,461.62** | **0.00** | **27.08** |
| **Expenditures:** | **14,182.02** | **0.00** | **74,208.62** |
| **Net Income:** | **6,720.40 -** | **0.00** | **74,181.54 -** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *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 | 18.53 | 18.53 | 0 |
| 406-389-5006 | CASH FORWARD - WASTEWATER CONN | 0.00 | 383,950.00 | 0.00 | 0.00 | 383,950.00 - | 0 |
| | **WASTEWATER CONNECTION FEES Rev** | **15,769.93** | **388,950.00** | **0.00** | **18.53** | **388,931.47 -** | **0** |

| *Expenditure 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 | 210.38 | 210.38 - | 0 |
| 406-535-60-6392 | WWTF CLARIFIER DEMO/CONSTRUCTIC | 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 | 199,623.00 | 28,966.90 | 87 |
| | **535 SEWER TAP CONNECTION FEES:** | **361.20** | **328,589.90** | **0.00** | **199,833.38** | **128,756.52** | **61** |
| 406-580-90-5006 | CONTINGENCY - WASTEWATER CONNE | 0.00 | 60,360.10 | 0.00 | 0.00 | 60,360.10 | 0 |
| | **WASTEWATER CONNECTION F Expendi** | **361.20** | **388,950.00** | **0.00** | **199,833.38** | **189,116.62** | **51** |

| **406 WASTEWATER CONNECTION FEES** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **15,769.93** | **0.00** | **18.53** |
| **Expenditures:** | **361.20** | **0.00** | **199,833.38** |
| **Net Income:** | **15,408.73** | **0.00** | **199,814.85 -** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *Excess/Deficit* | *% Real* |
|---|---|---|---|---|---|---|---|
| 408-343-3560 | WATER SDC FEES | 1,717,366.25 | 1,500,000.00 | 0.00 | 1,221,467.32 | 278,532.68 - | 81 |
| 408-361-0000 | INTEREST EARNED | 306.43 | 100.00 | 0.00 | 231.76 | 131.76 | 232 |
| 408-389-5012 | CASH FORWARD - WATER SDC | 0.00 | 3,427,000.00 | 0.00 | 0.00 | 3,427,000.00 - | 0 |
| | **WATER SDC FEES Revenue Totals** | **1,717,672.68** | **4,927,100.00** | **0.00** | **1,221,699.08** | **3,705,400.92 -** | **25** |

| *Expenditure 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 | 222.11 | 222.11 - | 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** | **222.11** | **879,777.89** | **0** |
| 408-580-90-9914 | CONTINGENCY - WATER SDC FUND | 0.00 | 3,791,070.00 | 0.00 | 0.00 | 3,791,070.00 | 0 |
| 408-581-90-9101 | TRANSFER TO W/S FUND | 219,080.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 408-582-70-7107 | SRF PRINCIPAL - OXFORD WTP | 0.00 | 221,015.00 | 0.00 | 110,263.62 | 110,751.38 | 50 |
| 408-582-70-7207 | SRF INTEREST - OXFORD WTP | 36,949.34 | 35,015.00 | 0.00 | 17,751.18 | 17,263.82 | 51 |
| | **582 Total** | **36,949.34** | **256,030.00** | **0.00** | **128,014.80** | **128,015.20** | **50** |
| | **WATER SDC FEES Expenditure Totals** | **256,408.08** | **4,927,100.00** | **0.00** | **128,236.91** | **4,798,863.09** | **3** |

| **408 WATER SDC FEES** | **Prior** | **Current** | **YTD** |
|---|---|---|---|
| **Revenues:** | **1,717,672.68** | **0.00** | **1,221,699.08** |
| **Expenditures:** | **256,408.08** | **0.00** | **128,236.91** |
| **Net Income:** | **1,461,264.60** | **0.00** | **1,093,462.17** |

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| Revenue Account | Description | Prior Yr Rev | Anticipated | Curr Rev | YTD Rev | Excess/Deficit | % Real |
|---|---|---|---|---|---|---|---|
| 409-343-5560 | WASTEWATER SDC FEES | 3,022,260.92 | 2,650,000.00 | 0.00 | 2,914,721.06 | 264,721.06 | 110 |
| 409-361-0000 | INTEREST EARNED | 615.64 | 100.00 | 0.00 | 462.32 | 362.32 | 462 |
| 409-389-5013 | CASH FORWARD | 0.00 | 6,890,000.00 | 0.00 | 0.00 | 6,890,000.00 - | 0 |
| | **WASTEWATER SDC FEES Revenue Tota** | **3,022,876.56** | **9,540,100.00** | **0.00** | **2,915,183.38** | **6,624,916.62 -** | **31** |

| Expenditure 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 | 225.54 | 225.54 - | 0 |
| 409-535-70-7346 | WWTP FACILITY PLAN | 0.25 | 7,821,443.75 | 0.00 | 460,321.54 | 7,361,122.21 | 6 |
| 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 | 0.00 | 788,600.00 | 0.00 | 0.00 | 788,600.00 | 0 |
| 409-535-70-7359 | GRAVITY COLLECTION SYS CONDITION | 0.00 | 250,000.00 | 0.00 | 0.00 | 250,000.00 | 0 |
| | **535 Total** | **124,678.36** | **8,860,043.75** | **0.00** | **460,547.08** | **8,399,496.67** | **5** |
| 409-580-90-9915 | CONTINGENCY - WASTEWATER SDC FU | 0.00 | 604,471.25 | 0.00 | 0.00 | 604,471.25 | 0 |
| 409-581-90-9101 | TRANSFER TO W/S REVENUE FUND | 357,517.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| 409-582-70-7101 | DBT SERV-SRF CRC09 FORCEMAIN DES | 0.00 | 4,390.00 | 0.00 | 2,186.42 | 2,203.58 | 50 |
| 409-582-70-7102 | DBT SRV-SRF CR209 FM CONSTRUCTIO | 0.00 | 69,788.00 | 0.00 | 69,788.29 | 0.29 - | 100 |
| 409-582-70-7200 | INTEREST EXPENSE-CR209 FM SRF CO | 351.43 | 332.00 | 0.00 | 330.51 | 1.49 | 100 |
| 409-582-70-7202 | INT EXP.-SRF DESIGN LOAN-CR209 FOR | 1,147.23 | 1,075.00 | 0.00 | 546.69 | 528.31 | 51 |
| | **582 Total** | **1,498.66** | **75,585.00** | **0.00** | **72,851.91** | **2,733.09** | **96** |
| | **WASTEWATER SDC FEES Expenditure T** | **483,694.38** | **9,540,100.00** | **0.00** | **533,398.99** | **9,006,701.01** | **6** |

| 409 WASTEWATER SDC FEES | Prior | Current | YTD |
|---|---|---|---|
| **Revenues:** | **3,022,876.56** | **0.00** | **2,915,183.38** |
| **Expenditures:** | **483,694.38** | **0.00** | **533,398.99** |
| **Net Income:** | **2,539,182.18** | **0.00** | **2,381,784.39** |

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| *Revenue Account* | *Description* | *Prior Yr Rev* | *Anticipated* | *Curr Rev* | *YTD Rev* | *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 | 227.56 | 217.56 | *** |
| | **LAW ENFORCEMENT FUND Revenue To** | **352.92** | **1,510.00** | **0.00** | **227.56** | **1,282.44 -** | **15** |

| *Expenditure 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 |
| | **LAW ENFORCEMENT FUND Expenditure** | **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** | **227.56** |
| **Expenditures:** | **36.22** | **0.00** | **0.00** |
| **Net Income:** | **316.70** | **0.00** | **227.56** |

**CITY OF WILDWOOD**
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JULY 10 2023



| Grand Totals | Prior | Current | YTD |
|---|---|---|---|
| Revenues: | 59,358,321.80 | 0.00 | 40,249,540.14 |
| Expenditures: | 47,958,291.83 | 499,125.31 | 25,203,560.53 |
| Net Income: | 11,400,029.97 | 499,125.31 - | 15,045,979.61 |

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 12, 2023 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

**1. Call to Order**

| ATTENDANCE | TITLE | STATUS |
|---|---|---|
| Pamala Harrison Bivins | Mayor Pro Tem | Present |
| Joe Elliott | Commissioner | Present |
| Marcos Flores | Commissioner | Present |
| Julian Green | Commissioner | Present |
| Jason McHugh | City Manager | Present |
| Ashley Hunt | City Attorney | Present |
| Randall Parmer | Police Chief | Present |
| Susan Patterson | City Clerk | Present |
| Jessica Barnes | Executive Admin | Present |
| Melanie Peavy | Development Services Dir. | Present |
| Joshua Bills | City Attorney | Present |
| Jeremy Hockenbury | Public Works Director | Present |
| Jason Martin | Asst Director of Utilities | Present |
| Lynzey McClellan | Asst. Chief Financial Officer | Present |

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

**2. Consent Agenda/Informational Items**

The Consent Agenda items a thru e were voted on together. No comments were offered or received. Vote 4-0.

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

A. Minutes for Approval: May 22, 2023 Regular Commission Meeting

B. Expenditure Report

C. Continuing Urban Planning Services Contract - Ayres Associates

D. Continuing Urban Planning Services Contract - GAI Consultants

E. Continuing Urban Planning Services Contract - Inspire Placemaking Collective

**3. Presentations and/or Proclamations**

A. Proclaim June 12, 2023 as Omari "Mari" Jackson Day

Mayor Pro Tem Bivins read the Proclamation Proclaiming June 12, 2023, as Omari "Mari" Jackson Day. No comments were offered or received. Vote 4-0.

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

**4. Public Hearings - Timed - Legislative**

None.

**5. Public Hearings - Timed - Quasi-Judicial**

None.

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

Keith Stephens spoke about the traffic issues at the Meggison, MMP crossing below Sawgrass Grove. Stephens stated that about 85 vehicles a day go through this area. Stephens stated that there are speed limit signs and thanked the Wildwood Police Department for monitoring the speed through that area. Stephens stated that with the opening of Eastport, he feels that issues will only get worse and asked the City of Wildwood to look into the problem. City Manager Jason McHugh stated that he would address the issue in his City Manager's report later in the meeting.

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

None.

**8. Resolutions for Approval**

A. Surplus Computers and Other Equipment June 2023

Mayor Pro Tem Bivins read the title of Resolution R2023-11. This Resolution declares certain computers, cell phones, and peripheral equipment as surplus and provides for methods of disposal of said equipment (including some smaller, non-electronic items transferred to the city from the Police Department for auction or disposal). No comments were offered or received. Vote 4-0.

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

**9. Financial & Contracts & Agreements**

A. Kimley-Horn Amendment #2 to Work Authorization #34 for Jackson St Improvements in the Amount of $27,021

Public Works Director Jeremy Hockenbury presented a request for Kimley-Horn Amendment #2 to Work Authorization #34, Jackson Street Improvements. Commissioner Bivins asked if there were any other improvements going to be made to West Clark. Hockenbury stated, not at this time, but there would be in the future and that this would cover the whole length of Jackson Street. No other comments were offered or received. Vote 4-0.

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

B. Authorization to Enter into a Service Agreement with Lawn Enforcement Agency, Inc.

Public Works Director Jeremy Hockenbury presented a request for authorization to enter into a service agreement with Lawn Enforcement Agency, Inc. Hockenbury stated that Areo GroundTech, LLC had been chosen when the bid came out in April. Hockenbury stated that since that time, the company had been monitored and evaluated on their work every 30 and 60 days. Hockenbury stated that it was determined the company could not do what was expected of them. Hockenbury stated that Aero GroundTech asked to be released from their contract as they knew they were not able to do the job properly. Hockenbury stated that the second choice of the bid was Lawn Enforcement Agency, Inc., and at this time, he would like to enter into an agreement for their lawn maintenance services. Hockenbury stated that their company, on May 1st, had an increase of 15%, and going over the contract again and looking at the third company on the bid tabulation, Lawn Enforcement Agency, Inc, was still lower. Commissioner Green commented that the company admitted to not being able to fulfill the contract. Hockenbury stated that the bid was handled with diligence to make the right choice for the job, and all bids were gone over carefully, along with questions asked as to whether they could fulfill what was required. Commissioner Elliott stated that he felt the bid was

handled properly. No other comments were offered or received.

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

C. Approval to Increase Water Meter Blanket Purchase Order by $165,000

Assistant Chief Financial Officer Lynzey McClellan presented a request for approval to increase the water meter blanket purchase order in the amount of $165,000.00. No comments were offered or received. Vote 4-0.

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

D. CR 209 Water Main Extension Phase I Final Pay App No. 7 in the Amount of $257,984.52

Assistant Director of Utilities Jason Martin presented a request for the CR 209 Water Main Extension Phase I final pay app # 7. No comments were offered or received. Vote 4-0.

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

E. WWTP Expansion Pay Application No. 1 for PC Construction in the Amount of $200,596.00

Assistant Director of Utilities Jason Martin presented a request for the WWTP Expansion pay application # 1 for PC Construction. No comments were offered or received. Vote 4-0.

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

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

None.

**11. Appointments**

A. Designation of the City of Wildwood's Voting Delegate for the FLC 2023 Annual Business Session

Commissioner Green stated that he would like to recommend Commissioner Flores as the new voting delegate for the Florida League of Cities 2023 Annual Business Session. Commissioner Green would like to make a motion to have Commissioner Flores gain experience by becoming the voting delegate, seconded by Commissioner Elliott. Commissioner Elliott stated that he felt it was a good idea to have Commissioner Flores gain more experience and knowledge. No other comments were offered or received. Vote 4-0.

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

B. Approval to Promote Jessica Barnes to City Clerk

Approval to Promote Jessica Barnes to City Clerk. Commissioner Elliott stated that the role of the City Clerk is extremely important and wishes Jessica Barnes all the best in the world fulfilling those obligations. No other comments were offered or received. Vote 4-0.

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

**12. City Manager Reports**

City Manager Jason McHugh thanked Mr. Stephens for coming in and giving information about the traffic issues on Meggison Road. McHugh stated that he would continue to work with the county and the districts and the recommendations that their engineers have made to improve that area. McHugh stated that Mr. Turner was unable to attend the meeting, but McHugh had provided an email from Mr. Turner to the Commissioner and the City Clerk. Turner stated his concerns about the intersection at Ross and Fourth Street and indicated there was a need for a four-way stop. McHugh stated he would look into the issue and continue to work with Turner on the issue and keep the Commission posted on the issue also. McHugh mentioned the clean lot across the street from city hall and stated that fencing will be going up along with the name of the city and construction company on the banner along with the progress of the parking garage.

**13. Other Department Reports**

A. Physical Environment Department Report

Physical Environment Supervisor Ryan Smith gave a presentation on the installation of irrigation meters and also the growth of utility customers in the city, and the meter reading growth along with water consumption. Smith stated that work orders issued each month are

estimated at 700 per month. Smith stated that the department had taken a more customer-oriented approach to doing turnoffs and is working with the customer to help prevent the situation from happening before it occurs. Commissioner Elliott commended the work Smith and his staff had done to put the report together. Commissioner Elliott also questioned when the next process of a rate increase would be and also, could the number of customers that have their water turned off and then come in the next day and pay their bill to be included in that report? McHugh stated that it would not be included in that report and that a workshop would be the place for that discussion. Commissioner Elliott would like to have a workshop scheduled for that discussion. Commissioner Bivins asked if the boil water notice on the door of city hall was the only way the city notified the residents of a boil water notice. McHugh stated that the city has to go by certain criteria and standards that FDEP requires the city to meet in getting the information out to residents that are affected.

**14. Commission Members Reports**

Commissioner Elliott stated that he had attended the ribbon cutting of the new Splash Pad and also the graduation ceremonies at Wildwood Middle High School. Commissioner Elliott also met with the new principals and talked about the growth in the city. Commissioner Elliott also attended a meeting of the Republicans Federation of Women with speaker Representative Daniel Webster.

**15. City Attorney Reports**

None.

**16. Adjournment**

The meeting was adjourned at 9:47 a.m. No comments were offered or received. Vote 4-0.

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

**Upcoming Events**

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____ BY: _____
Susan Patterson, City Clerk Ed Wolf, Mayor

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Extension for Site Plan Approval of SP 2201-002 Oxford Village RV Resort**

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

The applicant seeks an extension from the City Commission of an approved Site Plan, on parcels D18-082 & D18-139, for an RV resort. The site will consist of 268 rental spaces, an 8,250 square foot recreation center with a pool, and pickleball and bocce ball courts.

Case SP 2201-002 was considered by the City Commission on Monday, August 8, 2022, and was approved. The applicant has requested a one-year extension. If approved, the extension will take effect August 8, 2023, and expire on August 8, 2024.

*Date: June 20th 2023*

*To: The City Commission of Wildwood Florida*

*Subject: Requesting Extension of the Site Plan for Oxford Village RV Resort*

*Please be advised this letter is asking we be placed on the next agenda so as to get and extension of the site plan. I was unaware that there was a shelf life for a site plan that had been approved. Thanking you for you assistance.*

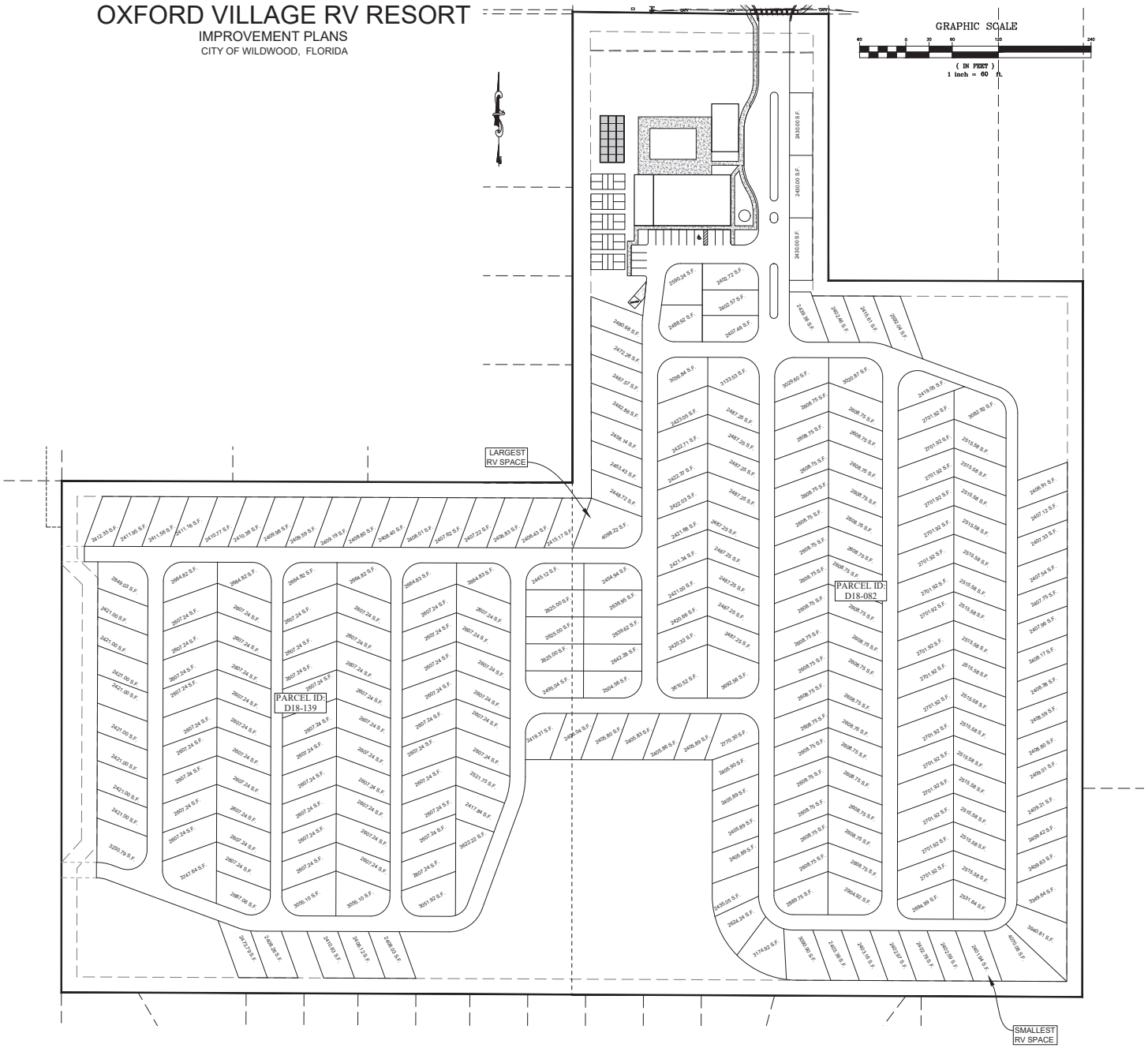
*Respectfully,*

*Jimmy Jennings*
*352-804-7385j - jimmyjenninggs48@hotmail.com*

# OXFORD VILLAGE RV RESORT

IMPROVEMENT PLANS

CITY OF WILDWOOD, FLORIDA




## Density:

TOTAL AREA = 1,166,809 SF (26.79 ACRES)

PER CITY OF WILDWOOD LDR, THE DENSITY OF EXISTING AND FUTURE RV PARKS SHALL NOT EXCEED TEN (10) SPACES PER ACRE OF LAND.

26.79 X 10 = 267.9 = 268 SPACES

PROPOSED SPACES SHOWN = 266

ACTUAL DENSITY = 266/26.79 = 9.93 SPACES PER ACRE

## RV Space Size:

MINIMUM REQUIREMENT = 2,400 SF

SMALLEST RV SPACE = 2,401.92 SF

LARGEST RV SPACE = 4,098.22 SF

NOTE: THIS PLAN HAS 2 LESS SPACES THAN PRIOR PLAN RESULTING IN LESS IMPERVIOUS AREA.
DRA'S TO REMAIN THE SAME AS PRIOR PLAN.

| Revisions: | | |
|---|---|---|
| Date: | By: | |

Designed: MWR | Scale: 1" = 60'
Drawn: OSB | Project: 2021-06
Checked: MWR | Date: 6-15-2022
File: Oxford Village RV Resort.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3611 S.E. Lake Weir Avenue, Ocala, FL 34480 (352) 732-2600 FAX (352) 732-2601
Certificate of Authorization Number 6, Section 61, Chapter 471, Laws of Florida

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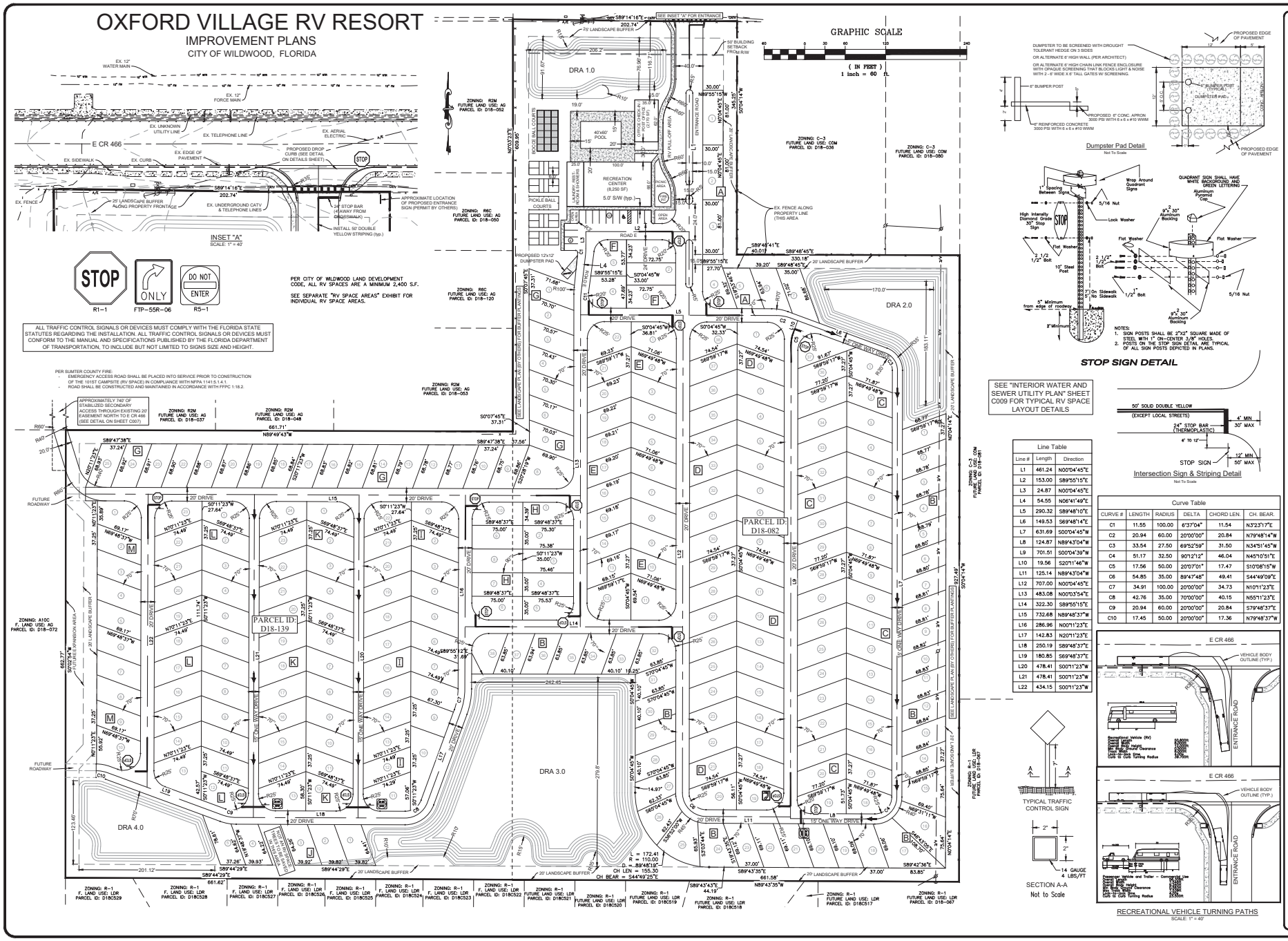
Project Name: Oxford Village RV Resort
Sheet Name: RV Space Area Plan

Sheet No. C002A of C015

# OXFORD VILLAGE RV RESORT

## IMPROVEMENT PLANS

CITY OF WILDWOOD, FLORIDA




| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 461.24 | N00°04'45"E |
| L2 | 153.00 | S89°55'15"E |
| L3 | 24.87 | N00°04'45"E |
| L4 | 54.55 | N06°41'49"E |
| L5 | 290.32 | S89°48'10"E |
| L6 | 149.53 | S69°48'14"E |
| L7 | 631.69 | S00°04'45"W |
| L8 | 124.87 | N89°43'04"W |
| L9 | 701.51 | S00°04'39"W |
| L10 | 19.56 | S20°11'46"W |
| L11 | 125.14 | N89°43'04"W |
| L12 | 707.00 | N00°04'45"E |
| L13 | 483.08 | N00°03'54"E |
| L14 | 322.30 | S89°55'15"E |
| L15 | 732.68 | N89°48'37"W |
| L16 | 286.96 | N00°11'23"E |
| L17 | 142.83 | N20°11'23"E |
| L18 | 250.19 | S89°48'37"E |
| L19 | 180.85 | S69°48'37"E |
| L20 | 478.41 | S00°11'23"W |
| L21 | 478.41 | S00°11'23"W |
| L22 | 434.15 | S00°11'23"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LEN. | CH. BEAR. |
| C1 | 11.55 | 100.00 | 6°37'04" | 11.54 | N3°23'17"E |
| C2 | 20.94 | 60.00 | 20°00'00" | 20.84 | N79°48'14"W |
| C3 | 33.54 | 27.50 | 69°52'59" | 31.50 | N34°51'45"W |
| C4 | 51.17 | 32.50 | 90°12'12" | 46.04 | N45°10'51"E |
| C5 | 17.56 | 50.00 | 20°07'01" | 17.47 | S10°08'15"W |
| C6 | 54.85 | 35.00 | 89°47'48" | 49.41 | S44°49'09"E |
| C7 | 34.91 | 100.00 | 20°00'00" | 34.73 | N10°11'23"E |
| C8 | 42.76 | 35.00 | 70°00'00" | 40.15 | N55°11'23"E |
| C9 | 20.94 | 60.00 | 20°00'00" | 20.84 | S79°48'37"E |
| C10 | 17.45 | 50.00 | 20°00'00" | 17.36 | N79°48'37"W |

| Revisions | | | |
|---|---|---|---|
| Date | By | | |
| 4-20-22 | OSB | REV. PER WILDWOOD COMMENTS | |
| 5-10-22 | OSB | REV. PER WILDWOOD COMMENTS | |
| 6-13-22 | OSB | REV. PER WILDWOOD COMMENTS | |
| 7-22-22 | OSB | REV. TO 2,400 SF MIN. RV SPACE | |

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3011 S.E. Lake Weir Drive, Ft. Lauren, FL 34471 (352) 236-2600 FAX 236-2601
Certificate of Authorization Number: Engineering, FL 33913, Commercial, FL 34488

Designed: MWR | Scale: 1" = 50'
Drawn: OSB | Project: 2021-06
Checked: MWR | Date: 12-16-21
File: Oxford Village RV Resort.dwg

Project Name: Oxford Village RV Resort
Sheet Name: Site, Sign & Horizontal Control Plan

Sheet No. C003 of C015

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# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **CP 2212-001 Thomas Group Planned Development**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2022-99.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

| | |
|---|---|
| **Case #** | CP 2212-001 Thomas Group Planned Development |
| **Ordinance #** | O2022-99 |
| **Applicant** | Ryan Thompson, CHW |
| **Owner** | Thomas Group Investments #1, LLC |
| **Property Location** | Located 0.06 miles west of the intersection of Marsh Bend Trail and Myrtle Dr |
| **Parcel Number(s)** | G33-154 |
| **Date** | 6/19/2023 |

The applicant Ryan Thompson, representing Thomas Group Investments #1 LLC seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001.

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

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

The applicant intends to develop a multi-story storage facility on the subject property consisting of 4.86 acres MOL. Per the accompanying planned development agreement, the only allowable permitted use of the property is as a multi-story indoor storage facility, with twenty percent (20%) open space. Justification has been presented to the city to support the proposed development, with surrounding parcels on the FLUM depicting a mix of Medium-Density Residential and Commercial.

**(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;**
The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Under the 2050 Comprehensive Plan Objective 1.2 “The City shall strive to create a sustainable community, by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, and implementing a compact land use pattern”. Under these expectations, Policy 1.2.8(a) & (l) would apply to the proposed development. This follows the existing policies by contributing to a mix of land uses that are compatible with surrounding parcels and maintain compatibility with neighboring areas through the utilization of effective design standards.

Separately, surrounding parcels are currently zoned for a mix of Medium-Density Residential (MDR) and commercial, with FLU split between commercial, Medium-Density residential, and Age-Restricted Development (ARD). This mix of commercial and residential is in line with Policy 1.2.8(a) which requests a diversity of land uses. Additionally, the proposed development is commercial and thus would abide by Objective 1.4, which promotes economic development within the city, under which Policy 1.4.5 would best cover the proposed project; namely, that the city is to encourage and support the revitalization of vacant land and underutilized retail spaces. The proposed development is compact in its design and seeks to develop vacant land while providing residents with commercial storage access in their vicinity.

**(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;**
The amendment is not considered urban sprawl and does not exemplify an energy-inefficient land use pattern. The subject property is located along Marsh Bend Trail and Myrtle Dr, with a single access point being along Myrtle Dr which connects to Marsh Bend Trail. Marsh Bend Trail is a Major Rural Collector Road operating at LOS D with an existing mix of Medium-Density Residential (MDR), Age-Restricted Developments (ARD), and Commercial (COM) designations within the immediate vicinity of the proposed development. The current land use in the surrounding area of the proposed development is primarily single-family homes. Additionally, the proposed development could be considered as directly combating urban sprawl through the use of elements of compact design and efficient land use patterns.

**(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;**
The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in December 2022. No wetlands and/or surface waters were present within the project boundary. The site’s survey revealed no species listed as threatened or endangered at the location.

**(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.**
**Transportation:** Access to the property is proposed from Myrtle Dr, which connects to the southern portion of Marsh Bend Trail. The future land use change to Commercial with the proposed development is estimated to add 160 daily trips, with 10 A.M. & 17 P.M. peak hour trips to Marsh Bend Trail. A full traffic impact analysis has been conducted for maximum density and was accepted by Sumter County. Marsh Bend Trail is a four (4) lane Major Rural

Collector Road, which operates at LOS D and is maintained by Sumter County. The roadway segment analyzed within the Traffic Impact Analysis (TIA) for this project was along Marsh Bend Trail from CR 500 to CR 468. The findings in the accepted TIA were that the LOS analysis of the afore-mentioned segment indicates that the project does not cause deficiencies to Marsh Bend Trail, therefore no transportation improvements are recommended. Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

**Potable Water & Sewer:** There is an existing 12” water main along Marsh Bend Trail to the east of the parcel, as well as a 16” force main. The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

**Schools**: The commercial development is proposed to add no students to the Wildwood School system.

Shaun Raja

Shaun Raja,
Planner I, Development Services

**ORDINANCE NO. O2022-99**

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

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

**Parcel(s) G33-154**
**Thomas Group Investments #1 LLC (Owner)**
**4.86 Acres +/-**

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71

FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE,

RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

(SEE SURVEYOR'S NOTE #9)

This property is to be reclassified from Agriculture (Sumter County) to Commercial (City) and contains 4.86 acres, more or less:

**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

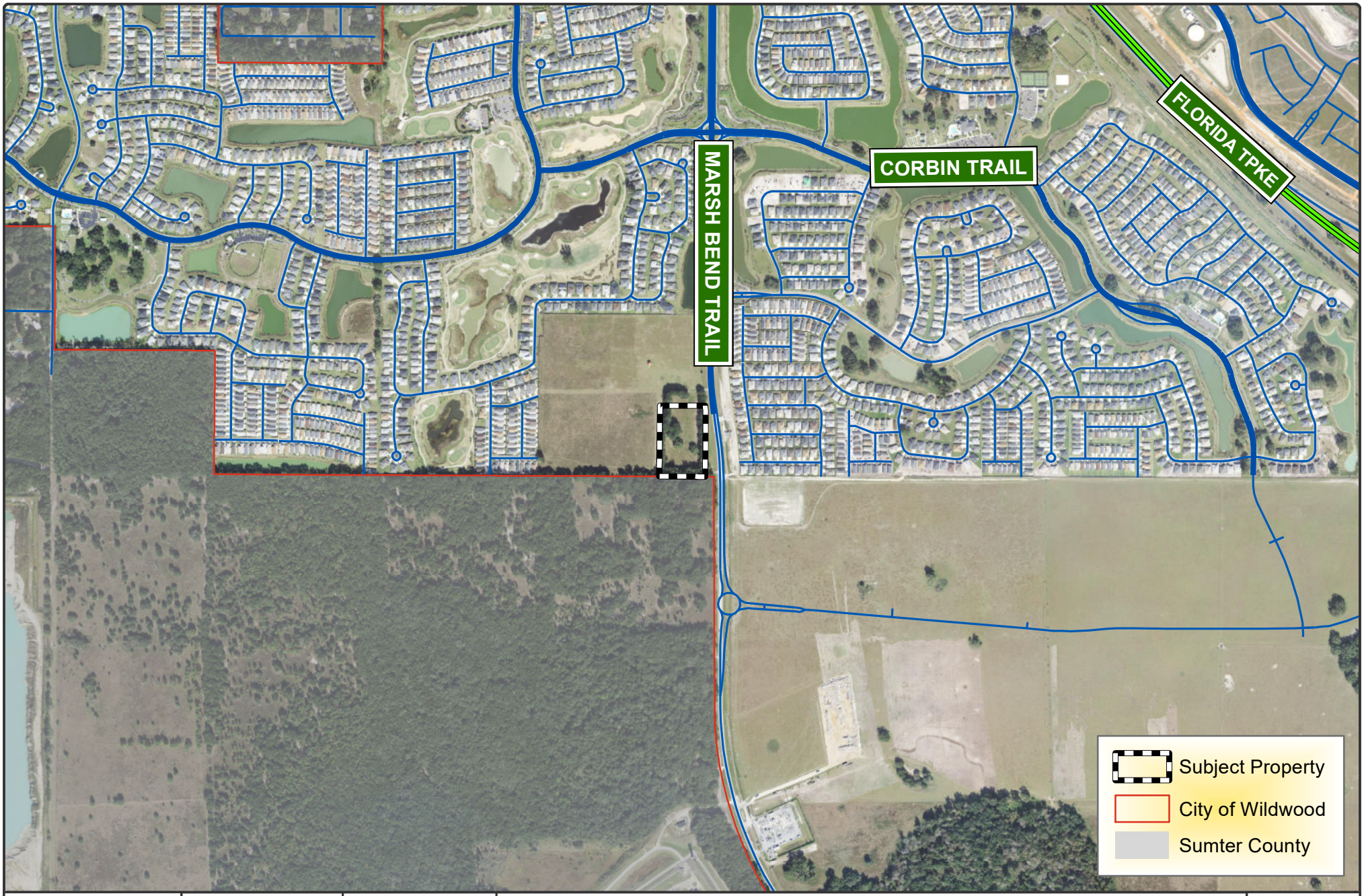
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A




WILDWOOD
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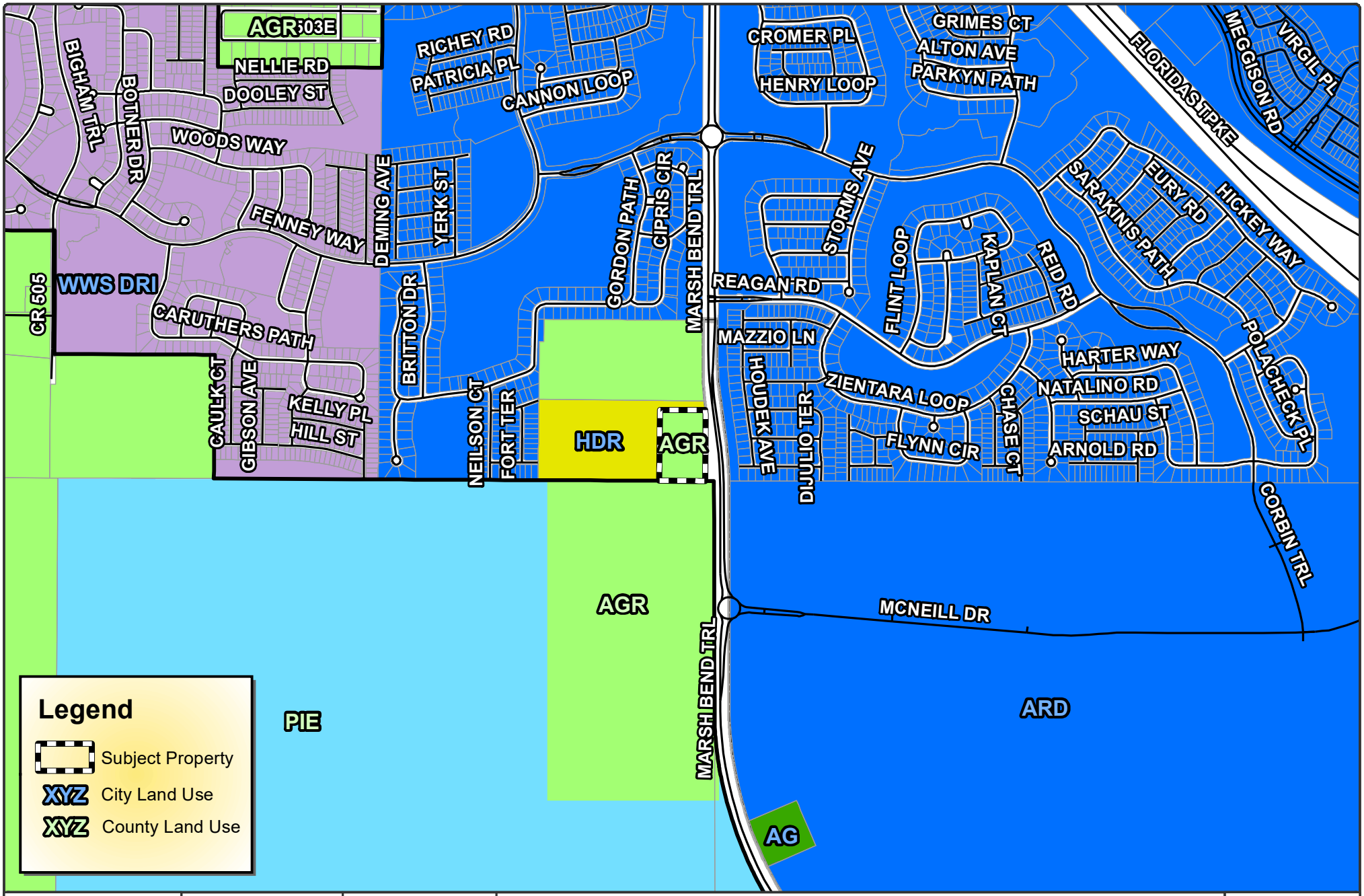
N
Feet
0 510 1,020

CP/RZ 2212-001

# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 1B
LOCATION MAP
DECEMBER 2022

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N
Feet
0 510 1,020

# CP/RZ 2212-001

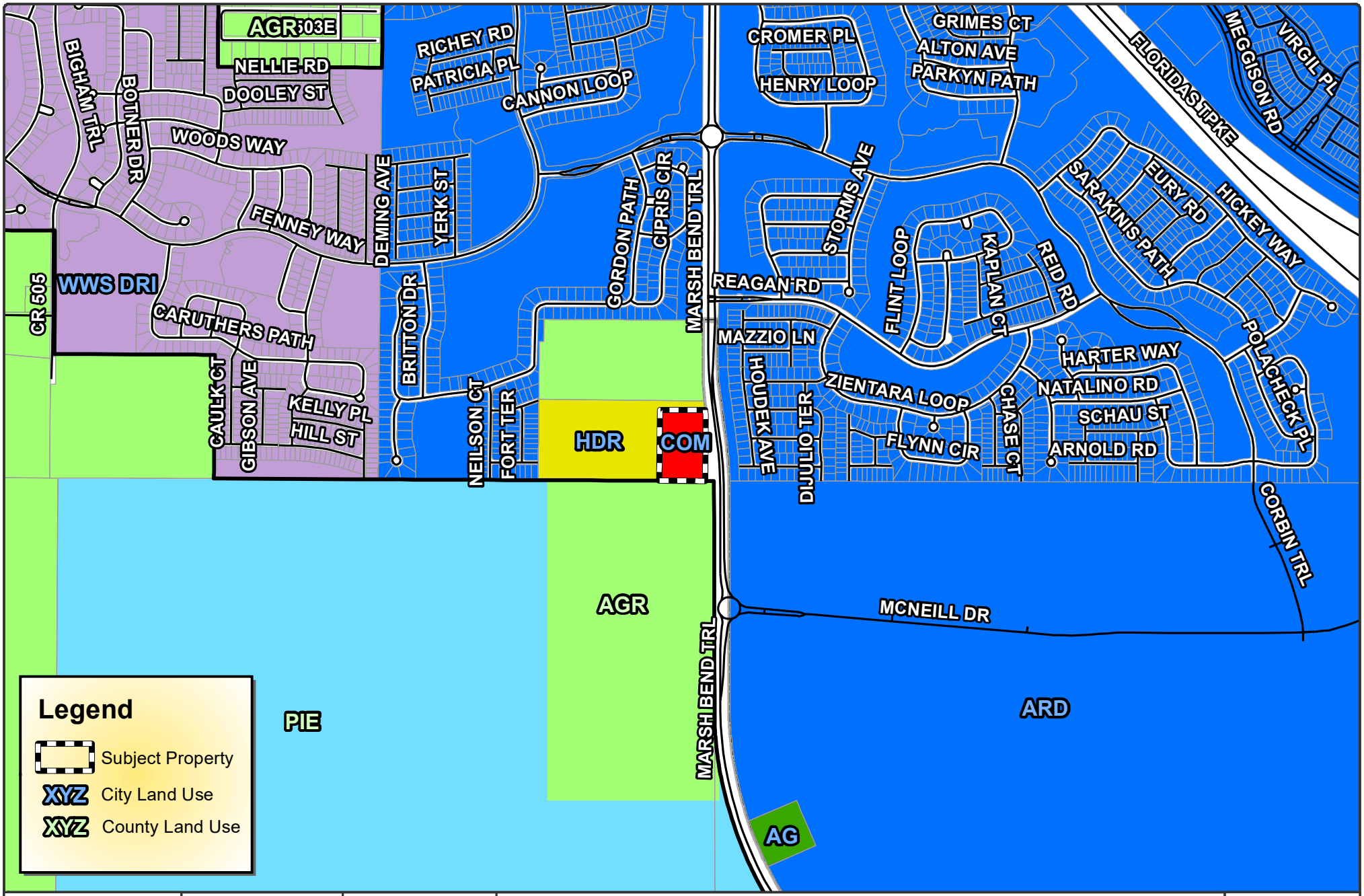
# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 2A

EXISTING LAND USE

DECEMBER 2022

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EST. 1877 WILDWOOD FLORIDA

Feet 0 510 1,020

# CP/RZ 2212-001

# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

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, June 13, 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 (Sumter County) to Commercial (City) on 4.86 acres MOL.

**Case No:** CP 2212-001 Thomas Group Planned Development

**Applicant:** Ryan Thompson, CHW

**Owner:** Thomas Group Investments #1 LLC

**Parcel Number(s):** G33-154

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-99 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **CP 2302-002 Lucky U Landholding LLC**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-20.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

| | |
|---|---|
| **Case #** | CP 2302-002 Lucky U Landholding LLC |
| **Ordinance #** | O2023-20 |
| **Applicant** | LPG Urban & Regional Planners Inc (Michael Rankin) |
| **Owner** | Nina Jean Driggers Davis, et al |
| **Property Location** | Generally located at the corner of N US 301 and CR 126 |
| **Parcel Number(s)** | D29-023 and D29-024 |
| **Date** | 6/19/2023 |

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003.

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

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

The applicant proposes the development of a thirteen thousand one hundred fifty-one (13,151) square foot retail/service and motorcycle repair shop on approximately 4.45 acres MOL. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting a mix of High-Density Residential (HDR), Commercial (COM), and Industrial (IN), which fits with the desired land use amendment request.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum intensity of point five (0.5) FAR or seventy-five percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed development conforms to Policies 1.2.8.e. by assisting in developing a thriving and equitable economy. In addition to Objective 1.4 of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall cultivate an environment that fosters, supports, and champions economic growth. Surrounding parcels, specifically those to the east are currently primarily zoned for industrial, with the surrounding area to the southwest and west composed of a mix of High-Density Residential (HDR) and Commercial (COM). This mix of uses is compatible with the desired land use change and follows policy 1.2.8.a. which seeks to contribute to a mix of land uses.

Additionally, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. As such the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located at the corner of N US 301 and CR 126. As the existing mix of land use designations are mainly rural residential (R4C and R2C) within the county, and Commercial (COM), with some High Density Residential (HDR) in the city. The proposed development would seek to utilize currently vacant land in a way that conforms to Policy 1.4.5. of the Comprehensive Plan, which states that the city shall encourage and support the revitalization of vacant and underutilized retail spaces. The proposed development indirectly combats urban sprawl through its use of compact design principles as stated under policy 1.2.8.b.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc on January 3rd, 2023. Areas classified as wetland/surface waters were not located within, or immediately adjacent to the subject property. Additionally, surveys did not result in the location of any "potentially occupied" gopher tortoise burrows or any other listed wildlife. It was recommended that a hundred percent (100%) survey be conducted prior to the initiation of any construction activities.

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

**Transportation:** Access to the site is proposed via two (2) access driveways, one (1) right-in/right-out (RI/RO) access driveway on US 301, and one (1) full access driveway on CR 126. A full TIA was submitted to and accepted by Sumter County, with the proposed development

projected to generate 628 daily external trips, of which 25 trips occur during the AM peak hour, and 70 trips during the PM peak hour. Findings within the accepted TIA stated that the roadway capacity analysis indicates that all study roadway segments (N US 301 & CR 126) are projected to operate at acceptable LOS at the project buildout.

**Potable Water & Sewer:** There is an existing 10” water main along the railroad tracks to the east of the parcel, as well as a 6” force main. The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available for the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

**Schools**: The commercial development is estimated to add no students to Wildwood Schools.

Shaun Raja
Planner I, Development Services Department

**ORDINANCE NO. O2023-20**

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

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

**Parcel(s) D29-023 & D29-024**
**Nina Jean Driggers Davis et al (Owner)**
**4.45 Acres +/-**

**LEGAL DESCRIPTION:**

PARCEL 1:

BEGINNING 15 FEET NORTH AND 200 FEET EAST, FROM THE S.W. CORNER OF S.W. 1/4 OF S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUNNING 210 FEET WEST, THENCE 336 FEET NORTH, THENCE 210 FEET WEST, THENCE 336 FEET SOUTH TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 15 FEET NORTH AND 470 FEET EAST FROM THE S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN THENCE 336 FEET NORTH FOR POINT OF BEGINNING; THENCE RUN EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING. ALSO FROM SAID POINT OF BEGINNING, RUN WEST 210 FEET, NORTH 210 FEET, EAST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

ALSO TOGETHER WITH:

BEGINNING 50 FEET EAST AND 141 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 210 FEET NORTH, THENCE 210 FEET EAST, THENCE 210 FEET SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

PARCEL 2:

BEGINNING 50 FEET EAST AND 15 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 126 FEET NORTH, THENCE 210 FEET EAST, THENCE 126 SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

(LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

This property is to be reclassified from Industrial (Sumter County) to Commercial (City) and contains 4.45 acres, more or less:

**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

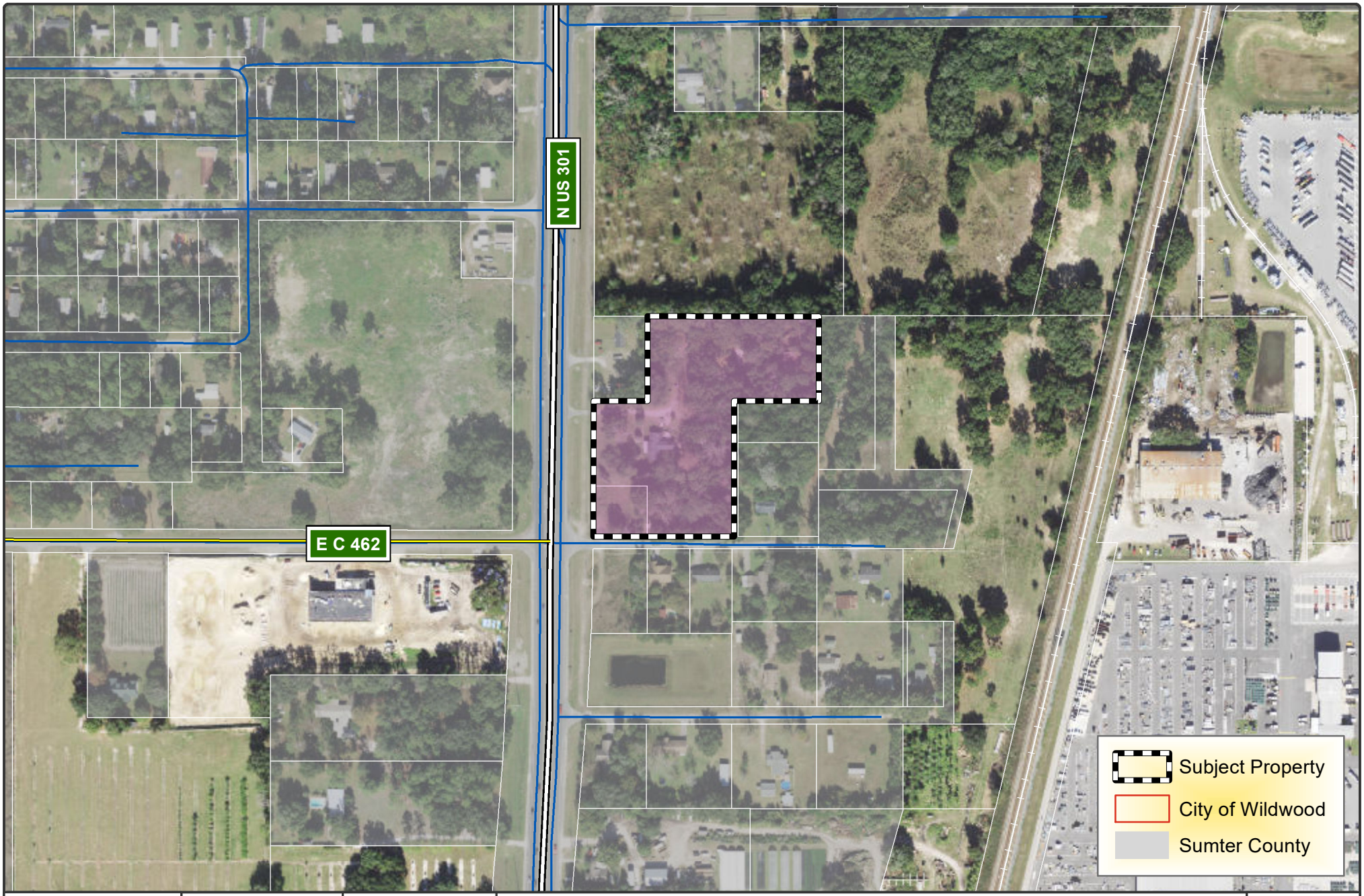
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A

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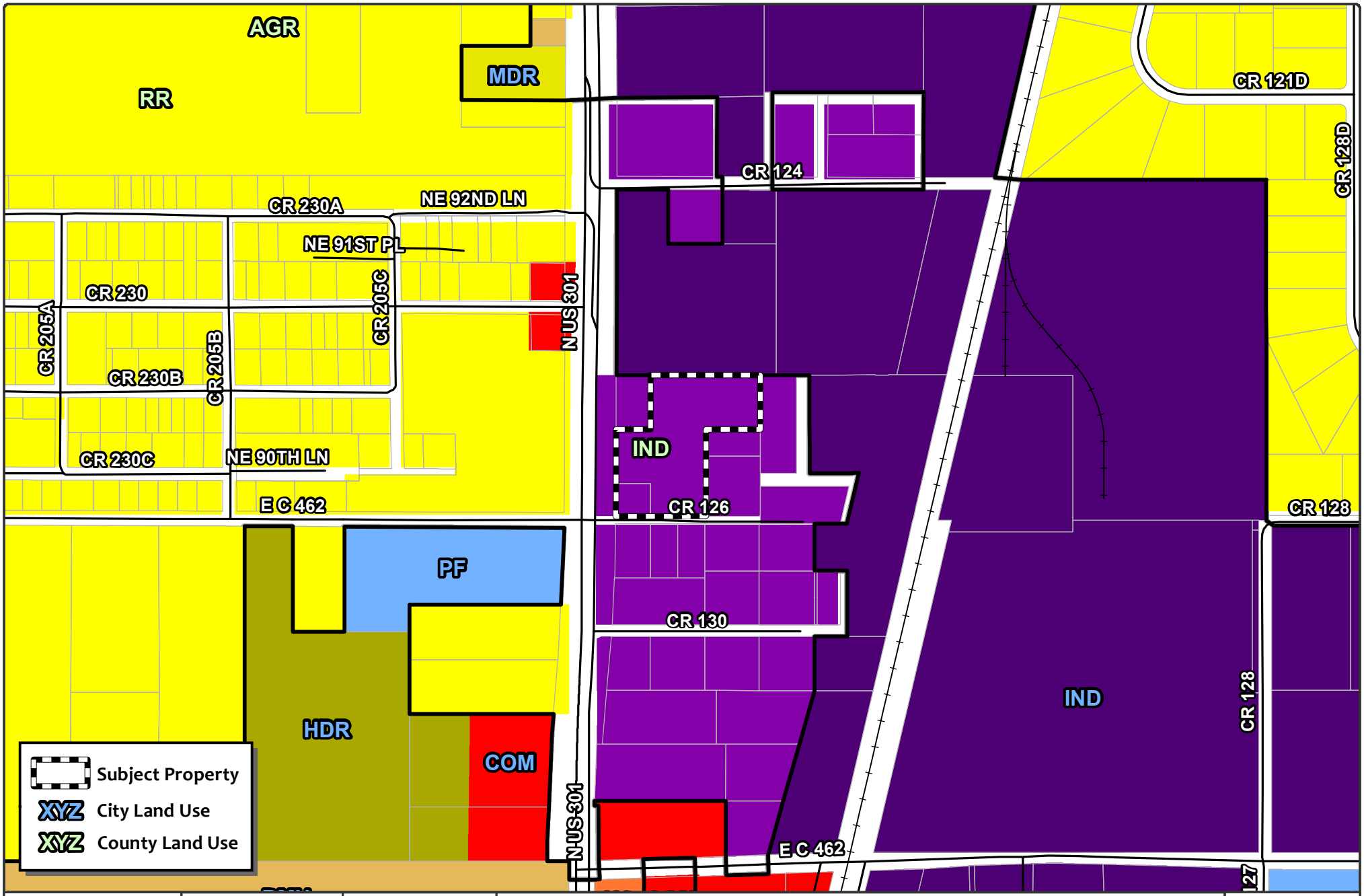
N
Feet
0 160 320

CP 2302-002

# LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 1B
LOCATION MAP
MAY 2023

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Feet
0 250 500

CP 2302-002

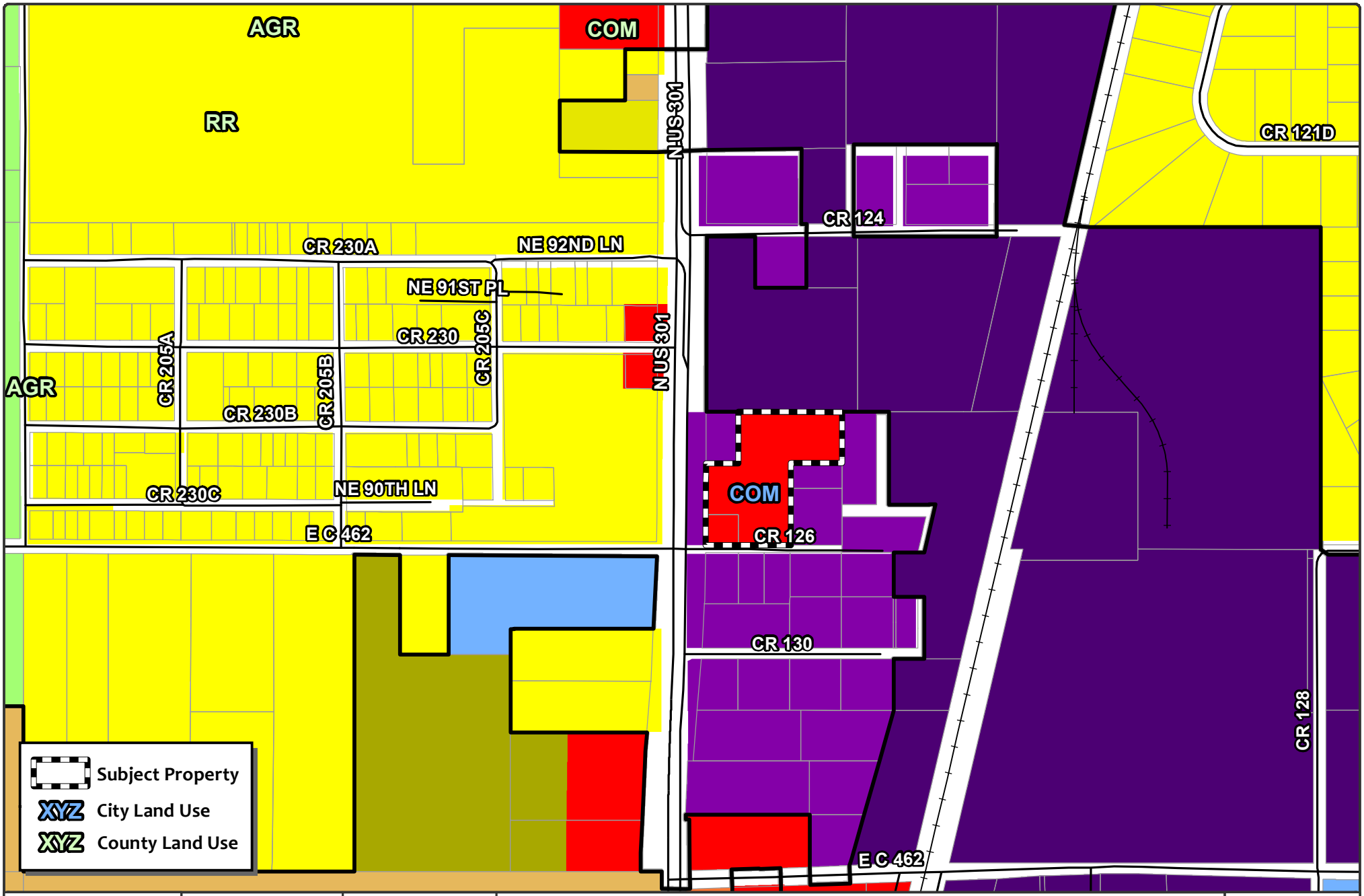
LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 2A

EXISTING LAND USE

MAY 2023

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www.wildwood-fl.gov

Feet 0 260 520

# CP 2302-002

## LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 2B

PROPOSED LAND USE

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 Industrial (Sumter County) to Commercial (City) on 4.45 acres MOL.

**Case No:** CP 2302-002 Lucky U Landholding LLC

**Applicant:** Ryan Thompson, CHW

**Owner:** Thomas Group Investments #1 LLC

**Parcel Number(s):** D29-023 & D29-024

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 O2023-20 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **CP 2304-001 House of Hope**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-22.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

| | |
|---|---|
| **Case #** | CP 2304-001 House of Hope |
| **Ordinance #** | O2023-22 |
| **Applicant** | Mary Starkey |
| **Owner** | Coniglio C. John Trustee |
| **Property Location** | Generally located along CR 126, approximately 0.17 miles east of the intersection of N US 301 and E C 462 |
| **Parcel Number(s)** | D29B001 |
| **Date** | 6/19/2023 |

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002.

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 applicant proposes the development of a rehabilitation facility, consisting of an administration building, lodging building, future warehouse, thrift store, and a future training building on 5.56 acres MOL. Justification has been presented to the city to support the proposed development, which includes a faith-based recovery program with counseling services, skills training and on-site dormitories.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum intensity of point five (0.5) FAR or seventy-five percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. With the proposed facility conforming to Policies 1.2.8.f. & 1.2.8.g., which states that the city shall foster distinctive neighborhoods with a strong sense of place, and the preservation of open space. Surrounding parcels, specifically those to the east, are currently primarily zoned for industrial, with the FLU solidly industrial. However, the surrounding area to the southwest and west are composed of a mix of uses, with High-Density Residential (HDR) and Commercial (COM).

Additionally, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. The proposed development is consistent with the FLUM, and under Objective 3.2 of the Housing Element the city shall encourage the provision of affordable housing, as the proposed facility will seek to provide. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along CR 126, east of the intersection of N US 301 and E C 462. As the existing mix of land use designations are mainly rural residential (R4C and R2C) within the county, and Commercial (COM), with some High Density Residential (HDR) in the city. The proposed development would maintain much of the existing open space while conforming to Policy 1.2.7.e. of the Comprehensive Plan. The proposed development directly combats urban sprawl by preserving natural environmental features, while assisting in developing a thriving and equitable economy through training, education, and employment for those who need it most.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. According to current FEMA flood maps, no wetlands and/or surface waters are present within the project boundary. Additionally, most of the existing yard and green space will be maintained.

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

**Transportation:** Access to the property is proposed from CR 126, which is a minor local road maintained by the county. A minimum twenty (20) foot wide ingress/egress easement will need to be obtained on CR 126 from the county prior to or during the site plan stage. Parking will be minimal as program participants will not have access to personal/private transportation during the program. Additionally, an increase in traffic to and from the site will be minimal and will be limited in its effect on nearby roads.

**Potable Water & Sewer:** There is an existing 10" water main along the railroad tracks to the east of the parcel, as well as a 6" force main. The subject properties are in an infill demand

service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

**Schools**: The commercial development is estimated to add no students to Wildwood Schools.

Shaun Raja
Planner I, Development Services

**ORDINANCE NO. O2023-22**

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

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

**Parcel(s) D29B001**
**Coniglio C. John Trustee (Owner)**
**5.56 Acres +/-**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE WEST ½ OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLYLY OF C.S.X. TRANSPORTATION, INC'S WESTERLY RIGHT OF WAY LINE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.X. TRANSPORTATION, INC.'S MAIN LINE TRACK; FROM SAID POINT, RUN S13º15'50'W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK; 789.24 FEET, TO THE NORTH LINE OF LOT 1, BLOCK A, ORANGE HEIGHTS SUBDIVISION, PLAT BOOK 3, PAGE 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S13º15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 591.50 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN S89º54'37"W, 264.69 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ORANGE HEIGHTS, AND TO THE CENTERLINE OF MARCIA STREET IN AFORESAID ORANGE HEIGHTS; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID CENTERLINE OF MARCIA STREET; RUN N00º23'55"E., 2.95 FEET; THENCE N13º33'07"E., 199.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8, BLOCK B, ORANGE HEIGHTS; THENCE RUN N89º51'23"W., 191.52 FEET ALONG SAID EXTENSION LINE

AND SOUTH LINE OF LOTS 8 AND 7, BLOCK B, RESPECTIVELY, TO THE SOUTHWEST CORNER OF AFORESAID LOT 7; THENCE RUN N00º04'32"E., 379.96 FEET ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2, RESPECTIVELY, BLOCK B, TO THE NORTH LINE OF ORANGE HEIGHTS; THENCE ALONG SAID NORTH LINE OF ORANGE HEIGHTS RUN S89º53'13"E., 544.68 FEET TO THE POINT OF BEGINNING.

**CONTAINING 5.56 ACRES, MORE OR LESS.**

This property is to be reclassified from Industrial (City) to Commercial (City) and contains 5.56 acres, more or less:

**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

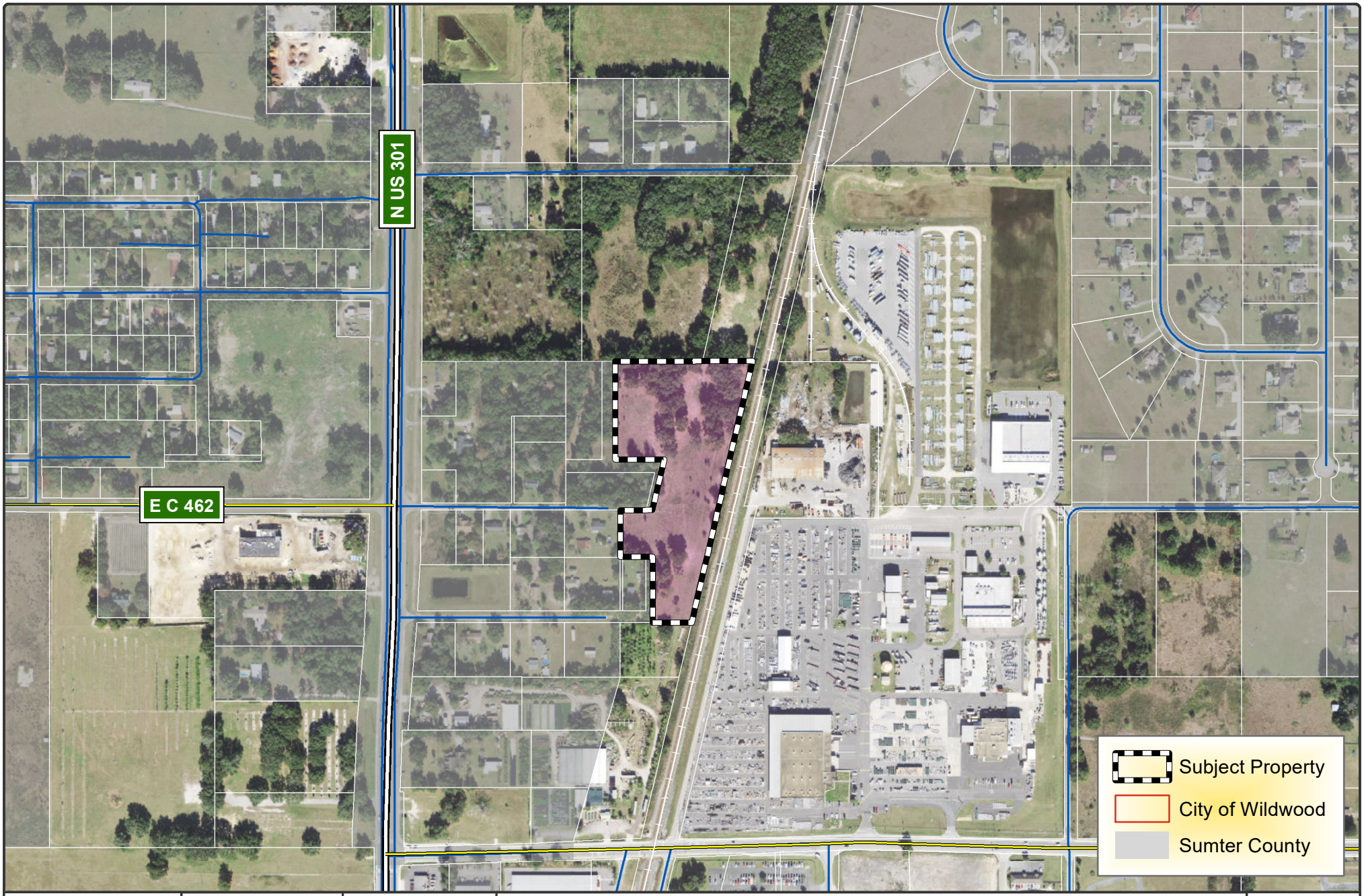
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A




WILDWOOD
EST. 1877
FLORIDA

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

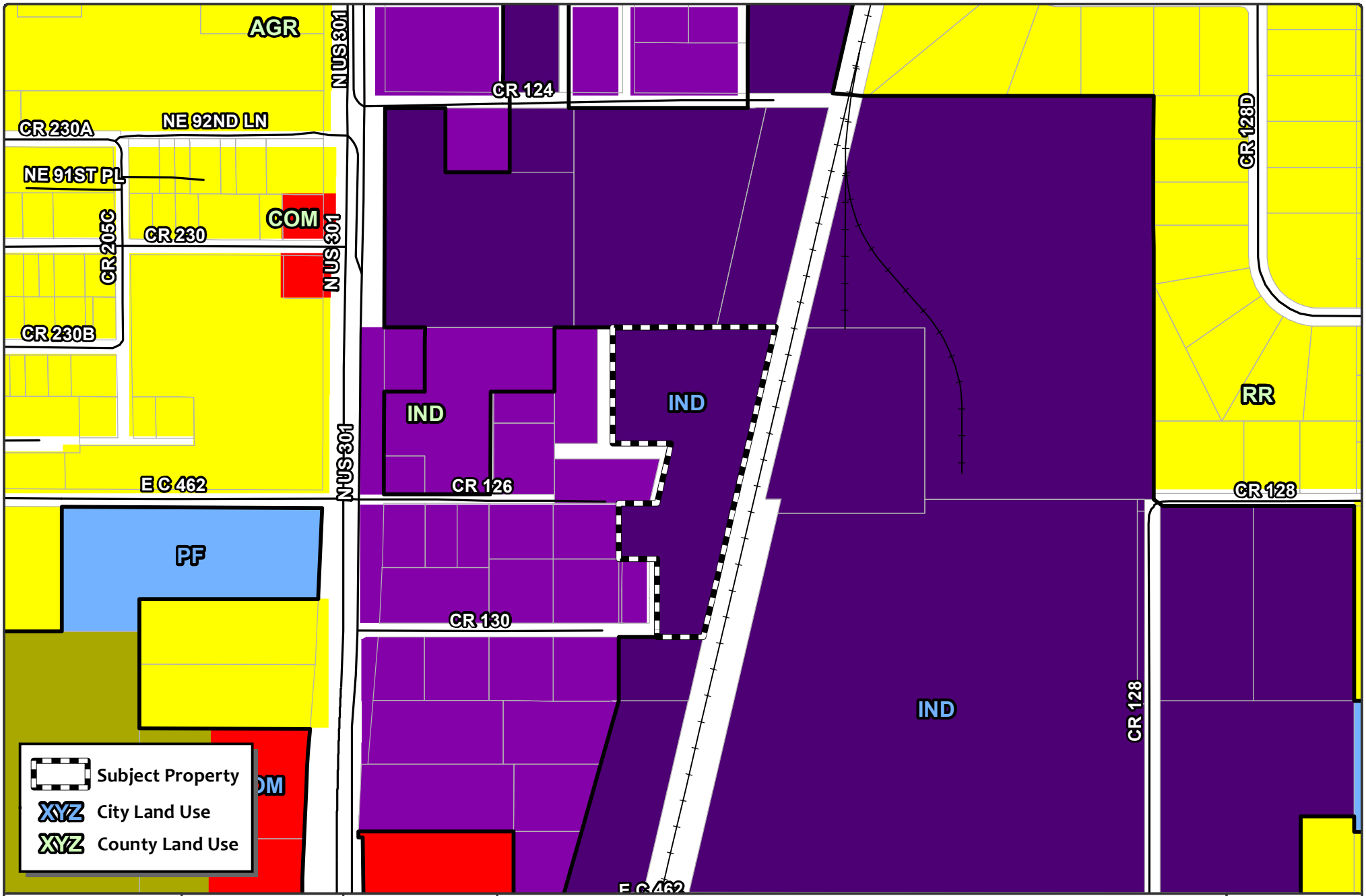
N
Feet
0 250 500

CP 2304-001

# HOUSE OF HOPE

PARCEL D29B001

MAP 1B
LOCATION MAP
MAY 2023

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Feet 0 210 420

# CP 2304-001

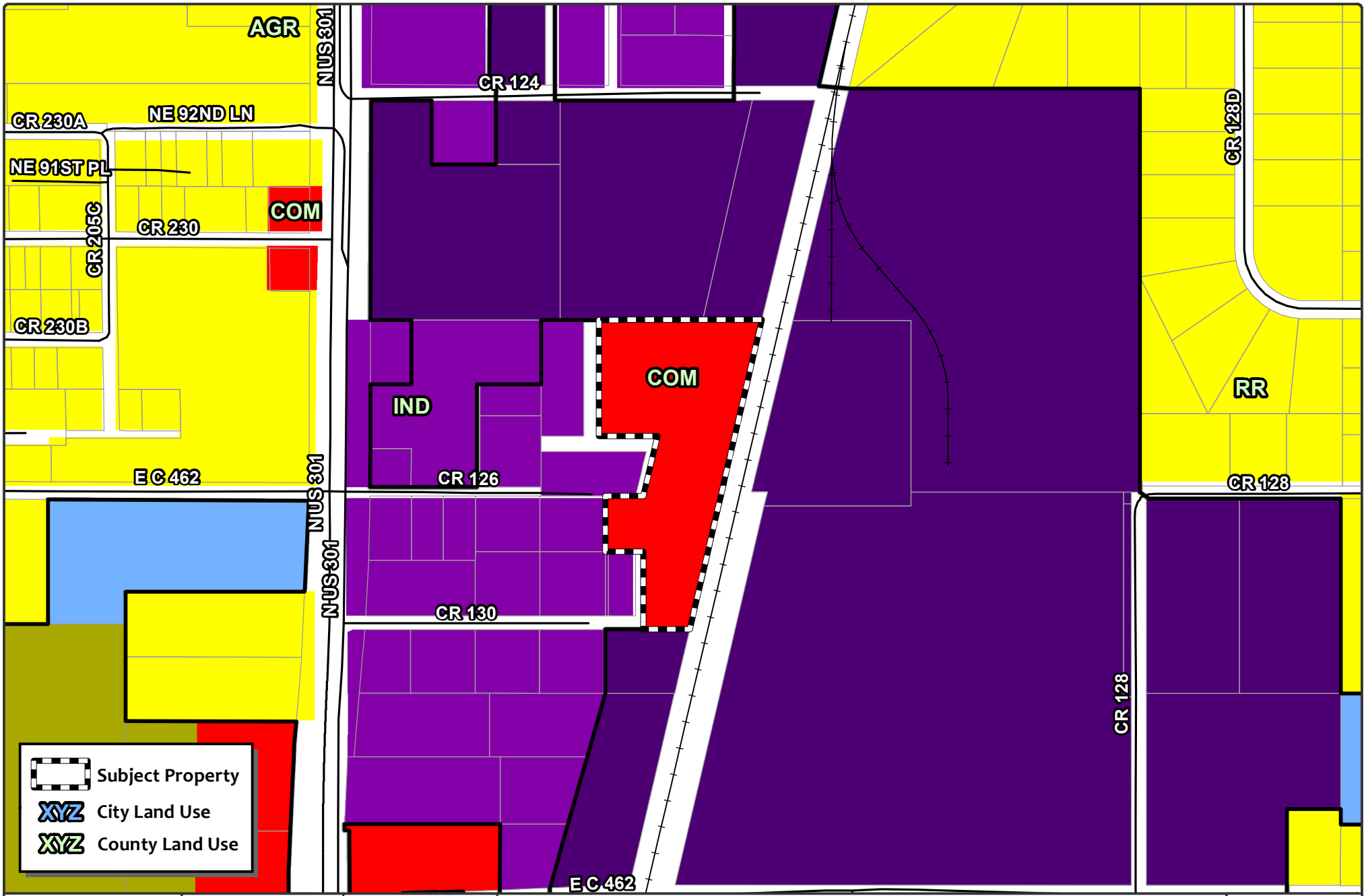
# HOUSE OF HOPE

PARCEL D29B001

MAP 2A

EXISTING LAND USE

MAY 2023

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N
Feet
0 210 420

# CP 2304-001

# HOUSE OF HOPE

PARCEL D29B001

MAP 2B

PROPOSED LAND USE

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 Industrial (City) to Commercial (City) on 5.56 acres MOL.

**Case No:** CP 2304-001 House of Hope

**Applicant:** Mary Starkey

**Owner:** Coniglio C. John Trustee

**Parcel Number(s):** D29B001

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 O2023-22 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **CP 2303-002 All County Collision**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-25.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

| | |
|---|---|
| Case No.: | CP 2303-002 All County Collision |
| Ordinance No.: | O2023-25 |
| Applicant: | Florida Metal Buildings - William Poole |
| Owner: | Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower |
| Property Location: | East of N US 301 and approximately 0.25 miles north of E C466 |
| Parcel Number(s): | D08A001 |
| Date: | June 7, 2023 |

The applicant is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004.

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

**(1) Justification of the proposed amendment has been adequately presented;**
The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a new auto collision center, on 1.97 acre MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

**(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;**
The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is

0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 42,906.6 square feet and the development proposes a 20,000-square-foot facility, which meets the criteria of the proposed land use.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301. Utilities are available to the site on the west side of N US 301. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. As the existing mix of land use designations are mainly Low-Density Residential (LDR) and Commercial (COM), an addition of High-Density Residential (HDR) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider more efficient land use in the area.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey was conducted by Woodlands Management in April of 2023. Per the survey, no listed species were observed on the site.

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

**Transportation:**

The property has access off of N US 301 and NE 120th Road. The applicant has applied for an exemption for the TIA submittal which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

**Potable Water & Sewer:** The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

**Schools**: The commercial development will not generate any school-age children.

Terri O'Neal

Terri O'Neal, CCM
Planning Manager, Development Services

**ORDINANCE NO. O2023-25**

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

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

**Parcel D08A001**
**Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower (Owners)**
**1.97 +/-**

**LEGAL DESCRIPTION:**

LOTS 1 TO 8 INC BLK A & LOTS 2 3 6 7 10 11 14 15 & 16 AND W 20 FT LOT 13 BLK H SS CARUTHERS ADD TO OXFORD PB 1 PG 122LESS 301 R/W LESS A PORT OF LOTS 2 & 3 BLK S.S. CARUTHERS ADD TO OXFORD PB 1 PG 122 DESC AS FOLLOWS: COMM AT SE COR OF LOT 1 BLOCK H BEING ON NORTHERN R/W OF NE 120TH XING THENCE N/LY WESTERN LINE OF 100 FT RR R/W 136.73 FT TO POB THENCE LEAVING R/R R/W ON A LINE PARALLEL WITH NORTH ERN R/W XING AN ANGLE OF 101 DEG 28'27"W TO NORTH A DIST OF 111.10 FT TO PT ON THE WESTERN LINE OF LOT 3 BLK H THENCE AN ANGLE OF 90 DEG 00'00"E TO NORTH ALONG THE WESTERN LINE OF LOT 3 BLK H 20.00 FT THENCE LEAVING THE WESTERN LINE OF LOT 3 BLK 5 AT AN ANGLE OF 95 DEG 19'4"E NORTH A DIT 105.51 FT TO A PT ON WESTERN R/W LINE OF 100 FT R/R THENCE S/LY ALONG SAID R/R R/W 30.41 FT TO POB

This property is to be reclassified from Rural Residential (Sumter) to Commercial (City).

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

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

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

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

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

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

**DONE AND ORDAINED** this _____ day of _____, 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

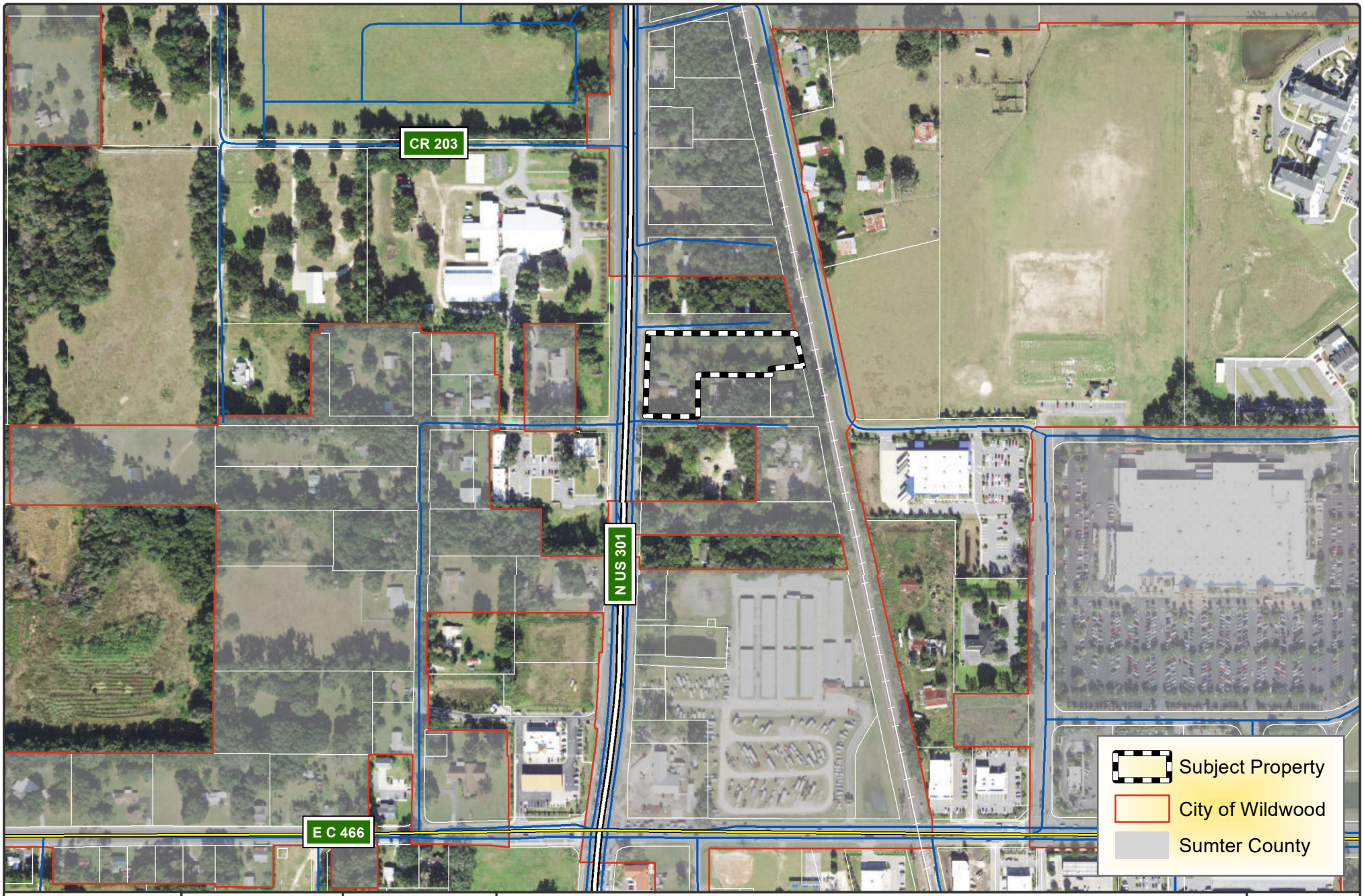
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A

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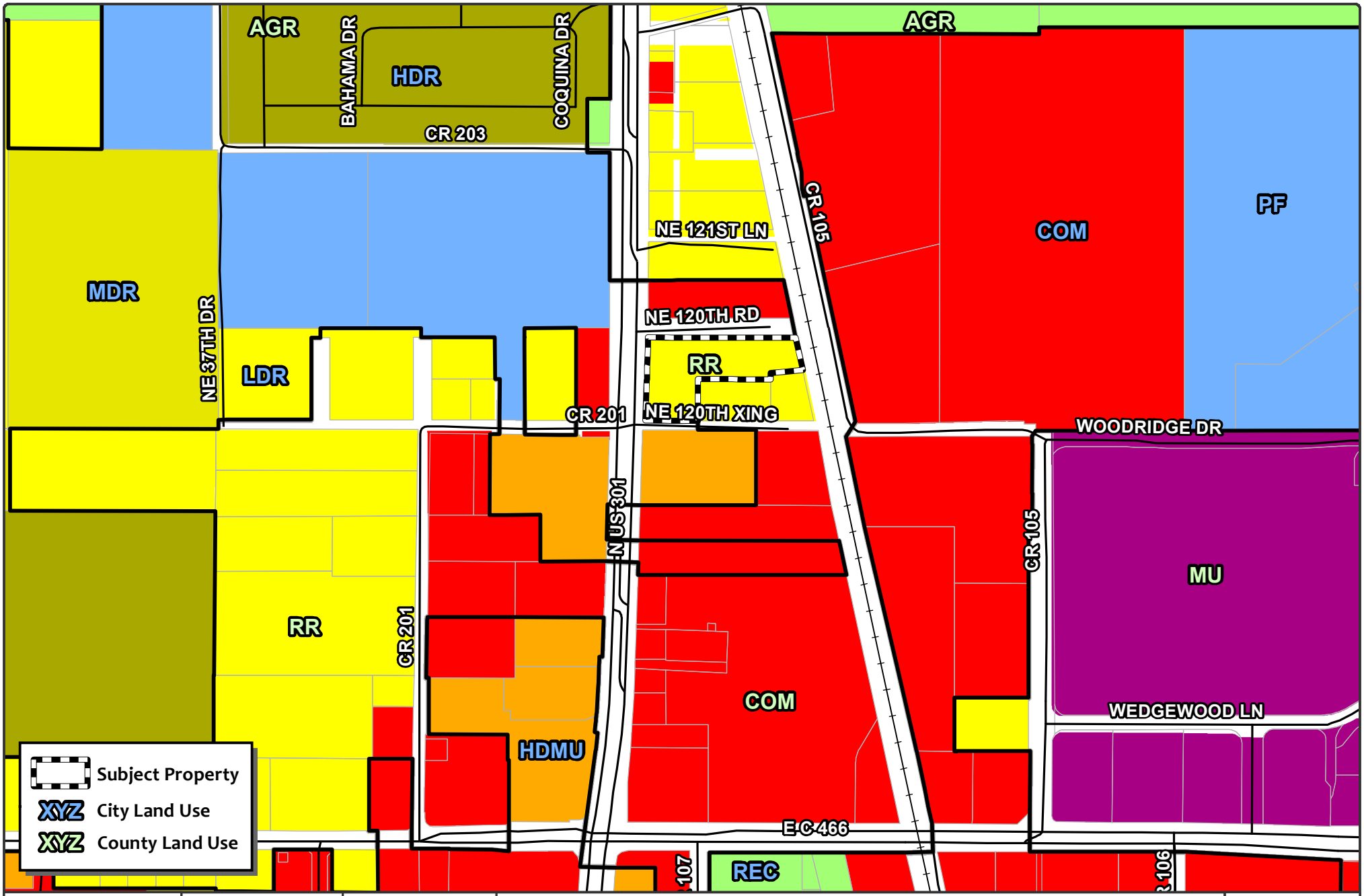
CP 2303-002/RZ 2303-004

# ALL COUNTY COLLISION

PARCEL D08A001

MAP 1B
LOCATION MAP
MAY 2023

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Feet 0 200 400

# CP 2303-002

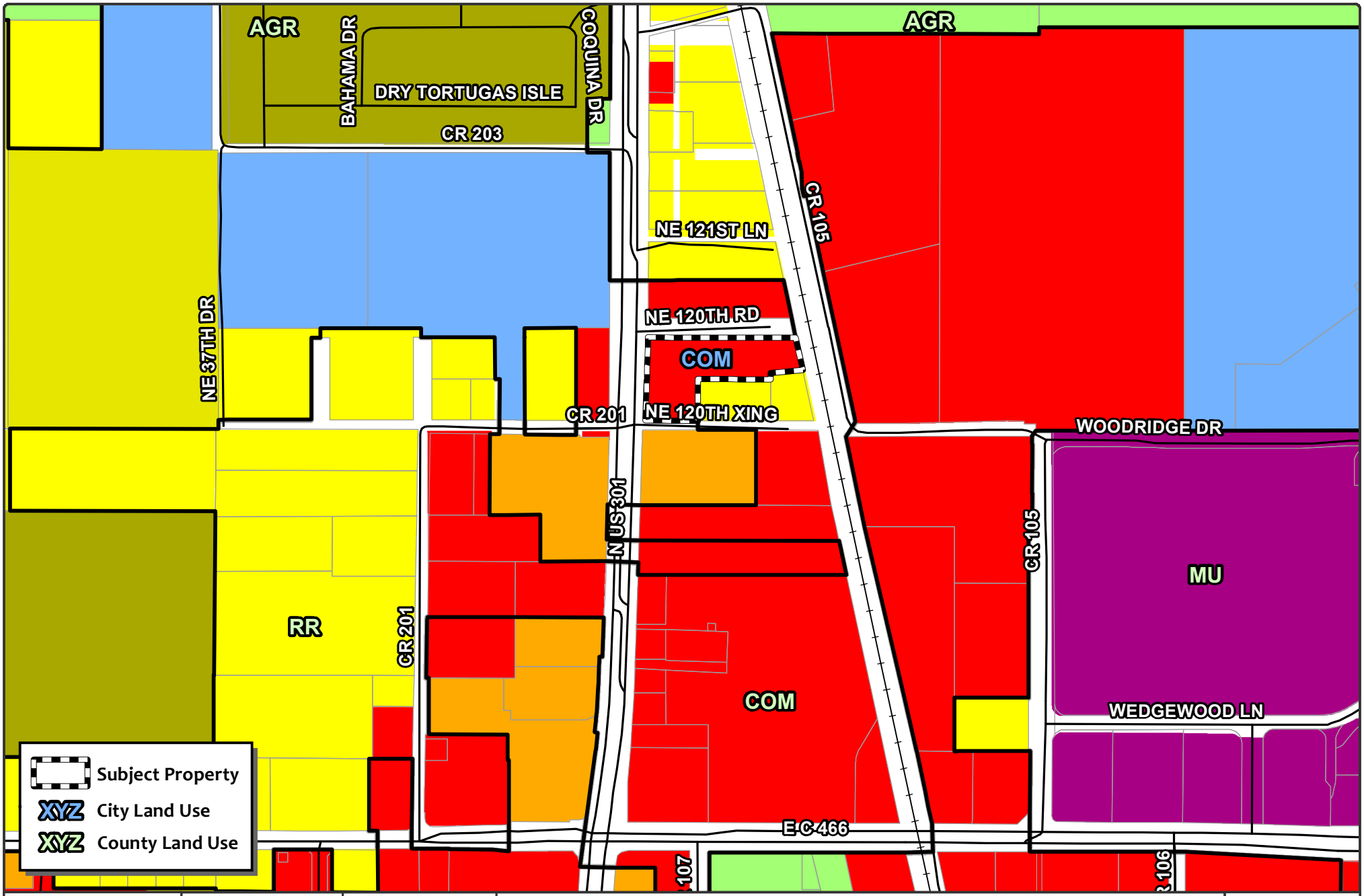
# ALL COUNTY COLLISION

PARCEL D08A001

MAP 2A

EXISTING LAND USE

MAY 2023

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Feet 0 200 400

# CP 2303-002

# ALL COUNTY COLLISION

PARCEL D08A001

MAP 2B

PROPOSED LAND USE

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 Rural Residential (Sumter County) to Commercial (City) on 1.97 acres MOL.

**Case No:** CP 2303-003 All County Collision

**Applicant:** Florida Metal Buildings

**Owners:** Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower

**Parcel Number:** D08A001

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 O2023-25 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **RZ 2212-001 Thomas Group Planned Development**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2022-100 subject to the approval of O2022-99, 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 2212-001 Thomas Group Planned Development |
| **Ordinance #** | O2022-100 |
| **Applicant** | Ryan Thompson, CHW |
| **Owner** | Thomas Group Investments #1, LLC |
| **Property Location** | Located 0.06 miles west of the intersection of Marsh Bend Trail and Myrtle Dr |
| **Parcel Number(s)** | G33-154 |
| **Date** | 6/19/2023 |

The applicant seeks approval from the City Commission to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001.
Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

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

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate a mix of commercial and office uses, as stated under FLU Policy 1.1.1.c. Whereas Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. Additionally, the development of a commercial project on currently vacant land would accomplish Objective 1.4, while also conforming to Policy 1.4.5. within the comprehensive plan. Specifically, Policy 1.4.5 encourages and supports the revitalization of vacant and underutilized spaces, which is consistent with the comprehensive plan's desired objectives

and goals.

**(b) <u>The existing land use pattern of the surrounding area;</u>**
The proposed rezoning to C-2 is compatible with this area's existing land use pattern and would abide by Policies 1.2.8.e., and 1.2.8.l. which seeks to maintain compatibility with adjacent land uses and promote the continued development of a thriving and equitable economy. The proposed development is intended to be an approximately 105,850-square-foot, multi-story storage facility. Services provided by this commercial structure are explicitly designed to cater to the needs of the surrounding residential communities, as expressed in Policy 1.2.8.e., which promotes the development of a thriving, equitable economy.

**(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>**
**<u>Schools:</u>** The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

**<u>Potable Water & Sewer:</u>** There is an existing 12" water main along Marsh Bend Trail to the east of the parcel, as well as a 16" force main. The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

**<u>Streets:</u>** Access to the property is proposed from Myrtle Dr, which connects to the southern portion of Marsh Bend Trail. Marsh Bend Trail is currently a four-lane Major Rural Collector Road that operates at LOS D and is maintained by Sumter County. The findings in the accepted TIA were that the LOS of the affected segment of Marsh Bend Trail will not see any deficiencies due to the proposed development. Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

**(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>**
The surrounding area consists of primarily single-family age-restricted developments (ARD) with a few Medium and High-Density Residential parcels. With no commercial properties within the immediate area. This land use pattern would not conform with Objective 1.4 of the 2050 Comprehensive plan, which seeks to champion economic growth and development activities. The existing land use pattern could also be considered urban sprawl which would contradict Objective 1.2 of the 2050 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

**(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>**
The proposed rezoning change to C-2 according to the submitted traffic analysis is estimated to add 160 daily trips, with 10 A.M. & 17 P.M. peak hour trips on Marsh Bend Trail. A full traffic impact analysis has been conducted for maximum density and was accepted by Sumter County. Marsh Bend Trail is a four (4) lane Major Rural Collector Road, which operates at LOS D and is maintained by Sumter County. This is according to FDOT standards, as seen in the submitted TIA. The roadway segment analyzed within this project's Traffic Impact Analysis (TIA) was along Marsh Bend Trail from CR 500 to CR 468. The

findings in the accepted TIA were that the LOS analysis of the afore-mentioned segment indicates that the project does not cause deficiencies to Marsh Bend Trail, therefore no transportation improvements are recommended. Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along Marsh Bend Trail are primarily residential developments. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES | |
|---|---|
| NORTH | R-3 (CITY) |
| SOUTH | A10C (COUNTY) |
| EAST | ARD (CITY) |
| WEST | R-3 (CITY) |

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

Shaun Raja,
Planner I, Development Services

**ORDINANCE NO. O2022-100**

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

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

**Parcel(s) G33-154**
**Thomas Group Investments #1 LLC (Owner)**
**4.86 Acres +/-**

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF

AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER

COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

(SEE SURVEYOR'S NOTE #9)

This property is to be reclassified from RR-1 & A10C (Sumter County) to C-2 (City) containing 4.86 acres, more or less;

**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

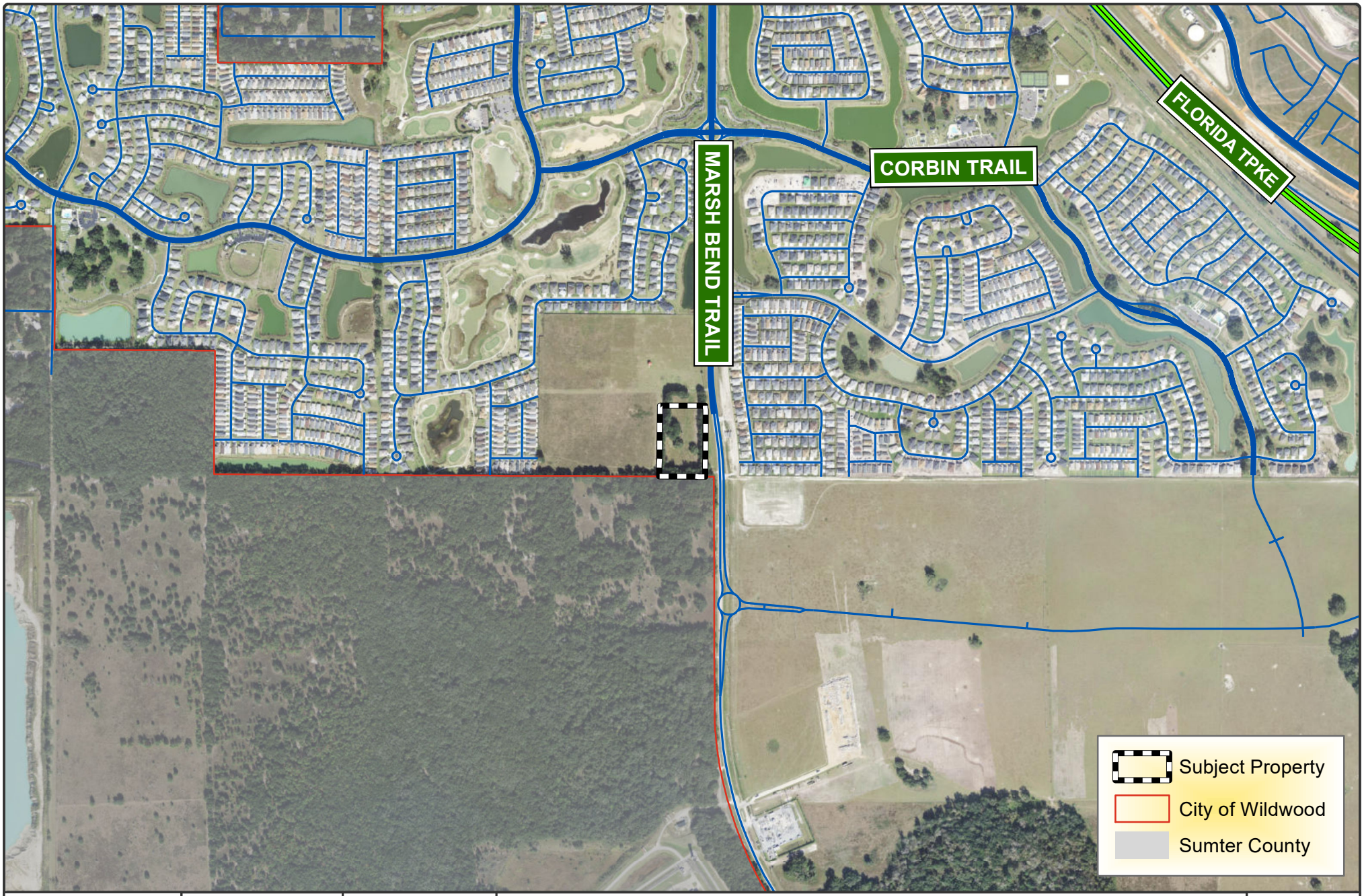
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A




WILDWOOD FLORIDA EST. 1877

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

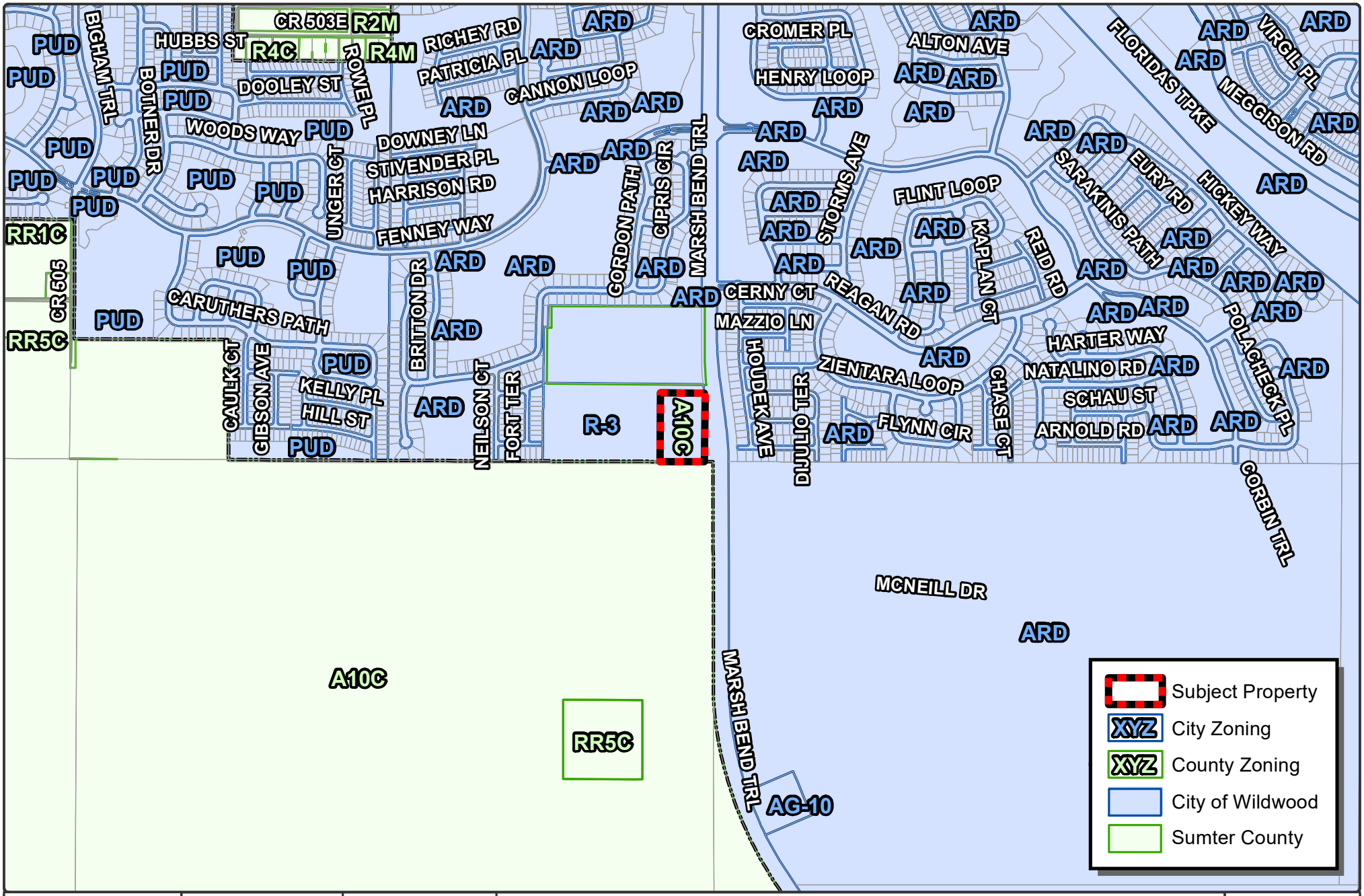
N
Feet
0 510 1,020

CP/RZ 2212-001

# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 1B
LOCATION MAP
DECEMBER 2022

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Feet 0 525 1,050

# RZ 2212-001

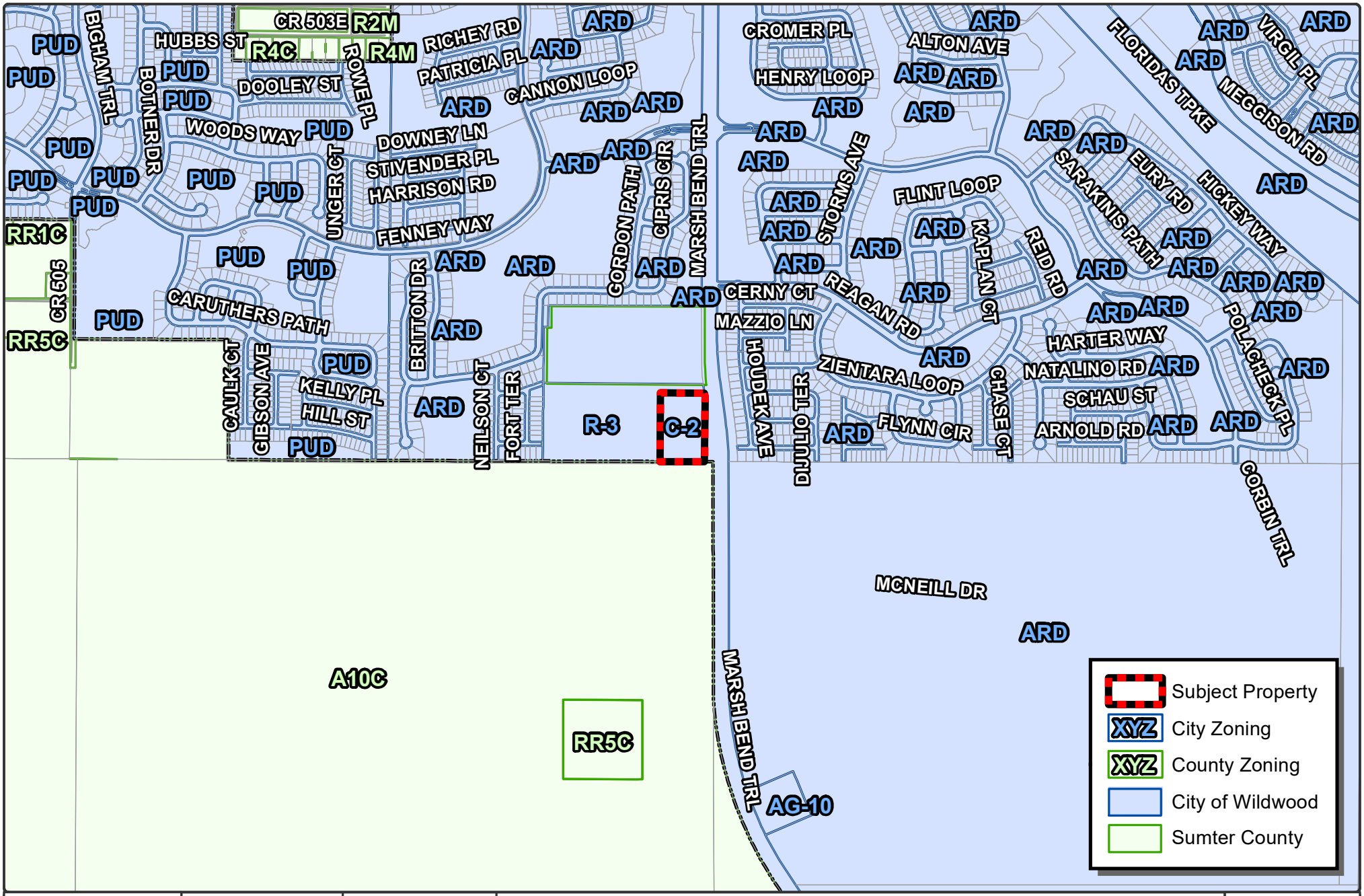
# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 3A

CURRENT ZONING

DECEMBER 2022

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Feet 0 525 1,050

**RZ 2212-001**

# THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 3B

PROPOSED ZONING

DECEMBER 2022

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

The case below was heard on Tuesday, June 13, 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 RR-1 & A10C (Sumter County) to C-2 (City) on 4.86 acres MOL.

| | |
|---|---|
| **Case #** | RZ 2212-001 Thomas Group Planned Development |
| **Applicant** | Ryan Thompson, CHW |
| **Owner** | Thomas Group Investments #1 LLC |
| **Parcel Number(s)** | G33-154 |

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 O2022-100 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **PD 2212-001 Thomas Group Planned Development**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance O2023-19.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

| | |
|---|---|
| **Case #** | PD 2212-001 Thomas Group Planned Development |
| **Ordinance #** | O2023-19 |
| **Applicant** | CHW, Ryan Thompson |
| **Owner** | Thomas Group Investments #1, LLC |
| **Property Location** | Generally located west at the intersection of Marsh Bend Trail and Myrtle Dr |
| **Parcel Number(s)** | G33-154 |
| **Date** | 6/19/2023 |

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC seeks approval from the City Commission for a Planned Development (PD) amendment for the development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning, while maintaining a minimum of twenty (20) percent open space. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels.

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

**(1) That the proposed change is consistent with the comprehensive plan;**
The proposed amendment is consistent with the comprehensive plan. The proposed Thomas Group development is seeking a Future Land Use (FLU) designation of Commercial for a multi-story indoor storage facility. This use would conform with the 2050 Comprehensive Plan policy 1.2.7(a) and (b). The proposed development would contribute to a mix of land uses in

the area, while also promoting compact design principles with its compact and vertical design.

**(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;**
The proposed change is not expected to adversely affect public facilities. A full traffic analysis has been conducted as Wildwood Mini-Storage for maximum density and was accepted by Sumter County. The study's conclusion found that the added trips do not cause deficiencies to Marsh Bend Trail and thus no transportation improvements were recommended.

The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. Separately, this is a commercial development, and Wildwood School's capacity would not be affected by the proposed development.

**(3) That changed or changing conditions makes the passage of the proposed amendment necessary;**
Changing conditions make the proposed amendment necessary. The applicant is proposing a one hundred five thousand eight hundred and fifty (105,850) square foot indoor storage facility to meet the needs of residents and those in the surrounding area. This would provide off-site storage for the rapidly growing residential developments in the vicinity.

**(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and**
TIA was accepted by Sumter County on 11/22/2022.

**(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.**
The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdiction.

Shaun Raja

Shaun Raja,
Planner, Development Services Department

## ORDINANCE NO. O2022-19

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS***,* the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

**WHEREAS**, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

**WHEREAS,** the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of ____ 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "**Exhibit A**" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).

F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

**SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

A. That the Developer has applied for a Planned Development of the lands described in "**Exhibit A**".

B. That the zoning districts of the subject land described in "**Exhibit A**" is classified as "C-2" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

**SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS**

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on _____, 2023 is incorporated into this Ordinance as "**Exhibit B**" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates the general location of the following land uses:

a. Multistory Indoor Storage Facility
b. Stormwater Management Facility (SMF)
c. Transportation systems and parking facilities
d. Existing potable water and sanitary sewer locations

2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, and conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

1) TYPE OF DEVELOPMENT. The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

| Land Use | Total (Acres) | Percentage of Total Site |
|---|---|---|
| Development Area | 3.89 | 80% |
| Open Space | 0.97 | 20% |
| **Total** | 4.86 | **100%** |

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

| Multistory Indoor Storage Facility | |
|---|---|
| No. of square feet, max.: | 105,850 |
| Floor Area Ratio, max.: | ±0.5 |
| Lot area and lot width, min.: | None |

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

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

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

Regulations, whichever Chapter is applicable.

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

F. Permitted Uses. The only permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for external property lines shall be as follows:

| **Commercial** | | |
|---|---|---|
| Front, min. | East (CR 501) | 25' |
| Rear, min. | West | 15' |
| Side, min. | North and South | 15' |

H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

| **Direction** | **Width (Ft)** |
|---|---|
| North | 20' |
| East | 20' |
| South | 20' |
| West | 20' |

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.

4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.

5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698).

The easement agreement to retain access internal to the site shall be recorded following the Site Plan approval.

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.

8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.

9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.

10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.

2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.

3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

   Transportation System Improvements. There are no improvements identified in the Traffic Impact Analysis approved by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

   Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.

5. Parking. The minimum number of parking spaces required for the Indoor Storage

Facility is four (4) spaces.

6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.

M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 5.** This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

**DONE AND ORDAINED** in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____day of_____, 2023.

**CITY COMMISSION**
**CITY OF WILDWOOD, FLORIDA**

_____
ED WOLF, MAYOR

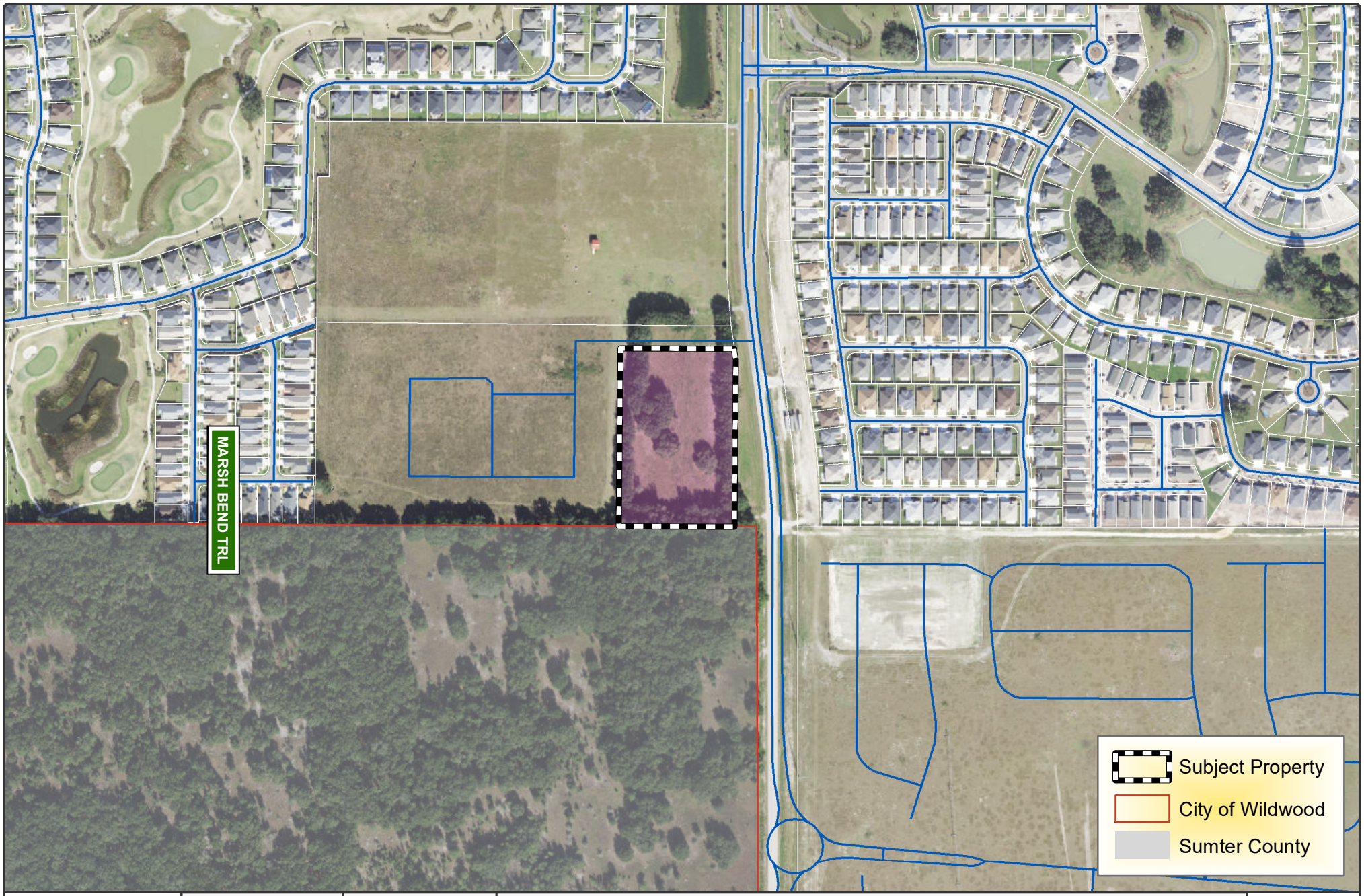
ATTEST:_____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____
City Attorney




WILDWOOD
EST. 1877
FLORIDA

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N
Feet
0 200 400

# PD 2212-001

# THOMAS GROUP

PARCELS D18-082 & D18-139

MAP 1B

LOCATION MAP

MAY 2023

CHW Professional Consultants

EXHIBIT A

**DATE:** JUNE 01, 2022
**PROJECT NAME:**
**PROJECT NO:** 22-0139
**DESCRIPTION FOR:** THOMAS WILDWOOD SSCPA AND REZONING

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

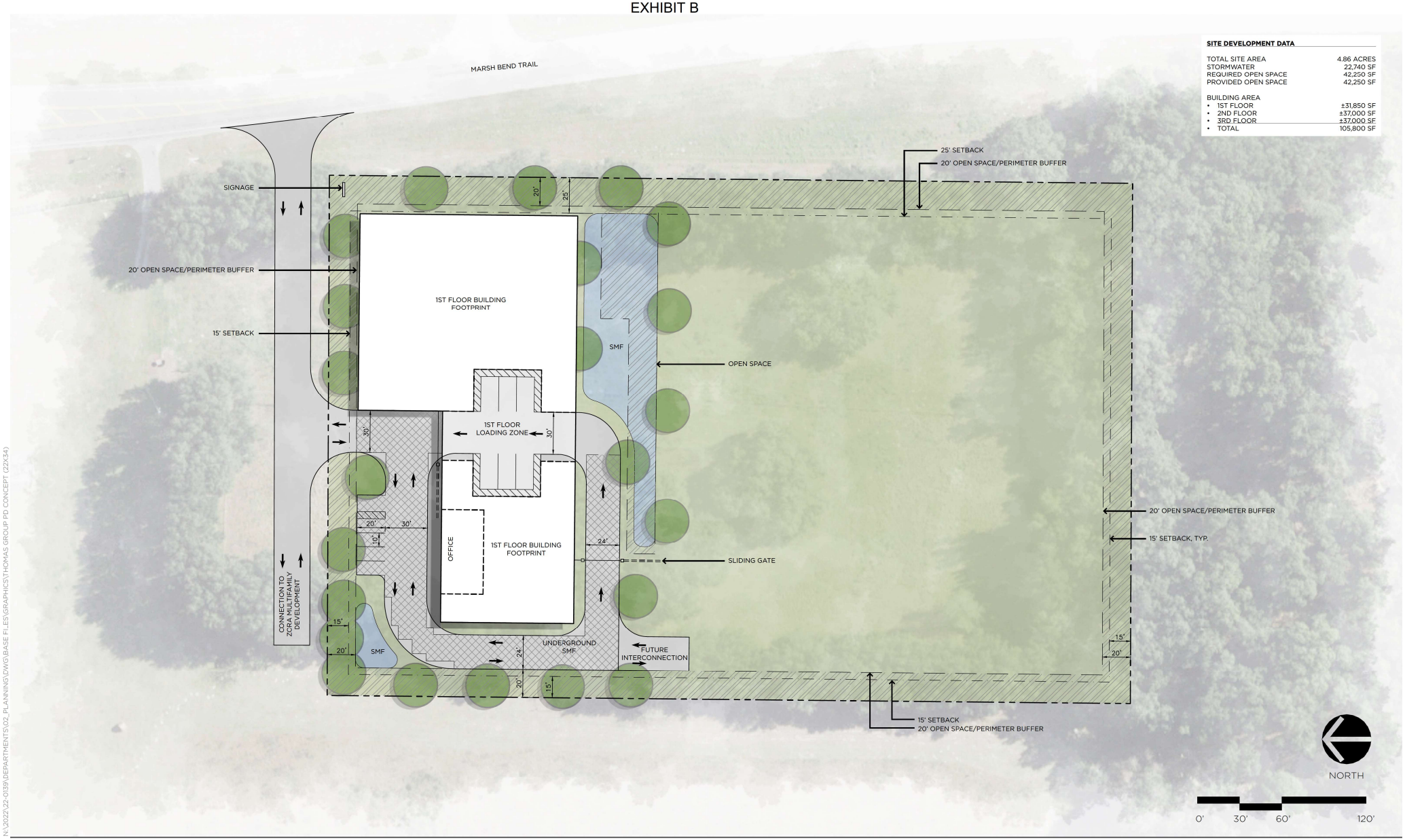
LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET. (SEE SURVEYOR'S NOTE #9)

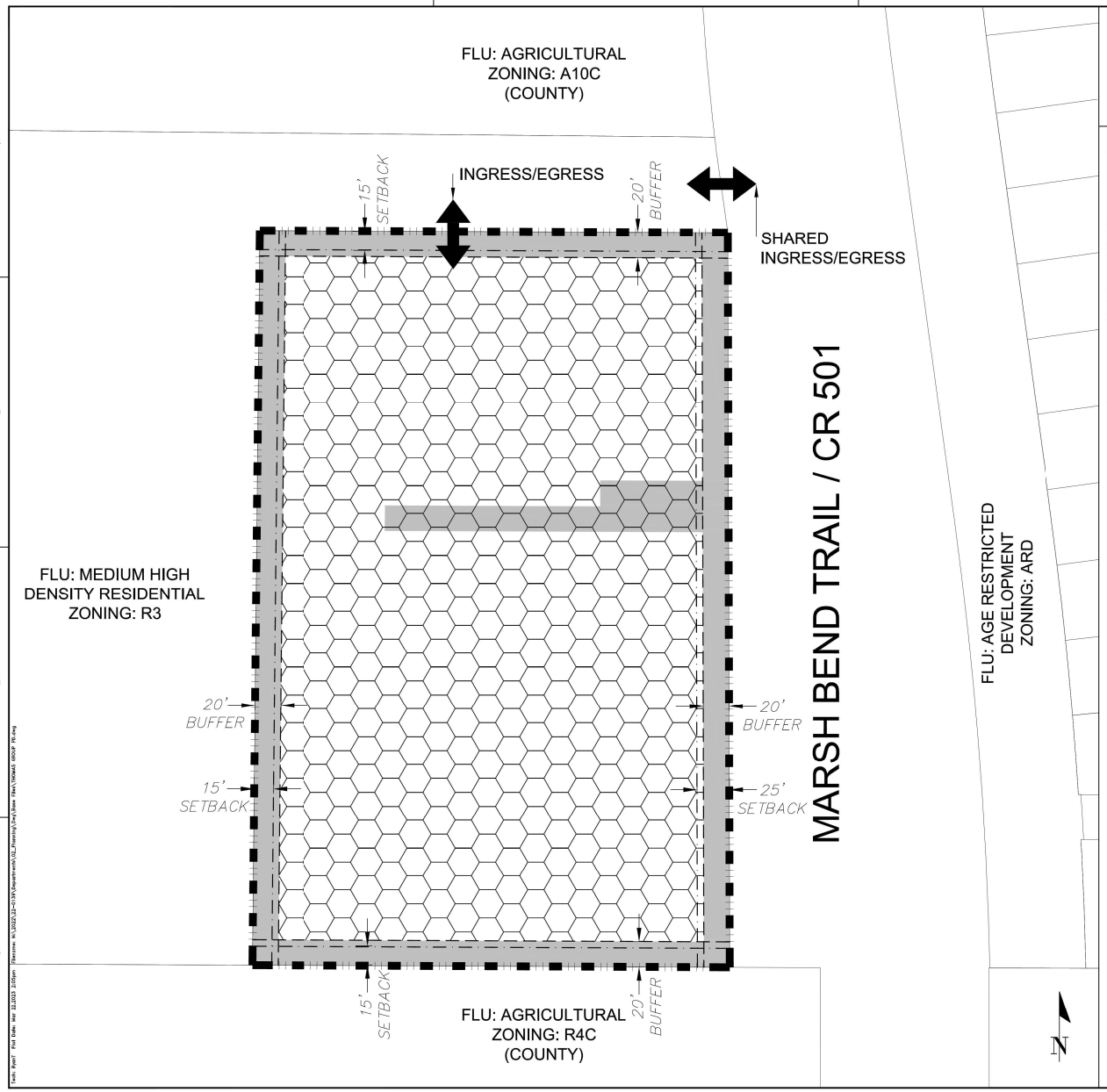
EXHIBIT B




N:\2022\22-0139\DEPARTMENTS\02_PLANNING\DWG\BASE FILES\GRAPHICS\THOMAS GROUP PD CONCEPT (22X34)

CHW Professional Consultants

THOMAS GROUP: PLANNED DEVELOPMENT | PD CONCEPT ILLUSTRATION | 3-22-2023




# THOMAS GROUP
# PLANNED DEVELOPMENT

## NOTES

1. LAND USE AREA 'A':
   - 1.1. FUTURE LAND USE: GENERAL COMMERCIAL
   - 1.2. ZONING: C-2
   - 1.3. DESIGN DISTRICT: NEIGHBORHOOD
   - 1.4. PERMITTED INTENSITY: 105,850 SQUARE FEET
   - 1.5. PERMITTED USE: INDOOR STORAGE FACILITY
2. OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
3. SITE DEVELOPMENT MAY OCCUR IN A SINGLE PHASE.
4. THE SUBJECT PROPERTY IS LOCATED IN A NEIGHBORHOOD DESIGN DISTRICT. ONSITE DEVELOPMENT IS SUBJECT TO THE APPLICABLE REGULATIONS IN THE CITY OF WILDWOOD COMPREHENSIVE PLAN, LAND DEVELOPMENT REGULATIONS, AND NEIGHBORHOOD DESIGN DISTRICT STANDARDS.
5. LAND USE AREA 'A' MAY BE GATED.
6. LAND USE AREAS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED TO ACHIEVE AN APPROVABLE SITE PLAN.
7. OPEN SPACE SHALL INCLUDE GREENSPACE, LANDSCAPE BUFFERS, TRAILS, PLAZAS, COURTYARDS, AND OTHER COMMON AREAS. OPEN SPACE MAY ALSO INCLUDE RECREATION AREAS AND AMENITIES PROVIDED SAID AMENITIES OR AREA IS NOT ENCLOSED WITHIN AIR CONDITIONED SPACE. FOR PURPOSES OF MEETING OPEN SPACE REQUIREMENTS, UP TO 50% OF THE DRAINAGE RETENTION AREAS (STORMWATER MANAGEMENT FACILITIES (SMF)) MAY BE INCLUDED IN THE OPEN SPACE CALCULATION; HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM THE SMF SHALL NOT EXCEED 50% OF THE OPEN SPACE REQUIREMENT.
8. THE PROJECT SHALL ESTABLISH AND MAINTAIN THE FOLLOWING BUFFERS:
   - 8.1. NORTH: 20'
   - 8.2. EAST: 20'
   - 8.3. SOUTH: 20'
   - 8.4. WEST: 20'
   - 8.5. BUFFER LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE DESIGN DISTRICT STANDARDS (DDS) CHAPTER 1(G)(2).

| COMMERCIAL | |
|---|---|
| NO. OF SQUARE FEET, MAX.: | 105,850 SF |
| FLOOR AREA RATIO, MAX: | ±0.50 |
| NO. OF PARKING SPACES, MIN.: | |
| INDOOR STORAGE FACILITY | 4 SPACES |
| LOT AREA AND LOT WIDTH, MIN.: | NONE |
| SETBACKS: | |
| FRONT, MIN.: | 25' |
| REAR, MIN.: | 15' |
| SIDE, MIN.: | 15' |
| BUILDING HEIGHT, MAX.: | 50' |

| LAND USE DATA | | | |
|---|---|---|---|
| HATCH PATTERN | LAND USE AREA | AREA (AC) | AREA (%) |
| | PROJECT SITE | 4.86 | 100% |
| | DEVELOPMENT AREA | 3.89 | 80% |
| | OPEN SPACE, MIN. | 0.97 | 20% |
| — — | REQUIRED BUFFER LIMIT | | |
| — · — | REQUIRED BUILDING SETBACK LIMIT | | |

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SCALE: 1" =60'
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
ORIGINAL DRAWING SIZE: 24"X36"

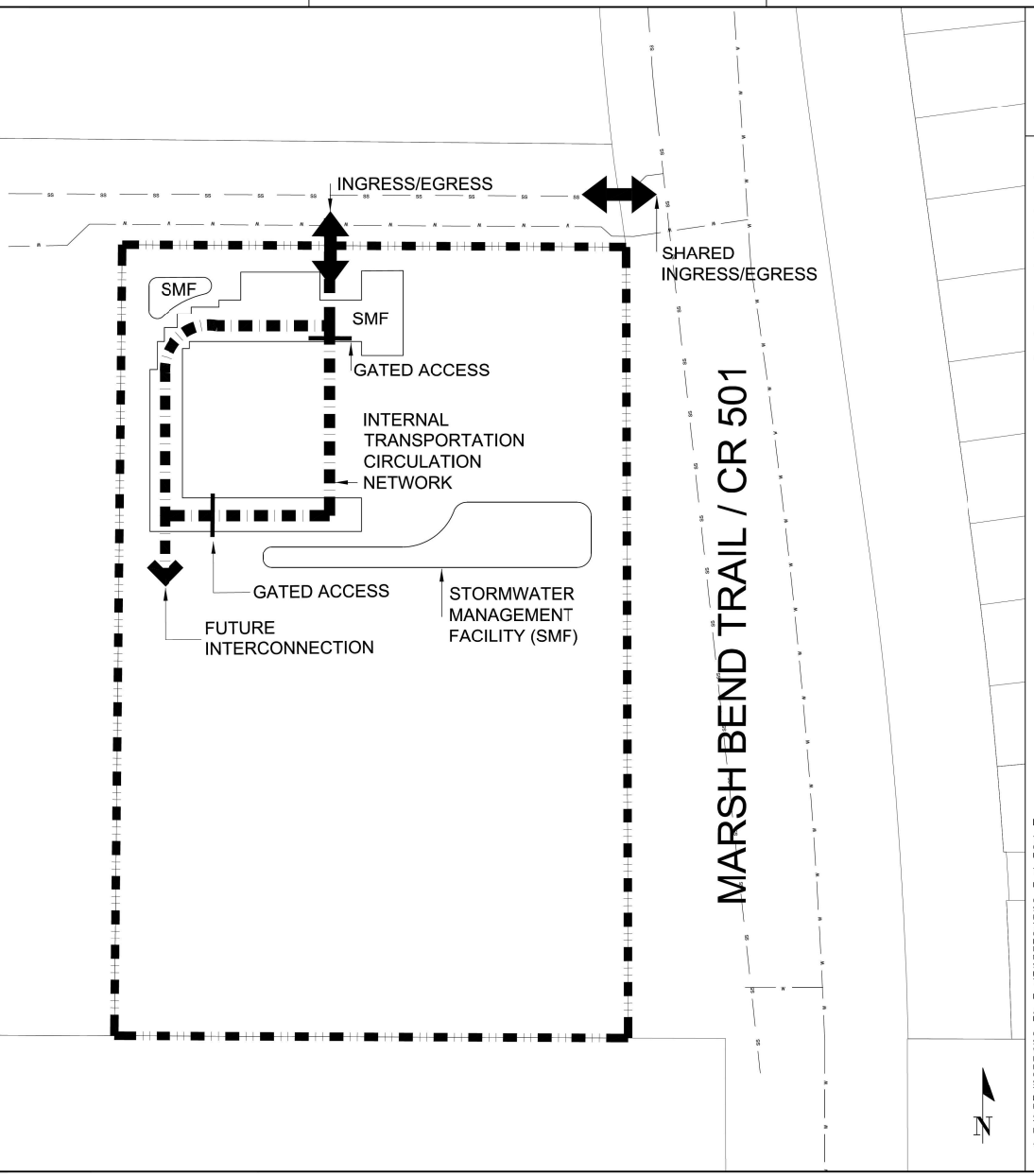
CONSTRUCTION/DEVELOPMENT

SUBMITTALS:
SUBMITTAL – DECEMBER 3, 2022

CLIENT: THOMAS GROUP
PROJECT: THOMAS GROUP WILDWOOD, FLORIDA
SHEET TITLE: PD PLAN

TECHNICIAN: RT
DESIGNER: RT
QUALITY CONTROL: CB
PROJECT NUMBER: 22-0139.03

SHEET NO.: 2 OF 3




# THOMAS GROUP
# PLANNED DEVELOPMENT

NOTES

1. POTABLE WATER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING 8" WATER MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
2. SANITARY SEWER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING FORCE MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
3. REUSE: NOT AVAILABLE TO SERVE THE SUBJECT PROPERTY. THE SITE WILL BE REQUIRED TO CONNECT TO THE REUSE SYSTEM IF AVAILABLE IN THE FUTURE.
4. OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
5. ACCESS: AN INTERNAL DRIVE FROM MARSH BEND TRAIL SHALL BE SHARED BETWEEN THE PROJECT SITE AND ADJACENT PROPERTIES NORTH AND WEST.
6. INTERNAL CIRCULATION ALIGNMENTS AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.
7. STORMWATER MANAGEMENT FACILITIES DO NOT REFLECT EXACT SIZE OR LOCATION AND ARE SUBJECT TO FINAL DESIGN.

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE
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CHW Professional Consultants


SCALE: 1" =40'
VERIFY SCALE BAR IS 1" LONG ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION DOC. INCORPOR.

SUBMITTALS:
SUBMITTAL – DECEMBER 5, 2022

CLIENT: THOMAS GROUP
PROJECT: THOMAS GROUP WILDWOOD, FLORIDA
SHEET TITLE: PD PLAN

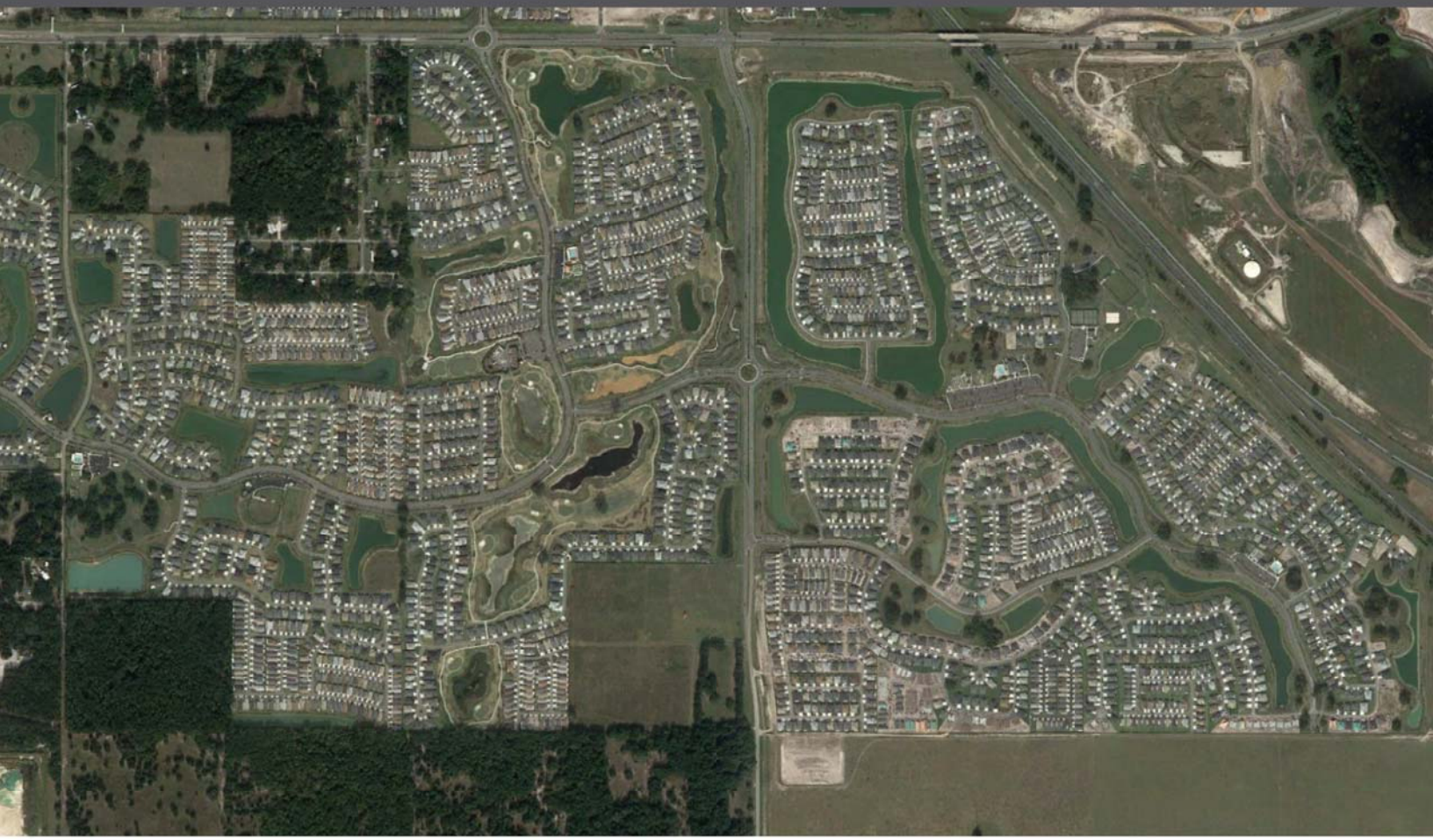
TECHNICIAN: RT
DESIGNER: RT
QUALITY CONTROL: CB
PROJECT NUMBER: 22-01139.03

SHEET NO.: 3 OF 3

EXHIBIT C

# Traffic Impact Analysis

Wildwood Mini-Storage



Date: 12/05/2022
PN#: 22-0139
PM: Brian Snyder, PE

Prepared For: Better Homes and Gardens Real Estate - Thomas Group

Submitted To: Sumter County

CHW
11801 Research Drive
Alachua, FL 32615

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CHW Professional Consultants

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3. Trip Generation ..... 6
4. Data Collection ..... 7
5. Trip Distribution ..... 7
6. Roadway Segment Level of Service Analysis ..... 8
7. Conclusions and Recommendations ..... 11

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- Table 1: Trip Generation
- Table 2: Roadway Segment Level of Service Analysis

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- Appendix A: Site Concept
- Appendix B: Methodology Letter and Approval
- Appendix C: Trip Generation Documentation
- Appendix D: Peak Season Factor and Historical Growth Rate
- Appendix E: Committed Trips
- Appendix F: Roadway Segment Level of Service Analysis Documentation

# 1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed mini-storage facility located on Marsh Bend Trail approximately 1 mile south of Warm Springs Avenue in Wildwood, Florida, as illustrated in **Figure 1**.

The site is anticipated to include approximately 110 KSF Mini-Storage. The full build-out of the site is anticipated in 2025. A shared access will be located along the north side of the property. The access will be shared with the Zora Development. The site concept is provided in **Appendix A**. This project requires a minor TIA based on the site generating between 50 and 1,000 ADT, in accordance with the Sumter County TIA Guidelines.

The purpose of this TIA is to:

- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The report is in conformance with the "*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines"* and the methodology letter dated October 24th, 2022, as provided in **Appendix B**.

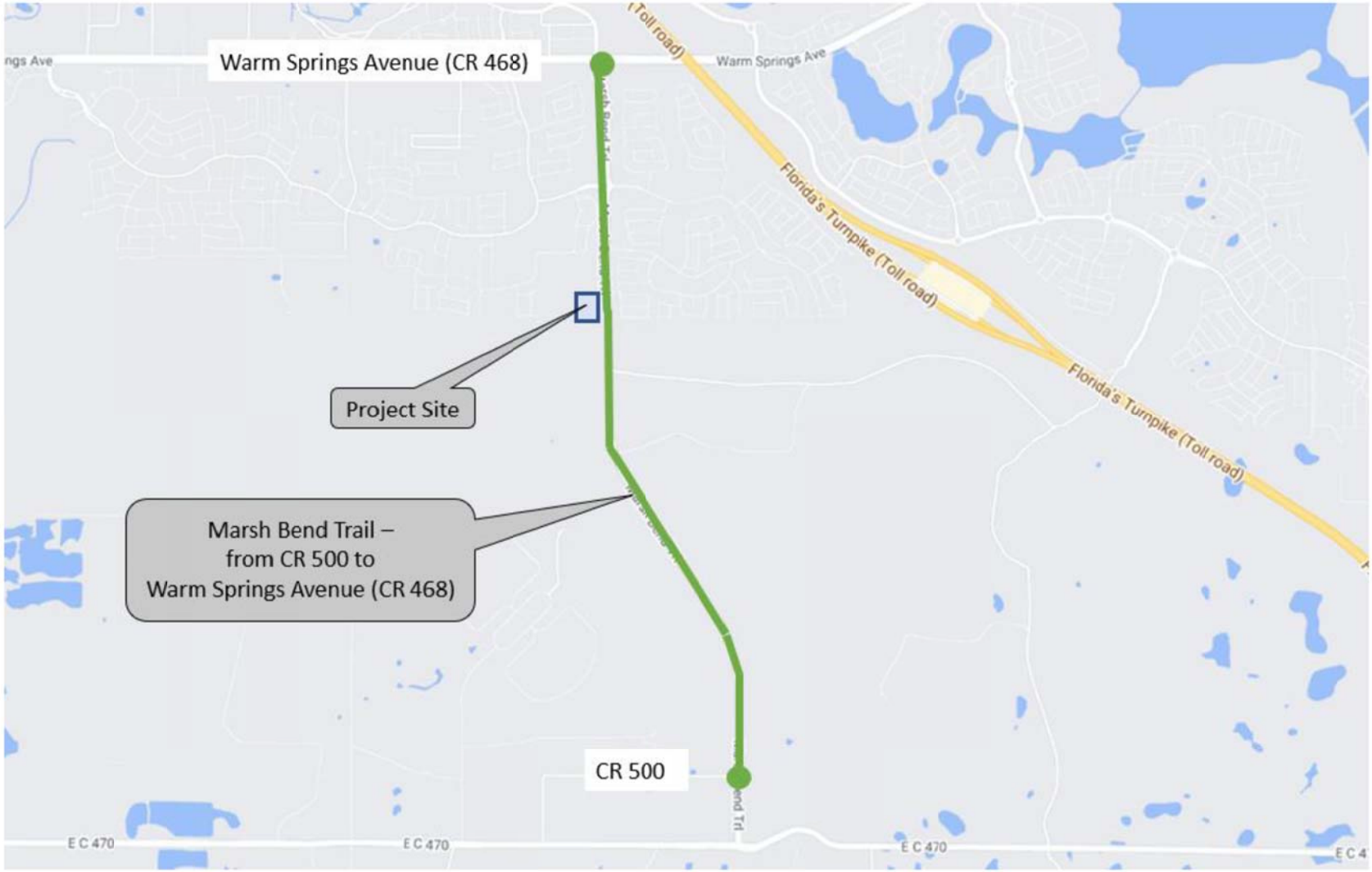
# 2. STUDY AREA

Based on the Sumter County TIA Guidelines, minor TIA's are required to include a roadway segment LOS analysis for the roadway segments that abut the development, therefore the following roadway segment will be analyzed, as illustrated in **Figure 1**:

- Marsh Bend Trail from CR 500 to CR 468

As approved in the TIA Methodology, no intersection analysis is required, due to the low volumes generated by this project.

**Figure 1 | Study Area Roadway Segment**



# 3. TRIP GENERATION

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below in **Table 1**. The trip generation documentation is provided in **Appendix C**.

**Table 1: Trip Generation**

| Land Use | ITE LU Code | Variable KSF | Daily | AM Peak | | | PM Peak | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | In | Out | Total | In | Out |
| Mini-Warehouse | 151 | 110.000 | 160 | 10 | 6 | 4 | 17 | 8 | 9 |

# 4. DATA COLLECTION

A peak season factor and historical growth rate was derived from FDOT Traffic Online data and applied to the count data to derive the 2025 background turning movement volumes. Based on the historical data, the growth rate along Marsh Bend Trail (CR 501) is 40.48% annually, the historical growth rate calculation is provided in **Appendix D.**

Committed trips from Zora Development were added to the background trips, where applicable, as provided in **Appendix E.**

# 5. TRIP DISTRIBUTION

The road segment was analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on Marsh Bend Trail. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on Marsh Bend Trail.

# 6. ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

The roadway segment analysis was completed for the roadway segment within the study area. Growth rates were determined based on historical ADT derived from FDOT Traffic Online, to derive the 2025 background volumes for the Marsh Bend Trail Segment.

The Methodology stated that ADT volumes would be used for the roadway segment LOS Analysis. However, the ADT volume along this roadway segment, provided by FDOT Traffic online is located on the south end of Marsh Bend Trail, where traffic volumes are expected to be low. Therefore, this analysis instead is based on bi-directional PM Peak Hour volumes just south of Warm Springs Avenue where traffic volumes are expected to be the highest along this segment. The hourly bi-directional volumes were derived from the turning movement count at the Warm Springs Avenue/ Marsh Bend Trail intersection, provided in the Zora TIA.

Committed project trips were added to the background trips for all roadway segments, where applicable, as provided in **Appendix E.** Build-out project trips were added to the background trips and committed trips and applied to each roadway segment. The roadway segment LOS Analysis documentation is provided in **Appendix F.**

As indicated from Sumter County staff, the Marsh Bend Trail will be 4-laned along the segment from CR 500 to Warm Springs Avenue, therefore, the MSV was calculated based on 4-lane roadway.

**Table 2** provides the results of the results of the roadway segment LOS analysis which indicates that the addition of project trips does not cause any roadway segments in the study area to exceed acceptable levels of operating service as the roadway segment already exceeded the acceptable level of operating service under the background condition. **Therefore, no roadway segment improvements are needed or recommended.**

The results from **Table 2** are based on historical growth rates. The high growth rate is due to the recent development that occurred along the portion of Marsh Bend Trail just south of Warm Springs Road. In actuality, the traffic volume growth along this road is not expected to continue at this rate, as the land available to be developed along Marsh Bend Trail is limited. Therefore, the capacity of Marsh Bend Trail may not be exceeded in 2025 or beyond.

Though capacity improvements are not the responsibility of the Wildwood Mini-Storage development, the following improvements are provided for Sumter County's consideration:

1) Increasing the speed limit of Marsh Bend Trail to increase the MSV.
2) Providing additional lanes along Marsh Bend Trail to increase the MSV.
3) Minimize the development or development access to Marsh Bend Trail. This project generates low volumes based on the size of the site.

## Table 2 | Roadway Segment Level of Service Analysis

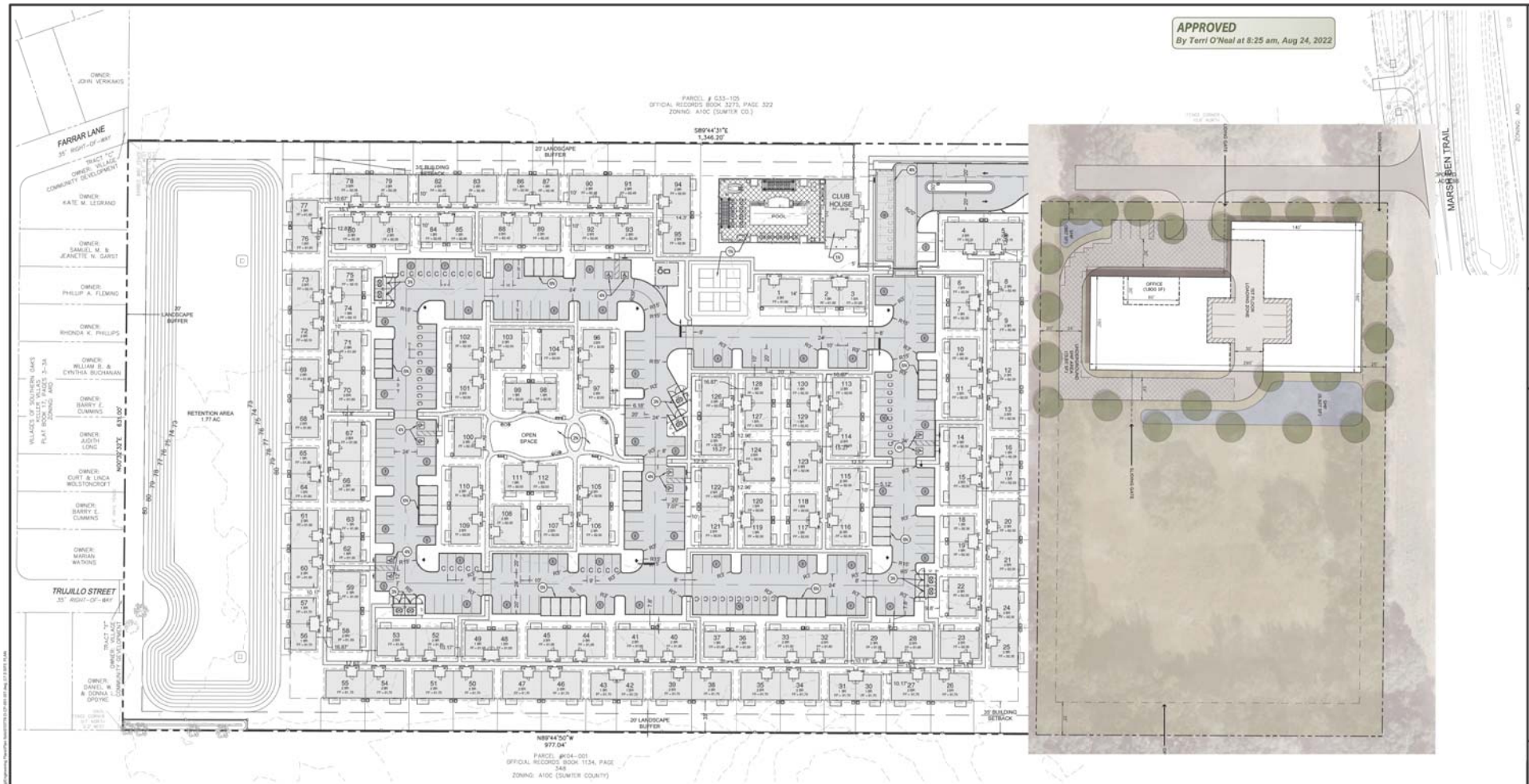
| ROAD NAME | FROM | TO | Maintaining Agency | Jurisdiction | Functional Class | FDOT LOS Standard[2] | Number of Lanes | State Road (Y/N) | Divided or Undivided | Posted Speed Limit | Two-way Peak Hour MSV[1] | Two-way Peak Hour Volumes (Peak Season)[2] | Growth Rate[3] | 2025 Growth Factor | 2025 Background Trips | Committed Trips[4] | 2025 Background plus Committed Trips | 2025 Background plus Committed v/c | Project Trip Dist % | Net New Total Project Trips | 2025 Build-out Trips | 2025 Build-out v/c |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CR 501 | CR 500 | CR 468 | COUNTY | WILDWOOD | COLLECTOR | D | 4 | N | DIVIDED | 35 | 2,628 | 939 | 40.48% | 3.024 | 2,840 | 59 | 2,899 | 1.10 | 75% | 13 | 2,912 | 1.11 |

(1) Based on FDOT LOS Tables, see Appendix F
(2) Calculated from 2020 turning movement count from the Zora TIA, see Appendix F.
(3) Based on historical ADT from FDOT traffic online, see Appendix D.
(4) Calculated from 2020 turning movement count from the Zora TIA, see Appendix E.

# 7. CONCLUSIONS AND RECOMMENDATIONS

This study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

# Appendix A
# Site Concept




## SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DIRECTIONAL PAVEMENT MARKINGS MUST BE THERMOPLASTIC.
4. WHITE PAVEMENT MARKINGS ON CONCRETE TO HAVE BLACK OUTLINE.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS 6.10.01 AND/OR OTHER APPLICABLE MANUALS.
6. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). REFERENCE COMMUNITY PANEL NUMBER 12119C0142D. EFFECTIVE SEPTEMBER 27, 2013.
7. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED BY OTHERS.
8. A RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
9. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC.
10. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
11. ANY DAMAGED SIDEWALK OR CURB WITHIN THE PUBLIC R.O.W. SHALL BE REMOVED AND REPLACED.
12. ALL DISTURBED AREAS WITHIN THE PUBLIC R.O.W. WILL BE SODDED.
13. STANDARD INDICES REFER TO THE LATEST VERSION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
14. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.

## ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

## ○ NOTES

1N COMMUNITY BUILDING AND AMENITY AREAS (SEE ARCH. PLANS)
2N LANDSCAPE AND AMENITY AREA (SEE LANDSCAPE PLANS)
3N TRASH ENCLOSURE (SEE ARCH. PLANS)
4N ADA PARKING SPACE (SEE DETAIL ON SHEET C7.5)
5N PYLON / MONUMENT SIGN (BY OTHERS)
6N PRIVATE PARKING GARAGE (SEE ARCH. PLANS)

## TRAFFIC CONTROL NOTE:

ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.

| RESIDENTIAL UNITS AND PARKING | | | | |
|---|---|---|---|---|
| | NUMBER OF UNITS | MIX % | PARKING REQUIRED PER UNIT | TOTAL PARKING REQUIRED |
| 1 BEDROOM | 42 | 32% | 2.0 | 84 |
| 2 BEDROOM | 88 | 68% | 2.0 | 176 |
| TOTALS | 130 | 100% | | 260 |
| TOTAL PARKING REQUIRED | | | | 260 |
| PARKING PROVIDED | | | | 269 |
| NOTE: PARKING PROVIDED INCLUDES GARAGES | | | | |

| LAND USE ALLOCATIONS | |
|---|---|
| ALLOWED 1-BR UNITS | 42 |
| ALLOWED 2-BR UNITS | 88 |
| REMAINING 1-BR ALLOCATIONS | 0 |
| REMAINING 2-BR ALLOCATIONS | 0 |

| | |
|---|---|
| PROVIDED STANDARD PARKING SPACES | 166 |
| PROVIDED COMPACT PARKING SPACES | 60 |
| PROVIDED GARAGE PARKING SPACES | 32 |
| PROVIDED ADA PARKING SPACES | 11 |
| TOTAL SPACES PROVIDED | 269 TOTAL (INCLUDES 11 ADA SPACES) |
| PROVIDED FLOOR AREA RATIO | 0.22 |
| ZONING | R-3 (MEDIUM DENSITY RESIDENTIAL) |
| FUTURE LAND USE MAP (FLUM) | MDR (MEDIUM DENSITY RESIDENTIAL) |
| BUILDING SETBACKS | |
| FRONT (EAST) | 20 FT |
| SIDE (NORTH) | 35 FT |
| SIDE (SOUTH) | 35 FT |
| REAR (WEST) | ±175 FT (VARIES) |
| BUILDING SEPARATION | 10 FT MIN |
| LANDSCAPE BUFFERS | |
| FRONT (EAST) | 20 FT |
| SIDE (NORTH) | 20 FT |
| SIDE (SOUTH) | 20 FT |
| REAR (WEST) | 20 FT |

N
W E
S
50 25 12.5 0 50
1"= 50'

Bowman

Bowman Consulting Group, Ltd.
14101 N. Westshore Blvd.
Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com
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SITE PLAN
ZORA WILDWOOD
SINGLE FAMILY DEVELOPMENT

SUMTER COUNTY, FL
CITY OF WILDWOOD

ARMANDO L. CABRE
LICENSE
No.66807
PROFESSIONAL ENGINEER

| PLAN STATUS | |
|---|---|
| | |
| | |
| 01/19/22 | REV PER CITY |
| | COMMENTS |
| 12/17/21 | REV PER CITY |
| | COMMENTS |
| 10/25/21 | REV PER CITY AND |
| | SWFWMD COMMENTS |
| 7/22/21 | REV PER CITY AND |
| | SWFWMD COMMENTS |
| DATE | DESCRIPTION |

| CD DESIGN | CD DRAWN | AC/TJ CHKD |
|---|---|---|

SCALE:
JOB No. 010778-01-001
DATE: 04/30/2021
FILE: 010778-0-01-001-S1
SHEET C7.0

# Appendix B
# Methodology Letter and Approval

October 24, 2022

Steven Cohoon
Assistant Director – Public Works Planning and Design
319 E. Anderson Ave.
Bushnell, FL 33513

Re: Traffic Impact Analysis Methodology, Wildwood Mini-Storage, Wildwood, FL

Dear Steven,

CHW is preparing a Traffic Impact Analysis (TIA) for a proposed mini-storage facility located on CR 501 (Marsh Bend Trail) approximately (1) mile south of Warm Springs Avenue in Wildwood, Florida. A site location map is provided in **Attachment A**.

This site proposes approximately 110 KSF Mini-Storage.

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Minor TIA based on generating more than 50 but less than 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

**Study Area**

The study area will include the roadway segment which abuts the development, CR 501 from CR 500 to CR 468, in accordance with the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines.*

As shown in the Trip Generation section, the trips generated by this project are very low, with only 10 AM peak hour trips and 17 PM peak hour trips and is expected to have a negligible impact to the adjacent intersections. For that reason, an intersection analysis is not being proposed with the TIA.

## Land Use and Trip Generation

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below.

| Table 1: Trip Generation | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use | ITE LU Code | Variable DU | Daily | AM Peak | | | PM Peak | | |
| | | | | Total | In | Out | Total | In | Out |
| Mini-Warehouse | 151 | 110.000 | 160 | 10 | 6 | 4 | 17 | 8 | 9 |

## Background Traffic Volumes

A peak season factor and historical growth rate will be derived from FDOT Traffic Online data and applied to the count data to derive the background turning movement volumes for the anticipated 2024 site build-out. A minimum 1% growth rate will be applied if the historical growth rate is less than 1%.

## Trip Distribution

The road segment will be analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on CR 501. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on CR 501.

## Analysis

The analysis will be performed at the intersections and segments provided in the study area under the following scenarios, in accordance with the Sumter County TIA guidelines:

- Existing (peak season) scenario
- Future scenario
- Base scenario
- Future scenario with mitigation, if applicable

FDOT Traffic Online provides historical AADT data along this road segment but does not provide hourly volumes. Therefore, the road segment LOS analysis will be based on daily volumes.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

**Report**

A draft report, including the following at a minimum, will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Background Traffic Volumes
- Trip Distribution
- Analysis
  - Roadway Segment LOS Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office agrees with the methodology provided, please provide concurrence.

Thank you for your review and consideration.

Sincerely,
**CHW**

Brian Snyder, P.E.
Project Manager

N:\2022\22-0139\Departments\04_Engineering\04_Traffic\Report\Methodology\LETTER 221024_ Wildwood Methodology.docx

# Attachment A:
# Site Location

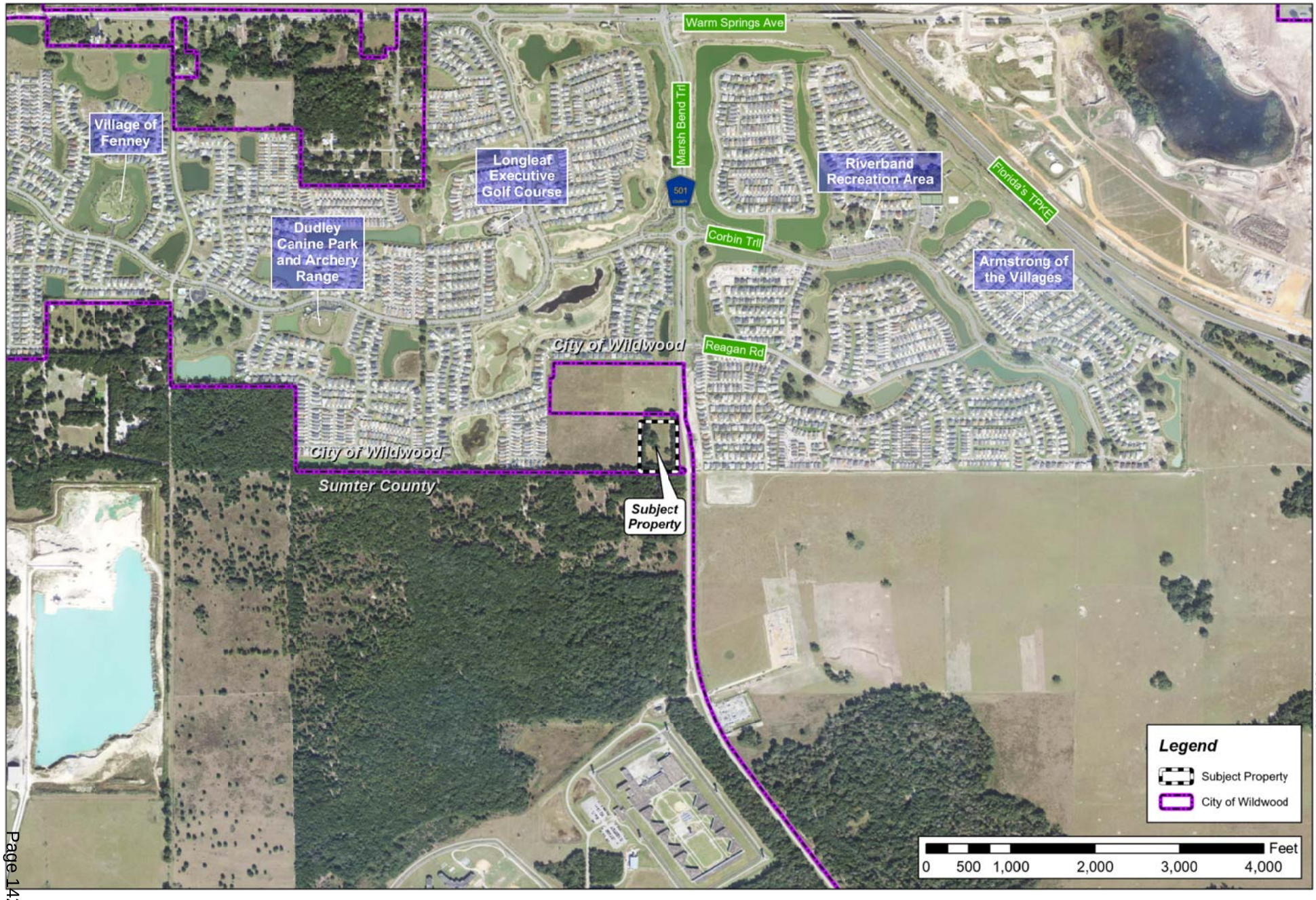


ILLUSTRATION 1A: CONTEXT MAP

**Sumter County Tax Parcel # G33-154 Due Diligence**

CHM Professional Consultants

Prepared by: Employee ### Date: 5/20/2022

Document Path: N:\2022\22-0139\Admin & Information\07_Maps\GIS\APRX\xThomas Group\Thomas Group Maps.aprx

## Brian Snyder

**From:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
**Sent:** Tuesday, November 22, 2022 8:32 AM
**To:** Brian Snyder
**Cc:** Adibfar, Hootan; Snyder, Deborah; Terri O'Neal; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
**Subject:** RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Great! Please use the below link to download the accepted TIA.

https://www.dropbox.com/t/OQJchfk4utgDULYC

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

---

**From:** Brian Snyder <brians@chw-inc.com>
**Sent:** Monday, November 21, 2022 4:24 PM
**To:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
**Cc:** Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; Terri O'Neal <toneal@wildwood-fl.gov>; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
**Subject:** FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Steven,

Please see response to comments below in red. We are moving forward with the analysis based on the comments received.

Do you have available the Zora Development traffic study to send us, so that we can include the committed trips?

Thank you,

**BRIAN SNYDER, PE** | Project Manager
d: (386) 518-5154 | c: (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

**From:** Sherry Stinson <sherrys@chw-inc.com>
**Sent:** Tuesday, November 15, 2022 9:11 AM
**To:** Brian Snyder <brians@chw-inc.com>
**Subject:** FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Thank you,

**SHERRY STINSON** | Project Assistant
d: (386) 518-5114 | c: (352) 262-9477
e: sherrys@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

**From:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
**Sent:** Wednesday, November 9, 2022 1:34 PM
**To:** Sherry Stinson <sherrys@chw-inc.com>
**Cc:** Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
**Subject:** RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sherry,

Please see below comments.

- Please note the buildout will need to be at least 2 years form the date of TIA acceptance. If the TIA is not accepted before 2023, this will need to be updated to 2025 or later. The TIA will use a build-out year of 2025 as suggested.
- Replace all references to CR 501 with Marsh Bend Trail The study will use the road name Marsh Bend Trail and not CR 501.
- What is the proposed site access as it relates to the Zora Development access? I believe the development is required connect to the Zora drive as a condition of the lot split (provide documentation if this is not the case). The project will connect to a shared access with the Zora Development. Also, all driveways west of the Marsh Bend Trail in this area will be restricted to a right-in/right-out in the coming months. Northbound movements will be required to go south to the future McNeill Roundabout to travel north. Acknowledged.
- Committed Improvements:
    - Marsh Bend Trail conversion from a undivided two lane to a divided four lane. Marsh Bend Trail will be modeled as a divided four lane roadway under the background and build-out conditions.
- Vested Trips:
    - Zora Development. The Zora Development vested trips will be included in the background and build-out conditions.

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

**From:** noreply@civicplus.com <noreply@civicplus.com>
**Sent:** Monday, October 24, 2022 11:20 AM
**To:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>; @Administrative Services (Wildwood) <administrative.services@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
**Subject:** Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

## Sumter County Traffic Impact Analysis (TIA)

| | |
|---|---|
| First Name | Sherry |
| Last Name | Stinson |
| Email Address | sherrys@chw-inc.com |
| Address | 11801 Research Drive |
| City | Alachua |
| State | FL |
| Zip Code | 32615 |
| Phone | 13865185114 |
| Alt Phone | 3523311976 |

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.

A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

Developed by the same or a related development or landowner;

Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

---

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's

consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

| | |
|---|---|
| Sumter County 2022 County Annual Traffic Reports Summary Table | Click here to view the table. |
| Exemption | *Field not completed.* |
| Please submit your Methodology Statement | LETTER 221024_ Wildwood Mini-Storage TIA Methodology.pdf |
| Please submit your TIA | *Field not completed.* |
| Date of Methodology Acceptance by County | *Field not completed.* |
| Applicable Juristiction | City of Wildwood |
| Link | FDOT Systems Implementation Office |
| Link | FDOT Roadway Design - Florida Greenbook |
| Link | Lake-Sumter MPO |
| Link | FDOT Traffic Information |

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# Appendix C
# Trip Generation Documentation

# Land Use: 151
# Mini-Warehouse

## Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

## Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

# Mini-Warehouse
# (151)

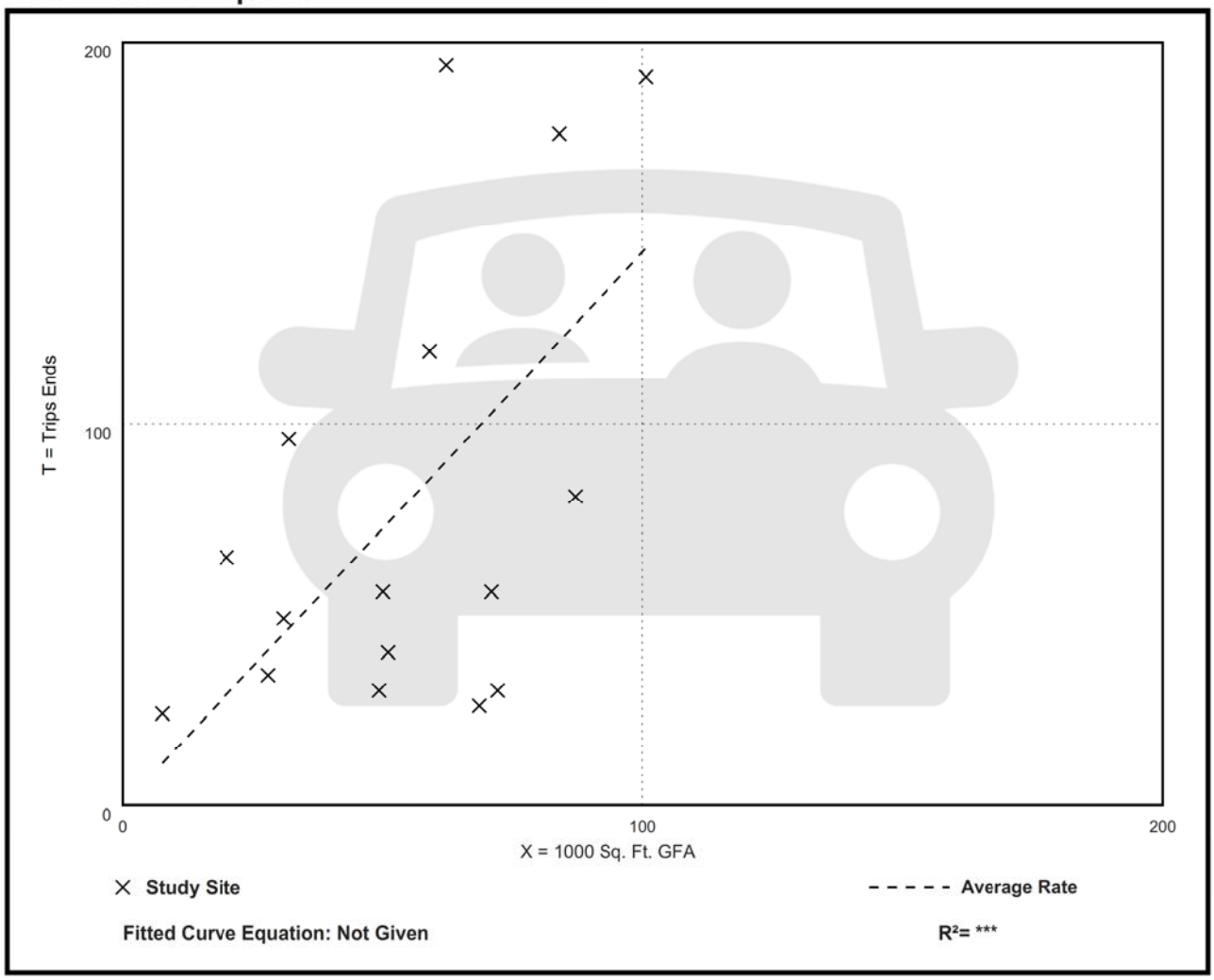
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.45 | 0.38 - 3.25 | 0.92 |

## Data Plot and Equation



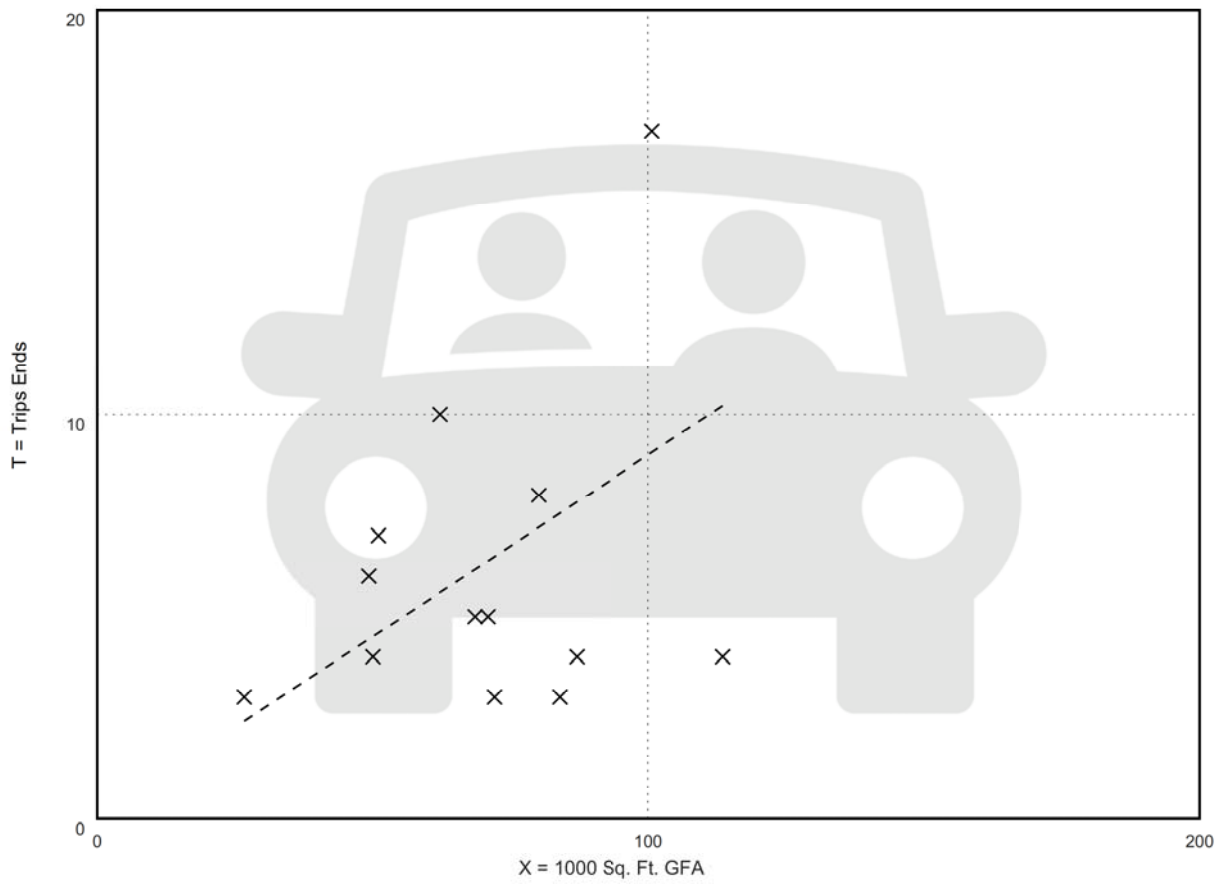
# Mini-Warehouse
# (151)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.09 | 0.04 - 0.17 | 0.05 |

## Data Plot and Equation




× Study Site
- - - - - Average Rate

**Fitted Curve Equation: Not Given**
**$R^2$= *****

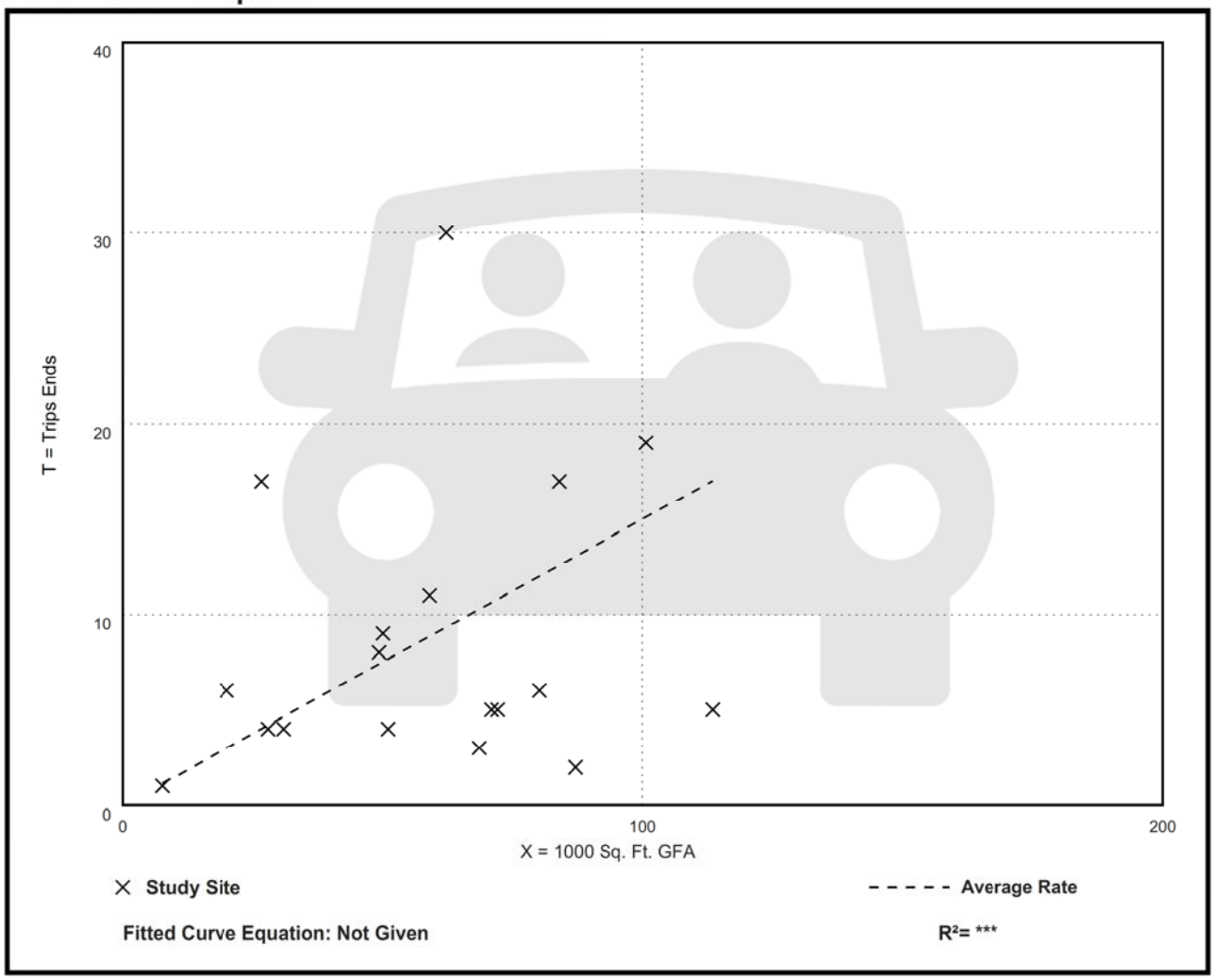
# Mini-Warehouse
# (151)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.15 | 0.02 - 0.64 | 0.14 |

## Data Plot and Equation



# Appendix D
# Peak Season Factor and Historical Growth Rate

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.95

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2021 - 01/02/2021 | 0.95 | 1.00 |
| 2 | 01/03/2021 - 01/09/2021 | 1.05 | 1.11 |
| 3 | 01/10/2021 - 01/16/2021 | 1.15 | 1.21 |
| 4 | 01/17/2021 - 01/23/2021 | 1.14 | 1.20 |
| 5 | 01/24/2021 - 01/30/2021 | 1.13 | 1.19 |
| 6 | 01/31/2021 - 02/06/2021 | 1.12 | 1.18 |
| 7 | 02/07/2021 - 02/13/2021 | 1.12 | 1.18 |
| 8 | 02/14/2021 - 02/20/2021 | 1.11 | 1.17 |
| 9 | 02/21/2021 - 02/27/2021 | 1.07 | 1.13 |
| 10 | 02/28/2021 - 03/06/2021 | 1.03 | 1.08 |
| 11 | 03/07/2021 - 03/13/2021 | 0.99 | 1.04 |
| 12 | 03/14/2021 - 03/20/2021 | 0.95 | 1.00 |
| 13 | 03/21/2021 - 03/27/2021 | 0.95 | 1.00 |
| 14 | 03/28/2021 - 04/03/2021 | 0.95 | 1.00 |
| 15 | 04/04/2021 - 04/10/2021 | 0.95 | 1.00 |
| 16 | 04/11/2021 - 04/17/2021 | 0.95 | 1.00 |
| *17 | 04/18/2021 - 04/24/2021 | 0.95 | 1.00 |
| *18 | 04/25/2021 - 05/01/2021 | 0.96 | 1.01 |
| *19 | 05/02/2021 - 05/08/2021 | 0.97 | 1.02 |
| *20 | 05/09/2021 - 05/15/2021 | 0.97 | 1.02 |
| *21 | 05/16/2021 - 05/22/2021 | 0.96 | 1.01 |
| *22 | 05/23/2021 - 05/29/2021 | 0.95 | 1.00 |
| *23 | 05/30/2021 - 06/05/2021 | 0.95 | 1.00 |
| *24 | 06/06/2021 - 06/12/2021 | 0.94 | 0.99 |
| *25 | 06/13/2021 - 06/19/2021 | 0.93 | 0.98 |
| *26 | 06/20/2021 - 06/26/2021 | 0.93 | 0.98 |
| *27 | 06/27/2021 - 07/03/2021 | 0.94 | 0.99 |
| *28 | 07/04/2021 - 07/10/2021 | 0.94 | 0.99 |
| *29 | 07/11/2021 - 07/17/2021 | 0.95 | 1.00 |
| 30 | 07/18/2021 - 07/24/2021 | 0.98 | 1.03 |
| 31 | 07/25/2021 - 07/31/2021 | 1.01 | 1.06 |
| 32 | 08/01/2021 - 08/07/2021 | 1.04 | 1.09 |
| 33 | 08/08/2021 - 08/14/2021 | 1.07 | 1.13 |
| 34 | 08/15/2021 - 08/21/2021 | 1.10 | 1.16 |
| 35 | 08/22/2021 - 08/28/2021 | 1.10 | 1.16 |
| 36 | 08/29/2021 - 09/04/2021 | 1.10 | 1.16 |
| 37 | 09/05/2021 - 09/11/2021 | 1.10 | 1.16 |
| 38 | 09/12/2021 - 09/18/2021 | 1.10 | 1.16 |
| 39 | 09/19/2021 - 09/25/2021 | 1.07 | 1.13 |
| 40 | 09/26/2021 - 10/02/2021 | 1.05 | 1.11 |
| 41 | 10/03/2021 - 10/09/2021 | 1.03 | 1.08 |
| 42 | 10/10/2021 - 10/16/2021 | 1.01 | 1.06 |
| 43 | 10/17/2021 - 10/23/2021 | 0.99 | 1.04 |
| 44 | 10/24/2021 - 10/30/2021 | 0.98 | 1.03 |
| 45 | 10/31/2021 - 11/06/2021 | 0.96 | 1.01 |
| 46 | 11/07/2021 - 11/13/2021 | 0.95 | 1.00 |
| 47 | 11/14/2021 - 11/20/2021 | 0.93 | 0.98 |
| 48 | 11/21/2021 - 11/27/2021 | 0.94 | 0.99 |
| 49 | 11/28/2021 - 12/04/2021 | 0.94 | 0.99 |
| 50 | 12/05/2021 - 12/11/2021 | 0.95 | 1.00 |
| 51 | 12/12/2021 - 12/18/2021 | 0.95 | 1.00 |
| 52 | 12/19/2021 - 12/25/2021 | 1.05 | 1.11 |
| 53 | 12/26/2021 - 12/31/2021 | 1.15 | 1.21 |

* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8030 - CR 501 1000' N OF CR 470 - OFF SYSTEM

| YEAR | AADT | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|---|---|---|---|---|---|---|
| 2021 | 4600 S | N 2300 | S 2300 | 9.50 | 53.00 | 17.70 |
| 2020 | 4400 F | N 2200 | S 2200 | 9.50 | 54.70 | 20.20 |
| 2019 | 4600 C | N 2300 | S 2300 | 9.50 | 53.30 | 22.00 |
| 2018 | 1950 R | N 1000 | S 950 | 9.00 | 53.70 | 20.00 |
| 2017 | 1950 T | N 1000 | S 950 | 9.00 | 53.50 | 20.10 |
| 2016 | 1850 S | N 950 | S 900 | 9.00 | 53.10 | 20.90 |
| 2015 | 1750 F | N 900 | S 850 | 9.00 | 54.70 | 20.70 |
| 2014 | 1650 C | N 850 | S 800 | 9.00 | 55.10 | 19.80 |

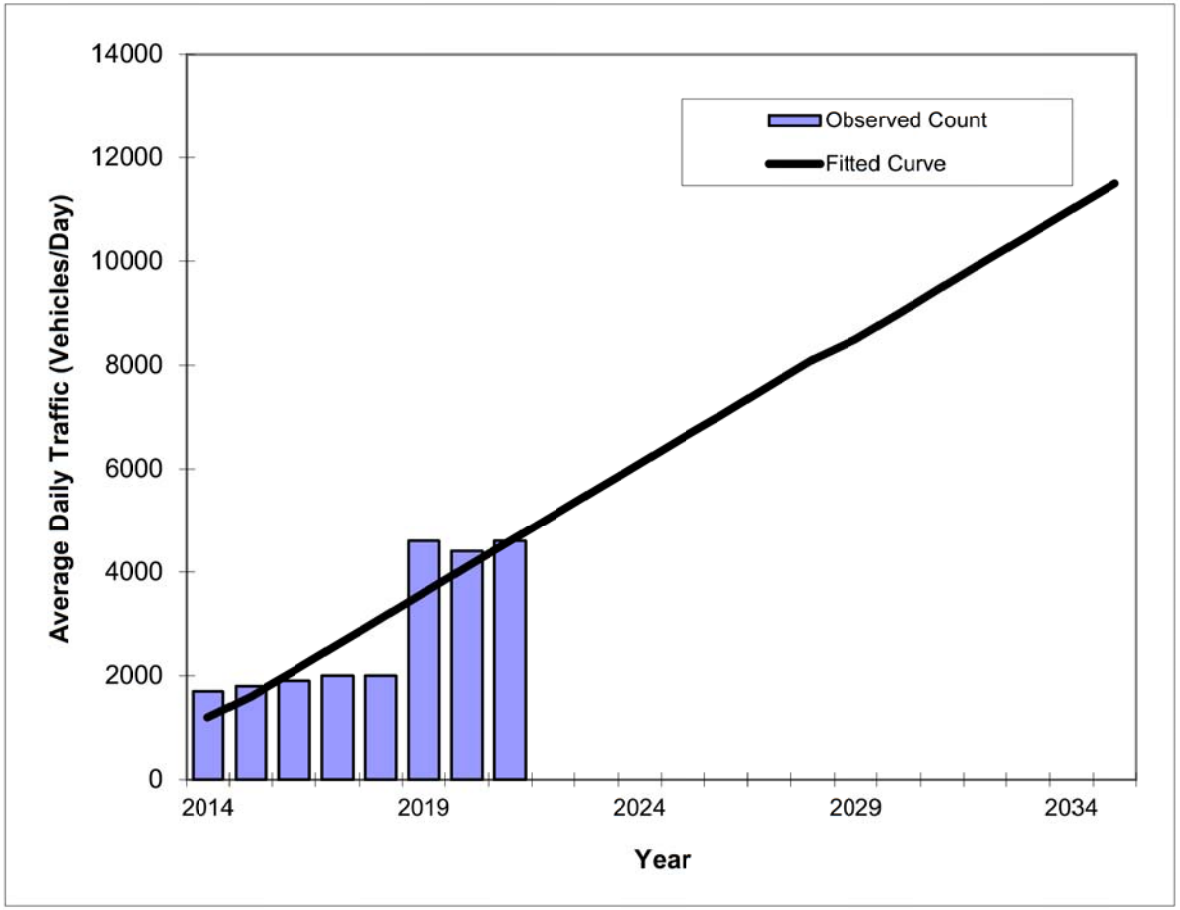
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

# Traffic Trends - V03.a

## CR 501 --

| | |
|---|---|
| FIN# | 1234 |
| Location | 1 |

| | |
|---|---|
| County: | Alachua (26) |
| Station #: | 8030 |
| Highway: | CR 501 |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2014 | 1700 | 1200 |
| 2015 | 1800 | 1600 |
| 2016 | 1900 | 2100 |
| 2017 | 2000 | 2600 |
| 2018 | 2000 | 3100 |
| 2019 | 4600 | 3600 |
| 2020 | 4400 | 4100 |
| 2021 | 4600 | 4600 |
| 2022 Opening Year Trend | | |
| 2022 | N/A | 5100 |
| 2023 Mid-Year Trend | | |
| 2023 | N/A | 5600 |
| 2024 Design Year Trend | | |
| 2024 | N/A | 6100 |
| TRANPLAN Forecasts/Trends | | |

*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | 493 |
| Trend R-squared: | 76.74% |
| Trend Annual Historic Growth Rate: | 40.48% |
| Trend Growth Rate (2021 to Design Year): | 10.87% |
| Printed: | 25-Oct-22 |

**Straight Line Growth Option**

# Appendix E
# Committed Trips

**Table 1** Historical AADT and Annual Growth Rates

| Roadway | From | to | 2016 | 2017 | 2018 | 2019 | 2017 | 2018 | 2019 | Avg Growth rate | Applied Growth rate |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **C.R. 501** | C-470E | WARM SPRINGS AVE | 3,021 | 4,070 | 5,440 | 6,291 | 34.7% | 33.7% | 15.6% | 28.0% | 28.0% |
| **Warm Springs Ave** | C.R. 501 | SR 91/FLORIDAS TURNPIKE | 2,703 | 5,143 | 9,663 | 9,844 | 90.3% | 87.9% | 1.9% | 60.0% | 60.0% |
| **Warm Springs Ave** | US 301/SR 35 | C.R. 501 | 3,587 | 5,971 | 8,991 | 10,996 | 66.5% | 50.6% | 22.3% | 46.4% | 46.4% |

Source: FDOT Florida Traffic Online 2015 – 2019

These growth rates were applied to the 2020 Existing Traffic Volumes to develop the 2022 Projected Traffic Volumes, which are depicted on **Exhibit 2** in **Appendix D.**

## Trip Generation

The applicant is proposing to develop the site with the following land uses generating site traffic:

- 14.66 Acres Residential Area with 130 housing units.

Comparable land uses for the proposed development as per the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* were used to determine the number of trips generated the proposed development. The comparable land uses are listed below:

- Single Family (Land Use 210).
- Multi Family (Land Use 220).

There are no Pass-by trips for this development. **Table 2** displays the trip generation for the proposed development and includes the morning and evening peak hour.

**Table 2**. Site Trip Generation

| Description (1) | Time | Total Trips(1) | | |
|---|---|---|---|---|
| | | In | Out | Total |
| Single Family (LU 210) 95 units | Daily | 415 | 416 | 831 |
| | AM | 17 | 50 | 67 |
| | PM | 57 | 33 | 90 |
| Multi family (LU 220) 70 Units | Daily | 153 | 154 | 307 |
| | AM | 5 | 16 | 21 |
| | PM | 17 | 10 | 27 |
| Total Trips | Daily | 568 | 570 | 1,138 |
| | AM | 22 | 66 | 88 |
| | PM | 74 | 43 | 117 |

*(1) Intitute of Transportation Engineers Trip Generation (ITE), 10th Edition*
*(2) Pass-by Rates of 34% for (LU-820), 76% for (LU-960) & 36% For (LU-850) were extracted from the ITE Trip Generation Errata.*

117 x 50% = 59

The proposed development is expected to generate a total of 88 trips during the morning peak hour and 117 trips during the evening peak hour. During the morning peak hour 66 of these trips are expected to be outbound trips, while the remaining 22 trips are expected to be inbound trips. During the evening peak hour 74 trips are expected to be inbound trips and 43 to be outbound trips.

## Trip Distribution

The trip distribution was developed based on review of the AADT information provided by the Lake-Sumter MPO Average Annual Daily Traffic 2019 online information. The regional trip distribution is presented in **Figure 5**.

**Figure 5.** Regional Trip Distribution

## Capacity Analysis

The study intersections were analyzed for each scenario following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10 with SimTraffic. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the driveways.

Capacity, as defined by the HCM, is a measure of the maximum number of vehicles in an hour that can travel through an intersection or section of roadway under typical conditions. Level of Service (LOS) is a marker of the driving conditions and perception of drivers while traveling

# Appendix F
# Roadway Segment Level of Service Documentation

TABLE 4

# Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

## INTERRUPTED FLOW FACILITIES

### STATE SIGNALIZED ARTERIALS

**Class I** (40 mph or higher posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 2 | Undivided | * | 1,510 | 1,600 | ** |
| 4 | Divided | * | 3,420 | 3,580 | ** |
| 6 | Divided | * | 5,250 | 5,390 | ** |
| 8 | Divided | * | 7,090 | 7,210 | ** |

**Class II** (35 mph or slower posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 2 | Undivided | * | 660 | 1,330 | 1,410 |
| 4 | Divided | * | 1,310 | 2,920 | 3,040 |
| 6 | Divided | * | 2,090 | 4,500 | 4,590 |
| 8 | Divided | * | 2,880 | 6,060 | 6,130 |

2,920 - 2,920 X 10% = 2,628

**Non-State Signalized Roadway Adjustments**

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

**Median & Turn Lane Adjustments**

| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |
|---|---|---|---|---|
| 2 | Divided | Yes | No | +5% |
| 2 | Undivided | No | No | -20% |
| Multi | Undivided | Yes | No | -5% |
| Multi | Undivided | No | No | -25% |
| – | – | – | Yes | + 5% |

**One-Way Facility Adjustment**

Multiply the corresponding two-directional volumes in this table by 0.6

### BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Paved Shoulder/Bicycle Lane Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | 260 | 680 | 1,770 |
| 50-84% | 190 | 600 | 1,770 | >1,770 |
| 85-100% | 830 | 1,700 | >1,770 | ** |

### PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | * | 250 | 850 |
| 50-84% | * | 150 | 780 | 1,420 |
| 85-100% | 340 | 960 | 1,560 | >1,770 |

### BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 |

## UNINTERRUPTED FLOW FACILITIES

### FREEWAYS

**Core Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 4 | 4,050 | 5,640 | 6,800 | 7,420 |
| 6 | 5,960 | 8,310 | 10,220 | 11,150 |
| 8 | 7,840 | 10,960 | 13,620 | 14,850 |
| 10 | 9,800 | 13,510 | 17,040 | 18,580 |
| 12 | 11,600 | 16,350 | 20,930 | 23,200 |

**Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 4 | 4,130 | 5,640 | 7,070 | 7,690 |
| 6 | 6,200 | 8,450 | 10,510 | 11,530 |
| 8 | 8,270 | 11,270 | 13,960 | 15,380 |
| 10 | 10,350 | 14,110 | 17,310 | 19,220 |

**Freeway Adjustments**

| Auxiliary Lanes Present in Both Directions | Ramp Metering |
|---|---|
| + 1,800 | + 5% |

### UNINTERRUPTED FLOW HIGHWAYS

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 2 | Undivided | 1,050 | 1,620 | 2,180 | 2,930 |
| 4 | Divided | 3,270 | 4,730 | 5,960 | 6,780 |
| 6 | Divided | 4,910 | 7,090 | 8,950 | 10,180 |

**Uninterrupted Flow Highway Adjustments**

| Lanes | Median | Exclusive left lanes | Adjustment factors |
|---|---|---|---|
| 2 | Divided | Yes | +5% |
| Multi | Undivided | Yes | -5% |
| Multi | Undivided | No | -25% |

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

*Source:*
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Excerpt from Zora Traffic Impact Study dated: December 21, 2020 by: Bowman Consulting Group

# DE TRAFFIC

386-341-4186
Marsh Bend Trail/CR 501 at Warm Springs Ave
Sumter County, FL

File Name : 4
Site Code : 00000004
Start Date : 12/3/2020
Page No : 4

| | Marsh Bend Trail Southbound | | | | Warm Springs Ave Westbound | | | | Marsh Bend Trail Northbound | | | | Warm Springs Ave Eastbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | App. Total | Left | Thru | Right | App. Total | Left | Thru | Right | App. Total | Left | Thru | Right | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 04:30 PM | | | | | | | | | | | | | | | | | |
| 04:30 PM | 37 | 8 | 4 | 49 | 106 | 84 | 39 | 229 | 44 | 5 | 59 | 108 | 2 | 62 | 10 | 74 | 460 |
| 04:45 PM | 43 | 10 | 5 | 58 | 126 | 81 | 46 | 253 | 24 | 7 | 64 | 95 | 6 | 58 | 15 | 79 | 485 |
| 05:00 PM | 38 | 10 | 4 | 52 | 117 | 62 | 42 | 221 | 37 | 6 | 60 | 103 | 5 | 77 | 13 | 95 | 471 |
| 05:15 PM | 30 | 5 | 2 | 37 | 106 | 67 | 36 | 209 | 37 | 4 | 54 | 95 | 6 | 55 | 12 | 73 | 414 |
| Total Volume | 148 | 33 | 15 | 196 | 455 | 294 | 163 | 912 | 142 | 22 | 237 | 401 | 19 | 252 | 50 | 321 | 1830 |
| % App. Total | 75.5 | 16.8 | 7.7 | | 49.9 | 32.2 | 17.9 | | 35.4 | 5.5 | 59.1 | | 5.9 | 78.5 | 15.6 | | |
| PHF | .860 | .825 | .750 | .845 | .903 | .875 | .886 | .901 | .807 | .786 | .926 | .928 | .792 | .818 | .833 | .845 | .943 |
| Automobiles | 136 | 30 | 11 | 177 | 404 | 272 | 161 | 837 | 94 | 19 | 206 | 319 | 16 | 232 | 44 | 292 | 1625 |
| % Automobiles | 91.9 | 90.9 | 73.3 | 90.3 | 88.8 | 92.5 | 98.8 | 91.8 | 66.2 | 86.4 | 86.9 | 79.6 | 84.2 | 92.1 | 88.0 | 91.0 | 88.8 |
| Commercial | 12 | 3 | 4 | 19 | 51 | 22 | 2 | 75 | 48 | 3 | 31 | 82 | 3 | 20 | 6 | 29 | 205 |
| % Commercial | 8.1 | 9.1 | 26.7 | 9.7 | 11.2 | 7.5 | 1.2 | 8.2 | 33.8 | 13.6 | 13.1 | 20.4 | 15.8 | 7.9 | 12.0 | 9.0 | 11.2 |

TOTAL VOLUME ON MARSH BEND TRAIL JUST SOUTH OF WARM SPRINGS AVE = 939

**ORDINANCE NO. O2022-XX**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

**WHEREAS**, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

**WHEREAS,** the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this [DAY] day of [MONTH] 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on [MONTH DAY], 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "**Exhibit A**" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).

F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

**SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

A. That the Developer has applied for a Planned Development of the lands described in "**Exhibit A**".

B. That the zoning districts of the subject land described in "**Exhibit A**" is classified as "C-2" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

**SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS**

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on [DAY MONTH], 2023 is incorporated into this Ordinance as "**Exhibit B**" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:

a. Multistory Indoor Storage Facility
b. Stormwater Management Facility (SMF)
c. Transportation systems and parking facilities
d. Existing potable water and sanitary sewer locations

2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

**1) TYPE OF DEVELOPMENT.** The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

| Land Use | Total (Acres) | Percentage of Total Site |
|---|---|---|
| Development Area | 3.89 | 80% |
| Open Space | 0.97 | 20% |
| **Total** | 4.86 | **100%** |

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

| Multistory Indoor Storage Facility | |
|---|---|
| No. of square feet, max.: | 105,850 |
| Floor Area Ratio, max.: | ±0.5 |
| Lot area and lot width, min.: | None |

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

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

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



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applicable.

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

F. Principal Permitted Uses. The principal only use permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for both internal and external property lines shall be as follows:

| Commercial | | |
|---|---|---|
| Front, min. | East (CR 501) | 25' |
| Rear, min. | West | 15' |
| Side, min. | North and South | 15' |
| Accessory Structures | | |
| Rear and Side, min. | 8' | |

H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

| Direction | Width (Ft) |
|---|---|
| North | None, shared driveway20' |
| East | 15'20' |
| South | None, County jurisdiction, excess land for the Coleman Correctional Complex20' |
| West | 20' |

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.

4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.

5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698). The easement agreement to retain access internal to the site shall be recorded following the Site Plan



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approval.~~There are no known easements on the Project site.~~

**Commented [j1]:** See City Attorney Comment regarding access easement for shared driveway

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.

8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.

9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.

10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.

2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.

3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

   Transportation System Improvements. ~~The Developer shall be responsible for the following improvements, which may be subject to impact fee credits from Sumter County. These~~ There are no improvements ~~are~~ identified in the Traffic Impact Analysis approved ~~with conditions~~ by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

   Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.

5. Parking. The minimum number of parking spaces required for the Indoor Storage Facility is four (4) spaces.



DRAFT

6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.

M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 5.** This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

**DONE AND ORDAINED** in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____day of_____, 2022.

**CITY COMMISSION**
**CITY OF WILDWOOD, FLORIDA**

_____
ED WOLF, MAYOR

ATTEST:_____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____
City Attorney

DRAFT

Exhibit A

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE

OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

DRAFT

Exhibit B

Commented [RT2]: UPDATE when final

[INSERT PD PLANS, SHEETS 2 AND 3]

DRAFT

Exhibit C

Commented [RT3]: UPDATE when Accepted

[INSERT TIA]

DRAFT

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

The case below was heard on Tuesday, June 13, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2023-19. The parcel is generally located west at the intersection of Marsh Bend Trail and Myrtle Dr.

| | |
|---|---|
| **Case #** | PD 2212-001 Thomas Group Planned Development |
| **Parcel(s)** | G33-154 |
| **Applicant** | Ryan Thompson, CHW |
| **Owner** | Thomas Group Investments #1 LLC |

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development amendments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate recommends approval of the planned development amendment.

The Special Magistrate gives a favorable recommendation of Ordinance O2023-19 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **RZ 2302-003 Lucky U Landholding LLC**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-21 subject to the approval of O2023-20, 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 2302-003 Lucky U Landholding LLC |
| **Ordinance #** | O2023-21 |
| **Applicant** | LPG Urban & Regional Planners Inc (Michael Rankin) |
| **Owners** | Nina Jean Driggers Davis, et al |
| **Property Location** | Generally located at the corner of N US 301 and CR 126 |
| **Parcel Number(s)** | D29-023 & D29-024 |
| **Date** | 6/19/2023 |

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis is seeking approval from the City Commission to change the zoning district from RR1C, R2C, and CN (Sumter County) to C-3 (City) for the parcel listed above on 4.45 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20)

**ANALYSIS:** The applicant proposes the development of a thirteen thousand one hundred fifty-one (13,151) square foot retail/service and motorcycle repair shop.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.l. These policies state that the city shall develop a thriving and

equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels, specifically those to the east, are currently primarily zoned M-1 for light industrial. However, the surrounding area to the southwest and west is composed of a mix of uses, with both R-5 residential and C-3 commercial parcels.

**(b) <u>The existing land use pattern of the surrounding area;</u>**
The land use pattern of the surrounding area is a mix of residential, commercial, and industrial. The proposed C-3 zoning designation will follow policy 1.2.8.l. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform with the existing land use pattern and would fit within the existing FLUM.

**(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>**
**<u>Schools:</u>**
The proposed development is commercial and is not intended to add any new students to the Wildwood school system.

**<u>Potable Water & Sewer:</u>**
There is an existing 10” water main along the railroad tracks to the east of the parcel, as well as a 6” force main. The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.
**<u>Streets:</u>**
The applicant has submitted a full TIA to Sumter County, prepared by Traffic & Mobility Consultants, and the findings have been accepted by the county on April 21, 2023. Access to the site is proposed via two (2) access driveways, one (1) right-in/right-out (RI/RO) access driveway on US 301, and one (1) full access driveway on CR 126, with the proposed development projected to generate 628 daily external trips, of which 25 trips occur during the AM peak hour, and 70 trips during the PM peak hour. Findings within the accepted TIA stated that the roadway capacity analysis indicates that all study roadway segments (N US 301 & CR 126) are projected to operate at acceptable LOS at the project buildout.

**(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>**
Recent developments in the area have resulted in changing land uses from Industrial, and Low-Density residential to High-Density Residential and commercial properties. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments within the surrounding area.

**(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>**
The property will generate six hundred and twenty-eight (628) daily external trips per the submitted TIA, this is not an insignificant increase in estimated traffic. However, as stated in the findings of the TIA, the study finds that the roadway capacity will continue to operate at acceptable LOS standards upon full build-out.

. **(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>**
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation. While properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES | |
|---|---|
| NORTH | M-1 (City) |
| SOUTH | R4C (County) |
| EAST | R2C & CL (County) |
| WEST | A10C (County) PEU (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 or Developer's Agreements that may be needed.

Shaun Raja,
Planner I, Development Services Department

**ORDINANCE NO. O2023-21**

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

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

**Parcel(s) D29-023 & D29-024**
**Nina Jean Driggers Davis et al (Owner)**
**4.45 Acres +/-**

**LEGAL DESCRIPTION:**

PARCEL 1:

BEGINNING 15 FEET NORTH AND 200 FEET EAST, FROM THE S.W. CORNER OF S.W. 1/4 OF S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUNNING 210 FEET WEST, THENCE 336 FEET NORTH, THENCE 210 FEET WEST, THENCE 336 FEET SOUTH TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 15 FEET NORTH AND 470 FEET EAST FROM THE S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN THENCE 336 FEET NORTH FOR POINT OF BEGINNING; THENCE RUN EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING. ALSO FROM SAID POINT OF BEGINNING, RUN WEST 210 FEET, NORTH 210 FEET, EAST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

ALSO TOGETHER WITH:

BEGINNING 50 FEET EAST AND 141 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 210 FEET NORTH, THENCE 210 FEET EAST, THENCE 210 FEET SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

PARCEL 2:

BEGINNING 50 FEET EAST AND 15 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 126 FEET NORTH, THENCE 210 FEET EAST, THENCE 126 SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

(LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

This property is to be reclassified from RR-1C, R2C and CN (Sumter County) to C-3 (City) containing 4.45 acres, more or less;

**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

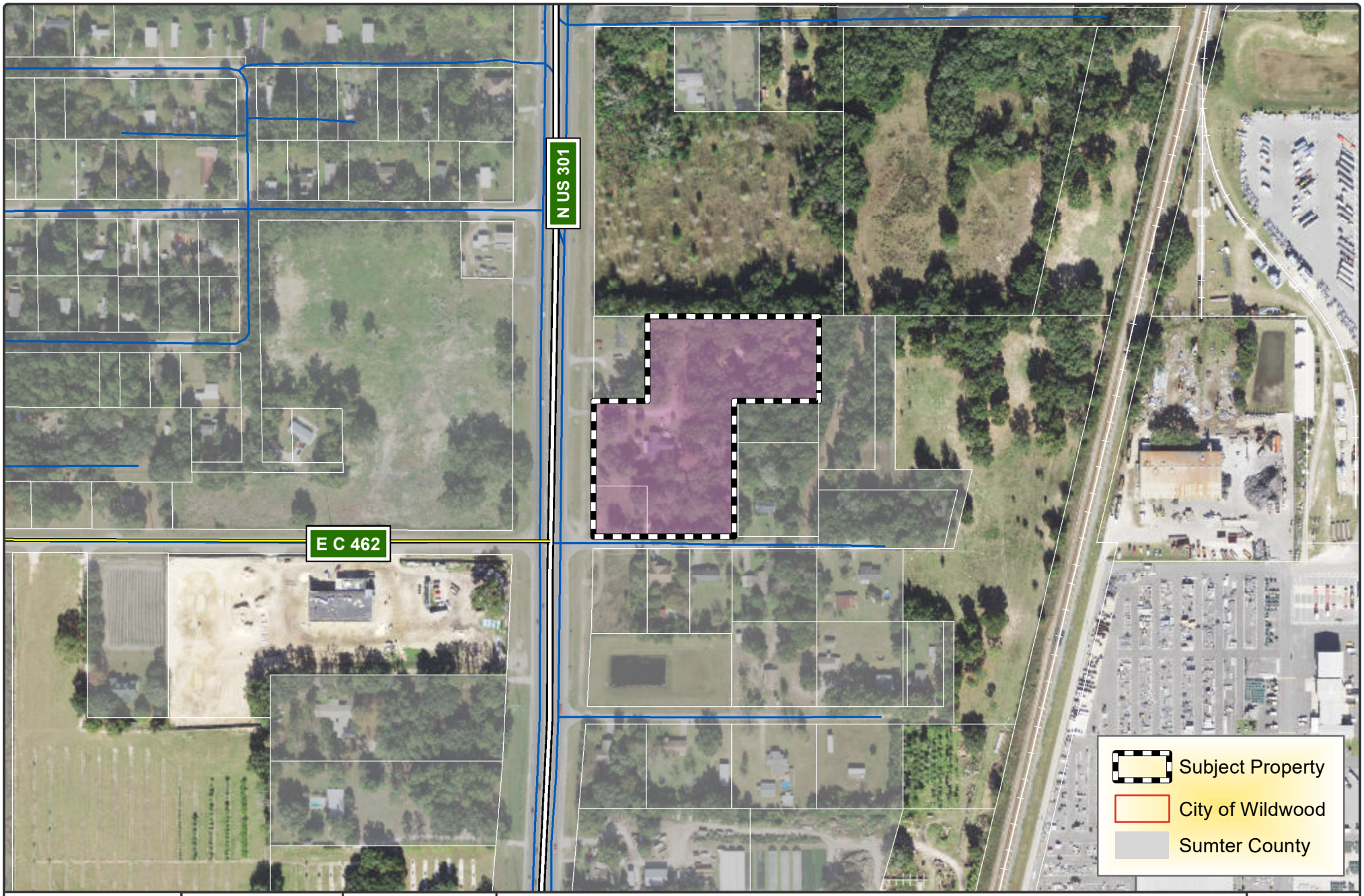
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A




WILDWOOD
EST. 1877
FLORIDA

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

Feet
0 160 320

RZ 2302-003

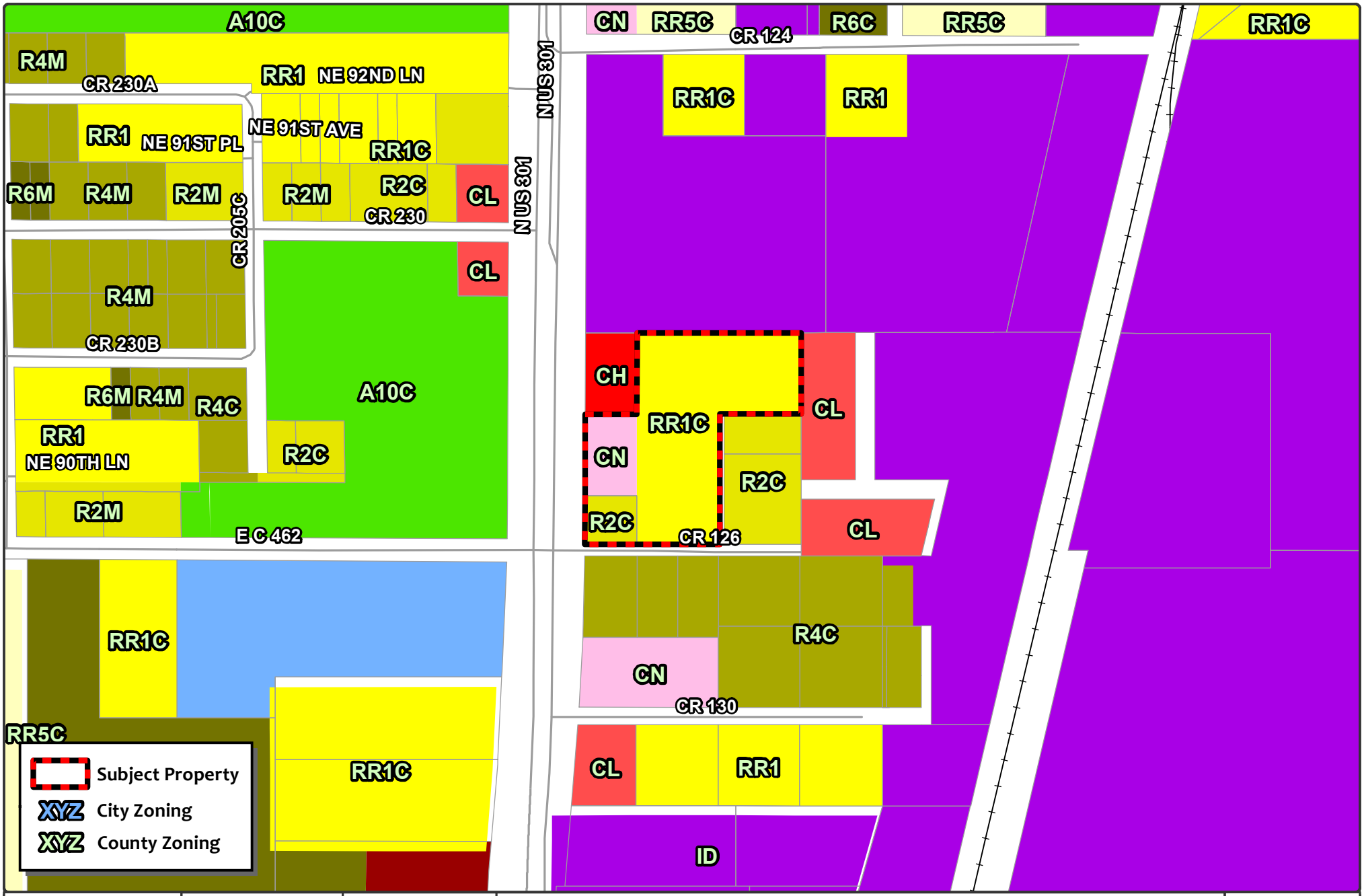
# LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 1B

LOCATION MAP

MAY 2023

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Feet 0 160 320

**RZ 2302-003**

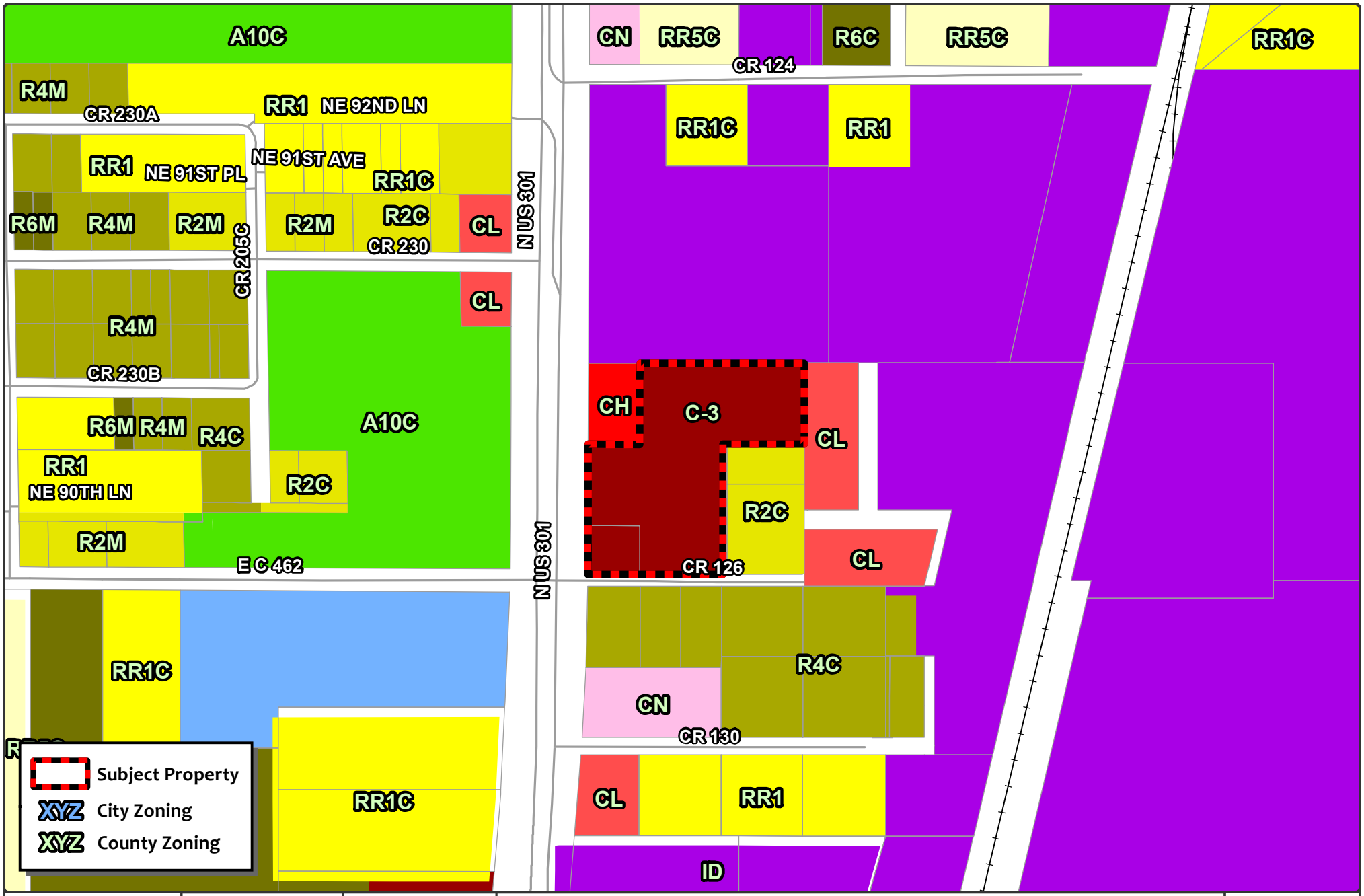
**LUCKY U LANDHOLDING LLC**

PARCELS D29-023 & D29-024

MAP 3A

CURRENT ZONING

MAY 2023

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www.wildwood-fl.gov

Feet
0 160 320

# RZ 2302-003

## LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 3B

PROPOSED ZONING

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 RR1C, CN, and R2C (Sumter County) to C-3 (City) on 4.45 acres MOL.

| | |
|---|---|
| **Case #** | RZ 2302-003 Lucky U Landholding LLC |
| **Applicant** | Michael Rankin – LPG Urban & Regional Planners Inc |
| **Owner** | Nina Jean Driggers Davis, et al |
| **Parcel Number(s)** | D29-023 & D29-024 |

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 O2023-21 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **RZ 2304-002 House of Hope**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-23 subject to approval of O2023-22, 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 2304-002 House of Hope |
| **Ordinance #** | O2023-23 |
| **Applicant** | Mary Starkey |
| **Owners** | Coniglio C. John Trustee |
| **Property Location** | Generally located along CR 126, approximately 0.17 miles east of the intersection of N US 301 and E C 462 |
| **Parcel Number(s)** | D29B001 |
| **Date** | 6/19/2023 |

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22)

**ANALYSIS:** The applicant proposes the development of a rehabilitation facility consisting of an administration building, lodging building, future warehouse, thrift store, and a future training building to provide temporary counseling services and skills training.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to COM is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.f. and policy 1.2.8.g. These policies state that the city shall foster distinctive neighborhoods with a strong sense of place, and the preservation of open space. Surrounding

parcels, specifically those to the east, are currently primarily zoned M-1 for light industrial. However, the surrounding area to the southwest and west is composed of a mix of uses, with both R-5 residential and C-3 commercial parcels.

**(b) <u>The existing land use pattern of the surrounding area;</u>**
The land use pattern of the surrounding area is a mix of residential, commercial, and industrial. The proposed C-3 zoning designation will follow policy 1.2.8.l. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform with the existing land use pattern and would fit within the existing FLUM.

**(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>**
**<u>Schools:</u>**
The proposed development is commercial and is not intended to add any new students to the Wildwood school system.

**<u>Potable Water & Sewer:</u>**
There is an existing 10” water main along the railroad tracks to the east of the parcel, as well as a 6” force main. The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.
**<u>Streets:</u>**
The applicant has submitted a traffic statement from Springstead Engineering dated April 06, 2023. Access to the property is proposed from the west side of the parcel, using CR 126, which will be extended to fulfill the needs of the development. The traffic impact statement provided shows 2 a.m. peak hour trips and 2 p.m. peak hour trips, from the proposed development. A full traffic analysis will not be required as the average daily trip does not exceed fifty (50).

**(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>**
The applicant (House of Hope) has operated a program to assist at-risk population since 2014. Due to the sale of the original site where they had been leasing, a new campus is needed to return operations to full capacity. The proposed facility will temporarily house at-risk populations while providing work and study programs for effective re-integration into the general populace. The amendment is necessary to allow the applicant to restart their operations and provide these beneficial services to the community.

**(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>**
The property will generate approximately four (4) daily trips, so this will not excessively increase traffic. Additionally, the traffic generated does not meet the threshold where a full transportation impact analysis (TIA) would be necessary.

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

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

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES | |
|---|---|
| NORTH | M-1 (City) |
| SOUTH | R4C (County) M-1 (City) |
| EAST | M-1 (City) |
| WEST | R4C & CL (County) |

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.

Shaun Raja,
Planner I, Development Services Department

**ORDINANCE NO. O2023-23**

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

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

**Parcel(s) D29B001**
**Coniglio C. John Trustee (Owner)**
**5.56 Acres +/-**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE WEST ½ OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLYLY OF C.S.X. TRANSPORTATION, INC'S WESTERLY RIGHT OF WAY LINE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.X. TRANSPORTATION, INC.'S MAIN LINE TRACK; FROM SAID POINT, RUN S13º15'50'W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK; 789.24 FEET, TO THE NORTH LINE OF LOT 1, BLOCK A, ORANGE HEIGHTS SUBDIVISION, PLAT BOOK 3, PAGE 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S13º15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 591.50 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN S89º54'37"W, 264.69 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ORANGE HEIGHTS, AND TO THE CENTERLINE OF MARCIA STREET IN AFORESAID ORANGE HEIGHTS; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID CENTERLINE OF MARCIA STREET; RUN N00º23'55"E., 2.95 FEET; THENCE N13º33'07"E., 199.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8, BLOCK B, ORANGE HEIGHTS; THENCE RUN N89º51'23"W., 191.52 FEET ALONG SAID EXTENSION LINE

AND SOUTH LINE OF LOTS 8 AND 7, BLOCK B, RESPECTIVELY, TO THE SOUTHWEST CORNER OF AFORESAID LOT 7; THENCE RUN N00º04'32"E., 379.96 FEET ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2, RESPECTIVELY, BLOCK B, TO THE NORTH LINE OF ORANGE HEIGHTS; THENCE ALONG SAID NORTH LINE OF ORANGE HEIGHTS RUN S89º53'13"E., 544.68 FEET TO THE POINT OF BEGINNING.

**CONTAINING 5.56 ACRES, MORE OR LESS**.

This property is to be reclassified from M-1 (City) to C-3 (City) containing 5.56 acres, more or less;

**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

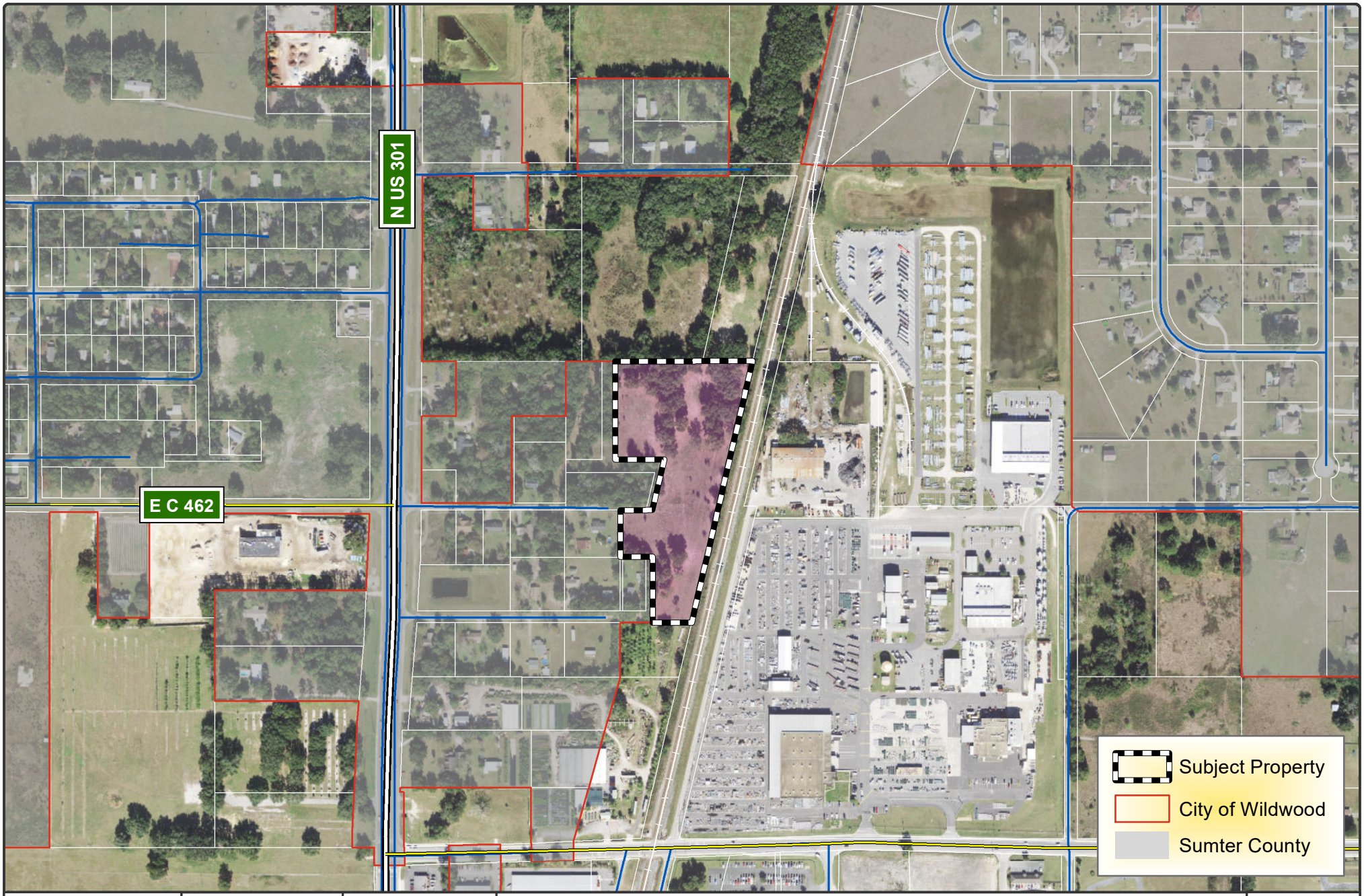
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A

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WILDWOOD
FLORIDA

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

N

Feet
0 250 500

RZ 2304-002

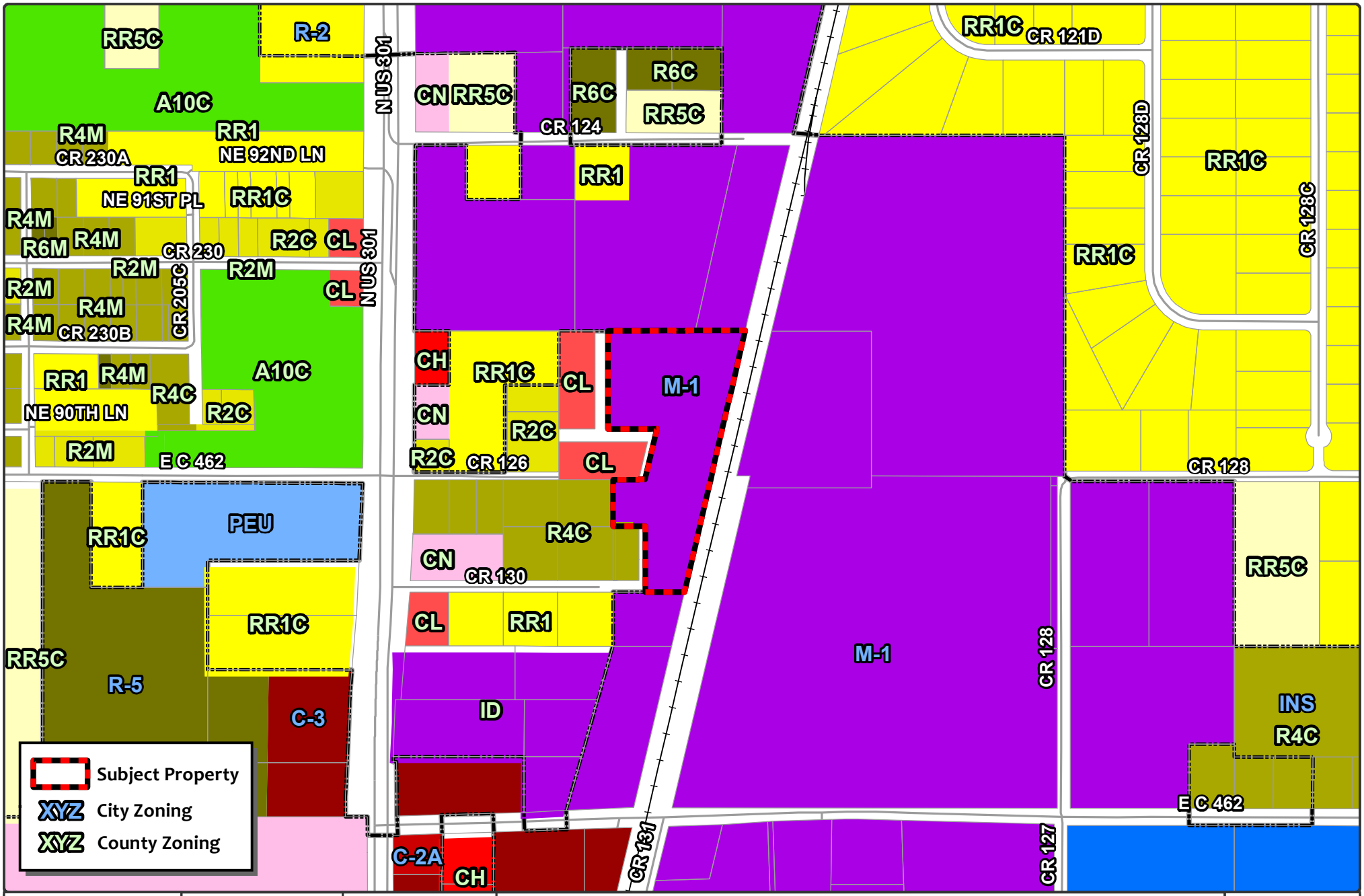
# HOUSE OF HOPE

PARCEL D29B001

MAP 1B

LOCATION MAP

MAY 2023

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Feet 0 250 500

# RZ 2304-002

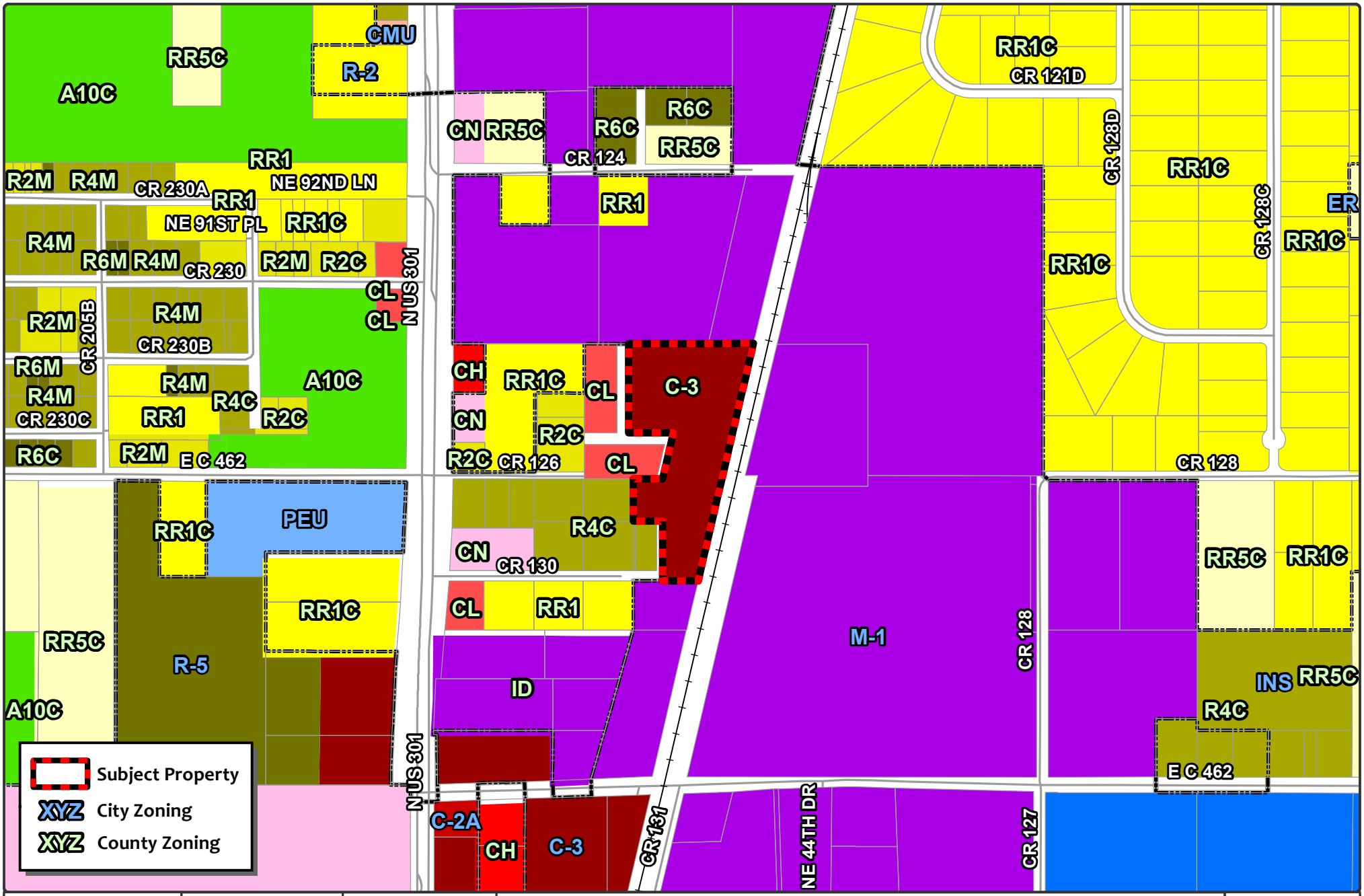
# HOUSE OF HOPE

PARCEL D29B001

MAP 3A

CURRENT ZONING

MAY 2023

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Feet
0 275 550

RZ 2304-002

HOUSE OF HOPE

PARCEL D29B001

MAP 3B

PROPOSED ZONING

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 M-1 (City) to C-3 (City) on 5.56 acres MOL.

| | |
|---|---|
| **Case #** | RZ 2304-002 House of Hope |
| **Applicant** | Mary Starkey |
| **Owner** | Coniglio C. John Trustee |
| **Parcel Number(s)** | D29B001 |

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 O2023-23 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **RZ 2303-004 All County Collision**

**REQUESTED ACTION:** Special Magistrate recommends approval of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, 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 NO.: | RZ 2303-004 All County Collision |
| ORDINANCE NO.: | O2023-26 |
| APPLICANT: | Florida Metal Buildings - William Poole |
| OWNERS: | Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower |
| PROPERTY LOCATION: | East of N US 301 and approximately 0.25 miles north of E C466 |
| PARCEL NUMBER(S): | D08A001 |
| DATE: | June 7, 2023 |

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City)for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25).

**ANALYSIS:** The applicant is proposing a new 20,000-square-foot auto collision center.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**
The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in Policy 1.1.1.c.

**(b) The existing land use pattern of the surrounding area;**
The land use pattern of the surrounding area is a mix of residential and commercial uses. The proposed C-3 zoning designation will serve as a transition in this area to serve city residents.

**(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;**
**Schools:**
The commercial development will not generate any school-age children.
**Potable Water & Sewer:**
There is an existing 8” water main and a 4” force main on the east side of N US 301. The owner will need

to work with the City to service the property with utilities.

**Streets:**

The property has access off of N US 301 and NE 120th Road. The applicant has applied for an exemption for the TIA submittal which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

The subject property proposes

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

The applicant has applied for and received an exemption from Sumter County Public Works. The proposed development will generate less than 50 trips a day to the site.

**(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES | |
|---|---|
| NORTH | C-3 (City) |
| SOUTH | 466/301 Mixed Used (City) |
| EAST | R2M (County) & C-3 (City) |
| WEST | C-3 (City) |

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

DATED: 06/07/2023

Terri O'Neal

Terri O'Neal, CCM
Planning Manager, Development Services

**ORDINANCE NO. O2023-26**

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

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

**Parcel D08A001**
**Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower (Owners)**
**1.97 +/-**

**LEGAL DESCRIPTION:**

LOTS 1 TO 8 INC BLK A & LOTS 2 3 6 7 10 11 14 15 & 16 AND W 20 FT LOT 13 BLK H SS CARUTHERS ADD TO OXFORD PB 1 PG 122LESS 301 R/W LESS A PORT OF LOTS 2 & 3 BLK S.S. CARUTHERS ADD TO OXFORD PB 1 PG 122 DESC AS FOLLOWS: COMM AT SE COR OF LOT 1 BLOCK H BEING ON NORTHERN R/W OF NE 120TH XING THENCE N/LY WESTERN LINE OF 100 FT RR R/W 136.73 FT TO POB THENCE LEAVING R/R R/W ON A LINE PARALLEL WITH NORTH ERN R/W XING AN ANGLE OF 101 DEG 28'27"W TO NORTH A DIST OF 111.10 FT TO PT ON THE WESTERN LINE OF LOT 3 BLK H THENCE AN ANGLE OF 90 DEG 00'00"E TO NORTH ALONG THE WESTERN LINE OF LOT 3 BLK H 20.00 FT THENCE LEAVING THE WESTERN LINE OF LOT 3 BLK 5 AT AN ANGLE OF 95 DEG 19'4"E NORTH A DIT 105.51 FT TO A PT ON WESTERN R/W LINE OF 100 FT R/R THENCE S/LY ALONG SAID R/R R/W 30.41 FT TO POB

This property is to be reclassified from RR1 (Sumter) to C-3 (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

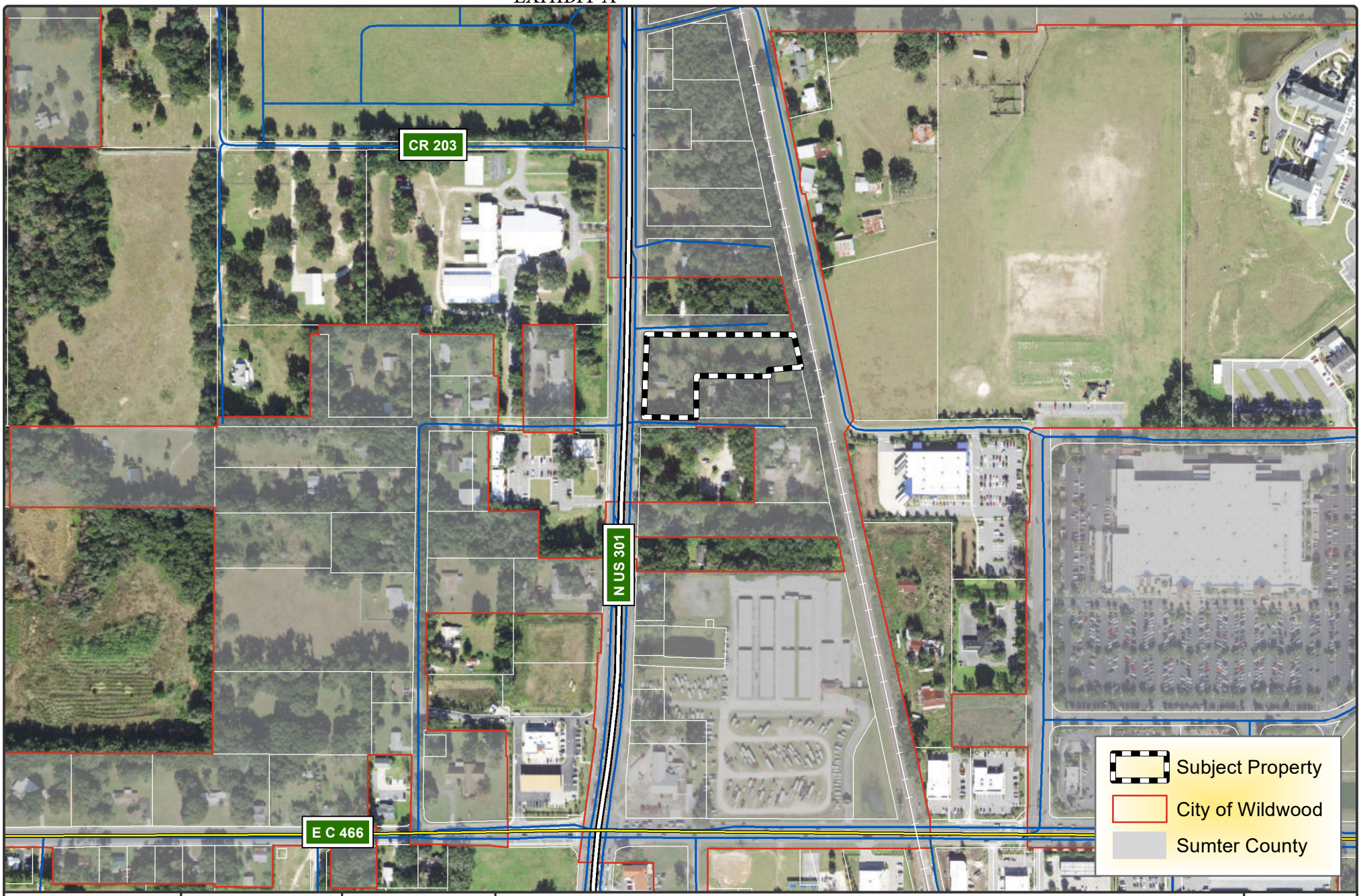
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A

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Feet
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RZ 2303-004

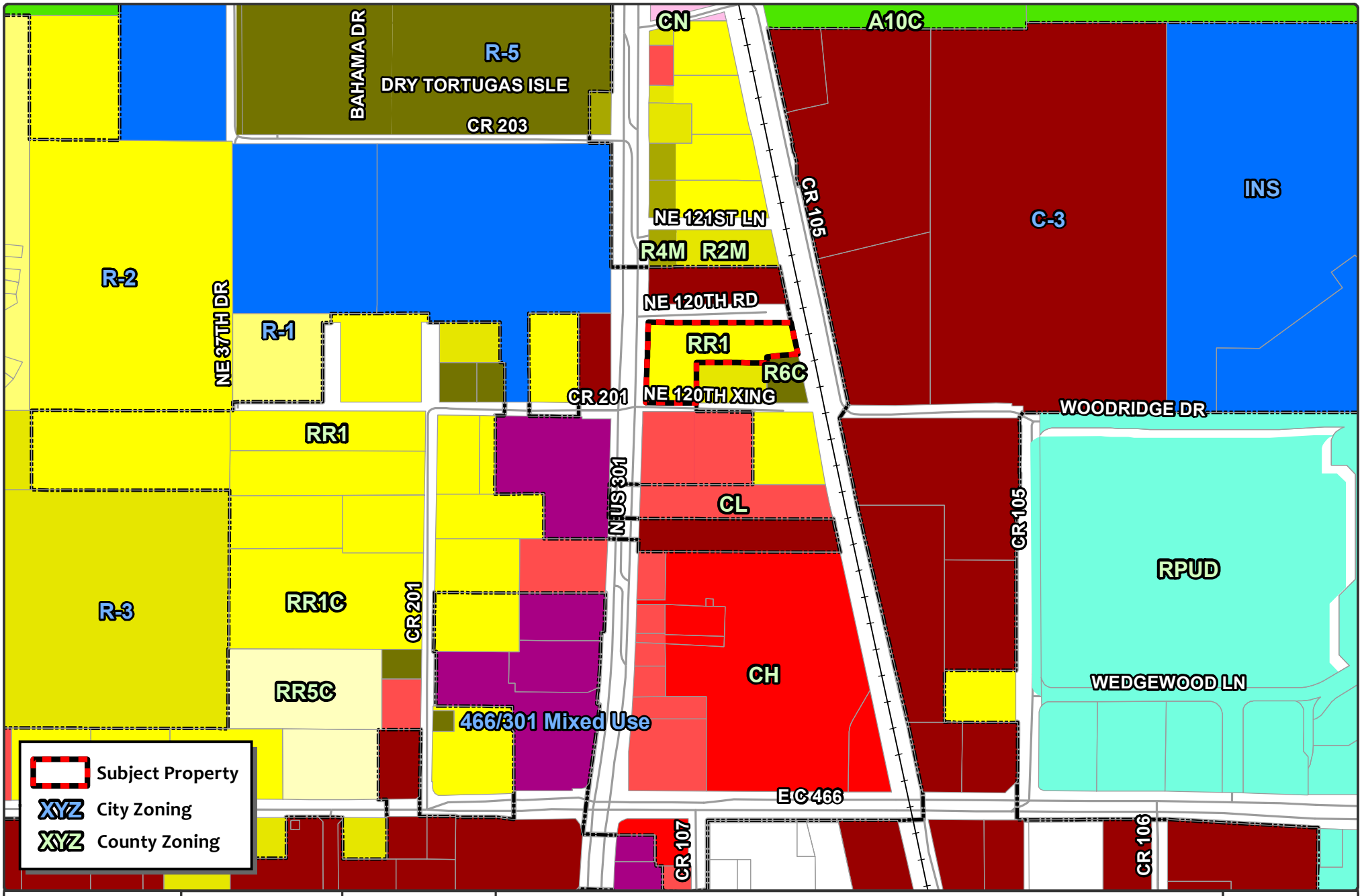
# ALL COUNTY COLLISION

PARCEL D08A001

MAP 1B

LOCATION MAP

MAY 2023

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Feet 0 210 420

# RZ 2303-004

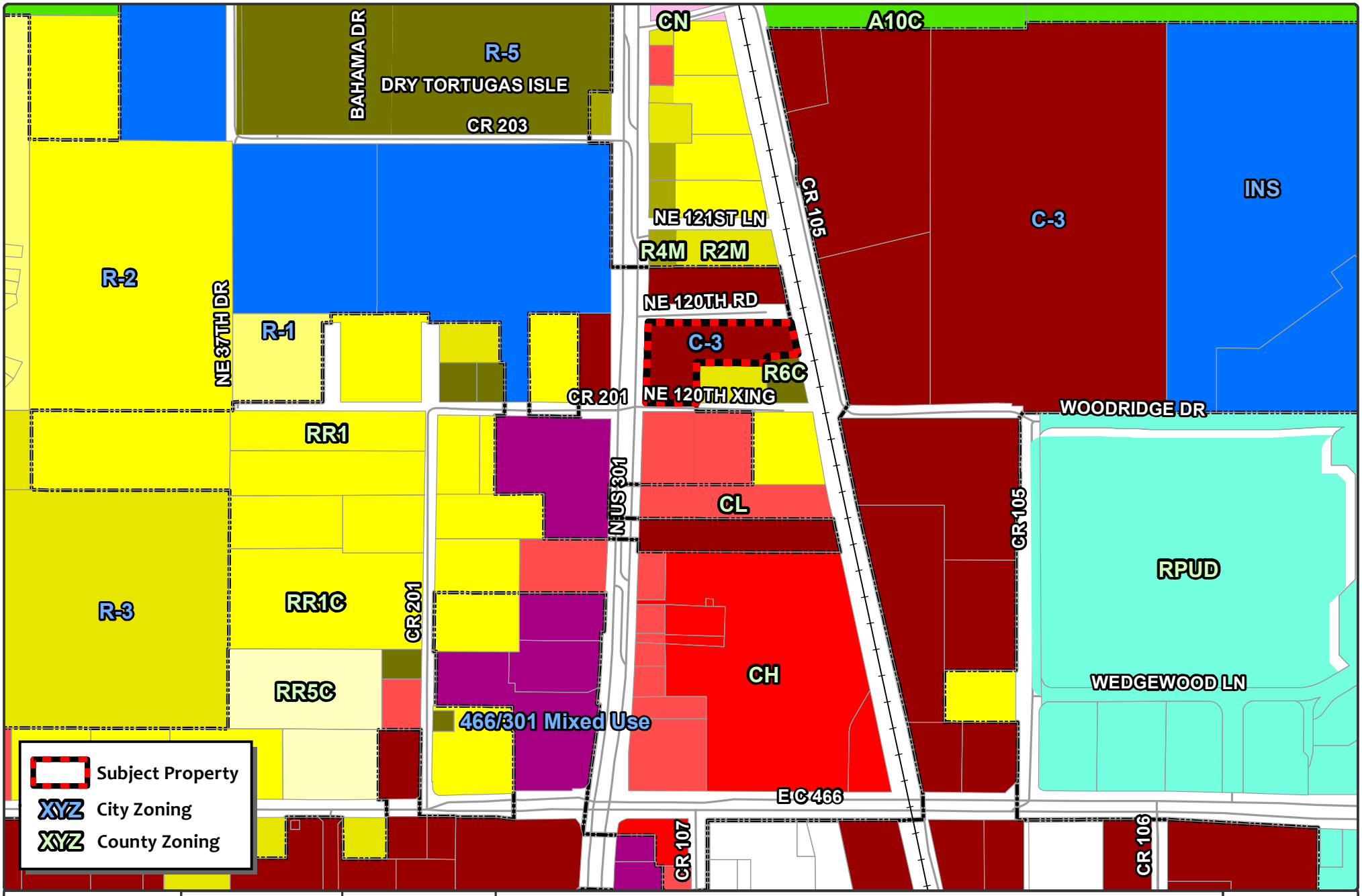
# ALL COUNTY COLLISION

PARCEL D08A001

MAP 3A

CURRENT ZONING

MAY 2023

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# RZ 2303-004

# ALL COUNTY COLLISION

PARCEL D08A001

MAP 3B

PROPOSED ZONING

MAY 2023

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

The case below was heard on Tuesday, June 13, 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 RR1 (Sumter County) to C-3 (City) on 1.97 acres MOL.

**Case:** RZ 2303-004 All County Collision

**Parcel:** D08A001

**Owners:** Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower

**Applicant:** Florida Metal Buildings

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 O2023-26 to the City Commission for final determination.

Dated: June 13, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **AN 2305-002 Fostlake #2**

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

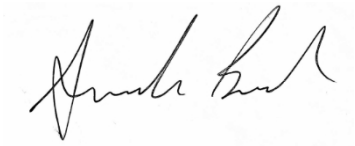
**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025. The property to be annexed totals 4.76 acres MOL and is located southwest along CR 148, approximately 0.1 miles southwest of E SR 44, and approximately 1.71 miles north of Warm Springs Ave, in section 22, township 19 south, range 23 east.

Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

City water and sewer are not available to the subject property.



DATED: 07/03/2023
Amanda Bush
Planner, Development Services

**ORDINANCE NO. O2023-27**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.76 ACRES LOCATED SOUTHWEST ALONG CR 148, APPROXIMATELY 0.1 MILES SOUTHWEST OF E SR 44, AND APPROXIMATELY 1.71 MILES NORTH OF WARM SPRINGS AVE, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is approximately located southwest along CR 148, approximately 0.1 miles southwest of E SR 44, and approximately 1.71 miles north of Warm Springs Ave, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Fostlake, LLC, is more particularly described as follows:

**Parcel G22-025**
**Fostlake, LLC**
**4.76 +/-**

**LEGAL DESCRIPTION**

PARENT PARCEL (OFFICIAL RECORDS BOOK 2868, PAGE 655)

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE AND THE WEST LINE OF XENIA AVENUE; RUN THENCE SOUTH 37°47' WEST TO THE

INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; RUN THENCE NORTH ALONG SAID 1/2 SECTION LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WAICISSA AVENUE; RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAICISSA AVENUE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE; RUN THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE TO THE POINT OF BEGINNING.

LOT 1

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF XENIA AVENUE, AS SHOWN ON PLAT NO. 2 OF ORANGE HOME, RECORDED IN PLAT BOOK 1, PAGE 113, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID XENIA AVENUE RUN S38°07'05"W A DISTANCE OF 436.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SEMINOLE AVENUE RUN N51°46'37"W A DISTANCE OF 100.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTHERLY EXTENSION OF SAID WESTERLY LINE OF XENIA AVENUE RUN N38°07'05"E A DISTANCE OF 436.00 FEET TO SAID SOUTH LINE OF SEMINOLE AVENUE; THENCE ALONG SAID SOUTH LINE RUN S51°46'37"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRES, MORE OR LESS.

LOT 2

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE AND THE WEST LINE OF XENIA AVENUE; RUN THENCE SOUTH 37°47' WEST TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; RUN THENCE NORTH ALONG SAID 1/2 SECTION LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WAICISSA AVENUE; RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAICISSA AVENUE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE; RUN THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE TO THE POINT OF BEGINNING.

LESS

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF XENIA AVENUE, AS SHOWN ON PLAT NO. 2 OF ORANGE HOME, RECORDED IN PLAT BOOK 1, PAGE 113, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID XENIA AVENUE RUN S38°07'05"W A DISTANCE OF 436.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SEMINOLE AVENUE RUN N51°46'37"W A DISTANCE OF 100.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTHERLY EXTENSION OF SAID WESTERLY LINE OF XENIA AVENUE RUN N38°07'05"E A DISTANCE OF 436.00 FEET TO SAID SOUTH LINE OF SEMINOLE AVENUE; THENCE ALONG SAID SOUTH LINE RUN S51°46'37"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

**SECTION 2.** All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

**SECTION 3.** All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

**SECTION 4.** Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

**SECTION 5**. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

**SECTION 6.** If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

**SECTION 7.** This Ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION**
**CITY OF WILDWOOD, FLORIDA**

_____
Ed Wolf, Mayor

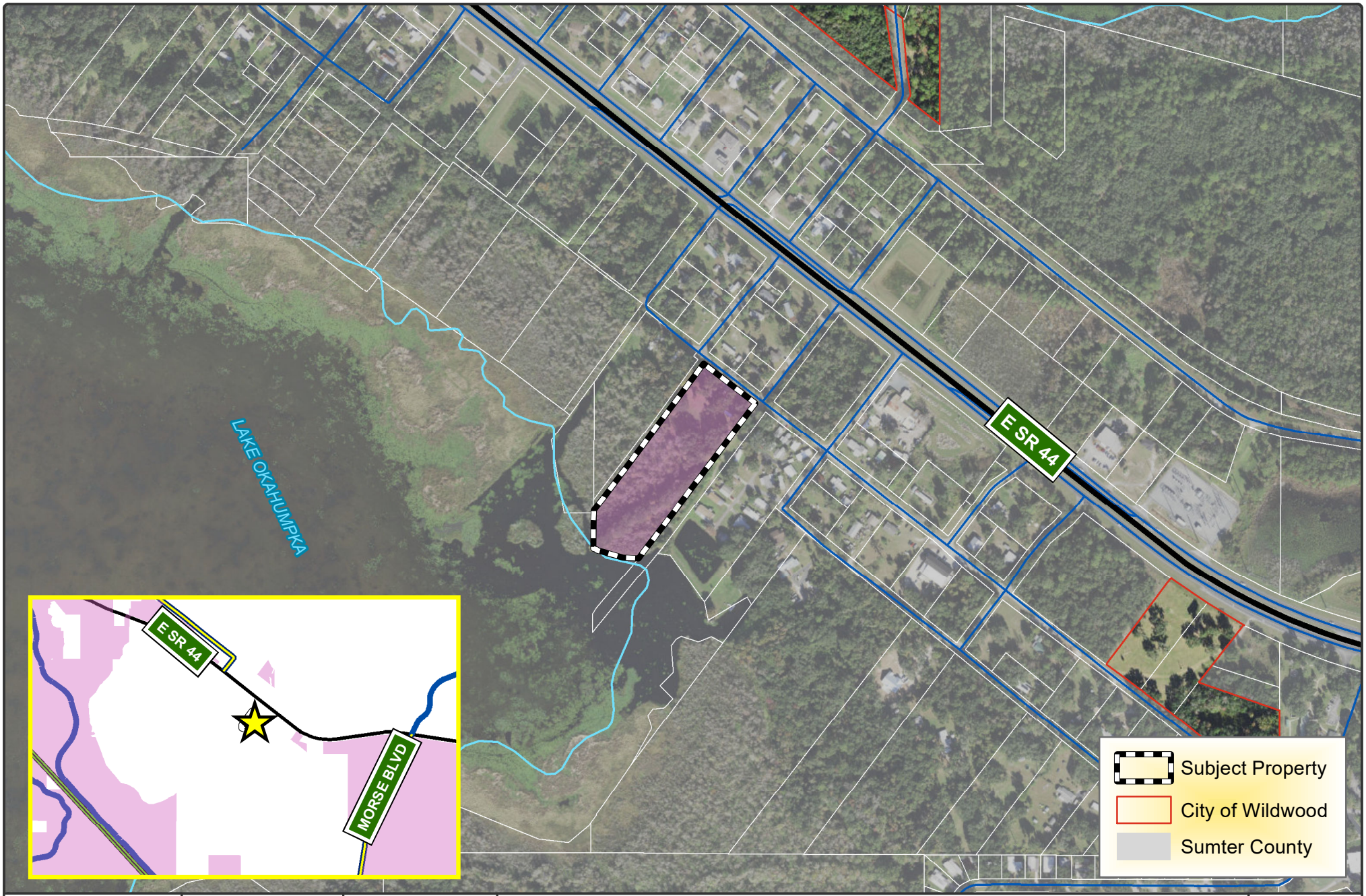
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

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AN 2305-002

# FOSTLAKE #2

PARCEL G22-025

MAP 1B

LOCATION MAP

JUNE 2023

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **WWTP Expansion Pay Application No. 2 for PC Construction in the Amount of $85,124.00**

**REQUESTED ACTION:** Staff Recommends Approval

**CONTRACT:** Vendor/Entity: PC Construction Co

Effective Date: 06/28/2023 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

In March 2023, the City awarded the Wastewater Treatment Plant expansion project to PC Construction Co., acting as the project construction manager at risk (CMAR). Attached is Pay Application No. 2 for this project.

The City's consultant for this project, CPH, and city staff have reviewed the pay application and recommend approval to pay PC Construction Co. the requested amount of $85,124.00. This project is being funded by the American Rescue Plan Act (ARPA) allocation provided to the City of Wildwood, with an available amount of $3,443,616.00 (Account Number 402-536-70-7353).

# APPLICATION AND CERTIFICATE FOR PAYMENT



TO OWNER: City of Wildwood
100 N. Main Street
Wildwood, FL
34785

PROJECT: Wildwood WRF Expansion and BNR Improvements - Precon
,

**AIA Document G702**

APPLICATION NO.: 2
PERIOD TO : 31-MAY-23
PROJECT NOS.: 174691
INVOICE NO. 1746910002

CONTRACT DATE : 15-MAR-23

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ]
- [ ]

FROM CONTRACTOR: PC Construction Company
193 Tilley Drive
South Burlington, VT , 05403 USA

ARCHITECT:

CONTRACT FOR: Wildwood WRF Expansion and BNR Improv

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

| | | |
|---|---|---|
| **1. ORIGINAL CONTRACT SUM** | $ | 3,000,000 |
| **2. Net change by change orders** | $ | 0 |
| **3. CONTRACT SUM TO DATE** ( Line1 +/- 2 ) | $ | 3,000,000 |
| **4. TOTAL COMPLETED & STORED TO DATE** (Column G on G703) | $ | 285,720 |
| **5. RETAINAGE:** Total retainage Column I of G703) | $ | 0 |
| **6. TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total ) | $ | 285,720 |
| **7. LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate) | $ | 200,596 |
| **8. CURRENT PAYMENT DUE** | $ | 85,124 |
| **9. BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6 ) | $ | 2,714,280 |

| CHANGE ORDER SUMMARY | | ADDITIONS | DEDUCTIONS |
|---|---|---|---|
| Change Order approved in previous months by Owner | | 0 | 0 |
| APPROVED THIS MONTH | | | |
| Number | Date Approved | | |
| AU00003 | 12-JUN-2023 | 0 | |
| AU00004 | 12-JUN-2023 | 0 | |
| AU00005 | 12-JUN-2023 | 0 | |
| **CURRENT TOTAL** | | 0 | 0 |
| **Net Change by Change Orders** | | | 0 |

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

Contractor : PC Construction Company

By : _____ Date : 6/14/23

State of : Florida

County of : Volusia

Subscribed and sworn to before me this 14 day of June, 2023

Notary Public State of Florida
Rebecca S Fay
My Commission HH 323661
Expires 10/19/2026

Notary Public: _____

My Commission expires:

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED**.....$ 85,124.00

*(Attach explanation If amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)*

OWNER :

By : _____ Date : _____

ENGINEER :

By : _____ Date : 6/23/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

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User Notes:

**CONTINUATION SHEET** **AIA DOCUMENT G703**

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER : 2
APPLICATION DATE : 06/12/2023
PERIOD TO : 05/31/2023
PROJECT NO : 174691



INVOICE NO
1746910002

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED (D+E) FROM PREVIOUS APPLICATION | WORK COMPLETED (D+E) THIS PERIOD | MATERIAL PRESENTLY STORED | TOTAL COMPLETED AND STORED TO DATE | PER-% ( G / C ) | BALANCE TO FINISH | RETAINAGE |
| **174691** | **Wildwood WRF Expansion and BNR Improvements - Precon** | | | | | | | | |
| 00 | Miscellaneous | | | | | | | | |
| 001200 | Project Management | 27,884 | 27,884 | 3,238 | 0 | 31,121 | 112 | -3,238 | 0 |
| 001400 | Estimating Labor | 29,013 | 29,013 | 5,916 | 0 | 34,929 | 120 | -5,916 | 0 |
| 001530 | Electrical Precon | 35,000 | 0 | 0 | 0 | 0 | | 35,000 | 0 |
| 001550 | I&C Precon | 65,000 | 0 | 0 | 0 | 0 | | 65,000 | 0 |
| 001600 | Expenses | 965 | 965 | 0 | 0 | 965 | 100 | 0 | 0 |
| | *Miscellaneous Total:* | *157,861* | *57,861* | *9,154* | *0* | *67,015* | *42* | *90,847* | *0* |
| 01GC2 | General Conditions | | | | | | | | |
| 013020 | Travel Expenses | 2,111 | 1,485 | 0 | 0 | 1,485 | 70 | 626 | 0 |
| 014000 | Scheduling - 3rd Party | 35,000 | 0 | 0 | 0 | 0 | | 35,000 | 0 |
| | *General Conditions Total:* | *37,111* | *1,485* | *0* | *0* | *1,485* | *4* | *35,626* | *0* |
| 01GR | General Requirements | | | | | | | | |
| 015950 | Expendables | 3,796 | 3,796 | 0 | 0 | 3,796 | 100 | 0 | 0 |
| | *General Requirements Total:* | *3,796* | *3,796* | *0* | *0* | *3,796* | *100* | *0* | *0* |
| 18 | ALLOWANCES & UNIT PRICES | | | | | | | | |
| 180000 | Owner Contingency | 1,758,124 | 0 | 0 | 0 | 0 | | 1,758,124 | 0 |
| | *ALLOWANCES & UNIT PRICES Total:* | *1,758,124* | *0* | *0* | *0* | *0* | | *1,758,124* | *0* |
| 90 | FEE | | | | | | | | |
| 900000 | Fee (9.5%) | 13,478 | 593 | 0 | 0 | 593 | 4 | 12,885 | 0 |
| | *FEE Total:* | *13,478* | *593* | *0* | *0* | *593* | *4* | *12,885* | *0* |
| | ***Wildwood WRF Expansion and*** | ***1,970,370*** | ***63,735*** | ***9,154*** | ***0*** | ***72,888*** | ***4*** | ***1,897,481*** | ***0*** |

**CONTINUATION SHEET** **AIA DOCUMENT G703**

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

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APPLICATION DATE : 06/12/2023
PERIOD TO : 05/31/2023
PROJECT NO : 174691

PAGE: 3

INVOICE NO
1746910002

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED (D+E) FROM PREVIOUS APPLICATION | WORK COMPLETED (D+E) THIS PERIOD | MATERIAL PRESENTLY STORED | TOTAL COMPLETED AND STORED TO DATE | PER-% ( G / C ) | BALANCE TO FINISH | RETAINAGE |
| **174691** | **Wildwood WRF Expansion and BNR Improvements - Precon** | | | | | | | | |
| | ***BNR Improvements - Precon Total:*** | | | | | | | | |
| **174692** | **Wildwood WRF Expansion and BNR Improvements Phase 1A** | | | | | | | | |
| 01GC1 | General Conditions - Personnel | | | | | | | | |
| 012000 | Project Management | 360,432 | 90,294 | 59,892 | 0 | 150,186 | 42 | 210,247 | 0 |
| | *General Conditions - Personnel Total:* | *360,432* | *90,294* | *59,892* | *0* | *150,186* | *42* | *210,247* | *0* |
| 01GC2 | General Conditions | | | | | | | | |
| 010000 | Mobilization | 3,831 | 0 | 3,831 | 0 | 3,831 | 100 | 0 | 0 |
| 010110 | Sanitary Facilities | 1,392 | 531 | 861 | 0 | 1,392 | 100 | 0 | 0 |
| 013020 | Travel Expenses | 9,132 | 4,825 | 3,071 | 0 | 7,896 | 86 | 1,236 | 0 |
| | *General Conditions Total:* | *14,354* | *5,356* | *7,762* | *0* | *13,118* | *91* | *1,236* | *0* |
| 01GR | General Requirements | | | | | | | | |
| 011000 | Field Engineering | 3,520 | 0 | 3,520 | 0 | 3,520 | 100 | 0 | 0 |
| 011200 | OSHA & First Aid | 1,297 | 684 | 613 | 0 | 1,297 | 100 | 0 | 0 |
| 011330 | Dumpsters | 1,100 | 0 | 1,100 | 0 | 1,100 | 100 | 0 | 0 |
| | *General Requirements Total:* | *5,917* | *684* | *5,233* | *0* | *5,917* | *100* | *0* | *0* |
| 02 | SITE WORK | | | | | | | | |
| 020000 | Site Work-Subcontract | 30,000 | 26,000 | 0 | 0 | 26,000 | 87 | 4,000 | 0 |
| 023900 | Valves | 94,664 | 0 | 0 | 0 | 0 | | 94,664 | 0 |
| 025070 | HDPE Pipe Material | 59,919 | 0 | 1,447 | 0 | 1,447 | 2 | 58,472 | 0 |
| 025975 | Test Pits Vac Truck Excavation | 10,730 | 10,487 | 243 | 0 | 10,729 | 100 | 0 | 0 |
| | *SITE WORK Total:* | *195,313* | *36,487* | *1,689* | *0* | *38,176* | *20* | *157,137* | *0* |

**CONTINUATION SHEET** **AIA DOCUMENT G703**

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
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APPLICATION NUMBER : 2
APPLICATION DATE : 06/12/2023
PERIOD TO : 05/31/2023
PROJECT NO : 174691

PAGE: 4

INVOICE NO
1746910002

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED (D+E) FROM PREVIOUS APPLICATION | WORK COMPLETED (D+E) THIS PERIOD | MATERIAL PRESENTLY STORED | TOTAL COMPLETED AND STORED TO DATE | PER-% ( G / C ) | BALANCE TO FINISH | RETAINAGE |
| **174692** | **Wildwood WRF Expansion and BNR Improvements Phase 1A** | | | | | | | | |
| 11 | EQUIPMENT | | | | | | | | |
| 115020 | Aerators | 299,500 | 0 | 0 | 0 | 0 | | 299,500 | 0 |
| | *EQUIPMENT Total:* | *299,500* | *0* | *0* | *0* | *0* | | *299,500* | *0* |
| 151 | MECHANICAL-PROCESS | | | | | | | | |
| 151772 | Tapping Saddles/Valves/Service | 9,198 | 0 | 0 | 0 | 0 | | 9,198 | 0 |
| | *MECHANICAL-PROCESS Total:* | *9,198* | *0* | *0* | *0* | *0* | | *9,198* | *0* |
| 17 | INSTRUMENTATION & CONTROLS | | | | | | | | |
| 170100 | Instrumentation & Controls | 85,369 | 0 | 0 | 0 | 0 | | 85,369 | 0 |
| | *INSTRUMENTATION & CONTROLS Total:* | *85,369* | *0* | *0* | *0* | *0* | | *85,369* | *0* |
| 90 | FEE | | | | | | | | |
| 900000 | Fee (9.5%) | 59,547 | 4,040 | 1,395 | 0 | 5,435 | 9 | 54,112 | 0 |
| | *FEE Total:* | *59,547* | *4,040* | *1,395* | *0* | *5,435* | *9* | *54,112* | *0* |
| | ***Wildwood WRF Expansion and BNR Improvements Phase 1A Total:*** | ***1,029,630*** | ***136,861*** | ***75,970*** | ***0*** | ***212,831*** | ***21*** | ***816,799*** | ***0*** |
| | ***PROJECT TOTAL :*** | **3,000,000** | **200,596** | **85,124** | **0** | **285,720** | **10** | **2,714,280** | **0** |

# 02 - PC Construction Company
## JOB COSTING - PROJECT TRANSACTION REPORT

| Job / Phase / Category / Post Date | Name / Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|
| **Job 174691** | | | | | | | | | |
| **174691** | | **Wildwood WRF Expansion and BNR Improvements PRECON** | | | | | | | |
| **00** | | **Miscellaneous** | | | | | | | |
| **001210** | | **Senior Project Manager** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/28/2023 | 31312 | Denver Kendrew | 05/28/2023 | WK | | | 5.50 | HR | 1,017.50 |
| 05/21/2023 | 31312 | Denver Kendrew | 05/21/2023 | WK | | | 2.00 | HR | 370.00 |
| 05/14/2023 | 31312 | Denver Kendrew | 05/14/2023 | WK | | | 4.00 | HR | 740.00 |
| 05/07/2023 | 31312 | Denver Kendrew | 05/07/2023 | WK | | | 6.00 | HR | 1,110.00 |
| | | | Labor TOTAL: | | | | 17.50 | | 3,237.50 |
| | | | Senior Project Manager TOTAL: | | | | 17.50 | | 3,237.50 |
| **001400** | | **Estimating Labor** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/28/2023 | 32383 | Alexander Hango | 05/28/2023 | WK | | | 5.00 | HR | 1,090.00 |
| 05/28/2023 | 34435 | Damon Hand | 05/28/2023 | WK | | | 2.50 | HR | 412.50 |
| 05/21/2023 | 32383 | Alexander Hango | 05/21/2023 | WK | | | 4.00 | HR | 872.00 |
| 05/21/2023 | 34435 | Damon Hand | 05/21/2023 | WK | | | 1.50 | HR | 247.50 |
| 05/14/2023 | 32383 | Alexander Hango | 05/14/2023 | WK | | | 2.00 | HR | 436.00 |
| 05/14/2023 | 34435 | Damon Hand | 05/14/2023 | WK | | | 4.00 | HR | 660.00 |
| 05/07/2023 | 32383 | Alexander Hango | 05/07/2023 | WK | | | 1.00 | HR | 218.00 |
| 05/07/2023 | 34435 | Damon Hand | 05/07/2023 | WK | | | 12.00 | HR | 1,980.00 |
| | | | Labor TOTAL: | | | | 32.00 | | 5,916.00 |
| | | | Estimating Labor TOTAL: | | | | 32.00 | | 5,916.00 |
| | | | Miscellaneous TOTAL: | | | | 49.50 | | 9,153.50 |
| **01GC2** | | **General Conditions** | | | | | | | |
| **013020** | | **Travel Expenses** | | | | | | | |
| **S** | | **Subcontract** | | | | | | | |

| Job / Phase / Category / Post Date | Name / Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|
| | | | Subcontract TOTAL: | | | | 0.00 | | 0.00 |
| | | | Travel Expenses TOTAL: | | | | 0.00 | | 0.00 |
| | | | General Conditions TOTAL: | | | | 0.00 | | 0.00 |
| **Job 174692** | | | | | | | | | |
| **174692** | | **Wildwood WRF Expansion and BNR Improvements Phase 1A** | | | | | | | |
| **01GC1** | | **General Conditions - Personnel** | | | | | | | |
| **012005** | | **Senior Project Manager** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/28/2023 | 31312 | Denver Kendrew | 05/28/2023 | WK | | | 2.50 | HR | 462.50 |
| 05/28/2023 | 32399 | Johnathan Yesalonia | 05/28/2023 | WK | | | 18.00 | HR | 3,330.00 |
| 05/21/2023 | 31312 | Denver Kendrew | 05/21/2023 | WK | | | 6.00 | HR | 1,110.00 |
| 05/21/2023 | 32399 | Johnathan Yesalonia | 05/21/2023 | WK | | | 20.00 | HR | 3,700.00 |
| 05/14/2023 | 31312 | Denver Kendrew | 05/14/2023 | WK | | | 4.00 | HR | 740.00 |
| 05/14/2023 | 32399 | Johnathan Yesalonia | 05/14/2023 | WK | | | 24.00 | HR | 4,440.00 |
| 05/07/2023 | 31312 | Denver Kendrew | 05/07/2023 | WK | | | 6.00 | HR | 1,110.00 |
| 05/07/2023 | 32399 | Johnathan Yesalonia | 05/07/2023 | WK | | | 20.00 | HR | 3,700.00 |
| | | | Labor TOTAL: | | | | 100.50 | | 18,592.50 |
| | | | Senior Project Manager TOTAL: | | | | 100.50 | | 18,592.50 |
| **012020** | | **Senior Project Engineer** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/28/2023 | 35624 | Alexander Rubio | 05/28/2023 | WK | | | 19.00 | HR | 2,375.00 |
| 05/21/2023 | 35624 | Alexander Rubio | 05/21/2023 | SUPP | | | | HR | 5,000.00 |
| 05/21/2023 | 35624 | Alexander Rubio | 05/21/2023 | WK | | | 12.00 | HR | 1,500.00 |
| 05/14/2023 | 35624 | Alexander Rubio | 05/14/2023 | WK | | | 8.00 | HR | 1,000.00 |
| 05/07/2023 | 35624 | Alexander Rubio | 05/07/2023 | WK | | | 16.00 | HR | 2,000.00 |
| | | | Labor TOTAL: | | | | 55.00 | | 11,875.00 |
| | | | Senior Project Engineer TOTAL: | | | | 55.00 | | 11,875.00 |
| **012060** | | **Project Superintendent** | | | | | | | |

# 02 - PC Construction Company
## JOB COSTING - PROJECT TRANSACTION REPORT

| Job / Phase / Category / Post Date | Name / Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|
| **L** | | **Labor** | | | | | | | |
| 05/28/2023 | 34862 | Justin Daily | 05/28/2023 | WK | | | 40.00 | HR | 6,240.00 |
| 05/21/2023 | 34862 | Justin Daily | 05/21/2023 | WK | | | 40.00 | HR | 6,240.00 |
| 05/14/2023 | 34862 | Justin Daily | 05/14/2023 | WK | | | 40.00 | HR | 6,240.00 |
| 05/07/2023 | 34862 | Justin Daily | 05/07/2023 | WK | | | 40.00 | HR | 6,240.00 |
| | | | Labor TOTAL: | | | | 160.00 | | 24,960.00 |
| | | | Project Superintendent TOTAL: | | | | 160.00 | | 24,960.00 |
| **012090** | | **Chief Field Engineer** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/14/2023 | 58639 | Ronald Ellison | 05/14/2023 | WK | | | 24.00 | HR | 4,464.00 |
| | | | Labor TOTAL: | | | | 24.00 | | 4,464.00 |
| | | | Chief Field Engineer TOTAL: | | | | 24.00 | | 4,464.00 |
| | | | General Conditions - Personnel TOTAL: | | | | 339.50 | | 59,891.50 |
| **01GC2** | | **General Conditions** | | | | | | | |
| **010000** | | **Mobilization** | | | | | | | |
| **L** | | **Labor** | | | | | | | |
| 05/14/2023 | 35405 | Melinda Lindsay | 05/14/2023 | WK | | | 4.00 | HR | 368.00 |
| | | | Labor TOTAL: | | | | 4.00 | | 368.00 |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/31/2023 | FENCE002 | FenceScreen, Inc. | 05/08/2023 | INV45305 | PC Construction Company | | | NA | 3,462.94 |
| | | | Local Purchase TOTAL: | | | | | | 3,462.94 |
| | | | Mobilization TOTAL: | | | | 4.00 | | 3,830.94 |
| **010110** | | **Sanitary Facilities** | | | | | | | |
| **EO** | | **Equipment - Outside** | | | | | | | |
| 05/31/2023 | ESSEN002 | Essential Doodies | 06/01/2023 | 3994 | PC Construction Company | | | NA | 500.00 |
| | | | Equipment - Outside TOTAL: | | | | | | 500.00 |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/15/2023 | UNITE003 | United Rentals, Inc. | 05/03/2023 | 217923041002 | 182017 | | | NA | 360.75 |
| | | | Local Purchase TOTAL: | | | | | | 360.75 |

| Job / Phase / Category / Post Date | Name / Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|
| | | Sanitary Facilities TOTAL: | | | | | | | 860.75 |
| **013020** | | **Travel Expenses** | | | | | | | |
| **S** | | **Subcontract** | | | | | | | |
| 06/12/2023 | PC001 | TRAVEL EXPENSES | 05/31/2023 | PC001 | TRAVEL EXPENSES | | 1.00 | LS | 3,070.54 |
| | | Subcontract TOTAL: | | | | | 1.00 | | 3,070.54 |
| | | Travel Expenses TOTAL: | | | | | 1.00 | | 3,070.54 |
| | | General Conditions TOTAL: | | | | | 4.00 | | 7,762.23 |
| **01GR** | | **General Requirements** | | | | | | | |
| **011000** | | **Field Engineering** | | | | | | | |
| **E** | | **Equipment - PC** | | | | | | | |
| 05/21/2023 | 2012 | Robotic Total Station S7<br>58639 Ellison, Ronald | 05/21/2023 | AUTO | Equipment Rate | | 40.00 | HR | 320.00 |
| 05/07/2023 | 2285 | Leica Laser Scanner Kit | 05/07/2023 | AUTO | Equipment Rate | | 4.00 | DY | 3,200.00 |
| | | Equipment - PC TOTAL: | | | | | 44.00 | | 3,520.00 |
| | | Field Engineering TOTAL: | | | | | 44.00 | | 3,520.00 |
| **011200** | | **OSHA & First Aid** | | | | | | | |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/15/2023 | PCWAR001 | PC Warehouse | 05/01/2023 | 26471 | PC Warehouse | | | NA | 612.51 |
| | | Local Purchase TOTAL: | | | | | | | 612.51 |
| | | OSHA & First Aid TOTAL: | | | | | | | 612.51 |
| **011330** | | **Dumpsters** | | | | | | | |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/31/2023 | BIN003 | Bin There Dump That Dumpster R | 05/10/2023 | 27098 | PC Construction Company | | | NA | 550.00 |
| 05/31/2023 | BIN003 | Bin There Dump That Dumpster R | 05/17/2023 | 27217 | PC Construction Company | | | NA | 550.00 |
| | | Local Purchase TOTAL: | | | | | | | 1,100.00 |
| | | Dumpsters TOTAL: | | | | | | | 1,100.00 |
| | | General Requirements TOTAL: | | | | | 44.00 | | 5,232.51 |
| **02** | | **SITE WORK** | | | | | | | |

| Job / Phase / Category / Post Date | Name / Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|
| **025070** | | **HDPE Pipe Material** | | | | | | | |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/31/2023 | FERGU001 | Ferguson Waterworks | 05/22/2023 | 2007736 | 67357 | | | NA | 1,446.64 |
| | | Local Purchase TOTAL: | | | | | | | 1,446.64 |
| | | HDPE Pipe Material TOTAL: | | | | | | | 1,446.64 |
| **025975** | | **Test Pits Vac Truck Excavation** | | | | | | | |
| **LP** | | **Local Purchase** | | | | | | | |
| 05/15/2023 | TRADE006 | Tradesmen Services, LLC | 03/26/2023 | 4851152 | 185448 | | | NA | 242.63 |
| | | Local Purchase TOTAL: | | | | | | | 242.63 |
| | | Test Pits Vac Truck Excavation TOTAL: | | | | | | | 242.63 |
| | | SITE WORK TOTAL: | | | | | | | 1,689.27 |
| | | Wildwood WRF Expansion and BNR Improvements Phase 1A TOTAL: | | | | | 389.50 | | 79,400.76 |
| | | Wildwood WRF Expansion and BNR Improvements PRECON TOTAL: | | | | | 50.50 | | 10,638.24 |
| **Job 174691** | | **Category Summary** | | | | | | | |
| | | | | Labor | | | 49.50 | | 9,153.50 |
| | | | | Subcontract | | | 1.00 | | 1,484.74 |
| | | | | | | Category Total: | 50.50 | | 10,638.24 |
| **Job 174692** | | **Category Summary** | | | | | | | |
| | | | | Equipment - Outside | | | 0.00 | | 500.00 |
| | | | | Equipment - PC | | | 44.00 | | 3,520.00 |
| | | | | Labor | | | 343.50 | | 60,259.50 |
| | | | | Local Purchase | | | 0.00 | | 7,225.47 |
| | | | | Subcontract | | | 2.00 | | 7,895.79 |
| | | | | | | Category Total: | 389.50 | | 79,400.76 |

# 02 - PC Construction Company
## JOB COSTING - PROJECT TRANSACTION REPORT

| Job / Phase / Category | Name | Post Date | Source | Source Desc | Reference Date | Reference | Reference Desc | Pay Type | Quantity | WM | Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|

### Report Parameters

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Company: | 02 | From Category: | | Job Status: | A | Run Date: | 06/13/2023 |
| Job Pick List: | | To Category: | | Transaction Type: | C | Run Time: | 9:50 AM EDT |
| From Job: | 174691 | From Phase: | | Include Subjobs: | Y | Operator: | MSTEDING |
| To Job: | 174691 | To Phase: | | From Date: | | Report Code: | PCC_JC2000 |
| Cat Pick List: | | Batch Number: | | To Date: | | | |
| From Draw: | 2 | Sort By: | POST_DATE | Include Backcharges: | N | | |
| To Draw: | 2 | | | Include Insurance Claims: | N | | |

203

# SECTION 00680

# APPLICATION AND CERTIFICATE FOR PAYMENT FORM

Application No.: 2

Progress Payment: 2 Final Payment: _____

CPH Project No.: **W12817.01**

Project: **Wildwood WRF - BNR and Treatment Capacity Expansion Improvements**

Contractor: **PC Construction Company** Contract Date: 3/15/23

Application Date: 6/15/23 For Period Ending: 5/31/23

| CHANGE ORDER SUMMARY | | | |
|---|---|---|---|
| **Change Orders approved in previous months by the Owner**<br><br>**TOTAL:** | | **ADDITIONS** | **DEDUCTIONS** |
| **Change Orders Approved this Month** | | | |
| **Number** | **Date Approved** | | |
| | | N/A | N/A |
| | | | |
| | | | |
| | | | |
| **TOTALS:** | | | |
| **NET CHANGE BY CHANGE ORDERS:** | | | |

| WILDWOOD WRF - BNR AND TREATMENT CAPACITY EXPANSION IMPROVEMENTS APPLICATION FOR PAYMENT | | |
|---|---|---|
| 1 | **Original Contract Price** | $ 3,000,000.00 |
| 2 | **Net Change by Change Order** | $ |
| 3 | **Current Contract Price** (Lines 1 and 2) | $ 3,000,000.00 |
| | | |
| 4 | **Total Completed and Stored to Date** | $ 285,720.00 |
| 5 | **Retainage** (Column I and N, Forms 00840 and 00845) | $ 0 |
| | **a. ____ % of Completed Work** | $ |
| | **b. ____ % of Stored Material** | $ |
| | **c. Total Retainage** (Lines 5a and 5b) | $ 0 |
| | | |
| 6 | **Total Earned Less Retainage** (Line 4 less Line 5) | $285,720.00 |
| 7 | **Less Previous Certificates for Payment** (Line 6 from prior Certificate) | $ 200,596.00 |
| | | |
| 8 | **Amount Due this Application** (Line 6 less Line 7) | $ 85,124.00 |
| | | |
| 9 | **Balance to Finish Project, Less Retainage** (Line 3 less Line 6) | $ 2,714,280.00 |

A. Contractor's Certification

The undersigned Contractor hereby swears under penalty of perjury that: (1) All previous progress payments received from the Owner on account of Work performed under the Agreement referred to above have been applied by the Contractor to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said Agreement, being Applications for Payment (AFP) numbered 1 through 2 inclusive; (2) All materials and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests and encumbrances; (3) all previous progress payments have been applied by the Contractor to pay in full (less retainage) all amounts owed to its Subcontractors, Suppliers, Materialmen and Equipment Suppliers reflected (and listed) in prior Applications for Payments; (4) All Work covered under this Application for Payment is in accordance with the Contract Documents and not defective as the term is defined in the Contract Documents; and (5) All information provided on the Subcontractor and Supplier Listing which is included in this Application for Payment is true and correct.

DATED June 15, 2023.

PC CONSTRUCTION COMPANY dba PCEO, INC.
Contractor

(Corporate Seal)

Signature of Authorized Representative

Denver Kendrew, Sr. Project Manager
Printed Name & Title

**COUNTY OF** Volusia

**STATE OF FLORIDA**

Before me on this 15 day of June, 2023, personally appeared Denver Kendrew, who is personally known to me, or has produced _____ as identification and who did (did not) take an oath, who being duly sworn, deposes and says that (s)he is the Sr. Project Manager of the Contractor above-mentioned; that he/she executed the above Application for Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

(Notary Public in and for the County and State Aforementioned)

SEAL

My commission expires: 10/19/2026

Notary Public State of Florida
Rebecca S Fay
My Commission HH 323661
Expires 10/19/2026

B. Subcontractor and Supplier Listing

The following is a list of Subcontractors, Suppliers, Materialmen and Equipment Suppliers who have performed Work or provided Materials, Supplies, or Equipment during time period represented by this Application and the dollar amount of the work applied for (add to the table as necessary to provide a complete list).

| Name | Address | Value of Work |
|---|---|---|
| Sawcross, Inc. | Jacksonville, FL | $4,766.00 |
| Bin There Dump That | Eustis, FL | $550.00 |
| United Rentals | Orlando, FL | $360.75 |
| FenceScreen, Inc. | Rancho Santa Margarita, CA | $3,462.94 |
| Welch Sign | Scarborough, ME | $5,098.16 |
| | | |
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C. Engineer's Recommendation

Payment of the Amount Due this Application is recommended.

**CPH, LLC**

| | |
|---|---|
| (Authorized Signature) | 6/23/2023<br>Date |

D. Owner's Approval

**City of Wildwood, Florida**

| | |
|---|---|
| (Authorized Signature) | Date |

(Title)

(Account No.)

**Required Attachments**

**Monthly Application for Payment**

1. Updated Project Schedule
2. Contractor's Partial Release of Lien
3. All applicable Subcontractor/Vendor Waivers of Lien (Partial)
4. Construction Photographs and Drone Aerials

**Final Application for Payment**

1. Contractor's Release of Lien (Final & Complete)
2. All applicable Subcontractor / Vendor Waivers (Final and Complete)
3. Consent of Surety to Final Payment
4. Completed Material and Workmanship Bond
5. Final Construction Photographs and Drone Aerials

**END OF SECTION**

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# SECTION 00845

# MATERIALS STORED ON-SITE FORM

## WILDWOOD WRF - BNR AND TREATMENT CAPACITY EXPANSION IMPROVEMENTS

| | |
|---|---|
| **Pay Estimate No.** | 2 |
| **For Period Ending** | 5/31/23 |
| **Prepared By** | PC CONSTRUCTION |
| **Page No. _____ of _____** | |

| A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item | Description | Value Last Period | | | ( - ) Value of Material Installed | | | ( + ) Value of Material Delivered | | | Value this Period | | |
| | | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount |
| | NONE | | | | | | | | | | | | |
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| A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item | Description | Value Last Period | | | ( - ) Value of Material Installed | | | ( + ) Value of Material Delivered | | | Value this Period | | |
| | | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount | Quantity | Unit Price | Invoice Amount |
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**END OF SECTION**

**WAIVER AND RELEASE OF LIEN**
**OR BOND UPON PROGRESS PAYMENT**

Project No.: CONTRACT 174692004

Project Name: WILDWOOD WRF EXPANSION AND BNR IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned lienor, SAWCROSS, INC., having furnished labor, material, equipment and/or services under a direct contract with **SAWCROSS, INC.** for and in consideration of the payment of the sum of $ **$4,766.00**, the receipt of which is hereby acknowledged, hereby releases and waives any and all liens, rights to lien, claims, losses, or damages the undersigned now has or will acquire to the extent of this payment, for labor, material, equipment or services furnished through **05/31/2023** against Owner and Contractor and against the property owned by Owner and situated in **Wildwood, Florida**, legally described as follows:

CITY OF WILDWOOD WRF
1290 INDUSTRIAL DRIVE
WILDWOOD, FL 34785

The undersigned acknowledges and certifies that: (a) this is a waiver of lien rights which the undersigned has against the property described herein only to the extent said payment has been made and only for all labor, material, equipment and services furnished through the above stated date; (b) all laborers employed by the undersigned through the above stated date have been paid in full, and the undersigned has the right and authority to execute this Affidavit and Waiver of Lien; and (c) all parties who have filed a Notice to Owner as a lienor to the undersigned are paid in full though the above-stated date and waivers of lien for such lienors are attached.

The undersigned acknowledges that under Florida Statutes, Owner and Contractor has a right to rely on this Affidavit and Waiver of Lien and that making any false statement shall constitute perjury.

Dated this 14 day of June, 2023

SAWCROSS, INC.
10970 New Berlin Road, Jacksonville, FL 32224

By: _____

Print: KEVIN DIQUISTO

Title: VP- OPERATIONS

**STATE OF FLORIDA**

**COUNTY OF** Duval

The foregoing instrument was acknowledged before me this 14 day of June 2023, by Kevin DiQuisto, the Project Manager of Sawcross, Inc, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

Debra S Shortz
**NOTARY PUBLIC STATE OF FLORIDA**

**MY COMMISSION EXPIRES:**

DEBRA S. SHORTZ
MY COMMISSION # GG 356759
EXPIRES: November 13, 2023
Bonded Thru Notary Public Underwriters

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Code Enforcement Demolition Request for 300 York Street**

**REQUESTED ACTION:** Recommendation received from the Special Magistrate to permit the city to demolish a single-family home located at 300 York Street.

**CONTRACT:** Vendor/Entity:Logan Excavating

Effective Date: Termination Date:

Managing Division/Department: Development Services - Code Enforcement

**BUDGET IMPACT:** Funds are available in account 001-516-30-4950 - Code Enforcement. City may recover costs when property is sold.

**HISTORY/FACTS/ISSUES:**

The home located at 300 York Street suffered a fire in February of 2023. The home is a total loss and has been posted by the Sumter County Building Official as an unsafe structure.

The property owner is in assisted living with no funds to demolish the home and has agreed to allow the city to demolish the home and lien the property title for all costs to bring the property into compliance. Four companies were solicited to provide quotes for the demolition. The City received only two quotes with both quotes being $10,250. Staff is recommending that Logan Excavating be awarded the work as their quote provides a more comprehensive service for the abandonment of the septic system.

**BEFORE THE SPECIAL MAGISTRATE**
**CITY OF WILDWOOD, FLORIDA**

CITY OF WILDWOOD, FL.
Petitioner

**City of Wildwood Case #: 2202-0004**

Vs.

Edna Harris,
Respondent.
_____/

# RECOMMENDATION FOR THE CITY OF WILDWOOD TO COMMENCE DEMOLITION
# 300 York Street, Wildwood, FL 34785

This cause has come on for hearing on June 13, 2023, before the Special Magistrate of the City of Wildwood, Florida. Upon the petition of the City of Wildwood Code Enforcement Officer and Special Magistrate, having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

## Findings of Fact

**1**-That Respondent Edna Harris, 300 York Street, Wildwood, FL 34785, was correctly notified of these proceedings at least ten (10) days before the hearing herein.
**2**-The violation, which is the subject of this proceeding, occurred on real property located in the City of Wildwood, Sumter County, Florida, described as York Street, Parcel #G06F066; BEG AT NE COR OF LOT 66 BARWICKS ADD PB 1 PG 74 S 100 FT W 160 FT N 100 FT E 160FT TO BEG LESS RR TERMINAL LANDS AND BEGAT NE COR OF BLK 66 BARWICKS ADD RUN S/LY 100 FT W/LY 50 FT FOR BEG RUN S/LY 130 FT TO S LINE OF BLK 66 W/LY 150 FTN/ of the Public Records of Sumter County
**3**–On or before February 4, 2023, Respondent had an unsafe structure due to a fire.
**4**-Due to health reasons; the Respondent failed to comply with the Notice of Violation dated April 24, 2023.
**5**-Respondent cannot demolish the structure and has agreed to allow the City to demolish the structure and lien her property for all costs incurred.
**6**- The Respondent was unable to attend today's hearing.

## Conclusions of Law

**1–** The Respondent has violated the provisions of the City of Wildwood Code of Ordinances and the Sumter County, State of Florida Building Code, Sections: 7-67, 7-68, 7-69, 15-71, 15-72, 15-79, 15-80, 9-1, 9-3, 9-10, 13-151, 13-152, as well as any other Codes and Ordinances that may apply.
**2–** Based on the facts and evidence presented, an Order of Demolition is warranted.
**3 -** Costs Associated with this file are $ 96.85

## ORDERS

**1 –** Special Magistrate has entered her recommendation for the City Council to approve the demolition of 300 York Street, which the City will perform with all costs to be liened against the property deed.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 13th day of June 2023.

SPECIAL MAGISTRATE OF THE
CITY OF WILDWOOD

Lindsay C.T. Holt

*PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MAGISTRATE, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS. SUCH A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.*

*PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA; SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.*

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Demolition was forwarded by certified mail to Edna Harris on this 19th day of June 2023.

Tara N. Tradd
Code Compliance Program Manager

## ACKNOWLEDGMENT OF SERVICE

State of Florida
County of Sumter

The foregoing instrument was acknowledged on this 19th day of June 2023 by Tara N. Tradd, who personally appeared before me and acknowledged that she signed the instrument voluntarily for its purpose.

Signature of Notary Public, State of Florida

| | |
|---|---|
| **From:** | Stacey L. Wrightam |
| **To:** | Tara Tradd |
| **Subject:** | RE: 300 York St |
| **Date:** | Thursday, February 9, 2023 8:35:14 AM |

She is. Ms. Washington is currently staying with family.

**From:** Tara Tradd <ttradd@wildwood-fl.gov>
**Sent:** Thursday, February 9, 2023 8:17 AM
**To:** Stacey L. Wrightam <swrightam@wildwood-fl.gov>
**Subject:** 300 York St

Hey Stacey
I just went by Miss Ednas house and I see there was a fire that destroyed her home. Do we know if she's ok?

Sent from my iPhone

**Patriot Waste Containers**
PO Box 4368
Ocala, FL 34478 US
+1 3524561654
office@patriotwastecontainers.com

# Estimate

| ADDRESS |
|---|
| City of Wildwood<br>100 N Main St<br>Wildwood, FL 34785 |

| SHIP TO |
|---|
| 300 York Street<br>Wildwood, FL |

| ESTIMATE # | DATE | |
|---|---|---|
| 1190 | 05/09/2023 | |

**SALES REP**
Zach

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| | **Demolition** | Demolition of fire damaged home at 300 York Street. Rough grade when complete.<br><br>Cut/Cap water line and septic tank.<br><br>Demolition Permit<br><br>Quote includes all equipment, labor, hauling and disposal. | 1 | 10,250.00 | 10,250.00 |

TOTAL **$10,250.00**

Accepted By

Accepted Date

LOGAN
Sitework Contractors, Inc.
CGC 1517107

May 10, 2023

City of Wildwood Code Enforcement
ttradd@wildwood-fl.gov
Re: 300 York St. Wildwood Demolition

Tara,

Logan Sitework Contractors, Inc. proposes the following prices for the demolition of the single-family residence located at 300 York St in Wildwood.

- **Demolition – $10,250**
  - Mobilization
  - Permit
  - Demolish existing residence and dispose of debris at an approved C&D landfill
  - Disturbed areas will be rough graded after completion.
  - Remove shrubbery/trees from around the building and haul away.
  - Cleanup yard
  - Remove shed
  - Abandonment of septic tank

Exclusions:

- Sod/Seed
- Removal of any hazardous material such as asbestos

Thank you for giving us the opportunity to bid on this work. Please do not hesitate to call if you have any questions.

Sincerely,

M. Brooks Logan

P.O. Box 729 ■ Fruitland Park, FL 34731
Ph. 352.787.8144 ■ Fax 352.787.2726

## Cassandra Smith

**From:** Tara Tradd
**Sent:** Thursday, July 6, 2023 10:41 AM
**To:** Cassandra Smith
**Subject:** FW: Request for Demolition Quote
**Attachments:** Edna Harris.pdf

This was the third request to Black Burn Brothers Construction of Weirsdale.

---

**From:** Tara Tradd
**Sent:** Monday, May 8, 2023 9:56 AM
**To:** blacbroconst@aol.com
**Subject:** Request for Demolition Quote

Good morning Kevin,

We have a home that suffered a total loss from a fire, and the City would like to know how much it would cost to demolish the entire structure and remove the debris.

The property is at 300 York Street but faces Dr. MLK Jr. Avenue.

Many thanks!

*Tara N. Tradd*
Code Compliance Manager |Development Services Department
City of Wildwood | Ph: 352-661-6067
www.wildwood-fl.gov

## Cassandra Smith

**From:** Tara Tradd
**Sent:** Thursday, July 6, 2023 10:42 AM
**To:** Cassandra Smith
**Subject:** FW: Request for Demolition Quote
**Attachments:** Edna Harris.pdf

And we sent a request to Hughes Brothers, and we never received a response.

---

**From:** Tara Tradd
**Sent:** Monday, May 8, 2023 9:59 AM
**To:** generalinfo@hughesbrothersinc.com
**Subject:** Request for Demolition Quote

Good morning,

We have a home that suffered a total loss from a fire, and the City would like to know how much it would cost to demolish the entire structure and remove the debris.

The property is at 300 York Street but faces Dr. MLK Jr. Avenue.

Many thanks!

*Tara N. Tradd*
Code Compliance Manager |Development Services Department
City of Wildwood | Ph: 352-661-6067
www.wildwood-fl.gov

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Request from The Villages Charter School to Provide School Crossing Guards**

**REQUESTED ACTION:** City Manager Requests Direction from the City Commission

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:** To Be Determined

**HISTORY/FACTS/ISSUES:**

Please see the attached documentation from Randy McDaniel of The Villages Charter School requesting the City provide school crossing guards at the new Charter School within the Middleton development. The City does not currently provide this service for any of the three existing schools within the Sumter County School District that lies within the municipal limits.

The Charter School has stated they will fund the program. In response to the request, Chief Parmer has provided information regarding the operational impact of the program. Should the Commission move to provide the service, an Interlocal Agreement between the parties will need to be finalized before the start of the new school year.

# Middleton Crossing Guard Proposal

## Middleton Information and Need

*On August 10th, 2023, The Villages Charter School will open two new campuses in the Middleton area. We at The Villages Charter School anticipate that students who live in the Middleton area will walk to and from school, and that the number of students walking will only grow as Middleton homes continue to sell.*

*The Villages plans to build and sell over seven thousand homes in the Middleton area within the next few years. The Villages Charter School Middleton campuses have the capacity to hold nearly four thousand students, and we anticipate being at full capacity once all homes in the area have been sold.*

## Program Creation and Enforcement/Fiscal Responsibility

*The Middleton area lies in the city limits of Wildwood, and the Wildwood Police Department will be responsible for traffic enforcement in the roadways therein.*

*The Villages Charter School is prepared to finance a crossing guard program in partnership with the City Of Wildwood, for the purpose of keeping our students and families safe from harm.*

## Training and Program Creation

*The Florida Department of Transportation offers a crossing guard certification program at no cost to municipalities and county government entities. Section 316.75, Florida Statute, requires most local governmental entities that administer school crossing guard programs to train their guards according to the guidelines developed by the Florida Department of Transportation (FDOT). According to FDOT, uniform training promotes consistent, effective operation of guarded school crossings throughout the state.*

## Precedent

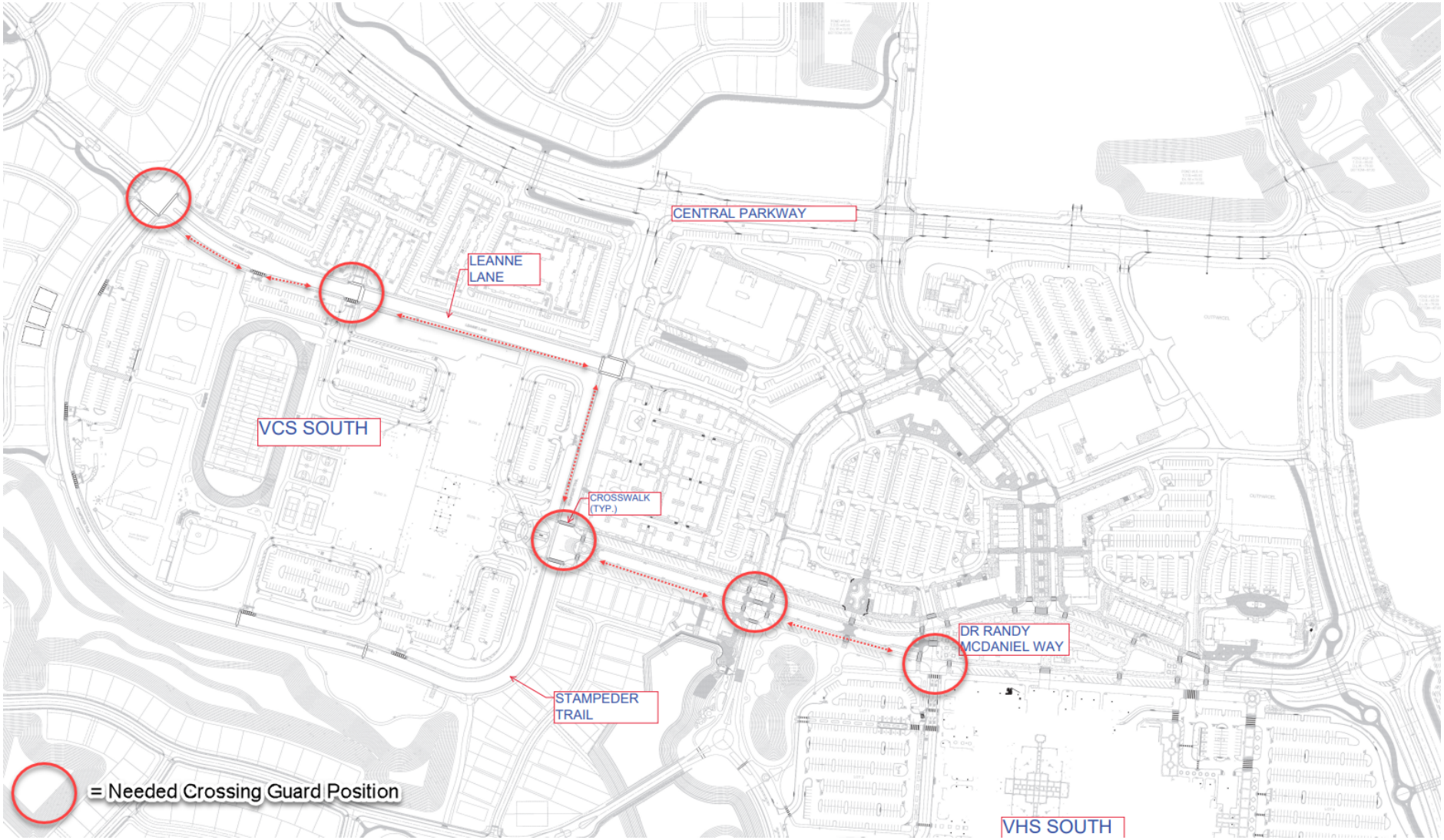
*All surrounding county governments hire, train and staff school crossing guard programs, as do many municipalities. Below are links for crossing guard job descriptions with the Ocala Police Department, and the Marion County Sheriff's Office.*

*https://www.governmentjobs.com/careers/cityofocala/jobs/2842098/p-t-school-crossing-guard-police?page=2&pagetype=jobOpportunitiesJobs*

*https://www.governmentjobs.com/careers/marionso?page=2*

## Crossing Guard Needed Locations

*The attached map represents identified locations where students will need to cross traffic, which will ultimately present a hazard for both those walking and operating motor vehicles on the Middleton area roadways. We have identified five critical locations where crossing guards will be needed at the start of this school year.*


CENTRAL PARKWAY
LEANNE LANE
VCS SOUTH
CROSSWALK (TYP.)
DR RANDY MCDANIEL WAY
STAMPEDER TRAIL
VHS SOUTH
= Needed Crossing Guard Position

# WILDWOOD POLICE DEPARTMENT

Randy Parmer, Chief of Police

3939 County Rd. 462E * Wildwood, FL 34785 Phone: (352)-330-1355 Fax: 352-330-1358

To: Jason McHugh, City Manager

From: Chief R.L. Parmer

Re: Crossing Guard Proposal

Date: July 6, 2023

This correspondence is in reference to a proposal for the City of Wildwood and the Wildwood Police Department to provide school crossing guards for The Villages Charter School.

The school is scheduled to open on August 10th, 2023, and a request has been made that the Wildwood Police Department hire, train, and staff a crossing guard program. At the start of the school year, there are five identified crosswalks that will need to be staffed. These numbers are expected to increase as the surrounding neighborhoods build out. The initial hours of staffing for the positions are Monday through Friday, from 6:30am-8:30am and from 1:30pm-6:30pm. In terms of personnel needs, I recommend seven individuals for the five positions requested. This would allow for additional personnel in the event of leave, sickness, or other unexpected absences. In addition, the guards would need to be assigned to a supervisor within the Wildwood Police Department for oversight and monitoring of the program.

Taking on this endeavor will impact the City of Wildwood and the Wildwood Police Department in several ways:

- Staffing – this will require posting of the position, interviews, background checks, and medical examinations.
- Training – required training standardized by FDOT (completed in one day).
- Financial – while a potential rate of pay has yet to be determined for the crossing guard program, it will have a financial impact on the City of Wildwood. Other cost factors would include any equipment or benefits that the employees may be entitled to.

When taking into consideration the impact these issues will have on the city, the greatest challenge will be the vetting and hiring of qualified candidates within the allotted timeframe. In the interim, we will have to look at alternative methods of staffing the crosswalks pending the hiring of a sufficient number of crossing guards.

Once a decision has been made by the City Commissioners, we will proceed as directed.

Chief Randy Parmer

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Broken Oak Drive Improvements Memo**

**REQUESTED ACTION:** For Information Only

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Please see the attached memo from Kimley-Horn and Associates regarding the planned improvements to Broken Oak Drive pursuant to the City's Commission's direction.

Kimley»Horn

June 22, 2023

Mr. Jason McHugh
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

**RE:** ***Broken Oak Drive Improvements***
***Kimley-Horn Job Number 142173390***

Dear Mr. McHugh:

Kimley Horn was contracted by the City of Wildwood (the City) under Work Authorization (WA) 17 for the Broken Oak Drive Improvements project. The scope of the project included survey, geotechnical, and engineering design services associated with the rehabilitation of Broken Oak Drive from St. Clair Street to Powell Road (±2,620 linear feet). In addition to the pavement rehabilitation improvements, the City desired to convert the roadway to one-way (westbound only) due to its narrow pavement width throughout the project limits. Kimley Horn was also contracted by the City under WA 27 to design the Millennium Park reuse utility line extension and contracted under WA 46 to design the Osceola Force Main. Through a route analysis study for the Millennium Park project, Kimley Horn and the City determined that the most feasible route for the reuse utility line extension included a section of Broken Oak Drive between St. Clair Street and Powell Road (±600 linear feet). Also, a portion of the Osceola force main project, includes approximately 1,500 linear feet of force main along Broken Oak Drive from St. Clair east towards Powell Road. Kimley-Horn worked with the City to incorporate the utility line extension designs into the roadway improvement plans for Broken Oak Drive. During its meeting on May 22, 2023, the City Commission voted to not move forward with constructing the Broken Oak Drive roadway rehabilitation improvements. As the utility line extensions are still required, Kimley-Horn will finalize its design for the utility line extensions only (to be installed along Broken Oak Drive) per the latest submittal to the City. The plans will also include the removal of only two of the existing trees along Broken Oak Drive.

Please contact me if you have any questions.

Sincerely,
**KIMLEY-HORN**

James E. Clayton, III, P.E.

JEC/sab

Cc: File

*K:\OCA_Civil\142173390 - Broken Oak Dr Imp\doc\Ljm230621jec.docx*

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Local Construction Projects Update**

**REQUESTED ACTION:** For Information Only

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Please see the attached update on the local infrastructure construction projects.

**Local Infrastructure Projects**
**Construction Update**
**July 3, 2023**
*Updates Shown in Red*

1. **City Water Projects**

   a. *CR 209 Water Main - Phase 2 and CR 462 Line Relocation*
      i. Project included in the Developer's Agreement with Twisted Oaks
      ii. KHA coordinating with Hughes Brothers to include the water line relocation at the intersection of CR 462 and US 301 due to the new intersection alignment
      iii. Under construction (95% complete)

   b. US 301/CR-462 Water Main Relocation (Twisted Oaks/Sumter County conflict)
      i. Permits received
      ii. Coordinating easements and Developer's Agreement modification
      iii. Hughes Brothers to complete the installation

   c. *Ashley Well and Water Use Permit Modification*
      i. Permitting:
         a. Water Use Permit modification received
      ii. Well Pump #2 Installation:
         a. Sawcross - $277,00
            i. Commission awarded contract at the June 26, 2023 Commission meeting
      iii. Well Construction:
         a. Awarded to Citrus Well Drilling
         b. Contractor drilling well; running into yield issues
         c. Proposal needed for acid bursting in attempt to increase yields

   d. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
      i. Construction Plans for iron filtration, electrical upgrades, and pump upgrades completed
         a. KHA water quality improvements recommendation letter received on April 25th
         b. Moving forward with the project and will program expenditure in FY 24 budget
         c. Project out to bid

2. **City Wastewater Projects**

   a. *Wastewater Treatment Facility Renewal and Expansion Activities*
      i. Expansion to 8 MGD (increased based on updated flows)

ii. Project identified for American Rescue Plan funds
    a. ARP Agreement with FDEM ($3.6 million) approved at the August 23, 2021 Commission meeting
        i. City has received both installments
iii. Phase 1A (hydraulic bypass)
    a. Contract with PC Construction approved at the March 6th Special Called Meeting – Establishes a $3 million owner contingency
    b. Pay App. No. 2 in the amount of $85,124 scheduled for the July 10, 2023 Commission meeting
    c. Estimated completion – August 2023
iv. Phase 1B and 2
    a. Design underway
    b. Coordinating with CPH and Stantec for SRF funding (August 2023 cycle)
    c. Narrowing down design and funding scenarios

b. *Chitty Chatty Bridge*
    i. Commission awarded the contract to RCM in the amount of $205,840
    ii. Coordinating pre-construction meeting

c. *Millennium Park Reclaimed Water Line Extension*
    i. Pump Station design at RIBS site – 80% complete
        a. Waiting on final electrical plans
    ii. Reclaimed line design – 60% complete
        a. Phase 1 (Millennium Park)
            i. Pave-Rite - $404,414.61
            ii. Coordinating construction schedule with the contractor
        b. Phase 2: St. Claire Street
            i. 60% Plans due on May 15, 2023
        c. Phase 3: Broken Oak Drive
            i. Commission directed City Manager to not move forward with the roadway project
            ii. Public Works to coordinate with KHA to only include the reuse line extension as the project
            iii. Memo from KHA received; sending to Commission for verification to move forward
        d. Phase 4: Assembly of God/Ed and Irish Wolf Property
            i. Critical easement needed from C-466A to Broken Oak
            ii. Awaiting development proposals from either property
        e. Phase 5: Solamar
            i. Coordinating with the developer on Easement Agreement to include the reclaimed line in their development
        f. Phase 6: Turkey Run Development and North
            i. Coordinating with The Villas on Easement Agreement to include the reclaimed line in their development

ii. Easements needed with D32-093 (Dixon) and D32-069 (Catholic Church)
iii. Coordination route through Turkey Run/Inspiration Drive

d. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
   i. Buena Vista Boulevard Lift Station
      a. Project awarded to Marion Rock of $519,954
      b. Substantial Completion: January 13, 2023
      c. Final Completion: January 27, 2023
      d. Contract amendment needed to rectify construction schedule
      e. Pay App No.8 in the amount of $58,016.47 approved at the February 13, 2023 City Commission meeting
      f. Nearing completion – Start-up scheduled for June 14, 2023
   ii. West SR 44 Component and CCC Lift Station conversion:
      a. DB Civil - $3,434,899
      b. Coordinating construction schedule with contractor

**3. City Projects (Other)**

a. *Millennium Park Phase 1 and II*
   i. CPH finalizing construction documents and permitting
   ii. Bid documents and schedule being prepared
   iii. Coordination with Parkview for Stormwater/Reuse pond:
      a. Joint pond under construction
      b. Reimbursement reconciliation with developer approved at the February 13, 2023 City Commission meeting
      c. Coordinating removal of unsuitable material

b. *Dr. Martin Luther King Jr. Park Improvements*
   i. Recreation and Outreach Center
      a. Contract with Ohlson Lavoie Corporation (OLC) approved
      b. Conceptual Design and Programming presented to the City Commission at 5/1/2023 Special Called Meeting. Commission moved 3-2 to advance the project forward
      c. OLC Design contract scheduled for the 5/22 City Commission meeting
   ii. Concession Stand
         i. Finalizing construction activities

c. *Downtown Master Plan Related*
   i. Commission approved the Downtown Master Plan on November 15, 2021
      a. CSX property acquisition (Ayres)
         i. Coordination ongoing
         ii. Acquisition of "Y" property looks promising

iii. CSX coordination occurring; positive conversations occuring

b. US 301 Linear Park (Ayres)
   i. Workshop with City Commission on 10/31/2022 provided positive feedback on the design
   ii. Project on hold

c. Coordination with Ayres and Tangent Media to implement branding concepts
   i. Workshop with City Commission on 10/31/2022 provided positive feedback
   ii. Downtown Website with dashboard is now live

d. Coordinating with FDOT on Complete Streets Project
   i. Development Services Department working directly with FDOT on Complete Street application
      i. Tentatively included in FDOT's 5 Year Work Plan
   ii. Project may require a 50% match

e. Main Street Buildings/Parking Garage
   i. Contract documents approved
   ii. Pre-construction work underway (surveying and geo-technical report received)
   iii. Design-Build contract for parking garage being finalized; Anticipating July 24 Commission approval
   iv. Demolition permit for city-owned buildings is complete; Special Magistrate to consider recommending lien reduction at the next Code Enforcement hearing; Commission consideration forthcoming

**4. City Road and Drainage Projects**

a. FY 23 Pavement Activities
   i. Commission approved FY 23 pavement activities; activities wrapping up
   ii. Rejuvenation activities within The Villages will occur in the summer

b. Oak Grove Village Drainage Improvement
   i. Property acquired to facilitate drainage project
   ii. Waiting for contractor to remove trailer from property
   iii. Coordinating with surveyor and Geotech once trailer is removed

c. *Signature Drive and Clay Drain Road*
   i. PES adopted by the City Commission on October 11, 2021
   ii. Design activities underway
   iii. Notice to property owners sent out

iv. Additional groundwater sampling needed. Kimley-Horn coordinating and reviewing results
v. Update meeting with KHA later this month

d. *Pleasantdale Drive Improvements (Road, Utilities, and Drainage)*
   i. DB Civil Construction for $1,208,827
   ii. NTP issued

e. *Jackson Street (Utilities, Roadway, and Drainage)*
   i. KHA design work approved at the November 22, 2021 Commission meeting
   ii. Slip lining activities (sewer line) complete
   iii. Determining the best pavement/treatment option (complete reconstruction vs mill-and-resurface vs full-depth reclamation)
      a. KHA providing options and associated costs
   iv. Determining appropriate pavement design
   v. Awaiting 90% design documents (May)

f. *Barwick Street Improvements:*
   i. KHA design contract approved at the April 26, 2021 Commission meeting
   ii. Design work underway
   iii. Property acquisition needed for stormwater ponds; coordination ongoing
   iv. KHA Work Authorization for geotechnical work on potential property approved at the March 13th Commission meeting

g. *Huey Street Improvements(Utilities, Roadway, Drainage)*
   i. KHA design contract approved at the April 26, 2021 Commission meeting
   ii. Design underway
   iii. Coordinating construction schedule to begin the end of the school year
   iv. Added scope to KHA agreement to account for full depth reclamation construction and added pond locations
   v. Commission approved agreement with SCSB on 12/12/2022 for shared pond locations

# CITY COMMISSION OF THE CITY OF WILDWOOD

# EXECUTIVE SUMMARY

**SUBJECT:** **Request Commission Workshop for July 17, 2023 at 9am**

**REQUESTED ACTION:** City Manager recommends approval.

**CONTRACT:** Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

The City Manager is requesting the first budget meeting be set for July 17, 2023 at 9am.