



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

Special Meeting

July 17, 2023 9:00 AM

City Hall Commission Chamber

100 N Main Street

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.

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

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda 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.)

3. Presentations and/or Proclamations

A. *FY24 FIRST BUDGET PRESENTATION*

B. *SALARY AND COMPENSATION STUDY PRESENTATION*

4. **Public Hearings - Timed - Legislative**
5. **Public Hearings - Timed - Quasi-Judicial**
6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2023-38 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF TWISTED OAK POINTE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO FLORIDA STATUTE 190.046; RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Twisted Oaks CDD Modification

Staff recommends approval of the petition to amend the boundary for Twisted Oaks Pointe Community Development District.

8. **Resolutions for Approval**
9. **Financial & Contracts & Agreements**
10. **General Items for Consideration/Discussion and Other Business**

- A. ***POTENTIAL MODIFICATION TO THE POLICE DEPARTMENT'S UNIFORM***

11. **Appointments**
12. **City Manager Reports**
13. **Other Department Reports**
14. **Commission Members Reports**
15. **City Attorney Reports**
16. **Adjournment**

Upcoming Events

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

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

July 31, 2023 - City Commission Workshop at City Hall at 9am

July 17, 2023 9:00 AM

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: FY24 First Budget Presentation

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached budget presentation given by City Manager Jason McHugh.

FY 2023-2024
First Budget Presentation
July 17, 2023
Special Called Meeting

Jason McHugh, City Manager



WILDWOOD
FLORIDA

FY24 First Budget Presentation Agenda

- Agenda
 - First Budget Presentation
 - Millage Rate
 - Salary Study Presentation
 - Police Uniform Discussion



FY24 First Budget Presentation Budget Schedule

- Budget Preparation Schedule
 - First Budget Presentation – Today
 - Set Tentative Millage Rate – July 24th
 - Second Budget Workshop – July 31st
 - Presentation from CPH and Stantec
 - Third Budget Workshop – August 21st
 - Presentation on the Final Budget
 - First Public Hearing – September 11th
 - Second Public Hearing – September 25th



FY24 First Budget Presentation Packet Contents

- Information Provided:
 - Draft Budget Workbook by Department/Fund
 - Fund Balance Summary
 - List of Enhancements Contained in the Budget
 - New Personnel
 - New Equipment
 - New Projects
 - 5-Year Capital Improvement Project Fund



FY24 First Budget Presentation

Next Meeting Agenda

- Second Budget Meeting on July 31st
 - Focus on the Utility Revenue Fund
 - CPH Update on the Wastewater Treatment Plant Project
 - Stantec Presentation of the Revenue Sufficiency Analysis
 - Discussion on Proposed Utility Rate Increases
 - Update on the General Fund and Capital Improvements Fund Budgets



FY24 First Budget Presentation Third Budget Workshop

- Third Budget Workshop on August 21st
 - Final Draft of the Budget
 - Budget will be Uploaded to ClearGov Website
 - Additional Support Data:
 - Organizational Charts
 - Salary Information per Employee
 - Other Information Sought by the Commission
 - Other Budget-Related Items as Warranted
 - Finalize Department Goals and Performance Measures



FY24 First Budget Presentation

Budget Themes

- Continued Growth in the City's Tax Base
 - Taxable Value Estimated at \$6.04 Billion
 - FY 23 - \$4.4 Billion
- New Construction Fueling Ad Valorem Tax Gains
 - Estimated Value of \$1.2 Billion in New Construction
- Demand and Cost to Provide Facilities and Services Continue to Increase
 - Rapid Population Growth
 - Infrastructure Improvements
 - Increased Costs Due to Supply and Labor

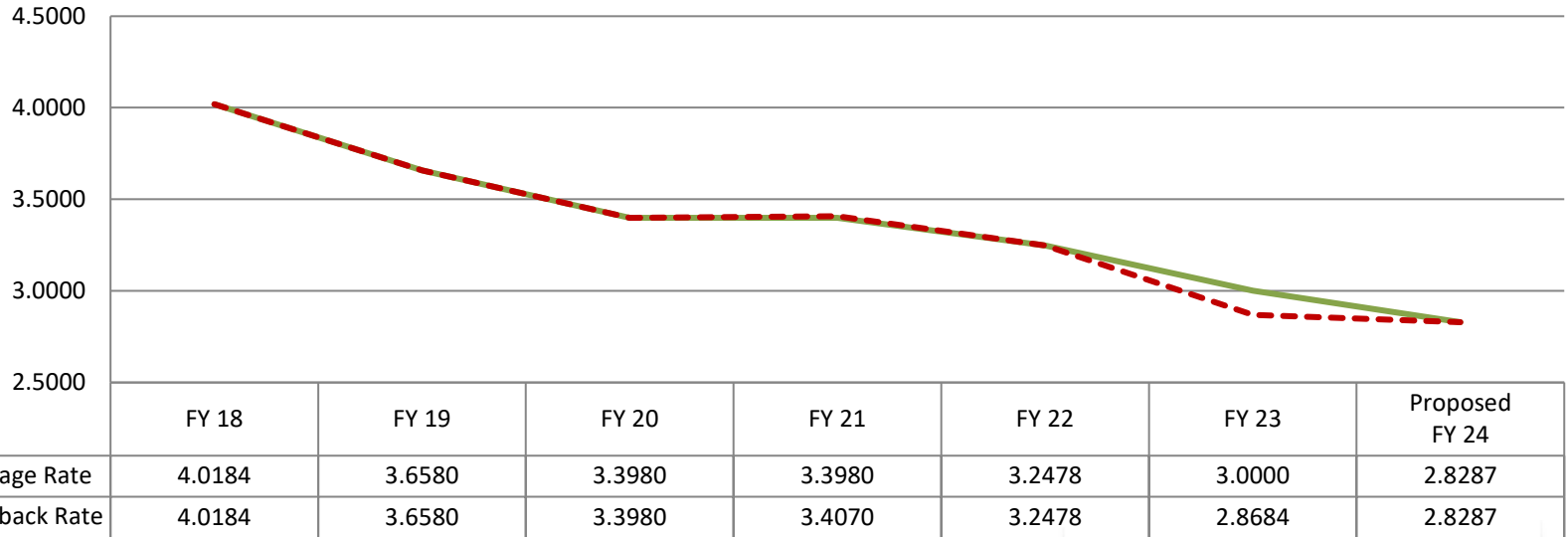


FY24 First Budget Presentation

Millage Rate

- Proposed Millage Rate of 2.8287 (Rollback Rate)
 - Millage Rate Reduction
 - Decrease from the Current Millage Rate of 3.0 by 5.7% or 0.1713 mills

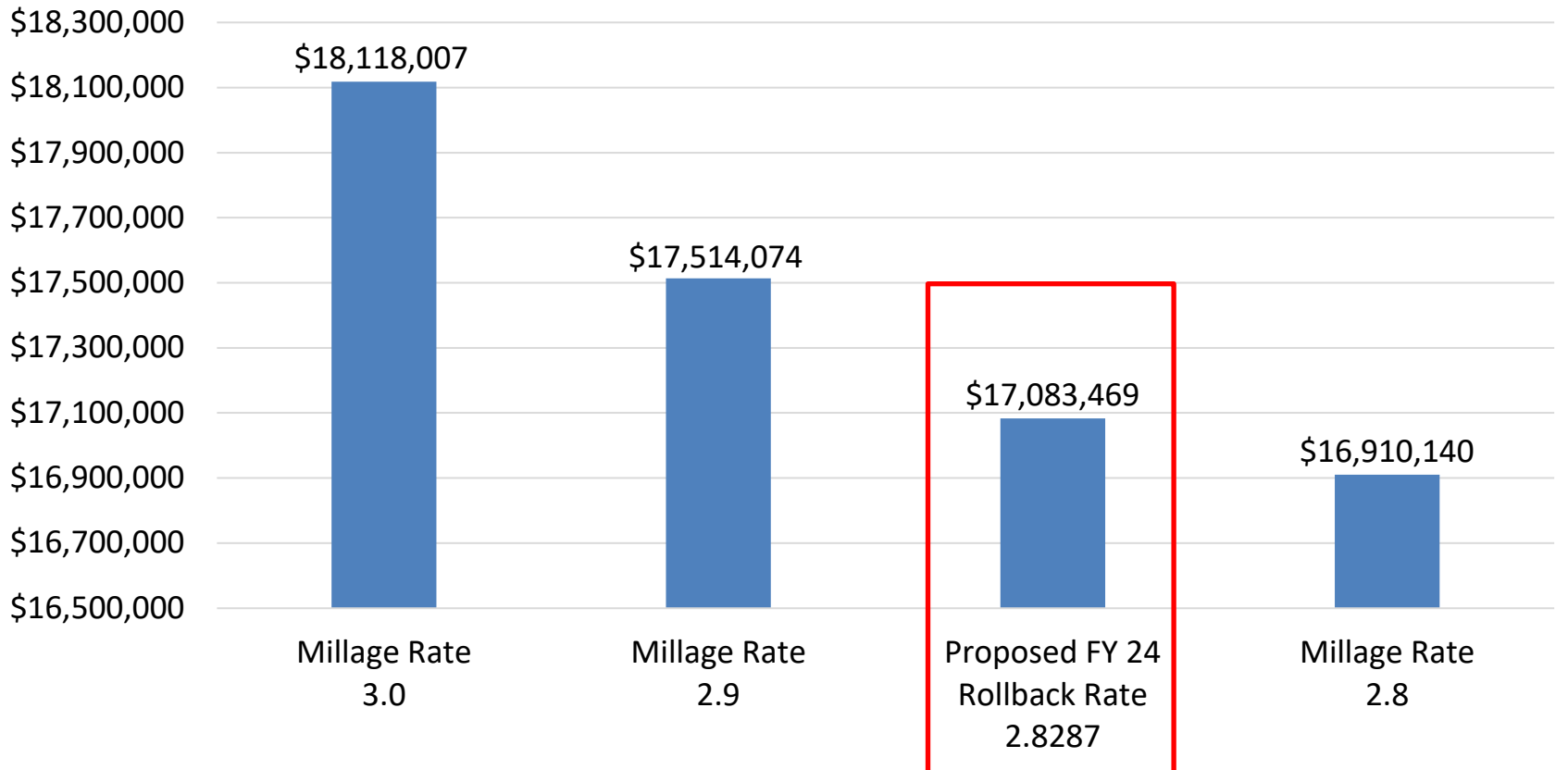
Millage Rate Trend



FY24 First Budget Presentation

Millage Rate Options

FY 24 Ad Valorem Taxes Levied Per Option



FY24 First Budget Presentation

Millage Rate Comparisons

Comparison of Tax Decreases Per Millage Rate Option							
Taxable Home Value	Current Millage Rate 3.0	Millage Rate 2.9	Decrease if 2.9 Rate is Adopted	Proposed FY 24 Rollback Rate 2.8287	Decrease if Rollback is Adopted	Millage Rate 2.8	Decrease if 2.8 Rate is Adopted
\$400,000	\$1,200.00	\$1,160.00	\$40.00	\$1,131.48	\$68.52	\$1,120.00	\$80.00
\$350,000	\$1,050.00	\$1,015.00	\$35.00	\$990.05	\$59.96	\$980.00	\$70.00
\$300,000	\$900.00	\$870.00	\$30.00	\$848.61	\$51.39	\$840.00	\$60.00
\$250,000	\$750.00	\$725.00	\$25.00	\$707.18	\$42.83	\$700.00	\$50.00
\$200,000	\$600.00	\$580.00	\$20.00	\$565.74	\$34.26	\$560.00	\$40.00
\$150,000	\$450.00	\$435.00	\$15.00	\$424.31	\$25.70	\$420.00	\$30.00
\$100,000	\$300.00	\$290.00	\$10.00	\$282.87	\$17.13	\$280.00	\$20.00
\$50,000	\$150.00	\$145.00	\$5.00	\$141.44	\$8.57	\$140.00	\$10.00



FY24 First Budget Presentation

Projected General Fund Revenues

- Increase in Revenue due to Growth
 - Ad Valorem (at Rollback of 2.8287 mills)
 - \$3,461,900 Projected Increase from FY 23 (Budgeted)
 - Utility Services Taxes
 - \$665,200 Projected Increase from FY 23 (Budgeted)
 - Franchise Fees
 - \$1,373,395 Projected Increase from FY 23 (Budgeted)
 - State Revenue Sharing
 - \$743,170 Projected Increase from FY 23 (Budgeted)



FY24 First Budget Presentation

General Fund Equipment

Capital Equipment:

- Police
 - Replacement Vests (Discussion Item)
 - Replacement Vehicles
- Public Works
 - 12-yard Dump Truck
 - (1) Ford F150
- Parks and Recreation
 - Compact Tractor
 - (4) Light Towers
 - Top Dresser



FY24 First Budget Presentation

General Fund Projects

Projects:

- Legislative
 - New Commission Chambers at Warfield Auditorium
- Information Technology
 - Relocation to Municipal Services Complex
- Public Works
 - Pavement Management Activities
- Parks and Recreation
 - Wildwood Community Center bathroom renovations
- Police
 - New Substation South of Central Parkway



FY24 First Budget Presentation

Utility Revenue Fund

- Revenues Based on DRAFT Revenue Sufficiency Analysis
 - CPH and Stantec Presentations on July 31st
- Current Proposed Rate Increases:
 - Water – 4%
 - Wastewater – 25%
 - Reuse – 4%
- These Will Likely Change
- Rate Increases Will be Required for Financing the Wastewater Treatment Plant Project



FY24 First Budget Presentation

Utility Revenue Fund Major Projects

- Equipment:
 - Vac Truck (Lease)
 - (3) Ford F150
 - (7) Ford F250
 - Various Pumps
- Programs:
 - Wastewater Renewal and Replacement Program Activities
 - Water Line and Meter Upgrade Program



FY24 First Budget Presentation

Organizational Changes

- Consolidation of Utilities and Public Works Departments
- New Positions:
 - Police (3)
 - Public Works (1)
 - Finance (1)
 - Human Resources (1)
 - Parks and Rec (2)
 - Development Services (1)
 - IT (1)
 - Utilities (8)



FY24 First Budget Presentation

Salaries, Benefits, Insurance

- Salaries:
 - Based on Recommendations from Evergreen
 - Maintaining the Performance Evaluation System
- Employee Benefits:
 - Rate Increases Anticipated for Health Insurance
 - Dental and Vision Rates are Remaining the Same
- Property & Casualty Insurance:
 - Increase of \$258,500



FY24 First Budget Presentation

Other Items for Consideration

- City Manager Salary
- Employee Recruitment and Retainment
 - Policy to Allow Work-from-Home
- Potential New Benefits (Not Currently Included in the Budget)
 - New Holidays – Veterans Day; Juneteenth?
 - Consider Contributing Towards Family Health Insurance Coverage?
 - Increase Tuition Reimbursement?
 - Other?





WILDWOOD

FLORIDA

CITY OF WILDWOOD
ANNUAL BUDGET

FUND: GENERAL - 001

REVENUE

ACCT NO.	DESCRIPTION	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
PROPERTY TAX				
311.1000	Current Ad Valorem Taxes	9,513,015	12,767,400	16,229,300
	Property Tax Total	9,513,015	12,767,400	16,229,300
LOCAL OPTION TAXES				
312.4100	Local Option Gas Tax	521,727	550,510	775,000
312.6000	Discretionary Local Option Tax	3,000,974	2,912,630	4,000,000
	Local Option Taxes Total	3,522,701	3,463,140	4,775,000
FRANCHISE FEES				
313.1000	Duke	914,819	800,000	1,050,000
313.1010	SECO	1,109,793	1,071,605	1,600,000
313.4080	Leesburg Electric Franchise Fee	56,759	35,000	90,000
313.4160	TECO/Peoples Gas	252,233	250,000	360,000
313.4170	Fenney Water Conservation Authority	53,538	45,000	60,000
313.4180	Leesburg Gas Franchise Fee	50,946	45,000	75,000
313.4190	South Sumter Utility Co Franchise	370,208	275,000	450,000
313.5000	Waste Management- Refuse Services	191,456	190,000	220,000
313.5001	Tri-County Sanitation	239,734	250,000	350,000
313.5003	Franchise Fee - SEWWC	228,541	245,000	325,000
	Franchise Fees Total	3,468,025	3,206,605	4,580,000
UTILITY SERVICES TAXES				
314.1000	Duke	800,587	690,000	815,000
314.1010	Sumter Electric	1,022,300	930,000	1,150,000
314.3000	Water Sales	116,648	110,000	115,000
314.3002	The Villages - 5% Water Utility Tax	226,690	250,000	250,000
314.3003	Central Sumter Utility Co.	112,365	125,000	200,000
314.4000	Utility Tax - Suburban Propane	14,948	15,000	17,000
314.4030	Ferrell Gas LP	1,604	1,000	1,500
314.4040	Circle K Stores	211	200	200
314.4080	Leesburg Electric Tax	42,832	30,000	55,000
314.4081	Leesburg Gas Utility Tax	75,245	60,000	90,000
314.4100	Interconn Resources	27,550	30,000	15,000
314.4150	CVS	389	200	300
314.4151	Amerigas Propane	9,864	8,000	9,000
314.4152	Lowes Propane Tax	2,427	1,500	2,500
314.4160	TECO-Peoples Gas	262,582	250,000	360,000
314.4162	Gas South Utility Tax	335	300	400
314.4190	South Sumter Utility Co Utility Tax	148,811	85,000	170,000
314.4191	Publix Utility Tax	932	500	1,000
	Utility Service Taxes Total	2,866,318	2,586,700	3,251,900
COMMUNICATIONS SERVICES TAX				
314.9010	State Communications Tax	499,413	500,000	650,000
	Communications Services Tax Total	499,413	500,000	650,000
STATE REVENUE SHARING				
331.5000	FEMA Grant	-	-	-
334.1000	State Grant	-	-	-
335.1200	State Revenue Sharing	628,684	652,660	650,000
335.1400	Mobile Home Licenses	16,438	10,000	15,000
335.1600	Alcohol Beverage Licenses	7,462	8,500	7,500
335.1800	1/2 Cent Sales Tax	1,478,361	1,508,170	2,250,000
	State Revenue Sharing Total	2,130,945	2,179,330	2,922,500

CITY OF WILDWOOD
ANNUAL BUDGET

FUND: GENERAL - 001

ACCT NO.	DESCRIPTION	REVENUE		
		FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
	OTHER INTERGOVERNMENTAL REVENUE			
339.1000	South Sumter Pilot Fees	5,583	-	-
		5,583	-	-
	CHARGES FOR SERVICES			
341.2006	Community Development Services	844,761	500,000	759,000
341.2010	Tree Mitigation Permits	25,584	-	
347.5300	Wildwood Community Center Rental	75,283	50,000	70,000
347.5304	Community Center Staff Fees	-	100	-
347.5305	Oxford Community Center Rental	7,748	5,000	10,000
347.5306	MLK Jr. Community Center Rental	1,694	1,500	1,500
347.5307	Outdoor Building Rentals	46	100	100
347.5308	Open Space Rentals	355	100	800
	Charges for Services Total	955,471	556,800	841,400
	POLICE SERVICES, FINES & FEES			
350.1000	Fines	27,252	20,000	30,000
351.1002	Code Enforcement	1,825	1,000	1,500
351.3000	Police - 2nd Dollar Fund	2,900	1,500	2,500
	Police Services, Fines & Fees Total	31,977	22,500	34,000
	INTEREST & OTHER EARNINGS			
361.0000	Interest Earnings	85,938	5,000	100,000
	Interest & Other Earnings Total	85,938	5,000	100,000
	MISCELLANEOUS REVENUES			
369.0000	Other Miscellaneous Revenue	6,413	10,000	10,000
369.0010	State Highway Lighting Agreement	17,248	17,765	18,300
369.0012	FDOT Highway Maintenance Agreement	15,500	13,440	15,000
369.0050	Auction Proceeds	9,972	10,000	10,000
369.0052	Sponsorships	1,265	1,000	-
369.0058	Donations	17,516		
369.0075	Multi-Purpose Field Rental	-	100	-
369.0076	Baseball Field Rental	3,330	1,000	3,000
369.0078	Field Preparation Fees	345	100	500
369.0792	Program Registration Fees	29,002	15,000	30,000
369.0794	Concession/Vendor Fees	100	100	-
369.0794	Special Event Registration Fees	1,330	1,500	-
369.2100	Police Dept Miscellaneous Revenue	4,794	1,500	3,500
369.3700	Miscellaneous Police Donations	-	100	-
369.3748	Misc. Grants/Vests	2325	-	2,500
369.4000	Fuel Tax Refund	11,471	6,500	12,000
	Miscellaneous Revenues Total	120,611	78,105	104,800
	GRANTS / OTHER FUNDING SOURCES			
369.9030	Loan Proceeds	-	-	-
380.1000	Other Financing Source-Insurance Proceed	67,737	-	-
380.1001	Other Financing Source-County Reimbursement	90,804		
	Grants / Other Funding Sources Total	158,541	-	-
	INTERFUND TRANSFERS			
382.1010	Transfer from Industrial Park	10,000	10,000	10,000
382.1013	Transfer from Law Enforcement Impact Fees	412,800	412,800	412,800
	Interfund Transfers Total	422,800	422,800	422,800
TOTAL GENERAL FUND REVENUES		23,781,339	25,788,380	33,911,700

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Legislative

001-511

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	42,529	48,910	51,690
2100	FICA Expense	3,253	3,750	3,960
2200	Retirement	22,462	27,880	30,340
2300	Life & Health Insurance	285	350	450
2600	Workers Comp. Insurance	134	150	250
3100	Professional Services	2,200	6,000	6,000
3400	Other Contractual Services	-	-	-
4000	Travel and Per Diem	6,205	7,000	7,000
4100	Telephone Expense	1,196	2,000	2,000
4110	IT Licensing/Equipment	4,807	8,470	5,970
4200	Postage/Transport. Fees	-	-	-
4600	Repair and Maintenance	-	500	500
4900	Misc. Expn. & Other Current	66	2,500	2,500
5100	Office Supplies	39	150	150
5200	Operating Supplies	99	400	400
5400	Subscriptions/Dues	2,680	5,300	6,300
5500	Training	1,650	2,650	2,800
Total Operating Expenditures		87,605	116,010	120,310
Capital Outlay				
6200	Cap. Improvement - Buildings	-	-	300,000
6300	Cap. Improvement - Other	5,698	-	-
6400	Cap. Improvement - Machinery	-	-	-
Total Capital Outlay		5,698	-	300,000
TOTAL- ALL EXPENDITURES		93,303	116,010	420,310

Notes: Warfield Commission Chambers Project

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Executive

001-512

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	315,131	448,710	506,130
1300	Overtime	70	-	-
2100	FICA Expense	24,024	34,330	38,720
2200	Retirement	84,212	110,900	137,020
2210	Benefit Admin Fees	59	-	-
2300	Life & Health Insurance	24,071	46,800	46,800
2600	Workers Comp. Insurance	447	500	500
3100	Professional Services	53,952	125,000	175,000
3400	Other Contractual Services	-	-	-
3450	Clothing and Uniforms	-	500	750
4000	Travel and Per Diem	7,309	10,600	10,600
4100	Telephone Expense	2,789	4,500	5,000
4110	IT Licensing/Equipment	2,891	11,840	23,150
4150	Advertising/Recording Expense		4,000	4,000
4200	Postage/Transport. Fees	7	500	1,000
4400	Rental & Leasing	-	-	-
4600	Repair and Maintenance	946	5,800	5,800
4900	Misc. Expn. & Other Current	502	1,000	2,500
5100	Office Supplies	338	2,000	2,000
5200	Operating Supplies	593	7,250	18,750
5400	Subscriptions/Dues	3,846	5,650	6,300
5500	Training	2,138	9,000	9,700
Total Operating Expenditures		523,325	828,880	993,720
Capital Outlay				
6200	Cap. Improvement - Buildings	-	-	-
6300	Cap. Improvement - Other	-	-	-
6400	Cap. Improvement - Machinery	-	5,200.00	-
Total Capital Outlay		-	5,200	-
TOTAL- ALL EXPENDITURES		523,325	834,080	993,720

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Finance - Administrative

001-513

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	254,697	283,920	377,770
1300	Overtime	25	500	500
2100	FICA Expense	19,487	21,760	28,940
2200	Retirement	32,713	37,280	49,170
2210	Benefit Admin Fees	54	-	-
2300	Life & Health Insurance	35,525	46,800	46,800
2500	Unemployment Compensation	-	500	500
2600	Workers Comp. Insurance	893	1,000	1,000
3100	Professional Services	13,362	17,750	13,390
3200	Accounting / Auditing (50%)	18,500	19,250	24,000
3400	Other Contractual Services	2,720	14,800	17,210
4000	Travel and Per Diem	-	2,000	3,350
4100	Telephone Expense	3,480	6,300	7,510
4110	IT Licensing/Equipment	32,429	37,540	71,720
4150	Advertising/Recording Expense	2,857	1,580	1,580
4200	Postage/Transport. Fees	5,001	3,150	7,880
4300	Utilities	18,322	27,300	27,300
4400	Rental & Leasing	2,995	3,900	3,940
4500	General Insurance - 50%	149,199	190,000	400,000
4600	Repair and Maintenance	12,369	22,470	33,060
4900	Misc. Expn. & Other Current	5,656	6,000	6,000
4910	Election Expenses	-	500	500
5100	Office Supplies	4,216	3,600	6,830
5200	Operating Supplies	7,148	7,050	7,930
5400	Subscriptions/Dues	433	1,180	2,090
5500	Training/Tuition Reimbursement	1,818	3,360	9,530
Total Operating Expenditures		623,899	759,490	1,148,500
Capital Outlay				
6300	Cap. Improvement-Other	-	7,560.00	-
6400	Cap. Improvement-Machinery	-	-	10,000.00
Total Capital Outlay		-	7,560	10,000
DEBT SERVICE				
7100 / 7200	Debt Service/City Hall	134,428	134,430	134,430
7500 / 7550	Debt Service/PD	291,611	291,610	291,610
7600 / 7650	Debt Service/2020 (2018) Gen Fund Proj Loan	422,569	422,585	422,590
Total Debt Service		848,607	848,625	848,630
TRANSFERS				
Transfer to Capital Project Fund			10,100,000	10,000,000
1040	Transfer to CRA Fund	185,870	197,730	215,690
TOTAL- ALL EXPENDITURES		1,658,376	1,813,405	12,222,820

Notes: 6400 - New copier

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Development Services

001-516

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	537,331	707,050	895,690
1300	Overtime	1,684	1,000	1,000
2100	FICA Expense	41,234	54,170	68,600
2200	Retirement	77,620	105,520	149,060
2210	Benefit Admin Fees	212	-	-
2300	Life & Health Insurance	70,554	107,640	107,640
2500	Unemployment Compensation	-	-	-
2600	Workers Comp. Insurance	1,340	1,500	1,500
3100	Professional Services	502,781	525,000	759,000
3400	Other Contractual Services	1,361	14,500	1,000
3450	Clothing and Uniforms	981	2,000	2,150
4000	Travel and Per Diem	4,015	24,650	14,980
4100	Telephone Expense	9,093	8,000	8,000
4110	IT Licensing/Equipment	15,690	55,100	111,810
4150	Advertising/Recording	33,762	25,000	35,200
4200	Postage/Transport. Fees	1,850	8,000	2,000
4600	Repair and Maintenance	3,417	6,000	2,500
4900	Misc. Expn. & Other Current	273	10,000	5,000
4950	Code Enforcement	2,738	51,500	58,500
5100	Office Supplies	2,251	10,000	10,000
5200	Operating Supplies	15,236	10,000	10,000
5250	Fuel Expense	1,958	2,500	1,800
5400	Subscriptions/Dues	2,384	3,980	5,180
5500	Training/Tuition Reimbursement	7,498	19,460	24,180
5550	Licensing	10,961	-	-
Total Operating Expenditures		1,346,224	1,752,570	2,274,790
Capital Outlay				
6300	Cap. Improvement-Other	-	18,000	-
6330	Comp Plan Amendments	15,034	-	-
6400	Cap. Improvement -Machinery	39,090	-	-
Total Capital Outlay		54,124	18,000	-
TOTAL- ALL EXPENDITURES		1,400,348	1,770,570	2,274,790

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

Department: IT

001-518

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	131,388	190,330	246,540
1300	Overtime	41	-	-
2100	FICA Expense	10,055	14,570	18,870
2200	Retirement	14,628	22,670	33,460
2210	Benefit Admin Fees	54	-	-
2300	Life & Health Insurance	15,172	28,080	37,440
2600	Workers Comp. Insurance	178	200	200
3100	Professional Services	375	145,320	45,320
3400	Other Contractual Services	989	15,160	15,000
4000	Travel and Per Diem	-	7,500	7,500
4100	Telephone Expense	5,874	5,000	7,500
4110	IT Licensing/Equipment	8,596	21,700	14,400
4200	Postage/Transport. Fees	8	250	250
4300	Utilities	1,759	2,300	2,300
4400	Rental & Leasing	-	500	500
4600	Repair and Maintenance	75	4,000	2,000
4900	Misc. Expn. & Other Current	-	8,000	1,000
5100	Office Supplies	203	900	1,200
5200	Operating Supplies	7,770	15,000	5,000
5400	Subscriptions/Dues	355	2,500	2,500
5500	Training	1,553	8,000	12,000
5550	Licensing	47,111	30,000	43,625
Total Operating Expenditures		246,184	521,980	496,605
Capital Outlay				
6300	Cap. Improvement-Other	13,772	-	-
6400	Cap. Improvement -Machinery	17,215	16,000	16,000
Total Capital Outlay		30,987	16,000	16,000
TOTAL- ALL EXPENDITURES		277,171	537,980	512,605

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Human Resources

001-519

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	119,103	130,420	193,610
1300	Overtime	299	-	-
2100	FICA Expense	9,135	9,980	14,820
2200	Retirement	13,266	15,540	26,280
2210	Benefit Admin Fees	54	-	-
2300	Life & Health Insurance	15,291	18,720	28,080
2600	Workers Comp. Insurance	98	110	110
3100	Professional Services	2,216	60,000	20,000
3400	Other Contractual Services	863	6,400	6,400
4000	Travel and Per Diem	3,485	4,800	5,500
4100	Telephone Expense	5,006	4,750	4,750
4110	IT Licensing/Equipment	19,497	20,530	45,880
4150	Advertising/Recruiting	4,730	5,700	7,200
4200	Postage/Transport. Fees	177	500	500
4300	Utilities	2,074	2,300	2,300
4400	Rental & Leasing	10	60	60
4600	Repair and Maintenance	2,926	3,000	3,500
4800	Employee Programs	6,724	8,000	13,200
4900	Misc. Expn. & Other Current	519	1,000	1,000
5100	Office Supplies	1,077	2,900	2,900
5200	Operating Supplies	1,034	2,800	5,300
5250	Fuel Expense	534	700	600
5400	Subscriptions/Dues	1,023	1,380	1,600
5500	Training	4,575	4,850	5,450
5501	Staff Training Programs	1,780	5,000	6,450
Total Operating Expenditures		215,496	309,440	395,490
Capital Outlay				
6100	Cap. Improvement - Land	-	-	-
6300	Cap. Improvement - Other	-	-	-
6400	Cap. Improvement - Machinery	-	-	-
Total Capital Outlay		-	-	-
TOTAL- ALL EXPENDITURES		215,496	309,440	395,490

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Law Enforcement - Police Department

001-521

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	2,284,884	3,539,580	4,130,340
1220	Uniform Allowance	13,980	14,820	14,820
1250	On Call	7,050	10,400	10,400
1260	Shift Differential	14,061	20,080	20,080
1300	Overtime	117,487	157,000	157,000
1700	Incentive Pay	20,290	56,000	56,000
1820	Holiday Premium	73,753	82,000	82,000
2100	FICA Expense	194,121	295,680	340,880
2200	Retirement	629,059	1,103,850	1,505,910
2210	Benefit Admin Fees	243	-	-
2300	Life & Health Insurance	317,223	547,560	575,640
2500	Unemployment Compensation	2,817	-	-
2600	Workers Comp. Insurance	58,053	65,000	75,000
3100	Professional Services	10,888	48,000	52,000
3400	Other Contractual Services	12,915	26,800	61,500
3450	Clothing and Uniforms	10,568	12,000	15,000
3500	Investigations	7,924	15,000	17,000
4000	Travel and Per Diem	4,508	9,000	12,000
4100	Telephone Expense	63,838	80,000	82,000
4110	IT Licensing/Equipment	231,420	191,600	268,200
4200	Postage/Transport. Fees	288	3,000	3,000
4300	Utilities	61,711	54,000	54,000
4400	Rental & Leasing	2,115	10,500	10,500
4600	Repair and Maintenance	56,916	70,000	75,000
4900	Misc. Expn. & Other Current	-	4,000	4,000
4960	Boot Allowance	2,128	4,600	6,500
5100	Office Supplies	773	5,000	5,000
5200	Operating Supplies	57,148	83,000	85,000
5250	Fuel Expense	161,989	195,000	180,000
5400	Subscriptions/Dues	1,343	3,000	3,000
5500	Training	30,853	40,000	40,000
Total Operating Expenditures		4,450,346	6,746,470	7,941,770
Capital Outlay				
6200	Capital Improvement - Buildings	-	-	-
6300	Capital Improvement - Other	-	320,000	40,000
6400	Cap. Improvement-Machinery	185,189	222,840	554,600
6680-6690	Police Vehicles - Principal & Interest	-	-	-
7100	2019 Police Vehicles Principal	57,524	-	-
7200	2019 Police Vehicles Interest	4,170	-	-
Total Capital Outlay		246,883	542,840	594,600
TOTAL- ALL EXPENDITURES		4,697,229	7,289,310	8,536,370

Notes: 6300 - Replacement vests
6400 - (1) Unmarked car (62k), (6) Marked cars (82,100 ea)

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Public Works

001-541

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	943,452	1,256,900	1,514,530
1250	On Call	3,900	3,900	3,900
1300	Overtime	12,545	12,000	12,000
1820	Holiday Premium	-	-	-
2100	FICA Expense	73,460	97,370	117,080
2200	Retirement	112,253	172,760	233,370
2210	Benefit Admin Fees	27	-	-
2300	Life & Health Insurance	137,294	234,000	243,360
2500	Unemployment Comp. Reimbursement	-	2,000	2,000
2600	Workers Comp. Insurance	17,862	20,000	25,000
3100	Professional Services	93,621	211,580	449,500
3400	Other Contractual Services	100,676	433,100	350,100
3440	Right-of-Way Maintenance	108,099	265,000	395,000
3450	Clothing and Uniforms	8,394	8,000	8,000
4000	Travel and Per Diem	592	5,500	5,500
4100	Telephone Expense	17,623	24,600	24,600
4110	IT Licensing/Equipment	29,537	80,400	83,100
4200	Postage/Transport. Fees	49	100	150
4300	Utilities	24,202	23,200	23,200
4350	Street Lighting	446,208	470,000	600,000
4400	Rental & Leasing	1,686	7,575	7,580
4600	Repair and Maintenance	32,148	51,200	51,500
4601	Repair and Maintenance - Buildings	11,563	25,000	35,000
4602	Repair and Maintenance - 610 Jackson St	-	-	-
4603	Pavement Preservation/rehabilitation			1,000,000
4900	Misc. Expn. & Other Current	19	3,000	3,000
4940	Landfill	2,446	5,000	6,000
4960	Boot Allowance	2,493	4,025	4,200
5100	Office Supplies	2,389	3,000	3,000
5200	Operating Supplies	59,737	70,000	70,000
5250	Fuel Expense	38,832	45,000	35,000
5400	Subscriptions/Dues	1,350	9,225	11,940
5500	Training	13,759	19,080	22,080
Total Operating Expenditures		2,296,216	3,562,515	5,339,690
Capital Outlay				
6100	Cap. Improvement - Land	-	-	-
6110	Warfield Complex Rehab	-	-	-
6115	City Hall & Annex Renovations	60,663	50,000	50,000
6120		-	-	-
6200	Cap. Improvement - Buildings	-	-	150,000
6300	Cap. Improvement - Other	-	-	75,000
6210	Public Works Building	-	9,700	-
6302	Roadway Improvement Designs	-	-	-
6400	Cap. Improvement-Machinery & Equipment	106,378	369,608	240,000
6681	Principal - Equipment Lease	46,317	28,200	29,240
6691	Interest - Equipment Lease	4,091	2,165	1,110
Total Capital Outlay		217,449	459,673	545,350
TOTAL- ALL EXPENDITURES		2,513,665	4,022,188	5,885,040

Notes:

6200 - MSC additional improvements
6300 - Guardrails (75K)
6400-Message board sign (20K), 12 yard dump truck (174k), F150 (46K)

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Fleet Services

001-549

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	189,358	245,440	291,920
1300	Overtime	-	1,500	1,500
2100	FICA Expense	14,486	18,900	22,450
2200	Retirement	21,028	29,420	39,820
2210	Benefit Admin Fees	-	-	-
2300	Life & Health Insurance	30,260	46,800	46,800
2600	Workers Comp. Insurance	6,966	7,800	8,200
3100	Professional Services	-	500	500
3400	Other Contractual Services	220	2,800	8,000
3450	Clothing and Uniforms	2,339	3,500	1,500
4000	Travel and Per Diem	71	100	100
4100	Telephone Expense	2,355	3,500	3,500
4110	IT Licensing/Equipment	15,463	31,500	31,500
4200	Postage/Transport. Fees	-	100	100
4300	Utilities	4,389	5,000	7,000
4400	Rental & Leasing	1,581	2,500	2,500
4600	Repair and Maintenance	2,896	5,000	5,000
4900	Misc. Expn. & Other Current	-	100	100
4960	Boot Allowance	235	700	700
5100	Office Supplies	645	1,500	1,500
5200	Operating Supplies	26,334	35,000	35,000
5250	Fuel Expense	3,991	3,500	3,600
5400	Subscriptions/Dues/Training	1,070	500	500
5500	Training	400	2,500	3,000
Total Operating Expenditures		324,086	448,160	514,790
Capital Outlay				
6200	Cap. Improvement - Buildings	-	-	-
6300	Cap. Improvement - Other	-	-	45,000
6400	Cap. Improvement - Machinery	23,626	85,900	-
Total Capital Outlay		23,626	85,900	45,000
TOTAL- ALL EXPENDITURES		347,712	534,060	559,790

Notes: 6300 - Tires

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Parks & Recreation

001-572

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	491,711	711,530	995,550
1250	On Call	3,900	3,500	3,500
1300	Overtime	11,768	2,000	2,000
1820	Holiday Premium	166		
2100	FICA Expense	38,828	54,860	76,590
2200	Retirement	54,034	85,405	135,850
2300	Life & Health Insurance	78,852	131,040	168,480
2500	Unemployment Compensation	37		
2600	Workers Comp. Insurance	5,359	6,000	6,500
3100	Professional Services	20,651	15,750	14,000
3400	Other Contractual Services	96,812	131,900	159,200
3450	Clothing and Uniforms	3,842	7,550	8,250
4000	Travel and Per Diem	1,012	3,900	4,550
4100	Telephone Expense	19,696	18,000	14,600
4110	IT Licensing/Equipment	28,330	38,500	53,720
4150	Advertising and Promotions	23,046	14,000	25,000
4200	Postage/Transport. Fees	31	200	200
4300	Utilities	16,082	25,100	35,000
4400	Rental & Leasing	4,148	6,900	6,900
4600	Repair and Maintenance	38,063	123,620	48,650
4601	Repair and Maintenance - Buildings	2,955	38,500	36,000
4610	Baker House Maintenance	2,507	10,000	15,000
4620	Baker House Operations-Other Misc	6,702	7,070	5,720
4630	Baker House Special Events	7,475	10,000	15,000
4900	Misc. Expn. & Other Current	778	5,000	5,000
4910	Special Events	123,527	118,500	165,800
4915	Programs, Activities, and Leagues	76,460	110,100	104,400
4920	Summer Recreation Program	15,548	42,500	48,000
4990	Boot Allowance	1,123	1,575	1,580
5100	Office Supplies	2,016	2,000	4,500
5200	Operating Supplies	71,356	95,600	81,500
5250	Fuel Expense	25,357	30,000	25,000
5280	Landscaping	18,307	30,000	15,000
5400	Subscriptions/Dues/Training	410	2,610	3,210
5500	Training	4,105	10,600	7,200
Total Operating Expenditures		1,294,994	1,893,810	2,291,450
Capital Outlay				
6100	Capital Improvement - Land	-	-	-
6200	Cap. Improvement - Buildings		39,100	14,500
6300	Cap. Improvement - Other	18,648	25,000	13,000
6351	MLK Park Project	224,644	103,241	-
6360	Millennium Park Phase I	-	-	-
6400	Cap. Improvement - Machinery	75,786	149,691	107,750
Total Capital Outlay		319,078	317,032	135,250
TOTAL- ALL EXPENDITURES		1,614,072	2,210,842	2,426,700

Notes: 6200 - baseball complex storage unit
6300 - event tent
6400 - light towers (4) (43,350), turk aerator (8,800), John Deere mower (11,600)
compact tractor (26K), top dresser (18K)

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Community Center

001-575

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	11,311	87,450	140,290
1300	Overtime	56	-	-
2100	FICA Expense	870	6,690	10,740
2200	Retirement	1,318	10,420	19,040
2300	Life & Health Insurance	-	200	200
3100	Professional Services	850	3,000	3,000
3400	Other Contractual Services	1,135	8,440	8,440
3450	Clothing & Uniforms	220	1,200	1,200
4000	Travel & Per Diem	-	-	-
4100	Telephone Expense	2,835	6,680	6,680
4200	Postage/Transport. Fees	17	250	250
4300	Utilities	45,206	24,800	40,000
4400	Rental & Leasing	1,912	2,600	1,600
4600	Repair and Maintenance	12,029	30,000	30,000
4900	Misc. Expn. & Other Current	-	-	-
5100	Office Supplies	425	1,000	1,000
5200	Operating Supplies	7,528	15,000	10,000
5400	Subscriptions/Dues/Training	100	-	-
Total Operating Expenditures		85,812	197,730	272,440
Capital Outlay				
6200	Cap. Improvement-Building	-	30,000	100,000
6300	Cap. Improvement - Other	-	-	-
6400	Cap. Improvement - Machinery	-	-	-
Total Capital Outlay		-	30,000	100,000
TOTAL- ALL EXPENDITURES		85,812	227,730	372,440

Notes:

6200 - Interior painting/bathroom updates

CITY OF WILDWOOD
ANNUAL BUDGET

GREENWOOD CEMETERY

101-569

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
361.1350	Interest	521	200	200
364.1000	Cemetery Lot Sales	2,100	2,100	-
366.1350	Contributions/Dues	2,430	2,000	2,000
366.1360	Grave Opening Permits	600	600	600
369.0000	Other Miscellaneous Revenue	-	100	100
Revenue Totals		5,651	5,000	2,900
Fund Balance Carry-Forward				62,967
Total Resources				65,867
EXPENDITURES				
3100	Professional Services	-	8,450	200
4400	Rental & Leasing	-	-	-
4600	Repair & Maintenance	-	500	500
4900	Miscellaneous Expense & Other Current	61	200	200
5100	Office Supplies	-	-	-
5200	Operating Supplies	-	100	100
Expenditure Totals		61	9,250	1,000
580-90-9999	Contingency - Greenwood Cemetery			64,867
TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES				65,867

CITY OF WILDWOOD
ANNUAL BUDGET

COMMUNITY REDEVELOPMENT AREA

104-550

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
361-0000	Interest	8,462	-	-
369-9000	Sumter County	369,830	368,670	368,670
382-0010	Transfer In From General Fund	185,870	197,730	215,690
	Revenue Totals	564,162	566,400	584,360
	Fund Balance Carry-Forward			1,400,186
	Total Resources			1,984,546
EXPENDITURES				
1200	Salaries	36,217	42,210	62,370
1500	Sick Leave		-	-
1600	Vacation Pay		-	-
1800	Holiday Pay		-	-
2100	FICA Expense	2,771	3,230	4,780
2200	Retirement	4,330	5,030	21,540
2300	Life & Health Insurance	3,524	3,600	3,600
3100	Professional Services	6,875	135,000	40,000
4000	Travel and Per Diem	-	1,500	750
4100	Telephone Expense	-	-	-
4200	Postage/Transport. Fees	-		
4600	Repair and Maintenance	-		
4900	Misc. Expn. & Other Current	-		
5100	Office Supplies	-		
5200	Operating Supplies	-		
5400	Subscriptions/Dues	175	175	200
5500	Training	-	4,000	1,500
	TOTAL OPERATIONAL EXPENDITURES	53,892	194,745	134,740
SPECIAL PROJECTS-CRA				
6310	Sidewalks	-		-
6330	Façade Improvement Matching Grant	-	80,000	80,000
7301	Entrance Signs	-	-	-
7303	Demolitions	-	20,000	25,000
7304	Painting Grants to Businesses	-	-	
7305	Street Resurfacings	-	-	-
7306	Code Enforcement Projects	-	-	
7307	Misc. Other Projects	70,654	55,925	-
7308	Downtown Parking Improvements	-	50,000	240,000
	TOTAL SPECIAL PROJECTS	70,654	205,925	345,000
	TOTAL- ALL EXPENDITURES	124,546	400,670	479,740
580-90-9904	Contingency - CRA District			1,504,806
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			1,984,546

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

BAKER HOUSE

105-576

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
369.0058	Donations	14,697	15,000	15,000
361.0000	Interest	162	100	100
	Revenue Totals	14,859	15,100	15,100
	Fund Balance Carry-Forward			17,997
	Total Resources			33,097
EXPENDITURES				
4620	Baker House Operations	103	30,000	-
	Expenditure Totals	103	30,000	-
580-90-9910	Contingency - Baker House			33,097
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			33,097

WILDWOOD HISTORICAL ASSOCIATION

106-577

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
369.0056	Dues	-	-	-
361.0000	Interest	-	-	-
	Revenue Totals	-	-	-
	Fund Balance Carry-Forward			45
	Total Resources			45
EXPENDITURES				
4900	Miscellaneous Expense	-	-	-
	Expenditure Totals	-	-	-
580-90-9911	Contingency - Wildwood Historical Association			45
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			45

CITY OF WILDWOOD
ANNUAL BUDGET

PARK & RECREATION IMPACT FEES

107-572

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
341.3004	Impact Fees	241,018	225,000	225,000
361.0000	Interest	2,319	-	-
	Revenue Totals	243,337	225,000	225,000
	Fund Balance Carry-Forward			736,154
	Total Resources			961,154
EXPENDITURES				
4900	Misc. Expense	-	-	-
6100	Cap. Improvement - Land	-	-	-
6200	Cap. Improvement - Buildings	-	-	-
6400	Cap. Improvement - Machinery & Equipment	-	-	-
	Expenditure Totals	-	-	-
580-90-9903	Contingency - Park & Recreation Impact Fees			961,154
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			961,154

CITY OF WILDWOOD
ANNUAL BUDGET

LAW ENFORCEMENT IMPACT FEES

108-521

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
341.3001	Impact Fees	1,416,257	1,100,000	1,100,000
361.0000	Interest	154	-	-
	Revenue Totals	1,416,411	1,100,000	1,100,000
	Fund Balance Carry-Forward			1,660,238
	Total Resources			2,760,238
EXPENDITURES				
4900	Misc. Expense & Other Current	389	-	-
5200	Operating Supplies	-	-	-
6400	Cap. Improvement - Machinery & Equipment	215,588	710,400	124,000
9105	Transfer Out to General - PD Station Pmt	412,800	412,800	412,800
	Expenditure Totals	628,777	1,123,200	536,800
580-90-9902	Contingency - Law Enforcement Impact Fees			2,223,438
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			2,760,238
	6400-(2) unmarked cars (62K ea)			

CITY OF WILDWOOD
ANNUAL BUDGET

LAW ENFORCEMENT TRUST FUND

601-521

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
351.2000	Confiscated Property	-	1,500	1,500
361.0000	Interest	353	10	10
369.0000	Other Misc Revenue	-	-	-
	Revenue Totals	353	1,510	1,510
	Fund Balance Carry-Forward			51,805
	Total Resources			53,315
EXPENDITURES				
3400	Other Contractual Services	-	-	-
4900	Misc. Expn. & Other Current	36	-	-
5200	Operating Supplies	-	-	-
6400	Cap. Improvement-Machinery	-	-	-
4990	Sumter Task Force-Matching Funds	-	-	-
	Total Expenditures	36	-	-
580-90-9999	Contingency - Law Enforcement Trust Fund			53,315
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			53,315

CITY OF WILDWOOD
ANNUAL BUDGET

CAPITAL IMPROVEMENT FUND

301-580

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
361.0000	Interest	77,499	100	10,000
369.0000	Grant Revenue	-	-	900,000
382-0010	Transfer In From General Fund	18,650,000	10,100,000	12,700,000
	Revenue Totals	18,727,499	10,100,100	13,610,000
	Fund Balance Carry-Forward			11,300,000
	Total Resources			24,910,000
EXPENDITURES				
513.6201	City Hall HVAC Project	349,580	91,582	
516.6301	Downtown Master Plan Projects	53,856	125,000	
516.6302	Downtown Parking Facilities	14,407	-	7,600,000
516.6303	City Sign at Trailwinds	171,231	-	
521.6301	Police Department HQ Monument Sign		50,000	
541.6202	Municipal Services Complex Project	3,246,835	570,445	
541.6203	PW Pole Barn	-	111,000	
541.6204	PW Building HVAC Upgrades		80,000	80,000
541.6205	MSC HVAC Upgrades		40,000	
541.6301	Pleasantdale Rehab	22,550	1,316,375	
541.6302	Barwick Rehab	99,666	366,676	1,680,000
541.6303	Oak Grove Village Drainage Improvements	6,000	948,200	900,000
541.6305	Pavement Preservation Plan	635,923	1,000,000	
541.6306	Clay Drain Road Design	157,058	614,815	250,000
541.6307	Jackson St Improvements		200,000	2,000,000
541.6308	Huey Street		280,000	1,500,000
541.6309	St. Clair Street		200,000	250,000
	MSC Entrance Gate			25,000
	Broken Oak Dr			400,000
	CSX Road Rehab			50,000
	Watershed Master Plan			620,000
572.6201	MLK Park Concession Stand/Restrooms	21,974	328,763	
572.6202	Baker House Restrooms	139,426	37,135	
572.6203	Lake Deaton Restrooms	109,499		
572.6205	Recreation Center at MLK Park		150,000	650,000
572.6206	Oxford Park Bathrooms		115,000	
572.6207	Outreach Center Re-roof		45,000	
572.6301	Lake Deaton Parking Facilities Rehabilitation	10,213	-	
	Millennium Park Improvements Design	189,929	1,044,385	
572.6302	Millennium Park Improvements		3,000,000	7,500,000
572.6303	MLK Park Basketball Court Rehabilitation		112,000	
572.6304	Lake Deaton Improvements		132,000	315,000
572.6305	City Hall Courtyard Rehab		100,000	
	Oxford Park Improvements			150,000
	Dog Park Improvements			60,000
575.6201	Community Center HVAC Upgrades		400,000	400,000
	Total Expenditures	5,228,147	11,458,376	24,430,000
580-90-9999	Contingency - CPF			480,000
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			24,910,000

CITY OF WILDWOOD
ANNUAL BUDGET

UTILITY REVENUE FUND

REVENUES

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
WATER REVENUES				
3100	Water Operational Revenue	3,134,129	3,210,000	3,978,830
3150	Bulk Water Sales	-		
3500	Water Meter Installs	140,063	180,000	100,000
3510	Water -Misc./ON-OFF	37,125	30,000	30,000
3520	Water Income - Other	14,267	10,000	10,000
Water Revenue Total		3,325,584	3,430,000	4,118,830
WASTEWATER REVENUES				
5100	Wastewater Operational Revenue	4,708,612	4,710,000	7,396,481
5150	Bulk Wastewater Services	-	-	-
5510	Wastewater-Misc./Other	-	12,000	12,000
5511	Land Lease Turtle Mount (Tower)	15,796	15,000	15,000
5520	Wastewater-TSS/COD	783,061	800,000	800,000
Wastewater Revenue Total		5,507,469	5,537,000	8,223,481
REUSE REVENUES				
6100	Reuse Water Sales	108,491	100,000	100,000
Reuse Revenue Total		108,491	100,000	100,000
MISCELLANEOUS REVENUE				
361.0000	Interest	87,672	75,000	5,000
369.0000	Other Miscellaneous Revenue	36,578	15,200	
Miscellaneous Revenue Total		124,250	90,200	5,000
TOTAL UTILITY REVENUE FUND REVENUES		9,065,794	9,157,200	12,447,311
389-5000	Fund Balance Carry-Forward			7,379,908
TOTAL RESOURCES				19,827,219

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Physical Environment

401-530

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	149,504	162,800	189,600
1300	Overtime	-	1,000	1,000
1820	Holiday Premium	-	-	-
2100	FICA Expense	11,417	12,540	14,590
2200	Retirement	16,613	19,350	25,680
2210	Benefit Admin Fees	54		
2300	Life & Health Insurance	30,150	37,440	37,440
2500	Unemployment Compensation	-	1,500	1,500
2600	Workers Comp. Insurance	893	1,000	1,000
3100	Professional Services	773	4,125	3,000
3200	Accounting / Auditing Fees - 50%	18,500	19,250	24,000
3400	Other Contractual Services	14,476	32,410	34,950
4000	Travel and Per Diem	-	1,000	500
4100	Telephone Expense	4,718	5,250	5,000
4110	IT Licensing/Equipment	17,010	25,300	37,730
4200	Postage/Transport. Fees	26,544	33,000	32,800
4300	Utilities	17,714	25,000	20,000
4400	Rental & Leasing	2,995	1,000	3,650
4500	General Insurance- 50%	145,449	190,000	400,000
4600	Repair and Maintenance	9,146	21,000	23,700
4900	Misc. Expn. & Other Current	16,174	14,500	14,500
5100	Office Supplies	888	2,000	1,000
5200	Operating Supplies	4,678	5,600	5,500
5400	Subscriptions/Dues/Training	38	450	500
5500	Training	2,808	2,000	1,000
Total Operating Expenditures		490,542	617,515	878,640
Capital Outlay				
6300	Cap. Improvement-Other	-	-	-
6400	Cap. Improvement-Machinery	-	-	-
Total Capital Outlay		-	-	-
TOTAL EXPENDITURES		490,542	617,515	878,640

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Water

401-533

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	649,631	873,990	958,880
1250	On Call	7,950	7,800	7,800
1300	Overtime	10,948	15,000	15,000
1820	Holiday Premium	3,128	5,000	5,000
2100	FICA Expense	51,382	68,990	75,490
2200	Retirement	74,767	107,410	133,900
2210	Benefit Admin Fees	189		
2300	Life & Health Insurance	90,476	168,480	168,480
2500	Unemployment	-	2,500	2,500
2600	Workers Comp. Insurance	13,397	15,000	16,000
3100	Professional Services	62,113	61,890	60,000
3400	Other Contractual Services	50,109	180,000	349,000
3450	Clothing & Uniforms	5,030	9,000	9,000
4000	Travel and Per Diem	3,402	4,500	8,000
4100	Telephone Expense	26,647	38,600	38,600
4110	IT Licensing/Equipment	14,034	64,200	83,500
4200	Postage/Transport. Fees	2,045	2,500	3,500
4300	Utilities	151,617	130,000	185,000
4400	Rental & Leasing	8,001	9,000	9,000
4600	Repair and Maintenance	162,692	150,000	130,000
4900	Misc. Expn. & Other Current	-	5,000	5,000
4960	Boot Allowance	1,025	2,400	3,000
5100	Office Supplies	3,981	4,000	6,500
5200	Operating Supplies	319,165	250,000	125,000
5220	Water Meter	-	460,000	263,000
5250	Fuel Expense	49,451	45,000	45,000
5260	Chemicals	205,896	225,000	250,000
5270	Laboratory Samples	14,140	50,000	45,000
5400	Subscriptions/Dues	5,264	9,000	9,000
5500	Training	4,644	7,600	7,600
Total Operating Expenditures		1,991,124	2,971,860	3,017,750
Capital Outlay				
6200	Cap. Improvement - Buildings	4	25,334	-
6300	Cap. Improvement - Other	33,999	123,000	87,750
6301	Meter Change Out Program	18,396	206,600	137,500
6350	Water Line Upgrades	122,750	350,000	550,000
6400	Cap. Improvement - Machinery & Equipment	15,939	178,000	253,000
6681/6691	Capital Equipment Lease - Principal/Interest		21,600	21,610
7319	CR 209 Water Main Extension - Phase 1	3,544	540,214	
		-	-	-
Total Capital Outlay		194,632	1,444,748	1,049,860
TOTAL EXPENDITURES		2,185,756	4,416,608	4,067,610

Notes: 6300 - Level transmitter (5) (6K), PLC screen (2) (15K), Chlorine tank (2,500), VFD Ashley WTP (7K), Hydro air compress (3) 7K
SCADA upgrades (50,250)
6350 - Insertion valves (45K)
6400 - F150 (46K), F250 (3) (207K)

CITY OF WILDWOOD
ANNUAL BUDGET

Department: Wastewater

401-535

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
1200	Salaries	816,208	1,126,740	1,449,300
1250	On Call	11,325	11,700	19,500
1300	Overtime	11,504	15,000	19,500
1820	Holiday Premium	7,594	9,000	12,000
2100	FICA Expense	65,544	88,930	114,780
2200	Retirement	97,095	138,450	203,600
2210	Benefit Admin Fees	185	-	
2300	Life & Health Insurance	121,400	215,280	290,160
2500	Unemployment	-	2,500	2,500
2600	Workers Comp. Insurance	26,794	30,000	32,000
3100	Professional Services	85,900	82,088	75,000
3400	Other Contractual Services	70,454	175,000	408,000
3450	Clothing & Uniforms	7,868	11,000	10,000
4000	Travel and Per Diem	-	4,500	4,500
4100	Telephone Expense	13,811	15,000	20,000
4110	IT Licensing/Equipment	24,463	57,900	87,170
4200	Postage/Transport. Fees	416	1,500	2,000
4300	Utilities	340,899	270,000	400,000
4400	Rental & Leasing	2,594	2,000	3,000
4600	Repair and Maintenance	382,840	360,200	470,000
4900	Misc. Expn. & Other Current	1,740	5,000	3,000
4940	Landfill Disposal Fees	88,413	115,000	180,000
4960	Boot Allowance	1,179	3,500	5,000
5100	Office Supplies	3,767	4,000	5,500
5200	Operating Supplies	190,152	200,000	300,000
5250	Fuel Expense	40,619	50,000	65,000
5260	Chemicals	96,327	200,000	200,000
5270	Laboratory Supplies	45,002	65,000	65,000
5400	Subscriptions/Dues	370	4,000	4,000
5500	Training	1,440	7,600	7,600
Total Operating Expenditures		2,555,903	3,270,888	4,458,110
Capital Outlay				
6200	Cap. Improvement - Buildings	6,830	30,000	-
6250	Lift Station Upgrades	261,846	576,420	500,000
6300	Cap. Improvement - Other (Facility Upgrades)	193,432	227,000	40,000
TBD	Millenium Park Project		243,100	3,000,000
6400	Cap. Improvement - Machinery & Equipment	4,324	1,036,207	753,800
6610	Sewer System Renewal and Replacement	400,175	374,700	550,000
6681	Capital Equipment Lease - Principal		75,620	79,985
6691	Capital Equipment Lease - Interest	13,108	8,985	4,620
6770	Continental Decommissioning/FM	136,242	2,500,000	1,300,000
7303	Wildwood Estates LS		350,000	-
TBD	CR 209 LS Upgrades			687,000
7302	Buena Vista Forcemain		338,301	
Total Capital Outlay		1,015,957	5,760,333	6,915,405
TOTAL EXPENDITURES		3,571,860	9,031,221	11,373,515

Notes:

6250-LS Coatings (55K), LS Wetwell Hatch replacements (32K), LS pumps (28K), LS piping rehab (80K), LS transfer switch (20K)
6300-Truck cranes (40K)
6400-(2) F150 (92K), (4) F250 (276K), LS air blowers (100K), EQ Pump (25K), NSU reuse meter (7K), Vac truck lease (115K), Inspection camera (86K), Ford Transit (52,800),

CITY OF WILDWOOD
ANNUAL BUDGET

DEBT SERVICE

401-582

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
7103,7204	2007 SRF Loan #3	379,915	379,915	379,920
7104,7205	Refunding & Project Bond	276,315	-	-
7106,7206	Continental Country Club - BB&T	134,616	134,615	134,620
7100	Lease Purchase from Sumter Schools	170,000	170,000	170,000
TOTAL DEBT SERVICE		960,847	684,530	684,540

Total Fund Expenditures/Transfers - All Departments

17,004,305

580-90-0000 Contingency - Water/Sewer Revenue Fund

2,822,914

TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES

19,827,219

CAPITAL PROJECT FUND

402-536

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
331-3100	FED Grant - American Rescue Plan Funding	1,822,106	-	-
331-3101	FED Grant - CDBG Mitigation Grant	-	-	-
334-3102	State Appropriations - 209 Water Main Ext	197,034	-	-
361-0000	Interest	24,161	1,000	1,000
Revenue Totals		2,043,301	1,000	1,000

Fund Balance Carry-Forward

1,000

Total Resources

2,000

EXPENDITURES

7350	CR 209 Water Main Extension	-	-	-
7342	Oxford Water Treatment Plant	-	-	-
7351	CR 501 Iron Filtration Plant Upgrades Construction	-	-	-
7352	Millennium Park Reuse Project	-	3,000,000	-
Expenditure Totals		-	3,000,000	-

580-90-9913 Contingency - Capital Project Fund

2,000

TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES

2,000

CITY OF WILDWOOD
ANNUAL BUDGET

WATER CONNECTION FEE FUND

404-533

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
343.3501	Water-Connection Fees	7,412	7,000	-
361.0000	Interest	49	-	-
	Revenue Totals	7,461	7,000	-
	Fund Balance Carry-Forward			1,000
	Total Resources			1,000
EXPENDITURES				
3401	Fee Reimbursements (VOF)	-	-	-
4900	Misc. Expense & Other	362	-	-
7351	CR 501 Iron Filtration Plant Upgrades-shortfall	-	-	-
7352	Ashley Water Treatment Plant Construction	11,861	390,000	-
	Total Project Expenditures	12,223	390,000	-
580-90-9909	Contingency - Water Connection Fees			1,000
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			1,000

Notes:

WATER TIE FEE FUND

405-533

CITY OF WILDWOOD
ANNUAL BUDGET

WASTEWATER CONNECTION FUND

406-535

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
343.5500	Wastewater-Connection Fees	15,732	5,000	-
361.0000	Interest	38	-	-
	Revenue Totals	15,770	5,000	-
	Fund Balance Carry-Forward			1,000
	Total Resources			1,000
EXPENDITURES				
4900	Misc. Expense & Other Current	331	-	-
		331	-	-
CAPITAL EXPENDITURES				
6392	WWTF Clarifier Demolition/Construction-Design		100,000	-
6393	Wildwood Estates LS	-	228,590	-
	Total Project Expenditures	331	328,590	-
580-90-5006	Contingency - Wastewater Connection Fees			1,000
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			1,000

Notes:

WASTEWATER TIE FEE FUND

407-535

CITY OF WILDWOOD
ANNUAL BUDGET

WATER SYSTEM DEVELOPMENT CHARGE FUND

408-533

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
343.3560	Water SDC Fees	1,717,366	1,500,000	3,019,595
361.0000	Interest	306	100	100
	Revenue Totals	1,717,672	1,500,100	3,019,695
	Fund Balance Carry-Forward			3,720,000
	Total Resources			6,739,695
533-3401	Developer Reimbursements	-	-	-
533-4900	Misc. Expense & Other	378	-	-
	Total Operating Expenditures	378	-	-
CAPITAL EXPENDITURES				
7311	CR 501 Water Treatment Plant Project	-	-	-
7351	CR 501 Iron Filtration Plant Upgrades	-	-	2,000,000
7352	Ashley Water Treatment Plant Upgrades	-	80,000	-
7353	US 301/SR 44 Utility Relocation	15,000	-	-
7354	CR 209 Water Main Ext Phase I		800,000	-
	Oxford WTP Phosphate Injection			115,000
	Total Project Expenditures	15,000	880,000	2,115,000
DEBT SERVICE				408-582
7107,7207	Oxford WTP SRF Loan	256,030	256,030	256,030
		256,030	256,030	256,030
580-90-9914	Contingency - Water SDC Fees			4,368,665
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			6,739,695

Notes:

CITY OF WILDWOOD
ANNUAL BUDGET

WASTEWATER SYSTEM DEVELOPMENT CHARGE FUND

409-535

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
343.5560	Wastewater -SDC Fees	3,022,261	2,650,000	5,979,383
361.0000	Interest	616	100	500
	Revenue Totals	3,022,877	2,650,100	5,979,883
	Fund Balance Carry-Forward			7,580,000
	Total Resources			13,559,883
535-3401	Developer Reimbursements	-	-	-
535-4900	Misc. Expense & Other	385	-	-
	Total Operating Expenditures	385	-	-
CAPITAL EXPENDITURES				
7349	Misc. Sewer Line Upgrades	124,293	-	-
7346	WWTP Upgrades and Expansion	201,256	7,821,444	10,000,000
7345	SR 44 Forcemain Project	-	-	-
7355	Chitty Chatty Bridge Crossing	32,760	788,600	-
7359	Gravity Collection System Condition Assessment		250,000	-
	Total Project Expenditures	358,309	8,860,044	10,000,000
	DEBT SERVICE			409-582
7101,7202	CR 209 Forcemain SRF Planning & Design	5,465	5,465	5,465
7102,7200	CR 209 Construction SRF Loan	70,120	70,120	70,120
		75,585	75,585	75,585
580-90-9915	Contingency - Wastewater SDC Fees			3,484,298
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			13,559,883

CITY OF WILDWOOD
ANNUAL BUDGET

INDUSTRIAL DEVELOPMENT FUND

403-552

Account Code	Line Description	FY 2022 Actuals	FY 2023 Budget	FY2024 Proposed
REVENUES				
360.6000	Proceeds from Sale of Land	-	-	-
361.0000	Interest	557	100	100
	Revenue Totals	557	100	100
	Fund Balance Carry-Forward			63,300
	Total Resources			63,400
EXPENDITURES				
3100	Professional Services	-	1,000	1,000
4980	Miscellaneous Expense	13	-	-
1000	Transfer To General Fund	10,000	10,000	10,000
	Total Expenditures	10,013	11,000	11,000
580-90-9999	Contingency - Industrial Fund			52,400
	TOTAL EXPENDITURES, TRANSFERS, RESERVES AND BALANCES			63,400

PROGRAM ENHANCEMENTS INCLUDED IN BUDGET BUDGET YEAR 2023-2024				
DEPARTMENT	ITEM	COST	FUNDING SOURCE	TOTAL IMPACT TO BUDGET
LEGISLATIVE				
	New Commission Chambers at Warfield	\$300,000.00	1	
	TOTAL FINANCE			\$300,000.00
FINANCE				
	New Copier	\$10,000.00	1	
	TOTAL DEVELOPMENT SERVICES			\$10,000.00
INFORMATION TECHNOLOGY				
	IT Equipment	\$16,000.00	1	
	TOTAL INFORMATION TECHNOLOGY			\$16,000.00
POLICE				
	Replacement Vests	\$ 40,000.00	1	
	(1) Unmarked car	\$ 62,000.00	1	
	(6) Marked cars	\$ 492,600.00	1	
	(2) Unmarked cars	\$ 124,000.00	4	
	TOTAL POLICE			\$718,600.00
PUBLIC WORKS				
	Guardrails	\$75,000.00	1	
	Message board sign	\$20,000.00	1	
	12 Yard Dump Truck	\$174,000.00	1	
	(1) Ford F150	\$46,000.00	1	
	Pavement preservation	\$1,000,000.00	1	
	MSC Additional Improvements	\$150,000.00	1	
	TOTAL STREET			\$1,465,000.00
FLEET SERVICES				
	Tires (to be placed in inventory)	\$45,000.00	1	
	TOTAL FLEET SERVICES			\$45,000.00
PARKS & RECREATION				
	Baseball Complex Storage Unit	\$14,500.00	1	
	Event tent	\$13,000.00	1	
	(4) Light Towers	\$43,350.00	1	
	Turf Aerator	\$8,800.00	1	
	Top Dresser	\$18,000.00	1	
	John Deere Mower	\$11,600.00	1	
	Compact Tractor	\$26,000.00	1	
	TOTAL PARKS & RECREATION			\$135,250.00
COMMUNITY CENTER				
	Interior painting/bathroom updates	\$100,000.00	1	
	TOTAL COMMUNITY CENTER			\$100,000.00
TOTAL GENERAL FUND ENHANCEMENT REQUESTS:				\$2,689,850.00

LEGEND
Funding Sources
1 - Current Operating Funds
2 - Carry Forward from FY23
3 - Reserves
4 - Other (Impact Fees)

PROGRAM ENHANCEMENTS INCLUDED IN BUDGET UTILITY REVENUE FUND BUDGET YEAR 2023-2024			
DEPARTMENT	ITEM	COST	Impact to Budget
WATER DEPARTMENT			
	Level Transmitter	\$ 6,000	
	PLC Screens	\$ 15,000	
	Chlorine Tank	\$ 2,500	
	VFD Ashley WTP	\$ 7,000	
	SCADA Upgrades	\$ 50,250	
	Hydro Air Compressor	\$ 7,000	
	6300 Total		\$ 87,750
	Meter change out program	\$ 137,500	
	6301 Total		\$ 137,500
	Water line upgrades	\$ 550,000	
	6350 Total		\$ 550,000
	F-150	\$ 46,000	
	(3) F-250	\$ 207,000	
	6400 Total		\$ 253,000
	TOTAL WATER DEPARTMENT		\$ 1,028,250.00
SEWER DEPARTMENT			
	6200 Total		\$ -
	LS Coatings	\$ 55,000	
	LS Wetwell Hatch Replacements	\$ 32,000	
	LS Pumps	\$ 28,000	
	LS Piping Rehab	\$ 80,000	
	LS Transfer Switch	\$ 20,000	
	Other LS Improvements	\$ 285,000	
	6250 Total		\$ 500,000.00
	Truck Cranes	\$ 40,000	
	6300 Total		\$ 40,000.00
	(2) F-150	\$ 92,000	
	(4) F-250	\$ 276,000	
	LS Air Blowers	\$ 100,000	
	EQ Pump	\$ 25,000	
	NSU Reuse Meter	\$ 7,000	
	Vac Truck (leasing option)	\$ 115,000	
	Inspection Camera	\$ 86,000	
	Ford Transit	\$ 52,800	
	6400 Total		\$ 753,800.00
	Misc Sewer Renewal and Replacements	\$ 550,000	
	6610 Total		\$ 550,000.00
	TOTAL SEWER DEPARTMENT		\$ 1,843,800.00
TOTAL UTILITY REVENUE FUND ENHANCEMENT REQUESTS:			\$ 2,872,050.00

General Fund Personnel Additions FY24

Finance

1. (1) Procurement Specialist

Development Services

1. (1) GIS Specialist

Information Technology

1. (1) IT Specialist

Human Resources

1. (1) HR Assistant

Police Department

1. (1) Records Technician
2. (1) Captain
3. (1) Lieutenant

Public Works

1. (1) Inspector

Parks and Recreation

1. (1) Crew Leader
2. (1) Irrigation Tech

Total General Fund Personnel Additions – **10**

Utility Revenue Fund Personnel Additions FY24

Wastewater

1. (2) Collection Technician III
2. (2) Distribution Technician III
3. (1) Plant Mechanic
4. (3) Operators

Total Utility Revenue Fund Personnel Additions – **8**

Total Personnel Additions - **18**

FY24 - FY28 CAPITAL PROJECT FUNDING PLAN								
FUND/DEPARTMENT	PROJECT DESCRIPTION	FY24	FY25	FY26	FY27	FY28	5-Yr Total	
Capital Improvement Project Fund								
Beginning Balance		\$ 11,300,000	\$ 480,000	\$ 406,000	\$ (5,743,000)	\$ 308,000		
Revenue								
Taxes (Transfer from General Fund)		\$ 12,700,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$	52,810,000
Interest Revenue		\$ 10,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		
Grant Revenue		\$ 900,000						
Total Funding Sources		\$ 24,910,000	\$ 10,481,000	\$ 10,407,000	\$ 4,258,000	\$ 10,309,000		
Project Expenditures								
Administrative	Downtown Master Plan Projects Including:						\$	-
Administrative	Parking Garage Construction	\$ 7,600,000					\$	7,600,000
Administrative	City Hall Courtyard Rehab		\$ 50,000	\$ 150,000	\$ 100,000		\$	300,000
Administrative	US 301 Linear Park			\$ 50,000	\$ 50,000		\$	100,000
Administrative	Property Acquisitions		\$ 250,000	\$ 250,000	\$ 250,000		\$	750,000
Administrative	CR 44A/Lynum Corridor Expansion and Crossing		\$ 75,000	\$ 200,000	\$ 200,000		\$	475,000
Administrative	US 301 Complete Streets Landscaping Improvements			\$ 1,000,000	\$ 1,000,000		\$	2,000,000
Administrative	Gamble Street Improvements				\$ 100,000		\$	100,000
Public Works	Pavement Preservation Plan		\$ 500,000	\$ 500,000	\$ 500,000		\$	1,500,000
Public Works	Watershed Master Plan Implementation Projects	\$ 620,000	\$ 500,000	\$ 500,000	\$ 1,750,000	\$ 8,000,000	\$	11,370,000
Public Works	Clay Drain Road	\$ 250,000	\$ 1,250,000	\$ 6,500,000			\$	8,000,000
Public Works	Oak Grove Village Drainage Improvements	\$ 900,000					\$	900,000
Public Works	Barwick Street Rehabilitation	\$ 1,680,000					\$	1,680,000
Public Works	CSX Service Road Improvements	\$ 50,000	\$ 200,000				\$	250,000
Public Works	Huey Street	\$ 1,500,000					\$	1,500,000
Public Works	St. Clair Street	\$ 250,000	\$ 250,000				\$	500,000
Public Works	Broken Oak Drive	\$ 400,000					\$	400,000
Public Works	Jackson Street Improvements	\$ 2,000,000					\$	2,000,000
Public Works	Public Works Building HVAC Improvements	\$ 80,000					\$	80,000
Public Works	Municipal Services Complex Entrance Gate	\$ 25,000					\$	25,000
Parks and Recreation	Millennium Park Improvements Construction	\$ 7,500,000	\$ 1,500,000				\$	9,000,000
Parks and Recreation	Lake Deaton Park Dock Improvements	\$ 115,000					\$	115,000
Parks and Recreation	Lake Deaton Pavilions	\$ 200,000					\$	200,000
Parks and Recreation	Oxford Park Improvements	\$ 150,000	\$ 500,000				\$	650,000
Parks and Recreation	Dog Park Improvements	\$ 60,000					\$	60,000
Parks and Recreation	Community Center HVAC Upgrades	\$ 400,000					\$	400,000
Parks and Recreation	Recreation Center at MLK Park Design	\$ 650,000					\$	650,000
Parks and Recreation	Recreation Center at MLK Park Construction		\$ 5,000,000	\$ 7,000,000			\$	12,000,000
Total Project Expenses:		\$ 24,430,000	\$ 10,075,000	\$ 16,150,000	\$ 3,950,000	\$ 8,000,000	\$	62,605,000
End Balance - Capital Improvement Fund		\$ 480,000	\$ 406,000	\$ (5,743,000)	\$ 308,000	\$ 2,309,000		

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Salary and Compensation Study Presentation

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity: Evergreen Consulting, LLC

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Rob Williamson, Project Manager from Evergreen Consulting, LLC will give a presentation on the City's salary and compensation study. The presentation will be provided during the meeting.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Twisted Oaks CDD Modification

REQUESTED ACTION: Staff recommends approval of the petition to amend the boundary for Twisted Oaks Pointe Community Development District.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Supervisors of the Twisted Oaks Pointe Community Development District (the District) has petitioned the City of Wildwood to amend the boundary of Ordinance O2022-57, totaling 339.322 acres MOL. The current petition proposes to amend the boundaries of the District by adding 100.113 acres to the District, resulting in a total of 439.435 acres MOL. The addition of property to the District has no effect on the City limits.

The District has requested that the Commission adopt an ordinance approving the proposed changes as outlined by Section 190.046(b), Florida Statutes, which requires municipal approval if the added acreage is within the boundaries of the municipality.

DATED: 07/12/2023



Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2023-38

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF TWISTED OAK POINTE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO FLORIDA STATUTE 190.046; RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida Board established the Twisted Oaks Pointe Community Development District ("District") by Ordinance O2022-57; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance O2022-57 be amended to reflect a net increase in the size of the District by 100.113 acres, such that the resulting District will total 439.435 acres, more or less; and

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance O2022-57 to reflect the new legal description and amended boundary of the District, and;

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

Section 1. Petition. The "Petition to Amend the Boundaries of Twisted Oaks Pointe Community Development District pursuant to Florida Statutes 190.046" as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

Section 2. Modification of Map and Legal Description. Ordinance O2022-57 are hereby amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

Section 3. Ratification and Consent. The City Commission of the City of Wildwood, Florida, ratifies and consents to the special powers authorized in Section 190.012(1) and 190.012(2) Florida Statutes as requested by the petitioner.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

DONE AND ORDAINED this ____ day of _____, 2023 at Wildwood, Sumter County, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

BY: Ed Wolf, Mayor

ATTEST: _____

Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

PETITION TO AMEND THE BOUNDARIES OF TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

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

**PETITION TO AMEND THE BOUNDARIES OF
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Twisted Oaks Pointe Community Development District (“District”), a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Wildwood Ordinance No. O2022-57, and located entirely within the boundaries of the City of Wildwood, Florida, hereby petitions the City Commission of the City of Wildwood, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. O2022-57 to add approximately 104.326 acres to the District and remove 4.213 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within the City of Wildwood, Florida (“City”). **Exhibit 1** depicts the general location of the existing District, as well as the general location of the Expansion Parcel (defined herein) and Contraction Parcel (defined herein). The District currently covers approximately 339.289 acres of land. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District (“Expansion Parcel”) which comprise approximately 104.326 acres, are set forth in **Exhibit 3**. The metes and bounds of the lands to be removed from the District (“Contraction Parcels”) which comprise approximately 4.213 acres are set forth in **Exhibit 4**. Subsequent to the proposed amendment of the District, the District will encompass approximately 439.435 acres in total. **Exhibit 5** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 6**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2023-06 at **Exhibit 7**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The District has lawfully held elections of Board Supervisors as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Candice Smith, John Curtis, Greg Meath, Troy Simpson and Jared Lybbert.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 8**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 9** shows the existing and proposed major trunk water mains and sewer interceptors and outfalls to be included within the Amended District, as well as the proposed drainage patterns for lands within the Amended District.

7. District Facilities and Services. **Exhibit 10** describes the type of facilities the District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the

infrastructure serving lands within the Amended District are also identified in **Exhibit 10**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed between 2023 and 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. Currently, no facilities or services are being provided by the District to the Contraction Parcels.

8. Statement of Estimated Regulatory Costs. **Exhibit 11** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Agent Authorization. The Petitioner is authorized to do business in the state of Florida. The Petitioner has designated Jere Earlywine of Kutak Rock, LLP, as its authorized agent. See **Exhibit 12**. Copies of all correspondence and official notices should also be sent to:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

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

c. Existence of the Amended District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the City. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

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

WHEREFORE, the District respectfully requests that the City Commission of the City of Wildwood, Florida:

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

b. Grant the petition and amend Ordinance No. O2022-57 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 3rd day of May, 2023.

KUTAK ROCK, LLP



Jere Earlywine

Florida Bar No. 155527

Jere.Earlywine@kutakrock.com

KUTAK ROCK, LLP

107 West College Avenue

Tallahassee, Florida 32301

(850) 528-6152 Telephone

EXHIBIT 1

C:\Users\shane\MEC\MEC - MEC Drawings\Jobs SPT\Twisted Oaks Point Expansion\Engineering\Exhibits\2022-12-13 (CDD Exhibits)\TOP LOCATION MAPS.dwg, 1m

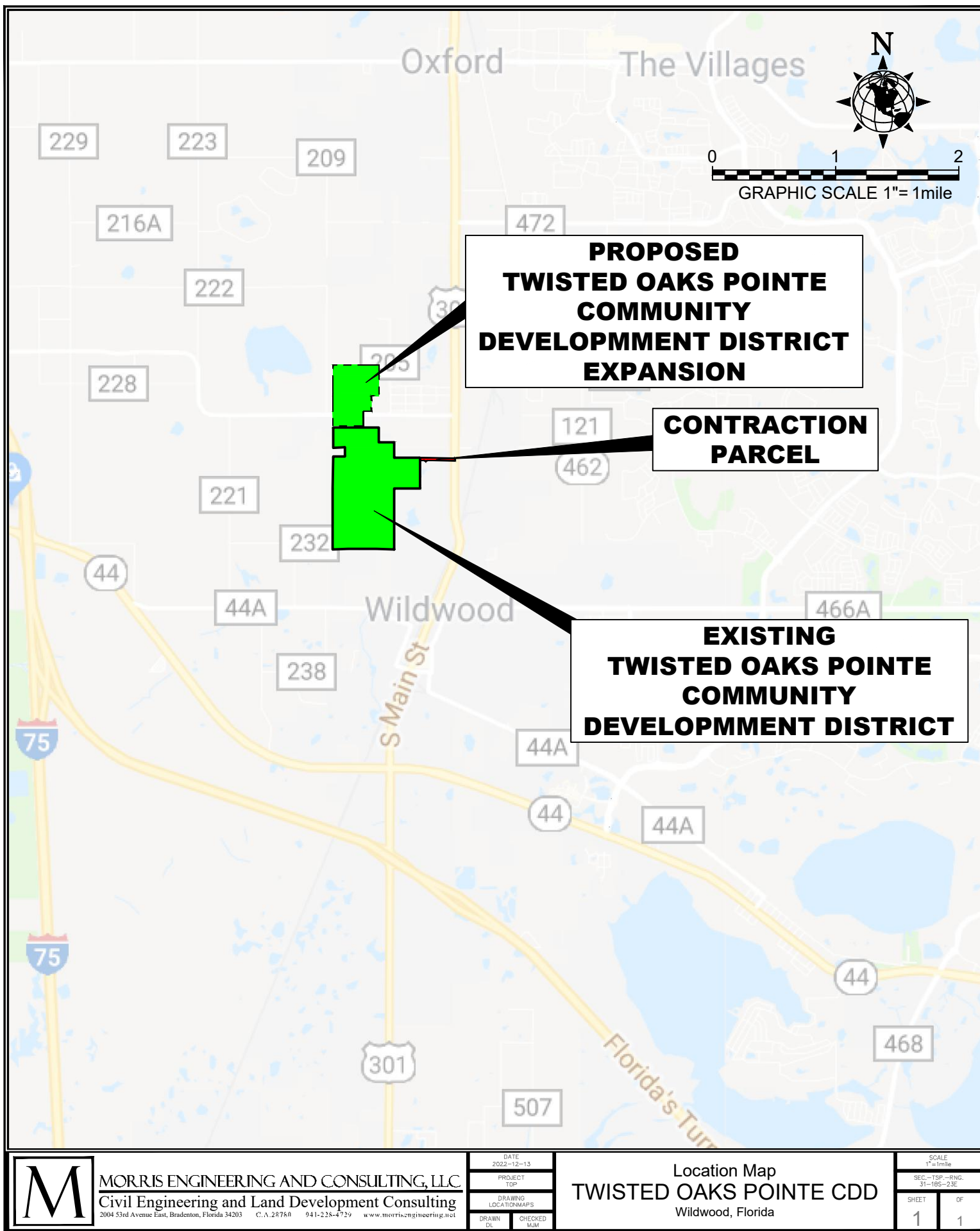


EXHIBIT 2

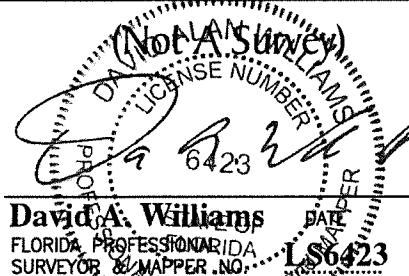
Description Sketch (Not A Survey)

TWISTED OAKS POINTE - COMMUNITY DEVELOPMENT DISTRICT

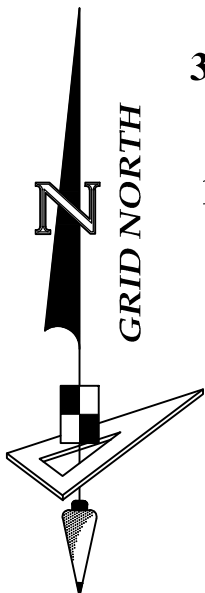
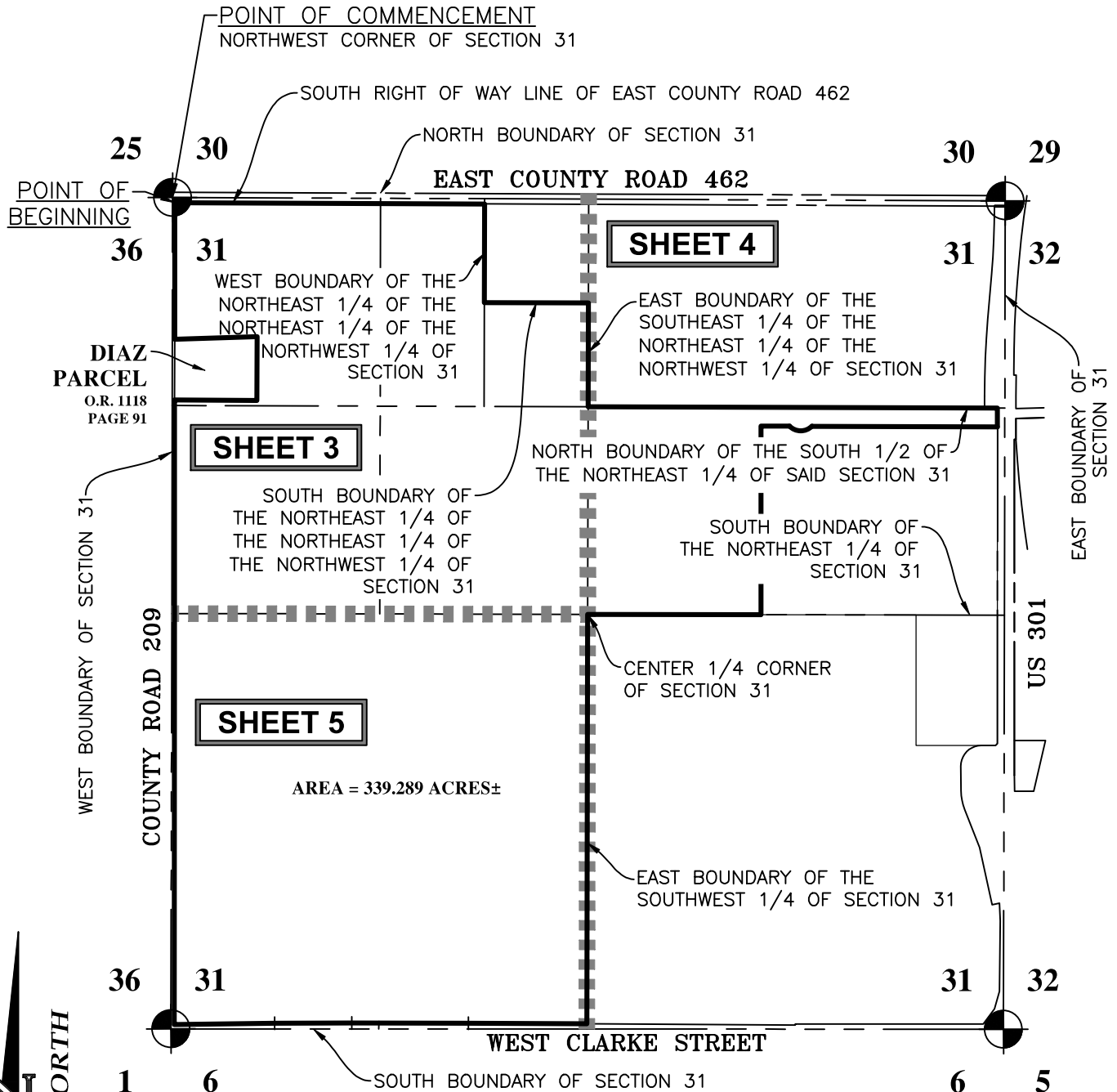
DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

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

Containing 339.289 acres, more or less.

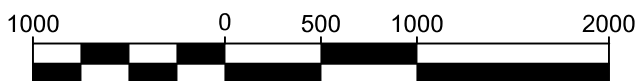
PROJECT: TWIN OAKS POINTE			Prepared For: KOLTER		
PHASE:					
DRAWN: MGF DATE: 08/04/21 CHECKED BY: MHC					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
FILE PATH: \\GEO01\PROJECTS\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS-CDD-BAS.DWG DRAWN BY: MFANNICK			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		
			01 of 05		

Description Sketch (Not A Survey)



ABBREVIATION LEGEND

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

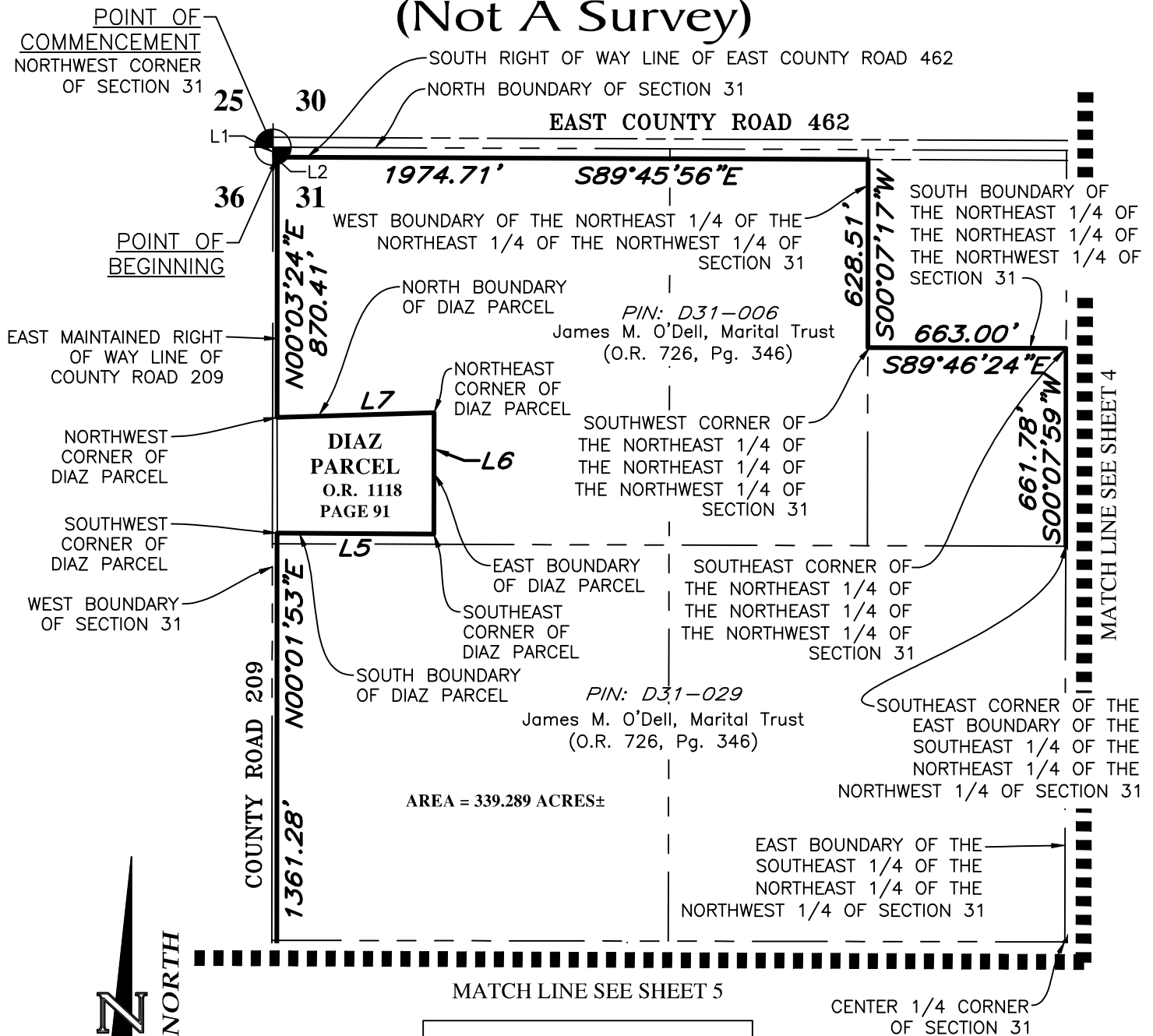


SCALE: 1"=1000'

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

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

GeoPoint
Surveying, Inc.

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

Description Sketch (Not A Survey)

30 29

EAST COUNTY ROAD 462

NORTH BOUNDARY
OF SECTION 31

31 32

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

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

2608.41' S89°50'09"E

LINE DATA TABLE

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

S00°07'59"W
661.78'

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

AREA = 339.289 ACRES±

CENTER 1/4 CORNER
OF SECTION 31

N89°53'23"W
1104.52'

EAST BOUNDARY OF THE
SOUTHWEST 1/4 OF SECTION 31

NORTH MAINTAINED RIGHT OF WAY
LINE OF WEST CLARKE STREET

WEST CLARKE STREET

L4 N89°50'09"W 1182.13'

C1

PIN: D31-039

SOUTH BOUNDARY OF
THE NORTHEAST 1/4 OF
SECTION 31

WEST RIGHT OF
WAY LINE OF U.S.
301

EAST BOUNDARY
OF SECTION 31

US 301

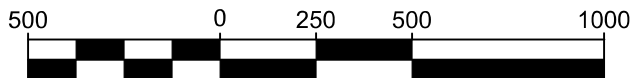
GRID NORTH

31 32

6 5

CURVE DATA TABLE

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



SCALE: 1"=500'

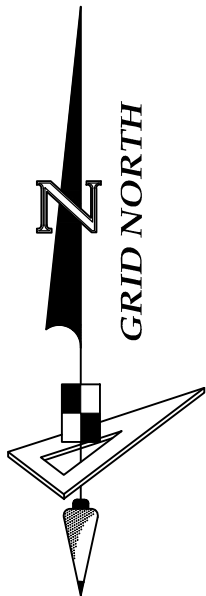
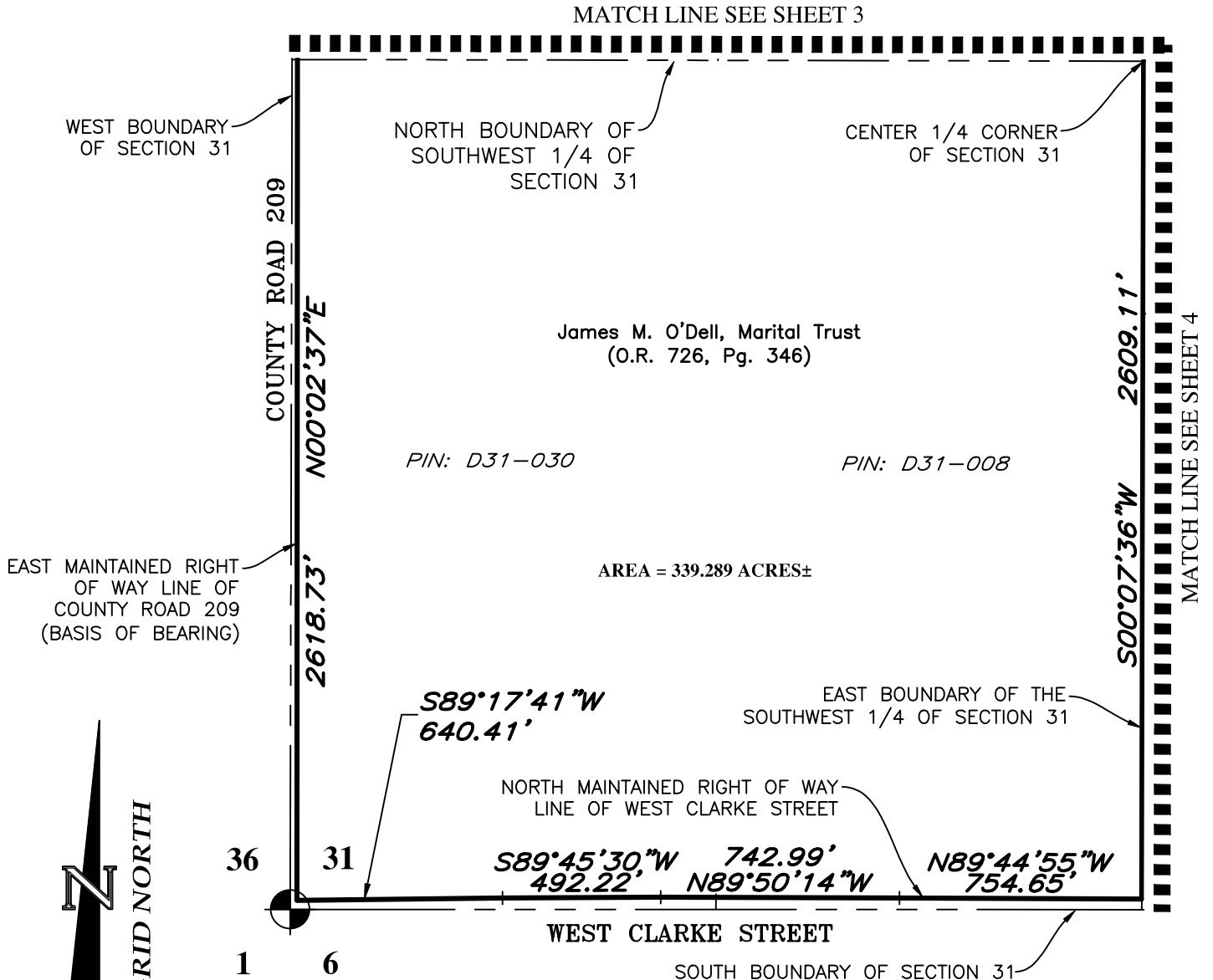
ABBREVIATION LEGEND

± ----- MORE OR LESS

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

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

ABBREVIATION LEGEND

± ----- MORE OR LESS

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

GeoPoint
Surveying, Inc.

EXHIBIT 3

EXPANSION PARCEL LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Section 30, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 30, Township 18 South, Range 23 East, thence run along the South line of said Section 30, S 89°45'54" E, a distance of 12.60 feet, thence departing said South line, run N 00°14'06" E, a distance of 34.08 feet the point of intersection of the East Right-of-way line of County Road 209 and the North Right-of-way line of East County Road 462, said point also being the POINT OF BEGINNING, thence run along said East Right-of-way line the following four (4) courses: 1) N 00°04'34" W, a distance of 628.96 feet 2) N 00°10'01" E, a distance of 781.01 feet 3) N 00°11'19" E, a distance of 733.61 feet 4) N 00°19'36" E, a distance of 474.21 feet; thence departing said East Right-of-way line, run S 89°55'05" E, a distance of 650.86 feet; thence S 89°55'10" E, a distance of 662.08 feet; thence S 89°50'47" E, a distance of 100.00 feet; thence S 89°53'32" E, a distance of 561.89 feet; thence S 00°06'45" W, a distance of 1328.42 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, Township 18 South, Range 23 East; thence run along said South line of the Northeast 1/4 of the Southwest 1/4, N 89°51'47" W, a distance of 331.19 feet; thence departing said South line of the Northeast 1/4 of the Southwest 1/4, run S 00°06'54" W, a distance of 663.77 feet; thence N 89°47'04" W, a distance of 331.35 feet to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 30; thence run along said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, S 00°08'03" W, a distance of 630.84 feet to a point on said North Right-of-way line of East County Road 462; thence departing said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, run along said North Right-of-way line the following two (2) courses: 1) N 89°45'47" W, a distance of 663.09 feet 2) N 89°40'37" W, a distance of 650.36 feet to the POINT OF BEGINNING.

Containing 104.326 acres, more or less.

EXHIBIT 4

Description Sketch

(Not A Survey)

TWISTED OAKS CDD MODIFICATION

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

COMMENCE at the Northeast corner of Section 31, Township 18 South, Range 23 East; thence run S 00°07'22" W along the East line of the North 1/2 of the Northeast 1/4 of said Section 31, a distance of 1319.89 feet to the Southeast corner of said North 1/2 of the Northeast 1/4; thence departing said East line, run N 89°50'09" W along the North line of said South 1/2 of the Northeast 1/4, a distance of 47.14 feet to a point on the West Right-of-way line of U.S. Highway 301, said point also being the POINT OF BEGINNING; thence departing said North line of the South 1/2 of the Northeast 1/4, run S 00°00'04" E along said West Right-of-way line, a distance of 120.00 feet; thence departing said West Right-of-way line, run N 89°50'09" W, a distance of 1182.13 feet; thence westerly, 159.31 feet along the arc of a non-tangent curve to the right having a radius of 100.00 feet and a central angle of 91°16'40" (chord bearing N 89°50'09" W, 142.99 feet); thence N 89°50'09" W, a distance of 179.47 feet; thence N 00°06'40" E, a distance of 120.00 feet to a point on said North line of the South 1/2 of the Northeast 1/4; thence run S 89°50'09" E along said North line, a distance of 1504.36 feet to the POINT OF BEGINNING.

Containing 4.213 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the East line of the North 1/2 of the Northeast 1/4 of Section 31, Township 18 South, Range 23 East, having a Grid bearing of S 00°07'22" W. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

JOB #: TWISTED OAKS

DRAWN: MRC DATE: 03/20/2023 CHECKED: JDF

Prepared For: XXX

Judd French

LS7095

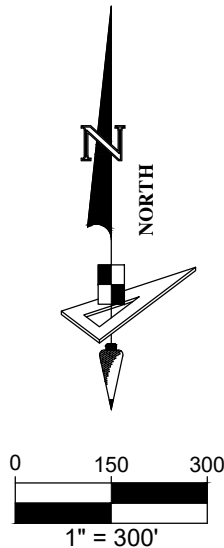
Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



POINT OF
COMMENCEMENT
NORTHEAST CORNER
SECTION 31-18-23

29
30

31 32

EAST LINE OF
NORTH 1/2 OF NORTHEAST 1/4
SECTION 31-18-23

S00°07'22"W
(BEARING BASIS)

1319.89'

U.S. HIGHWAY 301
PUBLIC RIGHT-OF-WAY

N 1/2
NE 1/4

NORTH LINE OF
SOUTH 1/2 OF NORTHEAST 1/4
SECTION 31-18-23

POINT OF
BEGINNING

S89°50'09"E 1504.36'

MODIFICATION
AREA = 4.213± ACRES

N89°50'09"W
47.14'

L3

L2

C1

1182.13'

N89°50'09"W

S 1/2
NE 1/4

WEST
RIGHT-OF-WAY LINE

Line Data Table

No.	Bearing	Length
L1	S00°00'04"E	120.00'
L2	N89°50'09"W	179.47'
L3	N00°06'40"E	120.00'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	100.00'	159.31'	91°16'40"	N89°50'09"W	142.99'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

EXHIBIT 5

Description Sketch

(Not A Survey)

TWISTED OAKS - COMMUNITY DEVELOPMENT DISTRICT

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

COMMENCE at the South 1/4 corner of Section 31, Township 18 South, Range 23 East; thence run N 00°07'36" E along the centerline of said Section 31, a distance of 33.03 feet point on the North Right-of-way line of West Clark Street (a Public Right-of-way), said point also being the POINT OF BEGINNING; thence run along said North Right-of-way line the following four (4) courses: 1) N 89°44'55" W, a distance of 754.65 feet; 2) N 89°50'14" W, a distance of 742.99 feet; 3) S 89°45'30" W, a distance of 492.22 feet; 4) S 89°17'41" W, a distance of 640.41 feet to a point on the East Right-of-way line of County Road 209 (a Public Right-of-way); thence departing said North Right-of-way line, run along said East Right-of-way line the following two (2) courses: 1) N 00°02'37" E, a distance of 2618.73 feet; 2) N 00°01'53" E, a distance of 1361.28 feet; thence departing said East Right-of-way line, run S 89°40'13" E, a distance of 524.60 feet; thence N 00°06'47" E, a distance of 406.10 feet; thence S 88°11'56" W, a distance of 525.05 feet to a point on said East Right-of-way line of County Road 209; thence N 00°03'24" E along said East Right-of-way line, a distance of 870.41 feet to a point on the South Right-of-way line of East County Road 462 (a Public Right-of-way); thence run S 89°45'56" E along said South Right-of-way line, a distance of 1974.71 feet to a point on the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 31; thence departing said South Right-of-way line, run S 00°07'17" W along said East line, a distance of 628.51 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 31; thence departing said East line, run S 89°46'24" E along the said South line, a distance of 663.00 feet; thence departing said South line, run S 00°07'59" W, a distance of 661.78 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 31; thence run S 89°50'09" E along said North line, a distance of 1104.49 feet; thence departing said North line of the South 1/2 of the Northeast 1/4, run S 00°06'40" W, a distance of 1321.34 feet to a point on the South line of the Northeast 1/4 of said Section 31; thence run N 89°53'23" W along said South line, a distance of 1104.52 feet to a point on the East line of the Southwest 1/4 of said Section 31; thence departing said South line, run S 00°07'36" W along said East line, a distance of 2609.11 feet to the POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 2..

NOTES:

1) The bearings shown hereon are based on the South line of Section 31, Township 18 South, Range 23 East, having a Grid bearing of S 89°57'04" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEETS 1-2 FOR DESCRIPTION

SEE SHEETS 3-4 FOR SKETCH

SEE SHEET 5 FOR LINE TABLES

PROJECT: DESCRIPTION SKETCH		Prepared For: KOLTER LAND PARTNERS, LLC	
PHASE: TWISTED OAKS - COMMUNITY DEVELOPMENT DISTRICT		(Not A Survey)  Digitally signed by Judd French DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Judd French, email=JFrench@geopointsurvey.com Date: 2023.04.24 09:35:07 -04'00'	
DRAWN: MRC	DATE: 11/11/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
12/08/22	UPDATED BOUNDARY AND DESCRIPTION	MRC	
01/05/23	UPDATED BOUNDARY AND DESCRIPTION	MRC	
Judd D. French		555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: LB 7768	
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095		 GeoPoint Surveying, Inc.	
FILE PATH: O:\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS - CDD\TWISTEDOAKS-CDD-SOD.DWG LAST SAVED BY: JFRENCH			1 of 5

Description Sketch

(Not A Survey)

..DESCRIPTION CONTINUED FROM SHEET 1

TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

A parcel of land lying in Section 30, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 30, Township 18 South, Range 23 East, thence run along the South line of said Section 30, S 89°45'54" E, a distance of 12.60 feet, thence departing said South line, run N 00°14'06" E, a distance of 34.08 feet the point of intersection of the East Right-of-way line of County Road 209 and the North Right-of-way line of East County Road 462, said point also being the POINT OF BEGINNING; thence run along said East Right-of-way line the following four (4) courses: 1) N 00°04'34" W, a distance of 628.96 feet 2) N 00°10'01" E, a distance of 781.01 feet 3) N 00°11'19" E, a distance of 733.61 feet 4) N 00°19'36" E, a distance of 474.21 feet; thence departing said East Right-of-way line, run S 89°55'05" E, a distance of 650.86 feet; thence S 89°55'10" E, a distance of 662.08 feet; thence S 89°50'47" E, a distance of 100.00 feet; thence S 89°53'32" E, a distance of 561.89 feet; thence S 00°06'45" W, a distance of 1328.42 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, Township 18 South, Range 23 East; thence run along said South line of the Northeast 1/4 of the Southwest 1/4, N 89°51'47" W, a distance of 331.19 feet; thence departing said South line of the Northeast 1/4 of the Southwest 1/4, run S 00°06'54" W, a distance of 663.77 feet; thence N 89°47'04" W, a distance of 331.35 feet to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 30; thence run along said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, S 00°08'03" W, a distance of 630.84 feet to a point on said North Right-of-way line of East County Road 462; thence departing said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, run along said North Right-of-way line the following two (2) courses: 1) N 89°45'47" W, a distance of 663.09 feet 2) N 89°40'37" W, a distance of 650.36 feet to the POINT OF BEGINNING.

Containing 439.435 acres, more or less.

NOTE:

SEE SHEETS 1-2 FOR DESCRIPTION

SEE SHEETS 3-4 FOR SKETCH

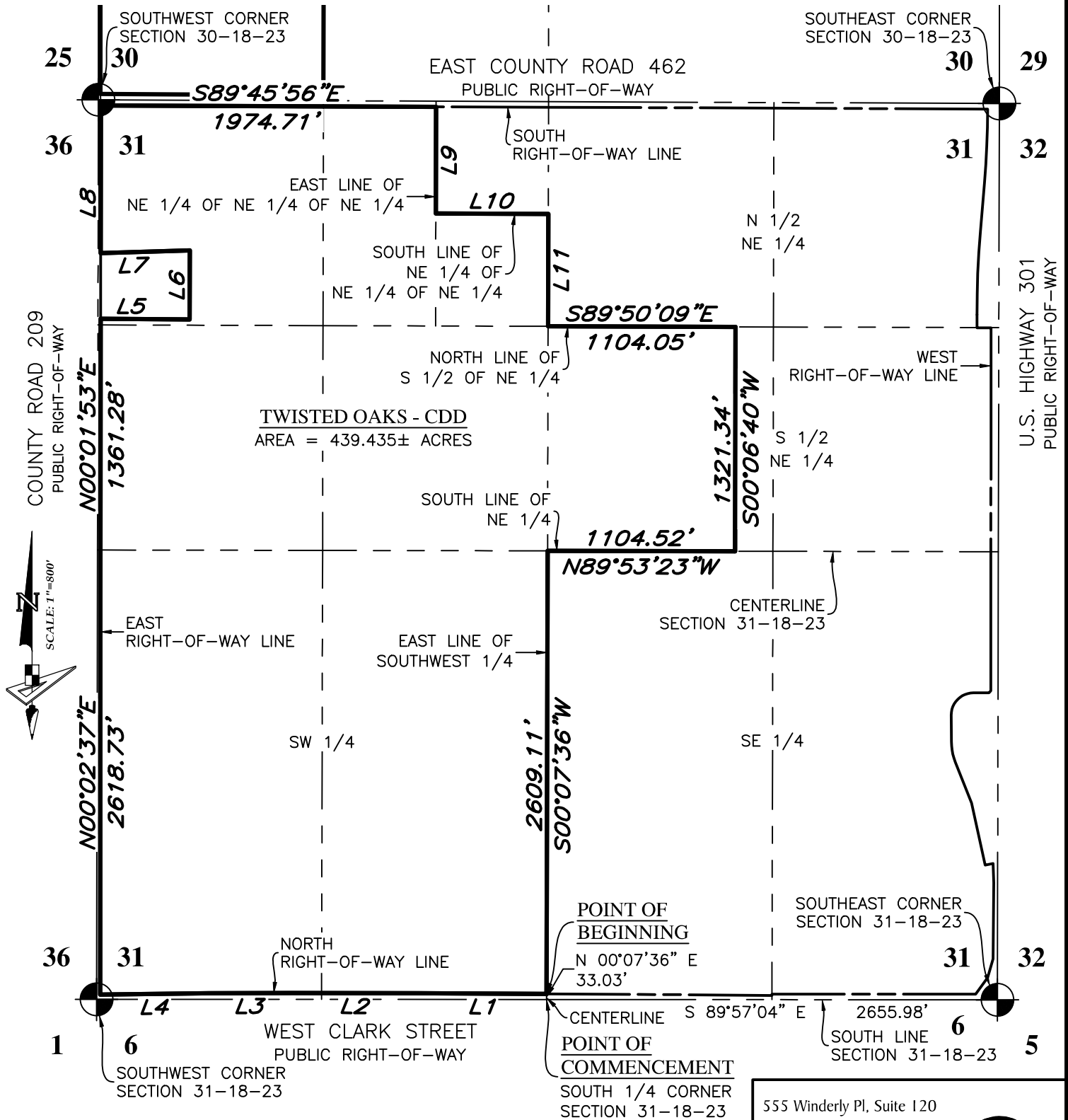
SEE SHEET 5 FOR LINE TABLES

555 Winderly Pl, Suite 120
Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



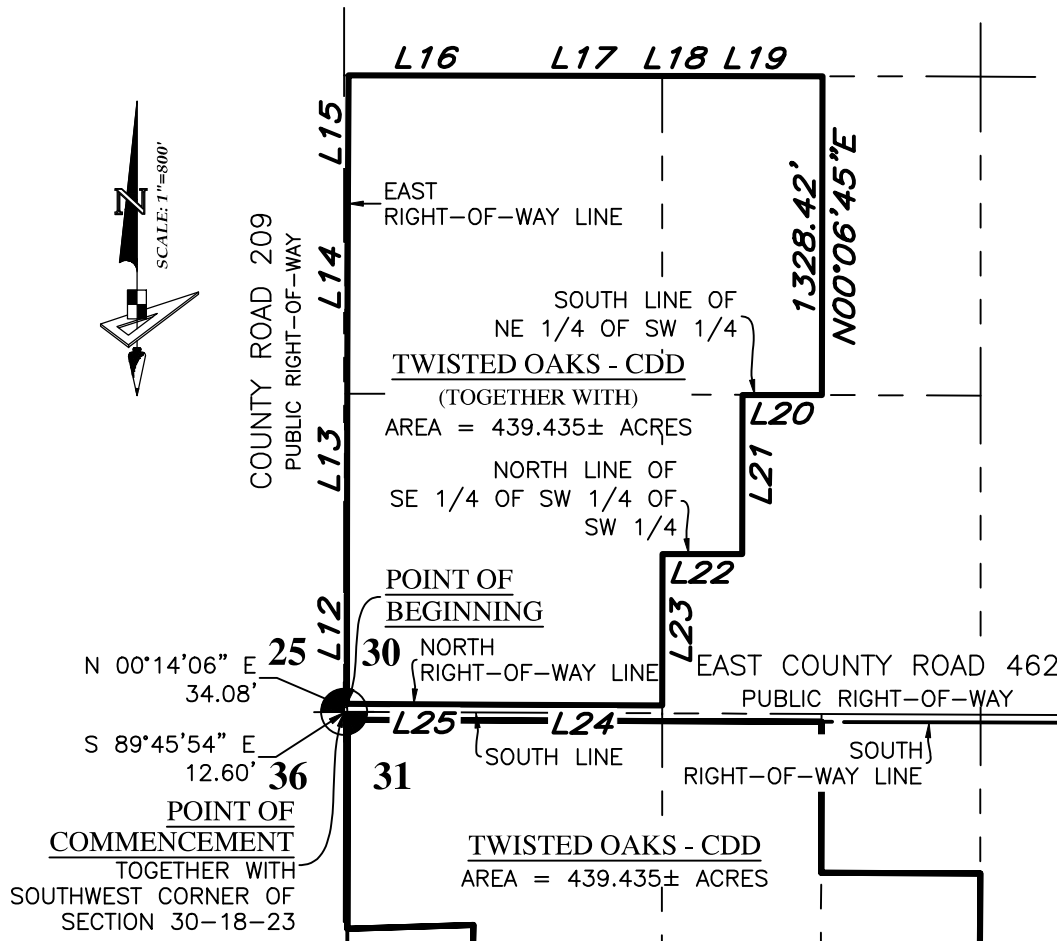
NOTE:
 SEE SHEETS 1-2 FOR DESCRIPTION
 SEE SHEETS 3-4 FOR SKETCH
 SEE SHEET 5 FOR LINE TABLES

555 Winderly Pl, Suite 120
 Maitland, Florida 32751
 Phone: (321) 270-0440
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



NOTE:
SEE SHEETS 1-2 FOR DESCRIPTION
SEE SHEETS 3-4 FOR SKETCH
SEE SHEET 5 FOR LINE TABLES

555 Winderly Pl, Suite 120
Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°44'55" W	754.65'
L2	N 89°50'14" W	742.99'
L3	S 89°45'30" W	492.22'
L4	S 89°17'41" W	640.41'
L5	S 89°40'13" E	524.60'
L6	N 00°06'47" E	406.10'
L7	S 88°11'56" W	525.05'
L8	N 00°03'24" E	870.41'
L9	S 00°07'17" W	628.51'
L10	S 89°46'24" E	663.00'
L11	S 00°07'59" W	661.78'
L12	S 00°04'34" E	628.96'
L13	S 00°10'01" W	781.01'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L14	S 00°11'19" W	733.61'
L15	S 00°19'36" W	474.21'
L16	N 89°55'05" W	650.86'
L17	N 89°55'10" W	662.08'
L18	N 89°50'47" W	100.00'
L19	N 89°53'32" W	561.89'
L20	S 89°51'47" E	331.19'
L21	N 00°06'54" E	663.77'
L22	S 89°47'04" E	331.35'
L23	N 00°08'03" E	630.84'
L24	S 89°45'47" E	663.09'
L25	S 89°40'37" E	650.36'

NOTE:
 SEE SHEETS 1-2 FOR DESCRIPTION
 SEE SHEETS 3-4 FOR SKETCH
 SEE SHEET 5 FOR LINE TABLES

555 Winderly Pl, Suite 120
 Maitland, Florida 32751
 Phone: (321) 270-0440
 Licensed Business No.: LB 7768



EXHIBIT 6

This instrument was prepared by:

KE LAW GROUP, PLLC
2016 DELTA BOULEVARD, SUITE 101
TALLAHASSEE, FLORIDA 32303

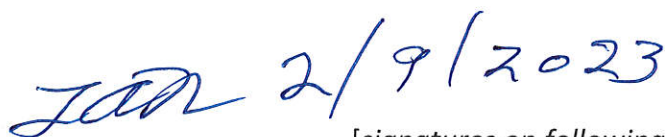
**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned are the owners of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understand and acknowledge that the Board of Supervisors of the Twisted Oaks Pointe Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby request and consent to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect through April 26, 2023, which is the anticipated date of sale of the Property to Kolter Acquisitions Group, LLC or an affiliated entity.

The undersigned hereby represent and warrant that they have taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

The image shows a handwritten signature in blue ink, which appears to be 'JAN', followed by the date '2/9/2023' also in blue ink.

[signatures on following page]

Executed this 6 day of February, 2023 Jan

WITNESS

L.A. NEWMONS

By: Lauren Vick
Name: Lauren Vick

By: Leonard A Newmons
Name: Leonard A Newmons

By: Cassie Cribb
Name: Cassie Cribb

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 Jan, by _____, as _____ of _____, on its behalf. He ☐ is personally known to me or ☒ produced Driver's License as identification.

Cassie Cribb
Notary Public, State of Florida

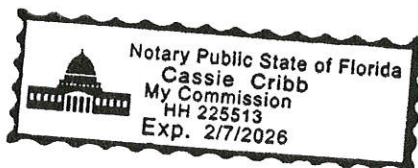


EXHIBIT A

NEWMONS PROPERTY

PARCEL 2 - D30-031

SE 1/4 of SW 1/4 of SW 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida. LESS Road Right-of-way on the South side thereof.

PARCEL 3 - D30-047

The NW 1/4 of the NE 1/4 of the SW 1/4 AND the North 1/2 of NW 1/4 of SW 1/4 LESS the South 188.5 feet of the N 1/2 of NW 1/4 of SW 1/4, Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

PARCEL 5 - D30-091

The South 118.03 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 and the South 118.03 ft of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida; subject to road right-of-way, if any, over and across the West side thereof.

This instrument was prepared by:

KE LAW GROUP, PLLC
2016 DELTA BOULEVARD, SUITE 101
TALLAHASSEE, FLORIDA 32303

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned are the owners of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understand and acknowledge that the Board of Supervisors of the Twisted Oaks Pointe Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby request and consent to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect through April 26, 2023, which is the anticipated date of sale of the Property to Kolter Acquisitions Group, LLC or an affiliated entity.

The undersigned hereby represent and warrant that they have taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.



2/9/2023

[signatures on following page]

Executed this 6 day of February, 2023 3 *fln*

WITNESS

JACQUELINE NEWMONS

By: *Lauren Vick*
Name: Lauren Vick

By: *Jacqueline L. Newmons*
Name: Jacqueline L. Newmons

By: *Cassie Cribb*
Name: Cassie Cribb

STATE OF FLORIDA

COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of February, 2023 3 *fln* by _____, as _____ of _____, on its behalf. He ☐ is personally known to me or ☒ produced Driver's License as identification.

Cassie Cribb
Notary Public, State of Florida

EXHIBIT A: Legal Description

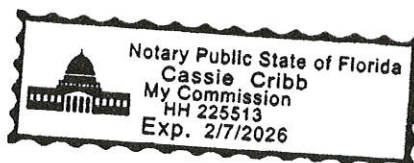


EXHIBIT A

NEWMONS PROPERTY

PARCEL 2 - D30-031

SE 1/4 of SW 1/4 of SW 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida. LESS Road Right-of-way on the South side thereof.

PARCEL 3 - D30-047

The NW 1/4 of the NE 1/4 of the SW 1/4 AND the North 1/2 of NW 1/4 of SW 1/4 LESS the South 188.5 feet of the N 1/2 of NW 1/4 of SW 1/4, Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

PARCEL 5 - D30-091

The South 118.03 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 and the South 118.03 ft of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida; subject to road right-of-way, if any, over and across the West side thereof.

This instrument was prepared by:

KE LAW GROUP, PLLC
2016 DELTA BOULEVARD, SUITE 101
TALLAHASSEE, FLORIDA 32303

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned are the owners of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understand and acknowledge that the Board of Supervisors of the Twisted Oaks Pointe Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby request and consent to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect through April 26, 2023, which is the anticipated date of sale of the Property to Kolter Acquisitions Group, LLC or an affiliated entity.

The undersigned hereby represent and warrant that they have taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

A handwritten signature in blue ink, appearing to be a stylized 'J' or 'K' followed by a flourish.

Executed this 26 day of JANUARY, ²⁰²³~~2022~~

WITNESS

TRAVIS LASTINGER

By: [Signature]
Name: JUSTIN DAMATO

By: [Signature]
Name: TRAVIS LASTINGER

By: [Signature]
Name: KENDAL SANTIN

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of JANUARY, ²⁰²³~~2022~~ by TRAVIS LASTINGER, as _____ of _____, on its behalf. He ☐ is personally known to me or ☒ produced FIDC as identification.

[Signature]
Notary Public, State of Florida



Executed this 26 day of January, ²⁰²³~~2022~~
mm

WITNESS

LYDIA GAIL LASTINGER

By: [Signature]
Name: Justin D'Amato

By: Lydia Gail Lastinger
Name: Lydia GAIL Lastinger

By: [Signature]
Name: Brenda Santin

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of JANUARY, ²⁰²³~~2022~~ by Lydia Gail Lastinger, as _____ of _____, on its behalf. He ☐ is personally known to me or ☒ produced FLDL as identification.



[Signature]
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

EXHIBIT A

LATSINGER PROPERTY

PARCEL 1 - D30-030

SW 1/4 of SW 1/4 of SW 1/4, Section 30, Township 18 South, Range 23 East, LESS Road Right of Way on South and West sides thereof, lying and being in Sumter County, Florida.

PARCEL 4 - D30-080

The South 188.50 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4 Less the South 118.03 feet thereof and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 Less the South 118.03 feet thereof in Section 30, Township 18 South, Range 23 East, Sumter County, Florida; subject to road right-of-way, if any, over and across the West side thereof.

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Twisted Oaks Pointe Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

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

[signatures on following page]

Executed this 20th day of April, 2023.

WITNESS

KL TWISTED OAKS LLC

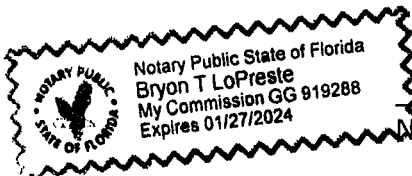
By: [Signature]
Name: Baron Woodard

By: [Signature]
Name: James P. Harvey
Title: Authorized Signatory

By: [Signature]
Name: Bryon T. LoPreste

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2023, by James P. Harvey, as Authorized Signatory of KL Twisted Oaks LLC, on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.



[Signature]
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

Description Sketch
(Not A Survey)

TWISTED OAKS CDD MODIFICATION

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

COMMENCE at the Northeast corner of Section 31, Township 18 South, Range 23 East; thence run S 00°07'22" W along the East line of the North 1/2 of the Northeast 1/4 of said Section 31, a distance of 1319.88 feet to the Southeast corner of said North 1/2 of the Northeast 1/4; thence departing said East line, run N 89°50'09" W along the North line of said South 1/2 of the Northeast 1/4, a distance of 47.14 feet to a point on the West Right-of-way line of U.S. Highway 301, said point also being the POINT OF BEGINNING; thence departing said North line of the South 1/2 of the Northeast 1/4, run S 00°00'04" E along said West Right-of-way line, a distance of 120.00 feet; thence departing said West Right-of-way line, run N 89°50'09" W, a distance of 1182.13 feet; thence westerly, 159.31 feet along the arc of a non-tangent curve to the right having a radius of 100.00 feet and a central angle of 91°16'40" (chord bearing N 89°50'09" W, 142.89 feet); thence N 89°50'09" W, a distance of 179.47 feet; thence N 00°06'40" E, a distance of 120.00 feet to a point on said North line of the South 1/2 of the Northeast 1/4; thence run S 89°50'09" E along said North line, a distance of 1504.36 feet to the POINT OF BEGINNING.

Containing 4.213 acres, more or less.

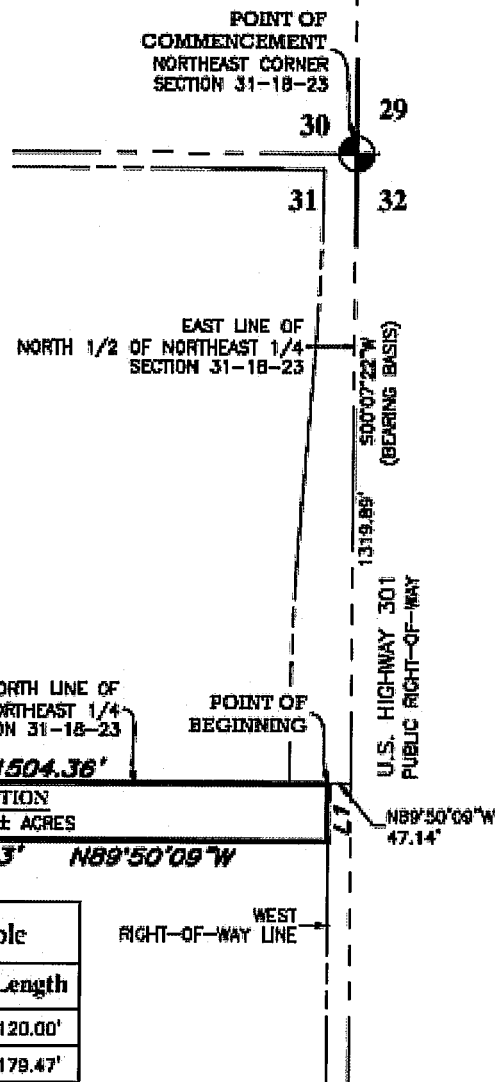
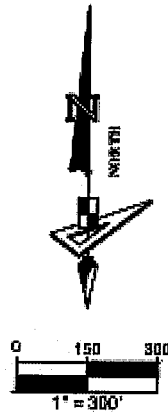
NOTES:

1) The bearings shown hereon are based on the East line of the North 1/2 of the Northeast 1/4 of Section 31, Township 18 South, Range 23 East, having a Grid bearing of S 00°07'22" W. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

Judd French LS7095	JOB # TWISTED OAKS				
	DRAWN: MRC		DATE: 03/20/2023		
	CHECKED: JDF				
	Prepared For: XXX				
				Central Florida 528 Northlake Blvd, Suite 1000 Altamonte Springs, Florida 32701 Phone: (321) 270-0140 www.geopointsurvey.com Licensed Business No.: LB7768	
				GeoPoint Surveying, Inc.	
FILE PATH: G:\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS - CDD\TWISTED OAKS-MODIFICATION-500.DWG					
LAST SAVED BY: NATTCHEPDLIS					
01 of 02					

Description Sketch (Not A Survey)



Line Data Table		
No.	Bearing	Length
L1	S00°00'04"E	120.00'
L2	N89°50'09"W	179.47'
L3	N00°08'40"E	120.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	100.00'	159.31'	91°16'40"	N89°50'09"W	142.99'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

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EXHIBIT 7

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Twisted Oaks Pointe Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Wildwood City Commission Ordinance No. O2022-57 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 339.289 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Wildwood, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Wildwood, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

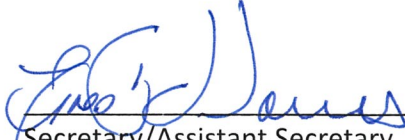
4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 10th day of April, 2023.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:
Legal Description of Boundary Amendment Parcel

EXPANSION PARCEL LEGAL DESCRIPTION

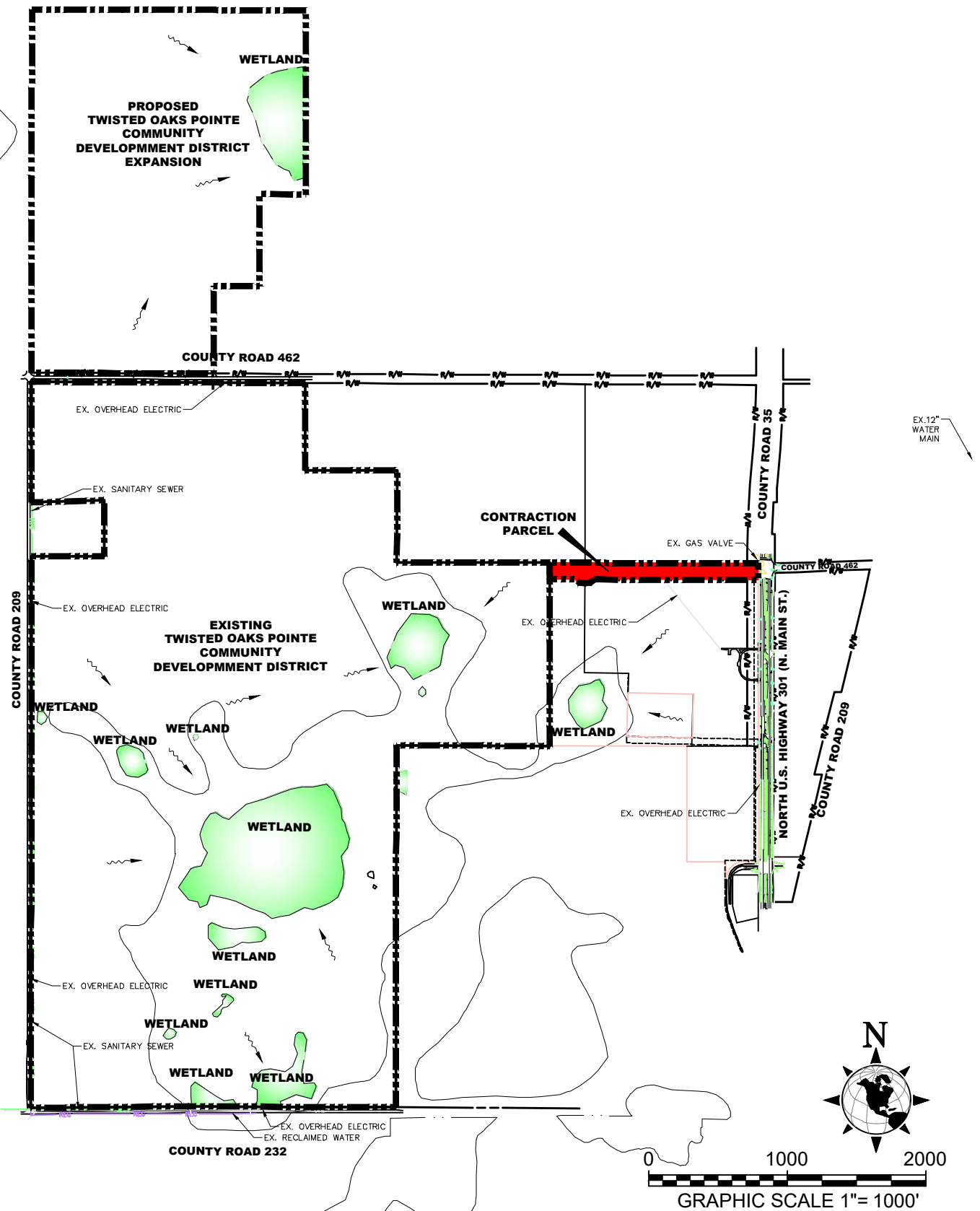
DESCRIPTION: A parcel of land lying in Section 30, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 30, Township 18 South, Range 23 East, thence run along the South line of said Section 30, S 89°45'54" E, a distance of 12.60 feet, thence departing said South line, run N 00°14'06" E, a distance of 34.08 feet the point of intersection of the East Right-of-way line of County Road 209 and the North Right-of-way line of East County Road 462, said point also being the POINT OF BEGINNING, thence run along said East Right-of-way line the following four (4) courses: 1) N 00°04'34" W, a distance of 628.96 feet 2) N 00°10'01" E, a distance of 781.01 feet 3) N 00°11'19" E, a distance of 733.61 feet 4) N 00°19'36" E, a distance of 474.21 feet; thence departing said East Right-of-way line, run S 89°55'05" E, a distance of 650.86 feet; thence S 89°55'10" E, a distance of 662.08 feet; thence S 89°50'47" E, a distance of 100.00 feet; thence S 89°53'32" E, a distance of 561.89 feet; thence S 00°06'45" W, a distance of 1328.42 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, Township 18 South, Range 23 East; thence run along said South line of the Northeast 1/4 of the Southwest 1/4, N 89°51'47" W, a distance of 331.19 feet; thence departing said South line of the Northeast 1/4 of the Southwest 1/4, run S 00°06'54" W, a distance of 663.77 feet; thence N 89°47'04" W, a distance of 331.35 feet to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 30; thence run along said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, S 00°08'03" W, a distance of 630.84 feet to a point on said North Right-of-way line of East County Road 462; thence departing said North line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, run along said North Right-of-way line the following two (2) courses: 1) N 89°45'47" W, a distance of 663.09 feet 2) N 89°40'37" W, a distance of 650.36 feet to the POINT OF BEGINNING.

Containing 104.326 acres, more or less.

EXHIBIT 8

EXHIBIT 9



M

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
2004 53rd Avenue East, Bradenton, Florida 34203 (U.S.A.) 888-604-2775 www.morrisengineering.net

DATE 2023-1-17	
PROJECT TOP	
DRAWING UTIL-EX	
DRAWN CH	CHECKED R.L.H.

Existing Utilities and Drainage Map
TWISTED OAKS POINTE CDD
Wildwood, Florida

SCALE
1"=1000'

SEC.-TSP.-RNG.
31-18S-23E

SHEET	OF
1	1

EXHIBIT 10

PROPOSED FACILITIES & ESTIMATED COSTS CHART				
Improvement	Estimated Cost	Construction Entity	Final Owner	Maintenance Entity
Roadways	\$9,500,000	CDD	County/City/CDD	County/City/CDD
Stormwater Management	\$10,000,000	CDD	CDD	CDD
Utilities (Water & Sewer)	\$10,000,000	CDD	City	City
Offsite Improvements	\$4,000,000	CDD	County/City	County/City
Amenities	\$3,750,000	CDD	CDD	CDD/HOA*
Landscaping/Lighting	\$3,000,000	CDD	CDD	CDD
Professional Services	\$3,000,000	N/A	N/A	N/A
10% Contingency	\$4,325,000	N/A	N/A	N/A
TOTAL	\$47,575,000			

NOTE: Alternatively, the Developer may elect to finance any of the above-improvements and convey them to a homeowner's association for ownership and operation.

EXHIBIT 11

Twisted Oaks Pointe COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

April 25, 2023



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Twisted Oaks Pointe Community Development District ("District"). The District was established by Ordinance No. 02022-57, passed by the Board of City Commissioners of the City of Wildwood, Sumter County, Florida on July 25, 2022. The current size of the District is approximately 339.289 +/- acres and the District is located entirely within the City of Wildwood, Florida (the "City"). The petition to amend the boundaries of the District seeks to add approximately 104.326 +/- acres to and remove approximately 4.213 +/- acres located in the City to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 439.435 +/- acres and is planned to be developed with a total of 1,376 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.2 Overview of the Twisted Oaks Pointe Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 1,376 residential dwelling units following the amendment of the District's boundaries.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Wildwood, according to the Census 2020, has a population of 15,730; therefore, it is not defined as a small City for the purposes of this requirement.)
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

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

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

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

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

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the larger, approximately 439.435 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a smaller, pre-amendment, approximately 339.289 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a larger-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and larger District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,376 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers

the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and larger District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and larger District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and larger District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

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

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

The amending of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$5,000,000.

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

The proposed amended District will serve land that comprises an approximately 439.435 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,376 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 4,816 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

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

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

City of Wildwood, Florida

The existing District as well as the Amendment Area are both located within the City of Wildwood, Florida. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, the City approved ordinance establishing the District in 2022 and that petition possessed much information about the District and City staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the City already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to City, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the City faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

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

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

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

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

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$47,575,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

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

Table 1

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roadways	CDD	County/City/ CDD	County/City/CDD
Stormwater Management	CDD	CDD	CDD
Utilities (Water & Sewer)	CDD	City	City
Off-Site Improvements	CDD	County/City	County/City
Amenities	CDD	CDD	CDD/HOA
Landscaping/Lighting	CDD	CDD	CDD

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

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

Table 2

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

CATEGORY	COST
Roadways	\$9,500,000
Stormwater Management	\$10,000,000
Utilities (water & Sewer)	\$10,000,000
Off-Site Improvements	\$4,000,000
Amenities	\$3,750,000
Landscaping/Lighting	\$3,000,000
Professional Services	\$3,000,000
10% Contingency	\$4,325,000
Total	\$47,575,000

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

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

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

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

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

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

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

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

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

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

City of Wildwood has a population of 15,730 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

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

In relation to the question of whether the Twisted Oaks Pointe Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent Special District for the Amendment Area.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Twisted Oaks Pointe. First, an existing District that was established specifically to serve as the Twisted Oaks Pointe development. It would be inefficient to have the existing Twisted Oaks Pointe development provided with improvements and services by a dependent Special District.

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

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District for the Amendment Area, then some of the residents and landowners of the Twisted Oaks Pointe development would take their grievances and desires to the City Commission meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

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

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the Twisted Oaks Pointe development that would not be within the CDD. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the Twisted Oaks Pointe development to change from getting the improvements and services by a CDD to a POA.

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

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

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

EXHIBIT 12

AUTHORIZATION OF AGENT

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

WITNESSES:

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT


Name: Brian Woodard

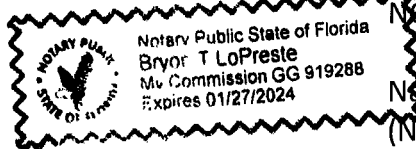

By: Candice Smith
Chairman, Board of Supervisors


Name: Bryon T. LoPreste

Date: 4-19-23

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of April, 2023, by Candice Smith, as Chairman of Twisted Oaks Pointe Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Bryon T. LoPreste

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Potential Modification to the Police Department's Uniform

REQUESTED ACTION: Direction from the City Commission

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Chief Parmer will present an option to modify the Police Department's uniform during the Commission meeting.