



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

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

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

July 24, 2023 7:00 PM

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.)

A. *PLAT 2208-003 HIGHFIELD AT TWISTED OAKS IMPROVEMENT PLAN*

B. *PLAT 2305-003 VOSO UNIT 202 FINAL PLAT*

C. *PLAT 2305-008 VOSO UNIT 203 FINAL PLAT*

D. *PLAT 2305-009 VOSO UNIT 207 FINAL PLAT*

E. *PLAT 2306-002 VOSO UNIT 208 FINAL PLAT*

F. *PLAT 2306-003 VOSO UNIT 217 FINAL PLAT*

3. **Presentations and/or Proclamations**

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

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

AN 2305-002 Fostlake #2

Parcel G22-025

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

Staff recommends approval.

- B. ***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.

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

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

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

- A. ***ORDINANCE NO. O2023-31 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2305-001 Oxford Oaks Professional Plaza

Parcels D17-036 & D17-069

The applicants are seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-31 be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2023-32 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2305-001 Oxford Oaks Professional Plaza

Parcels D17-036 & D17-069

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 - General Commercial Neighborhood (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-32 subject to the approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2023-34 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2304-003 Right at Home-504 Stanley

PARCEL(S) G05G011

The applicant, Glenn Fechtenburg of GLEM Properties LLC seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-34 be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2023-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2304-003 Right at Home-504 Stanley

PARCEL(S) G05G011

The applicant Glenn Fechtenburg of GLEM properties LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34)

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2023-36 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2306-002 Karpati Law

PARCEL(S) D18-023

The applicant, Judit Karpati, seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-36 be forwarded to the City Commission for further action

- F. ***ORDINANCE NO. O2023-37 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2304-001 Karpati Law

PARCEL(S) D18-023

The applicant Judit Karpati is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36)

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *PLEASANTDALE DRIVE PAY APP #1 IN THE AMOUNT OF \$38,712.50*
B. *ASHLEY WATER TREATMENT PLANT WELL NO. 2 CHANGE ORDER NO. 1 FOR THE AMOUNT OF \$28,485.00*

10. General Items for Consideration/Discussion and Other Business

- A. *SETTING THE FY24 MILLAGE RATE*
B. *CODE ENFORCEMENT - REQUEST FOR LIEN RELEASE FOR 101 & 107 S MAIN STREET*

11. Appointments

12. City Manager Reports

- A. *REQUEST CITY COMMISSION SPECIAL MEETING FOR JULY 31, 2023 AT 9AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 31, 2023 - City Commission Special Meeting at City Hall at 9am

August 12, 2023 - Family Fun Day at Warfield Auditorium from 9am to 12pm

August 14, 2023 - City Commission Meeting at City Hall at 9am

July 24, 2023 7:00 PM

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER

PLAT 2208-003 Highfield at Twisted Oaks
Improvement Plan

PARCEL NUMBER(S)

D30-030, D30-031, D30-047, D30-080, & D30-091

ACREAGE

104.32 +/-

PROPERTY LOCATION

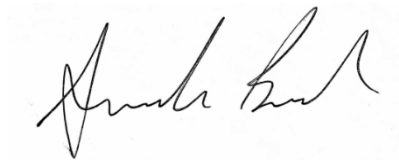
The subject property is generally located at the
northeast corner of E C 462 and CR 209.

OWNER/APPLICANT

KL Highfield, LLC

The applicant is seeking approval from the City Commission for the construction of a subdivision consisting of 394 single-family detached units.

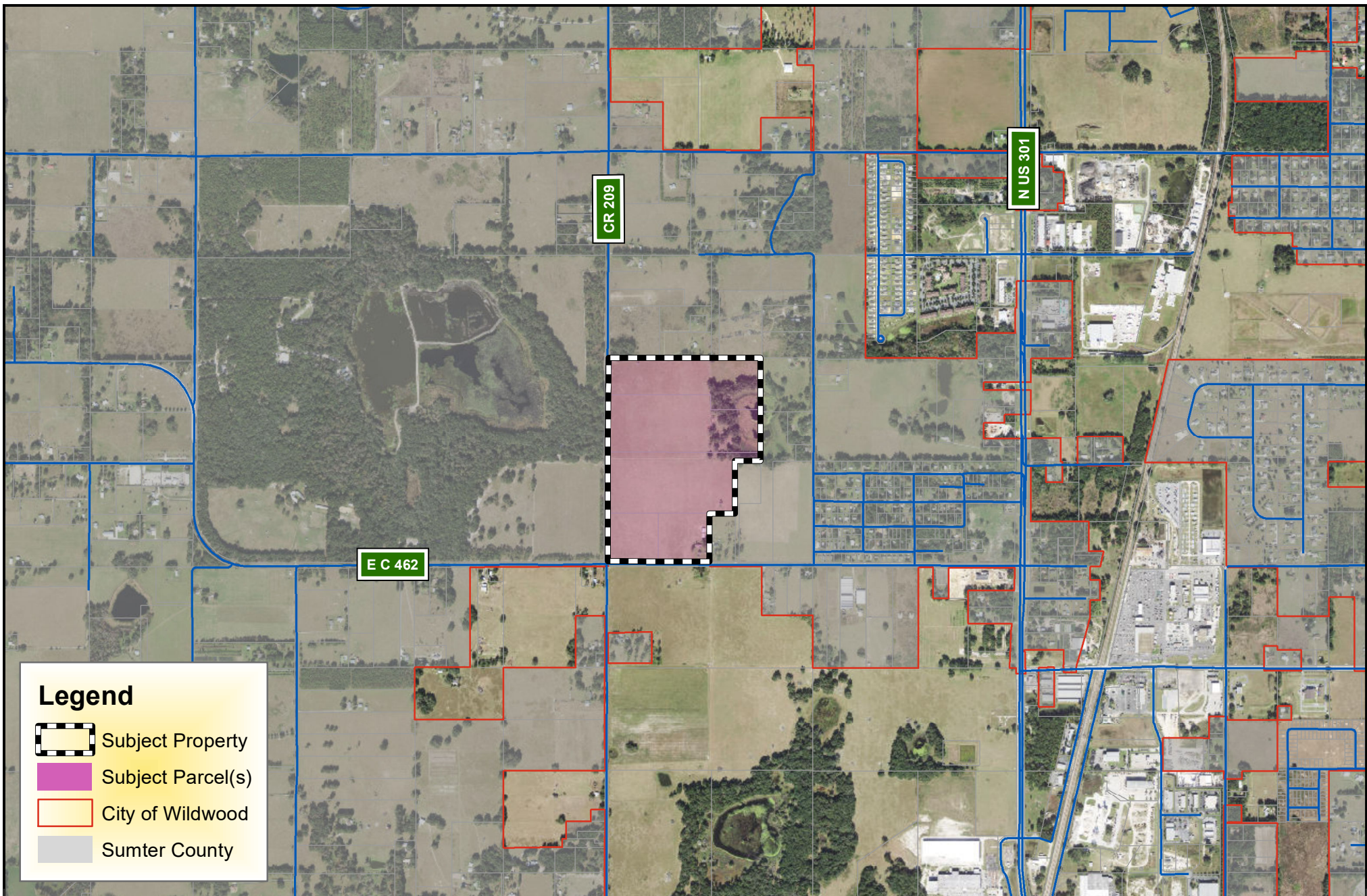
PLAT 2208-003 meets the criteria set forth in the F.S. 177, the Land Development Regulations, and the Design District Standards. The Highfield at Twisted Oaks development will be able to use the amenities within the Twisted Oaks development.



DATED: 07/17/2023

Amanda Bush

Planner, Development Services



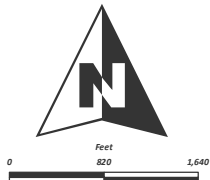
Legend

-  Subject Property
-  Subject Parcel(s)
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



PLAT 2208-003

HIGHFIELD AT TWISTED OAKS IMPROVEMENT PLAN

PARCELS D30-047, D30-080, D30-091, D30-031 & D30-030

MAP 1B

**LOCATION
MAP**

**AUGUST
2022**

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks subdivision consisting of 394 single-family detached units, on 104.32 acres, MOL. The subject property is generally located at the northeast corner of E C 462 and CR 209.

Case Number: PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

Applicant(s): KL Highfield, LLC

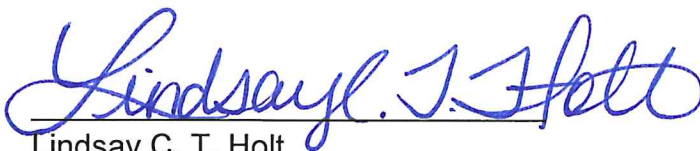
Owner(s): KL Highfield, LLC

Parcel Number(s): D30-030, D30-031, D30-047, D30-080, & D30-091

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate recommends approval.

Dated: July 11, 2023



Lindsay C. T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-003 VOSO Unit 202 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2305-003
Acreage	37.02 +/-
Property Location	The subject property is generally located south along C 470 E, approximately 2.6 miles east of N US 301, and approximately 2.95 miles west of Florida's Turnpike.
Owner/Applicant	The Villages Development Company, LLC
Parcel	Portion of K15-006

The Villages Development Company, LLC is seeking approval from the City Commission for VOSO Unit 202 Final Plat, a subdivision consisting of 42 single-family dwelling units, on 37.02 acres MOL.

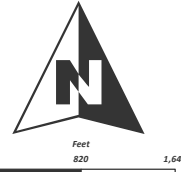
PLAT 2305-003 VOSO Unit 202 Final Plat conforms with F.S 177, the City of Wildwood's Land Development Regulations, and the Chapter 163 agreement.

DATED: 07/14/2023



Anarquis Frias
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 820 1,640	PLAT 2305-003 VOSO UNIT 202 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP JULY 2023
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VILLAGES OF SOUTHERN OAKS UNIT NO. 202

SECTIONS 15, 16 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 7

PLAT BOOK
PAGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C45	88.74'	123.00'	41°20'01"	N69°19'56"E	86.82'
C46	91.25'	123.00'	42°29'50"	S68°45'00"E	89.15'
C57	29.66'	123.00'	13°49'30"	N41°45'08"E	29.61'
C58	78.14'	92.00'	48°38'53"	S24°19'56"W	75.81'
C59	167.51'	2044.00'	4°41'44"	S02°20'32"E	167.47'
C73	222.97'	2148.00'	5°56'35"	N75°30'30"E	222.87'
C74	66.01'	2173.00'	1°44'28"	N79°18'28"E	66.01'
C75	36.37'	62.00'	33°36'50"	S63°22'14"W	35.85'
C76	37.54'	151.85'	14°09'15"	S33°11'43"W	37.44'
C77	161.28'	2031.50'	4°32'56"	S02°16'28"E	161.24'

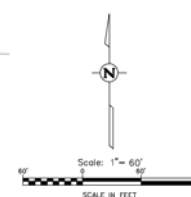
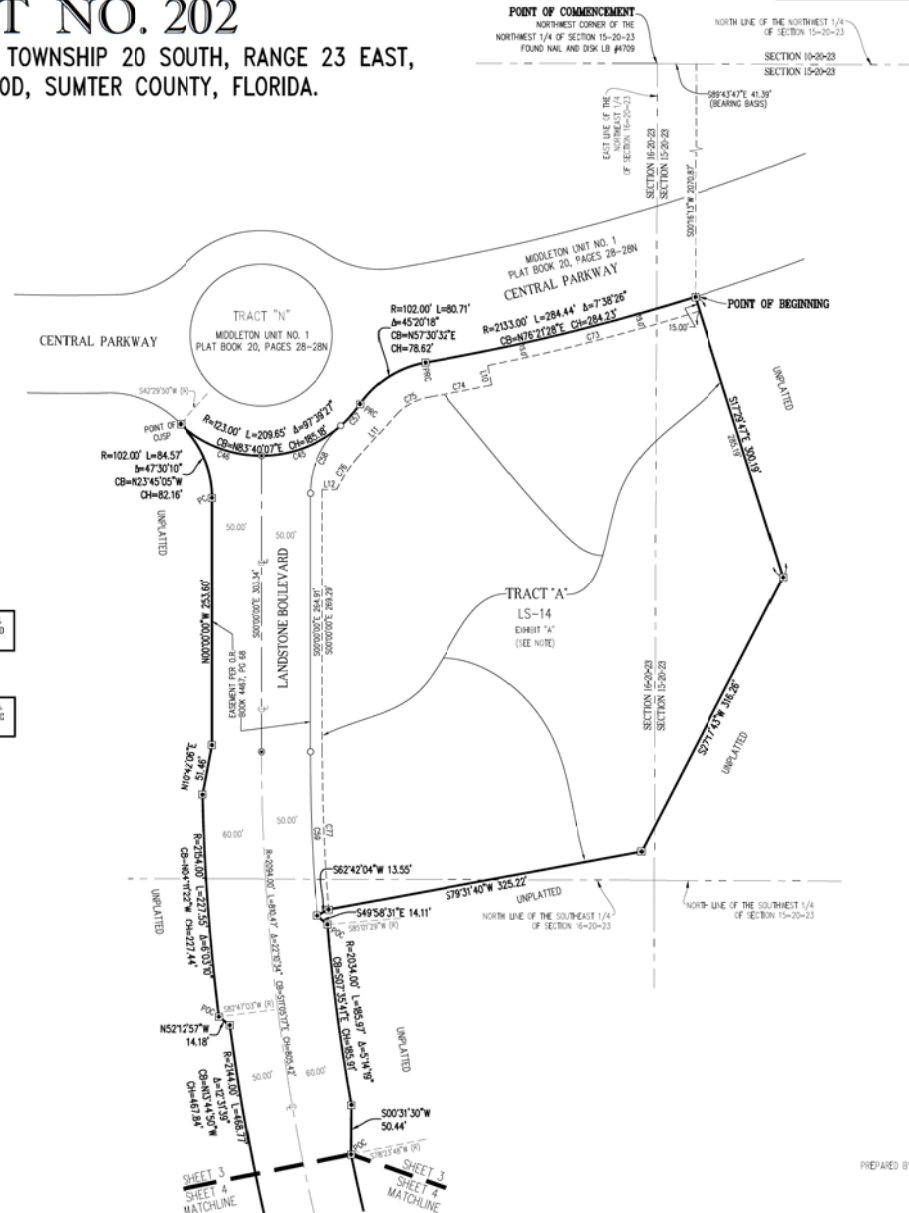
LINE TABLE		
LINE	LENGTH	BEARING
L10	20.18'	N11°33'31"W
L11	62.42'	N41°43'32"E
L12	14.80'	S90°00'00"W

NOTE LS-14
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 68A (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE LS-18C
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4465, PAGE 683 (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709 & LB #4948), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709 & LB #4948)
- ⊙ INDICATES P.A. NAIL AND DECK PERMANENT CONTROL POINT (P.C.P.) LB #4709 & LB #4948 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- (SEE NOTE #2)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- LS INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD LENGTH
- NO INDICATES LOCKED BUSINESS
- NO INDICATES NUMBER
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PAC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (H) INDICATES RADIAL LINE
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- OPF INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL TENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONSENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.



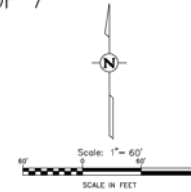
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	228,672	5.250
B	16,513	0.379
C	16,742	0.384
D	2,253	0.052
E	721	0.017
F	53	0.001
G	66,343	1.523
H	248,767	5.711

PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 470-1000

VILLAGES OF SOUTHERN OAKS UNIT NO. 202

SECTIONS 15, 16 AND 22,
TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
SHEET 4 OF 7



NOTE

LS-14

EXHIBIT A = EASEMENTS SET FORTH IN D.R. BOOK 4326,
PAGE 684 (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

NOTE

LS-18C

EXHIBIT A = EASEMENTS SET FORTH IN D.R. BOOK 4465,
PAGE 683 (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

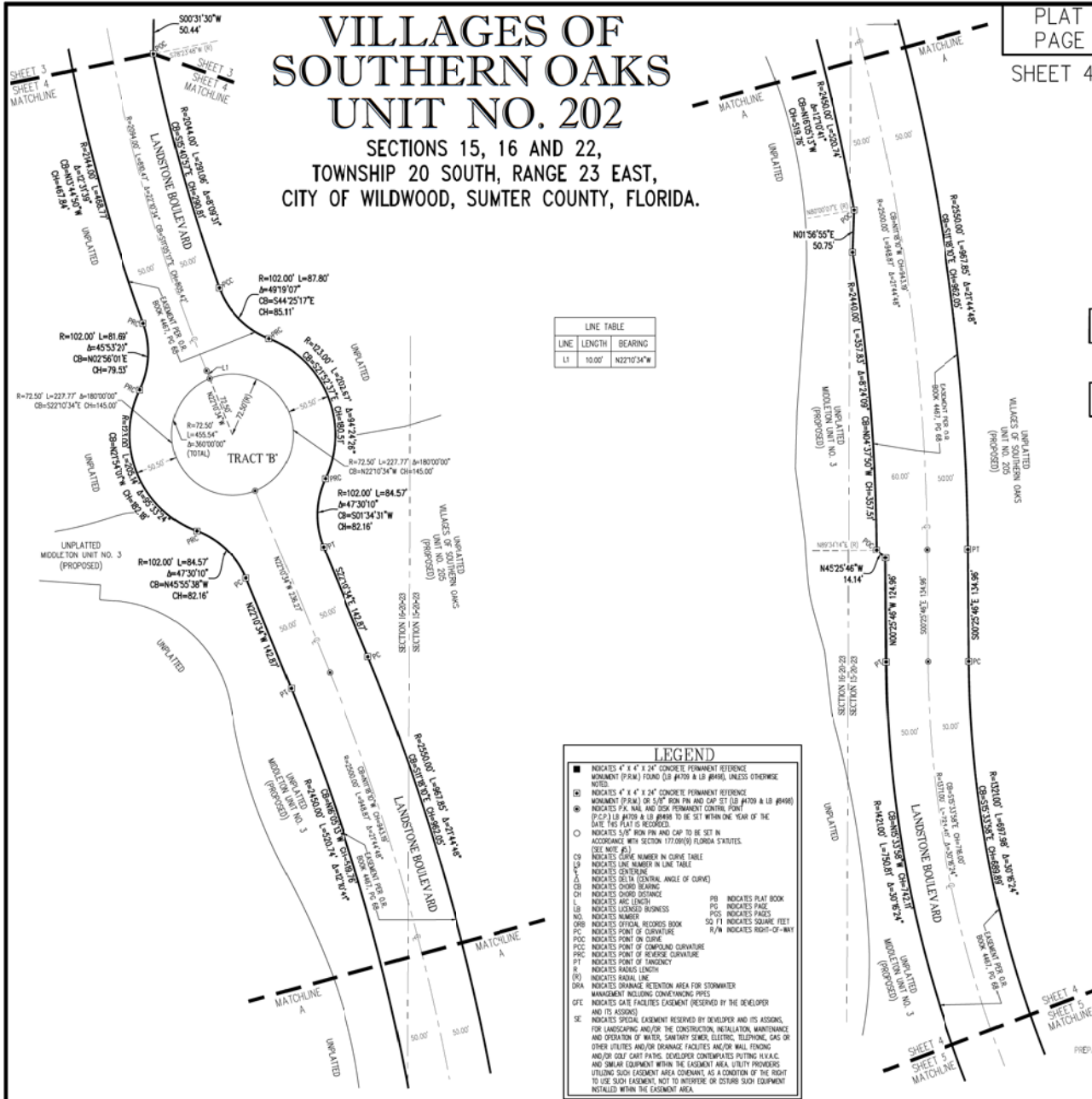
TRACT TABLE

TRACT	SQ. FT.	ACREAGE
A	228,672	5.250
B	16,513	0.379
C	16,742	0.384
D	2,253	0.052
E	721	0.017
F	53	0.001
G	66,343	1.523
H	248,787	5.711

LINE TABLE	
LINE	LENGTH BEARING
L1	10.00' N22°10'34"W

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4700 & LB #4800), UNLESS OTHERWISE NOTED.
- ⊙ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4700 & LB #4800).
- ⊙ INDICATES P.V. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) (LB #4700 & LB #4800) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.00(9) FLORIDA STATUTES. (SEE NOTE #3).
- ⑨ INDICATES CURVE NUMBER IN CURVE TABLE.
- ⑨ INDICATES LINE NUMBER IN LINE TABLE.
- ⑨ INDICATES CENTERLINE.
- ⑨ INDICATES SO IN (CENTRAL ANGLE OF CURVE).
- ⑨ INDICATES CHORD BEARING.
- ⑨ INDICATES CHORD DISTANCE.
- ⑨ INDICATES ARC LENGTH.
- LB INDICATES LICENSED BUSINESS.
- NO. INDICATES NUMBER.
- ORB INDICATES OFFICIAL RECORDS BOOK.
- P.C. INDICATES POINT OF CURVATURE.
- P.O.C. INDICATES POINT ON CURVE.
- P.R.C. INDICATES POINT OF COMPOUND CURVATURE.
- P.R.C. INDICATES POINT OF REVERSE CURVATURE.
- P.T. INDICATES POINT OF TANGENCY.
- R INDICATES RADIUS LENGTH.
- RD INDICATES ROAD LINE.
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
- GFE INDICATES GATE FACILITIES EASEMENT RECEIVED BY THE DEVELOPER AND ITS ASSIGNS.
- SE INDICATES SPECIAL EASEMENT RECEIVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART DRIVE. DEVELOPER CERTIFIES PUTTING PUBLIC AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONVEYING AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK.
- POS INDICATES PAGE.
- SQ. FT. INDICATES SQUARE FEET.
- R/W INDICATES RIGHT-OF-WAY.



PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 460-1000

VILLAGES OF SOUTHERN OAKS UNIT NO. 202

SHEET 5 OF 7

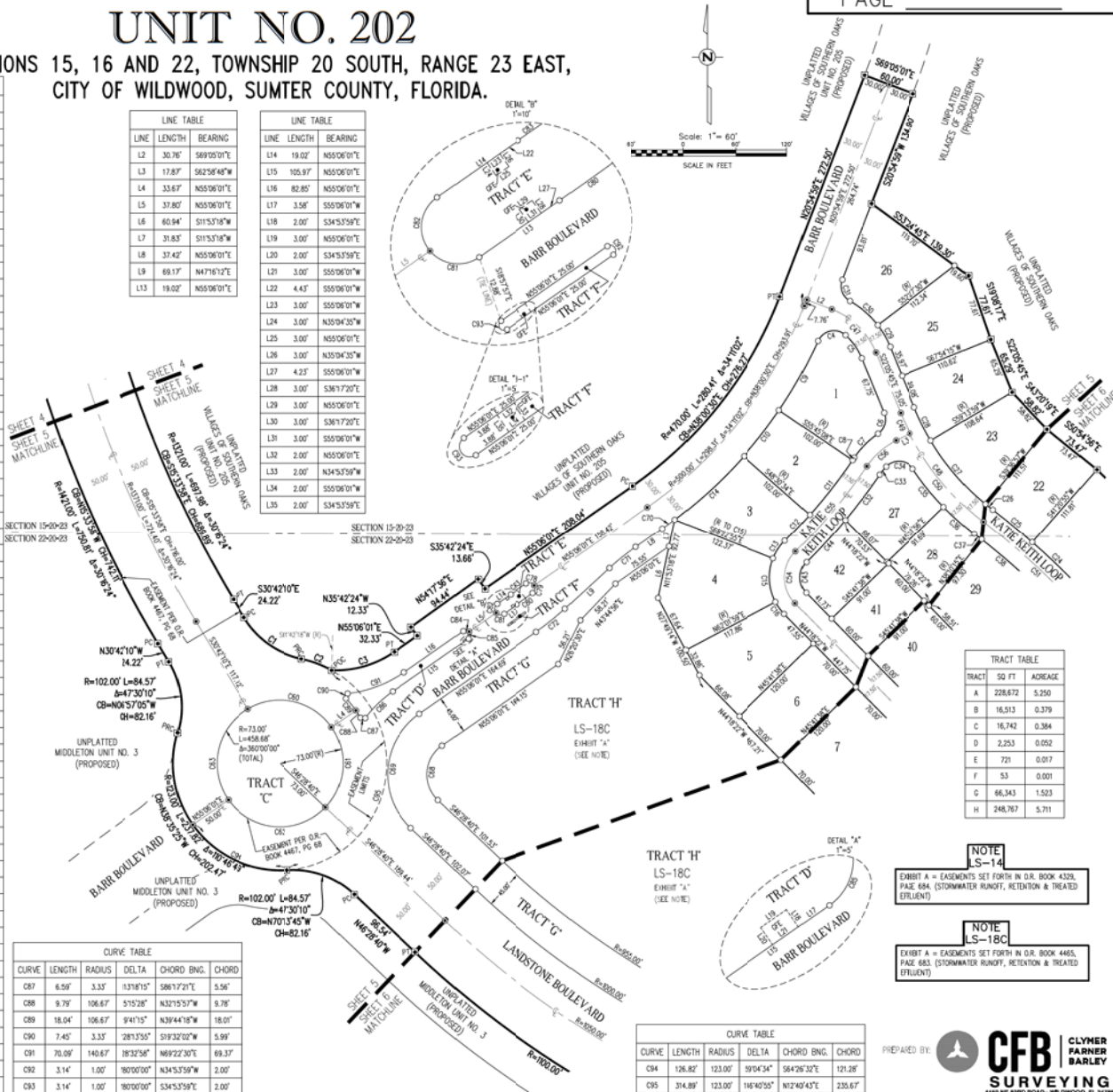
PLAT BOOK
PAGE

SECTIONS 15, 16 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	84.57	100.00	4730'10"	S54°27'15"E	80.16'
C2	37.66	123.00	1732'35"	S69°26'02"E	37.51'
C3	76.03	119.00	3636'17"	N73°24'09"E	74.74'
C4	37.45	20.00	1071'50"	S78°00'49"W	32.22'
C5	32.75	71.50	2614'28"	N35°12'59"W	32.46'
C6	26.86	20.00	7700'19"	N16°24'25"E	24.90'
C7	38.99	106.50	2056'25"	S44°25'22"W	38.77'
C8	3.44	632.00	018'43"	N34°05'31"E	3.44'
C9	91.42	530.00	935'00"	N29°18'22"E	91.31'
C10	67.00	530.00	714'33"	N37°52'09"E	66.95'
C11	79.89	632.00	714'33"	N37°52'09"E	79.84'
C12	41.56	632.00	376'04"	N43°22'28"E	41.55'
C13	24.76	60.00	2338'24"	S33°26'17"W	24.58'
C14	108.22	530.00	1141'56"	N47°20'23"E	108.03'
C15	51.93	60.00	4820'56"	S07°02'28"E	50.32'
C16	17.11	60.00	1620'21"	S36°06'11"E	17.05'
C17	68.56	867.50	431'41"	N46°23'15"W	68.54'
C18	59.32	867.50	355'05"	N50°36'38"W	58.31'
C19	10.78	282.50	211'08"	S51°28'37"E	10.78'
C20	96.72	282.50	1937'02"	S40°34'32"E	96.25'
C21	42.75	282.50	870'17"	S26°25'53"E	42.71'
C22	28.71	106.50	1506'45"	N29°49'07"W	28.62'
C23	42.37	106.50	2247'40"	N48°56'19"W	42.09'
C24	28.36	20.00	8015'59"	S19°43'35"E	28.04'
C25	65.48	667.00	537'29"	N36°44'54"E	65.43'
C26	11.90	71.50	932'07"	S38°42'13"W	11.89'
C27	35.82	20.00	1023'27"	N85°13'00"W	31.22'
C28	56.89	317.50	1013'48"	S39°01'10"E	56.61'
C29	46.74	317.50	876'06"	S48°10'06"E	46.70'
C30	10.76	832.50	074'26"	N52°15'58"W	10.76'
C31	66.23	832.50	435'30"	N49°32'59"W	66.22'
C32	39.08	25.00	8133'51"	S00°28'34"W	35.22'
C33	66.33	667.00	541'51"	N42°44'34"E	66.30'
C34	72.99	88.00	4859'17"	N45°30'23"W	70.96'
C35	158.56	300.00	3228'26"	S37°19'54"E	157.69'
C36	25.78	300.00	435'27"	S24°35'28"E	25.78'
C37	133.78	300.00	2532'59"	S39°47'41"E	132.67'
C38	168.12	850.00	1119'56"	N46°54'13"W	167.84'
C39	66.44	42.50	8133'51"	S00°28'34"W	58.88'
C40	128.35	649.50	1119'20"	N39°30'50"E	128.14'
C41	45.12	88.00	2902'38"	S48°27'29"W	44.63'
C42	109.33	73.00	8548'33"	N77°47'51"W	99.39'
C43	99.91	73.00	7824'53"	N04°18'54"E	92.29'
C44	129.41	73.00	1034'14"	S85°41'33"E	113.12'
C45	120.03	73.00	9412'16"	S12°11'42"W	106.96'
C46	71.89	40.43	10330'00"	S04°18'40"W	62.66'
C47	150.69	85.00	10344'00"	S04°18'40"W	131.72'
C48	17.86	530.00	154'40"	N54°08'41"E	17.86'
C49	39.09	286.00	719'49"	S51°11'06"W	39.08'
C50	42.84	312.00	719'49"	S51°11'06"E	42.81'
C51	10.97	6.66	9406'08"	N76°14'07"W	9.78'
C52	9.64	6.66	8240'06"	N12°09'00"E	8.82'
C53	22.50	799.33	176'58"	N54°17'32"E	22.54'
C54	10.32	7.00	8432'41"	S82°37'39"E	9.41'
C55	11.65	7.00	9227'19"	S07°22'21"W	10.35'
C56	22.54	800.66	176'48"	S55°54'25"W	22.54'
C57	7.37	5.33	7511'10"	N85°18'24"W	6.79'
C58	9.38	5.33	10748'50"	N04°41'36"E	8.21'
C59	44.29	140.67	1802'29"	S46°04'46"W	44.11'

LINE	LENGTH	BEARING
L1	30.76	S69°00'01"E
L2	17.87	S62°58'48"W
L3	33.67	N55°06'01"E
L4	37.80	N55°06'01"E
L5	60.94	S11°53'18"W
L6	31.83	S11°53'18"W
L7	37.42	N55°06'01"E
L8	69.17	N47°16'12"E
L9	19.02	N55°06'01"E

LINE	LENGTH	BEARING
L10	19.02	N55°06'01"E
L11	105.97	N55°06'01"E
L12	82.85	N55°06'01"E
L13	3.58	S55°06'01"W
L14	2.00	S34°53'59"E
L15	3.00	N55°06'01"E
L16	3.00	N55°06'01"E
L17	2.00	N55°06'01"E
L18	3.00	S55°06'01"W
L19	3.00	N55°06'01"E
L20	3.00	N55°06'01"E
L21	3.00	S55°06'01"W
L22	4.43	S55°06'01"W
L23	3.00	S55°06'01"W
L24	3.00	N55°06'01"E
L25	3.00	N55°06'01"E
L26	3.00	N55°06'01"E
L27	4.23	S55°06'01"W
L28	3.00	S36°17'20"E
L29	3.00	N55°06'01"E
L30	3.00	S36°17'20"E
L31	3.00	S55°06'01"W
L32	3.00	N55°06'01"E
L33	3.00	N34°53'59"W
L34	2.00	N55°06'01"W
L35	2.00	S34°53'59"E



TRACT	SQ FT	ACREAGE
A	228,672	5.250
B	16,513	0.379
C	16,742	0.384
D	2,253	0.052
E	721	0.017
F	53	0.001
G	66,343	1.523
H	248,767	5.711

NOTE
LS-14
EXHIBIT A = EASEMENTS SET FORTH IN D.R. BOOK 4329, PAGE 684 (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE
LS-18C
EXHIBIT A = EASEMENTS SET FORTH IN D.R. BOOK 4465, PAGE 683 (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C84	136.82	123.00	59°04'34"	S64°29'30"E	121.38'
C85	374.89	123.00	146°40'55"	N12°40'43"E	235.67'

PREPARED BY:



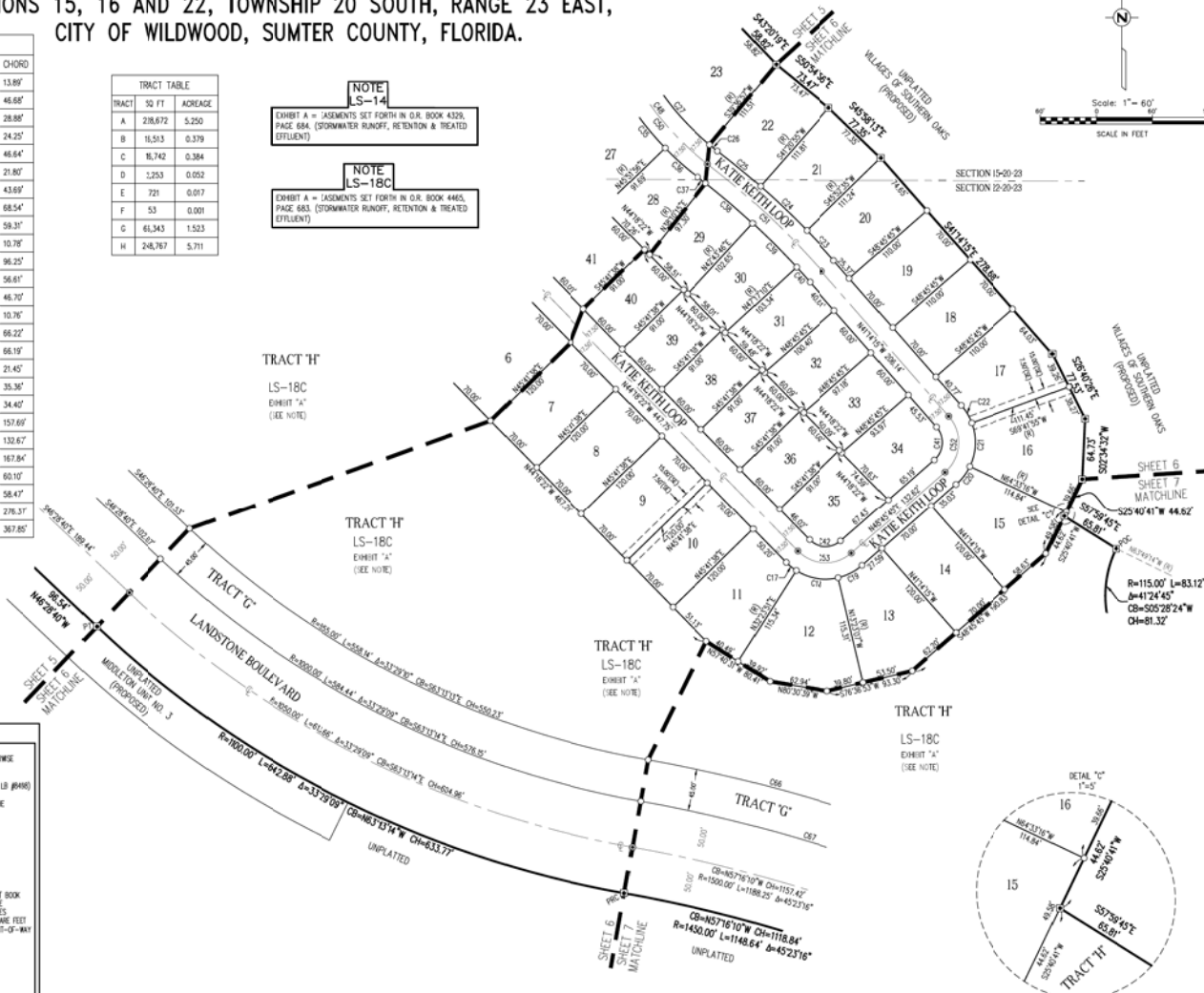
CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(888) 740-0000

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	218,672	5.250
B	15,503	0.379
C	15,742	0.384
D	1,253	0.052
E	721	0.017
F	53	0.001
G	61,343	1.523
H	248,767	5.711

EXHIBIT A = ASSESSMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

EXHIBIT A = ASSESSMENTS SET FORTH IN O.R. BOOK 4465, PAGE 683. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

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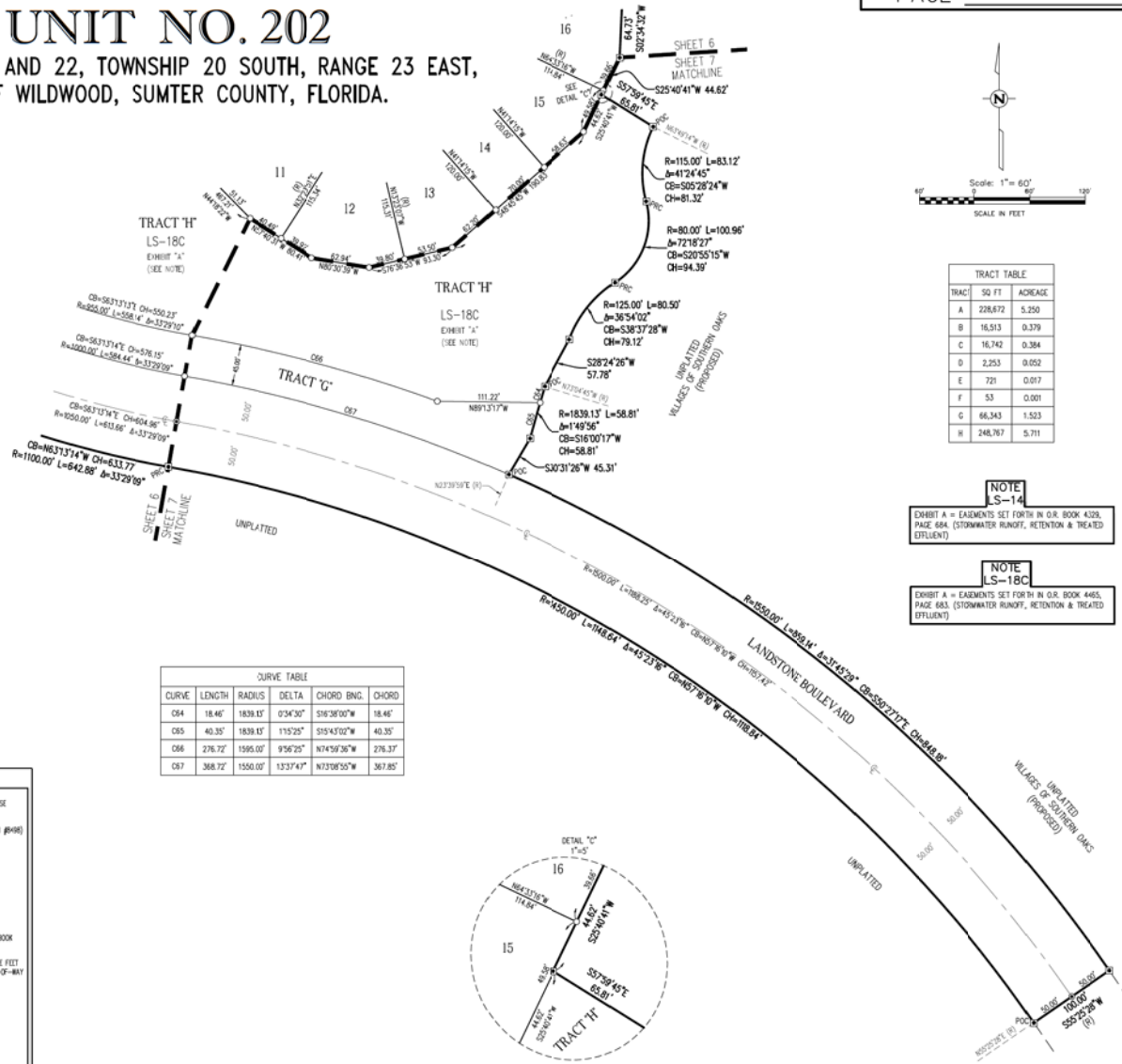
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FARNER
BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDMOOD, FL 34619

VILLAGES OF SOUTHERN OAKS UNIT NO. 202

SECTIONS 15, 16 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 7 OF 7

PLAT BOOK _____
PAGE _____



TRACT	SQ. FT.	ACREAGE
A	228,872	5.250
B	16,513	0.379
C	16,742	0.384
D	2,253	0.052
E	721	0.017
F	53	0.001
G	66,343	1.523
H	248,767	5.711

NOTE

LS-14C
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329,
PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

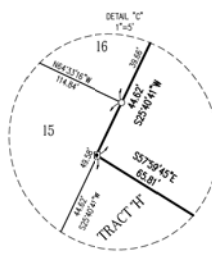
NOTE

LS-18C
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4465,
PAGE 683. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C54	18.46'	1839.15'	0°34'30"	S16°28'00"W	18.46'
C55	40.35'	1839.15'	1°15'25"	S15°43'02"W	40.35'
C56	276.72'	1595.07'	9°56'25"	N07°49'36"W	276.37'
C57	368.72'	1550.07'	1°37'47"	N07°58'55"W	367.85'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LS #1009 & LS #1010), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LS #1010 & LS #1011) (P.C.P.) (LS #1010 & LS #1011) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 15(09)(b) FLORIDA STATUTES. (SEE NOTE #5)
- CS INDICATES CURVE NUMBER IN CURVE TABLE
- LI INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CH INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- LI INDICATES ARC LENGTH
- INDICATES LOCATED BUSINESS
- NO INDICATES NUMBER
- OPR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- POC INDICATES POINT OF COMPOUND CURVATURE
- POC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIUS LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- GFE INDICATES GATE FACILITIES ELEMENT RESERVED BY THE DEVELOPER AND ITS ASSIGNS
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING ILL.U.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT INTO COVENANT AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PS INDICATES PLAT BOOK
- PS INDICATES PAGE
- PS INDICATES PAGES
- PS INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY



PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(813) 470-1000

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-008 VOSO Unit 203 Final Plat

REQUESTED ACTION: Staff recommends approval

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2305-008 VOSO Unit 203 Final Plat
Acreage	7.35 +/-
Property Location	The subject property is generally located east along Barr Boulevard, approximately 0.72 miles south of C 470 E.
Applicant/Owner(s)	The Villages Development Company LLC
Parcel(s)	K15-006

The applicant is seeking approval from the City Commission for the VOSO Unit 203 Final Plat, a subdivision consisting of 32 single-family dwelling units, on 7.35 acres MOL.

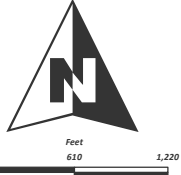
PLAT 2305-008 VOSO Unit 203 Final Plat conforms with F.S 177 and meets the criteria set forth in the Villages of Southern Oaks 163 Agreement and Land Development Regulations.



DATED: 07/17/2023

Shaun Raja
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 610 1,220	PLAT 2305-008 VOSO UNIT 203 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP JULY 2023
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VILLAGES OF SOUTHERN OAKS UNIT NO. 203

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

KEY MAP

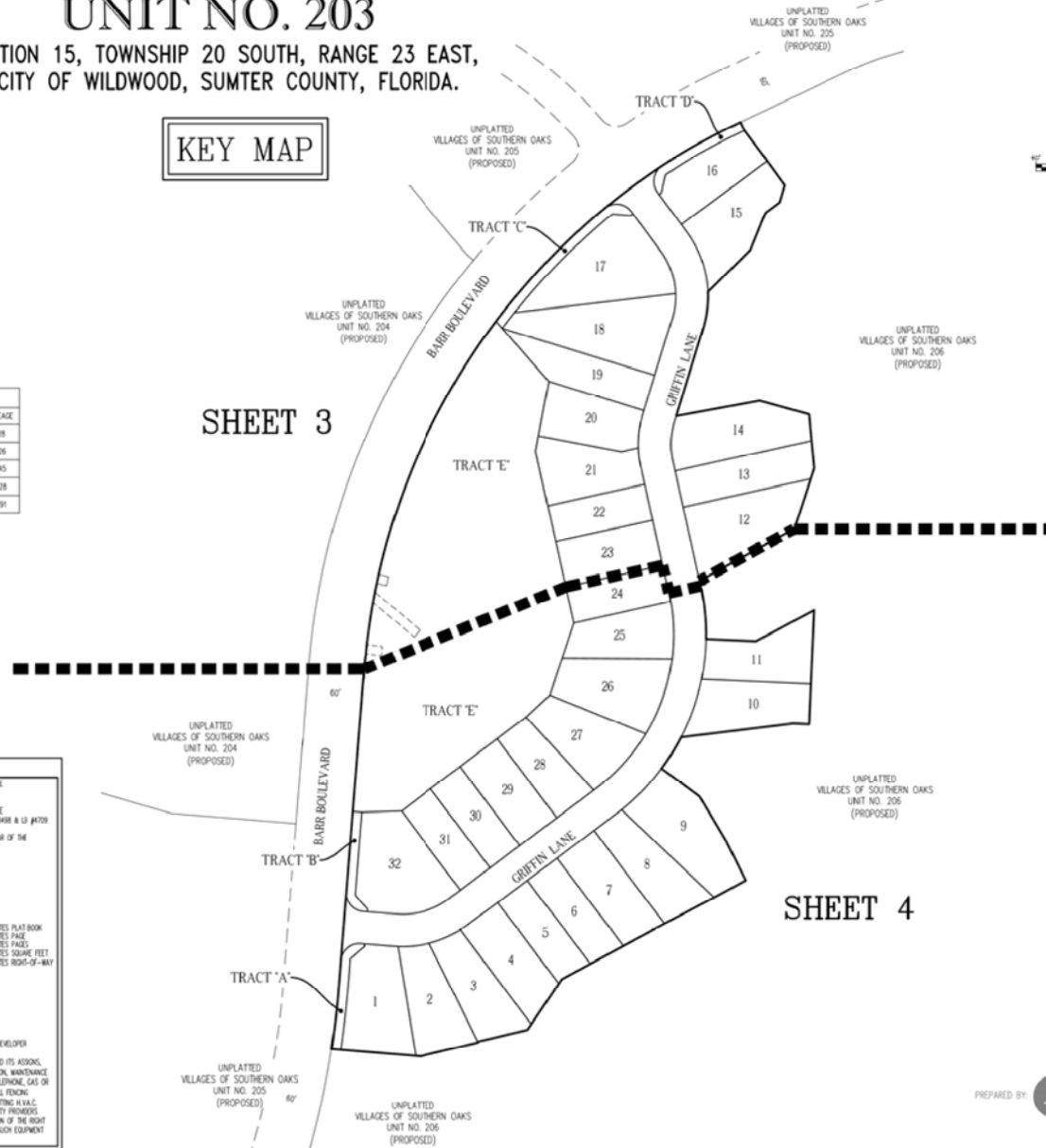
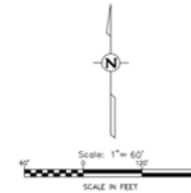
TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,215	0.028
B	1,127	0.026
C	1,953	0.045
D	1,218	0.028
E	78,010	1.791

SHEET 3

SHEET 4

LEGEND

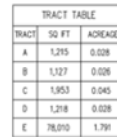
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (S.D. #4705), UNLESS OTHERWISE NOTED.
- ⊙ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (S.D. #4705) INDICATES P.A. WALL AND CON. PERMANENT CONTROL POINT (C.P.) (S.D. #4705) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(3) FLORIDA STATUTES.
- (SEE NOTE #1)
- CU INDICATES CURVE NUMBER IN CURVE TABLE
- LA INDICATES LINE NUMBER IN LINE TABLE
- CON INDICATES CONVEYANCE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CS INDICATES CHORD BEARING
- CH INDICATES CHORD BEARING
- LC INDICATES ARC LENGTH
- LS INDICATES LOCATED BUSINESS
- NO INDICATES NUMBER
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PAC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- SRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- GFE INDICATES GATE FACILITIES EXISTENT OR DESIRED BY THE DEVELOPER AND ITS ACCESS
- SE INDICATES SPECIAL EXEMPTED RECEIVED BY DEVELOPER AND ITS ACCESS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGENTLY PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EXEMPTED AREA, UTILITY PROVIDERS UTILIZING SUCH EXEMPTED AREA EXEMPTED, AS A CONDITION OF THE RIGHT TO USE SUCH EXEMPTED, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EXEMPTED AREA.



PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 N.E. 30TH ROAD - WILLOWOOD, FL 34780
(888) 746-1116

PLAT BOOK
PAGE _____

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
THE NORTHWEST 1/4 OF
SECTION 15-20-23
FOUND NAIL AND DISK
LB #4709



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.82	S77°27'42"W
L2	11.05	S78°56'05"W
L3	10.00	S170°33'50"W
L4	10.94	S78°56'05"W
L5	6.598	N50°04'20"W
L6	10.00	N39°35'40"E
L7	58.41	S50°04'20"E
L8	17.23	N47°50'23"E
L9	10.00	N67°42'5"E
L10	17.24	S83°50'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C3	51.76	100.0	29.9174	5027.7176	51.76
C4	53.36	100.0	33.5923	5037.4768	53.36
C5	42.76	80.0	29.9174	5027.7176	42.76
C6	69.62	117.0	34.0248	5037.0978	69.62
C7	97.69	170.0	75.759	5069.2758	97.69
C8	36.60	70.0	74.7164	5067.3278	36.61
C9	36.58	70.0	35.4515	5059.9378	36.58
C10	36.58	70.0	19.4152	5052.9378	36.58
C11	169.55	700.0	1279.33	5438.9278	169.56
C12	304.37	700.0	2473.63	5245.7378	304.04
C13	10.00	70.0	64.7458	5126.5878	10.00
C14	8.63	70.0	0.9638	5126.5878	8.63
C15	11.44	70.0	0.9638	5109.4278	11.44
C16	46.06	70.0	239.36	5082.3278	46.05
C17	10.00	70.0	64.7458	5089.3578	10.00
C18	16.58	70.0	179.12	5105.1587	16.58
C19	32.49	20.0	3304.55	5109.3578	29.03
C20	32.49	20.0	3304.55	5025.4578	29.03
C21	150.22	70.0	1279.33	5449.3478	149.94
C22	21.00	70.0	174.20	5370.4278	21.00
C23	48.46	82.0	3205.47	5097.0278	48.52
C24	21.57	82.0	1895.46	5073.2578	21.44
C25	38.62	82.0	1895.46	5073.2578	38.62
C26	21.89	117.0	1093.67	5070.3578	21.86
C27	9.53	207.0	237.56	5071.3278	9.53
C28	82.06	207.0	1709.33	5070.7578	82.06

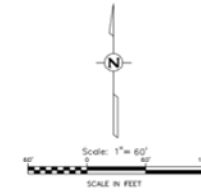
VILLAGES OF SOUTHERN OAKS UNIT NO. 203

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 4

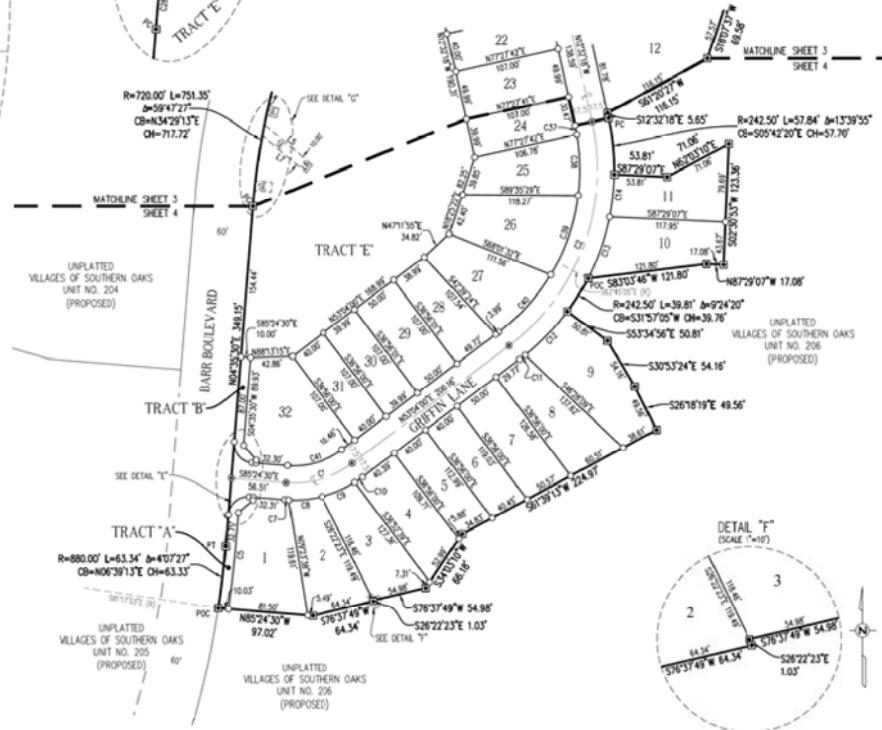
PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,215	0.028
B	1,127	0.026
C	1,933	0.045
D	1,218	0.028
E	78,010	1.791



LINE TABLE		
LINE	LENGTH	BEARING
1.2	11.05'	S76°54'30"E
1.3	10.00'	S17°53'30"W
1.4	10.84'	S76°54'30"E
1.5	63.95'	N07°04'20"W
1.6	10.00'	N39°55'40"E
1.7	58.41'	S50°04'30"E
1.8	17.53'	N47°02'30"W
1.9	10.00'	N67°42'30"E
1.10	17.24'	S87°50'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	22.47'	100.00'	47°31'30"	N73°49'45"E	70.80'
C2	257.63'	1225.00'	65°36'18"	N02°53'51"E	243.78'
C3	56.96'	1302.87'	42°37'38"	N02°53'47"E	98.94'
C4	31.40'	20.00'	90°00'00"	S49°30'30"W	28.28'
C7	3.83'	117.50'	152°10'30"	S80°23'34"E	3.83'
C8	34.80'	117.50'	165°08'43"	N04°13'08"E	34.80'
C9	36.91'	117.50'	175°03'57"	N08°44'41"E	36.76'
C10	9.40'	117.50'	4°40'43"	N55°43'37"E	9.50'
C11	7.26'	242.50'	7°02'57"	N02°12'30"E	7.26'
C12	62.30'	242.50'	14°01'00"	N49°00'00"E	62.03'
C13	66.74'	242.50'	15°46'03"	N19°22'52"E	66.53'
C14	43.80'	242.50'	10°27'11"	N08°16'13"E	43.76'
C22	354.30'	720.00'	24°12'54"	S24°17'12"W	353.34'
C23	10.00'	720.00'	0°47'43"	S12°26'53"W	10.00'
C24	9.63'	720.00'	0°46'58"	S11°40'29"W	9.63'
C25	11.44'	720.00'	0°54'38"	S10°46'12"W	11.44'
C26	46.00'	720.00'	2°39'35"	S10°12'25"W	46.03'
C27	10.00'	720.00'	0°47'43"	S08°16'30"W	10.00'
C28	16.58'	720.00'	1°19'12"	S05°15'08"W	16.58'
C37	9.53'	207.50'	2°37'30"	N11°12'23"W	9.53'
C38	63.00'	207.50'	17°08'53"	N02°21'17"W	63.80'
C39	86.52'	207.50'	23°53'24"	N19°10'47"E	85.89'
C40	79.48'	207.50'	21°56'31"	N42°03'43"E	78.89'
C41	58.78'	82.50'	47°31'30"	N73°49'45"E	58.49'
C42	31.47'	20.00'	90°00'00"	S49°30'30"W	28.28'



- LEGEND**
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (S.D. #100), UNLESS OTHERWISE NOTED.
 - INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET 18" ABOVE & 18" AWAY INDICATES P.A. NAIL AND ORA PERMANENT CONTROL POINT (P.C.P.) 18" ABOVE & 18" AWAY TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
 - INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES.
 - (SEE NOTE #1)
 - C1 INDICATES CURVE NUMBER IN CURVE TABLE
 - L1 INDICATES LINE NUMBER IN LINE TABLE
 - INDICATES COVERLINE
 - INDICATES DELTA (CENTRAL ANGLE OF CURVE)
 - INDICATES CHORD BEARING
 - INDICATES CHORD DISTANCE
 - INDICATES ARC LENGTH
 - INDICATES LOCATED BUSINESS
 - INDICATES NUMBER
 - INDICATES OFFICIAL RECORDS BOOK
 - INDICATES POINT OF BEGINNING CURVATURE
 - INDICATES POINT ON CURVE
 - INDICATES POINT OF COMPENSATING CURVATURE
 - INDICATES POINT OF REVERSE CURVATURE
 - INDICATES POINT OF TANGENCY
 - INDICATES RADIUS LENGTH
 - INDICATES RADIAL LINE
 - INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
 - INDICATES GATE FACILITIES EXISTENT (RECOVERED BY THE DEVELOPER AND ITS ASSIGNS)
 - INDICATES SPECIAL EXEMPTION RECEIVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOIL CRAFT PAVING, DEVELOPER CONTRIBUTES PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EXISTENT AREA, UTILITY PROVIDERS UTILIZING SUCH EXISTENT AREA COVENANTS, AS A CONDITION OF THE RIGHT TO USE SUCH EXISTENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EXISTENT AREA.

PREPARED BY:  **CFB** CLYMER FARMER BARLEY SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 32194
(386) 768-7100 FAX (386) 768-7101

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-009 VOSO Unit 207 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number PLAT 2305-009 VOSO Unit 207 Final Plat

Acreage 25.55 +/-

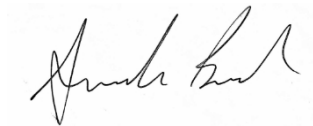
Property Location The subject property is generally located south along C 470 E, approximately 2.6 miles east of N US 301, and approximately 2.95 miles west of Florida's Turnpike.

Applicant/Owner(s) The Villages Development Company, LLC

Parcel(s) Portion of K15-006

The applicant is seeking approval from the City Commission for the VOSO Unit 207 Final Plat consisting of 88 lots.

PLAT 2305-009 meets the criteria set forth in F.S 177, the Villages of Southern Oaks 163 Agreement and Land Development Regulations.



DATED: 07/17/2023

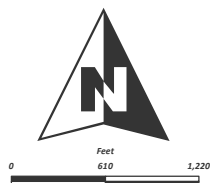
Amanda Bush

Planner, Development Services



**CITY OF
WILDWOOD**

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



PLAT 2305-009

VOSO UNIT 207 FINAL PLAT

PORTION OF PARCEL K15-006

MAP 1B

**LOCATION
MAP**

**JULY
2023**

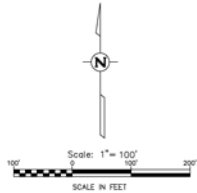
VILLAGES OF SOUTHERN OAKS UNIT NO. 207

SHEET 2 OF 5

PLAT BOOK _____
PAGE _____

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP

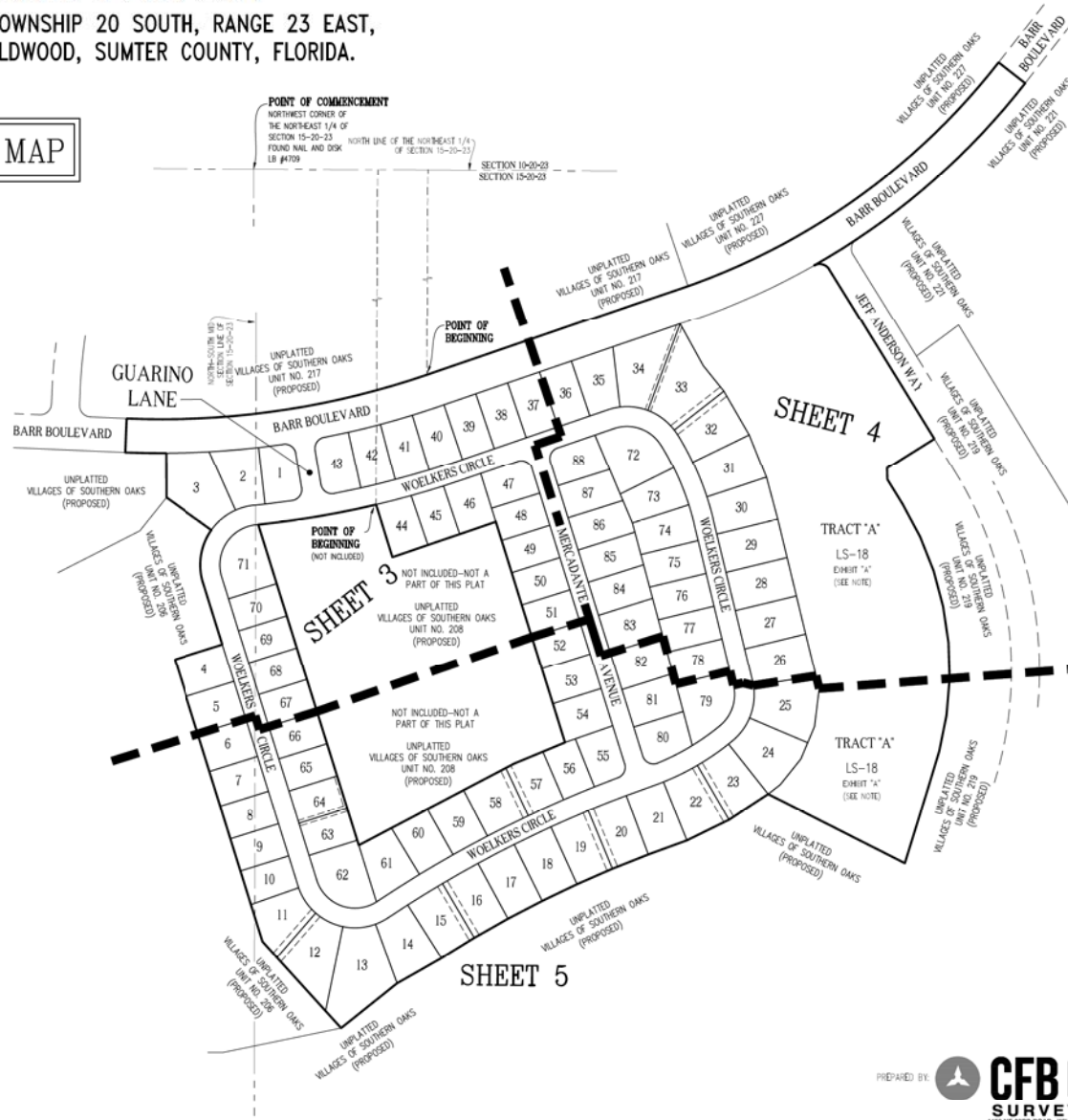


NOTE
EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4465, PAGE 683, (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	256,967	5.90

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (L.B. #498 & L.B. #470), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (L.B. #498 & L.B. #470).
- ⊙ INDICATES P.A. NAIL AND DISK PERMANENT CENTER POINT (P.C.P.) (L.B. #498 & L.B. #470) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #1).
- CS INDICATES CURVE NUMBER IN CURVE TABLE.
- LB INDICATES LINE NUMBER IN LINE TABLE.
- V INDICATES CENTERLINE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CS INDICATES CHORD BEARING.
- CH INDICATES CHORD DISTANCE.
- L INDICATES ARC LENGTH.
- LB INDICATES LICENSED BUSINESS.
- NO INDICATES NUMBER.
- DBS INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- POC INDICATES POINT OF CURVATURE.
- PRC INDICATES POINT OF REVERSE CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- R INDICATES RADIUS LENGTH.
- RA INDICATES RADIAL LINE.
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES.
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS; DEVELOPER CONTINGUATES PLACING IN V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COMPONENTS, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK.
- PS INDICATES PAGE.
- PSS INDICATES PAGES.
- SQ FT INDICATES SQUARE FEET.
- R/W INDICATES RIGHT-OF-WAY.

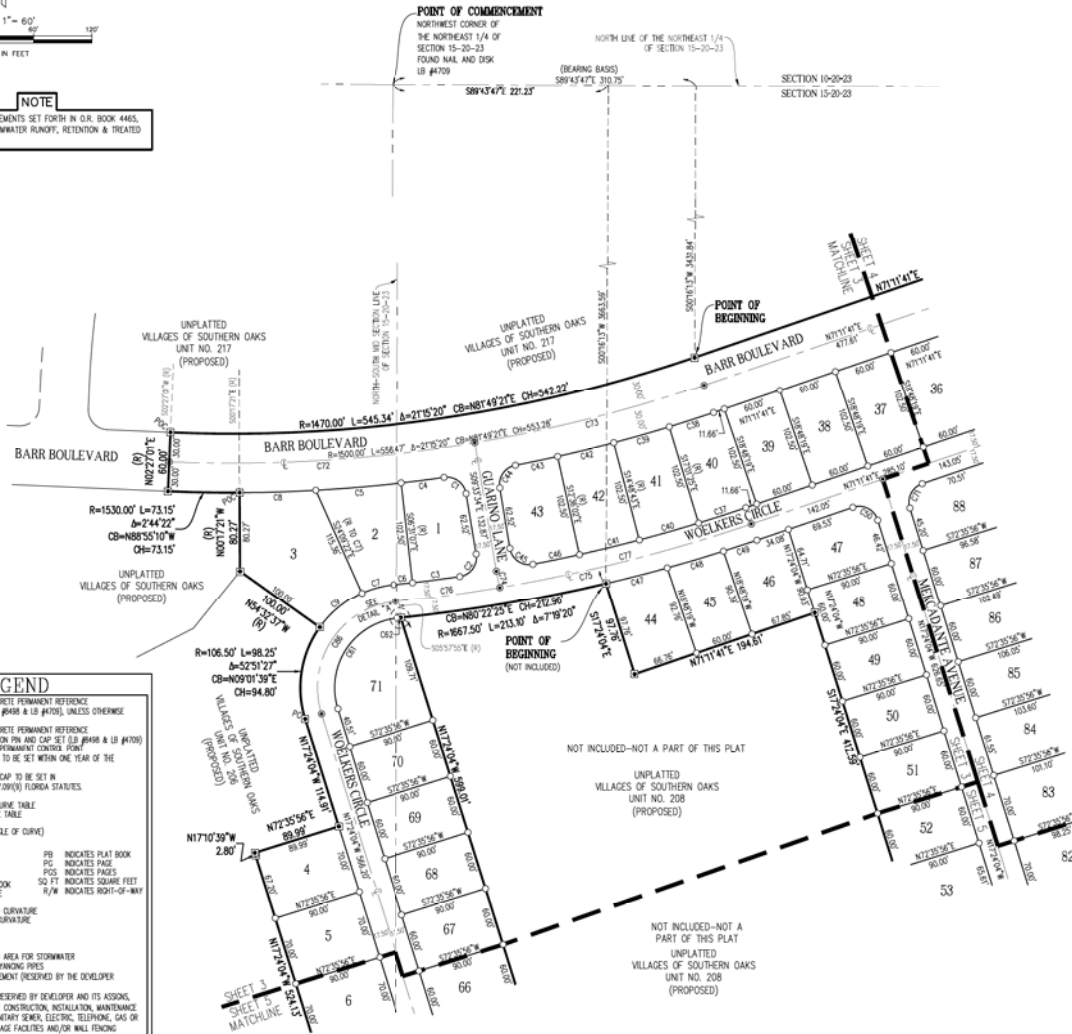


PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34789
CREATION: 1/1/2018

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACRES
A	256,967	5.90

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	30.93	20.00	88°30'49"	N53°51'59"W	27.94
C2	31.88	20.00	91°23'37"	N36°02'24"E	28.61
C3	48.68	1632.50	1°19'30"	N82°37'38"E	48.68
C4	44.19	1530.00	1°31'48"	N82°39'52"E	44.18
C5	88.48	1530.00	1°39'48"	N85°08'17"E	88.48
D6	19.91	1632.50	1°20'31"	N83°49'52"E	19.91
C7	34.06	1060.00	18°07'51"	S75°00'47"W	32.84
C8	77.87	1530.00	2°54'37"	N88°15'10"E	77.86
C9	56.46	1060.00	30°23'15"	S50°39'00"W	55.82
C10	50.77	1632.50	1°07'34"	N72°07'08"E	50.76
C11	83.75	1530.00	1°16'54"	N72°05'08"E	83.75
C13	59.06	1530.00	0°21'42"	N74°04'56"E	59.05
C14	63.01	1632.50	2°12'42"	N74°04'56"E	63.01
C15	63.01	1632.50	2°12'42"	N76°17'37"E	63.01
C16	59.06	1530.00	2°12'42"	N76°17'37"E	59.05
C17	44.19	1530.00	1°31'48"	N78°15'37"E	44.18
C18	30.93	20.00	88°30'49"	S44°43'50"W	27.94
C19	31.88	20.00	91°23'37"	S55°13'31"E	28.61
C20	48.68	1632.50	1°19'30"	N78°15'37"E	48.68
C21	84.57	1667.50	1°27'30"	N75°36'21"E	84.56
C22	88.05	1667.50	2°03'48"	N73°22'44"E	88.05
C23	35.97	1667.50	1°14'30"	N71°48'45"E	35.97
C24	30.91	20.00	87°24'15"	N63°01'12"E	28.63
C25	126.76	71.50	101°34'53"	S33°23'22"W	101.80
C26	4.23	1667.50	0.0045	N08°40'27"E	4.23
C27	30.93	20.00	88°30'49"	S26°53'48"E	27.94
C28	314.41	1500.00	12°00'35"	N86°26'45"E	313.38
C29	242.06	1500.00	9°14'37"	N75°49'05"E	240.87
C30	171.95	250.00	3°50'48"	S11°32'38"E	171.44
C31	373.90	1650.00	1°24'58"	N77°41'15"E	373.18
C32	108.26	1500.00	3°59'30"	N82°18'07"E	108.26
C33	265.67	1600.00	9°13'53"	N75°48'26"E	265.67
C34	157.79	88.00	10°34'35"	S33°52'32"W	157.80



- | | | |
|----|---|--|
| N | INDICATES 4' x 4' x 2' CONCRETE PERMANENT REFERENCE
MONUMENT (P-R-M) FOUND (P-R) AND (A-T) MONOS, UNLESS OTHERWISE
NOTED | |
| CP | INDICATES 4' x 4' x 2' CONCRETE PERMANENT REFERENCE
MONUMENT (P-R-M) FOUND (P-R) AND CONCRETE POINT
(P-C-P) FOUND (A-T) MONOS TO BE SET WITHIN ONE YEAR OF THE
DATE OF THE RECORDS | |
| SP | INDICATES 5/8" IRON PIN AND CAP TO BE SET IN
CONCREASIN WITH SECTION 177.000.00 FLOOR STRIPES.
(SEE NOTE 35) | |
| CP | INDICATES CONCRETE POINT | |
| LP | INDICATES LINE NUMBER IN 177.000.00 FLOOR STRIPES | |
| CP | INDICATES CONCRETE | |
| CP | INDICATES CONCRETE (ANGULAR ANGLE OF CURVE) | |
| CP | INDICATES CORNER BEARING | |
| CP | INDICATES CHORD DISTANCE | |
| CP | INDICATES ARC LENGTH | |
| CP | INDICATES CURVE RADIUS | |
| CP | INDICATES CURVE BEARING | |
| CP | INDICATES CURVE BEARING RECORDS COR | |
| CP | INDICATES POINT OF CURVATURE | |
| CP | INDICATES POINT OF TANGENCY | |
| CP | INDICATES POINT OF COMPOUND CURVATURE | |
| CP | INDICATES POINT OF TANGENCY | |
| CP | INDICATES POINT OF TANGENCY | |
| CP | INDICATES RADIUS LENGTH | |
| CP | INDICATES RADIAL BEARING | |
| CP | INDICATES DRAINAGE RETENTION AREA FOR STORMWATER
MANAGEMENT | |
| CP | INDICATES GATE FAULTS LENDMENT (DESIGNED BY THE DEVELOPER
AND ITS ASSIGNS) | |
| CP | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS
FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE
AND/OR REMOVAL OF WATER, GAS, ELECTRIC, TELEPHONE, GAS OR
OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING
AND/OR GATE CRAFT PARTS; DEVELOPER CONVEYANCES PUTTING IN PLACE
EASEMENT RIGHTS FOR EASEMENTS AREA FOR CONSTRUCTION, INSTALLATION
UTILIZED SLOOT EASEMENT AREA COVENANT, SUCH AS EQUIPMENT OF THE RIGHT
TO EASEMENT, RIGHT TO PASS, OR OTHERWISE OR OTHERWISE SUCH EQUIPMENT
INTENDING WITHIN THE EASEMENT AREA. | |



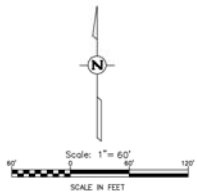
PREPARED BY:  **CLYMER
FARNER
BARLEY**
SURVEYING
4450 NE 83RD ROAD - WELLSWOOD, FL 347
(352)749-0126 LBB4986

VILLAGES OF SOUTHERN OAKS UNIT NO. 207

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 5

PLAT BOOK
PAGE



NOTE

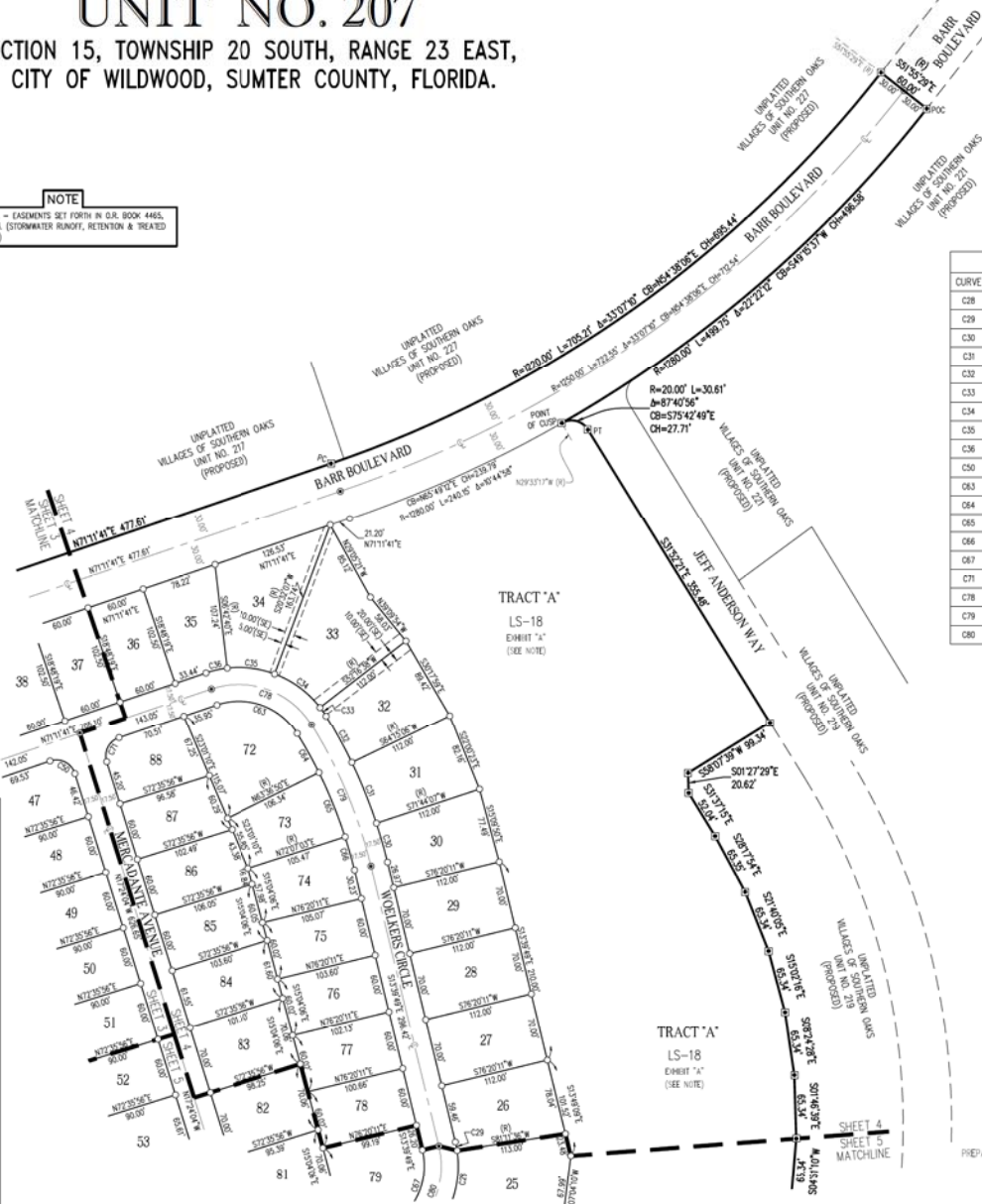
EXHIBIT A - EASEMENTS SET FORTH IN C.R. BOOK 4465,
PAGE 685 (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	256,967	5.90

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD
C28	59.01'	106.50'	31°44'49"	N07°54'01"E	58.26'
C29	9.03'	106.50'	43°25'1"	N11°43'07"W	9.03'
C30	41.56'	917.50'	43°36'03"	N15°57'51"W	41.54'
C31	67.59'	917.50'	72°29'01"	N22°00'23"W	67.54'
C32	55.27'	917.50'	67°07'08"	N28°48'27"W	55.24'
C33	10.88'	106.50'	55°12'1"	N34°47'42"W	10.88'
C34	59.00'	106.50'	31°44'31"	N53°35'38"W	58.25'
C35	50.65'	106.50'	27°14'42"	N83°05'17"W	50.17'
C36	22.48'	106.50'	12°05'38"	S77°14'30"W	22.44'
C50	31.91'	20.00'	91°24'15"	N63°06'12"W	28.63'
C63	96.01'	71.50'	76°56'18"	N70°20'10"W	88.96'
C64	46.15'	482.50'	52°28'51"	N29°07'36"W	46.14'
C65	71.61'	482.50'	83°03'13"	N22°08'04"W	71.55'
C66	35.55'	482.50'	41°59'8"	N15°46'33"W	35.52'
C67	80.04'	71.50'	64°08'10"	N18°24'16"E	75.92'
C71	30.83'	20.00'	88°35'45"	S26°53'48"W	27.94'
C78	119.51'	89.00'	76°56'18"	N70°20'10"W	110.73'
C79	158.85'	500.00'	18°12'12"	N22°45'55"W	158.19'
C80	99.63'	89.00'	64°08'10"	N18°24'16"E	94.51'

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (L.B. #498 & L.B. #470), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (L.B. #498 & L.B. #470)
- INDICATES P.A. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) (L.B. #498 & L.B. #470) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(3) FLORIDA STATUTES. (SEE NOTE #5)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN CURVE TABLE
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C9 INDICATES CHORD BEARING
- L INDICATES CHORD LENGTH
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO INDICATES NUMBER
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT OF CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- RA INDICATES RADIAL LINE
- URA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR SOFT CHART PAVING. DEVELOPER CONTINGUATES PLACING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA OPERATE AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PS INDICATES PLAT BOOK
- PSS INDICATES PAGES
- SO FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY



PREPARED BY:



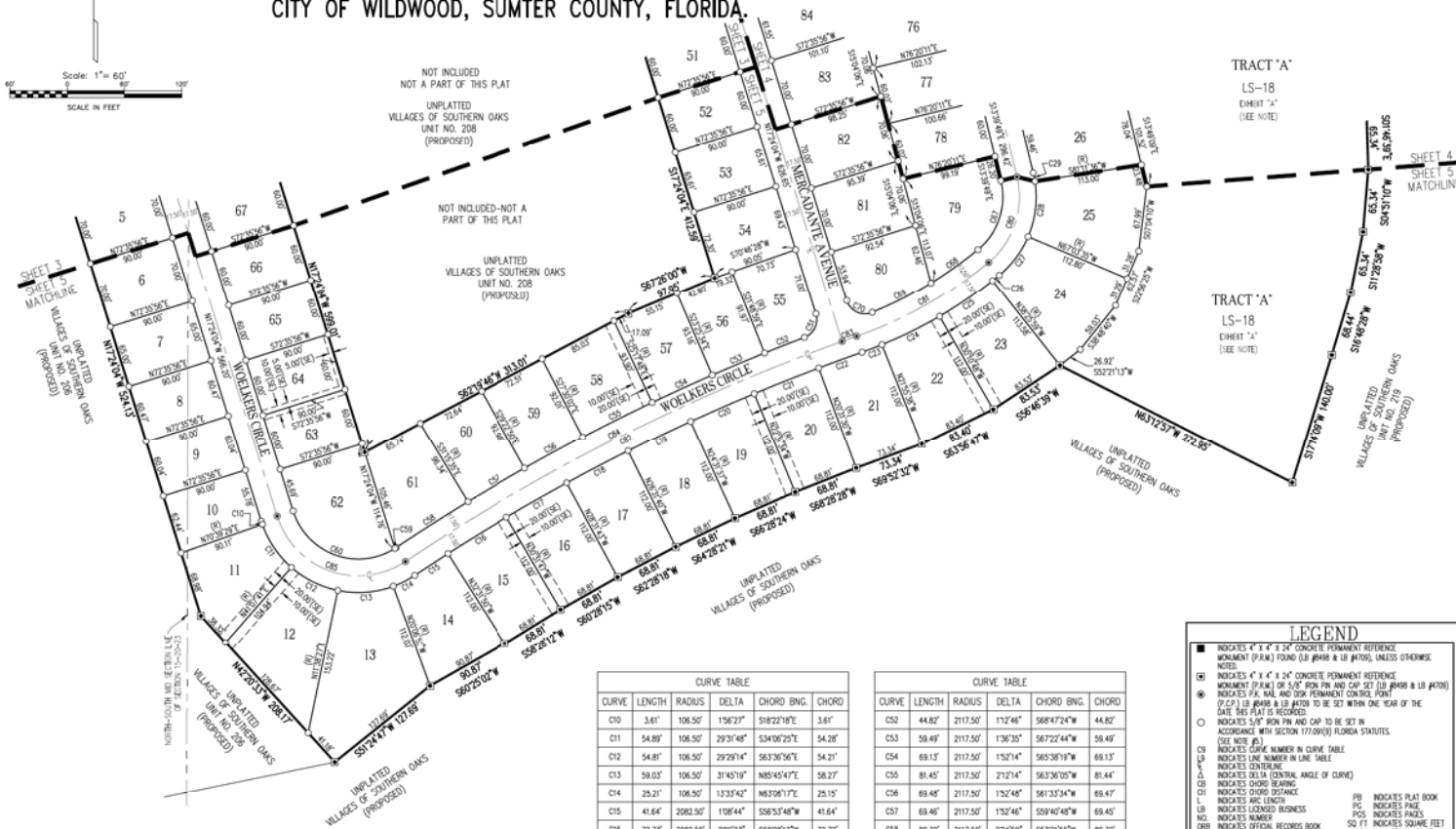
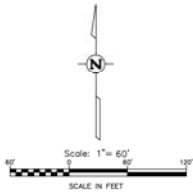
CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
352-751-1111

VILLAGES OF SOUTHERN OAKS UNIT NO. 207

SHEET 5 OF 5

PLAT BOOK
PAGE

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT 'A'
LS-18
EXHIBIT 'A'
(SEE NOTE)

TRACT 'A'
LS-18
EXHIBIT 'A'
(SEE NOTE)

SHEET 4
SHEET 5
MATCHLINE

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (S.B. #448 & L.B. #470), UNLESS OTHERWISE NOTED.
- ⊕ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (L.B. #448 & L.B. #470) (P.C.P.) (S.B. #448 & L.B. #470) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(3) FLORIDA STATUTES. (SEE NOTE #6).
- CN INDICATES CURVE NUMBER IN CURVE TABLE.
- LN INDICATES LINE NUMBER IN LINE TABLE.
- Δ INDICATES CENTERLINE.
- CA INDICATES CHORD (CHORDAL ANGLE OF CURVE).
- CI INDICATES CHORD BEARING.
- DI INDICATES CHORD DISTANCE.
- LI INDICATES ARC LENGTH.
- LB NO. INDICATES LICENSED BUSINESS.
- DBB INDICATES OFFICIAL RECORDED BOOK.
- PC INDICATES POINT OF CURVATURE.
- POC INDICATES POINT ON CURVE.
- PRC INDICATES POINT OF REVERSE CURVATURE.
- PI INDICATES POINT OF TANGENCY.
- R INDICATES RADIUS LENGTH.
- INDICATES RADIAL LINE.
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
- EXE INDICATES GATE FACILITIES EXEMPT (RESERVED BY THE DEVELOPER AND ITS ASSOCIATES).
- SE INDICATES SPECIAL EXEMPT RESERVED BY DEVELOPER AND ITS ASSOCIATES, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PARKING, OVERLAP CONTEMPORARY FENCING, H.A.C. AND SIMILAR EQUIPMENT WITHIN THE EXEMPT AREA. UTILITY PROVIDERS UTILIZING SUCH EXEMPT AREA COVENANT AS A CONDITION OF THE RIGHT TO USE SUCH EXEMPT, NOT TO INTERFERE OR DEGRADE SUCH EQUIPMENT INSTALLED WITHIN THE EXEMPT AREA.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C10	3.61'	106.50'	156°22'	518°22'18"E
C11	54.89'	106.50'	293°48'	534°06'29"E
C12	54.81'	106.50'	292°04'	563°36'56"E
C13	59.03'	106.50'	31°40'39"	N85°03'47"E
C14	23.31'	106.50'	133°54'52"	N63°06'17"E
C15	41.64'	2082.50'	1°08'44"	S56°53'48"W
C16	72.73'	2082.50'	2°00'03"	S68°28'12"W
C17	72.73'	2082.50'	2°00'03"	S68°28'15"W
C18	72.73'	2082.50'	2°00'03"	S62°28'16"W
C19	72.73'	2082.50'	2°00'03"	S64°28'21"W
C20	72.73'	2082.50'	2°00'03"	S66°28'24"W
C21	72.73'	2082.50'	2°00'04"	S68°28'28"W
C22	48.32'	2082.50'	1°19'44"	S70°01'23"W
C23	22.29'	467.50'	2°43'54"	N89°28'19"E
C24	67.34'	467.50'	8°15'07"	N63°56'47"E
C25	67.34'	467.50'	8°15'07"	N65°04'36"E
C26	8.93'	467.50'	1°05'39"	N51°01'17"E
C27	51.18'	106.50'	27°33'56"	N36°42'23"E
C28	59.01'	106.50'	31°44'49"	N27°04'01"E
C29	9.03'	106.50'	4°51'25"	N11°14'02"W
C30	30.30'	20.00'	86°47'51"	N25°59'52"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C32	44.82'	2117.50'	1°12'46"	S68°47'24"W
C33	59.49'	2117.50'	1°36'35"	S67°22'44"W
C34	69.13'	2117.50'	1°52'14"	S65°38'19"W
C35	81.45'	2117.50'	2°12'14"	S63°36'09"W
C36	69.49'	2117.50'	1°32'48"	S61°35'34"W
C37	69.49'	2117.50'	1°32'48"	S59°40'48"W
C38	89.30'	2117.50'	2°24'59"	S57°31'55"W
C39	1.60'	71.50'	1°16'47"	N65°57'49"E
C40	131.02'	71.50'	104°59'43"	S69°53'56"E
C41	80.04'	71.50'	64°08'10"	N18°24'16"E
C42	60.50'	432.50'	8°00'54"	N54°28'40"E
C43	69.31'	432.50'	9°10'54"	N63°04'42"E
C44	33.14'	20.00'	94°55'47"	S64°51'53"E
C45	99.63'	89.00'	64°08'10"	N18°24'16"E
C46	159.69'	450.00'	20°19'54"	N60°38'16"E
C47	530.74'	2100.00'	14°28'50"	S63°35'51"W
C48	16.15'	2100.00'	0°26'22"	S70°35'02"W
C49	514.56'	2100.00'	14°02'23"	S63°20'37"W
C50	165.08'	89.00'	106°16'30"	S70°32'19"E

NOTE

EXHIBIT A - EASEMENTS SET FORTH IN C.R. BOOK 4465, PAGE 883 (STORMWATER RUNOFF, RETENTION & TREATMENT EFFLUENT)

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	256,967	5.90

PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
352-740-1000

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2306-002 VOSO Unit 208 Final Plat

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number: PLAT 2306-002

Acreage: 4.61 +/-

Property Location: The subject property is generally located south along C 470 E, approximately 2.6 miles east of N US 301, and approximately 2.95 miles west of Florida's Turnpike.

Owner/Applicant: The Villages Development Company, LLC

Parcel: Portion of K15-006

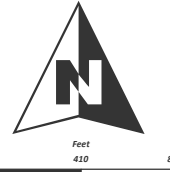
The Villages Development Company, LLC is seeking approval from the City Commission for VOSO Unit 208 Final Plat, a subdivision consisting of 38 single-family dwelling units, on 4.61 acres MOL.

PLAT 2306-002 VOSO Unit 208 Final Plat conforms with F.S 177, City of Wildwood's Land Development Regulations, and the Chapter 163 agreement.

DATED: 07/17/2023


Anarquis Frias
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 410 820	PLAT 2306-002 VOSO UNIT 208 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP JULY 2023
--	---	---	---	---

CONVEYANCE, CONVEYING, INSTRUMENTS
AND EASEMENTS FOR THE SUBDIVISION
ARE RECORDED IN THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA.
OF BOOK _____ PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 208

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____
PAGE _____

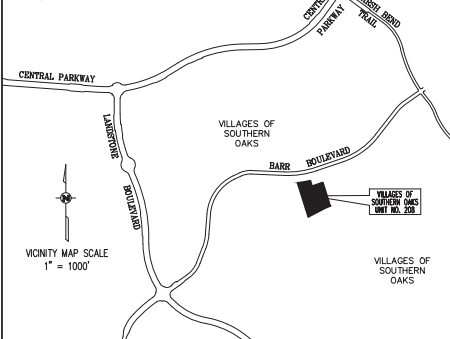
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 15;
THENCE ALONG THE NORTH LINE THEREOF RUN S89°43'47"E, 221.23 FEET; THENCE DEPARTING
SAD NORTH LINE RUN S07°01'51"W, 368.59 FEET TO THE POINT OF BEGINNING; THENCE
S17°24'04"E, 97.76 FEET; THENCE N71°11'41"E, 194.81 FEET; THENCE S17°24'04"E, 412.59
FEET; THENCE S87°02'07"W, 97.95 FEET; THENCE S82°19'46"W, 313.01 FEET; THENCE
N17°24'04"W, 580.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE
NORTHERLY, HAVING A RADIUS OF 1,067.50 FEET AND A CHORD BEARING AND DISTANCE OF
N80°22'25"E, 212.36 FEET TO WHICH A RADIAL LINE BEARS S05°57'05"E; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°19'20", AN ARC
DISTANCE OF 213.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.81 ACRES, MORE OR LESS.

VICINITY MAP



38 LOTS - 5 TRACTS

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

NOTES:

- 1.) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH,
RANGE 23 EAST AS BEING S89°43'47"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR
THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED,
HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES
SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC
UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL
BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS
GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL
SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES
ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE
BOND OR OTHER SURETY.
- 6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS
RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY
DEVELOPER.
- 9.) TRACTS "C", "D", AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN
WRITING BY DEVELOPER. NO INTEREST OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- 10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES:
(A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT
OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND
SEWER PROVIDED BY GIBSON PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF
GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED
BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION,
OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING
DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY,
LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND
IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.
- 11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE _____ DATE _____
RONALD W. HERR, P.L.S. 4907
WADE SURVEYING, INC. REGISTRATION NO. _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 208 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) IN
TRACTS "A", "B", "C", "D" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF
SOUTHERN OAKS UNIT NO. 208, IS HEREBY SAID, CONVEYED AND SET OVER TO VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS
ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL
EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND
OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION
FACILITIES, PORTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS,
FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART
AND PEDESTRIAN PATHS, SIGNAGE, ENLIGHTENMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN
BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND
CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT
LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE
BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER,
ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING
DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE
AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED
THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY AND
MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS
AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE
OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF
AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE
MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT
TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR
CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING
SURVEYOR SHOWN BELOW.

MELANIE D. PEAVY
DEVELOPMENT SERVICES DIRECTOR

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

SUSAN PATTERSON
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY
FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND
APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS
_____ DAY OF _____, 20____.

PRINT NAME _____
CITY OF WILDWOOD, ATTORNEY

SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME _____
CITY OF WILDWOOD, ENGINEER

SIGNATURE _____
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE
VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED
TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 208, A
SUBDIVISION OF LAND HEREBY DESCRIBED AND JOINS WITH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY
DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD
AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A",
"B", "C", "D" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NO. 15.

WITNESSES:

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) SIGNATURE _____

BY: MARTIN L. DZURO, MANAGER

PRINT NAME _____

(2) SIGNATURE _____

PRINT NAME _____

WITNESSES:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

(1) SIGNATURE _____

BY: SPENCER R. NOVAK, CHAIR

PRINT NAME _____

(2) SIGNATURE _____

PRINT NAME _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY
MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____
DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF
AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES
EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID
NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

SEAL

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY
MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____
DAY OF _____, 20____, BY SPENCER R. NOVAK, CHAIR OF
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, ON BEHALF OF THE
DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE
AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

SEAL

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS
UNIT NO. 208, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION;
AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON
WERE PLACED ON THE _____ DAY OF _____, 20____.
FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF
CHAPTER 177, FLORIDA STATUTES.

CLYMER PARKER BARLEY SURVEYING, LLC
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34786
LICENSED SURVEYOR NO. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____
20____ AT _____ FILE NUMBER _____
PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____
DEPUTY CLERK

SIGNATURE _____
DEPUTY CLERK

PREPARED BY:



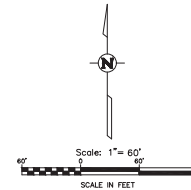
CLYMER
PARKER
BARLEY
SURVEYING
4450 N.E. 83RD ROAD - WILDWOOD, FL 34786
35222-6810/3521-8888

SHEET 2 OF 2

PLAT BOOK _____

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

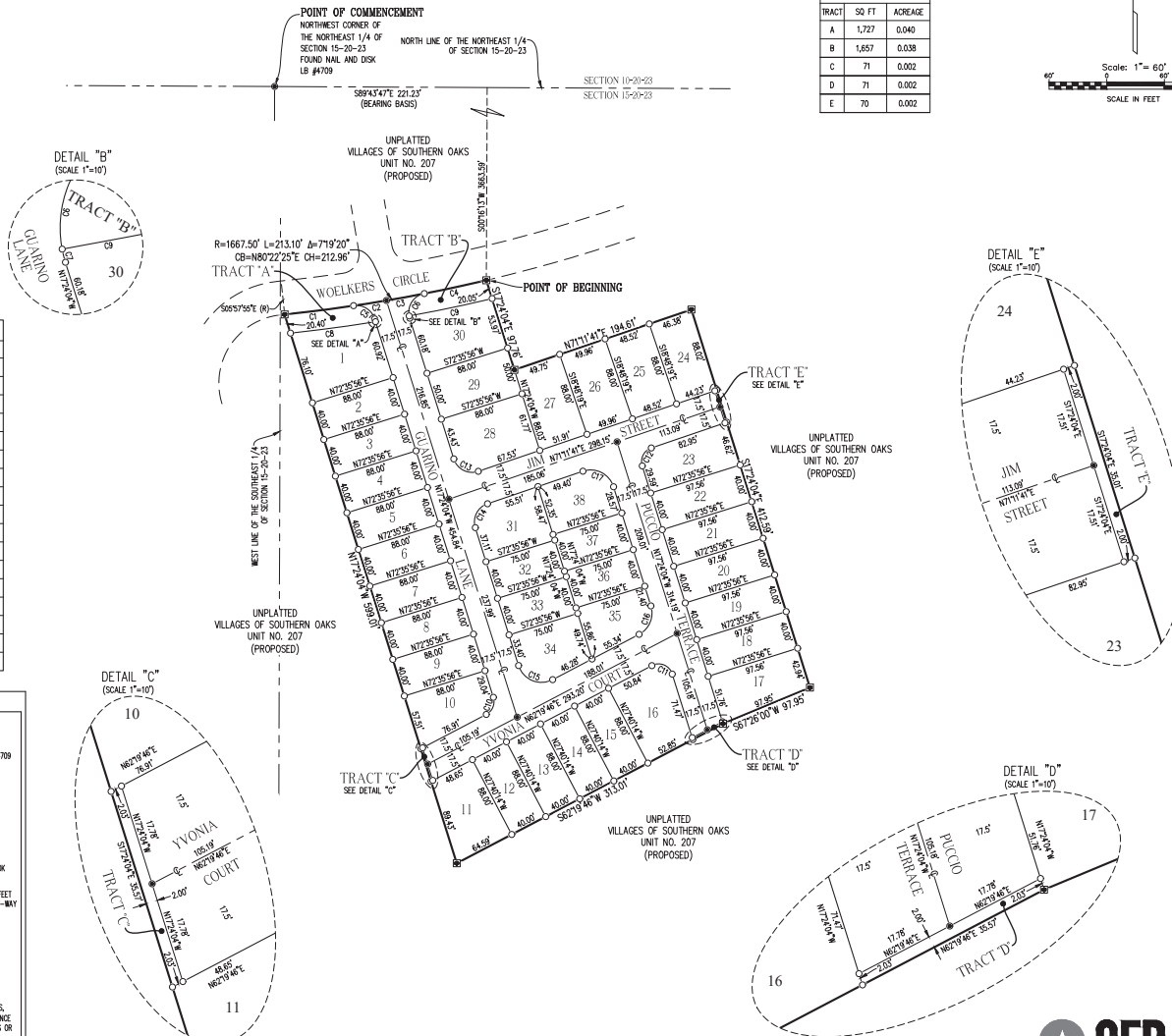
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,727	0.040
B	1,657	0.038
C	71	0.002
D	71	0.002
E	70	0.002



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CORD BNG.	CORD
C1	72.26'	1667.50'	72°28'58"	N82°47'36"E	72.25'
C2	43.46'	1667.50'	111°39'	N80°57'15"E	34.76'
C3	40.07'	1667.50'	122°31'	N79°40'12"E	40.76'
C4	66.06'	1667.50'	216°11'	N75°59'55"E	66.05'
C5	28.28'	20.00'	81°02'49"	S75°02'58"E	28.28'
C6	31.35'	20.00'	89°39'38"	S34°09'07"E	28.20'
C7	2.35'	20.00'	64°32'53"	S14°02'25"E	2.35'
C8	89.31'	1667.50'	370°56'	N82°22'55"E	89.30'
C9	88.82'	1667.50'	259°52'	N78°09'45"E	88.82'
C10	20.67'	15.00'	79°43'50"	N62°23'51"E	19.28'
C11	26.15'	15.00'	100°16'40"	N67°32'09"E	23.95'
C12	21.39'	15.00'	86°58'46"	S26°54'48"E	20.03'
C13	39.91'	20.00'	97°24'15"	S83°36'71"E	28.63'
C14	33.93'	20.00'	108°15'45"	S26°35'40"W	27.94'
C15	43.75'	25.00'	89°36'00"	S37°30'02"E	38.38'
C16	34.79'	25.00'	94°24'50"	N22°27'51"E	32.05'
C17	39.88'	25.00'	71°34'51"	N63°36'72"E	35.75'

LEGEND

- | | |
|---|--|
| INDICATES 4" x 8" 2" CONCRETE PERMANENT REFERENCE MONUMENT (P&R) FOUND TO #1079, UNLESS OTHERWISE NOTE | |
| INDICATES 4" x 8" 2" CONCRETE PERMANENT REFERENCE MONUMENT (P&R) FOUND TO #1079, UNLESS OTHERWISE NOTE | |
| INDICATES 4" x 8" 2" CONCRETE PERMANENT REFERENCE MONUMENT (P&R) FOUND TO #1079, UNLESS OTHERWISE NOTE | |
| INDICATES P.X. MAIL AND G&K PERMANENT CONTROL POINT | |
| P.C.P. IS 1/2" BUSH IN #1079 TO BE SET WITHIN ONE YEAR OF THE DATE THIS SET IS SET | |
| INDICATES 5/8" BUSH NAIL CAP TO BE SET IN | |
| ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES. (SEE NOTE #1) | |
| INDICATES NUMBER IN CURVE TABLE | |
| INDICATES LINE NUMBER IN LINE TABLE | |
| CONV. ANG. | |
| INDICATES DEGREE (ANGULAR CURVE OF) | |
| CH. INDICATES CHORD BEARING | |
| INDICATES ARC LENGTH | |
| INDICATES LOCUS BEARING | |
| NO. INDICATES RECORDS BOOK | |
| PG. INDICATES POINT OF CURVATURE | |
| PG. INDICATES POINT OF COMPOUND CURVATURE | |
| PG. INDICATES POINT OF TANGENCY | |
| PT. INDICATES POINT OF TANGENCY | |
| INDICATES RADIAL LINE | |
| DRG INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGER | |
| INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE STATE AND ITS ASSNS) | |
| INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF THE FOLLOWING: POWER, GAS, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING | |
| AND/OR GOLF CART PATHS, DEVELOPER CONTINGUATES PLANTING H.V.A.C. AND/OR EASEMENT WITHIN THE EASEMENT AREA, UTILITY PROVISIONS UTILIZING SUCH EASEMENT AREA COVENANTS, AS A PORTION OF THE RIGHT TO EASEMENT. THIS IS NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT WITHIN THE EASEMENT AREA. | |



PREPARED BY:



CFB | CLYMER
FARNER
BARLEY
SURVEYING

4450 NE 83RD ROAD • WILDWOOD, FL 34786
352/3749-3126 | BR009

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2306-003 VOSO Unit 217 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number: PLAT 2306-003

Acreage: 14.70 +/-

Property Location: The subject property is generally located south along C 470 E, approximately 2.6 miles east of N US 301, and approximately 2.95 miles west of Florida's Turnpike.

Owner/Applicant: The Villages Development Company, LLC

Parcel(s): Portion of K15-006

The Villages Development Company, LLC is seeking approval from the City Commission for VOSO Unit 217 Final Plat, a subdivision consisting of 81 single-family dwelling units, on 14.70 acres MOL.

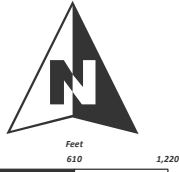
PLAT 2306-003 VOSO Unit 217 Final Plat conforms with F.S 177, the City of Wildwood's Land Development Regulations, and Chapter 163 agreement.

DATED: 07/17/2023



Anarquis Frias
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 610 1,220	PLAT 2306-003 VOSO UNIT 217 FINAL PLAT PARCEL K15-006	MAP 1B LOCATION MAP JULY 2023
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CONVAY, CONTINGENT, RESTRICTIONS
AND EASEMENTS FOR THE SUBDIVISION
OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT NO. 15 OF SUMTER COUNTY, FLORIDA
OR BOOK _____ PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 217

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 4

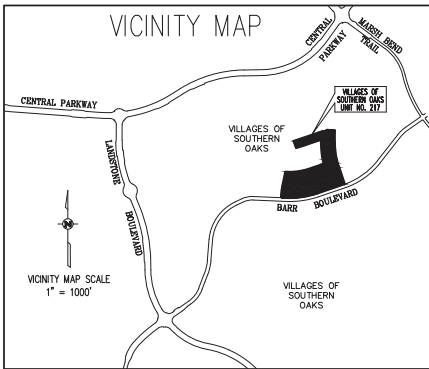
PLAT BOOK
PAGE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE NORTH LINE THEREOF RUN S89°43'47"E, 602.05 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°16'13"W, 2355.08 FEET TO THE POINT OF BEGINNING; THENCE S02°05'27"W, 69.14 FEET; THENCE S00°34'03"W, 69.14 FEET; THENCE S00°52'21"E, 69.14 FEET; THENCE S02°32'44"E, 69.14 FEET; THENCE S04°15'01"E, 69.64 FEET; THENCE S07°22'57"E, 68.10 FEET; THENCE S05°42'40"E, 71.31 FEET; THENCE S14°33'21"E, 75.90 FEET; THENCE S09°54'55"E, 76.73 FEET; THENCE S10°48'01"E, 304.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,220.00 FEET AND A CHORD BEARING AND DISTANCE OF S70°51'54"W, 14.26 FEET TO WHICH A RADIAL LINE BEARS S19°23'37"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°04'01"E, AN ARC DISTANCE OF 14.28 FEET TO THE POINT OF TANGENCY; THENCE S17°14'18", 47.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N02°27'01"E, 23.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°07'20"E, AN ARC DISTANCE OF 156.63 FEET TO THE POINT OF TANGENCY; THENCE N10°15'17", 249.39 FEET; THENCE S82°30'01", 63.69 FEET; THENCE N80°02'48", 59.26 FEET; THENCE N85°44'01"E, 59.24 FEET; THENCE N82°25'17"E, 59.24 FEET; THENCE N10°58'54"E, 59.24 FEET; THENCE N05°47'50"E, 59.24 FEET; THENCE N02°37'12", 59.33 FEET; THENCE N07°11'41"E, 253.43 FEET; THENCE N12°24'16"W, 74.93 FEET; THENCE N04°46'53"W, 63.33 FEET; THENCE N07°09'30"W, 63.33 FEET; THENCE N04°37'04"W, 62.75 FEET; THENCE N03°03'00"W, 63.60 FEET; THENCE N04°12'37"W, 85.51 FEET; THENCE S17°11'41"W, 289.22 FEET; THENCE S71°59'55"W, 43.36 FEET; THENCE S73°07'10"W, 116.03 FEET; THENCE N10°46'19"W, 125.55 FEET; THENCE N17°11'41"E, 496.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°04'01", AN ARC DISTANCE OF 36.60 FEET TO THE POINT OF TANGENCY; THENCE S88°23'18"E, 79.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERWESTLY AND HAVING A RADIUS OF 20.00 FEET; THENCE N04°16'51"E, 106.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,771.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°07'52", AN ARC DISTANCE OF 6.21 FEET; THENCE ALONG A RADIAL LINE RUN S87°07'21"E, 145.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.70 ACRES, MORE OR LESS.



81 LOTS - 0 TRACTS

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

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING S89°43'47"E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND OPERATION OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 6) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY ORSEAN PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY ORSEAN PLACE UTILITY COMPANY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OIL-BE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.
- 9) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

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

SIGNATURE

DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

SEAL

VILLAGES OF SOUTHERN OAKS UNIT NO. 217 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) IN THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 217, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWING SURVEYOR SHOWN BELOW.

MELANIE D. PEAVY
DEVELOPMENT SERVICES DIRECTOR

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

SUSAN PATTERSON
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 20____.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 217, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC.

WITNESSES:

THE VILLAGES DEVELOPMENT COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: VDC MANAGER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) SIGNATURE

BY: MARTIN L. DZURO, MANAGER

PRINT NAME

(2) SIGNATURE

PRINT NAME

WITNESSES:

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15

BY: SPENCER R. NOVAK, CHAIR

(1) SIGNATURE

PRINT NAME

(2) SIGNATURE

PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY SPENCER R. NOVAK, CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 217, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

OWNER PARKER BARLEY SURVEYING, LLC
4450 N.E. 84th ROAD
WILDWOOD, FLORIDA 34786
LICENSED SURVEYOR NO. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ DAY OF _____, 20____ AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SEAL

PREPARED BY:



CFB

SURVEYING

4450 NE 83RD ROAD - WILDWOOD, FL 34786
(904) 663-0261 (FL 68888)

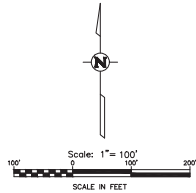
CLYMER
FARMER
BARLEY

VILLAGES OF SOUTHERN OAKS UNIT NO. 217

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

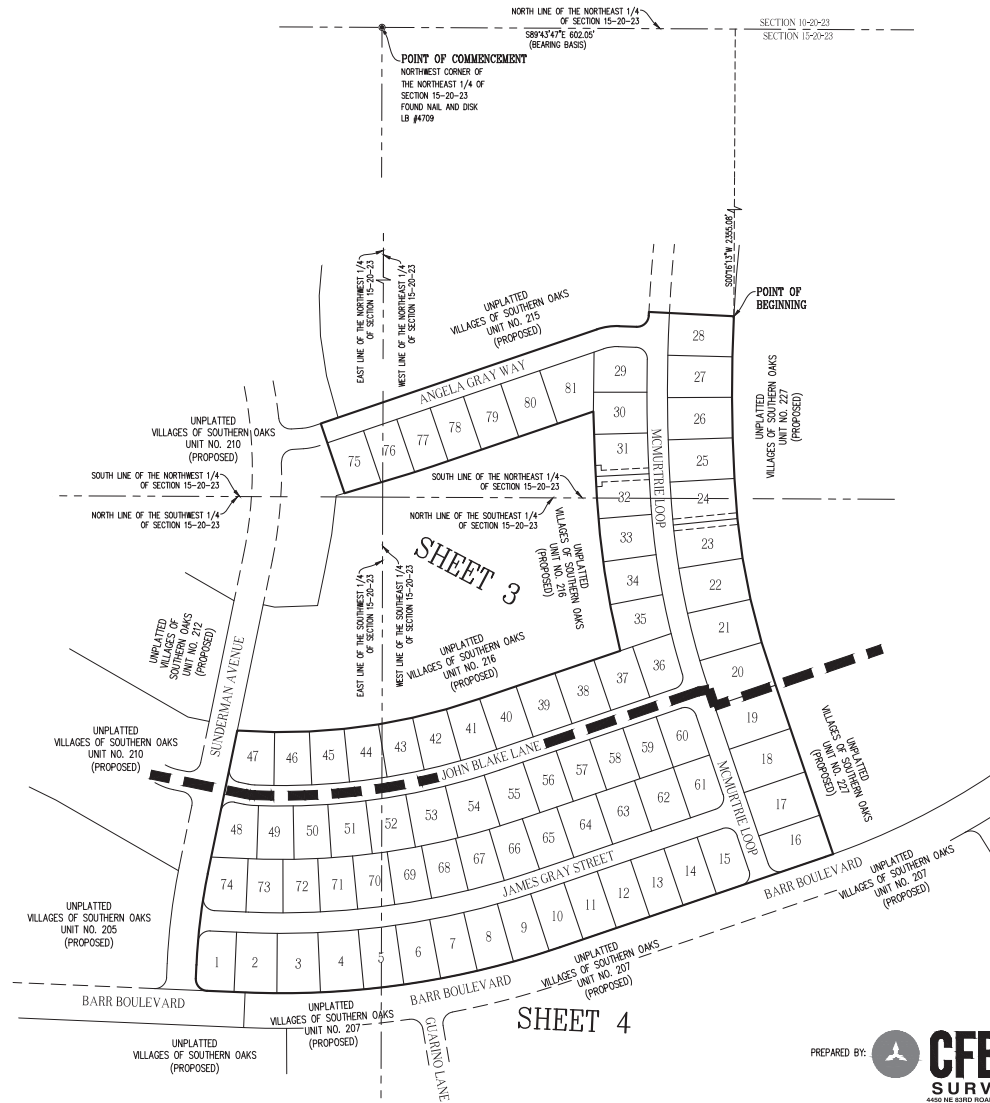
SHEET 2 OF 4

PLAT BOOK _____
PAGE _____



KEY MAP

LEGEND	
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #498 & LB #4709), UNLESS OTHERWISE NOTED.
□	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #498 & LB #4709)
●	INDICATES P.A. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
LB	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT OF CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
RA	INDICATES RADIAL LINE
ORA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PHYS.
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS, DEVELOPER CONTINGUATES PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PS	INDICATES PLAT BOOK
PSS	INDICATES PAGES
R/W	INDICATES RIGHT-OF-WAY



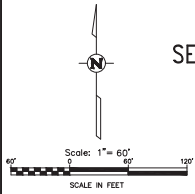
PREPARED BY:  **CFB** | CLYMER FARMER BAILEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(904) 466-1100

VILLAGES OF SOUTHERN OAKS UNIT NO. 217

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

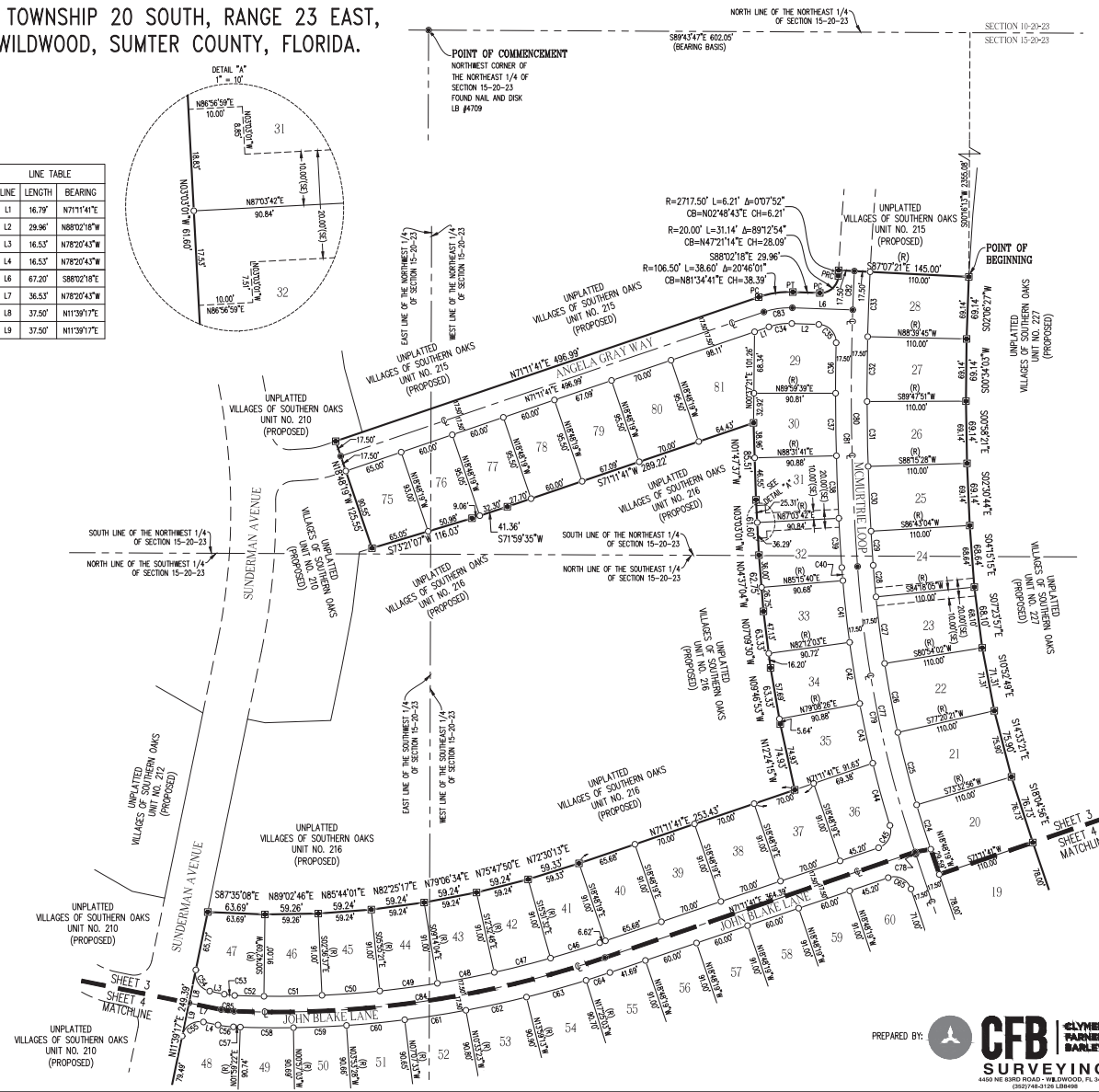
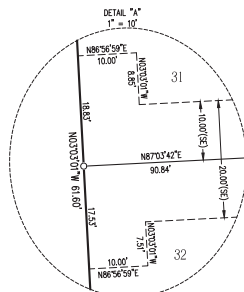
SHEET 3 OF 4

PLAT BOOK
PAGE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C24	51.67	1257.50'	221°15'	S173°42'E	51.67
C25	83.19	1257.50'	374°25'	S143°32'E	83.17
C26	78.16	1257.50'	333°40'	S105°24'W	78.15
C27	74.64	1257.50'	324°03'	S072°35'W	74.63
C28	35.16	1257.50'	136°07'	S04°35'W	35.16
C29	38.13	2682.50'	048°52'	S03°41'22"E	38.13
C30	72.10	2682.50'	132°24'	S02°30'44"E	72.09
C31	72.10	2682.50'	132°24'	S00°58'21"E	72.09
C32	72.10	2682.50'	132°24'	S00°34'03"W	72.09
C33	72.10	2682.50'	132°24'	S02°06'27"W	72.09
C34	25.92	71.50'	204°01'	S81°34'41"W	25.77
C35	31.14	20.00'	89°12'54"	N43°25'51"W	28.09
C36	56.09	2717.50'	170°57'	S00°30'07"W	56.09
C37	69.54	2717.50'	127°58'	S00°44'20"E	69.54
C38	69.54	2717.50'	127°58'	S02°12'19"E	69.54
C39	54.94	2717.50'	109°30'	S03°31'03"E	54.94
C40	14.49	1292.50'	038°33'	S04°25'04"E	14.49
C41	69.03	1292.50'	303°37'	S06°16'09"E	69.02
C42	69.03	1292.50'	303°37'	S09°19'45"E	69.02
C43	67.90	1292.50'	300°36'	S12°15'52"E	67.89
C44	71.74	1292.50'	310°49'	S15°27'34"E	71.74
C45	30.80	20.00'	88°14'40"	N27°04'21"E	27.85
C46	57.39	1116.00'	256°48'	N72°42'05"E	57.39
C47	64.51	1116.00'	318°44'	N75°47'30"E	64.50
C48	64.51	1116.00'	318°44'	N79°06'34"E	64.50
C49	64.51	1116.00'	318°44'	N82°25'17"E	64.50
C50	64.51	1116.00'	318°44'	N85°44'01"E	64.50
C51	64.53	1116.00'	318°46'	N89°02'46"E	64.52
C52	32.61	1116.00'	140°26'	S89°27'39"E	32.60
C53	11.58	71.50'	91°6'42"	S82°59'04"E	11.57
C54	31.42	20.00'	90°00'00"	S33°20'43"E	28.28
C55	31.42	20.00'	90°00'00"	S56°39'17"W	28.28
C56	17.25	106.50'	91°6'42"	S82°59'04"E	17.23
C57	7.77	1151.00'	023°13'	S87°40'01"E	7.77
C58	59.07	1151.00'	256°25'	S89°28'50"E	59.06
C59	59.07	1151.00'	256°25'	N87°34'45"E	59.06
C60	64.98	1151.00'	314°06'	N84°29'30"E	64.98
C61	68.91	1151.00'	325°50'	N81°09'32"E	68.90
C62	68.91	1151.00'	325°50'	N77°43'42"E	68.90
C63	68.92	1151.00'	325°50'	N74°17'52"E	68.90
C64	27.88	1151.00'	173°16'	N71°53'19"E	27.88
C65	31.42	20.00'	90°00'00"	N63°48'19"W	28.28
C77	327.31	1275.00'	144°23'1"	S112°17'04"E	326.41
C78	2.71	1275.00'	007°19'	S18°44'40"E	2.71
C79	324.60	1275.00'	143°51'1"	S11°23'24"E	323.73
C80	328.65	2700.00'	67°58'27"	S00°36'34"E	328.44
C81	285.48	2700.00'	60°32'29"	S01°04'03"E	285.35
C82	43.16	2700.00'	054°57'	S02°25'10"W	43.16
C83	32.26	89.00'	204°01'	S81°34'41"W	32.08
C84	418.05	1133.50'	210°50'	N81°47'08"E	416.66
C85	14.41	89.00'	97°6'42"	S82°59'04"E	14.40

LINE TABLE	
LINE	BEARING
L1	16.79' N71°11'41"E
L2	29.96' N88°02'18"W
L3	16.53' N78°20'43"W
L4	16.53' N78°20'43"W
L6	67.20' S88°02'18"E
L7	36.53' N78°20'43"W
L8	37.50' N11°39'17"E
L9	37.50' N11°39'17"E



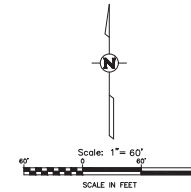
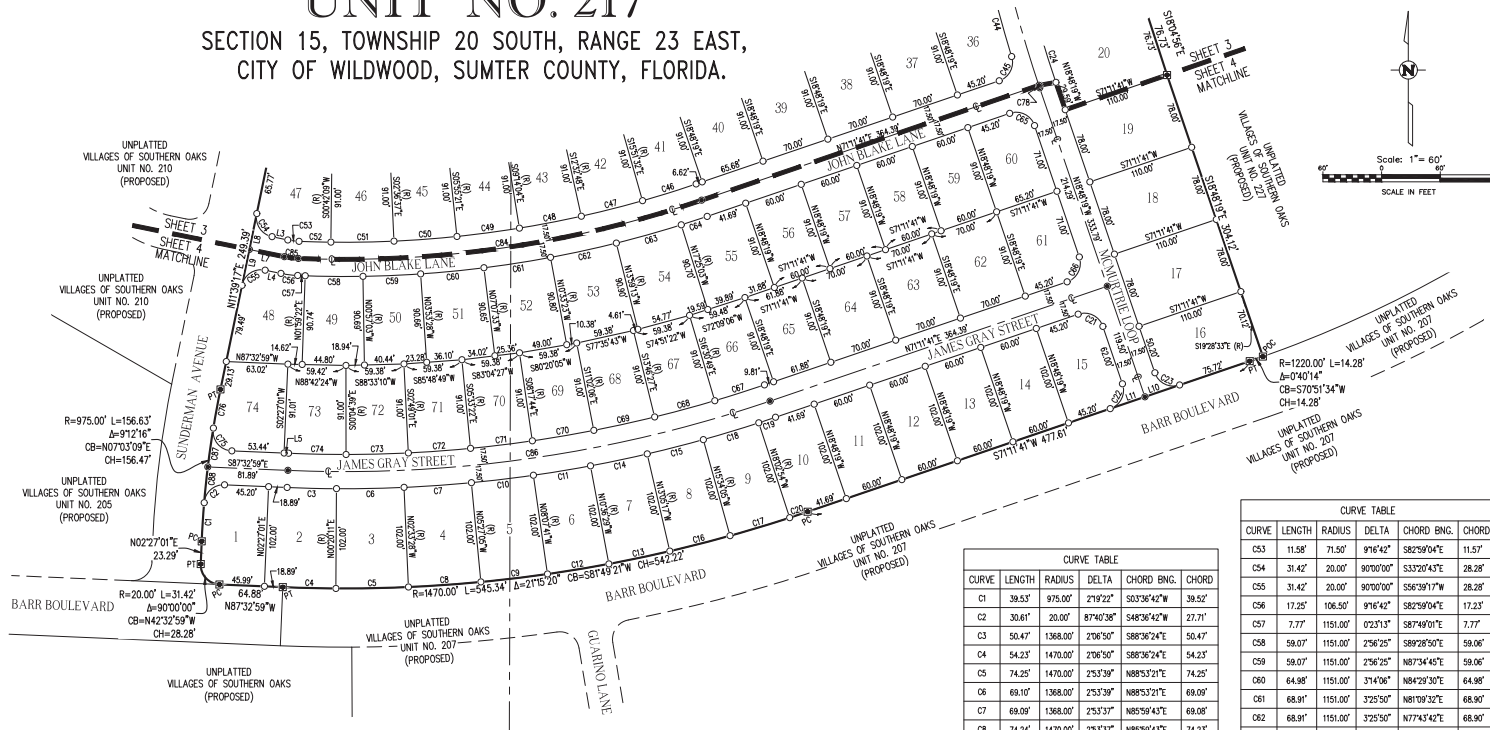
PREPARED BY: **CFB** CLYMER FARMER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 945-1888

VILLAGES OF SOUTHERN OAKS UNIT NO. 217

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 4

PLAT BOOK _____
PAGE _____



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #498 & LB #470), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #498 & LB #470)
- INDICATES P.S. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #498 & LB #470 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES.
- SEE NOTE #5
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L3 INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- CB INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- INDICATES RADIAL LINE
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- INDICATES GATE FACILITIES EXISTING (RECORDED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EXEMPT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTINGUATES PUTTING IN A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA CONSENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
- PS INDICATES PAGE
- PSS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

LINE	LENGTH	BEARING
L3	16.53'	N78°20'43"W
L4	16.53'	N78°20'43"W
L5	4.64'	S87°32'59"E
L7	36.53'	N78°20'43"W
L8	37.50'	N11°39'17"E
L9	37.50'	N11°39'17"E
L10	37.50'	N71°11'41"E
L11	37.50'	N71°11'41"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.53'	975.00'	219°22'	S53°36'42"W	38.50'
C2	30.61'	20.00'	87°40'38"	S48°36'42"W	27.71'
C3	50.47'	1368.00'	270°50'	S88°36'24"E	50.47'
C4	54.23'	1470.00'	270°50'	S88°36'24"E	54.23'
C5	74.25'	1470.00'	253°39'	N88°53'21"E	74.25'
C6	69.10'	1368.00'	253°39'	N88°53'21"E	69.09'
C7	69.09'	1368.00'	253°39'	N88°59'43"E	69.08'
C8	74.24'	1470.00'	253°39'	N88°59'43"E	74.23'
C9	68.67'	1470.00'	274°36'	N83°12'37"E	68.67'
C10	63.91'	1368.00'	274°36'	N83°12'37"E	63.90'
C11	59.21'	1368.00'	278°48'	N80°37'55"E	59.21'
C12	63.63'	1470.00'	278°48'	N80°37'55"E	63.62'
C13	63.63'	1470.00'	278°48'	N78°09'07"E	63.62'
C14	59.21'	1368.00'	278°48'	N78°09'07"E	59.21'
C15	59.21'	1368.00'	278°48'	N75°40'19"E	59.21'
C16	63.63'	1470.00'	278°48'	N75°40'19"E	63.62'
C17	63.63'	1470.00'	278°48'	N73°11'30"E	63.63'
C18	59.21'	1368.00'	278°48'	N73°11'30"E	59.21'
C19	18.08'	1368.00'	0°45'25"	N71°34'23"E	18.08'
C20	19.42'	1470.00'	0°45'25"	N71°34'23"E	19.42'
C21	31.42'	20.00'	90°00'00"	N63°48'19"W	28.28'
C22	31.42'	20.00'	90°00'00"	N26°11'41"E	28.28'
C23	31.42'	20.00'	90°00'00"	S63°48'19"E	28.28'
C24	51.67'	1257.50'	221°15'	S73°37'42"E	51.67'
C44	71.74'	1292.50'	37°40'	S15°27'34"E	71.74'
C45	30.80'	20.00'	86°14'07"	N27°04'21"E	27.85'
C46	57.39'	1116.00'	256°48'	N72°40'05"E	57.39'
C47	64.51'	1116.00'	378°44'	N75°47'30"E	64.50'
C48	64.51'	1116.00'	378°44'	N75°06'34"E	64.50'
C49	64.51'	1116.00'	378°44'	N82°25'17"E	64.50'
C50	64.51'	1116.00'	378°44'	N85°44'02"E	64.50'
C51	64.53'	1116.00'	378°46'	N89°02'46"E	64.52'
C52	32.61'	1116.00'	140°26'	S88°27'38"E	32.60'

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C53	11.58'	71.50'	91°6'42"	S82°59'04"E	11.57'
C54	31.42'	20.00'	90°00'00"	S33°20'43"E	28.28'
C55	31.42'	20.00'	90°00'00"	S56°39'17"W	28.28'
C56	17.25'	106.50'	91°6'42"	S82°59'04"E	17.23'
C57	7.77'	1151.00'	02°31'S	S87°49'01"E	7.77'
C58	59.07'	1151.00'	256°25'	S89°28'50"E	59.06'
C59	59.07'	1151.00'	256°25'	N87°34'45"E	59.06'
C60	64.98'	1151.00'	374°08'	N84°29'36"E	64.98'
C61	68.91'	1151.00'	325°50'	N81°09'32"E	68.90'
C62	68.91'	1151.00'	325°50'	N77°43'42"E	68.90'
C63	68.92'	1151.00'	325°50'	N74°17'52"E	68.90'
C64	27.88'	1151.00'	123°16'	N71°53'19"E	27.88'
C65	31.42'	20.00'	90°00'00"	N63°48'19"W	28.28'
C66	31.42'	20.00'	90°00'00"	N26°11'41"E	28.28'
C67	53.32'	1333.00'	217°30'	N72°20'26"E	53.31'
C68	63.73'	1333.00'	244°22'	N74°51'22"E	63.73'
C69	63.73'	1333.00'	244°22'	N77°35'43"E	63.73'
C70	63.73'	1333.00'	244°22'	N80°20'05"E	63.73'
C71	63.73'	1333.00'	244°22'	N83°04'27"E	63.73'
C72	63.73'	1333.00'	244°22'	N85°48'48"E	63.73'
C73	63.73'	1333.00'	244°22'	N88°33'10"E	63.73'
C74	58.81'	1333.00'	231°39'	S88°48'49"E	58.80'
C75	33.80'	20.00'	96°50'17"	S39°07'51"E	29.92'
C76	40.27'	975.00'	221°59'	S10°28'17"W	40.27'
C78	2.71'	1275.00'	07°07'49"	S18°44'40"E	2.71'
C84	418.05'	1133.50'	21°05'54"	N81°47'08"E	416.66'
C85	14.41'	89.00'	91°6'42"	S82°59'04"E	14.40'
C86	501.01'	1350.50'	21°52'00"	N81°49'21"E	498.14'
C87	40.08'	975.00'	221°19'	S08°06'38"W	40.08'
C88	36.76'	975.00'	209°36'	S05°51'11"W	36.75'

PREPARED BY:  **CFB** SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 962-0278

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: AN 2305-002 Fostlake #2

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

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

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

According to the 2019 Utility Master Plan, utilities in this area are developer-driven. The applicant will need to work with the City's utility department for utility connections at a later date.



DATED: 07/17/2023

Amanda Bush

Planner, Development Services

ORDINANCE NO. O2023-27

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

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

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

Parcel G22-025
Fostlake, LLC
4.76 +/-

LEGAL DESCRIPTION

PARENT PARCEL (OFFICIAL RECORDS BOOK 2868, PAGE 655)

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

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

LOT 1

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

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

CONTAINING 1.00 ACRES, MORE OR LESS.

LOT 2

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

LESS

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

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

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

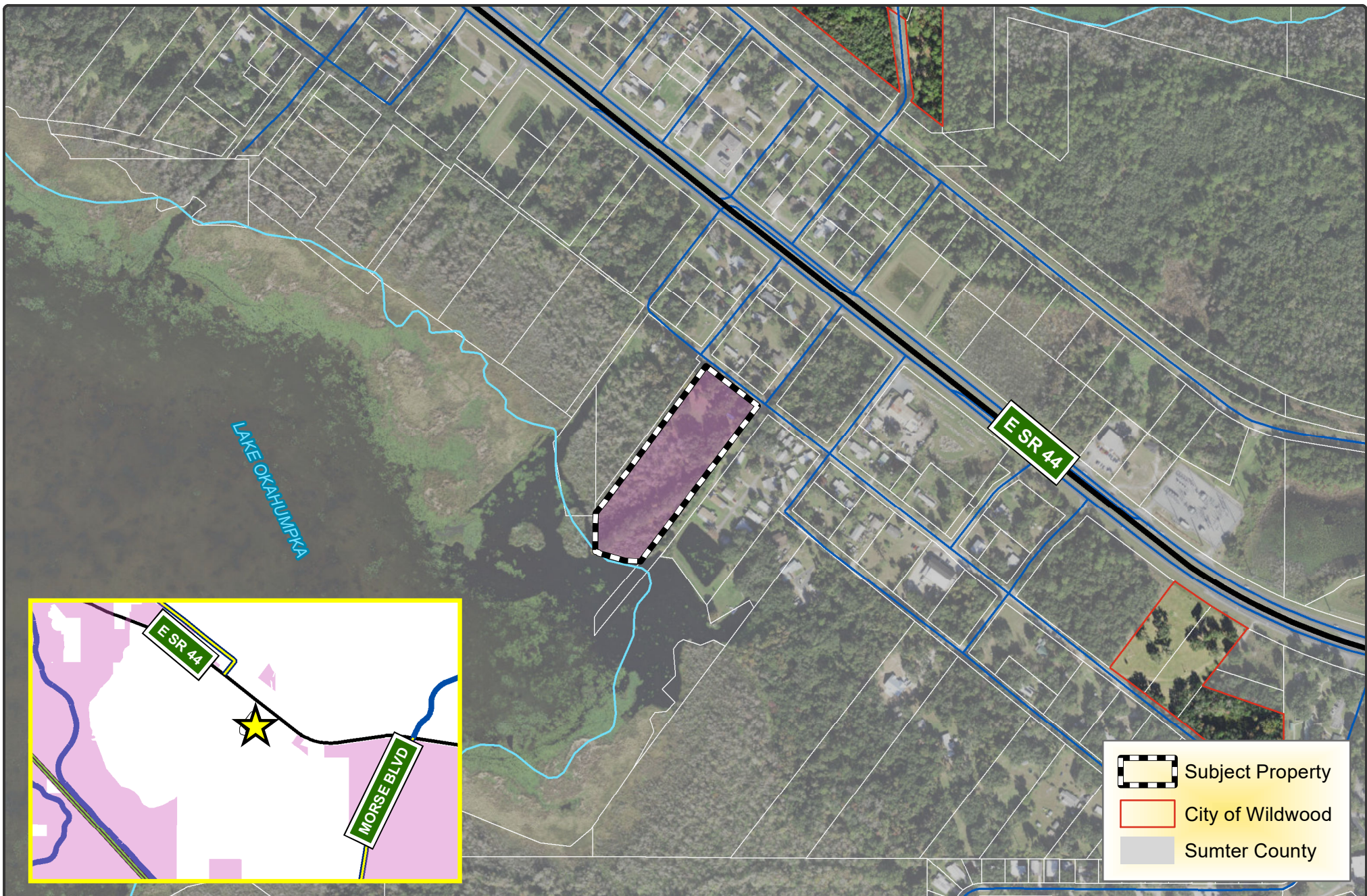
ATTEST: _____
Susan Patterson, City Clerk

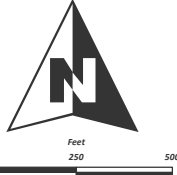
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	AN 2305-002 FOSTLAKE #2 PARCEL G22-025	MAP 1B LOCATION MAP JUNE 2023
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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

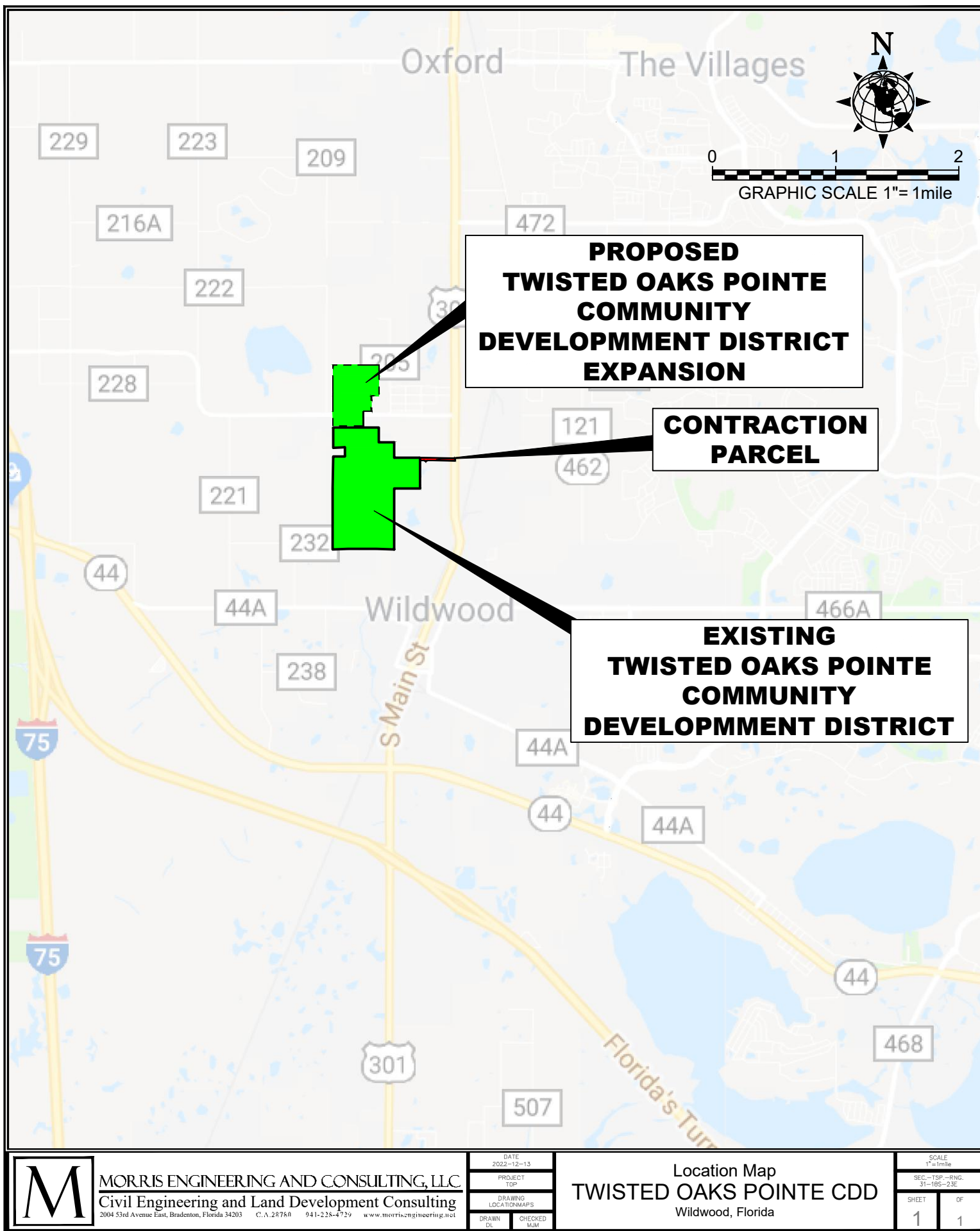


EXHIBIT 2

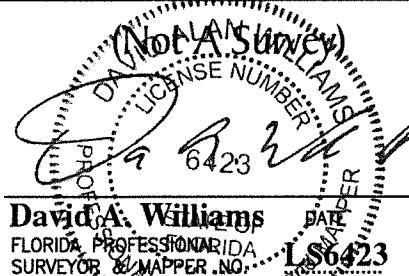
Description Sketch (Not A Survey)

TWISTED OAKS POINTE - COMMUNITY DEVELOPMENT DISTRICT

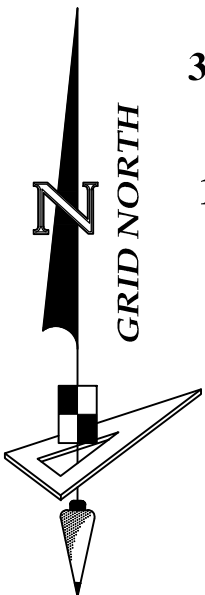
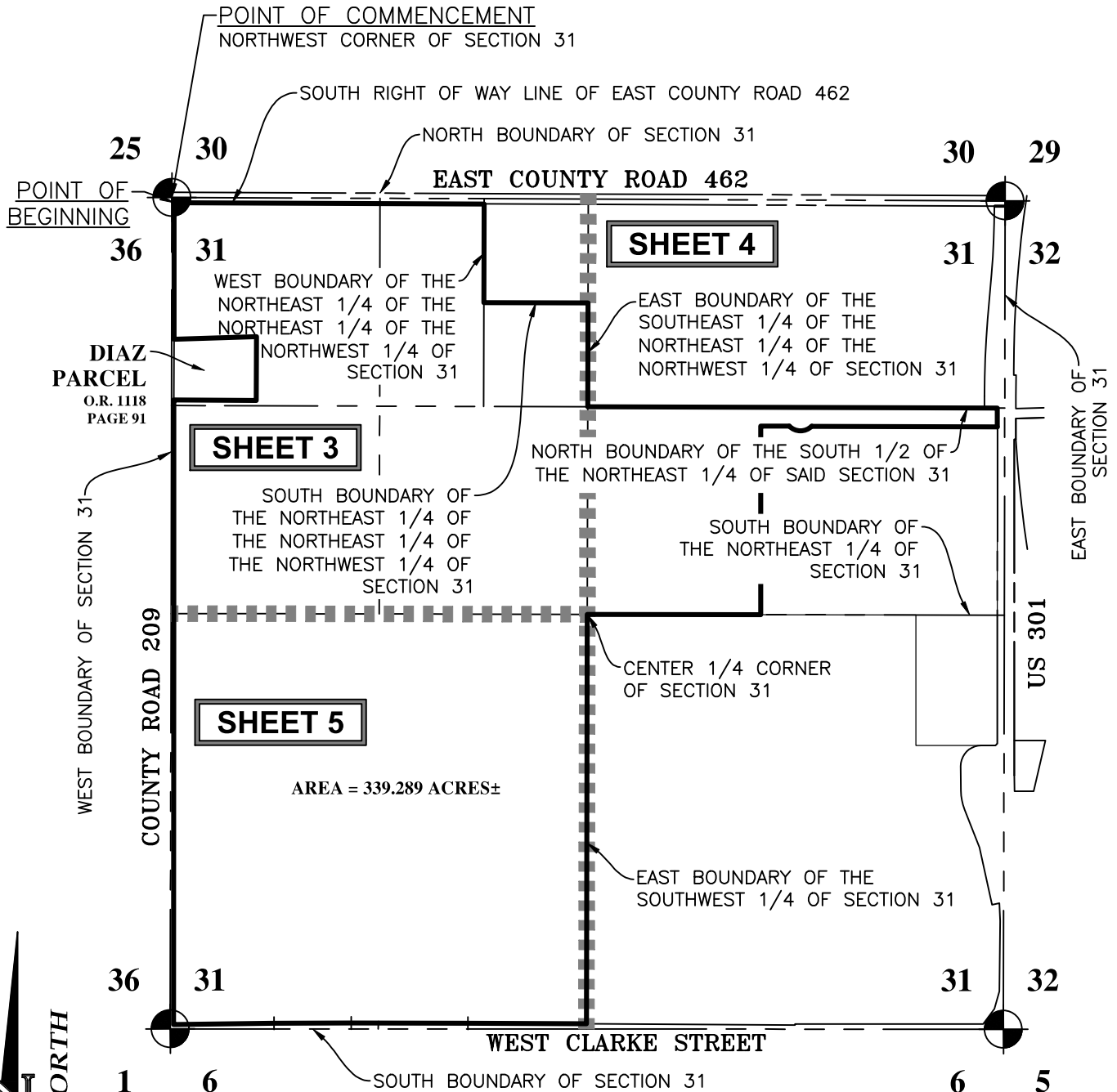
DESCRIPTION: A parcel of land lying in Section 31, Township 18 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:

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.

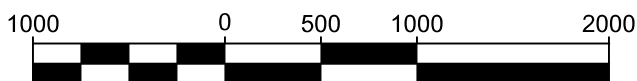
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PHASE:				
DRAWN: MGF	DATE: 08/04/21	CHECKED BY: MHC		
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
			David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6423 DATE: 08/04/21 6423	
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.				
FILE PATH: \\GEO01\PROJECTS\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS-CDD-BAS.DWG DRAWN BY: MFANNICK			01 of 05	

Description Sketch (Not A Survey)



ABBREVIATION LEGEND

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

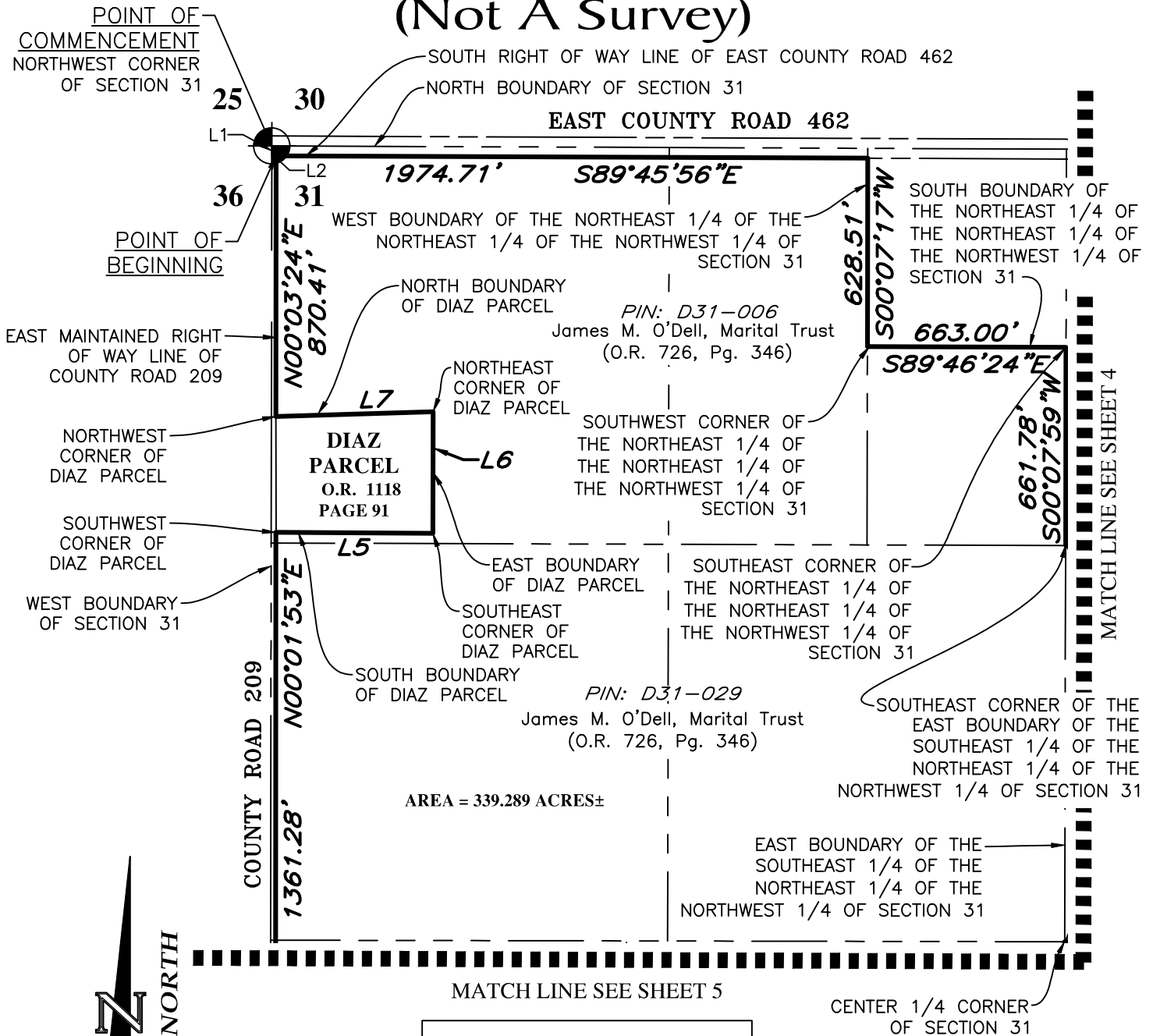


SCALE: 1"=1000'

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

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)



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

GeoPoint
Surveying, Inc.

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

Description Sketch (Not A Survey)

30 29

EAST COUNTY ROAD 462

NORTH BOUNDARY
OF SECTION 31

31 32

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

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

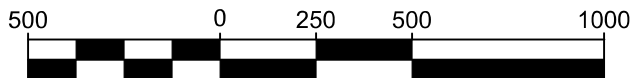
GRID NORTH

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'

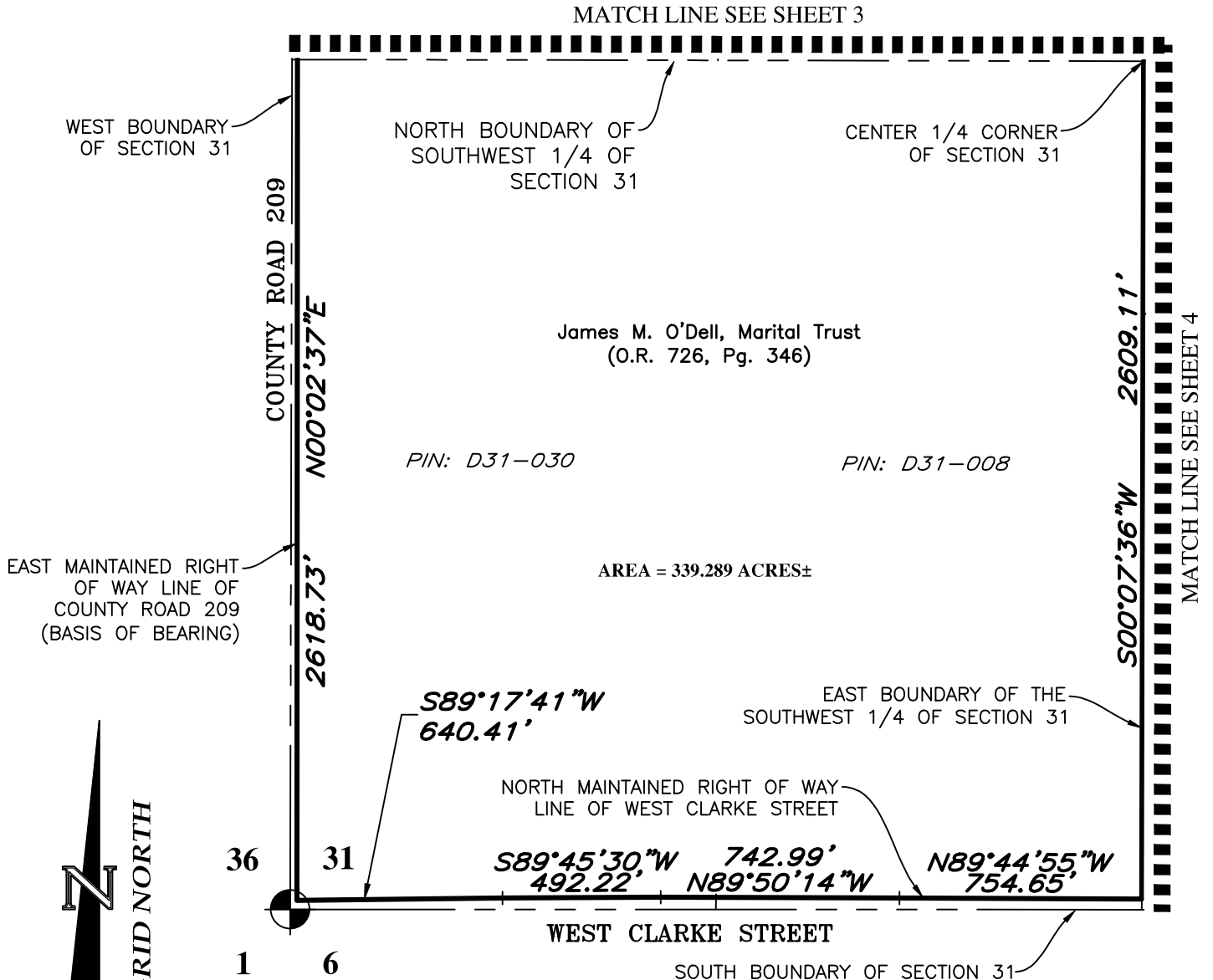
ABBREVIATION LEGEND

± ----- MORE OR LESS

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

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Surveying, Inc.

Description Sketch (Not A Survey)



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

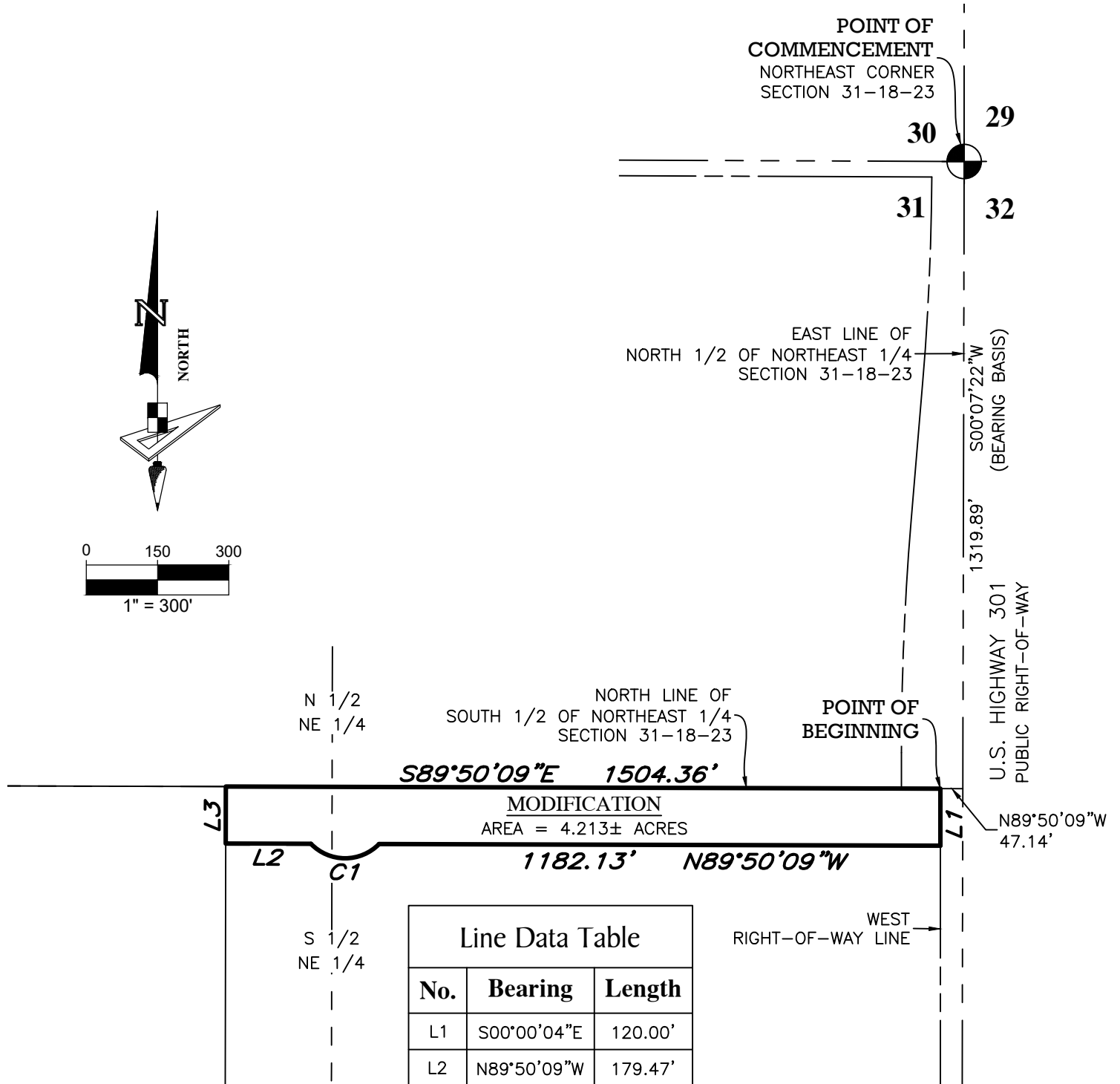
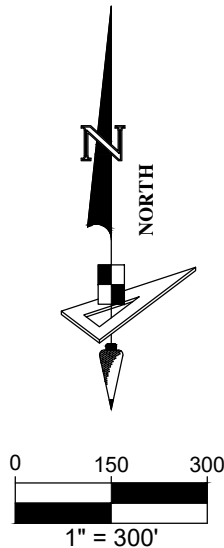
LS7095

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)



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' Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095																
DRAWN: MRC DATE: 11/11/22 CHECKED BY: JDF																		
REVISIONS <table border="1"><thead><tr><th>DATE</th><th>DESCRIPTION</th><th>DRAWN BY</th></tr></thead><tbody><tr><td>12/08/22</td><td>UPDATED BOUNDARY AND DESCRIPTION</td><td>MRC</td></tr><tr><td>01/05/23</td><td>UPDATED BOUNDARY AND DESCRIPTION</td><td>MRC</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>				DATE	DESCRIPTION	DRAWN BY	12/08/22	UPDATED BOUNDARY AND DESCRIPTION	MRC	01/05/23	UPDATED BOUNDARY AND DESCRIPTION	MRC						
DATE	DESCRIPTION	DRAWN BY																
12/08/22	UPDATED BOUNDARY AND DESCRIPTION	MRC																
01/05/23	UPDATED BOUNDARY AND DESCRIPTION	MRC																

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)

..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

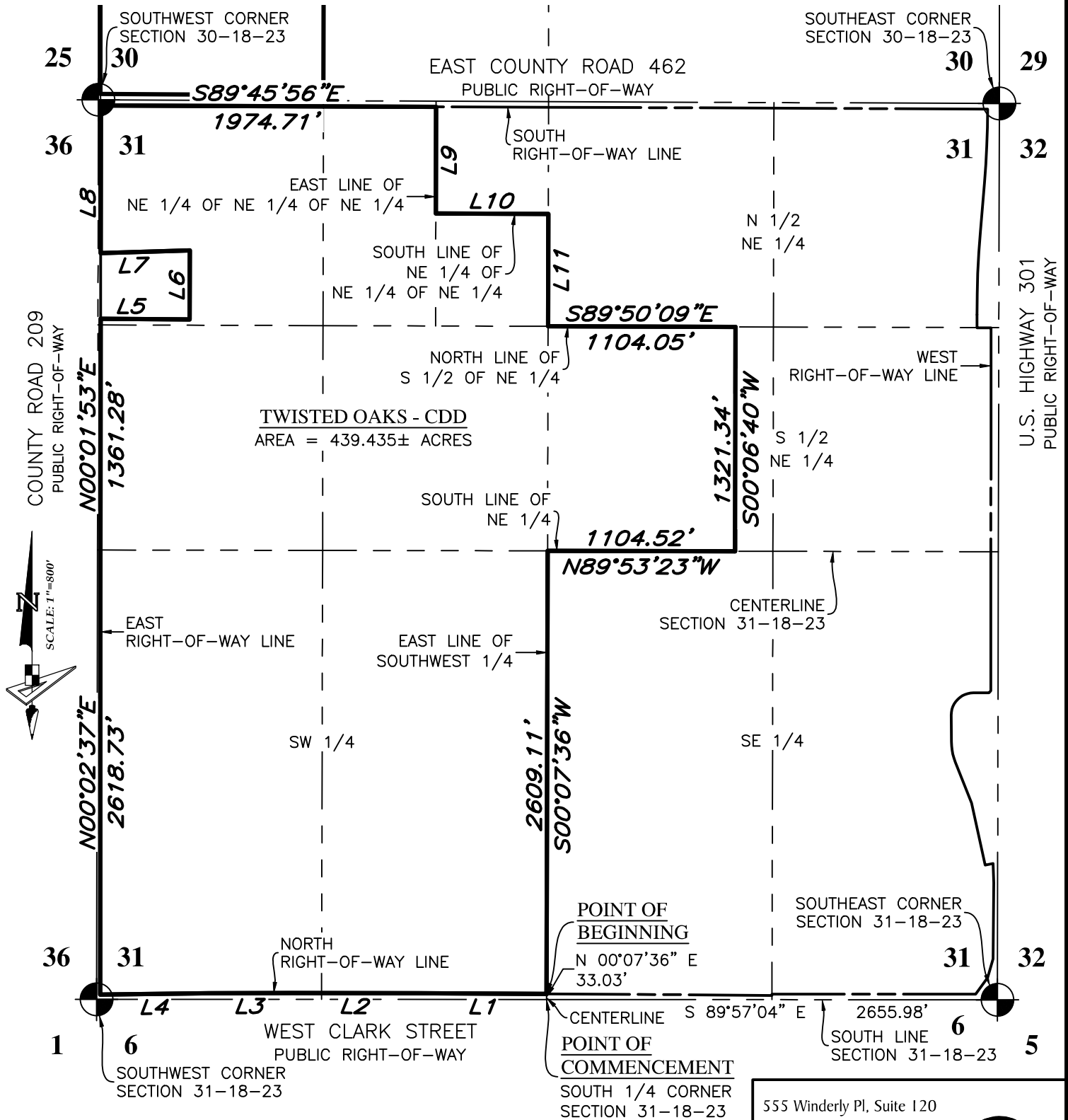
SEE SHEET 5 FOR LINE TABLES

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



Description Sketch

(Not A Survey)

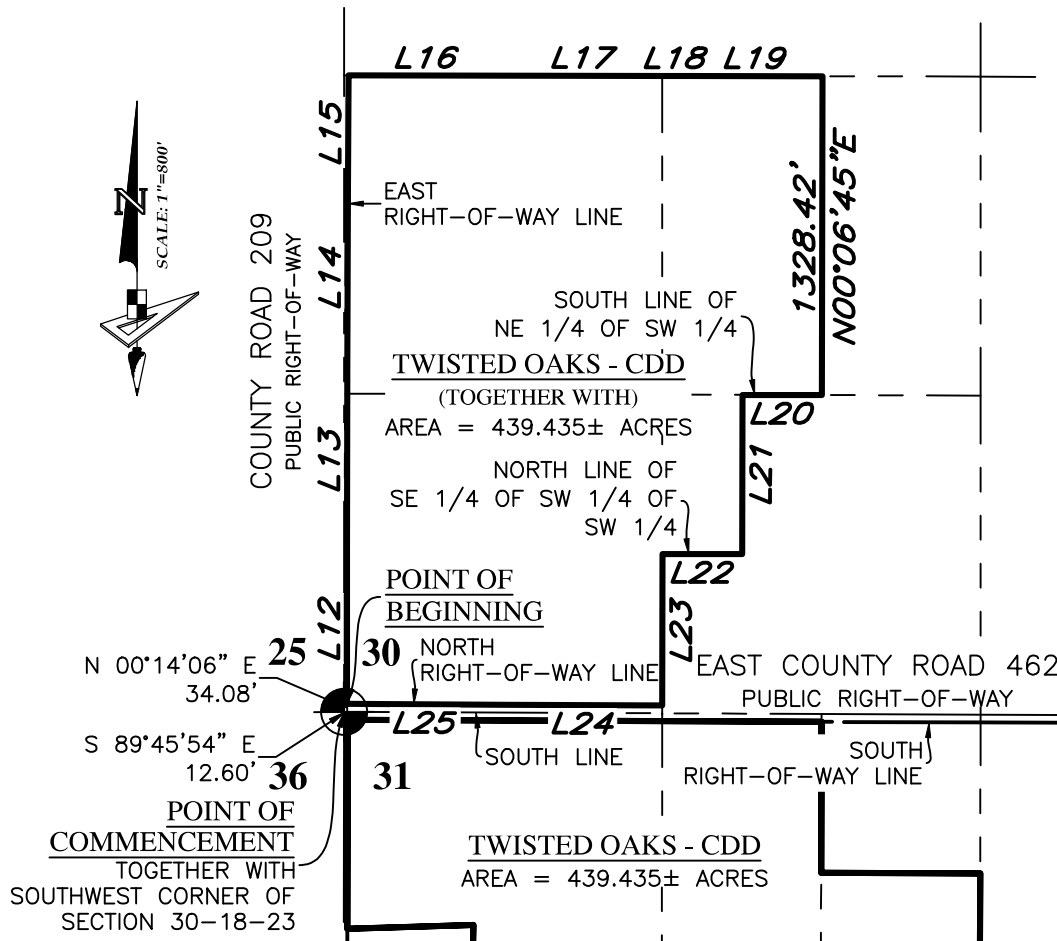


555 Winderly Pl, Suite 120
 Maitland, Florida 32751
 Phone: (321) 270-0440
 Licensed Business No.: LB 7768

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.

 2/9/2023

[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

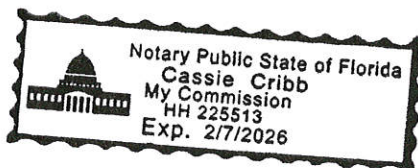


EXHIBIT A

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 *jlh*

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 *jlh* 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

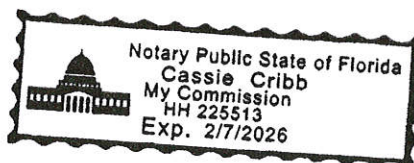


EXHIBIT A

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, consisting of stylized initials and a surname, located in the bottom right corner of the page.

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

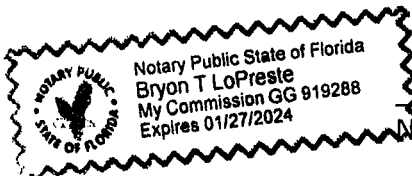
By: [Signature]
Name: Baron Woodard

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:

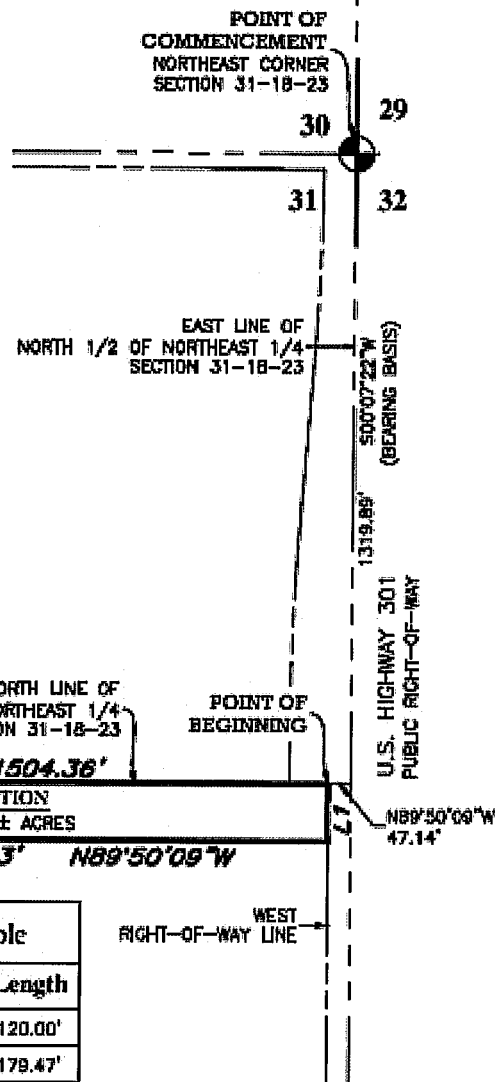
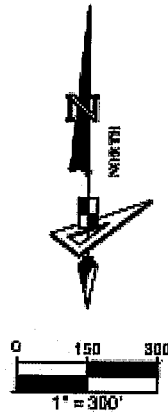
1) The bearings shown hereon are based on the East line of the North 1/2 of the Northeast 1/4 of Section 31, Township 18 South, Range 23 East, having a Grid bearing of S 00°07'22" W. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment)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

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

	JOB #: TWISTED OAKS				
	DRAWN: MRC		DATE: 03/20/2023		
	CHECKED: JDF				
	Prepared For: XXX				
Judd French	LS7095				
FILE PATH: G:\TWISTED OAKS\DESCRIPTIONS\TWISTED OAKS - CDD\TWISTED OAKS-MODIFICATION-500.DWG					

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.
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.

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.

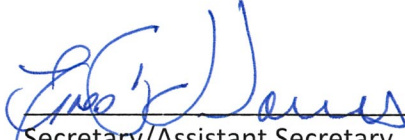
4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[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

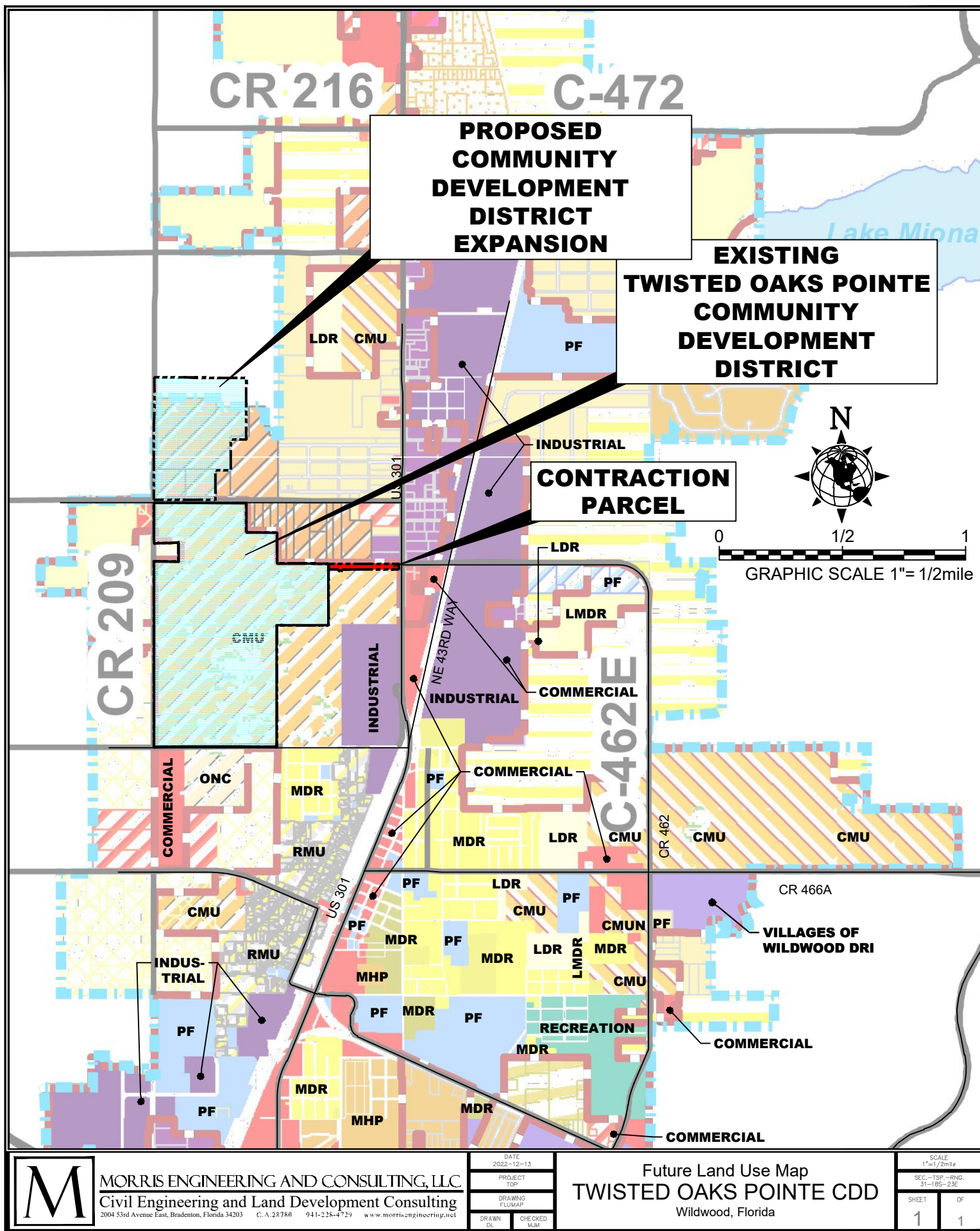


EXHIBIT 9

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

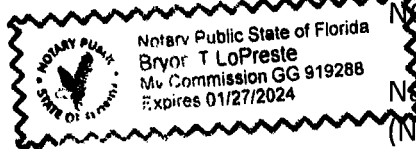

Name: Bryon T. LoPreste

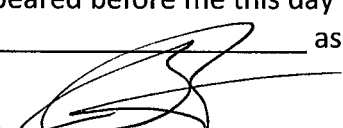

By: Candice Smith
Chairman, Board of Supervisors

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: **CP 2305-001 Oxford Oaks Professional Plaza**

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-31 be forwarded to the City Commission for further action.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	CP 2305-001 Oxford Oaks Professional Plaza
ORDINANCE NUMBER	O2023-31
APPLICANTS	Luisa Betancur & Rodolfo De Anda
OWNER	Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
PROPERTY LOCATION	The property is generally located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, and south along CR 106.
PARCEL NUMBERS	D17-036 & D17-069
DATE	July 17, 2023

The applicant is seeking a favorable recommendation from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32).

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

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Commercial (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment. Policy 1.2.7 states “upon the annexation of properties within the JPA, the City shall amend the FLUM to include the

annexed property.” The proposed land use amendment is consistent with the proposed land use category on the JPA Map.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Commercial (Sumter County) to Commercial (City). The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and limit buffering.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The existing adjacent land use designations within the City limits are Commercial (COM) and the proposed land use amendment is consistent with the proposed land use category on the JPA Map. This is consistent with policy 1.2.8., the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and limit buffering.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. A Protected Wildlife Report was conducted by Keystone Environmental Consulting, LLC in May of 2023. Per the Protected Wildlife Report, Gopher Tortoise burrows were observed, but not occupied. It is recommended a 100% gopher tortoise survey be done before construction and if any gopher tortoises are found it will be necessary to apply for a gopher relocation permit with FFWCC.

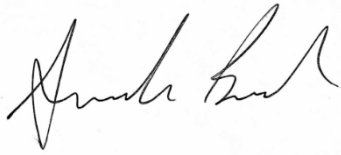
(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: The property will have a full-access driveway on CR 106. The proposed project is to generate 1,185 net daily trips of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory Levels of Service.

Potable Water & Sewer: City water is available to the subject property. The nearest force main is approximately 350 feet north of the property. The applicant/owner will work with the City’s Utility Department and adjacent developers at the site plan stage to connect to the City

water and sewer.

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

A handwritten signature in black ink, appearing to read 'Amanda Bush', is written over a faint, light-colored rectangular stamp or watermark.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-31

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

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

D17-036 & D17-069
Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
3.68 +/-

LEGAL DESCRIPTION:

Parcel D17-069

THE WEST 297.2 FEET OF BLOCK F OF TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 32-33, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel D17-036

BEGIN 5 FEET WEST OF THE NE CORNER OF BLOCK B AS SHOWN BY PLAT OF THE TOWN OF OXFORD, RECORDED IN PLAT BOOK 1, PAGE 32; RUN WEST 150 FEET, THENCE RUN SOUTH 150 FEET EAST 150 FEET, THENCE RUN NORTH 150 FEET TO THE P.O.B

This property is to be reclassified from Commercial (County) to Commercial (City).

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

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

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

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

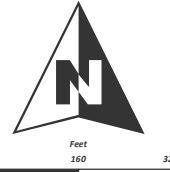
First Reading: _____

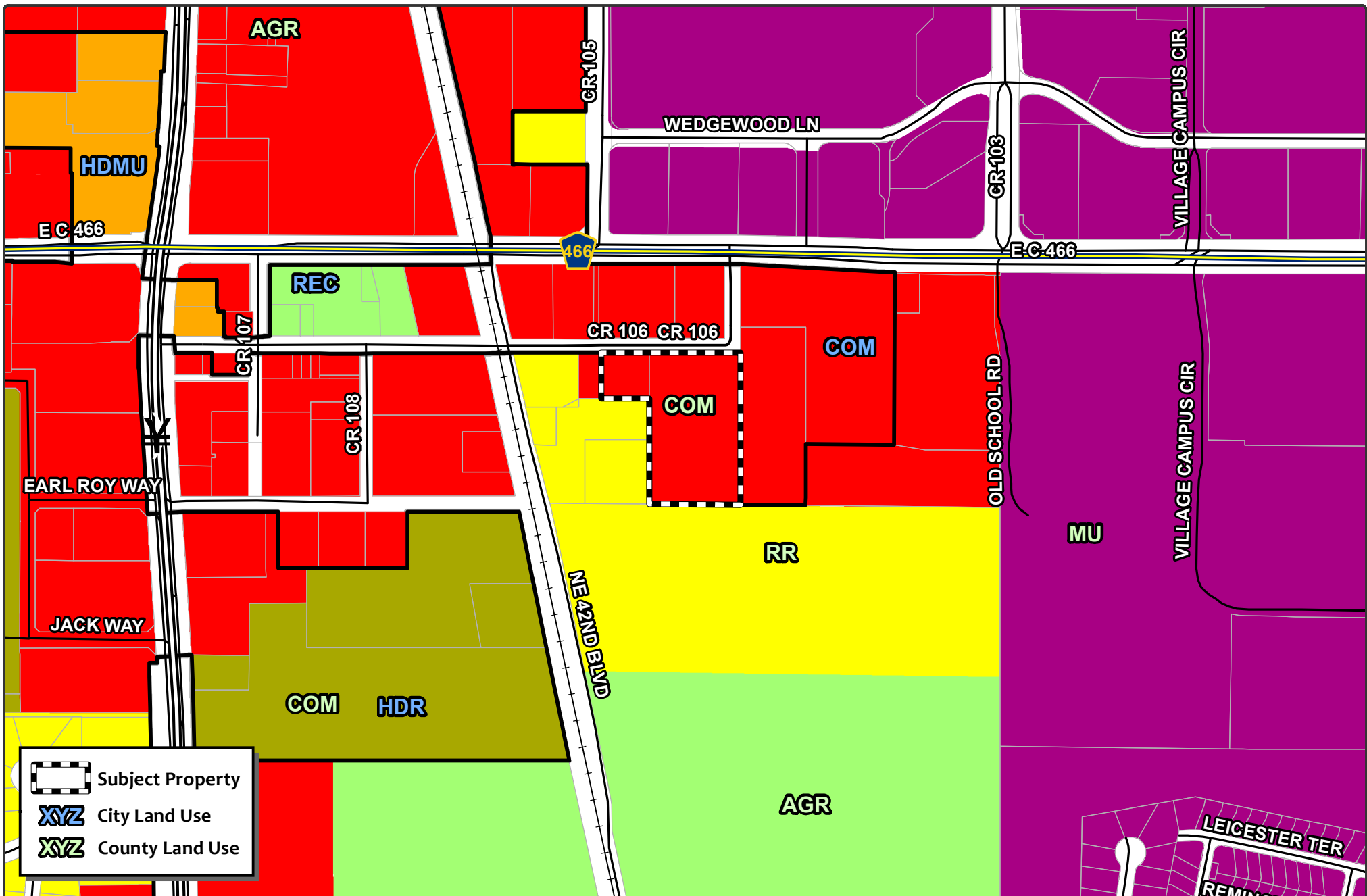
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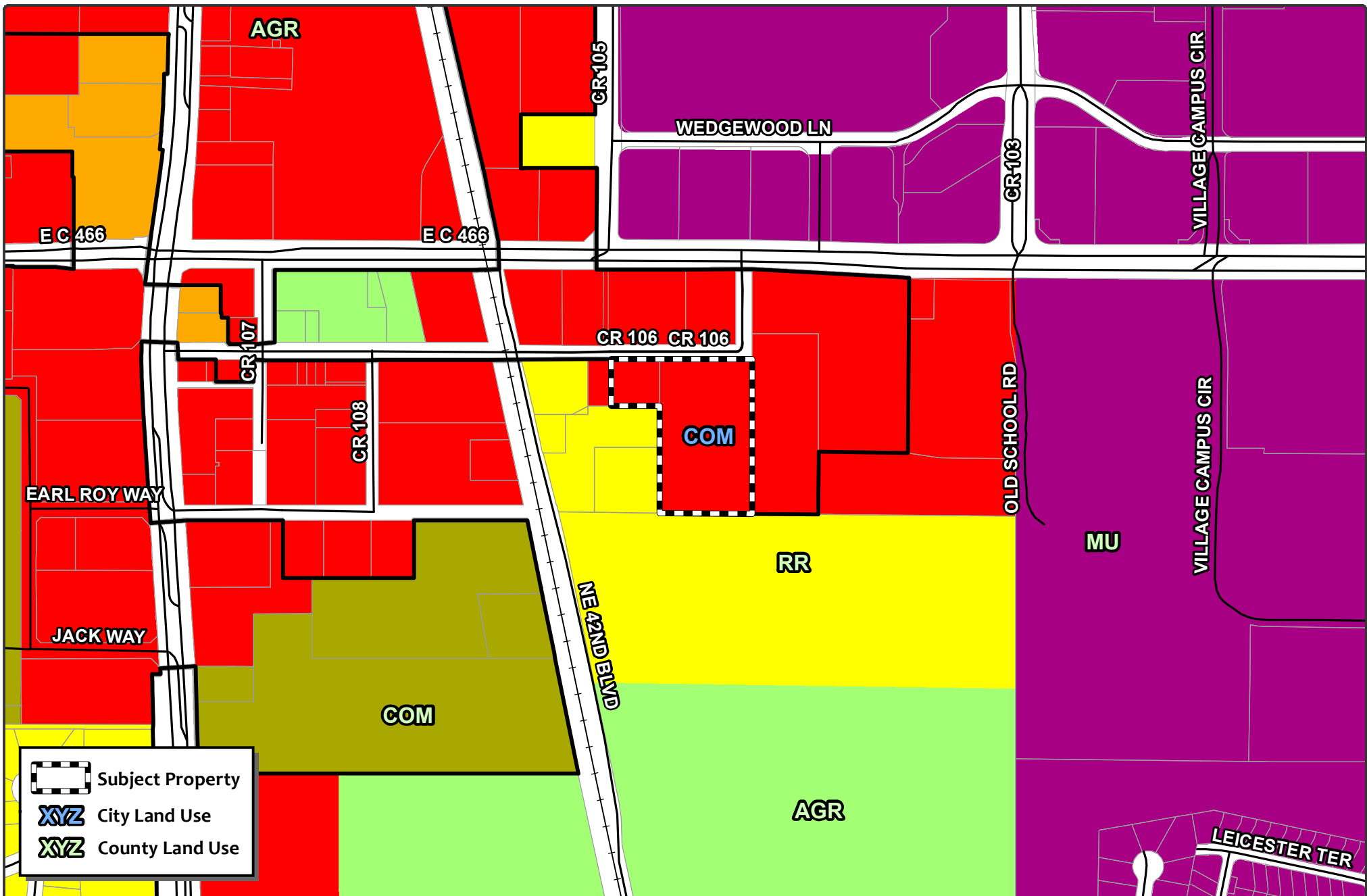
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 1B LOCATION MAP MAY 2023
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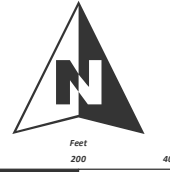
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 2A EXISTING LAND USE JUNE 2023
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 Subject Property

 City Land Use

 County Land Use

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 200 400	CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 2B PROPOSED LAND USE JUNE 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

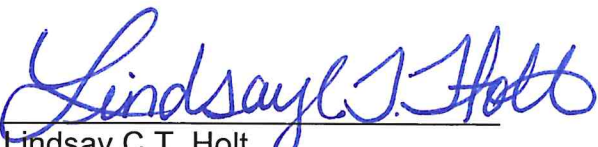
The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial (Sumter County) to Commercial (City) on 3.68 acres MOL.

Case No: CP 2305-001 Oxford Oaks Professional Plaza
Applicant: Luisa Betancur & Rodolfo De Anda
Owners: Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
Parcel Number: D17-036 & D17-069

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2023-31 to the City Commission for final determination.

Dated: July 11, 2023


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2305-001 Oxford Oaks Professional Plaza**

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-32 subject to the approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	RZ 2305-001 Oxford Oaks Professional Plaza
ORDINANCE NUMBER	O2023-32
APPLICANT	Luisa Betancur & Rodolfo De Anda
OWNERS	Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
PROPERTY LOCATION	The property is generally located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, and south along CR 106.
PARCEL NUMBERS	D17-036 & D17-069
DATE	July 17, 2023

The applicants are seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 - General Commercial Neighborhood (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31).

ANALYSIS: The applicant is proposing a retail/medical professional plaza consisting of 27,198 SF of leasable tenant space. The commercial uses are consistent with the adjacent City parcels.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-2 should be granted based on the following criteria:

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

The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial and the intent of the 2050 Comprehensive Plan Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and limit buffering.

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

The City land use pattern of the surrounding area is commercial and is compatible with the proposed C-2 zoning.

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

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

Potable Water & Sewer: There is an existing 8" water main on CR 106 by the northwest corner of the subject property and a 6" and 8" force main at the southwest corner of the CR 466 and CR 105 intersection. The owner will need to work with the City to service the property with utilities.

Streets: The applicant submitted a transportation impact analysis from Traffic Planning and Design, Inc in June of 2023. The property will have a full-access driveway on CR 106. The proposed project is expected to generate 1,185 net daily trips, of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour.

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

The proposed future land use of commercial is consistent with the proposed land use category on the JPA Map which requires City zoning. The proposed zoning of C-2 is consistent with the adjacent City parcels and compatible with the proposed future land use.

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

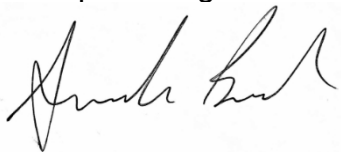
The applicant submitted a transportation impact analysis from Traffic Planning and Design, Inc in June of 2023. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory levels of service.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	C-3 (City) MUNC (County)
SOUTH	A10C (County)
EAST	C-3 (City)
WEST	CL, RR1, R2M (County)

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



Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-32

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

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

D17-036 & D17-069
Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
3.68 +/-

LEGAL DESCRIPTION:

Parcel D17-069

THE WEST 297.2 FEET OF BLOCK F OF TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 32-33, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel D17-036

BEGIN 5 FEET WEST OF THE NE CORNER OF BLOCK B AS SHOWN BY PLAT OF THE TOWN OF OXFORD, RECORDED IN PLAT BOOK 1, PAGE 32; RUN WEST 150 FEET, THENCE RUN SOUTH 150 FEET EAST 150 FEET, THENCE RUN NORTH 150 FEET TO THE P.O.B

This property is to be reclassified from CL (County) to C-2 (City).

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

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment

to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

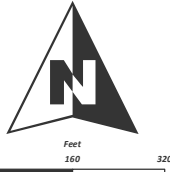
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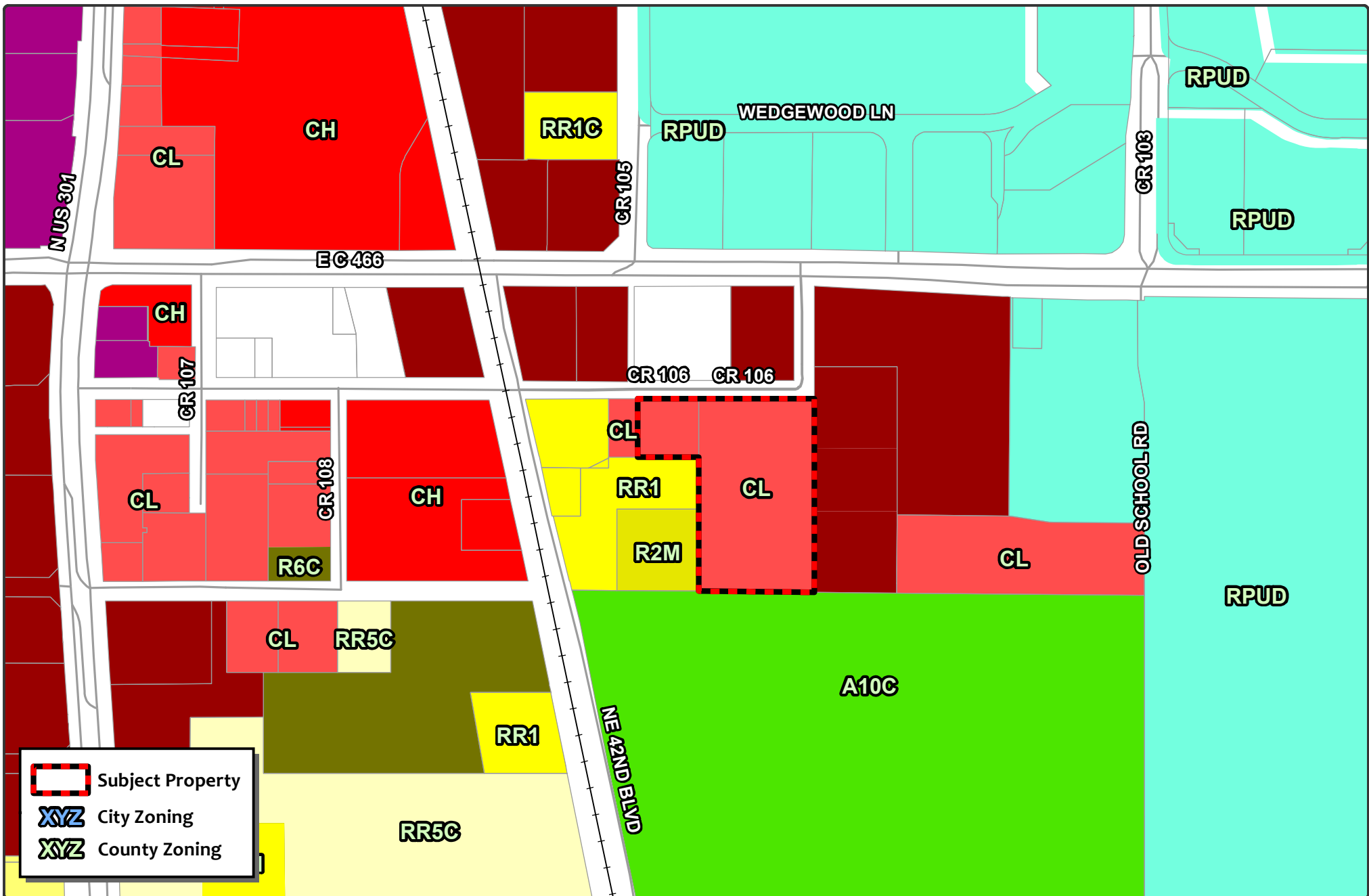
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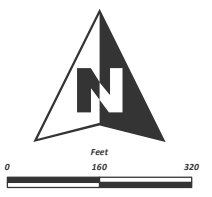
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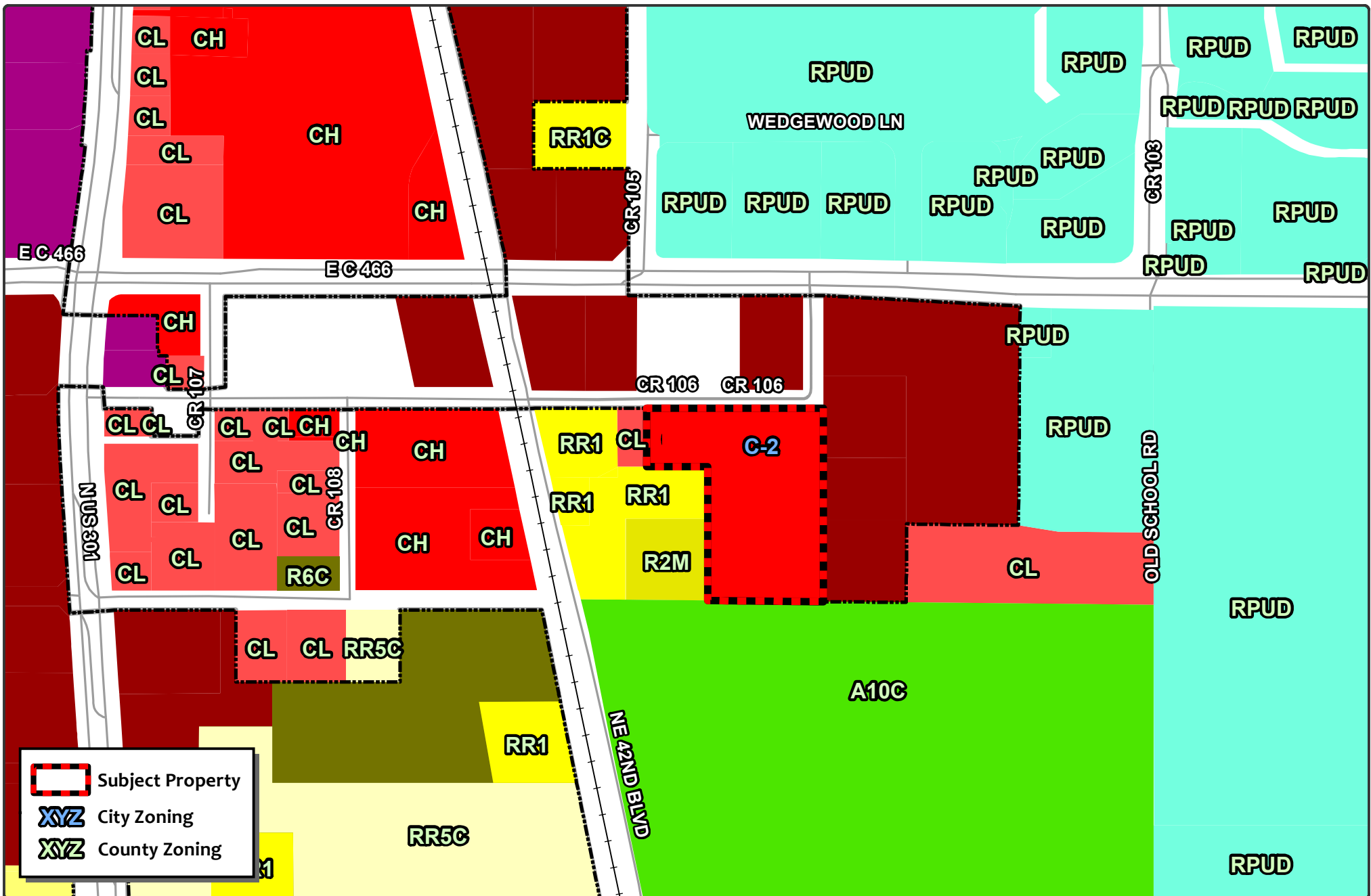
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 1B LOCATION MAP MAY 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-001		MAP 3A
			OXFORD OAKS PROFESSIONAL PLAZA		CURRENT ZONING
			PARCELS D17-036 & D17-069		MAY 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 3B PROPOSED ZONING MAY 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (Sumter County) to C-2 (City) on 3.68 acres MOL.

Case: RZ 2305-001 Oxford Oaks Professional Plaza
Parcel: D17-036 & D17-069
Owners: Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
Applicant: Luisa Betancur & Rodolfo De Anda

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2023-32 to the City Commission for final determination.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2304-003 Right at Home-504 Stanley

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-34 be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2304-003 Right at Home 504 Stanley
Ordinance #	O2023-34
Applicant	Glenn Fechtenburg
Owner	Glenn Fechtenburg
Property Location	Generally located east at the intersection of Stanley Ave and Cleveland Ave
Parcel Number(s)	G05G011
Date	7/2/2023

The applicant, Glenn Fechtenburg of GLEM Properties LLC seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003.

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

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

The applicant is proposing a modification to the existing residential structure to enable its use as a commercial office. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting primarily Medium Density Residential (MDR), alongside some Central Mixed Use (CMU), which fits with the desired land use amendment request.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum intensity of point seven-five (0.75) FAR with a maximum eighty percent (80%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed

development will conform with Policy 1.2.8.e. by providing economic opportunities, and stable employment for residents. In addition to Policy 1.3.4.c. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage a reduction in building footprints and impervious surface areas to the maximum extent feasible. The surrounding parcels are primarily residential, specifically Medium-Density Residential, with a handful of Central Mixed Use (CMU) properties within the city's jurisdiction. This mix of uses is compatible with the desired land use change and follows policy 1.2.8.a. which seeks to contribute to a mix of land uses.

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

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

The amendment is not considered urban sprawl and does not exemplify an energy-inefficient land use pattern. The subject property will remain as is, with the existing structure being repurposed for commercial use. The proposed development adds only the required parking needed and does not detract from existing features of the parcel, abiding by Policy 1.2.8.l., and would maintain compatibility with adjacent land uses through the use of design standards.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The parcel was already developed, and no additional construction of the site is requested. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant.

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

Transportation: Access to the site is proposed via Stanley Ave. A traffic statement was submitted, with the proposed development estimated to generate twenty-one (21) total daily trips. A PM peak hour increase of two (2) trips compared to its residential use. Far fewer than the fifty (50) trip threshold required for a full TIA.

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

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

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

Shaun Raja
Planner I, Development Services Department

ORDINANCE NO. O2023-34

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

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

Parcel(s) G05G011
Glenn Fechtenburg (Owner)
0.25 Acres +/-

LEGAL DESCRIPTION:

LOT 1 and the West 1/2 of Lot 2, Block B of MISSION HEIGHTS SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page(s) 4-1/2, of the Public Records of Sumter County, Florida. LESS AND EXCEPT THAT PART OF PARCEL NO. 44, AS DESCRIBED IN ORDER OF TAKING FOR PROPERTY NUMBER 44, RECORDED AT BOOK 2638 PAGE 478, PURSUANT TO CASE NO. 13-CA-00809, CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Medium Density Residential (City) to Central Mixed Use (City) and contains 0.25 acres, more or less:

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

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

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

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

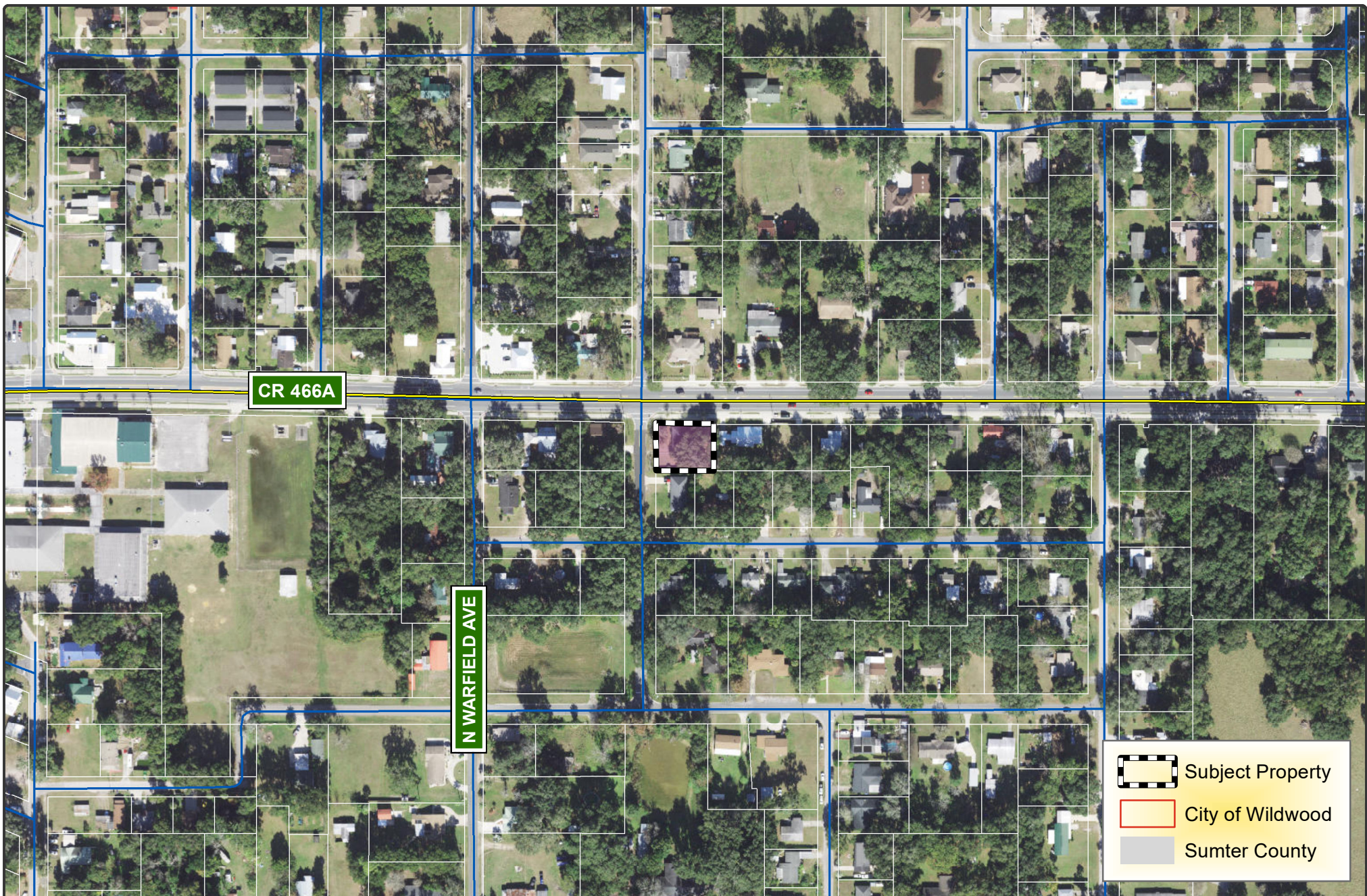
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

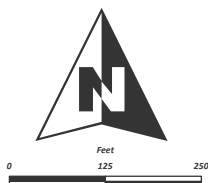
Approved as to form:

City Attorney



CITY OF
WILDWOOD

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



CP 2304-003

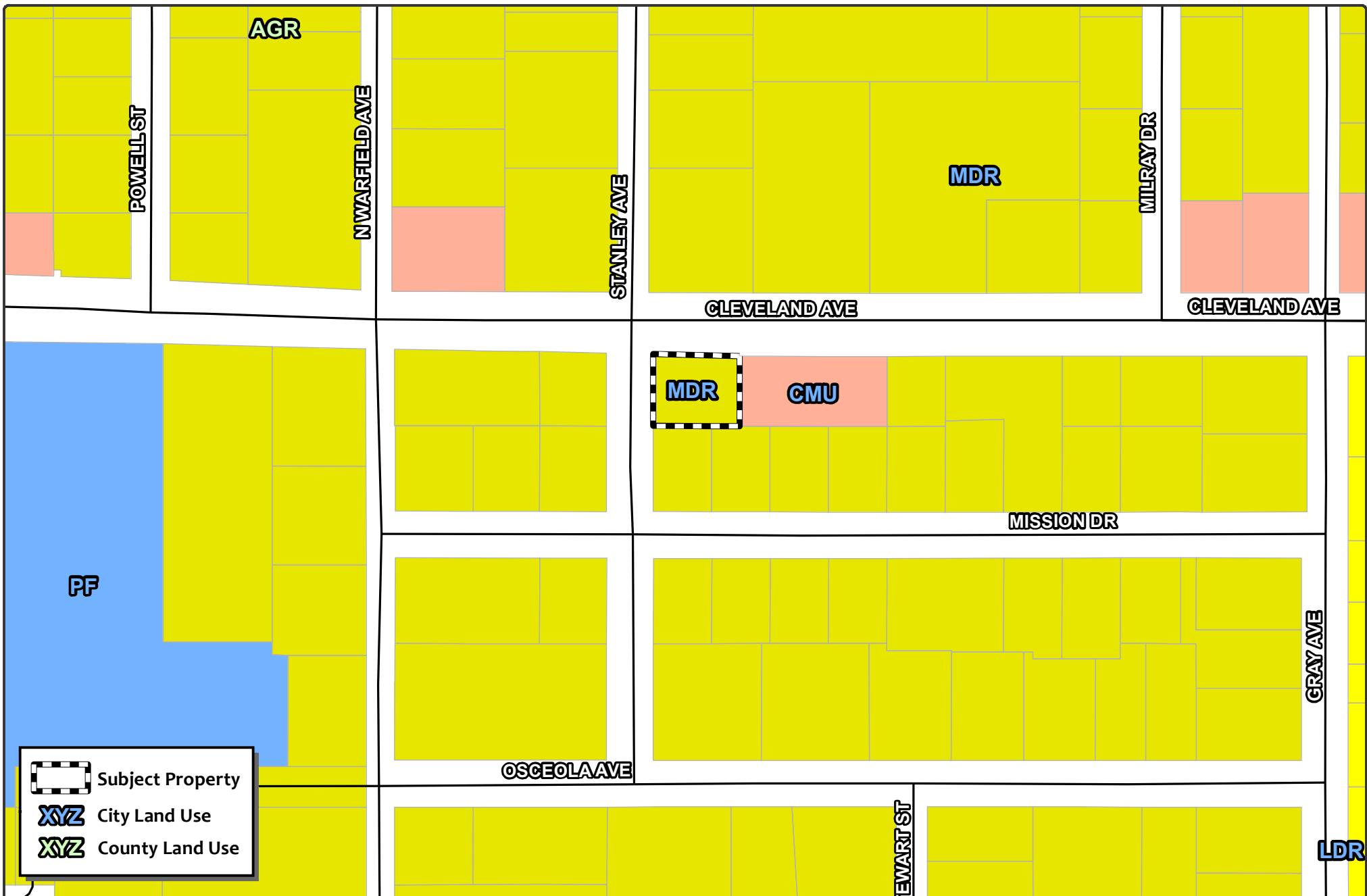
RIGHT AT HOME - 504 STANLEY

PARCEL G05G011

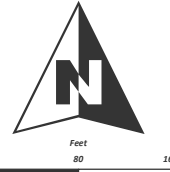
MAP 1B

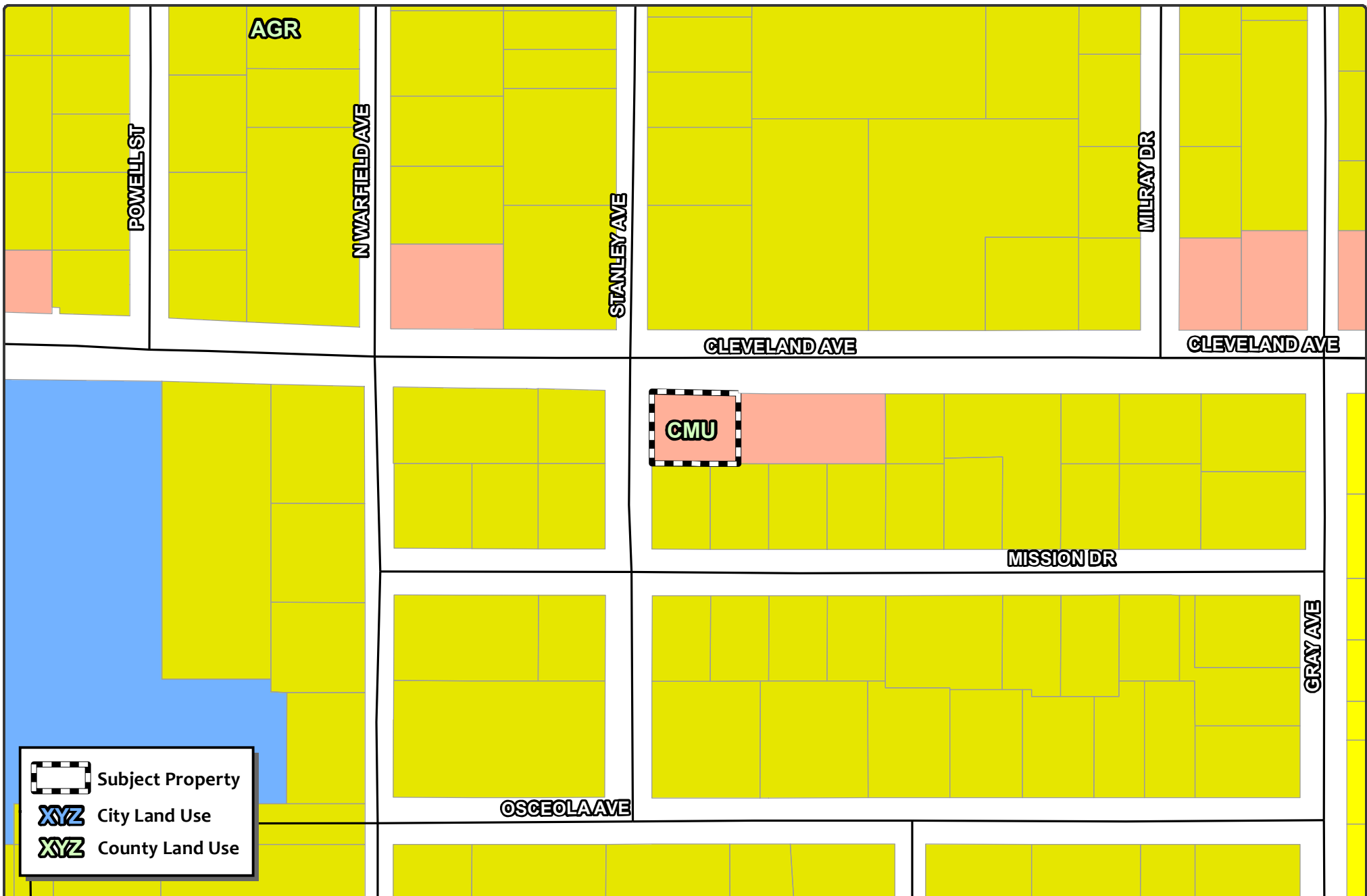
LOCATION
MAP

MAY
2023



 Subject Property
 City Land Use
 County Land Use

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011		MAP 2A EXISTING LAND USE MAY 2023
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	CP 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011		MAP 2B PROPOSED LAND USE MAY 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Medium Density Residential (City) to Central Mixed Use (City) on 0.25 acres MOL.

Case No: CP 2304-003 Right at Home 504 Stanley

Applicant: Glenn Fechtenburg

Owner: Glenn Fechtenburg

Parcel Number(s): G05G011

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2023-34 to the City Commission for final determination.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2304-003 Right at Home-504 Stanley

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2304-003 Right at Home 504 Stanley
Ordinance #	O2023-35
Applicant	Glenn Fechtenburg
Owners	Glenn Fechtenburg
Property Location	Generally located east at the intersection of Stanley Ave and Cleveland Ave
Parcel Number(s)	G05G011
Date	7/2/2023

The applicant, Glenn Fechtenburg of GLEM Properties LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34)

ANALYSIS: The applicant is proposing a modification to the existing residential structure on the parcel to enable its use as a commercial office.

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

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

The proposed rezoning to CMU is consistent with the proposed Future Land Use Map designation of Central Mixed Use (CMU) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.i. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels are currently primarily zoned R-3 and CMU.

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

The land use pattern of the surrounding area is primarily residential and Mixed Use. The

proposed CMU zoning designation will follow policy 1.2.8.I. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform to the existing land use pattern and would fit within the existing FLUM.

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

Schools:

The proposed development is commercial and does not intend to add new students to the Wildwood school system.

Potable Water & Sewer:

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

Streets:

Access to the site is proposed via Stanley Ave. A traffic statement was submitted, with the proposed development estimated to generate twenty-one (21) total daily trips. A PM peak hour increase of two (2) trips compared to its residential use. Far fewer than the fifty (50) trip threshold required for a full TIA.

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

Recent developments in the area have resulted in changing land uses from primarily Medium-Density residential to a mixture of residential and Central Mixed Use. These changing conditions make the rezoning to CMU more in line with the trending future developments within the surrounding area.

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

A traffic statement was submitted, with the proposed development estimated to generate twenty-one (21) total daily trips. A PM peak hour increase of two (2) trips compared to its residential use. Far fewer than the fifty (50) trip threshold required for a full TIA.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-3 (City)
SOUTH	R-3 (City)
EAST	CMU (City)
WEST	R-3 (City)

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



Shaun Raja
Planner I, Development Services Department

ORDINANCE NO. O2023-35

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

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

Parcel(s) G05G011
Glenn Fechtenburg (Owner)
0.25 Acres +/-

LEGAL DESCRIPTION:

LOT 1 and the West 1/2 of Lot 2, Block B of MISSION HEIGHTS SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page(s) 4-1/2, of the Public Records of Sumter County, Florida. LESS AND EXCEPT THAT PART OF PARCEL NO. 44, AS DESCRIBED IN ORDER OF TAKING FOR PROPERTY NUMBER 44, RECORDED AT BOOK 2638 PAGE 478, PURSUANT TO CASE NO. 13-CA-00809, CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from R-3 (City) to CMU (City) containing 0.25 acres, more or less;

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

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

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

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the

same are hereby repealed.

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

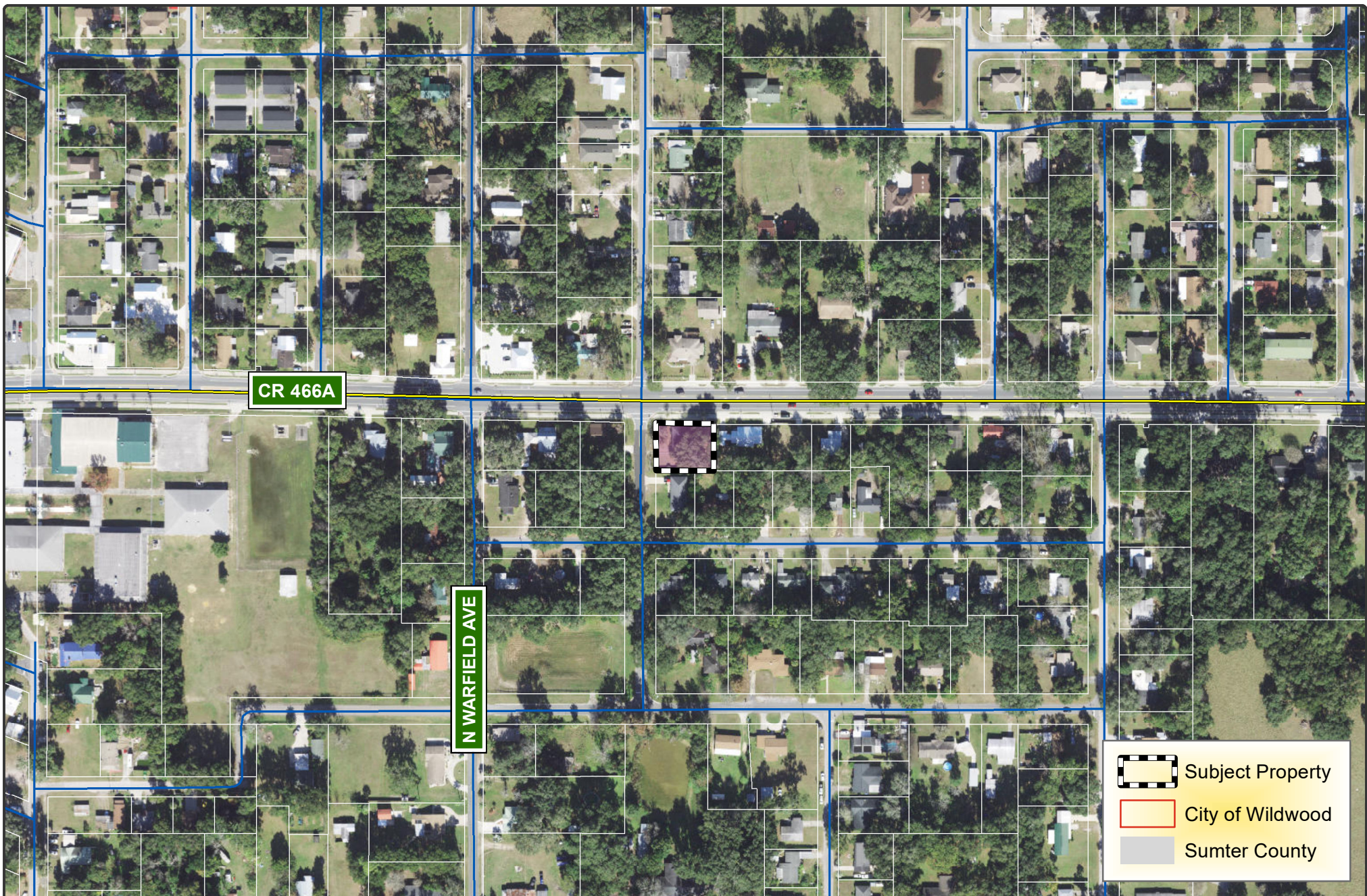
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

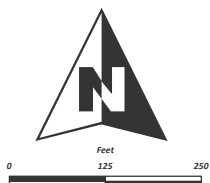
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP/RZ 2304-003

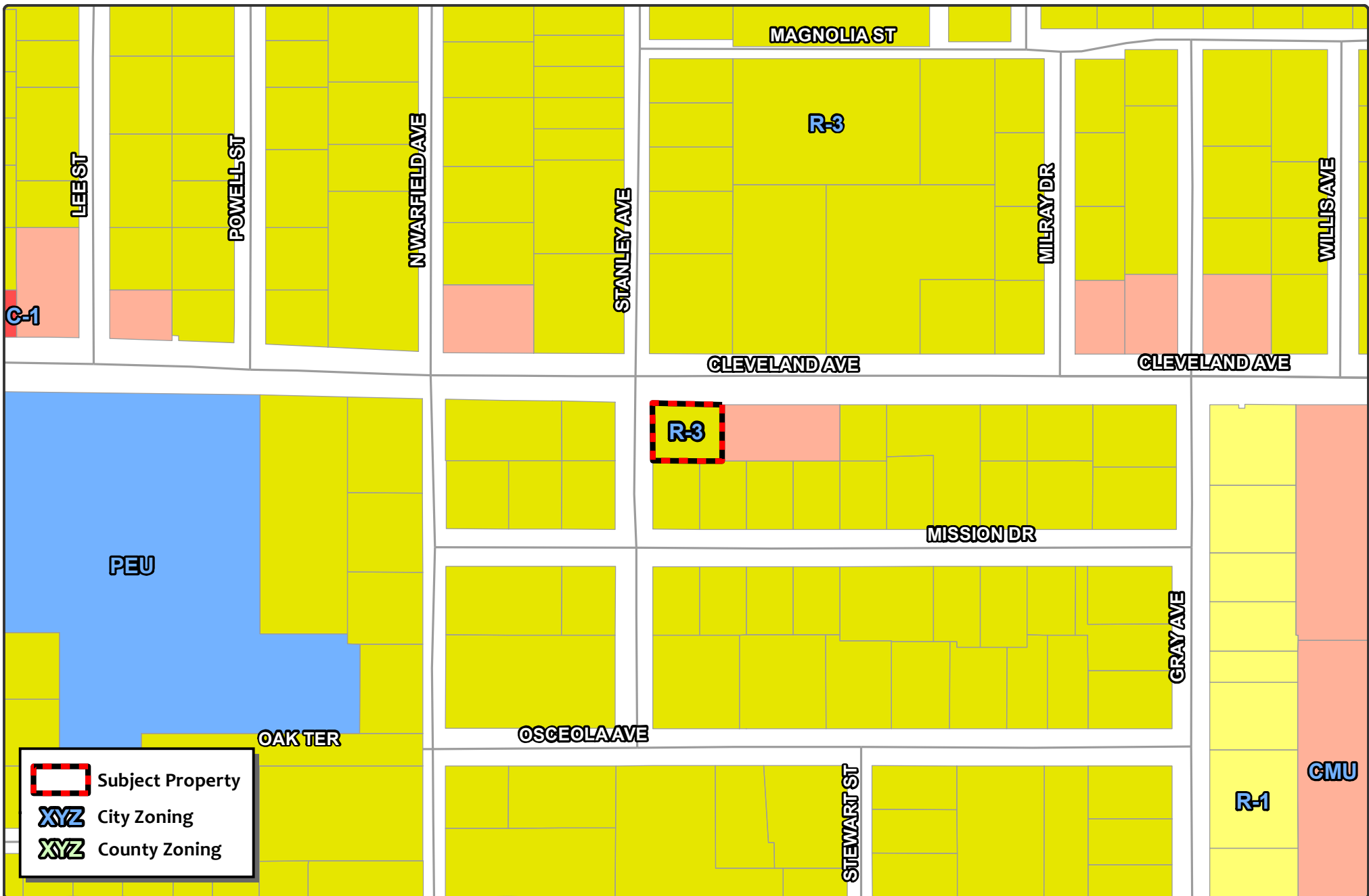
RIGHT AT HOME - 504 STANLEY

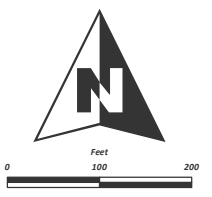
PARCEL G05G011

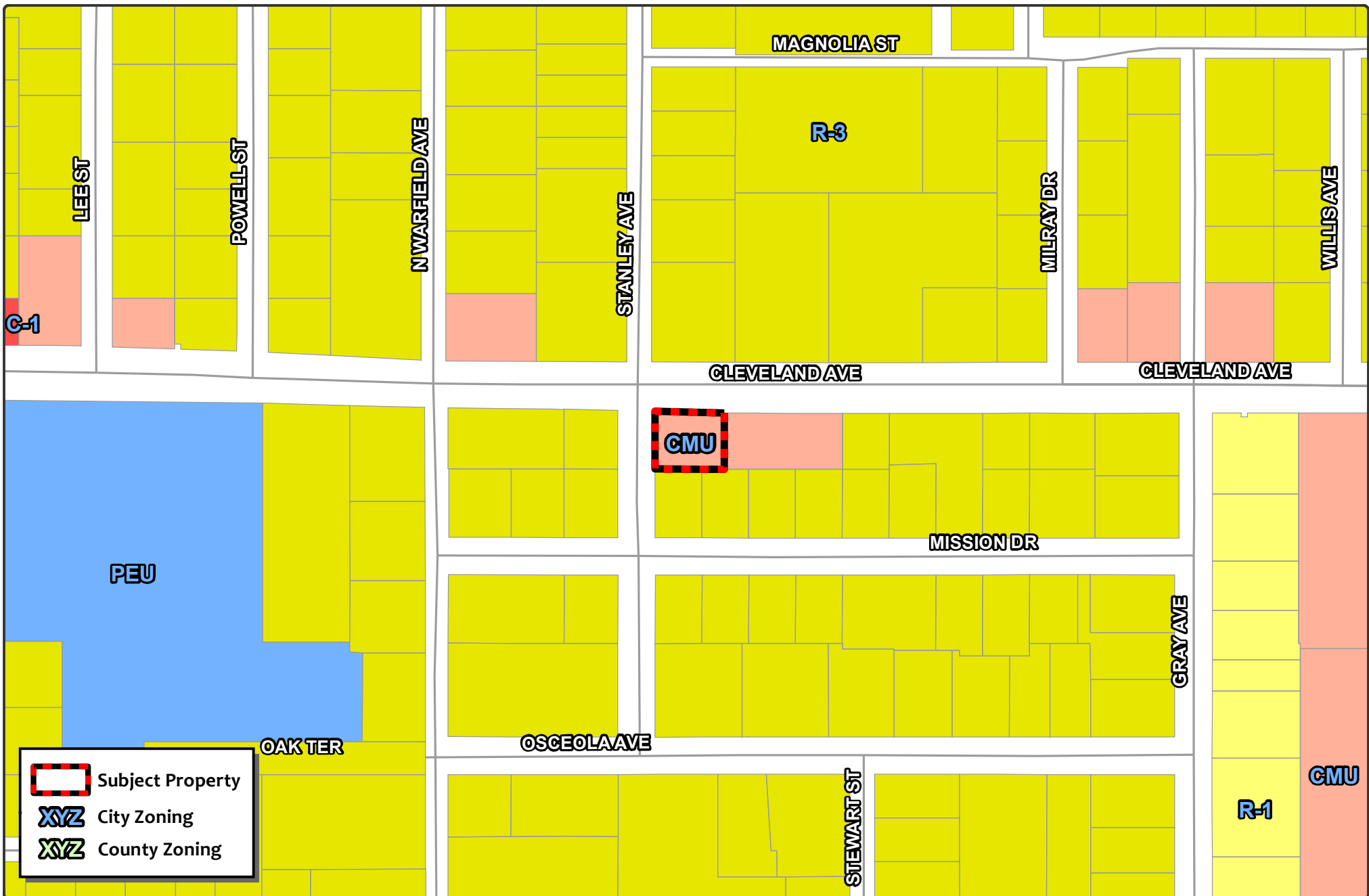
MAP 1B

**LOCATION
MAP**

**MAY
2023**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	RZ 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011	MAP 3A CURRENT ZONING MAY 2023
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 Subject Property

 City Zoning

 County Zoning

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	RZ 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011	MAP 3B PROPOSED ZONING MAY 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) on 0.25 acres MOL.

Case # RZ 2304-003 Right at Home 504 Stanley

Applicant Glenn Fechtenburg

Owner Glenn Fechtenburg

Parcel Number(s) G05G011

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2023-35 to the City Commission for final determination.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: CP 2306-002 Karpati Law

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-36 be forwarded to the City Commission for further action

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2306-002 Karpati Law
Ordinance #	O2023-36
Applicant	Judit Karpati
Owner	Judit Karpati
Property Location	Generally located along CR 201, approximately 0.13 miles northwest of the intersection of E C 466 and N US 301
Parcel Number(s)	D18-023
Date	7/2/2023

The applicant Judit Karpati seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001.

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

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

The applicant is proposing a modification to the existing single-family residential home present on the parcel to enable its use as a law office. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting a mix of High-Density Mixed Use (HDMU), and Commercial (COM), which fits with the desired land use amendment request.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum intensity of point five (0.5) FAR or seventy-five percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed development will conform

with Policy 1.2.8.g. by retaining the existing parcel as it is, with minimal modifications, thus preserving the open space and natural environment. In addition to Policy 1.3.4.c. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage a reduction in building footprints and impervious surface areas to the maximum extent feasible. Surrounding parcels, specifically those to the east are currently primarily zoned High-Density Mixed Use, with those parcels to the south and west composed of Commercial (COM) properties within the city. This mix of uses is compatible with the desired land use change and follows policy 1.2.8.a. which seeks to contribute to a mix of land uses.

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

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

The amendment is not considered urban sprawl and does not exemplify an energy-inefficient land use pattern. The subject property will remain as is, with the existing structure being repurposed for commercial use. The proposed development does not add or detract from existing features of the parcel, abiding by Policy 1.3.4.b., and would respect the natural topography of the site.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The parcel was already developed, and no additional construction of the site is requested. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant.

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

Transportation: Access to the site is proposed via CR 201. A full TIA or traffic statement was judged unnecessary by Sumter County, with the proposed development projected to generate far fewer than the fifty (50) trip threshold required.

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

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

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner I, Development Services Department

ORDINANCE NO. O2023-36

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

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

Parcel(s) D18-023
Judit Karpati (Owner)
1.2 Acres +/-

LEGAL DESCRIPTION:

Beginning 606.50 feet South and 362 feet West of the NE corner of Section 18, Township 18 South, Range 23 East, for Point of Beginning, thence run West 298 feet, thence run South 188 feet, thence run East 298 feet, thence run North 188 feet to the Point of Beginning. LESS road right of way.

This property is to be reclassified from Commercial (Sumter County) to Commercial (City) and contains 1.2 acres, more or less:

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

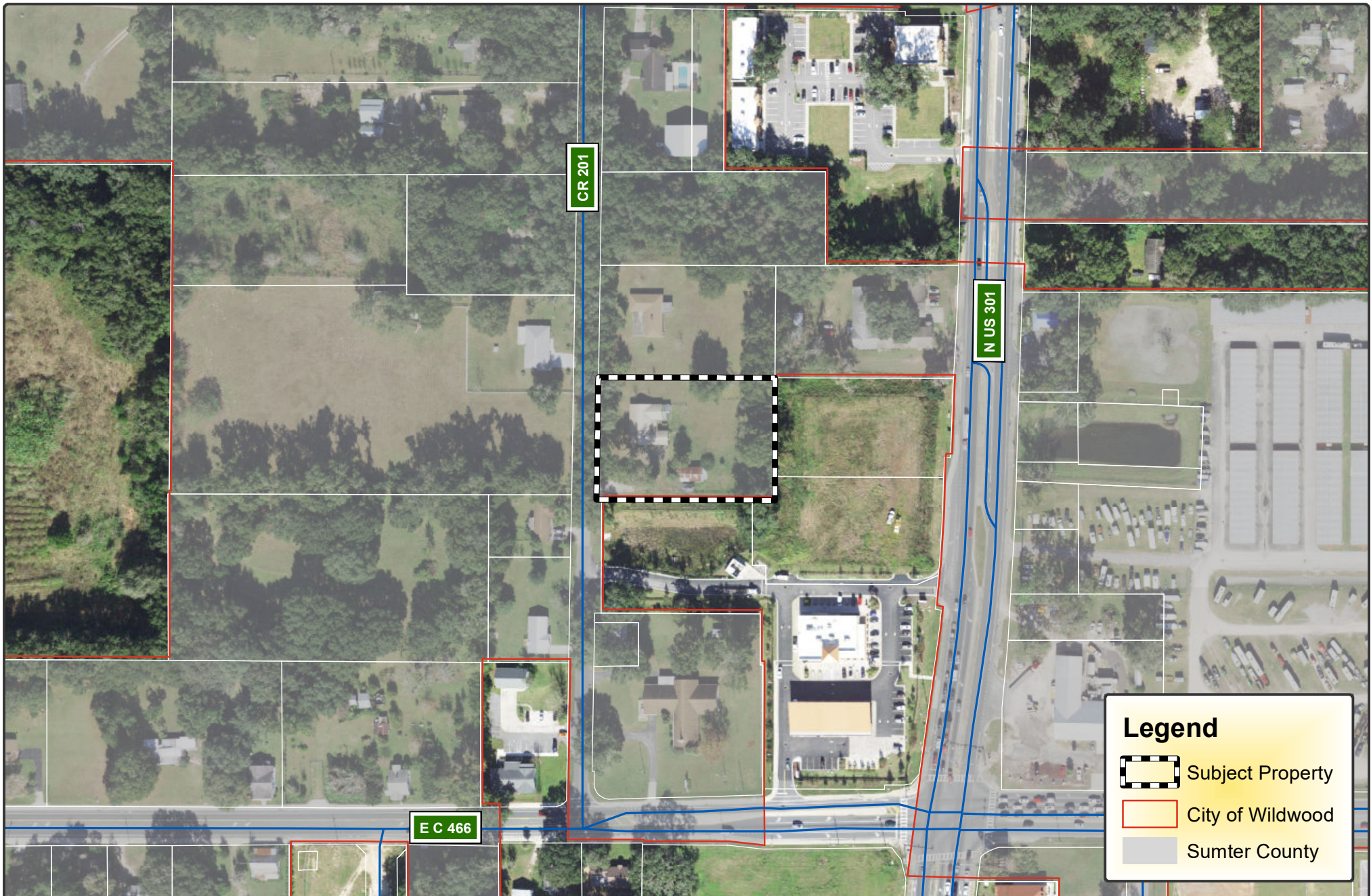
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

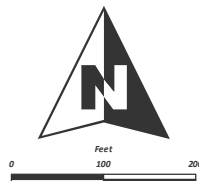
Second Reading: _____

Approved as to form:

City Attorney



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

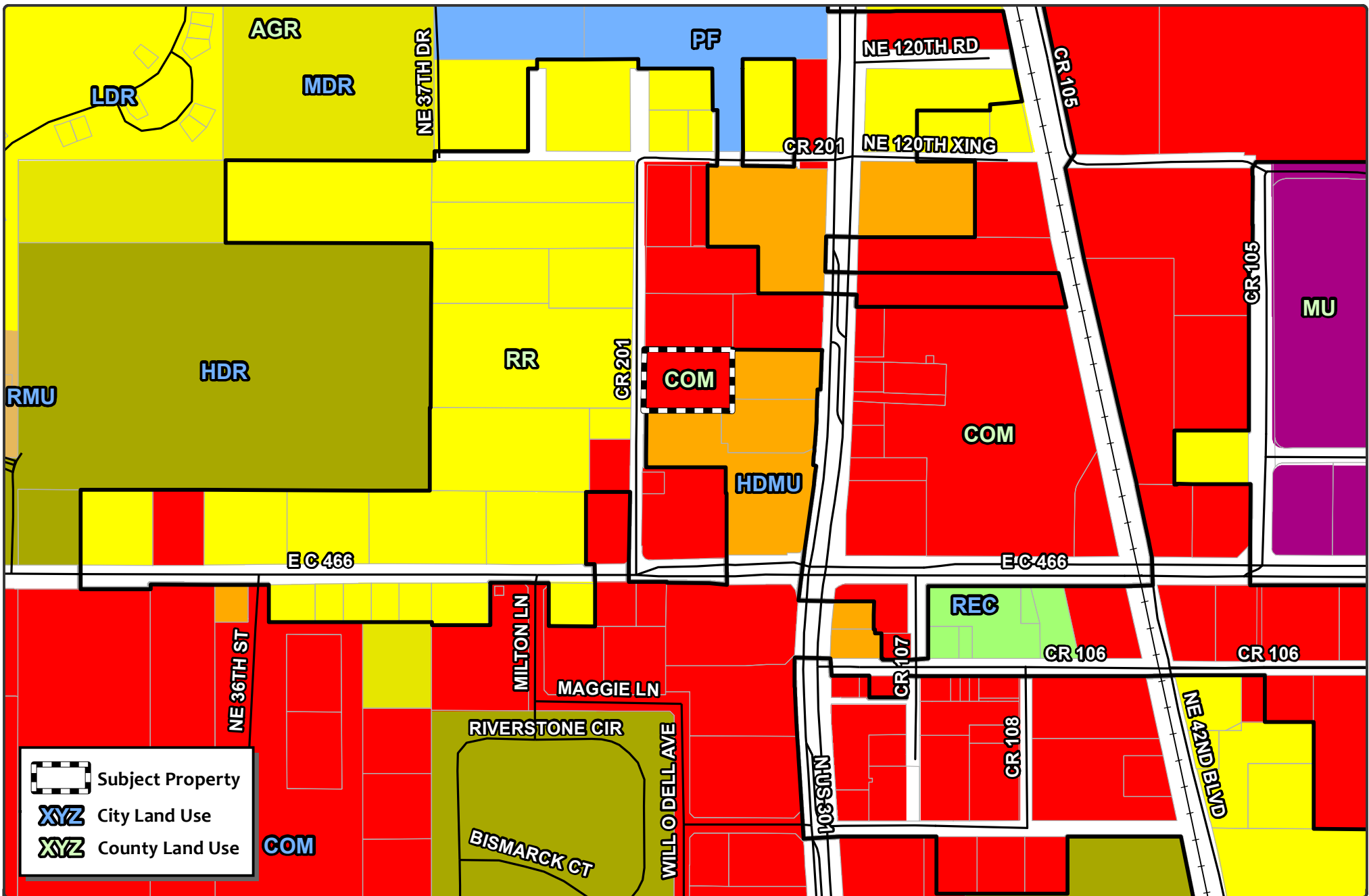


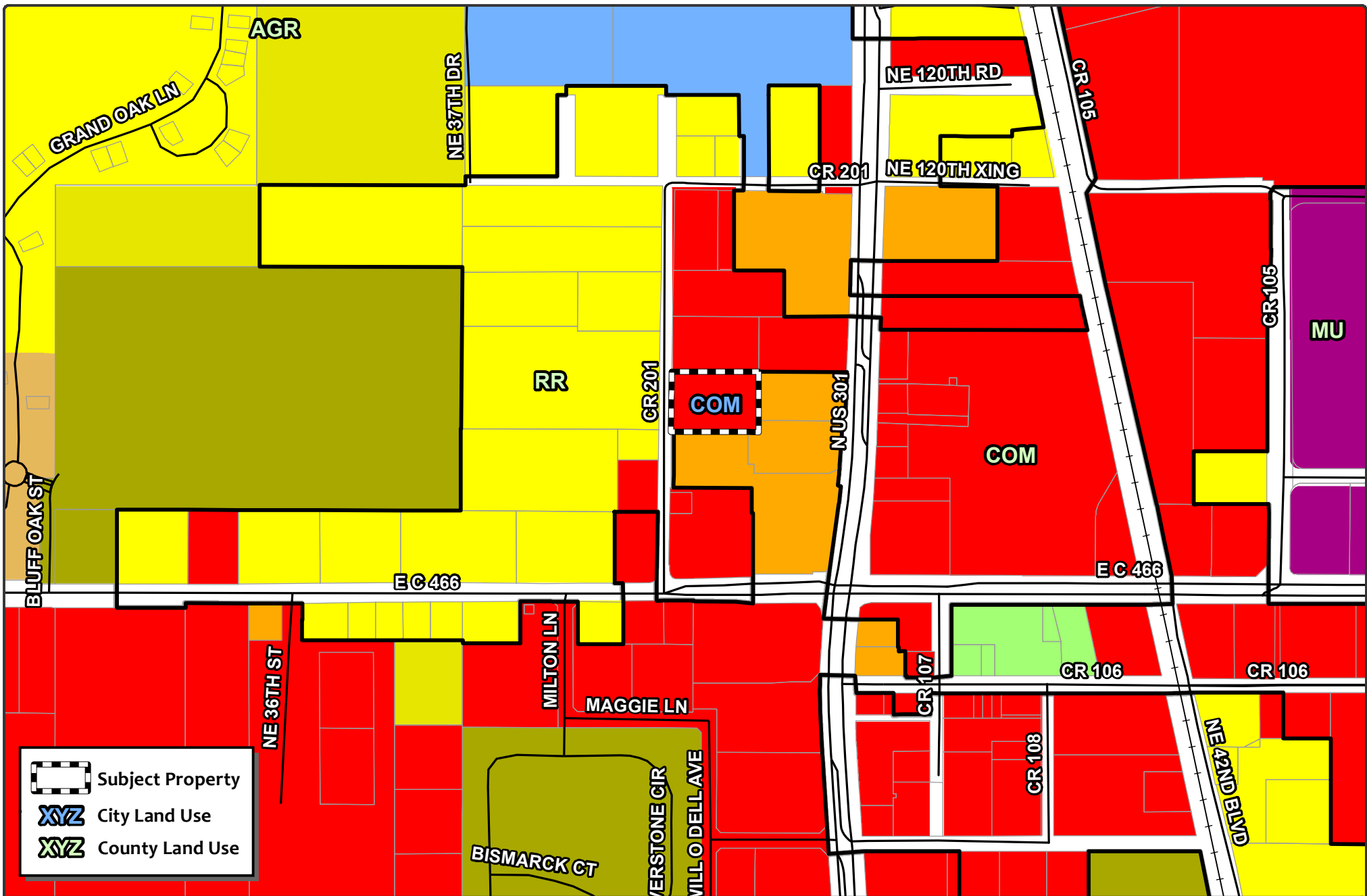
CP 2306-002
KARPATI LAW
PARCEL D18-023

MAP 1B

**LOCATION
MAP**

**JULY
2022**





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

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial (Sumter County) to Commercial (City) on 1.2 acres MOL.

Case No: CP 2306-002 Karpati Law

Applicant: Judit Karpati

Owner: Judit Karpati

Parcel Number(s): D18-023

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

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2023-36 to the City Commission for final determination.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2304-001 Karpati Law

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2304-001 Karpati Law
Ordinance #	O2023-37
Applicant	Judit Karpati
Owners	Judit Karpati
Property Location	Generally located along CR 201, approximately 0.13 miles northwest of the intersection of E C 466 and N US 301
Parcel Number(s)	D18-023
Date	7/2/2023

The applicant Judit Karpati is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36)

ANALYSIS: The applicant is proposing a modification to the existing single-family residential home on the parcel to enable its use as a law office.

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

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.i. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels are currently primarily zoned 466/301 Mixed Use and C-3 commercial, with county parcels being a mix of residential and commercial.

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

The land use pattern of the surrounding area is a mix of residential, commercial, and High-Density Mixed Use. The proposed C-3 zoning designation will follow policy 1.2.8.I. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform to the existing land use pattern and would fit within the existing FLUM.

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

Schools:

The proposed development is commercial and does not intend to add new students to the Wildwood school system.

Potable Water & Sewer:

The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner understands that they will need to work with City utilities at the site plan stage to connect to City water and sewer.

Streets:

Access to the site is proposed via CR 201. A full TIA or traffic statement was judged unnecessary by Sumter County, with the proposed development projected to generate far fewer than the fifty (50) trip threshold required. No new construction or modification is expected from this development.

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

Recent developments in the area have resulted in changing land uses from Low-Density residential and County commercial to High-Density Mixed Use and commercial within the city. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments within the surrounding area.

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

A full TIA or traffic statement was judged unnecessary by Sumter County, with the proposed development projected to generate far fewer than the daily fifty (50) trip threshold required.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR1 (County)
SOUTH	466/301 Mixed Use (City)
EAST	466/301 Mixed Use (City)
WEST	RR1C & R6C (County)

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



Shaun Raja
Planner I, Development Services Department

ORDINANCE NO. O2023-37

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

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

Parcel(s) D18-023
Judit Karpati (Owner)
1.2 Acres +/-

LEGAL DESCRIPTION:

Beginning 606.50 feet South and 362 feet West of the NE corner of Section 18, Township 18 South, Range 23 East, for Point of Beginning, thence run West 298 feet, thence run South 188 feet, thence run East 298 feet, thence run North 188 feet to the Point of Beginning. LESS road right of way.

This property is to be reclassified from RR1 (Sumter County) to C-3 (City) containing 1.2 acres, more or less;

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

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

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

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

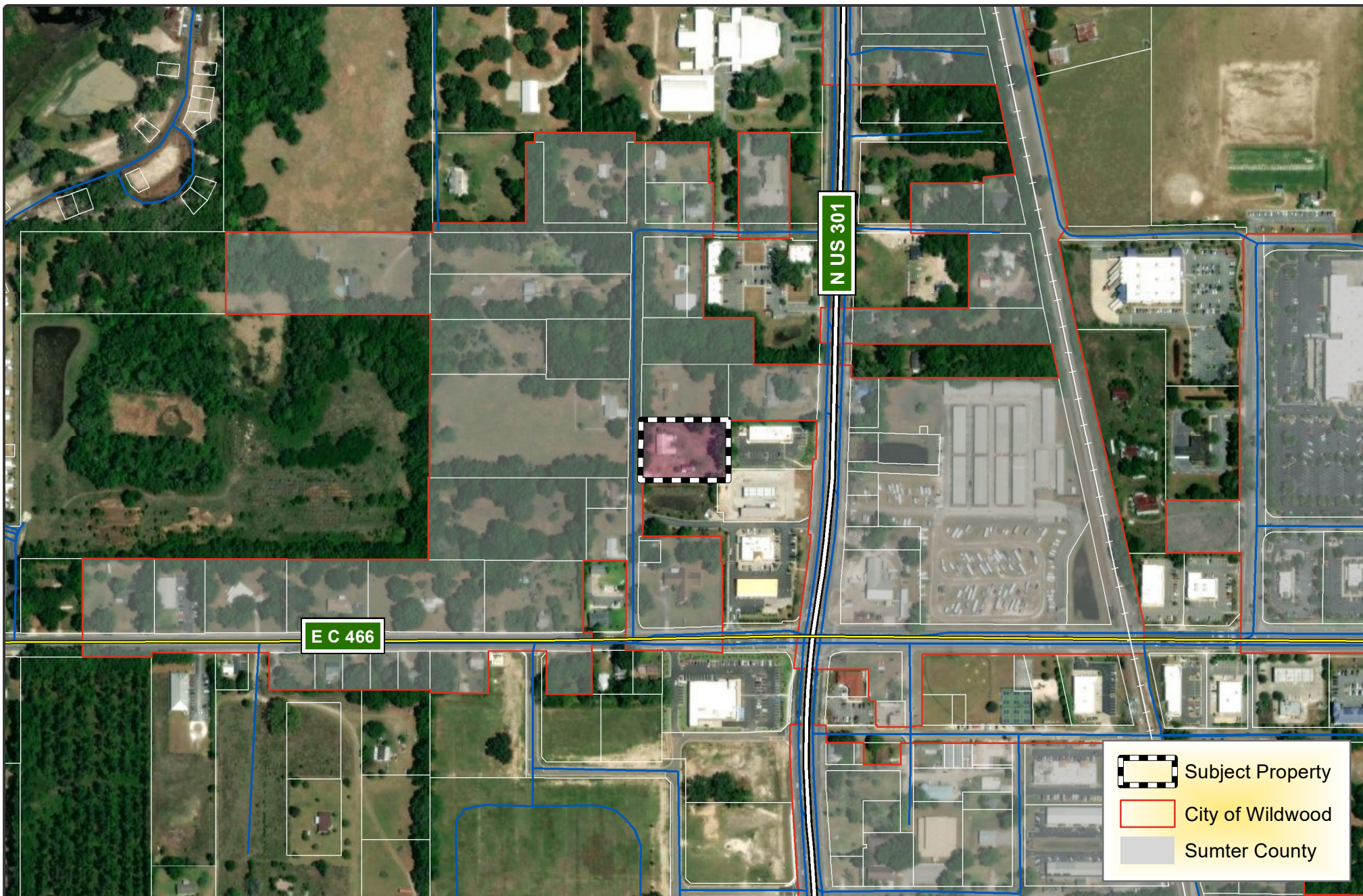
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

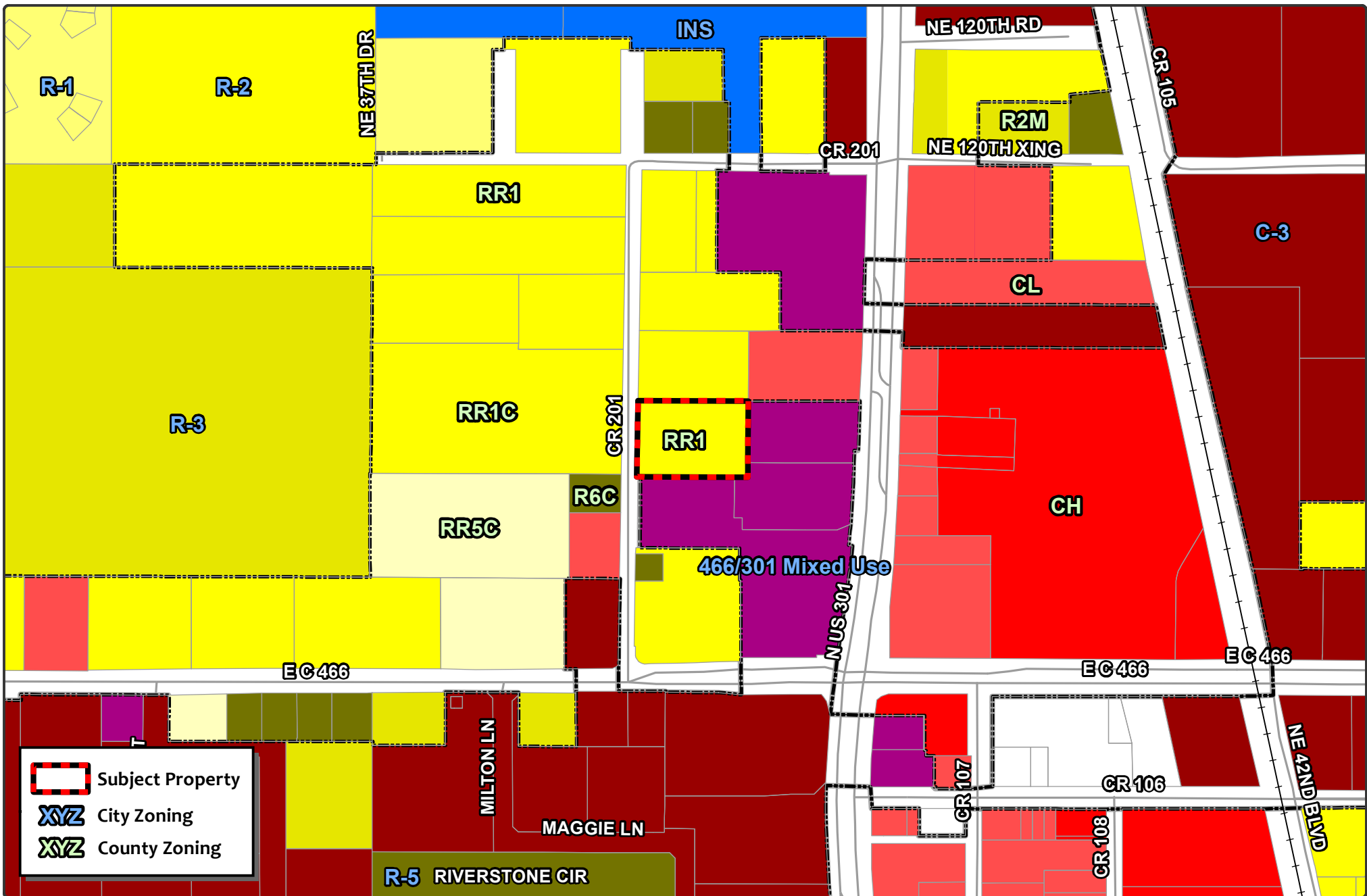
Second Reading: _____

Approved as to form:

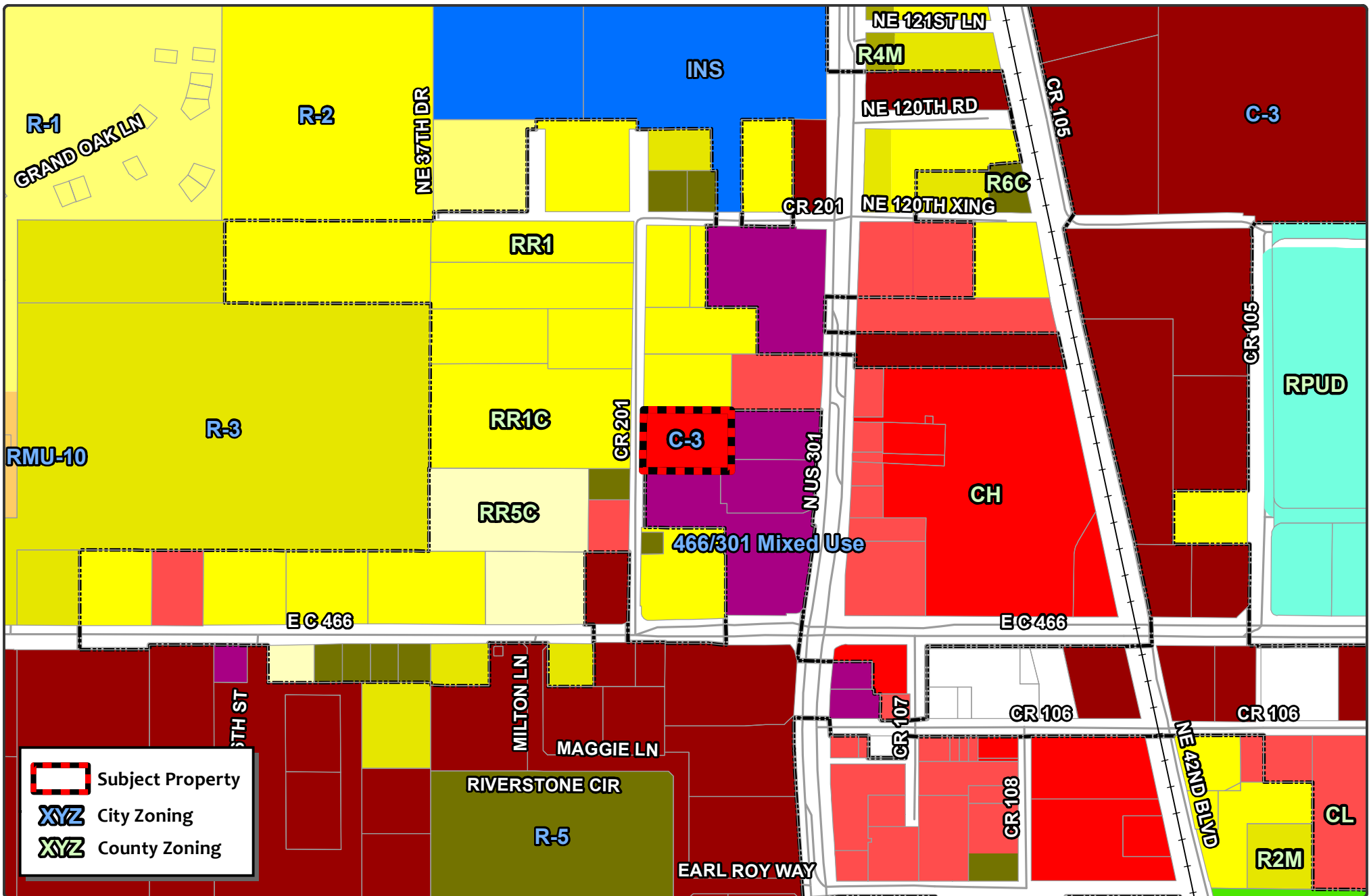
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	RZ 2304-001 KARPATI LAW PARCEL D18-023	MAP 1B LOCATION MAP JUNE 2023
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2304-001 KARPATI LAW PARCEL D18-023		MAP 3A
			CURRENT ZONING		JUNE 2023
			Page 170 of 199		



**CITY OF
WILDWOOD**

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



RZ 2304-001

KARPATI LAW

PARCEL D18-023

MAP 3B

**PROPOSED
ZONING**

**JUNE
2023**

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

The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) on 1.2 acres MOL.

Case # RZ 2304-001 Karpati Law

Applicant Judit Karpati

Owner Judit Karpati

Parcel Number(s) D18-023

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2023-37 to the City Commission for final determination.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Pleasantdale Drive Pay App #1 in the Amount of \$38,712.50

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated in account 301-541-60-6301 - Pleasantdale Rehab

HISTORY/FACTS/ISSUES:

The Pleasantdale Drive Improvement project was approved by the Commission and awarded to DB Civil Construction, LLC on March 27th, 2023. DB Civil Construction is requesting Pay App #1 in the amount of \$38,712.50 for mobilization, survey, and bonding completed through June 30th, 2023. The project's engineer of record, Kimley-Horn, has reviewed Pay App #1 and recommends approval.

CONTRACTOR APPLICATION FOR PAYMENT

CONTRACTOR:

DB Civil Construction LLC
4475 US 1 South, Suite 502
St. Augustine, FL 32086
(386) 256-7460

PROJECT:

Pleasantdale Drive Improvements
Project Number: 142173388

ENGINEER:

Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471

OWNER:

City of Wildwood, Florida
100 N. Main Street
Wildwood, FL 34785

APPLICATION NO: **01**

Distribution to:

DBCC PROJECT NO: **2303**☒ OWNERAPPLICATION DATE: **07/06/23**☐ CONTRACTORPERIOD FROM: **06/01/23**☒ ENGINEERPERIOD TO: **06/30/23**☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation and Stored Materials Sheets which are attached.

1. ORIGINAL CONTRACT SUM	\$ 1,208,827.00
2. NET CHANGE BY CHANGE ORDERS	\$ 32,231.96
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 1,241,058.96
4. TOTAL COMPLETED & STORED TO DATE	\$ 40,750.00
5. RETAINAGE:	
5 % of Completed Work & Stored Material	\$ 2,037.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 38,712.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$
8. CURRENT PAYMENT DUE	\$ 38,712.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 1,202,346.46

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through **01** inclusive; and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

Contractor Affidavit - all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

CONTRACTOR: DB CIVIL CONSTRUCTION LLCBy: DAVID BORCHERT Date: 7/06/23

Digitally signed by DAVID BORCHERT
DN: cn=DAVID BORCHERT,
ou=AMERICAN CIVIL CONSTRUCTION LLC, o=AMERICAN CIVIL
CONSTRUCTION LLC, c=US
Reason: I am approving this document
Date: 2023.07.06 13:28:02 -0400

ENGINEER'S APPROVAL FOR PAYMENTBy: Mario Petrola, P.E. Date: 7/07/2023

Digitally signed by Mario Petrola, P.E.
DN: cn=Mario Petrola, o=Kimley-Horn &
Associates, Inc., ou=Kimley-Horn & Associates, Inc.,
c=US
Reason: I am approving this document
Date: 2023.07.07 07:35:04 -0400

Pay Application #		01		Project Name: Pleasantdale Drive Improvements			PERIOD ENDING 6/30/2023					
No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
						QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
1	MOBILIZATION	1	LS	\$ 95,000.00	\$ 95,000.00		\$ -	0.25	\$ 23,750.00	0.25	\$ 23,750.00	25.0%
2	MAINTENANCE OF TRAFFIC	1	LS	\$ 25,000.00	\$ 25,000.00		\$ -	-	\$ -	-	\$ -	0.0%
3	AD-BUILT PLANS AND CONSTRUCTION LAYOUT SURVEY	1	LS	\$ 25,000.00	\$ 25,000.00		\$ -	-	\$ -	-	\$ -	0.0%
4	POLLUTION PREVENTION AND CONTROL	1	LS	\$ 2,400.00	\$ 2,400.00		\$ -	-	\$ -	-	\$ -	0.0%
5	100% GOPHER TORTOISE SURVEY	1	LS	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	100.0%
6	GOPHER TORTOISE RELOCATION AND ASSOCIATED PERMITTING (IF REQUIRED)	3	EA	\$ 8,800.00	\$ 26,400.00		\$ -	-	\$ -	-	\$ -	0.0%
7	SEDIMENT BARRIER (STANDARD)	3,080	LF	\$ 1.50	\$ 4,620.00		\$ -	-	\$ -	-	\$ -	0.0%
8	INLET PROTECTION SYSTEM	9	EA	\$ 200.00	\$ 1,800.00		\$ -	-	\$ -	-	\$ -	0.0%
9	CLEARING & GRUBBING	2.1	AC	\$ 35,000.00	\$ 73,500.00		\$ -	-	\$ -	-	\$ -	0.0%
10	EXCAVATION, REGULAR	3,840	CY	\$ 22.00	\$ 84,480.00		\$ -	-	\$ -	-	\$ -	0.0%
11	EMBANKMENT, REGULAR	520	CY	\$ 22.00	\$ 11,440.00		\$ -	-	\$ -	-	\$ -	0.0%
12	TYPE B STABILIZATION (12")	3,470	SY	\$ 16.00	\$ 55,520.00		\$ -	-	\$ -	-	\$ -	0.0%
13	OPTIONAL BASE, BASE GROUP 06	2,770	SY	\$ 25.00	\$ 69,250.00		\$ -	-	\$ -	-	\$ -	0.0%
14	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC LEVEL C (2")	305	TN	\$ 185.00	\$ 56,425.00		\$ -	-	\$ -	-	\$ -	0.0%
15	TYPE P-6 MOD CURB INLET (<10')	6	EA	\$ 8,200.00	\$ 49,200.00		\$ -	-	\$ -	-	\$ -	0.0%
16	TYPE P-3 CURB INLET (<10')	1	EA	\$ 8,000.00	\$ 8,000.00		\$ -	-	\$ -	-	\$ -	0.0%
17	MANHOLES, P-8 (<10')	2	EA	\$ 6,000.00	\$ 12,000.00		\$ -	-	\$ -	-	\$ -	0.0%
18	UTILITY CONFLICT MANHOLE	3	EA	\$ 11,000.00	\$ 33,000.00		\$ -	-	\$ -	-	\$ -	0.0%
19	PIPE CULVERT, OPTIONAL MATERIAL (ROUND) (18' SD)	1,188	LF	\$ 100.00	\$ 118,800.00		\$ -	-	\$ -	-	\$ -	0.0%
20	MITERED END SECTION (OPTIONAL ROUND) (18")	1	EA	\$ 2,900.00	\$ 2,900.00		\$ -	-	\$ -	-	\$ -	0.0%
21	MIAMI CURB (SEE DETAIL ON PLAN SHEET 04)	2,383	LF	\$ 24.00	\$ 57,192.00		\$ -	-	\$ -	-	\$ -	0.0%
22	CONCRETE SIDEWALK & DRIVEWAYS (6" THICK)	620	SY	\$ 82.00	\$ 50,840.00		\$ -	-	\$ -	-	\$ -	0.0%
23	FENCING TYPE B STANDARD (5.1'-6.0')	520	LF	\$ 27.00	\$ 14,040.00		\$ -	-	\$ -	-	\$ -	0.0%
24	FENCE GATE TYPE B SINGLE 12.1-18.0' OPENING	1	EA	\$ 2,000.00	\$ 2,000.00		\$ -	-	\$ -	-	\$ -	0.0%
25	PERFORMANCE TURF(SOD)	5,700	SY	\$ 4.00	\$ 22,800.00		\$ -	-	\$ -	-	\$ -	0.0%
26	RAISED PAVEMENT MARKER TYPE B	6	EA	\$ 25.00	\$ 150.00		\$ -	-	\$ -	-	\$ -	0.0%
27	PAINTED PAVEMENT MARKINGS - FINAL SURFACE	1	LS	\$ 700.00	\$ 700.00		\$ -	-	\$ -	-	\$ -	0.0%
28	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD-OTHER SURFACES)(WHITE)(SOLID)(24")	10	LF	\$ 10.00	\$ 100.00		\$ -	-	\$ -	-	\$ -	0.0%
29	THERMOPLASTIC PAVEMENT MARKINGS (STANDARD-OTHER SURFACES)(YELLOW)(SOLID)(6")	100	LF	\$ 10.00	\$ 1,000.00		\$ -	-	\$ -	-	\$ -	0.0%
30	EXISTING 2" WATER MAIN TO BE REMOVED	2,495	LF	\$ 6.00	\$ 14,970.00		\$ -	-	\$ -	-	\$ -	0.0%
31	EXISTING 6" WATER MAIN TO BE REMOVED	55	LF	\$ 12.00	\$ 660.00		\$ -	-	\$ -	-	\$ -	0.0%
32	GROUT FILL 200 LF OF 6" WATER MAIN	1	LS	\$ 6,000.00	\$ 6,000.00		\$ -	-	\$ -	-	\$ -	0.0%
33	8" C -900 DR-18 PVC WATER MAIN (INCLUDES FITTINGS, RESTRAINTS APPURTENANCES, ETC)	1,135	LF	\$ 78.00	\$ 88,530.00		\$ -	-	\$ -	-	\$ -	0.0%
34	SINGLE WATER SERVICE CONNECTION	5	EA	\$ 1,850.00	\$ 9,250.00		\$ -	-	\$ -	-	\$ -	0.0%
35	DUAL WATER SERVICE CONNECTION	18	EA	\$ 3,500.00	\$ 63,000.00		\$ -	-	\$ -	-	\$ -	0.0%
36	10" HDPE WATER MAIN BY HORIZONTAL DIRECTIONAL DRILL /INCLUDES TRANSITION FITTINGS)	150	LF	\$ 130.00	\$ 19,500.00		\$ -	-	\$ -	-	\$ -	0.0%
37	2" POLY WATER MAIN	150	LF	\$ 16.00	\$ 2,400.00		\$ -	-	\$ -	-	\$ -	0.0%
38	FIRE HYDRANT RELOCATION	1	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -	-	\$ -	0.0%
39	FIRE HYDRANT ASS EMBLY	1	EA	\$ 8,000.00	\$ 8,000.00		\$ -	-	\$ -	-	\$ -	0.0%
40	8"X12" TAPPING SLEEVE AND VALVE	1	EA	\$ 8,000.00	\$ 8,000.00		\$ -	-	\$ -	-	\$ -	0.0%
41	AIR RELEASE VALVE	1	EA	\$ 4,000.00	\$ 4,000.00		\$ -	-	\$ -	-	\$ -	0.0%
42	2" LINESSTOP	1	EA	\$ 4,000.00	\$ 4,000.00		\$ -	-	\$ -	-	\$ -	0.0%
43	6" LINESSTOP	1	EA	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -	-	\$ -	0.0%
44	THRUST COLLAR	1	EA	\$ 600.00	\$ 600.00		\$ -	-	\$ -	-	\$ -	0.0%
45	TEMPORARY JUMPER CONNECTION	1	EA	\$ 2,500.00	\$ 2,500.00		\$ -	-	\$ -	-	\$ -	0.0%
46	BACTERIOLOGICAL TESTING	1	LS	\$ 3,000.00	\$ 3,000.00		\$ -	-	\$ -	-	\$ -	0.0%
47	POTABLE PRESSURE TESTING	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -	-	\$ -	0.0%
48	CONCRETE SIDEWALK & DRIVEWAYS (4" THICK) (ALTERNATE BID ITEM)	670	SY	\$ 58.00	\$ 38,860.00		\$ -	-	\$ -	-	\$ -	0.0%
	PAYMENT AND PERRFORMANCE BOND	1	LS	\$ 13,000.00	\$ 13,000.00		\$ -	1.00	\$ 13,000.00	1.00	\$ 13,000.00	100.0%
SUMMARY OF CONTRACT ITEMS					\$ 1,208,827.00		\$ -		\$ 40,750.00		\$ 40,750.00	3.4%

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Ashley Water Treatment Plant Well No. 2 Change Order No. 1 for the Amount of \$28,485.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Citrus Well Drilling, LLC
Effective Date: 07/14/2023 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On March 24th, 2022, the City Commission approved the addition of well #2 at the Ashley Water Treatment Plant (WTP). This project is included in the City's 5-year Capital Improvements Plan for FY23 and is budgeted in the fiscal year 22/23 budget. This is change order #1 for the amount of \$28,485.00. The contracted well-drilling company, Citrus Well Drilling, has drilled the well as deep as allowed by our applied permit. At this depth, the well is only producing up to 250gpm which is short of the intended yield of 350gpm. The contractor has suggested flushing the well with an acid solution to break up the loose limestone to create larger veins in which water can flow more freely.

After review and discussion with the engineer of record for this project, Kimley Horn, staff recommends approval of change order #1 for Citrus Well Drilling in the amount of \$28,485.00. Funds are available in account #404-533-70-7352 (Water Connection Fees - Ashley WTP Construction).

SECTION 00850 – CONTRACT CHANGE ORDER

Change Order No. 1

Date of Issuance: 7/14/2023

Effective Date: 7/14/2023

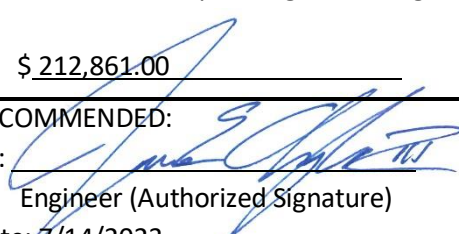
Project: Ashley WTP Well No. 2 Construction	Owner: City of Wildwood	Owner's Contract No.:
Contract: Ashley WTP Well No.2 Construction		Date of Contract: March 29, 2022
Contractor: Citrus Well Drilling, LLC		Engineer's Project No.: 1421733

The Contract Documents are modified as follows upon execution of this Change Order:

Set test pump and acid treat the well to increase water production.

Attachments (list documents supporting change):

Change Order Request 01

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
\$ <u>184,376.00</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>0</u> :	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> To No. <u>0</u> :
\$ <u>0</u>	Substantial completion (days): <u>N/A</u>
	Ready for final payment (days): <u>N/A</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ <u>184,376.00</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
[Increase] [Decrease] of this Change Order:	[Increase] [Decrease] of this Change Order:
\$ <u>28,485.00</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ <u>212,861.00</u>	Substantial completion (days or date): <u>N/A</u>
	Ready for final payment (days or date): <u>N/A</u>
RECOMMENDED:	ACCEPTED:
By: 	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)
Date: <u>7/14/2023</u>	Date: _____
Approved by Funding Agency (if applicable):	Contractor (Authorized Signature)
	Date: _____
	Date: _____

END OF SECTION

Citrus Well Drilling LLC

P. O. Box 369
Hernando, FL 34441
352-726-5454

ESTIMATE

Date	Estimate
7/3/2023	12752

Name / Address
City of Wildwood 100 N. Main Street Wildwood, FL 34785 Voice: 352-330-1346 Fax: 352-330-1347

Ship To
Ashley WTP Well # 2 acid treat water well

Terms	Rep	Ray & Todd's Cell Numbers	
Good for 30 days	TJT	Ray's 352-302-1481	Todd's 352-302-2348

Qty	Item	Description	Rate	Total
		The below is to set a 300 gpm pump, gather a quick draw down (specific capacity), acid treat, pump out, and take second test.		
1	NFI	build sealed header to safely direct discharge should the acid "kick" in a shallow water level well	1,200.00	1,200.00
1	test pu...	Test pump (320L15) set up including submersible pump, all drop pipe, submersible cable for proper setting depth, discharge gear at top of well	2,325.00	2,325.00
1	NFI	run temporary 2" PVC line from hydrant to near the well location (approximately 100', good water supply is crucial for acid treatment)	220.00	220.00
2	gen	Use of generator for test pump operation @ 350.00 per day	350.00	700.00
2	NFI	ESTIMATED HOURS to run pump @ 385.00 per hour to collect initial specific capacity	385.00	770.00
1	NFI	transport 250 gallons of 32% acid, mixing tank, chemical pump, mix acid to 8%, pump into well via sealed tremie, & pump off to stabilize	22,500.00	22,500.00
2	NFI	ESTIMATED HOURS to run pump @ 385.00 per hour to stabilize well to normal and collect current specific capacity	385.00	770.00
		Notes: The above assumes we are permitted to pump directly outside the fence to the south A water meter will be needed at the hydrant so we can run a 2" supply line for the job (any additional water supply expense to be added with no markup)		

Purchase Agreement _____	Date _____	Total	\$28,485.00
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Setting the FY24 Millage Rate

REQUESTED ACTION: Commission to discuss and set tentative millage rate.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT: Sets the amount of Tax Revenue available for operating expenses in FY24.

HISTORY/FACTS/ISSUES:

The DR-420 will be submitted to the County Property Appraiser through the E-TRIM system prior to August 4th. The DR-420 will indicate the proposed millage rate of 2.8287, which is the rollback rate. The DR-420 as presented here does reflect the proposed millage rate. Following discussion by the Commission, the approved millage rate will be inserted into this form. The approved rate will be sent to property owners via their TRIM notice. After the submittal of the DR-420, the millage rate can be lowered by action of the Commission, but it cannot be raised above the rate stated in the DR-420.



CERTIFICATION OF TAXABLE VALUE

[Reset Form](#)
[Print Form](#)

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2023	County : SUMTER
Principal Authority : CITY OF WILDWOOD	Taxing Authority : CITY OF WILDWOOD

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	5,726,864,225	(1)	
2.	Current year taxable value of personal property for operating purposes	\$	308,378,401	(2)	
3.	Current year taxable value of centrally assessed property for operating purposes	\$	4,093,186	(3)	
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	6,039,335,812	(4)	
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	1,237,247,198	(5)	
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	4,802,088,614	(6)	
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	4,484,771,701	(7)	
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☒ YES	☐ NO	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES	☒ NO	Number 0	(9)
SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser:		Date :		
	Electronically Certified by Property Appraiser		6/26/2023 9:12 AM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	3.0000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	13,454,315	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	86,097	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	13,368,218	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	76,241,772	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	4,725,846,842	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	2.8287	per \$1000	(16)
17.	Current year proposed operating millage rate	2.8287	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	17,083,469	(18)

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☒ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☒ No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	13,368,218	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>	2.8287	per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	17,083,469	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	17,083,469	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	2.8287	per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		0.00 %	(27)
First public budget hearing		Date :	Time :	Place :
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	JASON MCHUGH CITY MGR		CASSANDRA SMITH, ASST CITY MANAGER/CFO	
	Mailing Address :		Physical Address :	
100 NORTH MAIN ST		100 NORTH MAIN ST		
City, State, Zip :		Phone Number :	Fax Number :	
WILDWOOD, FL 34785		3523301330	3523301338	

Instructions on page 3

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Code Enforcement - Request for Lien Release for 101 & 107 S Main Street

REQUESTED ACTION: The Code Enforcement Staff requests the reduction of fines and release of liens be approved by the City Commission and signed by the Mayor.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City purchased 101 and 107 S Main Street, known as the Pesco and Carrie properties. These properties are part of the new downtown master plan and will be the site for the Railyard commercial complex. The properties had several unsafe structures and were accruing daily fines for those violations. The City demolished the structures and has requested the liens be released. During the July 11, 2023, Code Enforcement Hearing, the Special Magistrate recommended the fines be reduced to zero and the liens be released to the Sumter County Clerk of Courts.



The City of Wildwood, Florida
Development Services Department
Code Compliance Division
100 North Main Street, Wildwood, Florida 34785
(352) 661-6067

TO: CITY OF WILDWOOD, CITY COMMISSIONERS

FROM: TARA TRADD, CODE ENFORCEMENT OFFICER

SUBJECT: **101 S MAIN STREET – REQUEST TO RELEASE LIEN –
CASE #2012-012998 & CASE #2009-0006**

DATE: JUNE 19, 2023

- Code Case #2012-012998 opened on October 18, 2012 – for an unsafe structure
- Order of Fine was entered on July 2, 2013, for \$50 per day commencing on July 23, 2013, ending when the building is demolished and the lot is cleared.
- Order of Foreclosure was entered on August 5, 2014, granting the City permission to foreclose the recorded lien. – **The City never pursued the foreclosure.**
- On September 16, 2020, Case# 2009-0006 was opened.
- On November 3, 2020, the Special Magistrate granted an Order to Affirm and Proceed with Foreclosure Order of 2014.
- Accrued fines from July 23, 2013, to January 20, 2021, are 2738 days x \$50 per day = \$136,900.00.
- In July 2021, the City purchased the property, and the new deed was recorded in Book 4113, Page 120 of the Sumter County Clerk of Courts Public Records.
- In May 2023, the City completed the demolition of the property, and the site now complies with all City codes and ordinances.

- On July 11, 2023, the Special Magistrate recommended reducing the fines to \$0.00.
- Staff requests that a Release of Lien be signed and recorded with the Sumter County Clerk of Courts.

BEFORE PICTURE:



AFTER PICTURE:



**BEFORE THE SPECIAL MAGISTRATE
CITY OF WILDWOOD, FLORIDA**

CITY OF WILDWOOD, FL.

Case #: 2009-0005

Petitioner

Vs.

THE CITY OF WILDWOOD,

Respondent.

_____ /

ORDER FOR REDUCTION OF FINE

This cause came on for hearing on July 11, 2023, before the Special Magistrate of the City of Wildwood, Florida, upon petition of the City of Wildwood Code Enforcement Officer and the Special Magistrate, having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

- Respondent: City of Wildwood, Jason McHugh, the City Manager, and City Commissioners were served proper notice of these proceedings at least ten (10) days before the hearing.
- The violation, which is the subject of this proceeding, occurred on real property located in the City of Wildwood, Sumter County, Florida, described as 101 S Main Street, Parcel #: G06L152; (the "Property"), with a legal description of:
LOTS 1, 2 & 3 BLK 20 WILDWOOD & BEG AT NW COR OF LOT 1 BLK 20 RUN W/RD 50 FT TO RR R/W S/LY 87 FT E/LY 50 FT N/LY 87 FT TO BEG PB 1 PG 50 LESS COMM AT INTERSECTION OF NW/LY R/W LIN EOF HWY 301 & SW/LY R/W LINE OF WONDER ST RUN N 67 DEG 31 MIN 20 SEC W 57.68 FT TO POB CONT N 67 DEG 31 MIN 20 SEC W 50.56 FT TO PT ON SE/LY R/W OF CSX RR S 22 DEG 34 MIN 33 SEC W 82.57 FT S 67 DEG 30 MIN 41 SEC E 50.70 FT N 22 DEG 28 MIN 50 SEC E 82.58 FT TO POB, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- On or before July 2, 2013, the property had an unsafe building with multiple exterior building code violations endangering the safety of its occupants or the general public. Roof damage and rotting siding on all exterior walls have been observed.
- In May 2023, the City of Wildwood removed the unsafe building.
- The total amount of fines due is \$136,900.00.

- The Respondent requests a reduction of the fine and the release of all liens.
- The property complies with all local, county, and state rules and regulations.
- The respondent representative was present for the July 11, 2023, hearing.

Conclusions of Law

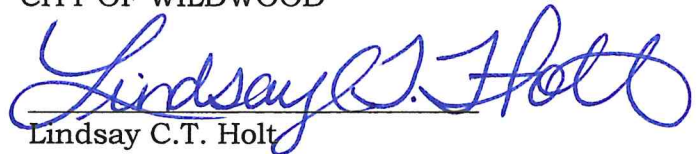
1. The Respondent had purchased a property in violation of the provisions of the City of Wildwood Code(s), Chapter 7 (BUILDING MAINTENANCE AND UNSAFE BUILDING ABATEMENT); Chapter 9 (HEALTH AND SANITATION); Chapter 13 (NUISANCE ABATEMENT); 2009 International Property Maintenance Code (IPMC) and the Florida Building Code as well as any other codes or laws that may apply.
2. The Respondent has brought the property into compliance with all City Codes.
3. Based on the information provided through the evidence and testimony, an Order of Reduction of Fine is warranted in this case.

Order

The fines/costs associated with the file in a total amount of \$136,900.00 shall be reduced to \$0.00.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 11th day of July 2023.

SPECIAL MAGISTRATE OF THE
CITY OF WILDWOOD

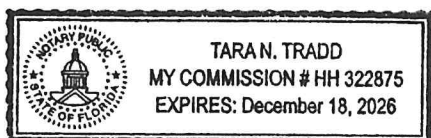

Lindsay C.T. Holt

STATE OF FLORIDA
COUNTY OF SUMTER

Being an officer duly authorized to administer oaths and take acknowledgments, I hereby certify that on this day, personally appeared before me Lindsay C.T. Holt, Esq. and known to me to be the person who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Wildwood, Sumter County, Florida, this July 11, 2023.


Notary Public



PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION CONCERNING A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS. A PERSON MAY NEED TO ENSURE A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order for Reduction of Fine was forwarded to the City of Wildwood, Board of Commissioners, this July 11, 2023.



Tara N. Tradd
Code Compliance Manager
City of Wildwood, Fl.

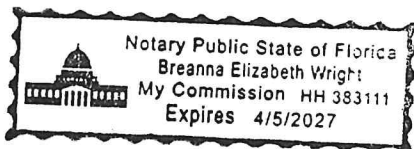
Acknowledgment Certificate

State of: Florida
County of: Sumter

The foregoing instrument was acknowledged on this 11th day of July 2023 by Tara N. Tradd, who personally appeared before me and acknowledged that she signed the instrument voluntarily for its purpose.



Signature of Notary Public, State of Florida



Prepared by and Return To:

**Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785
352-661-6067**

RELEASE OF CODE ENFORCEMENT LIENS

101 S Main Street – Parcel ID Number: G06L152

Witnesseth: That the City of Wildwood, the holder of specific Orders of Fine, which is recorded in the Public Records of Sumter County, Florida, as follows:

- Order of Fine dated July 2, 2013, and recorded in O.R. Book 2646, Page 103;
- Order of Fine dated August 5, 2014, and recorded in O.R. Book 2884, Page 463;

Constitute code enforcement liens against the following described land, to wit:

101 S Main Street – Manny and Lynn Pesco & City of Wildwood –

Parcel ID Number: G06L152

LOTS 1, 2 & 3 BLK 20 WILDWOOD & BEG AT NW COR OF LOT 1 BLK 20 RUN W/RD 50 FT TO RR R/W S/LY 87 FT E/LY 50 FT N/LY 87 FT TO BEG PB 1 PG 50 LESS COMM AT INTERSECTION OF NW/LY R/W LIN EOF HWY 301 & SW/LY R/W LINE OF WONDER ST RUN N 67 DEG 31 MIN 20 SEC W 57.68 FT TO POB CONT N 67 DEG 31 MIN 20 SEC W 50.56 FT TO PT ON SE/LY R/W OF CSX RR S 22 DEG 34 MIN 33 SEC W 82.57 FT S 67 DEG 30 MIN 41 SEC E 50.70 FT N 22 DEG 28 MIN 50 SEC E 82.58 FT TO POB

Hereby acknowledge(s) release and satisfaction of said code enforcement liens as to the specific parcel/lot described above, and surrender(s) the same as canceled, and hereby direct(s) the Clerk of said Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) on the _____ day of _____, 2023.

Signed, sealed, and delivered in our presence:

WITNESSES:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(Witness Signature)

Ed Wolf, Mayor

(Witness Printed Name)

(Witness Signature)

(Witness Printed Name)

State of: FLORIDA
County of: SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2023, by Ed Wolf, Mayor of the City of Wildwood, being personally known to me or having produced _____ as identification.

[Notary Seal]

Notary Public

Name Printed



The City of Wildwood, Florida
Development Services Department
Code Compliance Division
100 North Main Street, Wildwood, Florida 34785
(352) 661-6067

TO: CITY OF WILDWOOD, CITY COMMISSIONERS

FROM: TARA TRADD, CODE ENFORCEMENT OFFICER

SUBJECT: 107 S MAIN STREET – REQUEST TO RELEASE LIEN –
CASE #2012-012999 & CASE #2009-0005

DATE: JUNE 19, 2023

- Code Case #2012-012999 opened on October 18, 2012 – for an unsafe structure
- Order of Fine was entered on December 4, 2012, for \$25 per day commencing on December 24, 2012, ending when the building is demolished and the lot is cleared.
- Order of Foreclosure was entered on August 5, 2014, granting the City permission to foreclose the recorded lien. - **The City never pursued the foreclosure.**
- On September 16, 2020, Case# 2009-0005 was opened.
- On November 3, 2020, the Special Magistrate granted an Order to Affirm and Proceed with Foreclosure Order of 2014.
- Accrued fines from December 24, 2012, to January 20, 2021, are 2949 days x \$25 per day = \$73,725.00
- In July 2021, the City purchased the property, and the new deed was recorded in Book 4113, Page 120 of the Sumter County Clerk of Courts Public Records.
- In May 2023, the City completed the demolition of the property, and the site now complies with all City codes and ordinances.

- On July 11, 2023, the Special Magistrate recommended reducing the fines to \$0.00.
- Staff requests that a Release of Lien be signed and recorded with the Sumter County Clerk of Courts.

BEFORE PICTURE:



AFTER PICTURE:



**BEFORE THE SPECIAL MAGISTRATE
CITY OF WILDWOOD, FLORIDA**

CITY OF WILDWOOD, FL.

Case #: 2009-0006

Petitioner

Vs.

THE CITY OF WILDWOOD,

Respondent.

_____/

ORDER FOR REDUCTION OF FINE

This cause came on for hearing on July 11, 2023, before the Special Magistrate of the City of Wildwood, Florida, upon petition of the City of Wildwood Code Enforcement Officer and the Special Magistrate, having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

- Respondent: City of Wildwood, Jason McHugh, the City Manager, and City Commissioners were served proper notice of these proceedings at least ten (10) days before the hearing.
- The violation, which is the subject of this proceeding, occurred on real property located in the City of Wildwood, Sumter County, Florida, described as 107 S Main Street, Parcel #: G06L156; (the "Property"), with a legal description of: LOTS 4 & 5 BLK 20 TOWN OF WILDWOOD PB 1 PG 50, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- On or before December 4, 2012, the property had an unsafe building with multiple exterior building code violations endangering the safety of its occupants or the general public. Roof damage and rotting siding on all exterior walls have been observed.
- In May 2023, the City of Wildwood removed the unsafe building.
- The total amount of fines due is \$73,725.00.
- The Respondent requests a reduction of the fine and the release of all liens.
- The property complies with all local, county, and state rules and regulations.
- The respondent representative was present for the July 11, 2023, hearing.

Conclusions of Law

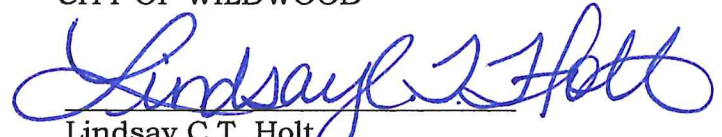
1. The Respondent had purchased a property in violation of the provisions of the City of Wildwood Code(s), Chapter 7 (BUILDING MAINTENANCE AND UNSAFE BUILDING ABATEMENT); Chapter 9 (HEALTH AND SANITATION); Chapter 13 (NUISANCE ABATEMENT); 2009 International Property Maintenance Code (IPMC) and the Florida Building Code as well as any other codes or laws that may apply.
2. The Respondent has brought the property into compliance with all City Codes.
3. Based on the information provided through the evidence and testimony, an Order of Reduction of Fine is warranted in this case.

Order

The fines/costs associated with the file in a total amount of \$73,725.00 shall be reduced to \$0.00.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 11th day of July 2023.

SPECIAL MAGISTRATE OF THE
CITY OF WILDWOOD


Lindsay C.T. Holt

STATE OF FLORIDA
COUNTY OF SUMTER

Being an officer duly authorized to administer oaths and take acknowledgments, I hereby certify that on this day, personally appeared before me Lindsay C.T. Holt, Esq. and known to me to be the person who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Wildwood, Sumter County, Florida, this July 11, 2023




Tara N. Tradd
Notary Public

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION CONCERNING A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS. A PERSON MAY NEED TO ENSURE A VERBATIM

RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

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Tara N. Tradd
Code Compliance Manager
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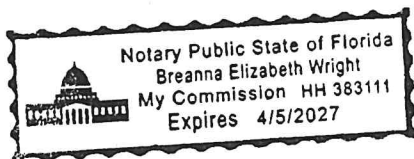
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Signature of Notary Public, State of Florida



Prepared by and Return To:

**Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785
352-661-6067**

RELEASE OF CODE ENFORCEMENT LIENS

107 S Main Street – Parcel ID Number: G06L156

Witnesseth: That the City of Wildwood, the holder of specific Orders of Fine, which is recorded in the Public Records of Sumter County, Florida, as follows:

- Order of Fine dated December 4, 2012, and recorded in O.R. Book 2551, Page 279;
- Order of Fine dated August 5, 2014, and recorded in O.R. Book 2884, Page 465;

Constitute code enforcement liens against the following described land, to wit:

107 S Main Street – James Carrie & City of Wildwood –

Parcel ID Number: G06L156

LOTS 4 & 5 BLK 20 TOWN OF WILDWOOD PB 1 PG 50

Hereby acknowledge(s) release and satisfaction of said code enforcement liens as to the specific parcel/lot described above, and surrender(s) the same as canceled, and hereby direct(s) the Clerk of said Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) on the _____ day of _____, 2023.

Signed, sealed, and delivered in our presence:

WITNESSES:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(Witness Signature)

Ed Wolf, Mayor

(Witness Printed Name)

(Witness Signature)

(Witness Printed Name)

State of: FLORIDA
County of: SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2023, by Ed Wolf, Mayor of the City of Wildwood, being personally known to me or having produced _____ as identification.

[Notary Seal]

Notary Public

Name Printed

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request City Commission Special Meeting for July 31, 2023 at 9am

REQUESTED ACTION: City Manager recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager is requesting the second budget meeting be set for July 31, 2023 at 9am.