



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

August 14, 2023 9:00 AM

City Hall Commission Chamber

100 N Main Street

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

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

1. Call to Order

2. Consent Agenda/Informational Items

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

A. *EXPENDITURE REPORT*

B. *PLAT 2305-007 VOSO UNIT 205 FINAL PLAT*

C. *GRANT OF EASEMENT - MARSH BEND TRAIL UTILITY CORRIDOR*

- D. *REQUEST FOR ROAD CLOSURE FOR VETERANS DAY PATRIOTIC GOLF CART PARADE CEREMONY*

3. Presentations and/or Proclamations

- A. *FY22 AUDIT PRESENTATION BY MAULDIN & JENKINS*
- B. *TEAM IMPACT AWARD RECIPIENT, RONI WOOD, COMMUNITY OUTREACH SPECIALIST*

4. Public Hearings - Timed - Legislative

- 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. O2023-34 - 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 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.

- C. **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 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.

5. Public Hearings - Timed - Quasi-Judicial

- A. **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.

- B. **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 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.

- C. ***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 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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2023-28 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND***

PROVIDING FOR AN EFFECTIVE DATE.

CP 2304-002 Pen-a-ckle Pickleball Pavilion

PARCEL G16-107

The applicant, Lamar Underwood, representing MGE Holdings LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003.

Special Magistrate recommends approval of Ordinance Number O2023-28 contingent upon Sumter County's acceptance of a full transportation impact analysis (TIA) and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.

- B. ***ORDINANCE NO. O2023-33 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2303-003 Pen-a-ckle Pickleball Pavilion

PARCEL G16-107

The applicant, Lamar Underwood, representing MGE Holdings LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28).

Special Magistrate recommends approval of Ordinance Number O2023-33 contingent upon Sumter County's acceptance of a full transportation impact analysis and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.

- C. ***ORDINANCE NO. O2023-39 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2303-001 Blount Development at Peppertree

Parcels D30-016, D30-043, D30-083, & D30-097

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (Sumter County) to Medium Density Residential - MDR (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2303-001 (O2023-40).
Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-39 to be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2023-40 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2303-001 Blount Development at Peppertree

Parcels D30-016, D30-043, D30-083, & D30-097

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-39).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2023-41 - 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 2306-003 New Horizon Plaza

Parcel G18-009

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres, MOL. The request is accompanied by rezoning request RZ 2304-004 (O2023-42).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-41 to be forwarded to the City Commission for further action.

- F. **ORDINANCE NO. O2023-42 - 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 2304-004 New Horizon Plaza

Parcel G18-009

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, which establishes a Future Land Use appropriate to the proposed zoning.

- G. **ORDINANCE NO. O2023-43 - 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 2305-004 Wildwood Land Company

PARCEL G05C090

The applicant, Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-43 be forwarded to the City Commission for further action.

- H. **ORDINANCE NO. O2023-44 - 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 2305-004 Wildwood Land Company

PARCEL G05C090

The applicant, Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval of O2023-43, which establishes a Future Land Use appropriate to the proposed zoning.

- I. ***ORDINANCE NO. O2023-45 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA AMENDING AND RESTATING ORDINANCE NO 2017-18, AS AMENDED; RELATING TO THE TRI-COUNTY SOLID WASTE FRANCHISE AGREEMENT; AMENDING EXHIBIT "B" AND EXHIBIT "C"; ESTABLISHING NEW RATES AND FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.***

Tri-County Sanitation Franchise Agreement Amendment

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *INTERLOCAL AGREEMENT WITH EASTPORT COMMUNITY DEVELOPMENT DISTRICT*
- B. *ACCESS CONTROL - CDVI REPLACEMENT SYSTEM IN THE AMOUNT OF \$40,000*
- C. *WORK AUTHORIZATION NO.1 FOR HALFF ENGINEERING TO COMPLETE CLEAN WATERWAYS ACT REPORTS IN THE AMOUNT OF \$59,328.00*
- D. *WASTEWATER TREATMENT PLANT EXPANSION PAY APPLICATION NO. 3 FOR PC CONSTRUCTION IN THE AMOUNT OF \$529,702.00*
- E. *MILLENNIUM PARK REUSE EXTENSION PHASE 1 PAY APPLICATION NO. 1 IN THE AMOUNT OF \$174,736.85*
- F. *EMPLOYMENT CONTRACT FOR POLICE OFFICER RECRUIT U. MAGEE*

10. General Items for Consideration/Discussion and Other Business

- A. *REQUEST TO INCREASE CITY ATTORNEY HOURLY RATES*
- B. *POTENTIAL PROPERTY ACQUISITIONS*

11. Appointments

12. City Manager Reports

A. *CONSTRUCTION PROJECTS UPDATE*

B. *REQUEST SPECIAL CALLED MEETING FOR AUGUST 21, 2023 AT 9AM*

13. Other Department Reports

A. *2022 ANNUAL CRIME DATA REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

August 21, 2023 - Tentative Special Called Meeting at City Hall at 9am

August 26, 2023 - Amnesty Day at Sumter County Public Works from 8am to 2pm

August 26, 2023 - Wild Tots Play Time at Warfield Auditorium from 9am to 11am

August 28, 2023 - City Commission Meeting at City Hall at 7pm

August 14, 2023 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 14 2023

08/09/2023
09:29 AM

Revenue Account Range: First to Last

Include Non-Anticipated: No

Year To Date As Of: 08/31/23

Expend Account Range: First to Last

Include Non-Budget: No

Current Period: 08/01/23 to 08/31/23

Print Zero YTD Activity: No

Prior Year: 08/01/22 to 08/31/22

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
001-311-1000	AD VALOREM TAXES	9,513,015.23	12,767,400.00	0.00	12,955,968.97	188,568.97	101
001-312-4100	LOCAL OPTION GAS TAX	521,726.98	550,510.00	0.00	519,432.68	31,077.32 -	94
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	3,000,973.76	2,912,630.00	0.00	2,918,455.14	5,825.14	100
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY	914,818.57	800,000.00	0.00	842,329.85	42,329.85	105
001-313-1010	FRANCHISE TAX- SECO	1,109,792.58	1,071,605.00	0.00	1,189,708.62	118,103.62	111
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	56,759.18	35,000.00	0.00	67,283.76	32,283.76	192
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	252,232.71	250,000.00	0.00	247,294.19	2,705.81 -	99
001-313-4170	FENNEY WATER CONS AUTHORITY-UTIL	53,537.52	45,000.00	0.00	43,007.26	1,992.74 -	96
001-313-4180	LEESBURG GAS FRANCHISE FEE	50,945.56	45,000.00	0.00	52,516.84	7,516.84	117
001-313-4190	SOUTH SUMTER UTILITY COMPANY FR	370,207.76	275,000.00	0.00	507,748.57	232,748.57	185
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFU	191,455.95	190,000.00	0.00	152,147.91	37,852.09 -	80
001-313-5001	TRI-COUNTY SANITATION FRANCHISE F	239,734.08	250,000.00	0.00	234,412.79	15,587.21 -	94
001-313-5003	FRANCHISE FEE - SEWWC	228,541.29	245,000.00	0.00	204,816.68	40,183.32 -	84
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS	800,587.31	690,000.00	0.00	684,468.27	5,531.73 -	99
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,022,299.81	930,000.00	0.00	912,640.38	17,359.62 -	98
001-314-3000	UTILITY TAX-WATER SALES	116,647.62	110,000.00	0.00	85,326.29	24,673.71 -	78
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	226,690.03	250,000.00	0.00	167,912.27	82,087.73 -	67
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	112,364.85	125,000.00	0.00	128,761.10	3,761.10	103
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,947.69	15,000.00	0.00	13,682.15	1,317.85 -	91
001-314-4030	FERRELLGAS LP	1,603.55	1,000.00	0.00	1,278.18	278.18	128
001-314-4040	CIRCLE K STORES	210.93	200.00	0.00	266.82	66.82	133
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	42,831.63	30,000.00	0.00	42,747.04	12,747.04	142
001-314-4081	LEESBURG GAS UTILITY TAX	75,244.67	60,000.00	0.00	76,254.07	16,254.07	127
001-314-4100	INTERCONN RESOURCES LLC	27,549.71	30,000.00	0.00	11,167.95	18,832.05 -	37
001-314-4150	CVS	389.42	200.00	0.00	262.06	62.06	131

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 14 2023

08/09/2023
09:29 AM

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
001-314-4151	AMERIGAS PROPANE	9,864.39	8,000.00	0.00	6,900.01	1,099.99 -	86
001-314-4152	LOWE'S PROPANE TAX	2,426.64	1,500.00	0.00	1,999.03	499.03	133
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	0.00	0.00	0.00	267.84	267.84	0
001-314-4160	TECO-PEOPLES GAS	262,582.16	250,000.00	0.00	290,727.69	40,727.69	116
001-314-4162	GAS SOUTH UTILITY TAX	335.05	300.00	0.00	609.32	309.32	203
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TA	148,810.50	85,000.00	0.00	192,648.44	107,648.44	227
001-314-4191	PUBLIX UTILITY TAX	932.43	500.00	0.00	850.48	350.48	170
001-314-9010	STATE COMMUNICATIONS TAX	499,413.36	500,000.00	0.00	549,816.78	49,816.78	110
001-331-5000	FEMA GRANT	0.00	0.00	0.00	65,810.15	65,810.15	0
001-335-1200	STATE REVENUE SHARING	628,683.58	652,660.00	0.00	478,199.93	174,460.07 -	73
001-335-1400	MOBILE HOME LICENSES	16,437.90	10,000.00	0.00	15,970.24	5,970.24	160
001-335-1600	STATE BEVERAGE LICENSES	7,462.21	8,500.00	0.00	7,609.04	890.96 -	90
001-335-1800	1/2 CENT SALES TAX	1,478,361.37	1,508,170.00	0.00	1,523,580.34	15,410.34	101
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	5,582.80	0.00	0.00	0.00	0.00	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	844,761.41	500,000.00	0.00	543,074.16	43,074.16	109
001-341-2010	TREE MITIGATION PERMITS	25,584.00	0.00	0.00	93,302.00	93,302.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMU	75,282.78	50,000.00	428.00 -	81,816.40	31,816.40	164
001-347-5302	COMMUNITY CENTER-RESERVATION FE	0.00	0.00	0.00	90.00	90.00	0
001-347-5304	COMMUNITY CENTER STAFF FEES	150.00 -	100.00	0.00	300.00	200.00	300
001-347-5305	BUILDING RENTAL-OXFORD COMMUNIT	7,747.58	5,000.00	0.00	10,045.62	5,045.62	201
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY	1,693.87	1,500.00	0.00	1,554.28	54.28	104
001-347-5307	OUTDOOR BUILDING RENTALS	46.10	100.00	0.00	130.64	30.64	131
001-347-5308	OPEN SPACE RENTALS	354.97	100.00	0.00	1,190.30	1,090.30	***
001-350-1000	FINES	27,251.97	20,000.00	0.00	34,075.20	14,075.20	170
001-351-1002	CODE ENFORCEMENT	1,825.29	1,000.00	0.00	1,912.86	912.86	191
001-351-3000	POLICE-2ND DOLLAR FUND	2,900.28	1,500.00	0.00	2,700.03	1,200.03	180
001-361-0000	INTEREST EARNINGS	85,937.51	5,000.00	0.00	165,075.81	160,075.81	***
001-369-0000	OTHER MISCELLANEOUS REVENUE	6,413.14	10,000.00	0.00	12,315.14	2,315.14	123

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 14 2023

08/09/2023
09:29 AM

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,247.78	17,765.00	0.00	0.00	17,765.00 -	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	15,500.08	13,440.00	0.00	13,152.00	288.00 -	98
001-369-0050	AUCTION PROCEEDS	9,972.00	10,000.00	0.00	28,512.67	18,512.67	285
001-369-0052	SPONSORSHIPS	1,265.00	1,000.00	0.00	0.00	1,000.00 -	0
001-369-0058	DONATIONS	17,515.70	0.00	0.00	16,716.00	16,716.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	100.00	0.00	0.00	100.00 -	0
001-369-0076	BASEBALL FIELD RENTAL	3,329.84	1,000.00	0.00	3,890.04	2,890.04	389
001-369-0078	FIELD PREPARATION FEES	345.00	100.00	0.00	604.24	504.24	604
001-369-0792	PROGRAM REGISTRATION FEES	29,002.57	15,000.00	90.00 -	36,931.41	21,931.41	246
001-369-0794	CONCESSION / VENDOR FEES	100.00	100.00	0.00	55.00	45.00 -	55
001-369-0796	SPECIAL EVENT REGISTRATION FEES	1,330.00	1,500.00	0.00	4,625.45	3,125.45	308
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,794.00	1,500.00	0.00	4,341.79	2,841.79	289
001-369-3700	MISCELLANEOUS POLICE DONATIONS	0.00	100.00	0.00	0.00	100.00 -	0
001-369-3748	MISC. GRANTS/VESTS	2,325.00	0.00	0.00	2,800.00	2,800.00	0
001-369-4000	FUEL TAX REFUND	11,470.88	6,500.00	0.00	6,264.21	235.79 -	96
001-380-1000	OTHR FINANCING SOURCE-INSURANCE	67,736.50	0.00	0.00	0.00	0.00	0
001-380-1001	OTHER FINANCING SOURCE-COUNTY F	90,804.00	0.00	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00	0.00	100
001-382-1013	TRANSFER FROM LAW ENFORCEMENT	412,800.00	412,800.00	0.00	412,800.00	0.00	100
001-389-5000	NON-OPERATIONAL CASH FORWARD-G	0.00	5,806,015.00	0.00	0.00	5,806,015.00 -	0
GENERAL FUND Revenue Totals		23,781,188.03	31,594,395.00	518.00 -	26,683,154.38	4,911,240.62 -	84

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Balance</i>	<i>% Expd</i>
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	42,528.84	48,910.00	4,141.26	45,275.63	3,634.37	93
001-511-10-2100	FICA EXPENSE	3,253.32	3,750.00	316.79	3,463.43	286.57	92
001-511-10-2200	RETIREMENT	22,461.75	27,880.00	2,430.08	25,194.32	2,685.68	90
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	23.75	445.74	95.74 -	127

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001-511-10-2600	WORKERS COMPENSATION INSURANCE	133.96	150.00	0.00	163.59	13.59 -	109
001-511-30-3100	PROFESSIONAL SERVICES	2,200.00	6,000.00	0.00	200.00	5,800.00	3
001-511-30-4000	TRAVEL & PER DIEM	6,205.44	7,000.00	0.00	1,302.78	5,697.22	19
001-511-30-4100	TELEPHONE EXPENSE	1,196.00	2,000.00	0.00	815.22	1,184.78	41
001-511-30-4110	IT LICENSING / EQUIPMENT	4,807.20	8,470.00	0.00	5,121.35	3,348.65	60
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	66.37	2,500.00	0.00	2,708.35	208.35 -	108
001-511-30-5100	OFFICE SUPPLIES	39.00	150.00	0.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	98.66	400.00	0.00	23.15	376.85	6
001-511-30-5400	SUBSCRIPTIONS/DUES	2,680.00	5,300.00	0.00	4,182.00	1,118.00	79
001-511-30-5500	TRAINING	1,650.00	2,650.00	0.00	1,725.00	925.00	65
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	5,698.00	0.00	0.00	0.00	0.00	0
	511 LEGISLATIVE- CITY COMMISSION:	93,303.54	116,010.00	6,911.88	90,620.56	25,389.44	78
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	283,686.15	448,710.00	22,481.54	346,801.79	101,908.21	77
001-512-10-1300	OVERTIME	69.81	0.00	0.00	0.00	0.00	0
001-512-10-1500	SICK LEAVE	6,172.52	0.00	7.26	2,438.05	2,438.05 -	0
001-512-10-1600	VACATION PAY	12,418.17	0.00	1,489.29	22,691.50	22,691.50 -	0
001-512-10-1800	HOLIDAY PAY	12,853.78	0.00	0.00	16,096.91	16,096.91 -	0
001-512-10-2100	FICA EXPENSE	24,024.10	34,330.00	1,826.67	29,018.74	5,311.26	85
001-512-10-2200	RETIREMENT	84,211.65	110,900.00	4,984.49	96,060.76	14,839.24	87
001-512-10-2210	BENEFIT ADMIN FEES	58.50	0.00	0.00	130.50	130.50 -	0
001-512-10-2300	LIFE & HEALTH INSURANCE	24,071.20	46,800.00	1,393.31	36,269.03	10,530.97	78
001-512-10-2600	WORKERS COMPENSATION INSURANCE	446.58	500.00	0.00	545.36	45.36 -	109
001-512-30-3100	PROFESSIONAL SERVICES	53,952.16	125,000.00	0.00	55,110.40	69,889.60	44
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	500.00	0.00	183.96	316.04	37
001-512-30-4000	TRAVEL & PER DIEM	7,309.05	10,600.00	500.00	6,067.53	4,532.47	57

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001-512-30-4100	TELEPHONE EXPENSE	2,788.94	4,500.00	0.00	3,152.31	1,347.69	70
001-512-30-4110	IT LICENSING / EQUIPMENT	2,890.83	11,840.00	0.00	11,800.91	39.09	100
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	4,000.00	0.00	1,599.28	2,400.72	40
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	7.29	500.00	0.00	120.08	379.92	24
001-512-30-4600	REPAIR & MAINTENANCE	946.22	5,800.00	0.00	1,061.54	4,738.46	18
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	501.71	1,000.00	0.00	564.78	435.22	56
001-512-30-5100	OFFICE SUPPLIES	338.18	2,000.00	0.00	1,120.59	879.41	56
001-512-30-5200	OPERATING SUPPLIES	593.17	7,250.00	0.00	6,856.06	393.94	95
001-512-30-5400	SUBSCRIPTIONS/DUES	3,846.24	5,650.00	0.00	2,671.75	2,978.25	47
001-512-30-5500	TRAINING	2,137.51	9,000.00	0.00	2,890.00	6,110.00	32
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	5,200.00	0.00	4,633.40	566.60	89
	512 EXECUTIVE- CITY MANAGER:	523,323.76	834,080.00	32,682.56	647,885.23	186,194.77	78
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	221,653.11	283,920.00	7,889.40	184,161.56	99,758.44	65
001-513-10-1300	OVERTIME	24.88	500.00	0.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,549.71	0.00	0.00	4,925.60	4,925.60 -	0
001-513-10-1600	VACATION PAY	16,092.88	0.00	1,620.42	11,874.73	11,874.73 -	0
001-513-10-1800	HOLIDAY PAY	10,401.00	0.00	0.00	7,739.95	7,739.95 -	0
001-513-10-2100	FICA EXPENSE	19,486.82	21,760.00	727.48	15,965.42	5,794.58	73
001-513-10-2200	RETIREMENT	32,712.84	37,280.00	1,479.37	29,089.88	8,190.12	78
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	35,524.88	46,800.00	1,431.00	31,677.02	15,122.98	68
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	1,090.71	90.71 -	109
001-513-30-3100	PROFESSIONAL SERVICES	13,361.60	17,750.00	0.00	2,775.00	14,975.00	16
001-513-30-3200	ACCOUNTING/AUDITING FEE	18,500.00	19,250.00	0.00	16,500.00	2,750.00	86
001-513-30-3400	OTHER CONTRACTUAL SERVICES	2,720.05	14,800.00	0.00	10,222.48	4,577.52	69

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001-513-30-4000	TRAVEL & PER DIEM	0.00	2,000.00	0.00	613.65	1,386.35	31
001-513-30-4100	TELEPHONE EXPENSE	3,480.22	6,300.00	0.00	4,270.50	2,029.50	68
001-513-30-4110	IT LICENSING / EQUIPMENT	32,428.68	37,540.00	0.00	31,339.27	6,200.73	83
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,857.35	1,580.00	0.00	200.70	1,379.30	13
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	5,000.62	3,150.00	0.00	2,393.45	756.55	76
001-513-30-4300	UTILITIES EXPENSE	18,321.51	27,300.00	0.00	13,716.02	13,583.98	50
001-513-30-4400	RENTAL & LEASING	2,995.45	3,900.00	0.00	2,546.07	1,353.93	65
001-513-30-4500	GENERAL INSURANCE	149,199.14	190,000.00	0.00	185,308.13	4,691.87	98
001-513-30-4600	REPAIR & MAINTENANCE	12,369.37	22,470.00	357.97	12,623.92	9,846.08	56
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	5,655.83	6,000.00	340.93	4,195.23	1,804.77	70
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	4,216.10	3,600.00	0.00	3,333.10	266.90	93
001-513-30-5200	OPERATING SUPPLIES	7,147.80	7,050.00	0.00	4,534.73	2,515.27	64
001-513-30-5400	SUBSCRIPTIONS/DUES	432.50	1,180.00	0.00	187.50	992.50	16
001-513-30-5500	TRAINING	1,818.00	3,360.00	0.00	799.00	2,561.00	24
001-513-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	7,560.00	0.00	0.00	7,560.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	109,873.75	112,595.00	0.00	55,952.53	56,642.47	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	24,553.79	21,835.00	0.00	11,261.25	10,573.75	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINC	223,552.49	229,425.00	0.00	113,969.00	115,456.00	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTERI	68,058.21	62,185.00	0.00	31,836.35	30,348.65	51
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN	327,167.69	333,315.00	0.00	333,314.33	0.67	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN	95,401.31	89,270.00	0.00	89,263.05	6.95	100
	513 CLERK/FINANCE DEPARTMENT:	1,472,504.72	1,615,675.00	13,846.57	1,217,680.13	397,994.87	75
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	477,983.17	707,050.00	22,420.18	429,878.80	277,171.20	61
001-516-10-1300	OVERTIME	1,684.41	1,000.00	0.00	951.80	48.20	95
001-516-10-1500	SICK LEAVE	10,237.69	0.00	584.82	11,458.36	11,458.36 -	0

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001-516-10-1600	VACATION PAY	29,637.20	0.00	1,403.39	19,279.31	19,279.31 -	0
001-516-10-1800	HOLIDAY PAY	19,472.89	0.00	0.00	18,609.55	18,609.55 -	0
001-516-10-2100	FICA EXPENSE	41,234.27	54,170.00	1,867.26	36,733.74	17,436.26	68
001-516-10-2200	RETIREMENT	77,619.65	105,520.00	3,850.68	69,414.98	36,105.02	66
001-516-10-2210	BENEFIT ADMIN FEES	211.50	0.00	0.00	85.50	85.50 -	0
001-516-10-2300	LIFE & HEALTH INSURANCE	70,554.20	107,640.00	3,682.97	69,776.45	37,863.55	65
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,339.72	1,500.00	0.00	1,636.07	136.07 -	109
001-516-30-3100	PROFESSIONAL SERVICES	502,781.20	525,000.00	10,567.69	348,282.78	176,717.22	66
001-516-30-3400	OTHER CONTRACTUAL SERVICES	1,361.24	14,500.00	0.00	736.75	13,763.25	5
001-516-30-3450	CLOTHING AND UNIFORMS	981.46	2,000.00	0.00	701.88	1,298.12	35
001-516-30-4000	TRAVEL & PER DIEM	4,014.91	24,650.00	0.00	766.38	23,883.62	3
001-516-30-4100	TELEPHONE EXPENSE	9,092.98	8,000.00	0.00	5,780.44	2,219.56	72
001-516-30-4110	IT LICENSING / EQUIPMENT	15,689.09	55,100.00	0.00	30,509.88	24,590.12	55
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	33,762.20	25,000.00	0.00	25,241.02	241.02 -	101
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,849.68	8,000.00	0.00	1,168.81	6,831.19	15
001-516-30-4600	REPAIR & MAINTENANCE	3,417.08	6,000.00	0.00	1,597.43	4,402.57	27
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	273.06	10,000.00	0.00	1,842.36	8,157.64	18
001-516-30-4950	CODE ENFORCEMENT	2,738.41	51,500.00	0.00	3,555.69	47,944.31	7
001-516-30-5100	OFFICE SUPPLIES	2,250.71	10,000.00	0.00	1,617.77	8,382.23	16
001-516-30-5200	OPERATING SUPPLIES	15,236.35	10,000.00	0.00	3,409.32	6,590.68	34
001-516-30-5250	FUEL EXPENSE	1,957.56	2,500.00	0.00	1,249.64	1,250.36	50
001-516-30-5400	SUBSCRIPTIONS/DUES	2,383.95	3,980.00	0.00	1,774.17	2,205.83	45
001-516-30-5500	TRAINING	7,497.85	19,460.00	0.00	7,032.39	12,427.61	36
001-516-30-5550	LICENSING	10,961.10	0.00	0.00	0.00	0.00	0
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	18,000.00	0.00	11,128.33	6,871.67	62
001-516-60-6330	JPA COMP PLAN AMENDMENTS	15,033.63	0.00	0.00	0.00	0.00	0
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	39,090.00	0.00	0.00	0.00	0.00	0
516 DEVELOPMENT SERVICES:		1,400,347.16	1,770,570.00	44,376.99	1,104,219.60	666,350.40	62

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001-518-00-0000	INFORMATION TECHNOLOGY DEPARTM	0.00	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	112,674.55	190,330.00	6,397.20	117,885.61	72,444.39	62
001-518-10-1300	OVERTIME	41.47	0.00	0.00	0.00	0.00	0
001-518-10-1500	SICK LEAVE	6,520.75	0.00	0.00	2,430.55	2,430.55 -	0
001-518-10-1600	VACATION PAY	6,969.13	0.00	176.05	6,052.29	6,052.29 -	0
001-518-10-1800	HOLIDAY PAY	5,224.00	0.00	0.00	2,995.24	2,995.24 -	0
001-518-10-2100	FICA EXPENSE	10,054.87	14,570.00	502.85	9,896.34	4,673.66	68
001-518-10-2200	RETIREMENT	14,627.63	22,670.00	891.99	15,734.56	6,935.44	69
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	45.00	45.00 -	0
001-518-10-2300	LIFE & HEALTH INSURANCE	15,172.20	28,080.00	1,018.15	17,644.24	10,435.76	63
001-518-10-2600	WORKERS COMPENSATION INSURANCE	178.65	200.00	0.00	218.13	18.13 -	109
001-518-30-3100	PROFESSIONAL SERVICES	375.00	145,320.00	0.00	25.00	145,295.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	988.66	15,160.00	0.00	4,947.33	10,212.67	33
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	5,873.59	5,000.00	0.00	5,983.37	983.37 -	120
001-518-30-4110	IT LICENSING / EQUIPMENT	8,595.85	21,700.00	0.00	9,913.94	11,786.06	46
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	8.26	250.00	0.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,758.96	2,300.00	0.00	1,159.11	1,140.89	50
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	75.01	4,000.00	0.00	20.19	3,979.81	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	8,000.00	0.00	397.91	7,602.09	5
001-518-30-5100	OFFICE SUPPLIES	203.59	900.00	0.00	422.08	477.92	47
001-518-30-5200	OPERATING SUPPLIES	7,769.60	15,000.00	0.00	2,676.70	12,323.30	18
001-518-30-5400	SUBSCRIPTIONS/DUES	355.00	2,500.00	0.00	350.00	2,150.00	14
001-518-30-5500	TRAINING	1,552.98	8,000.00	0.00	1,605.91	6,394.09	20
001-518-30-5550	LICENSING	47,110.77	30,000.00	0.00	15,033.10	14,966.90	50
001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	13,771.91	0.00	0.00	0.00	0.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQU	17,215.00	16,000.00	0.00	0.00	16,000.00	0

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	518 INFORMATION TECHNOLOGY DEPA	277,171.43	537,980.00	8,986.24	215,436.60	322,543.40	40
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	106,595.87	130,420.00	5,020.52	102,046.68	28,373.32	78
001-519-10-1300	OVERTIME	298.61	0.00	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,327.18	0.00	0.00	1,776.67	1,776.67 -	0
001-519-10-1600	VACATION PAY	5,570.61	0.00	246.75	5,306.98	5,306.98 -	0
001-519-10-1800	HOLIDAY PAY	4,608.81	0.00	0.00	4,674.12	4,674.12 -	0
001-519-10-2100	FICA EXPENSE	9,134.78	9,980.00	402.94	8,706.05	1,273.95	87
001-519-10-2200	RETIREMENT	13,266.32	15,540.00	714.77	13,816.45	1,723.55	89
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	40.50	40.50 -	0
001-519-10-2300	LIFE & HEALTH INSURANCE	15,291.36	18,720.00	717.87	15,170.27	3,549.73	81
001-519-10-2600	WORKERS COMPENSATION INSURANCE	98.26	110.00	0.00	119.99	9.99 -	109
001-519-30-3100	PROFESSIONAL SERVICES	2,216.00	60,000.00	0.00	21,620.00	38,380.00	36
001-519-30-3400	OTHER CONTRACTUAL SERVICES	863.04	6,400.00	0.00	3,313.97	3,086.03	52
001-519-30-4000	TRAVEL & PER DIEM	3,484.89	4,800.00	0.00	1,463.12	3,336.88	30
001-519-30-4100	TELEPHONE EXPENSE	5,005.64	4,750.00	0.00	3,638.51	1,111.49	77
001-519-30-4110	IT LICENSING / EQUIPMENT	19,496.92	20,530.00	1,300.00	21,442.11	912.11 -	104
001-519-30-4150	ADVERTISING/RECRUITING	4,730.00	4,700.00	0.00	1,305.25	3,394.75	28
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	176.50	500.00	0.00	134.81	365.19	27
001-519-30-4300	UTILITIES EXPENSE	2,073.75	2,300.00	0.00	1,387.12	912.88	60
001-519-30-4400	RENTAL & LEASING	10.40	60.00	0.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,925.88	3,000.00	0.00	2,522.28	477.72	84
001-519-30-4800	EMPLOYEE PROGRAMS	6,724.51	8,000.00	0.00	5,698.11	2,301.89	71
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	519.40	1,000.00	0.00	592.19	407.81	59
001-519-30-5100	OFFICE SUPPLIES	1,076.85	2,900.00	35.15	1,153.33	1,746.67	40
001-519-30-5200	OPERATING SUPPLIES	1,034.38	2,800.00	0.00	2,282.50	517.50	82
001-519-30-5250	FUEL EXPENSE	533.82	700.00	0.00	291.20	408.80	42

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001-519-30-5400	SUBSCRIPTIONS/DUES	1,023.24	2,380.00	0.00	2,486.82	106.82 -	104
001-519-30-5500	TRAINING	4,574.94	6,350.00	0.00	4,013.77	2,336.23	63
001-519-30-5501	STAFF TRAINING PROGRAMS	1,780.05	3,500.00	0.00	2,394.70	1,105.30	68
	519 HUMAN RESOURCE DEPARTMENT:	215,496.01	309,440.00	8,438.00	227,397.50	82,042.50	73
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,027,045.38	3,539,580.00	103,615.06	2,013,199.41	1,526,380.59	57
001-521-10-1220	UNIFORM ALLOWANCE	13,980.00	14,820.00	0.00	11,680.00	3,140.00	79
001-521-10-1250	ON CALL	7,050.00	10,400.00	225.00	5,400.00	5,000.00	52
001-521-10-1260	SHIFT DIFFERENTIAL	14,061.06	20,080.00	499.32	10,967.59	9,112.41	55
001-521-10-1300	OVERTIME	117,487.00	157,000.00	4,348.06	102,277.23	54,722.77	65
001-521-10-1500	SICK LEAVE	72,320.99	0.00	3,634.73	50,053.38	50,053.38 -	0
001-521-10-1600	VACATION PAY	101,695.36	0.00	5,025.84	92,763.23	92,763.23 -	0
001-521-10-1700	INCENTIVE PAY	20,290.00	56,000.00	0.00	19,010.00	36,990.00	34
001-521-10-1800	HOLIDAY PAY	83,822.11	0.00	0.00	85,602.52	85,602.52 -	0
001-521-10-1820	HOLIDAY PREMIUM	73,753.36	82,000.00	0.00	67,053.21	14,946.79	82
001-521-10-2100	FICA EXPENSE	194,120.65	295,680.00	8,977.16	188,037.59	107,642.41	64
001-521-10-2200	RETIREMENT	629,058.51	1,103,850.00	35,708.03	657,855.66	445,994.34	60
001-521-10-2210	BENEFIT ADMIN FEES	243.00	0.00	0.00	346.50	346.50 -	0
001-521-10-2300	LIFE & HEALTH INSURANCE	317,222.69	547,560.00	17,413.12	313,842.28	233,717.72	57
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	2,817.24	0.00	0.00	4,608.24	4,608.24 -	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	58,053.22	65,000.00	0.00	70,894.89	5,894.89 -	109
001-521-30-3100	PROFESSIONAL SERVICES	10,888.21	48,000.00	800.00	13,894.99	34,105.01	29
001-521-30-3400	OTHER CONTRACTUAL SERVICES	12,915.35	26,800.00	0.00	34,080.20	7,280.20 -	127
001-521-30-3450	CLOTHING AND UNIFORMS	10,568.31	12,000.00	0.00	8,329.13	3,670.87	69
001-521-30-3500	INVESTIGATIONS	7,924.44	15,000.00	0.00	6,373.19	8,626.81	42
001-521-30-4000	TRAVEL & PER DIEM	4,507.60	9,000.00	0.00	8,657.72	342.28	96
001-521-30-4100	TELEPHONE EXPENSE	63,838.47	80,000.00	0.00	47,870.77	32,129.23	60

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001-521-30-4110	IT LICENSING / EQUIPMENT	231,419.52	191,600.00	0.00	201,958.52	10,358.52 -	105
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	288.24	3,000.00	0.00	93.09	2,906.91	3
001-521-30-4300	UTILITIES EXPENSE	61,711.43	54,000.00	0.00	45,782.05	8,217.95	85
001-521-30-4400	RENTAL & LEASING	2,115.43	10,500.00	0.00	1,736.55	8,763.45	17
001-521-30-4600	REPAIR & MAINTENANCE	56,916.32	70,000.00	0.00	59,754.22	10,245.78	85
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	876.65 -	4,000.00	0.00	77.89	3,922.11	2
001-521-30-4960	BOOT ALLOWANCE	2,127.90	4,600.00	0.00	1,651.34	2,948.66	36
001-521-30-5100	OFFICE SUPPLIES	773.09	5,000.00	0.00	1,389.36	3,610.64	28
001-521-30-5200	OPERATING SUPPLIES	57,147.52	83,000.00	0.00	42,764.15	40,235.85	52
001-521-30-5250	FUEL EXPENSE	161,988.94	195,000.00	0.00	107,980.53	87,019.47	55
001-521-30-5400	SUBSCRIPTIONS/DUES	1,343.48	3,000.00	0.00	945.05	2,054.95	32
001-521-30-5500	TRAINING	30,853.06	40,000.00	0.00	26,155.80	13,844.20	65
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	320,000.00	0.00	143,852.00	176,148.00	45
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	185,188.49	222,840.00	0.00	81,449.00	141,391.00	37
001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	57,524.09	0.00	0.00	0.00	0.00	0
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	4,170.32	0.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	4,696,354.13	7,289,310.00	180,246.32	4,528,387.28	2,760,922.72	62
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	823,617.11	1,256,900.00	32,580.68	790,203.56	466,696.44	63
001-541-10-1250	ON CALL	3,900.00	3,900.00	150.00	3,300.00	600.00	85
001-541-10-1300	OVERTIME	12,544.80	12,000.00	258.53	9,763.74	2,236.26	81
001-541-10-1500	SICK LEAVE	39,374.25	0.00	5,553.99	43,146.06	43,146.06 -	0
001-541-10-1600	VACATION PAY	45,392.03	0.00	5,125.73	50,868.30	50,868.30 -	0
001-541-10-1800	HOLIDAY PAY	35,068.54	0.00	0.00	34,343.25	34,343.25 -	0
001-541-10-2100	FICA EXPENSE	73,460.10	97,370.00	3,339.48	71,393.96	25,976.04	73
001-541-10-2200	RETIREMENT	112,253.47	172,760.00	7,147.81	138,295.70	34,464.30	80
001-541-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0.00	0

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001-541-10-2300	LIFE & HEALTH INSURANCE	137,294.00	234,000.00	7,383.84	141,974.94	92,025.06	61
001-541-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,000.00	0.00	39.50	1,960.50	2
001-541-10-2600	WORKERS COMPENSATION INSURANCE	17,862.46	20,000.00	0.00	21,813.82	1,813.82 -	109
001-541-30-3100	PROFESSIONAL SERVICES	93,620.80	211,580.00	6,940.21	83,038.87	128,541.13	39
001-541-30-3400	OTHER CONTRACTUAL SERVICES	100,675.83	433,100.00	0.00	153,469.68	279,630.32	35
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	108,099.00	265,000.00	0.00	136,327.58	128,672.42	51
001-541-30-3450	CLOTHING AND UNIFORMS	8,393.87	8,000.00	195.56	7,724.81	275.19	97
001-541-30-4000	TRAVEL & PER DIEM	591.73	5,500.00	0.00	1,435.34	4,064.66	26
001-541-30-4100	TELEPHONE EXPENSE	17,623.27	24,600.00	0.00	15,064.82	9,535.18	61
001-541-30-4110	IT LICENSING / EQUIPMENT	29,537.40	80,400.00	0.00	24,157.26	56,242.74	30
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	49.14	100.00	0.00	62.42	37.58	62
001-541-30-4300	UTILITIES EXPENSE	24,202.35	23,200.00	0.00	16,860.09	6,339.91	73
001-541-30-4350	VILLAGES STREET LIGHTING	446,207.51	470,000.00	0.00	375,241.87	94,758.13	80
001-541-30-4400	RENTAL & LEASING	1,685.87	7,575.00	0.00	3,337.36	4,237.64	44
001-541-30-4600	REPAIR & MAINTENANCE	32,147.82	51,200.00	0.00	41,653.88	9,546.12	81
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	11,562.67	25,000.00	0.00	4,042.22	20,957.78	16
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	18.92	3,000.00	0.00	322.10	2,677.90	11
001-541-30-4940	LANDFILL DISPOSAL FEES	2,446.05	5,000.00	0.00	3,440.33	1,559.67	69
001-541-30-4960	BOOT ALLOWANCE	2,493.28	4,025.00	0.00	2,460.59	1,564.41	61
001-541-30-5100	OFFICE SUPPLIES	2,389.14	3,000.00	0.00	2,135.52	864.48	71
001-541-30-5200	OPERATING SUPPLIES	59,736.59	70,000.00	232.09	59,269.34	10,730.66	85
001-541-30-5250	FUEL EXPENSE	38,832.19	45,000.00	0.00	21,989.84	23,010.16	49
001-541-30-5400	SUBSCRIPTIONS/DUES	1,349.87	9,225.00	0.00	5,204.03	4,020.97	56
001-541-30-5500	TRAINING	13,759.37	19,080.00	0.00	7,159.60	11,920.40	38
001-541-60-6115	CITY HALL / ANNEX REHAB	60,663.05	50,000.00	0.00	10,585.36	39,414.64	21
001-541-60-6210	PUBLIC WORKS BUILDING	0.00	9,700.00	0.00	6,308.00	3,392.00	65
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	106,377.50	369,608.00	0.00	303,139.02	66,468.98	82
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	46,316.72	28,200.00	0.00	28,171.17	28.83	100

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001-541-60-6691	INTEREST-EQUIPMENT LEASE	4,091.49	2,165.00	0.00	2,160.33	4.67	100
	541 PUBLIC WORKS/STREET DEPT.	2,513,665.19	4,022,188.00	68,907.92	2,619,904.26	1,402,283.74	65
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	165,584.51	245,440.00	9,071.56	184,893.45	60,546.55	75
001-549-10-1210	SPECIAL PAY	0.00	1,500.00	0.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	3,984.32	0.00	62.73	4,625.04	4,625.04 -	0
001-549-10-1600	VACATION PAY	12,787.72	0.00	832.01	13,482.54	13,482.54 -	0
001-549-10-1800	HOLIDAY PAY	7,001.01	0.00	0.00	8,080.97	8,080.97 -	0
001-549-10-2100	FICA EXPENSE	14,485.54	18,900.00	762.42	16,147.76	2,752.24	85
001-549-10-2200	RETIREMENT	21,027.95	29,420.00	1,352.42	25,636.19	3,783.81	87
001-549-10-2210	BENEFIT ADMIN FEES	0.00	0.00	0.00	27.00	27.00 -	0
001-549-10-2300	LIFE & HEALTH INSURANCE	30,260.16	46,800.00	1,781.89	35,524.52	11,275.48	76
001-549-10-2600	WORKERS COMPENSATION INSURANCE	6,966.43	7,800.00	0.00	8,507.44	707.44 -	109
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	25.00	475.00	5
001-549-30-3400	OTHER CONTRACTUAL SERVICES	220.00	2,800.00	0.00	2,331.64	468.36	83
001-549-30-3450	CLOTHING AND UNIFORMS	2,338.53	3,500.00	56.76	2,204.84	1,295.16	63
001-549-30-4000	TRAVEL & PER DIEM	70.90	100.00	0.00	3.84	96.16	4
001-549-30-4100	TELEPHONE EXPENSE	2,354.52	3,500.00	0.00	2,876.80	623.20	82
001-549-30-4110	IT LICENSING / EQUIPMENT	15,463.45	31,500.00	0.00	10,887.52	20,612.48	35
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,388.52	5,000.00	0.00	3,924.84	1,075.16	78
001-549-30-4400	RENTAL & LEASING	1,580.89	2,500.00	10.40	1,615.68	884.32	65
001-549-30-4600	REPAIR & MAINTENANCE	2,896.45	5,000.00	0.00	3,052.03	1,947.97	61
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	235.37	700.00	0.00	622.34	77.66	89
001-549-30-5100	OFFICE SUPPLIES	645.01	1,500.00	0.00	1,195.36	304.64	80
001-549-30-5200	OPERATING SUPPLIES	26,334.32	35,000.00	22.90	25,188.68	9,811.32	72

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001-549-30-5250	FUEL EXPENSE	3,990.54	3,500.00	0.00	2,465.04	1,034.96	70
001-549-30-5400	SUBSCRIPTIONS/DUES	1,069.99	500.00	0.00	125.00	375.00	25
001-549-30-5500	TRAINING	400.00	2,500.00	0.00	1,234.00	1,266.00	49
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQU	23,626.15	85,900.00	0.00	79,268.96	6,631.04	92
	549 FLEET MAINTENANCE DEPT:	347,712.28	534,060.00	13,953.09	433,946.48	100,113.52	81
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	438,703.66	711,530.00	25,924.48	450,179.92	261,350.08	63
001-572-10-1250	ON CALL	3,900.00	3,500.00	150.00	3,300.00	200.00	94
001-572-10-1300	OVERTIME	11,767.52	2,000.00	262.44	9,050.86	7,050.86 -	453
001-572-10-1500	SICK LEAVE	15,073.16	0.00	533.11	10,702.83	10,702.83 -	0
001-572-10-1600	VACATION PAY	21,229.69	0.00	1,716.82	16,615.98	16,615.98 -	0
001-572-10-1800	HOLIDAY PAY	16,704.26	0.00	0.00	17,660.72	17,660.72 -	0
001-572-10-1820	HOLIDAY PREMIUM	166.00	0.00	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	38,827.68	54,860.00	2,186.87	39,114.74	15,745.26	71
001-572-10-2200	RETIREMENT	54,034.36	85,405.00	3,418.95	59,959.86	25,445.14	70
001-572-10-2210	BENEFIT ADMIN FEES	0.00	0.00	0.00	4.50	4.50 -	0
001-572-10-2300	LIFE & HEALTH INSURANCE	78,852.42	131,040.00	5,222.69	94,467.49	36,572.51	72
001-572-10-2500	UNEMPLOYMENT COMPENSATION	37.41	0.00	0.00	0.00	0.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	5,358.78	6,000.00	0.00	6,544.18	544.18 -	109
001-572-30-3100	PROFESSIONAL SERVICES	20,650.50	15,750.00	0.00	14,626.79	1,123.21	93
001-572-30-3400	OTHER CONTRACTUAL SERVICES	96,812.20	131,900.00	0.00	73,118.78	58,781.22	55
001-572-30-3450	CLOTHING AND UNIFORMS	3,842.07	7,550.00	0.00	2,281.46	5,268.54	30
001-572-30-4000	TRAVEL & PER DIEM	1,012.59	3,900.00	0.00	58.10	3,841.90	1
001-572-30-4100	TELEPHONE EXPENSE	19,695.91	18,000.00	0.00	18,390.46	390.46 -	102
001-572-30-4110	IT LICENSING / EQUIPMENT	28,329.62	38,500.00	0.00	39,302.81	802.81 -	102
001-572-30-4150	ADVERTISING AND PROMOTIONS	23,045.57	34,000.00	0.00	29,058.41	4,941.59	85
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	31.27	200.00	0.00	2.31	197.69	1

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Balance</i>	<i>% Expd</i>
001-572-30-4300	UTILITIES EXPENSE	16,082.05	25,100.00	0.00	25,046.31	53.69	100
001-572-30-4400	RENTAL & LEASING	4,148.21	6,900.00	0.00	2,524.54	4,375.46	37
001-572-30-4600	REPAIR & MAINTENANCE	38,063.27	103,620.00	0.00	30,536.74	73,083.26	29
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,955.18	38,500.00	0.00	23,464.57	15,035.43	61
001-572-30-4610	BAKER HOUSE MAINTENANCE	2,506.91	10,000.00	0.00	1,465.55	8,534.45	15
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MI	6,702.16	7,070.00	0.00	4,537.76	2,532.24	64
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,474.65	10,000.00	0.00	10,814.53	814.53 -	108
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	777.87	5,000.00	0.00	424.19	4,575.81	8
001-572-30-4910	SPECIAL EVENTS	123,526.80	118,500.00	0.00	132,638.70	14,138.70 -	112
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	76,459.67	110,100.00	560.00	78,033.04	32,066.96	71
001-572-30-4920	SUMMER RECREATION PROGRAM	15,547.80	42,500.00	0.00	10,990.82	31,509.18	26
001-572-30-4960	BOOT ALLOWANCE	1,122.58	1,575.00	0.00	430.46	1,144.54	27
001-572-30-5100	OFFICE SUPPLIES	2,015.73	2,000.00	0.00	2,934.26	934.26 -	147
001-572-30-5200	OPERATING SUPPLIES	71,356.54	95,600.00	0.00	62,406.48	33,193.52	65
001-572-30-5250	FUEL EXPENSE	25,357.37	30,000.00	0.00	15,123.39	14,876.61	50
001-572-30-5280	LANDSCAPING	18,306.97	30,000.00	0.00	20,274.43	9,725.57	68
001-572-30-5400	SUBSCRIPTIONS/DUES	410.10	2,610.00	0.00	294.78	2,315.22	11
001-572-30-5500	TRAINING	4,105.00	10,600.00	0.00	3,865.37	6,734.63	36
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	39,100.00	0.00	38,696.00	404.00	99
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	18,647.65	25,000.00	0.00	0.00	25,000.00	0
001-572-60-6351	MLK PARK PROJECT	224,643.64	103,240.96	0.00	94,686.97	8,553.99	92
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	75,786.00	149,690.52	0.00	153,369.91	3,679.39 -	102
	572 PARKS & RECREATION:	1,614,070.82	2,210,841.48	39,975.36	1,596,999.00	613,842.48	72
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	11,311.43	87,450.00	3,015.70	36,610.84	50,839.16	42
001-575-10-1300	OVERTIME	55.69	0.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	869.65	6,690.00	230.71	2,800.81	3,889.19	42

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001-575-10-2200	RETIREMENT	1,318.13	10,420.00	405.26	4,461.21	5,958.79	43
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	200.00	0.00	4.75	195.25	2
001-575-30-3100	PROFESSIONAL SERVICES	849.85	3,000.00	0.00	499.85	2,500.15	17
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,134.70	8,440.00	0.00	1,615.00	6,825.00	19
001-575-30-3450	CLOTHING AND UNIFORMS	220.48	1,200.00	0.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,835.02	6,680.00	0.00	2,979.72	3,700.28	45
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	17.07	250.00	0.00	131.79	118.21	53
001-575-30-4300	UTILITIES EXPENSE	45,205.90	24,800.00	0.00	32,928.84	8,128.84 -	133
001-575-30-4400	RENTAL & LEASING	1,912.19	2,600.00	0.00	834.27	1,765.73	32
001-575-30-4600	REPAIR & MAINTENANCE	12,029.48	30,000.00	0.00	1,862.44	28,137.56	6
001-575-30-5100	OFFICE SUPPLIES	425.01	1,000.00	0.00	897.95	102.05	90
001-575-30-5200	OPERATING SUPPLIES	7,528.12	15,000.00	0.00	3,389.60	11,610.40	23
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	75.00	75.00 -	0
	575 COMMUNITY CENTER:	85,812.72	197,730.00	3,651.67	89,092.07	108,637.93	45
001-580-90-0000	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	1,858,780.52	0.00	0.00	1,858,780.52	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	185,870.00	197,730.00	0.00	197,729.00	1.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	18,650,000.00	10,100,000.00	0.00	10,100,000.00	0.00	100
	581 Total	18,835,870.00	10,297,730.00	0.00	10,297,729.00	1.00	100
GENERAL FUND Expenditure Totals		32,075,631.76	31,594,395.00	421,976.60	23,069,297.71	8,525,097.29	73

001 GENERAL FUND	Prior	Current	YTD
Revenues:	23,781,188.03	518.00 -	26,683,154.38
Expenditures:	32,075,631.76	421,976.60	23,069,297.71
Net Income:	8,294,443.73 -	422,494.60 -	3,613,856.67

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
101-361-1350	INTEREST EARNED	521.29	200.00	0.00	314.96	114.96	157
101-364-1000	CEMETERY LOT SALES	2,100.00	2,100.00	0.00	1,400.00	700.00 -	67
101-366-1350	CONTRIBUTIONS/DUES	2,430.00	2,000.00	0.00	480.00	1,520.00 -	24
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	0.00	600.00	0.00	100
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	0.00	100.00 -	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FOF	0.00	57,400.00	0.00	0.00	57,400.00 -	0
CEMETERY FUND Revenue Totals		5,651.29	62,400.00	0.00	2,794.96	59,605.04 -	4

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	8,450.00	0.00	0.00	8,450.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	61.37	200.00	0.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		61.37	9,250.00	0.00	0.00	9,250.00	0
101-580-90-9999	CONTINGENCY	0.00	53,150.00	0.00	0.00	53,150.00	0
CEMETERY FUND Expenditure Totals		61.37	62,400.00	0.00	0.00	62,400.00	0

101 CEMETERY FUND	Prior	Current	YTD
Revenues:	5,651.29	0.00	2,794.96
Expenditures:	61.37	0.00	0.00
Net Income:	5,589.92	0.00	2,794.96

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<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
104-361-0000	INTEREST	8,461.61	0.00	0.00	9,374.02	9,374.02	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	369,830.00	368,670.00	0.00	367,422.00	1,248.00 -	100
104-382-0010	TRANSFER FROM GENERAL	185,870.00	197,730.00	0.00	0.00	197,730.00 -	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,007,900.00	0.00	0.00	1,007,900.00 -	0
	COMMUNITY REDEVELOPMENT Revenue	564,161.61	1,574,300.00	0.00	376,796.02	1,197,503.98 -	23
<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Balance</i>	<i>% Expd</i>
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	31,654.31	42,210.00	1,692.04	31,626.92	10,583.08	75
104-550-10-1500	SICK LEAVE	599.30	0.00	21.42	460.39	460.39 -	0
104-550-10-1600	VACATION PAY	2,697.94	0.00	0.00	3,362.36	3,362.36 -	0
104-550-10-1800	HOLIDAY PAY	1,265.58	0.00	0.00	1,328.04	1,328.04 -	0
104-550-10-2100	FICA EXPENSE	2,770.52	3,230.00	131.08	2,813.52	416.48	87
104-550-10-2200	RETIREMENT	4,330.56	5,030.00	591.49	11,762.39	6,732.39 -	234
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.49	3,600.00	145.92	3,083.32	516.68	86
104-550-30-3100	PROFESSIONAL SERVICES	6,875.00	135,000.00	0.00	0.00	135,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	1,500.00	0.00	0.00	1,500.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	175.00	0.00	200.00	25.00 -	114
104-550-30-5500	TRAINING	0.00	4,000.00	0.00	0.00	4,000.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	0.00	0.00	80,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	20,000.00	0.00	0.00	20,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	70,653.62	55,925.00	0.00	9,825.00	46,100.00	18
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	167,101.15	50,000.00	0.00	0.00	50,000.00	0
	550 COMM REDEVELOPMENT DEPT.:	291,647.47	400,670.00	2,581.95	64,461.94	336,208.06	16
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,173,630.00	0.00	0.00	1,173,630.00	0
	COMMUNITY REDEVELOPMENT Expend	291,647.47	1,574,300.00	2,581.95	64,461.94	1,509,838.06	4

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104 COMMUNITY REDEVELOPMENT	Prior	Current	YTD
Revenues:	564,161.61	0.00	376,796.02
Expenditures:	291,647.47	2,581.95	64,461.94
Net Income:	272,514.14	2,581.95 -	312,334.08

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
105-361-0000	INTEREST	162.35	100.00	0.00	72.95	27.05 -	73
105-369-0058	DONATIONS	14,697.00	15,000.00	0.00	26,692.00	11,692.00	178
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	27,400.00	0.00	0.00	27,400.00 -	0
	BAKER HOUSE Revenue Totals	14,859.35	42,500.00	0.00	26,764.95	15,735.05 -	63

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	103.38	30,000.00	0.00	46.00	29,954.00	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	12,500.00	0.00	0.00	12,500.00	0
	BAKER HOUSE Expenditure Totals	103.38	42,500.00	0.00	46.00	42,454.00	0

105 BAKER HOUSE	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	14,859.35	0.00	26,764.95
Expenditures:	103.38	0.00	46.00
Net Income:	14,755.97	0.00	26,718.95

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	0.00	45.00 -	0
	WILDWOOD AREA HISTORICAL ASSOCI	0.00	45.00	0.00	0.00	45.00 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	0.00	45.00	0
	WILDWOOD AREA HISTORICA Expendit	0.00	45.00	0.00	0.00	45.00	0

106 WILDWOOD AREA HISTORICAL AS	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	0.00	0.00	0.00
Expenditures:	0.00	0.00	0.00
Net Income:	0.00	0.00	0.00

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
107-341-3004	RECREATION IMPACT FEES	241,018.02	225,000.00	0.00	414,734.95	189,734.95	184
107-361-0000	INTEREST	2,318.59	0.00	0.00	4,763.61	4,763.61	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	275,000.00	0.00	0.00	275,000.00 -	0
RECREATION IMPACT FEES Revenue To		243,336.61	500,000.00	0.00	419,498.56	80,501.44 -	83

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

107 RECREATION IMPACT FEES	Prior	Current	YTD
Revenues:	243,336.61	0.00	419,498.56
Expenditures:	0.00	0.00	0.00
Net Income:	243,336.61	0.00	419,498.56

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,416,256.93	1,100,000.00	0.00	665,520.95	434,479.05 -	60
108-361-0000	INTEREST	153.73	0.00	0.00	149.90	149.90	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,540,500.00	0.00	0.00	1,540,500.00 -	0
	LAW ENFORCEMENT IMPACT FEES Rev	1,416,410.66	2,640,500.00	0.00	665,670.85	1,974,829.15 -	25

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	389.02	0.00	0.00	295.76	295.76 -	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQ	215,588.32	710,400.00	0.00	134,491.14	575,908.86	19
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN I	412,800.00	412,800.00	0.00	412,800.00	0.00	100
	521 LAW ENFORCEMENT IMPACT FEES	628,777.34	1,123,200.00	0.00	547,586.90	575,613.10	49
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IM	0.00	1,517,300.00	0.00	0.00	1,517,300.00	0
	LAW ENFORCEMENT IMPACT Expenditu	628,777.34	2,640,500.00	0.00	547,586.90	2,092,913.10	21

108 LAW ENFORCEMENT IMPACT FEES	Prior	Current	YTD
Revenues:	1,416,410.66	0.00	665,670.85
Expenditures:	628,777.34	0.00	547,586.90
Net Income:	787,633.32	0.00	118,083.95

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
301-361-0000	INTEREST	77,499.22	100.00	0.00	100,610.81	100,510.81	***
301-382-0010	TRANSFER FROM GENERAL FUND	18,650,000.00	10,100,000.00	0.00	10,100,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-C	0.00	13,357,100.00	0.00	0.00	13,357,100.00 -	0
	CAPITAL IMPROVEMENT FUND Revenue	18,727,499.22	23,457,200.00	0.00	10,200,610.81	13,256,589.19 -	43

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0.00	0
301-513-60-6201	CITY HALL HVAC PROJECT	349,579.75	91,581.50	0.00	55,153.13	36,428.37	60
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	53,856.05	125,000.00	0.00	18,933.56	106,066.44	15
301-516-60-6302	CITY PARKING FACILITIES REHAB	14,406.65	0.00	0.00	0.00	0.00	0
301-516-60-6303	CITY SIGN AT TRAILWINDS	171,231.00	0.00	0.00	0.00	0.00	0
301-516-60-6304	TRAILWINDS FOUNTAIN	0.00	0.00	0.00	7,802.00	7,802.00 -	0
	516 Total	239,493.70	125,000.00	0.00	26,735.56	98,264.44	21

301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT	0.00	50,000.00	0.00	12,425.00	37,575.00	25
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITIO	4,247.17	0.00	0.00	19,490.00	19,490.00 -	0
301-541-60-6201	PW BUILDING METAL ROOF REHAB	98,082.26	0.00	0.00	0.00	0.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJE	3,246,835.17	570,445.37	909.90	560,400.23	10,045.14	98
301-541-60-6203	PW POLE BARN	0.00	111,000.00	0.00	118,900.00	7,900.00 -	107
301-541-60-6204	PW BUILDING HVAC UPGRADES	0.00	80,000.00	0.00	4,687.50	75,312.50	6
301-541-60-6205	MSC HVAC UPGRADES	0.00	40,000.00	0.00	39,064.60	935.40	98
301-541-60-6301	PLEASANTDALE REHAB	22,550.00	1,316,375.00	0.00	64,620.38	1,251,754.62	5
301-541-60-6302	BARWICK REHAB	99,665.90	366,675.80	0.00	78,820.00	287,855.80	22
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPRC	6,000.00	948,200.00	0.00	97,203.28	850,996.72	10
301-541-60-6304	PW PARKING FACILITIES REHAB	19,773.35	0.00	0.00	0.00	0.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	635,922.82	1,000,000.00	0.00	586,464.08	413,535.92	59
301-541-60-6306	CLAY DRAIN ROAD DESIGN	157,058.00	614,815.00	0.00	97,329.00	517,486.00	16
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0

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301-541-60-6308	HUEY ST IMPROVEMENTS	0.00	280,000.00	0.00	41,460.00	238,540.00	15
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	0.00	0.00	0.00	235,588.17	235,588.17 -	0
	541 Total	4,290,134.67	5,727,511.17	909.90	1,944,027.24	3,783,483.93	34
301-572-60-6201	MLK PARK CONCESSION STAND/RESTR	21,973.94	328,763.00	0.00	213,987.63	114,775.37	65
301-572-60-6202	BAKER HOUSE RESTROOMS	139,425.64	37,135.00	0.00	42,082.63	4,947.63 -	113
301-572-60-6203	LAKE DEATON RESTROOMS	109,499.41	0.00	0.00	0.00	0.00	0
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	7,069.50	0.00	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	0.00	150,000.00	0.00	311,744.81	161,744.81 -	208
301-572-60-6206	OXFORD PARK BATHROOMS	0.00	115,000.00	0.00	0.00	115,000.00	0
301-572-60-6207	OUTREACH CENTER RE-ROOF	0.00	45,000.00	0.00	15,590.00	29,410.00	35
301-572-60-6301	LAKE DEATON PARKING FACILITIES REH	10,213.15	0.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	189,928.98	4,044,385.00	0.00	236,498.17	3,807,886.83	6
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	0.00	112,000.00	0.00	87,010.00	24,990.00	78
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	0.00	132,000.00	0.00	4,124.40	127,875.60	3
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	100,000.00	0.00	37,358.19	62,641.81	37
	572 Total	478,110.62	5,064,283.00	0.00	948,395.83	4,115,887.17	19
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	400,000.00	0.00	37,930.00	362,070.00	9
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	21,834.35	0.00	0.00	0.00	0.00	0
	575 Total	21,834.35	400,000.00	0.00	37,930.00	362,070.00	9
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUN	0.00	11,998,824.33	0.00	0.00	11,998,824.33	0
	CAPITAL IMPROVEMENT FUN Expenditu	5,379,153.09	23,457,200.00	909.90	3,024,666.76	20,432,533.24	13

301 CAPITAL IMPROVEMENT FUND

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	18,727,499.22	0.00	10,200,610.81

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Expenditures:	5,379,153.09	909.90	3,024,666.76
Net Income:	13,348,346.13	909.90 -	7,175,944.05

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<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
401-343-3100	WATER SALES-OPERATING INCOME	3,134,128.65	3,210,000.00	0.00	2,962,762.10	247,237.90 -	92
401-343-3500	WATER- METER INSTALLATIONS	140,063.34	180,000.00	0.00	328,129.30	148,129.30	182
401-343-3510	WATER- OTHER (ON/OFF FEES)	37,125.00	30,000.00	0.00	33,890.00	3,890.00	113
401-343-3520	WATER INCOME-OTHER	14,266.69	10,000.00	0.00	17,822.38	7,822.38	178
401-343-3550	WATER UTILITY TAX	273.60 -	0.00	0.00	24,454.00	24,454.00	0
401-343-4151	RE-ROUTE FEE	28.75 -	0.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,708,612.04	4,710,000.00	0.00	4,401,549.23	308,450.77 -	93
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	0.00	12,000.00 -	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,795.50	15,000.00	0.00	14,473.00	527.00 -	96
401-343-5520	TSS/COD WASTEWATER FEES	783,061.15	800,000.00	0.00	746,806.56	53,193.44 -	93
401-343-6100	REUSE WATER OPERATIONS	108,490.53	100,000.00	0.00	107,873.07	7,873.07	108
401-361-0000	INTEREST EARNINGS	87,671.83	75,000.00	0.00	86,725.85	11,725.85	116
401-381-1008	TRANSFER FROM WATER CONNECTION	13,820.00	0.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	219,080.26	0.00	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	357,517.36	0.00	0.00	0.00	0.00	0
401-389-4000	STATE APPROPRIATIONS	0.00	0.00	0.00	100,000.00	100,000.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,170,000.00	0.00	0.00	9,170,000.00 -	0
UTILITY FUND Revenue Totals		9,619,330.00	18,312,000.00	0.00	8,824,485.49	9,487,514.51 -	48

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Balance</i>	<i>% Expd</i>
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	129,571.91	162,800.00	6,214.97	122,251.37	40,548.63	75
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,659.06	0.00	184.31	6,183.27	6,183.27 -	0
401-530-10-1600	VACATION PAY	7,634.30	0.00	175.14	6,947.91	6,947.91 -	0
401-530-10-1800	HOLIDAY PAY	5,638.77	0.00	0.00	5,417.09	5,417.09 -	0
401-530-10-2100	FICA EXPENSE	11,417.42	12,540.00	502.19	10,754.42	1,785.58	86
401-530-10-2200	RETIREMENT	16,612.60	19,350.00	892.15	17,094.79	2,255.21	88

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401-530-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	45.00	45.00 -	0
401-530-10-2300	LIFE & HEALTH INSURANCE	30,150.00	37,440.00	1,368.52	29,928.92	7,511.08	80
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	1,090.70	90.70 -	109
401-530-30-3100	PROFESSIONAL SERVICES	772.50	4,125.00	0.00	2,750.00	1,375.00	67
401-530-30-3200	ACCOUNTING & AUDITING FEES	18,500.00	19,250.00	0.00	16,500.00	2,750.00	86
401-530-30-3400	OTHER CONTRACTUAL SERVICES	14,475.67	32,410.00	0.00	23,279.61	9,130.39	72
401-530-30-4000	TRAVEL & PER DIEM	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,717.93	5,250.00	0.00	3,707.89	1,542.11	71
401-530-30-4110	IT LICENSING / EQUIPMENT	17,010.09	25,300.00	0.00	26,986.67	1,686.67 -	107
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	26,543.62	33,000.00	0.00	20,963.03	12,036.97	64
401-530-30-4300	UTILITIES EXPENSE	17,714.36	25,000.00	0.00	12,249.54	12,750.46	49
401-530-30-4400	RENTAL & LEASING	2,995.44	3,200.00	0.00	2,367.85	832.15	74
401-530-30-4500	GENERAL INSURANCE	145,449.13	190,000.00	0.00	185,308.12	4,691.88	98
401-530-30-4600	REPAIR & MAINTENANCE	9,145.94	21,000.00	357.96	8,712.99	12,287.01	41
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,173.73	12,300.00	0.00	11,336.40	963.60	92
401-530-30-5100	OFFICE SUPPLIES	887.68	2,000.00	0.00	689.23	1,310.77	34
401-530-30-5200	OPERATING SUPPLIES	4,677.81	5,600.00	0.00	3,725.64	1,874.36	67
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	450.00	0.00	37.50	412.50	8
401-530-30-5500	TRAINING	2,808.00	2,000.00	0.00	702.00	1,298.00	35
	530 PHYSICAL ENVIRONMENT/ADMIN:	490,540.60	617,515.00	9,695.24	519,029.94	98,485.06	84
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	578,503.25	873,990.00	26,799.43	537,937.06	336,052.94	62
401-533-10-1250	ON CALL	7,950.00	7,800.00	300.00	6,750.00	1,050.00	87
401-533-10-1300	OVERTIME	10,948.00	15,000.00	455.99	10,313.12	4,686.88	69
401-533-10-1500	SICK LEAVE	19,901.90	0.00	755.32	19,430.29	19,430.29 -	0
401-533-10-1600	VACATION PAY	27,997.90	0.00	1,045.93	35,052.54	35,052.54 -	0

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401-533-10-1800	HOLIDAY PAY	23,228.01	0.00	0.00	21,366.99	21,366.99 -	0
401-533-10-1820	HOLIDAY PREMIUM	3,128.30	5,000.00	0.00	2,124.84	2,875.16	42
401-533-10-2100	FICA EXPENSE	51,381.52	68,990.00	2,229.00	48,733.76	20,256.24	71
401-533-10-2200	RETIREMENT	74,766.51	107,410.00	3,953.98	77,259.91	30,150.09	72
401-533-10-2210	BENEFIT ADMIN FEES	189.00	0.00	0.00	76.50	76.50 -	0
401-533-10-2300	LIFE & HEALTH INSURANCE	90,475.94	168,480.00	5,459.73	97,627.05	70,852.95	58
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	13,396.92	15,000.00	0.00	16,360.37	1,360.37 -	109
401-533-30-3100	PROFESSIONAL SERVICES	62,113.51	61,890.00	0.00	54,596.11	7,293.89	88
401-533-30-3400	OTHER CONTRACTUAL SERVICES	50,109.22	180,000.00	1,124.90	52,582.55	127,417.45	29
401-533-30-3450	CLOTHING AND UNIFORMS	5,029.71	9,000.00	0.00	4,682.51	4,317.49	52
401-533-30-4000	TRAVEL & PER DIEM	3,402.39	4,500.00	0.00	6,874.73	2,374.73 -	153
401-533-30-4100	TELEPHONE EXPENSE	26,647.03	38,600.00	0.00	25,441.55	13,158.45	66
401-533-30-4110	IT LICENSING / EQUIPMENT	14,033.94	64,200.00	0.00	44,386.63	19,813.37	69
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	2,045.46	2,500.00	0.00	51.82	2,448.18	2
401-533-30-4300	UTILITIES EXPENSE	151,616.77	130,000.00	0.00	153,108.72	23,108.72 -	118
401-533-30-4400	RENTAL & LEASING	8,001.54	9,000.00	0.00	13,833.20	4,833.20 -	154
401-533-30-4600	REPAIR & MAINTENANCE	162,692.01	150,000.00	0.00	55,396.64	94,603.36	37
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	0.00	5,000.00	0
401-533-30-4960	BOOT ALLOWANCE	1,024.79	2,400.00	0.00	887.16	1,512.84	37
401-533-30-5010	BAD DEBT EXPENSE	0.00	0.00	0.00	60.19	60.19 -	0
401-533-30-5100	OFFICE SUPPLIES	3,980.89	4,000.00	17.64 -	5,598.68	1,598.68 -	140
401-533-30-5200	OPERATING SUPPLIES	319,165.14	250,000.00	0.00	312,784.06	62,784.06 -	125
401-533-30-5220	WATER METERS	0.00	460,000.00	0.00	273,306.60	186,693.40	59
401-533-30-5250	FUEL EXPENSE	49,450.92	45,000.00	0.00	31,577.62	13,422.38	70
401-533-30-5260	CHEMICALS	205,896.28	225,000.00	2,726.75	218,946.78	6,053.22	97
401-533-30-5270	LABORATORY SAMPLES	14,140.00	50,000.00	0.00	30,684.00	19,316.00	61
401-533-30-5400	SUBSCRIPTIONS/DUES	5,264.00	9,000.00	0.00	6,099.80	2,900.20	68

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401-533-30-5500	TRAINING	4,644.09	7,600.00	0.00	3,759.00	3,841.00	49
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	4.00	25,334.00	0.00	25,334.00	0.00	100
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	33,999.55	123,000.00	0.00	39,547.35	83,452.65	32
401-533-60-6301	METER CHANGE OUT PROGRAM	18,396.00	206,600.00	0.00	81,600.00	125,000.00	40
401-533-60-6350	LOOP/UPGRADE WATER MAINS	122,750.39	350,000.00	0.00	23,880.00	326,120.00	7
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	15,939.00	178,000.00	0.00	3,125.00	174,875.00	2
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	0.00	18,446.55	3.45	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	0.00	3,155.00	0.00	3,151.86	3.14	100
401-533-70-7319	CR 209 WATER MAIN EXTENSION	3,543.84	540,213.81	0.00	0.00	540,213.81	0
	533 WATER DEPARTMENT:	2,185,757.72	4,416,612.81	44,833.39	2,362,775.54	2,053,837.27	54
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	698,401.38	1,126,740.00	37,010.00	648,569.46	478,170.54	58
401-535-10-1250	ON CALL	11,325.00	11,700.00	450.00	9,825.00	1,875.00	84
401-535-10-1300	OVERTIME	11,504.15	15,000.00	0.00	13,519.73	1,480.27	90
401-535-10-1500	SICK LEAVE	41,969.86	0.00	1,344.69	17,000.67	17,000.67 -	0
401-535-10-1600	VACATION PAY	47,271.59	0.00	1,279.21	42,261.99	42,261.99 -	0
401-535-10-1800	HOLIDAY PAY	28,565.32	0.00	0.00	22,899.47	22,899.47 -	0
401-535-10-1820	HOLIDAY PREMIUM	7,594.27	9,000.00	0.00	8,560.65	439.35	95
401-535-10-2100	FICA EXPENSE	65,544.19	88,930.00	3,066.41	58,669.61	30,260.39	66
401-535-10-2200	RETIREMENT	97,095.04	138,450.00	5,439.38	93,997.64	44,452.36	68
401-535-10-2210	BENEFIT ADMIN FEES	184.50	0.00	0.00	85.50	85.50 -	0
401-535-10-2300	LIFE & HEALTH INSURANCE	121,399.96	215,280.00	5,937.19	116,669.23	98,610.77	54
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	26,793.74	30,000.00	0.00	32,720.75	2,720.75 -	109
401-535-30-3100	PROFESSIONAL SERVICES	85,900.40	82,087.50	0.00	73,364.38	8,723.12	89
401-535-30-3400	OTHER CONTRACTUAL SERVICES	70,454.05	175,000.00	0.00	79,970.77	95,029.23	46
401-535-30-3450	CLOTHING AND UNIFORMS	7,867.83	11,000.00	0.00	4,953.61	6,046.39	45

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
401-535-30-4000	TRAVEL & PER DIEM	998.89 -	4,500.00	0.00	2,784.34	1,715.66	62
401-535-30-4100	TELEPHONE EXPENSE	13,811.03	15,000.00	0.00	15,052.61	52.61 -	100
401-535-30-4110	IT LICENSING / EQUIPMENT	24,462.53	57,900.00	0.00	37,806.24	20,093.76	65
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	416.05	1,500.00	0.00	802.46	697.54	54
401-535-30-4300	UTILITIES EXPENSE	340,898.82	270,000.00	0.00	317,452.79	47,452.79 -	118
401-535-30-4400	RENTAL & LEASING	2,594.22	2,000.00	0.00	1,342.39	657.61	67
401-535-30-4600	REPAIR & MAINTENANCE	382,839.96	360,200.00	272.46	323,114.64	37,085.36	90
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	1,740.11	5,000.00	0.00	353.36	4,646.64	7
401-535-30-4940	LANDFILL DISPOSAL FEES	88,413.44	115,000.00	0.00	126,572.25	11,572.25 -	110
401-535-30-4960	BOOT ALLOWANCE	1,179.46	3,500.00	0.00	1,249.32	2,250.68	36
401-535-30-5100	OFFICE SUPPLIES	3,766.83	4,000.00	0.00	3,685.03	314.97	92
401-535-30-5200	OPERATING SUPPLIES	190,152.02	200,000.00	0.00	194,637.97	5,362.03	97
401-535-30-5250	FUEL EXPENSE	40,619.27	50,000.00	0.00	46,708.27	3,291.73	93
401-535-30-5260	CHEMICALS	96,327.40	200,000.00	0.00	160,012.96	39,987.04	80
401-535-30-5270	LABORATORY SAMPLES	45,002.42	65,000.00	0.00	38,315.00	26,685.00	59
401-535-30-5400	SUBSCRIPTIONS/DUES	370.00	4,000.00	0.00	1,171.85	2,828.15	29
401-535-30-5500	TRAINING	1,440.00	7,600.00	0.00	1,572.83	6,027.17	21
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	6,830.00	30,000.00	0.00	21,562.00	8,438.00	72
401-535-60-6250	LIFT STATION UPGRADES	261,846.00	576,420.00	0.00	48,760.00	527,660.00	8
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	193,432.00	227,000.00	0.00	142,489.35	84,510.65	63
401-535-60-6310	MILLENNIUM PARK PROJECT	0.00	243,100.00	0.00	44,750.00	198,350.00	18
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	4,324.00	1,036,207.00	0.00	483,566.94	552,640.06	47
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLA	400,175.10	374,700.00	0.00	218,835.00	155,865.00	58
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	75,620.00	0.00	75,617.58	2.42	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	13,107.50	8,985.00	0.00	8,981.09	3.91	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	136,242.25	2,500,000.00	0.00	13,786.25	2,486,213.75	1
401-535-70-7302	BUENA VISTA FORCEMAIN	0.00	350,000.00	0.00	300,270.00	49,730.00	86
401-535-70-7303	WILDWOOD ESTATES LS	0.37 -	338,301.37	0.00	268,314.97	69,986.40	79

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	535 WASTEWATER DEPARTMENT:	3,570,862.43	9,031,220.87	54,799.34	4,122,635.95	4,908,584.92	46
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,552,121.32	0.00	0.00	3,552,121.32	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,457,368.00	0.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	29,120.00	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURC	0.00	170,000.00	0.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	340,810.00	0.00	169,523.38	171,286.62	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (I	0.00	107,755.00	0.00	107,755.08	0.08 -	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	46,084.86	39,105.00	0.00	20,434.06	18,670.94	52
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	2,315.30	0.00	0.00	0.00	0.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTA	29,566.42	26,860.00	0.00	26,859.96	0.04	100
	582 DEBT SERVICE:	2,564,454.58	684,530.00	0.00	494,572.48	189,957.52	72
	UTILITY FUND Expenditure Totals	8,811,615.33	18,302,000.00	109,327.97	7,499,013.91	10,802,986.09	41

401 UTILITY FUND	Prior	Current	YTD
Revenues:	9,619,330.00	0.00	8,824,485.49
Expenditures:	8,811,615.33	109,327.97	7,499,013.91
Net Income:	807,714.67	109,327.97 -	1,325,471.58

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
402-334-3102	STATE APPROPRIATION - CR 209 WATEF	197,033.60	0.00	0.00	0.00	0.00	0
402-361-0000	INTEREST	24,160.51	1,000.00	0.00	43,551.91	42,551.91	***
402-389-5000	CASH FORWARD	0.00	4,000,000.00	0.00	0.00	4,000,000.00 -	0
	CAPITAL PROJECTS (LOAN/GRANT) Re	221,194.11	4,001,000.00	0.00	43,551.91	3,957,448.09 -	1

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
402-536-70-7353	WWTP PROJECT	0.00	3,000,000.00	0.00	285,720.00	2,714,280.00	10
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	1,001,000.00	0.00	0.00	1,001,000.00	0
	CAPITAL PROJECTS (LOAN/ Expenditur	0.00	4,001,000.00	0.00	285,720.00	3,715,280.00	7

402 CAPITAL PROJECTS (LOAN/GRANT

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	221,194.11	0.00	43,551.91
Expenditures:	0.00	0.00	285,720.00
Net Income:	221,194.11	0.00	242,168.09 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
403-361-0000	INTEREST EARNINGS	557.21	100.00	0.00	483.85	383.85	484
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	72,500.00	0.00	0.00	72,500.00 -	0
INDUSTRIAL FUND Revenue Totals		557.21	72,600.00	0.00	483.85	72,116.15 -	1

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	13.19	0.00	0.00	0.00	0.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		6,620.19	1,000.00	0.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	61,600.00	0.00	0.00	61,600.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	10,000.00	0.00	100
INDUSTRIAL FUND Expenditure Totals		16,620.19	72,600.00	0.00	10,000.00	62,600.00	14

403 INDUSTRIAL FUND	Prior	Current	YTD
Revenues:	557.21	0.00	483.85
Expenditures:	16,620.19	0.00	10,000.00
Net Income:	16,062.98 -	0.00	9,516.15 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-343-3501	WATER SYSTEM CONNECTION FEES	7,412.21	7,000.00	0.00	0.00	7,000.00 -	0
404-361-0000	INTEREST	49.41	0.00	0.00	34.42	34.42	0
404-389-5002	CASH FORWARD - WATER CONNECTION	0.00	383,800.00	0.00	0.00	383,800.00 -	0
	WATER CONNECTION FEES Revenue To	7,461.62	390,800.00	0.00	34.42	390,765.58 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.77	0.00	0.00	270.57	270.57 -	0
404-533-70-7352	ASHLEY WTP PROJECT	0.25	390,000.00	0.00	73,998.05	316,001.95	19
	533 Total	362.02	390,000.00	0.00	74,268.62	315,731.38	19
404-580-90-9909	CONTINGENCY - WATER CONNECTION I	0.00	800.00	0.00	0.00	800.00	0
404-581-90-9101	TRANSFER TO W/S FUND	13,820.00	0.00	0.00	0.00	0.00	0
	WATER CONNECTION FEES Expenditure	14,182.02	390,800.00	0.00	74,268.62	316,531.38	19

404 WATER CONNECTION FEES

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	7,461.62	0.00	34.42
Expenditures:	14,182.02	0.00	74,268.62
Net Income:	6,720.40 -	0.00	74,234.20 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
406-343-5500	SEWER TAP CONNECTION FEES	15,731.69	5,000.00	0.00	0.00	5,000.00 -	0
406-361-0000	INTEREST	38.24	0.00	0.00	21.70	21.70	0
406-389-5006	CASH FORWARD - WASTEWATER CONN	0.00	383,950.00	0.00	0.00	383,950.00 -	0
	WASTEWATER CONNECTION FEES Rev	15,769.93	388,950.00	0.00	21.70	388,928.30 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	361.20	0.00	0.00	270.38	270.38 -	0
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTIC	0.00	100,000.00	0.00	0.00	100,000.00	0
406-535-60-6393	WILDWOOD ESTATES LS	0.00	228,589.90	0.00	199,623.00	28,966.90	87
	535 SEWER TAP CONNECTION FEES:	361.20	328,589.90	0.00	199,893.38	128,696.52	61

406-580-90-5006	CONTINGENCY - WASTEWATER CONNE	0.00	60,360.10	0.00	0.00	60,360.10	0
	WASTEWATER CONNECTION F Expendi	361.20	388,950.00	0.00	199,893.38	189,056.62	51

406 WASTEWATER CONNECTION FEES

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	15,769.93	0.00	21.70
Expenditures:	361.20	0.00	199,893.38
Net Income:	15,408.73	0.00	199,871.68 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
408-343-3560	WATER SDC FEES	1,717,366.25	1,500,000.00	0.00	1,740,982.28	240,982.28	116
408-361-0000	INTEREST EARNED	306.43	100.00	0.00	303.07	203.07	303
408-389-5012	CASH FORWARD - WATER SDC	0.00	3,427,000.00	0.00	0.00	3,427,000.00 -	0
WATER SDC FEES Revenue Totals		1,717,672.68	4,927,100.00	0.00	1,741,285.35	3,185,814.65 -	35

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	378.48	0.00	0.00	287.31	287.31 -	0
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
408-533-70-7354	CR 209 WATER MAIN EXT PHASE 1	0.00	800,000.00	0.00	693,229.13	106,770.87	87
533 Total		378.48	880,000.00	0.00	693,516.44	186,483.56	79

408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,791,070.00	0.00	0.00	3,791,070.00	0
408-581-90-9101	TRANSFER TO W/S FUND	219,080.26	0.00	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	221,015.00	0.00	221,012.40	2.60	100
408-582-70-7207	SRF INTEREST - OXFORD WTP	36,949.34	35,015.00	0.00	35,017.20	2.20 -	100
582 Total		36,949.34	256,030.00	0.00	256,029.60	0.40	100

WATER SDC FEES Expenditure Totals		256,408.08	4,927,100.00	0.00	949,546.04	3,977,553.96	19
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408 WATER SDC FEES	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	1,717,672.68	0.00	1,741,285.35
Expenditures:	256,408.08	0.00	949,546.04
Net Income:	1,461,264.60	0.00	791,739.31

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409-343-5560	WASTEWATER SDC FEES	3,022,260.92	2,650,000.00	0.00	3,816,724.06	1,166,724.06	144
409-361-0000	INTEREST EARNED	615.64	100.00	0.00	610.80	510.80	611
409-389-5013	CASH FORWARD	0.00	6,890,000.00	0.00	0.00	6,890,000.00 -	0
WASTEWATER SDC FEES Revenue Tota		3,022,876.56	9,540,100.00	0.00	3,817,334.86	5,722,765.14 -	40

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	385.11	0.00	0.00	290.80	290.80 -	0
409-535-70-7346	WWTP FACILITY PLAN	0.25	7,821,443.75	0.00	523,414.02	7,298,029.73	7
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	124,293.00	0.00	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	0.00	788,600.00	0.00	0.00	788,600.00	0
409-535-70-7359	GRAVITY COLLECTION SYS CONDITION	0.00	250,000.00	0.00	0.00	250,000.00	0
535 Total		124,678.36	8,860,043.75	0.00	523,704.82	8,336,338.93	6

409-580-90-9915	CONTINGENCY - WASTEWATER SDC FU	0.00	604,471.25	0.00	0.00	604,471.25	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	357,517.36	0.00	0.00	0.00	0.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DES	0.00	4,390.00	0.00	2,186.42	2,203.58	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTIO	0.00	69,788.00	0.00	69,788.29	0.29 -	100
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CO	351.43	332.00	0.00	330.51	1.49	100
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FOR	1,147.23	1,075.00	0.00	546.69	528.31	51
582 Total		1,498.66	75,585.00	0.00	72,851.91	2,733.09	96

WASTEWATER SDC FEES Expenditure T		483,694.38	9,540,100.00	0.00	596,556.73	8,943,543.27	6
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409 WASTEWATER SDC FEES	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	3,022,876.56	0.00	3,817,334.86
Expenditures:	483,694.38	0.00	596,556.73
Net Income:	2,539,182.18	0.00	3,220,778.13

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	0.00	1,500.00 -	0
601-361-0000	INTEREST	352.92	10.00	0.00	242.98	232.98	***
LAW ENFORCEMENT FUND Revenue To		352.92	1,510.00	0.00	242.98	1,267.02 -	16

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Balance</u>	<u>% Expd</u>
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0.00	0
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	36.22	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,695.00	0.00	0.00	51,695.00	0
LAW ENFORCEMENT FUND Expenditure		36.22	51,695.00	0.00	0.00	51,695.00	0

601 LAW ENFORCEMENT FUND	Prior	Current	YTD
Revenues:	352.92	0.00	242.98
Expenditures:	36.22	0.00	0.00
Net Income:	316.70	0.00	242.98

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING AUGUST 14 2023

08/09/2023
09:29 AM

Grand Totals	Prior	Current	YTD
Revenues:	59,358,321.80	518.00 -	52,802,731.09
Expenditures:	47,958,291.83	534,796.42	36,321,057.99
Net Income:	11,400,029.97	535,314.42 -	16,481,673.10

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-007 VOSO Unit 205 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 2305-007
Acreage	59.35 +/-
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)	K15-006, K15-004

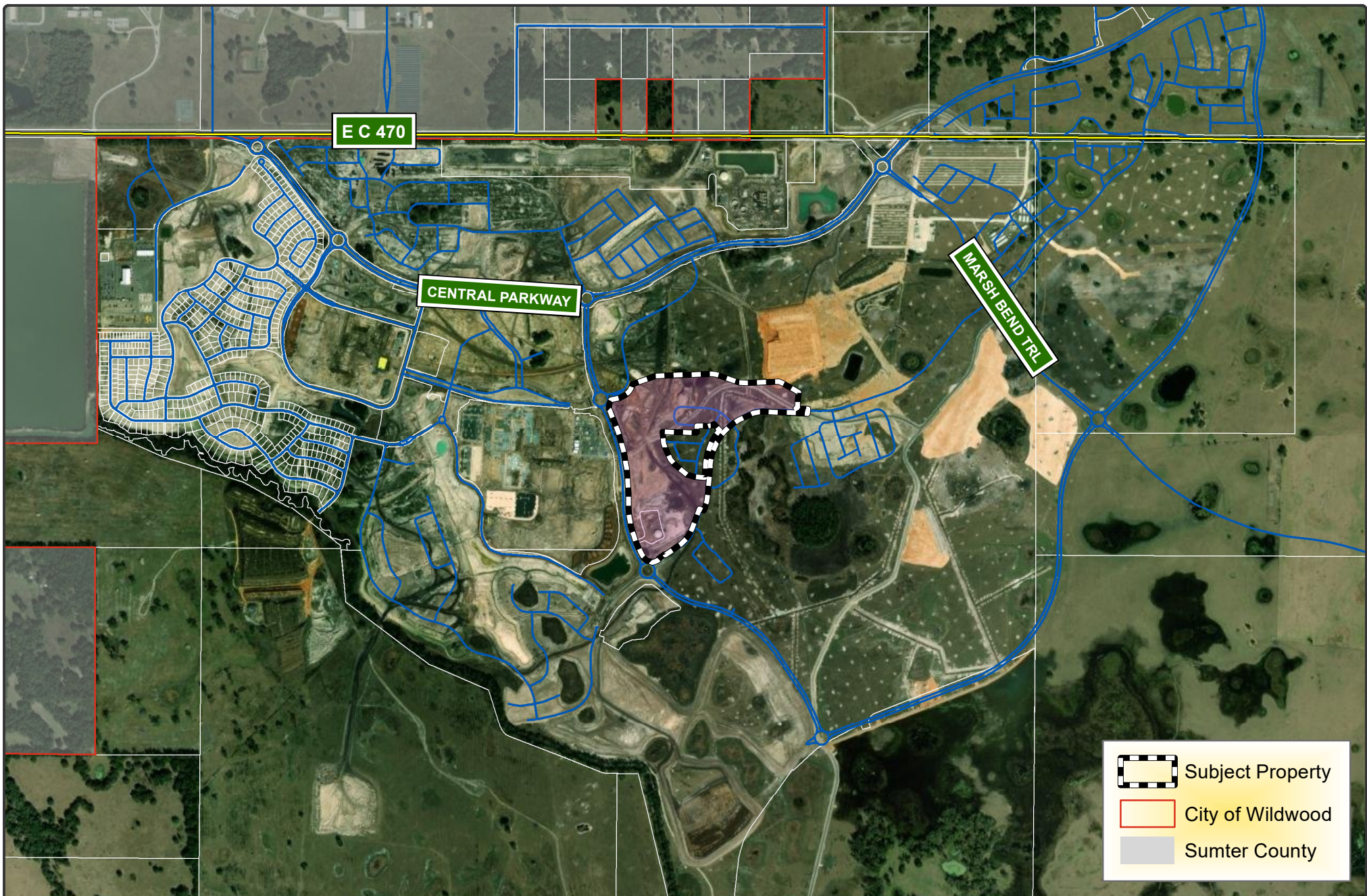
The Villages Development Company, LLC is seeking approval from the City Commission for VOSO Unit 205 Final Plat, a subdivision consisting of 35 single-family dwelling units, on 59.35 acres MOL.

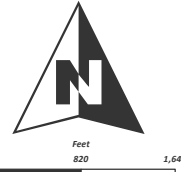
PLAT 2305-007 VOSO Unit 205 Final Plat conforms with F.S 177, the City of Wildwood's Land Development Regulations, and the Chapter 163 agreement.

DATED: 08/04/2023



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 2305-007 VOSO UNIT 205 FINAL PLAT PARCELS K15-004 & K15-006	MAP 1B LOCATION MAP AUGUST 2023
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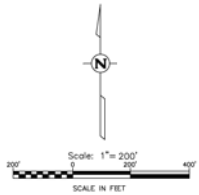
VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

SHEET 2 OF 9

PLAT BOOK _____
PAGE _____

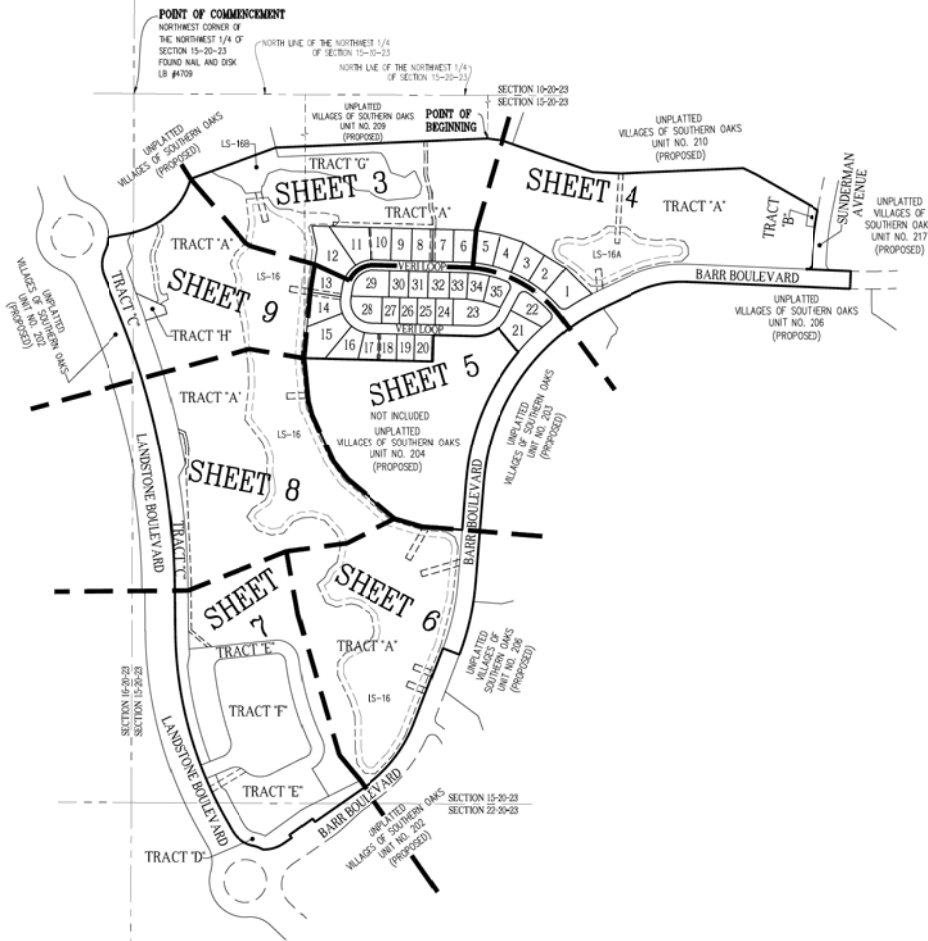
KEY MAP



TRACT	SQ. FT.	ACREAGE
A	1,683,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	59,928	1.38
H	4,729	0.11

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #408 & 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 #408 & LB #470).
- ⊙ INDICATES P.A. NAIL AND OSM PERMANENT CONTROL POINT (P.C.P.) LB #408 & 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 #6)
- CS INDICATES CURVE NUMBER IN CURVE TABLE.
- LS INDICATES LINE NUMBER IN LINE TABLE.
- CL INDICATES CENTERLINE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CB INDICATES CHORD BEARING.
- CH INDICATES CHORD DISTANCE.
- L INDICATES ARC LENGTH.
- LB INDICATES LOCKED BUSINESS.
- NOL INDICATES NUMBER.
- DBS INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- PCC INDICATES POINT ON CURVE.
- PCC INDICATES POINT OF COMPOUND CURVATURE.
- PIC INDICATES POINT OF TANGENCY.
- R INDICATES RADIUS LENGTH.
- (H) INDICATES RADIAL LINE.
- ORA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
- OFE INDICATES GATE FACILITIES EXISTENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS).
- SE INDICATES SPECIAL EXEMPTION 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 IN 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 AREA, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EXEMPT AREA.
- PB INDICATES PLAT BOOK.
- PS INDICATES PAGE.
- PCS INDICATES PAGES.
- SG FT INDICATES SQUARE FEET.
- 1/4" INDICATES RIGHT-OF-WAY.



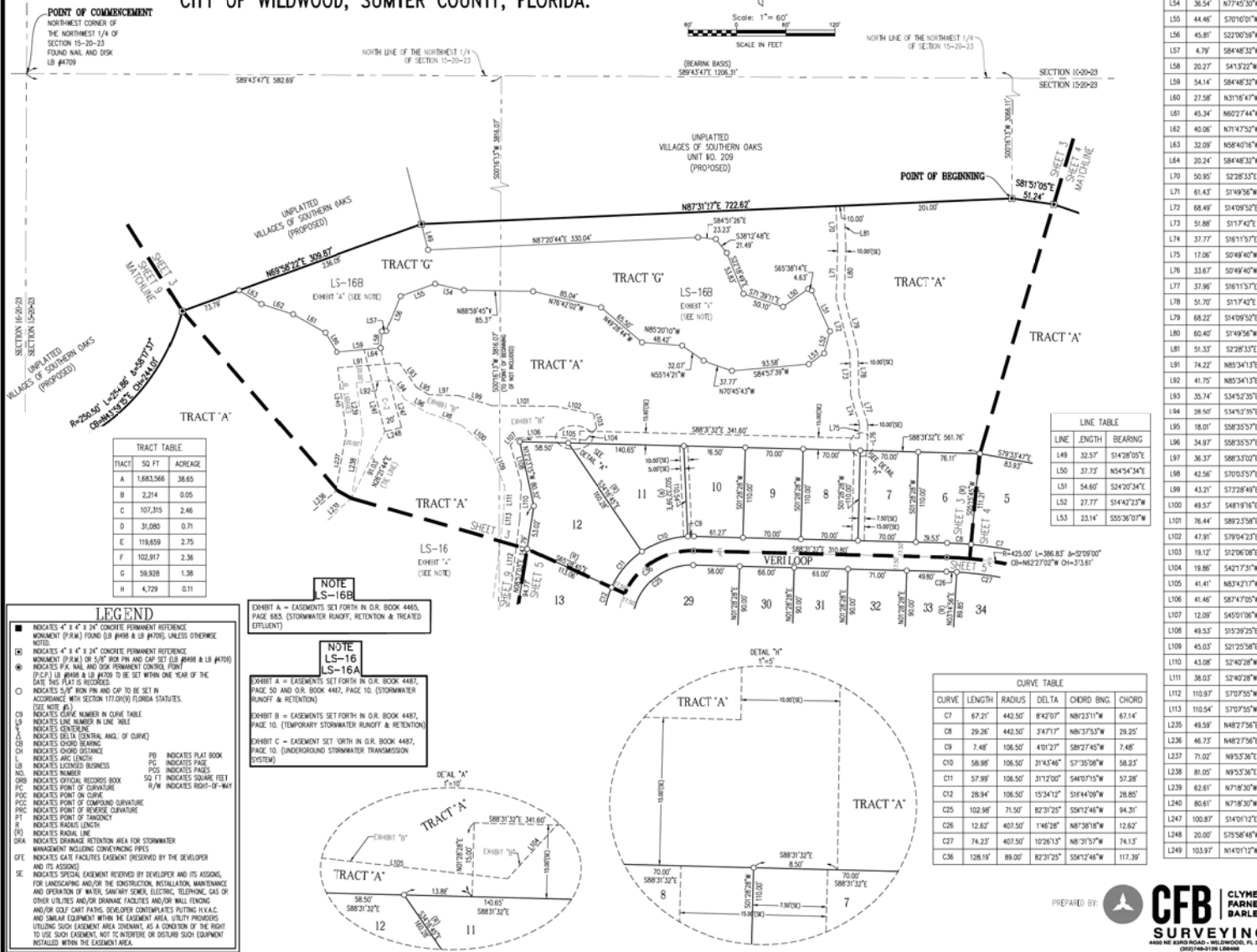
PREPARED BY:  **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE BIRD ROAD - WILDWOOD, FL 34786
(813) 746-1316 (FAX)

VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

SHEET 3 OF 9

PLAT BOOK
PAGE



VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

SHEET 4 OF 9

PLAT BOOK
PAGE



Scale: 1" = 60'
SCALE IN FEET

TRACT	SQ. FT.	ACREAGE
A	1,683,566	38.65
E	2,214	0.05
C	107,315	2.46
C	31,080	0.71
E	118,659	2.75
F	102,917	2.36
C	59,928	1.38
B	4,729	0.11

NOTE
LS-16B

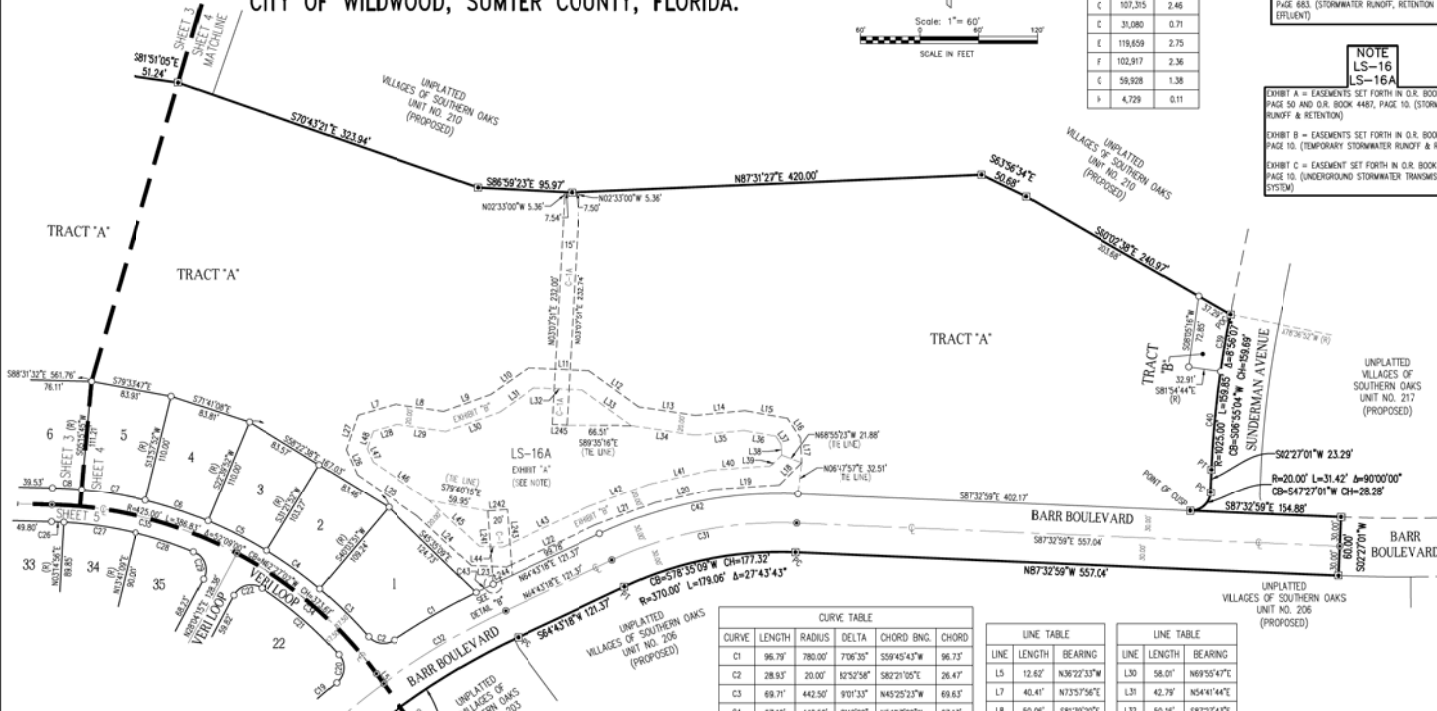
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4467, PAGE 683 (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE
LS-16A

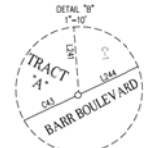
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4467, PAGE 50 AND O.R. BOOK 4467, PAGE 10, (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4467, PAGE 10, (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4467, PAGE 10, (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



- LEGEND**
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (L.B. #488 & L.B. #470), UNLESS OTHERWISE NOTED.
 - INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" ROD PIN AND CAP SET (L.B. #488 & L.B. #470)
 - INDICATES P.W. WALL AND DISK PERMANENT CONTROL POINT (P.C.P.) (L.B. #488 & L.B. #470) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
 - INDICATES SURV. IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.04(V) FLORIDA STATUTES. (SEE NOTE #3)
 - INDICATES CURVE NUMBER IN CURVE TABLE
 - INDICATES LINE NUMBER IN LINE TABLE
 - INDICATES CENTERLINE
 - 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 CURVATURE
 - INDICATES POINT ON CURVE
 - INDICATES POINT OF COMPASS ORIENTATION
 - INDICATES POINT OF TANGENCY
 - INDICATES RADIAL LINE
 - INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES AND ITS ASSIGNED
 - 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 FENCING AND/OR GOLF CART PATHS, DRILLER CONTAINERS PUTTING HILAC, AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROCEEDS UTILIZING SUCH EASEMENT AREA (HEREINAFT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.



CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	96.79'	780.00'	70°35'	S59°45'43"W	96.73'
C2	28.93'	20.00'	12°52'58"	S82°21'05"E	26.47'
C3	69.71'	442.50'	9°01'33"	N45°25'23"W	69.63'
C4	67.19'	442.50'	8°42'00"	N54°17'00"W	67.13'
C5	67.19'	442.50'	8°42'00"	N62°59'08"W	67.13'
C6	67.19'	442.50'	8°42'00"	N71°41'08"W	67.13'
C7	67.21'	442.50'	8°42'00"	N80°23'11"W	67.14'
C8	29.26'	442.50'	3°47'17"	N86°37'53"W	29.25'
C9	32.44'	780.00'	2°22'38"	S49°37'24"W	32.43'
C10	32.32'	20.00'	12°34'33"	N04°31'24"E	38.91'
C21	103.89'	407.50'	14°36'28"	N49°04'19"W	103.81'
C22	33.35'	20.00'	95°33'12"	S75°50'51"W	29.62'
C26	12.62'	407.50'	1°46'28"	N87°38'18"W	12.62'
C27	74.23'	407.50'	10°26'13"	N81°31'53"W	74.13'
C28	62.81'	407.50'	8°49'53"	N71°53'54"W	62.75'
C29	33.35'	20.00'	95°33'12"	N19°42'27"W	29.62'
C31	193.56'	400.00'	17°43'43"	S78°35'09"W	191.70'
C32	145.26'	750.00'	11°05'50"	S59°10'22"W	145.04'
C34	189.55'	425.00'	25°33'13"	N49°09'09"W	187.96'
C35	197.28'	425.00'	16°35'41"	N75°13'38"W	195.52'
C39	58.99'	1025.00'	3°17'32"	S09°44'12"W	58.99'
C40	100.80'	1025.00'	5°36'15"	S05°16'08"W	100.80'
C42	208.10'	430.00'	17°43'43"	S78°35'09"W	206.08'
C43	19.12'	780.00'	12°41'17"	S84°01'09"W	19.12'

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L5	12.62'	N36°22'33"W	L30	58.01'	N69°50'47"E
L7	40.41'	N72°57'56"E	L31	42.79'	N54°41'44"E
L8	50.06'	S81°39'20"E	L32	50.16'	S87°27'47"E
L9	50.27'	N69°50'47"E	L33	62.01'	S54°02'31"E
L10	46.97'	N54°41'44"E	L34	65.30'	S81°26'59"E
L11	63.02'	S87°27'47"E	L35	50.74'	N84°32'24"E
L12	63.14'	S54°02'31"E	L36	32.29'	S79°36'44"E
L13	58.01'	S81°26'59"E	L37	10.00'	S33°22'15"E
L14	51.06'	N84°32'24"E	L38	11.07'	S25°51'17"E
L15	43.61'	S79°36'44"E	L39	15.93'	S45°01'06"W
L16	24.00'	S33°22'15"E	L40	60.76'	S86°04'20"W
L17	25.40'	S25°51'17"E	L41	64.47'	S77°02'04"W
L18	32.30'	S45°01'06"W	L42	67.06'	S69°25'38"W
L19	66.66'	S86°04'20"W	L43	97.12'	S64°46'18"W
L20	61.56'	S77°02'04"W	L44	23.60'	N88°05'06"W
L21	64.92'	S69°25'38"W	L45	69.24'	N47°04'07"W
L22	101.13'	S64°46'18"W	L46	70.34'	N55°33'25"W
L23	35.91'	N88°05'06"W	L47	14.82'	N23°49'10"W
L24	75.23'	N47°04'07"W	L48	18.97'	N18°41'35"E
L25	74.54'	N55°33'25"W	L49	75.25'	S41°46'48"E
L26	28.28'	N23°49'10"W	L50	20.00'	S85°43'12"W
L27	37.23'	N18°41'35"E	L51	67.57'	N47°04'07"W
L28	25.62'	N75°13'38"E	L52	21.42'	N64°43'19"E
L29	50.80'	S81°39'20"E	L53	15.00'	S86°52'09"E

PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34606
(904) 944-1111

VILLAGES OF SOUTHERN OAKS

UNIT NO. 205

SHEET 5 OF 9

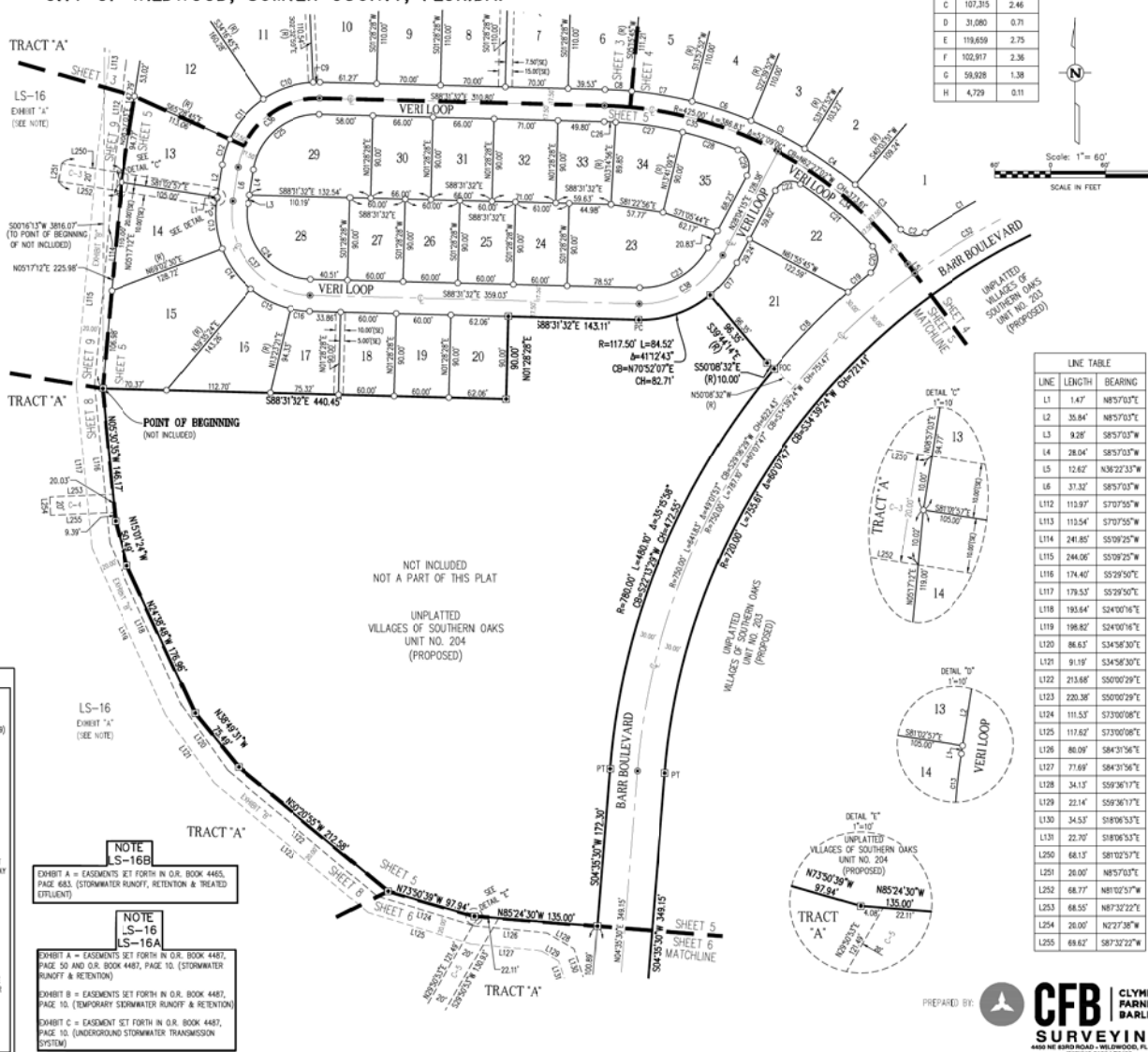
PLAT BOOK _____
PAGE _____

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

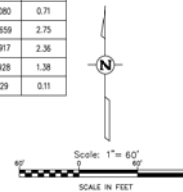
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	96.29	780.00	796.25	559°45'43"W	96.25
C2	28.93	20.00	81°52'36"	582°21'05"E	28.47
C3	68.71	442.50	101°13'	N45°25'23"W	68.63
C4	67.19	442.50	84°20'	N04°17'09"W	67.13
C5	67.19	442.50	84°20'	N62°59'08"W	67.13
C6	67.19	442.50	84°20'	N71°41'08"W	67.13
C7	67.21	442.50	84°20'	N89°23'31"W	67.14
C8	29.26	442.50	24°71'	N89°37'53"W	29.25
C9	7.48	106.50	101°23'	S89°27'43"W	7.48
C10	58.98	106.50	3°43'46"	S71°35'08"W	58.25
C11	57.99	106.50	3°43'46"	S40°07'15"W	57.28
C12	28.94	106.50	11°34'12"	S16°44'09"W	28.85
C13	55.59	106.50	21°54'33"	S06°00'13"E	54.87
C14	54.74	106.50	21°27'07"	S30°41'03"E	54.14
C15	48.70	106.50	21°27'03"	S63°30'38"E	48.28
C16	22.15	106.50	1°54'53"	S82°34'05"E	22.11
C17	45.51	117.50	20°11'31"	N39°00'00"E	45.25
C18	116.72	780.00	834°22'	S44°08'41"W	116.62
C19	32.44	780.00	22°25'	S49°37'24"W	32.43
C20	32.32	20.00	91°34'53"	N04°31'24"E	28.91
C21	103.89	407.50	1°36'28"	N49°04'19"W	103.61
C22	33.35	20.00	91°33'12"	S75°50'51"W	29.62
C23	91.29	82.50	61°41'13"	N59°46'22"E	86.71
C24	121.64	71.50	9°28'35"	S39°47'14"E	107.49
C25	102.98	71.50	87°31'25"	S50°12'46"W	94.31
C26	12.62	407.50	146°28'	N87°38'18"W	12.62
C27	74.23	407.50	1°26'13"	N81°31'57"W	74.13
C28	62.81	407.50	4°49'53"	N71°53'54"W	62.75
C29	33.35	20.00	91°33'12"	N19°42'21"W	29.62
C30	145.26	750.00	1°05'50"	S59°02'22"W	145.04
C31	189.55	425.00	21°33'13"	N49°09'09"W	187.98
C32	197.28	425.00	2°35'47"	N75°13'38"W	195.52
C33	128.19	89.00	87°31'25"	S50°12'46"W	117.39
C34	151.41	89.00	9°28'35"	S39°47'14"E	133.87
C35	100.66	100.00	61°24'13"	N59°46'22"E	105.10

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (B.B. #488 & B.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 (B.B. #488 & B.B. #470) INDICATES P.P. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) (B.B. #488 & B.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 177.00(3) FLORIDA STATUTES. (SEE NOTE #5)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD BEARING
- INDICATES ARC LENGTH
- INDICATES LODGED BUSINESS
- INDICATES NUMBER
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES POINT OF CURVATURE
- INDICATES POINT OF 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 EXEMPT (REMOVED BY THE DEVELOPER AND ITS ASSIGNS)
- INDICATES SPECIAL EXEMPTION REQUIRED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE DISTRIBUTION, 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, RESIDENTIAL COMPARTMENTS PUTTING H/A/C, AND SIMILAR EQUIPMENT WITHIN THE EXEMPTION AREA. UTILITY PROVIDERS UTILIZING SUCH EXEMPTION AREA (EXEMPTION), AS A CONDITION OF THE RIGHT TO USE SUCH EXEMPTION, MUST NOT INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EXEMPTION AREA.



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,883,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	58,928	1.38
H	4,729	0.11



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.47	N85°57'03"E
L2	35.84	N85°57'03"E
L3	9.28	S85°57'03"W
L4	28.04	S85°57'03"W
L5	12.62	N36°22'33"W
L6	37.32	S85°57'03"W
L112	113.97	S70°57'35"W
L113	113.54	S70°57'35"W
L114	241.80	S59°25'25"W
L115	244.00	S59°25'25"W
L116	174.40	S59°25'25"W
L117	175.53	S59°25'25"W
L118	193.64	S24°00'16"E
L119	198.82	S24°00'16"E
L120	86.63	S34°38'30"E
L121	91.19	S34°38'30"E
L122	213.68	S50°07'29"E
L123	220.38	S50°07'29"E
L124	111.53	S73°00'08"E
L125	117.62	S73°00'08"E
L126	86.09	S84°31'56"E
L127	71.69	S84°31'56"E
L128	34.13	S59°36'17"E
L129	22.14	S59°36'17"E
L130	34.53	S18°06'53"E
L131	22.70	S18°06'53"E
L250	68.13	S81°02'51"E
L251	20.00	N85°57'03"E
L252	68.77	N81°02'51"W
L253	68.55	N87°32'22"E
L254	28.00	N27°38'38"W
L255	68.62	S87°32'22"W

PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDFORD, FL 34185
(813) 944-1111

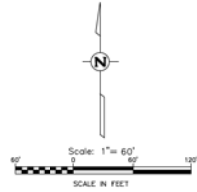
VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

SHEET 6 OF 9

PLAT BOOK _____
PAGE _____

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L122	213.68'	S50°00'29"E	L157	29.08'	N38°45'32"E
L123	220.38'	S50°00'29"E	L158	85.06'	N64°40'37"E
L124	111.53'	S73°00'08"E	L159	83.36'	N64°40'37"E
L125	117.62'	S73°00'08"E	L160	28.70'	N48°10'23"E
L126	80.09'	S84°31'56"E	L161	37.93'	N48°10'23"E
L127	77.68'	S84°31'56"E	L162	19.55'	N130°33'48"E
L128	34.13'	S59°36'17"E	L163	29.86'	N130°33'48"E
L129	22.14'	S59°36'17"E	L164	48.10'	N92°08'06"W
L130	34.53'	S18°06'33"E	L165	58.98'	N92°08'06"W
L131	22.70'	S18°06'33"E	L166	17.43'	N42°21'19"W
L132	179.16'	S55°12'W	L167	25.67'	N42°21'19"W
L133	173.45'	S55°12'W	L168	45.64'	N55°40'39"W
L134	160.15'	S14°12'34"W	L169	51.59'	N55°40'39"W
L135	157.48'	S14°12'34"W	L170	25.28'	N76°08'51"W
L136	333.45'	S21°17'20"W	L171	33.46'	N76°08'51"W
L137	330.30'	S21°17'20"W	L172	52.75'	S78°08'35"W
L138	82.62'	S32°13'39"W	L173	51.30'	S78°08'35"W
L139	78.67'	S32°13'39"W	L174	37.05'	N68°23'08"W
L140	82.38'	S43°52'48"W	L175	23.21'	N68°23'08"W
L141	71.09'	S43°52'48"W	L176	70.85'	N25°40'25"W
L142	40.00'	N89°29'57"W	L177	47.77'	N25°40'25"W
L143	22.05'	N89°29'57"W	L178	35.83'	N49°12'11"E
L144	41.37'	N39°27'54"W	L179	24.52'	N49°12'11"E
L145	26.81'	N39°27'54"W	L180	30.00'	N26°34'47"E
L146	51.00'	N65°01'W	L181	30.17'	N26°34'47"E
L147	44.06'	N65°01'W	L182	37.42'	N48°15'43"E
L148	109.00'	N03°05'W	L183	40.19'	N48°15'43"E
L149	110.80'	N03°05'W	L184	63.63'	N11°44'59"E
L150	55.18'	N7°01'05"W	L185	76.65'	N11°44'59"E
L151	58.54'	N7°01'05"W	L186	38.38'	N23°49'57"W
L152	100.05'	N25°28'08"W	L187	48.09'	N23°49'57"W
L153	96.76'	N25°28'08"W	L188	20.00'	N60°00'01"W
L154	42.81'	N17°18'18"E	L189	20.00'	N16°46'52"W
L155	31.27'	N17°18'18"E	L190	68.00'	N69°05'01"W
L156	40.46'	N38°45'32"E	L191	27.55'	N34°53'59"W



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,683,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	58,908	1.38
H	4,729	0.11

NOTE S-16B

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4485, PAGE 683, (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE LS-16A

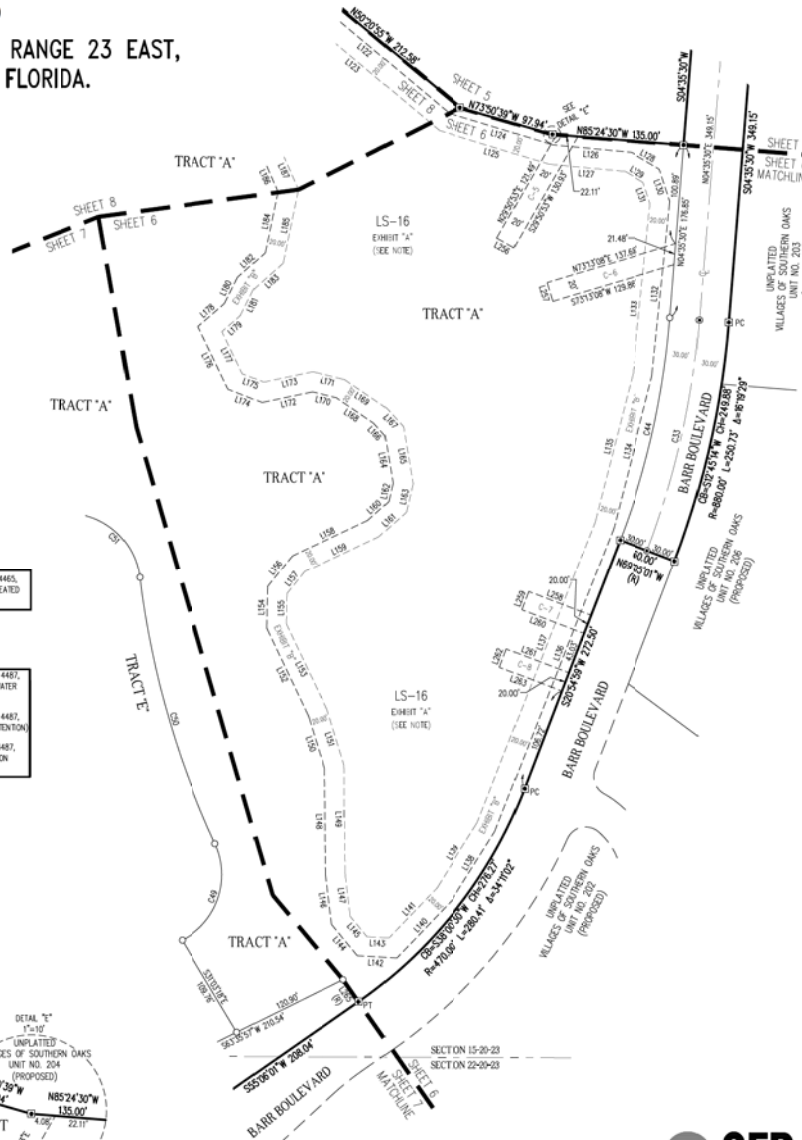
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4487, PAGE 50 AND O.R. BOOK 4487, PAGE 10, (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4487, PAGE 10, (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENTS SET FORTH IN O.R. BOOK 4487, PAGE 10, (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

LINE TABLE		
LINE	LENGTH	BEARING
L192	68.00'	N69°05'01"W
L193	68.00'	S69°05'01"E
L194	20.00'	N20°54'58"E
L195	68.00'	N69°05'01"W
L196	27.55'	N34°53'59"W

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (B.B. #100 & L.B. #100), UNLESS OTHERWISE NOTED.
- (X) INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (B.B. #100 & L.B. #100) INDICATES P.P. NAIL AND TOP PERMANENT CONTROL POINT (P.C.P.) (B.B. #100 & L.B. #100) 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(3) FLORIDA STATUTES.
- (SEE NOTE #3)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- C3 INDICATES CHORD BEARING
- C4 INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- L8 INDICATES LICENSED BUSINESS NO.
- INDICATES NUMBER
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES POINT OF COMPASS CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF TANGENCY
- INDICATES RADIAL LINE
- INDICATES RADIAL LINE
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES
- INDICATES GATE FACILITIES EASEMENT (DESIGNED 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 PATHS. DEVELOPER CONTINGENTLY FURNISHING ALL SUCH EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TRANSFERRE OR DISBURS SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C33	242.18'	850.00'	161°29'29"	N12°45'14"E
C44	233.63'	820.00'	161°29'29"	N12°45'14"E
C49	115.51'	75.00'	88°14'44"	N91°19'19"E
C50	284.45'	905.28'	180°10'12"	S15°55'58"E
C51	118.28'	75.00'	88°49'51"	N51°20'48"W



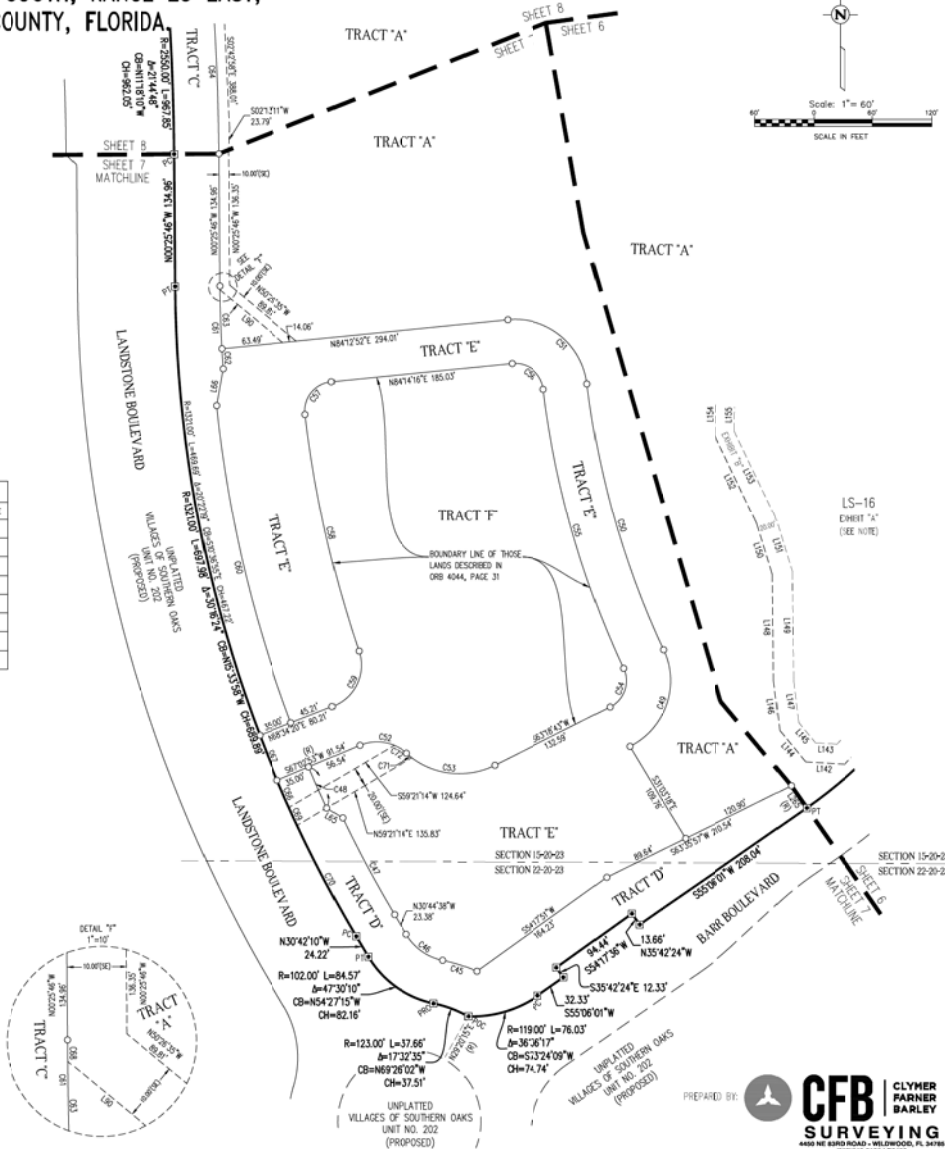
PREPARED BY:  **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34686
(904) 944-1100

PLAT BOOK _____
PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,683,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	59,928	1.38
H	4,729	0.11

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

EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 4487,
PAGE 50, AND O.R. BOOK 4487, PAGE 10, (ZETONWATER)

PLANT 6 - FLOODING SET POINTS IN P.D. 0000 1103PAGE 10. (TEMPORARY STORMWATER RUNOFF & RETENTION)PAGE 10. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

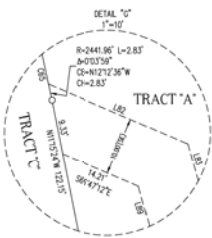
SHEET 8 OF 9

PLAT BOOK
PAGE

LINE	LENGTH	BEARING
L182	25.96'	S88°47'12"E
L183	26.34'	N13°16'30"W
L184	32.53'	N7°48'03"W
L185	62.66'	N7°48'03"E
L186	12.28'	S47°45'40"W
L187	54.10'	N7°48'03"E
L188	31.12'	N7°48'03"W
L189	20.86'	N13°16'30"W

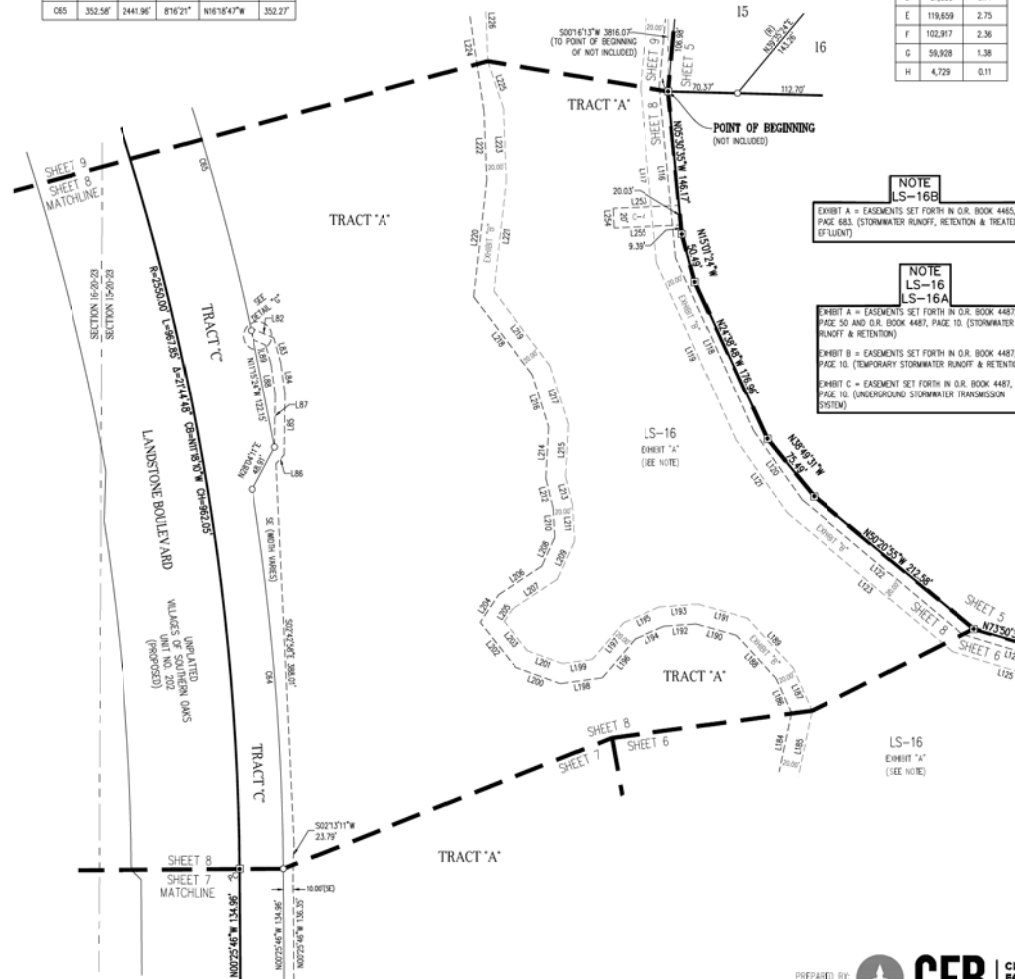
LINE	LENGTH	BEARING
L116	174.40'	S12°50'0"E
L117	179.53'	S12°50'0"E
L118	193.64'	S4°00'16"E
L119	198.82'	S4°00'16"E
L120	86.63'	S3°58'30"E
L121	91.19'	S3°58'30"E
L122	213.68'	S5°00'29"E
L123	220.38'	S5°00'29"E
L124	111.53'	S3°00'08"E
L125	117.62'	S3°00'08"E
L184	63.63'	N17°44'58"E
L185	76.65'	N17°44'58"E
L186	38.36'	N21°49'53"W
L187	48.09'	N21°49'53"W
L188	59.74'	N42°31'43"W
L189	68.63'	N42°31'43"W
L190	42.60'	N13°56'10"W
L191	51.80'	N13°56'10"W
L192	32.86'	S8°44'38"W
L193	39.76'	S8°44'38"W
L194	32.81'	S8°53'53"W
L195	40.82'	S8°53'53"W
L196	52.24'	S4°30'47"W
L197	49.35'	S4°30'47"W
L198	42.81'	S7°59'16"W
L199	30.25'	S7°59'16"W
L200	48.84'	N8°58'28"W
L201	38.17'	N8°58'28"W
L202	58.47'	N3°17'10"W
L203	38.26'	N3°17'10"W
L204	33.76'	N3°42'28"E
L205	15.20'	N3°42'28"E
L206	53.36'	N6°34'12"E
L207	55.10'	N6°34'12"E
L208	32.32'	N2°47'08"E
L209	43.03'	N2°47'08"E
L210	29.60'	N1°19'40"W
L211	36.32'	N1°19'40"W
L212	31.70'	N13°36'56"W
L213	30.54'	N13°36'56"W
L214	52.53'	N7°05'54"E
L215	53.20'	N7°05'54"E
L216	56.51'	N7°21'52"W
L217	63.61'	N7°21'52"W
L218	99.81'	N7°03'07"W
L219	95.31'	N7°03'07"W
L220	120.27'	N12°39'0"E
L221	113.62'	N12°39'0"E
L222	69.23'	N17°39'0"E
L223	73.59'	N17°39'0"E
L224	133.04'	N12°42'27"W
L225	50.86'	N12°42'27"W
L226	82.44'	N7°20'46"W
L253	68.55'	N67°32'22"E
L254	20.00'	N27°27'22"E
L255	69.62'	S8°32'22"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C04	389.29'	2595.00'	8°35'43"	N04°43'57"W	388.92'
C05	352.92'	2441.96'	8°16'21"	N16°16'47"W	352.27'



LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (L.B. #488 & 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. #488 & L.B. #470).
- ⊙ INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (C.P.) (L.B. #488 & 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 177.04(1) FLORIDA STATUTES.
- SEE NOTE #1.
- C9 INDICATES CURVE NUMBER IN CURVE TABLE.
- L9 INDICATES LINE NUMBER IN LINE TABLE.
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE).
- CH INDICATES CHORD BEARING.
- CH INDICATES CHORD DISTANCE.
- ARC INDICATES ARC LENGTH.
- LS INDICATES LONGEST BUSINESS.
- POS INDICATES POSSES.
- DOB INDICATES OFFICIAL RECORDS BOOK.
- PC INDICATES POINT OF CURVATURE.
- POC INDICATES POINT ON CURVE.
- POC INDICATES POINT OF COMPOUND CURVATURE.
- PT INDICATES POINT OF TANGENCY.
- PC INDICATES POINT OF REVERSE CURVATURE.
- S INDICATES RADIAL LINE.
- INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES.
- INDICATES GATE FACILITIES EXISTENT (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 CONTINGENTLY PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA (HEREINAFTER, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA).



TRACT	SQ. FT.	ACREAGE
A	1,683,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	55,928	1.38
H	4,729	0.11

NOTE

LS-16B

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4485, PAGE 683. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

NOTE

LS-16A

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4485, PAGE 50 AND O.R. BOOK 4487, PAGE 10. (STORMWATER RUNOFF & RETENTION)
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4487, PAGE 10. (TEMPORARY STORMWATER RUNOFF & RETENTION)
EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 4487, PAGE 10. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

PREPARED BY: **CFB** CLYMER FARNER BARLEY
SURVEYING
4400 NE 83RD ROAD - WILDWOOD, FL 34785
(888) 764-7616

VILLAGES OF SOUTHERN OAKS UNIT NO. 205

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

SHEET 9 OF 9

PLAT BOOK _____
PAGE _____

LINE	LENGTH	BEARING
L87	42.86'	N27°18'34"E
L88	56.99'	N16°51'56"W
L89	29.22'	N27°24'30"E
L112	110.97'	S70°55'50"W
L113	110.54'	S70°55'50"W
L114	241.85'	S50°09'25"W
L115	244.06'	S50°09'25"W
L116	174.40'	S52°59'50"E
L117	179.53'	S52°59'50"E
L222	69.23'	N21°59'50"W
L223	73.59'	N21°59'50"W
L224	133.04'	N82°43'27"W
L225	50.66'	N16°26'45"W
L226	82.44'	N22°05'46"W
L227	118.09'	N11°45'13"W
L228	118.99'	N11°45'13"W
L229	42.41'	N2°45'15"E
L230	43.90'	N2°45'15"E
L231	51.80'	N20°02'24"W
L232	56.05'	N20°02'24"W
L233	41.31'	N25°04'54"E
L234	28.86'	N25°04'54"E
L235	49.59'	N48°27'36"E
L236	46.73'	N48°27'36"E
L237	71.02'	N9°53'36"E
L238	81.05'	N9°53'36"E
L246	9.44'	S42°51'56"W
L250	68.13'	S81°02'37"E
L251	20.00'	N8°57'03"E
L252	68.77'	N81°02'37"W

LINE	LENGTH	BEARING
L264	10.56'	N42°51'56"E
L266	19.52'	N14°02'17"W
L267	16.61'	S20°18'33"W
L268	11.16'	N112°37'01"W
L269	33.20'	N42°47'45"W
L270	31.03'	N8°59'50"W
L271	27.33'	N131°13'4"W
L272	16.36'	N15°51'5"W
L273	13.22'	N8°52'09"E
L274	29.39'	N21°59'14"E
L275	41.75'	N21°28'36"E
L276	15.04'	N13°35'06"W
L277	17.30'	S23°15'36"W
L278	22.64'	S23°15'36"W
L279	20.97'	N13°35'06"W
L280	44.81'	N21°28'36"E
L281	27.76'	N21°59'14"E
L282	10.26'	N8°52'09"E
L283	13.49'	N15°51'5"W
L284	26.31'	N131°13'4"W
L285	32.17'	N8°59'50"W
L286	32.89'	N42°47'45"W
L287	9.08'	N112°37'01"W
L288	16.26'	S20°18'33"W
L289	10.51'	S81°30'23"E
L290	12.01'	N6°56'53"E
L291	20.58'	S12°28'10"E
L292	21.03'	N6°56'53"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BN2	CHORD
C32	61.14'	250.50'	135°09'01"	N66°08'33"E	60.99'
C41	15.20'	250.50'	32°08'39"	N57°24'43"E	15.30'
C85	352.56'	2441.96'	81°16'21"	N16°16'47"W	352.27'

TRACT	SQ. FT.	ACREAGE
A	1,683,566	38.65
B	2,214	0.05
C	107,315	2.46
D	31,080	0.71
E	119,659	2.75
F	102,917	2.36
G	58,928	1.36
H	4,729	0.11

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #488 & LB #470), UNLESS OTHERWISE NOTED.
- (R) INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" ROD PIN AND CAP SET (LB #488 & LB #470).
- (P) INDICATES P.V. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) (LB #488 & LB #470) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" ROD PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.04(V) FLORIDA STATUTES.
- (SEE NOTE #3)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- CH INDICATES CENTERLINE
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- LS INDICATES ARC LENGTH
- LB INDICATES LONGITUDE BUSINESS
- NO INDICATES NUMBER
- DOB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PVC INDICATES POINT OF VERTICALITY
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIAL LINE
- (R) INDICATES RADIAL LINE
- ORA INDICATES ORANGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING PIPES AND ITS ASSIGNED
- OTE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNED)
- SE INDICATES SPECIAL EASEMENT RECEIVED BY DEVELOPER AND ITS ASSIGNED, FOR LANDSCAPING AND/OR THE DISPOSITION, 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 EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA THEREAFTER, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISRUPT SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

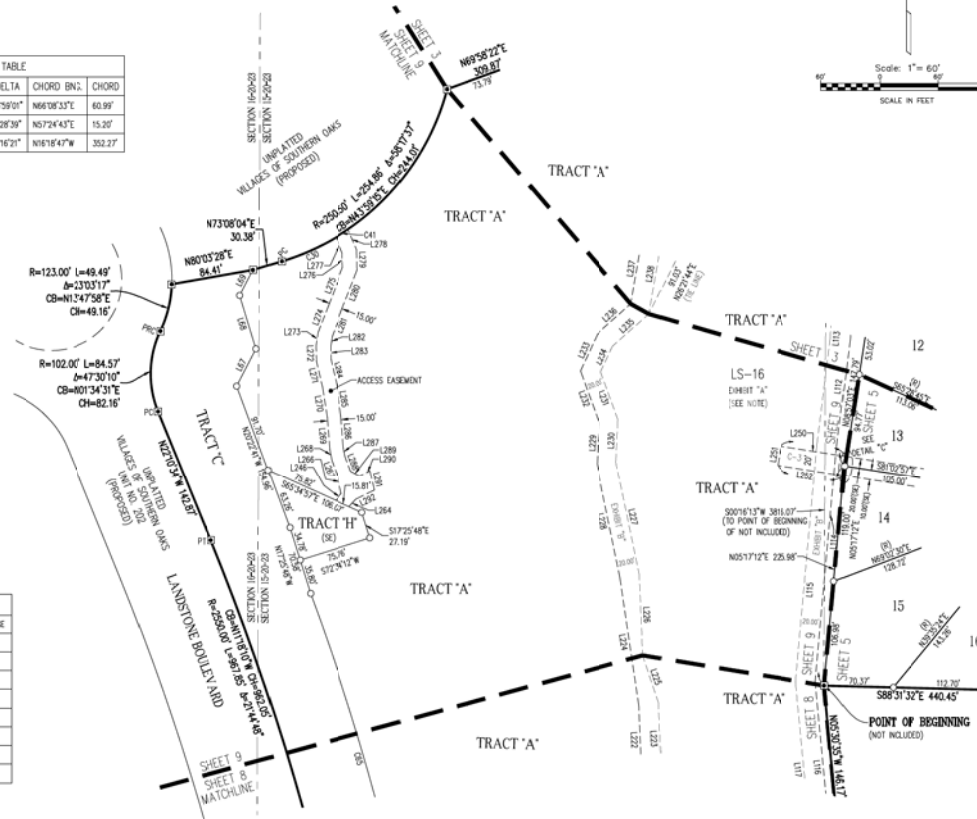
NOTE

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

NOTE

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 4467, PAGE 50 AND O.R. BOOK 4465, PAGE 10 (STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENTS SET FORTH IN O.R. BOOK 4467, PAGE 10 (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



PREPARED BY: **CFB** CLYMER FARNER BARLEY
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(888) 964-7616

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Grant of Easement - Marsh Bend Trail Utility Corridor

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: The Villages Land Company
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT: None.

HISTORY/FACTS/ISSUES:

The attached instrument grants the City an easement on property owned by The Villages®. The easement is necessary to provide the City with legal access to city infrastructure associated with the water interconnect between the parties.

PREPARED BY/RETURN TO:

Celeste T. Hankins, Esq.
3619 Kiessel Road
The Villages, Florida 32163

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is made this 17 day of July, 2023, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose address is 3619 Kiessel Road, The Villages, Florida 32163 ("Grantor") in favor of **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

RECITALS

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

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

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

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

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

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

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

4. **GENERAL PROVISIONS:**

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

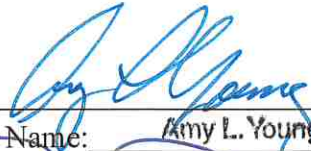
(b) This grant describes the entire rights conveyed by this Easement and Grantee has no rights in the Property described herein other than as expressly set forth.

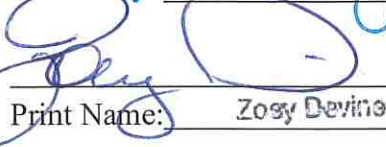
[Signature pages to follow]

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

WITNESSES:

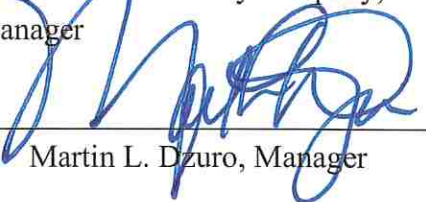
THE VILLAGES DEVELOPMENT
COMPANY, LLC,
a Florida limited liability company



Print Name: Amy L. Young


Print Name: Zoey Devine

BY: VDC Manager, LLC,
a Florida limited liability company,
its Manager

By: 

Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged, by means of physical presence, before me this 17 day of July, 2023, 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, who is personally known to me and who did not take an oath.



Notary Public – State of Florida
Print Name: Amy L. Young
Commission Expires: 6/21/2024
Commission Number: GG 969889



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

CITY OF WILDWOOD, a Florida municipal corporation

ATTEST:

By: _____
Ed Wolf, Mayor

Susan Patterson, City Clerk

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged by means of physical presence before me this _____ day of _____, 2023, by Ed Wolf, as Mayor of City of Wildwood, for the purposes expressed herein, who is personally known to me and who did not take an oath.

Notary Public – State of Florida

Print Name: _____

Commission Expires: _____

Commission Number: _____

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EASEMENT - MARSH BEND TRAIL UTILITY CORRIDOR

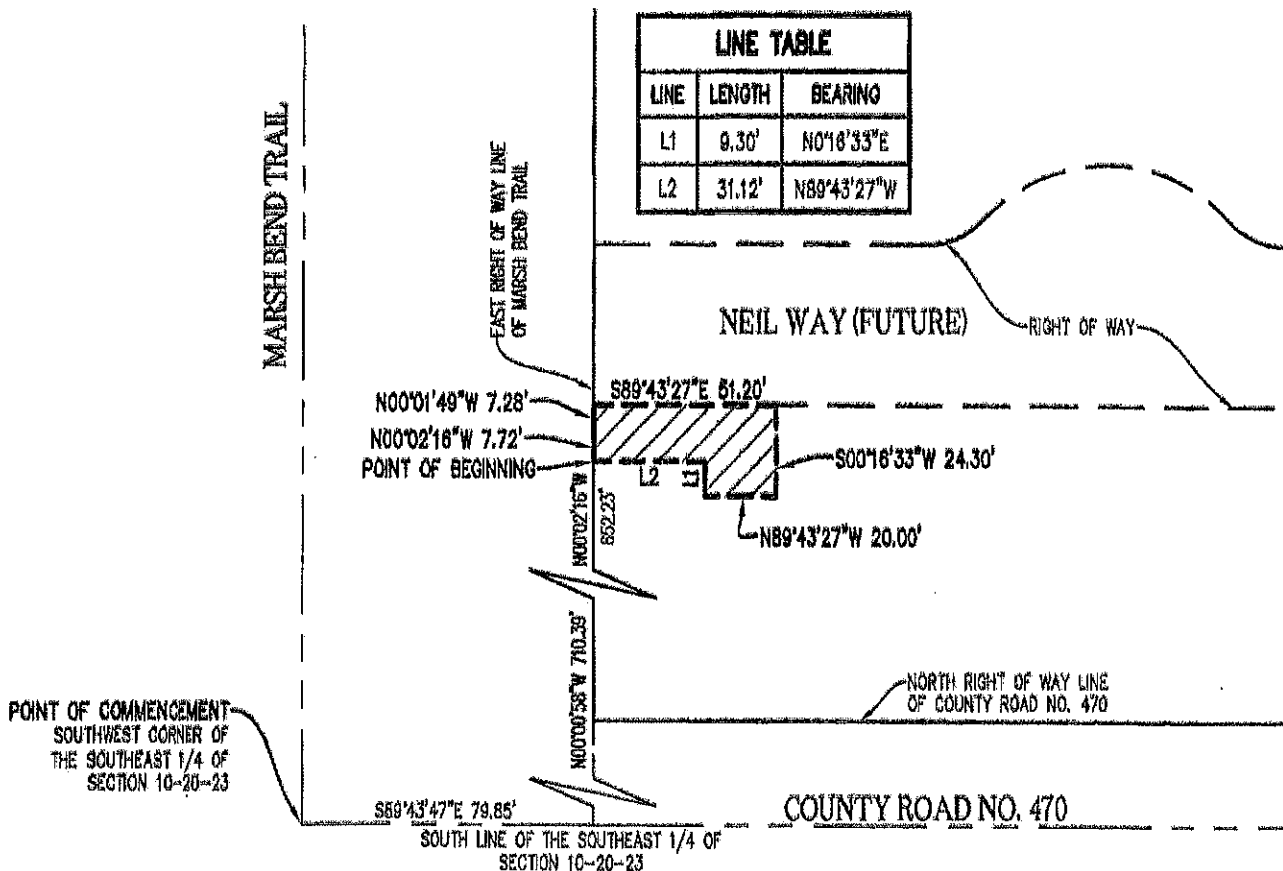
EXHIBIT "A"

SHEET 1 OF 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°43'47"E, 79.85 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF MARSH BEND TRAIL; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT OF WAY LINE: RUN N00°00'58"W, 710.39 FEET; THENCE N00°02'16"W, 652.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'16"W, 7.72 FEET; THENCE N00°01'49"W, 7.28 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°43'27"E, 51.20 FEET; THENCE S00°16'33"W, 24.30 FEET; THENCE N89°43'27"W, 20.00 FEET; THENCE N00°16'33"E, 9.30 FEET; THENCE N89°43'27"W, 31.12 FEET TO THE POINT OF BEGINNING.

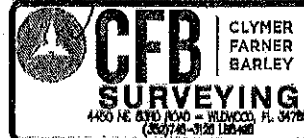


12/15/22
DATE

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 8812

GENERAL NOTES

1. THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10-20-23 AS BEING S89°43'47"E, AN ASSUMED MERIDIAN.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request for Road Closure for Veterans Day Patriotic Golf Cart Parade Ceremony

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT: None.

HISTORY/FACTS/ISSUES:

The Police Department is hosting a Veterans Day golf cart parade in conjunction with the American Legion Tri-City Post 18 on November 10th at 10:15 am. The parade will begin at the Wildwood Community Center and end at the American Legion Post 18. Staff is requesting closure of the roads depicted on the attached parade route map.

Wildwood Police Department

&

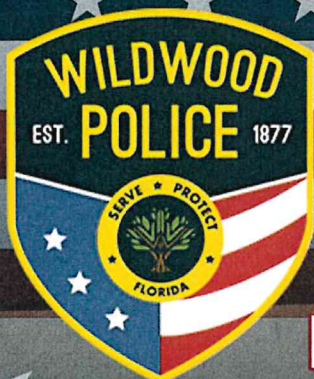
American Legion Post 18

will be

HONORING OUR VETERANS

at a

VETERANS DAY



**Patriotic Golf Cart Parade,
Ceremony & Free Lunch!**

FRIDAY

10 NOVEMBER, 2023

Line-up by: 10:00 a.m.

Wildwood Community Center

6500 Powell Rd, Wildwood, FL 34785

Parade starts 10:15 a.m. and will travel through the
beautiful City of Wildwood past City Hall for
Golf Cart judging and end at

American Legion Post 18

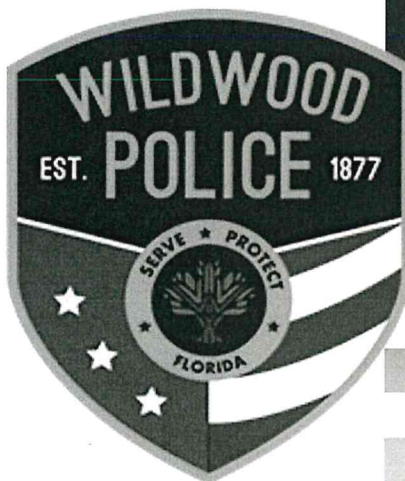
401 East Gulf Atlantic Highway, Wildwood, FL 34785

Each golf cart must obtain a free
1-Day Exemption Pass by emailing:
communityoutreach@wildwood-fl.gov

If you don't have a
golf cart, please
meet at the
American Legion
by 11:00 a.m. to
participate.

Check our website for updates!
www.wildwoodpolice-fl.gov

Wildwood Police Department
3939 County Road 462 East
Wildwood, FL 34785
(352) 330-1355



**Wildwood
Police
Department**

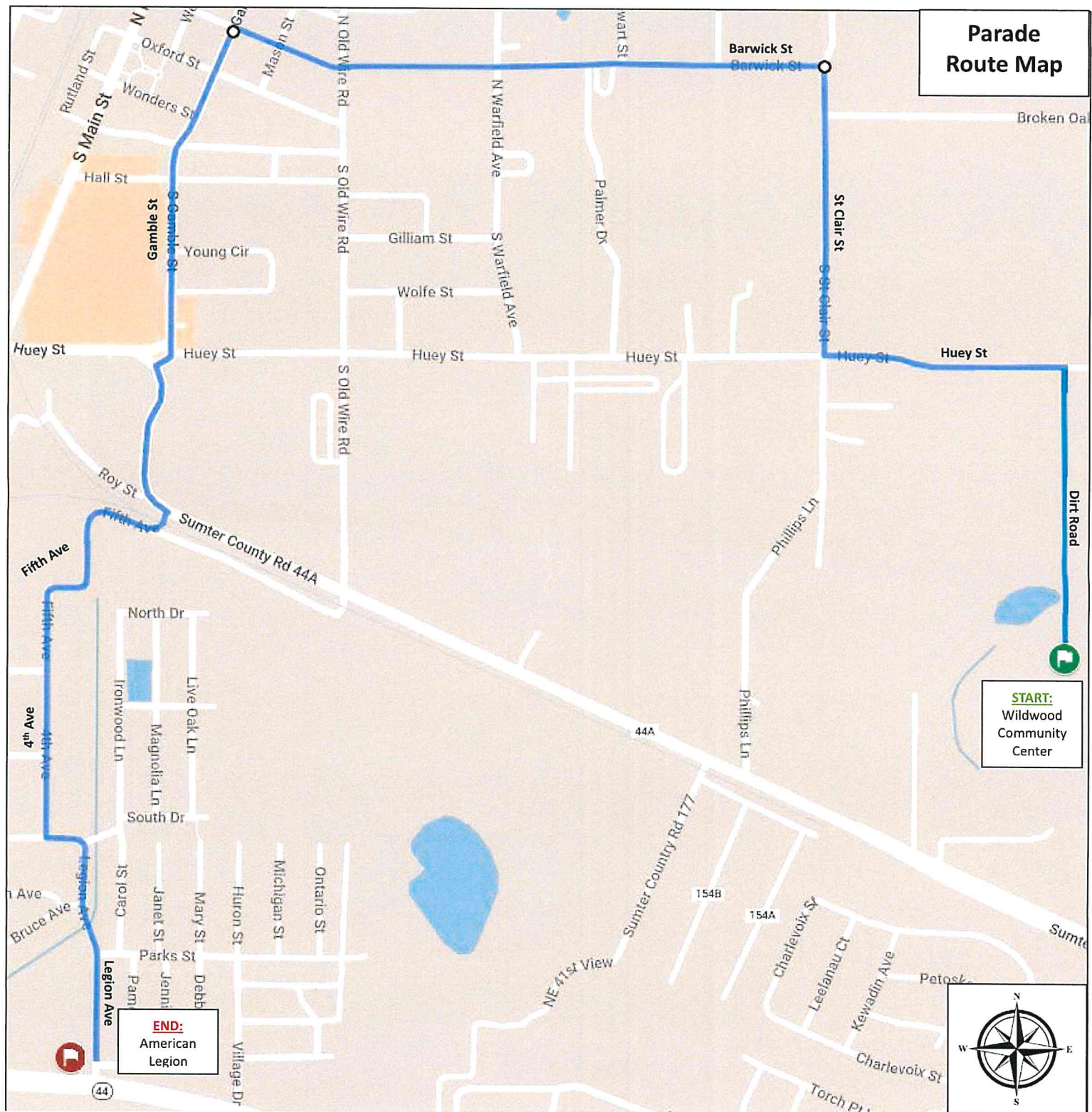
VETERANS DAY PARADE

**CITY OF WILDWOOD
SUMTER COUNTY, FL
ONE-DAY GOLF CART
PASS # _____**

Wildwood Police Department
3939 County Road 462 East
Wildwood, FL 34785
www.wildwoodpolice-fl.gov
(352) 330-1355



**11 / 10 / 23
ONLY**



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: FY22 Audit Presentation by Mauldin & Jenkins

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Finance

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Mauldin & Jenkins recently completed the City's Fiscal Year 2022 audit report. A representative from Mauldin & Jenkins will be in attendance at the meeting to present the report and answer any questions from the Commission.



**MAULDIN
& JENKINS**

**PRESENTATION OF
AUDIT RESULTS TO:
THE CITY OF WILDWOOD, FLORIDA**

**Presented by:
Daniel Anderson**

Agenda

- Information about Mauldin & Jenkins
- Overview of Audit Opinions and Other Reports Contained within the Financial Statements
- Required Communications under *Government Auditing Standards*
- Questions and Comments

Mauldin & Jenkins, LLC

- Founded 1918
- Large regional audit organization
- We provide professional services to approximately 700 governments in the Southeast, including approximately 160 municipalities, similar to the City of Wildwood, FL
- Firm is considered to be in the top 20 of all firms conducting single audits in the United States.
- Offer Free CPE to our clients annually
- Joel Black, Partner, recently appointed Chair of GASB

Audit Reports

Independent Auditors' Report

- Report on fair presentation of financial statements
- Unmodified Opinion

“Yellowbook” Report

- Negative assurance report on Compliance and Internal Control over Compliance
- No issues noted

Audit Reports

Management Letter

- Required by Rules of Auditor General
- No issues noted

Independent Accountants' Report

- Examination of City's Compliance with Section 215.415, *Florida Statutes*, regarding the investment of public funds
- No issues noted

Required Communications

- Management is responsible for the City's financial statements, as well as its accounting and financial reporting policies and procedures.
- We encountered no difficulties in dealing with management in performing the audit.
- Audit adjustments were made during the course of the audit and were provided to management. These adjustments were posted to the City's accounting records.
- There were no uncorrected misstatements.

Required Communications

- We encountered no disagreements with management over the application of accounting principles, the basis for management's judgments on significant matters, the scope of the audit, or significant disclosures in the financial statements
- We obtained written representation from management relating to the accuracy and completeness of information supplied to us during our audit procedures.
- We are not aware of any consultations management had with other accountants about accounting or auditing issues.
- We are independent of the City in accordance with Auditing Standards.

Questions & Comments

Thank you for your time!

Contact Information

1401 Manatee Avenue West, Suite 1200
Bradenton, Florida 34205
941.747.4483

Daniel Anderson danderson@mjpca.com

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Team Impact Award Recipient, Roni Wood, Community Outreach Specialist

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Police Department

BUDGET IMPACT: None.

HISTORY/FACTS/ISSUES:

Chief Parmer will present the Team Impact Award.

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 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).

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', written over a faint, light-colored rectangular stamp.

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

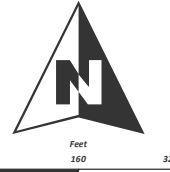
First Reading: _____

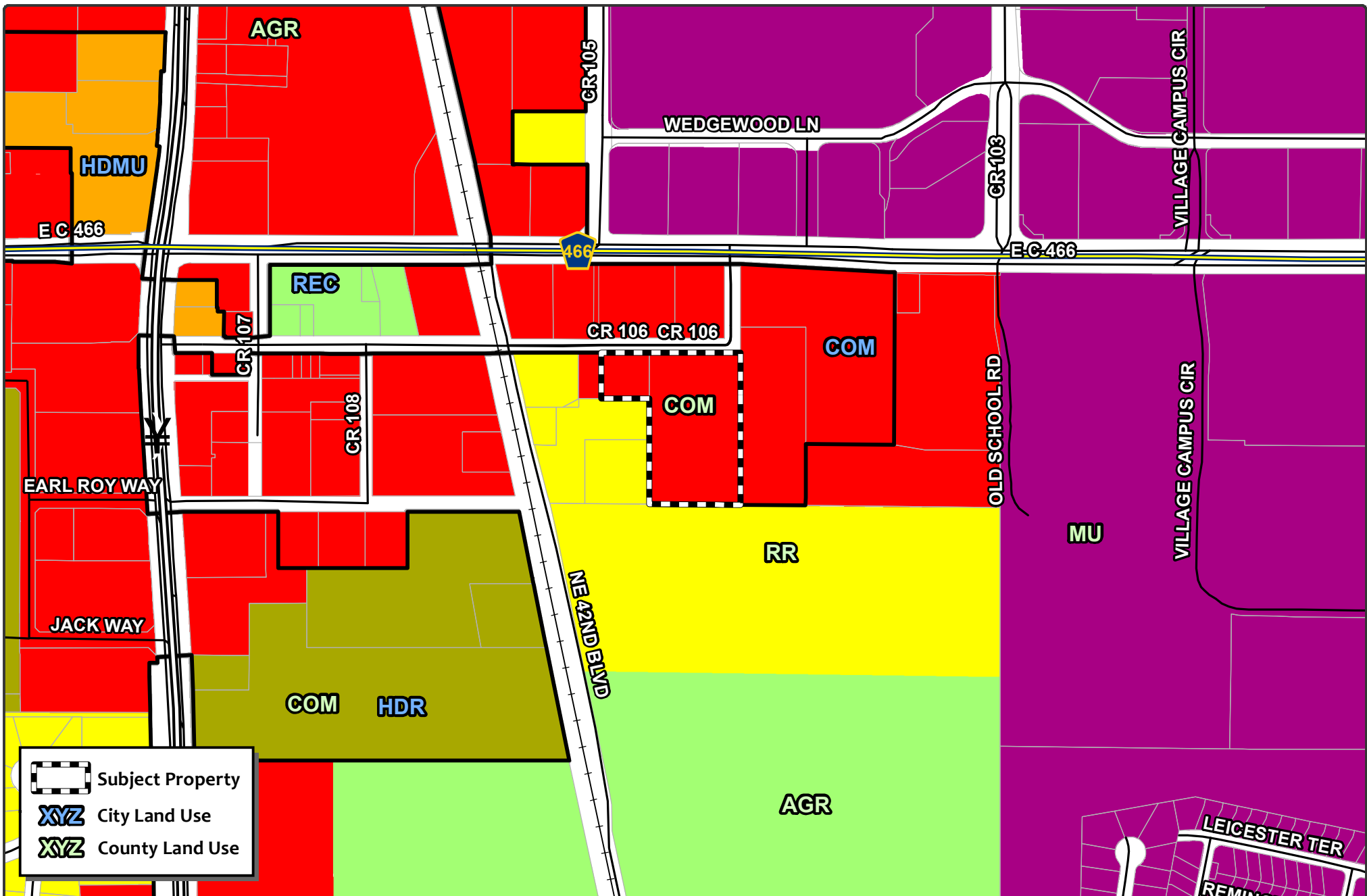
Second Reading: _____

Approved as to form:

City Attorney



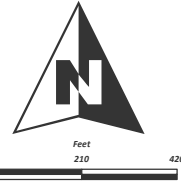
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 1B LOCATION MAP MAY 2023
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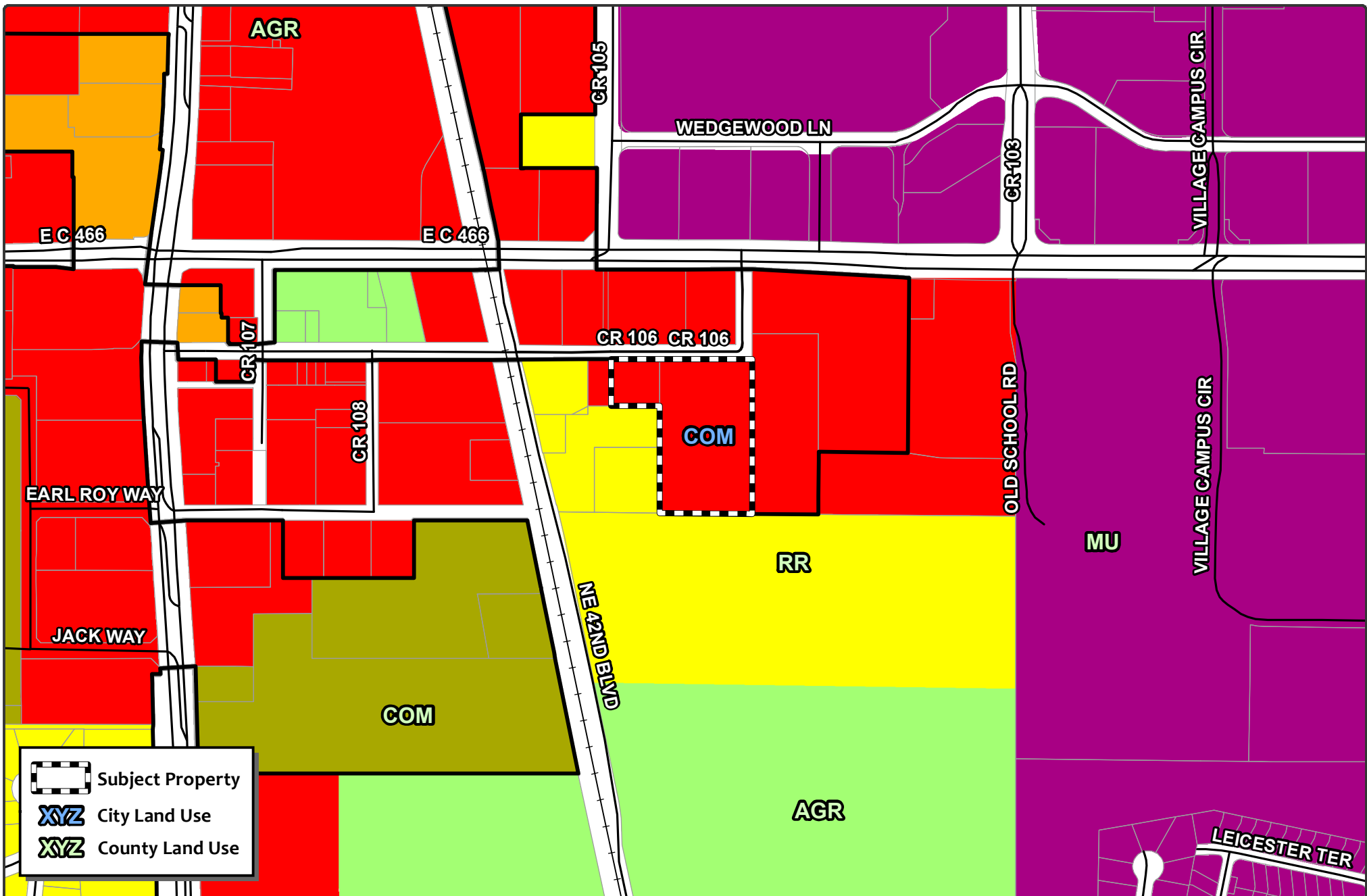


 Subject Property

 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 0 210 420	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

EST. 1877 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		MAP 2B
			OXFORD OAKS PROFESSIONAL PLAZA		PROPOSED LAND USE
			PARCELS D17-036 & D17-069		JUNE 2023

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

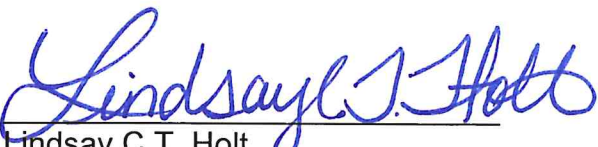
The case below was heard on Tuesday, July 11, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation 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: 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 City Commission 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 of 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 previously 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 with a PM peak hour increase of two (2) trips compared to its residential use and fewer than the fifty (50) trip threshold required for a full transportation impact analysis.

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 II, 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

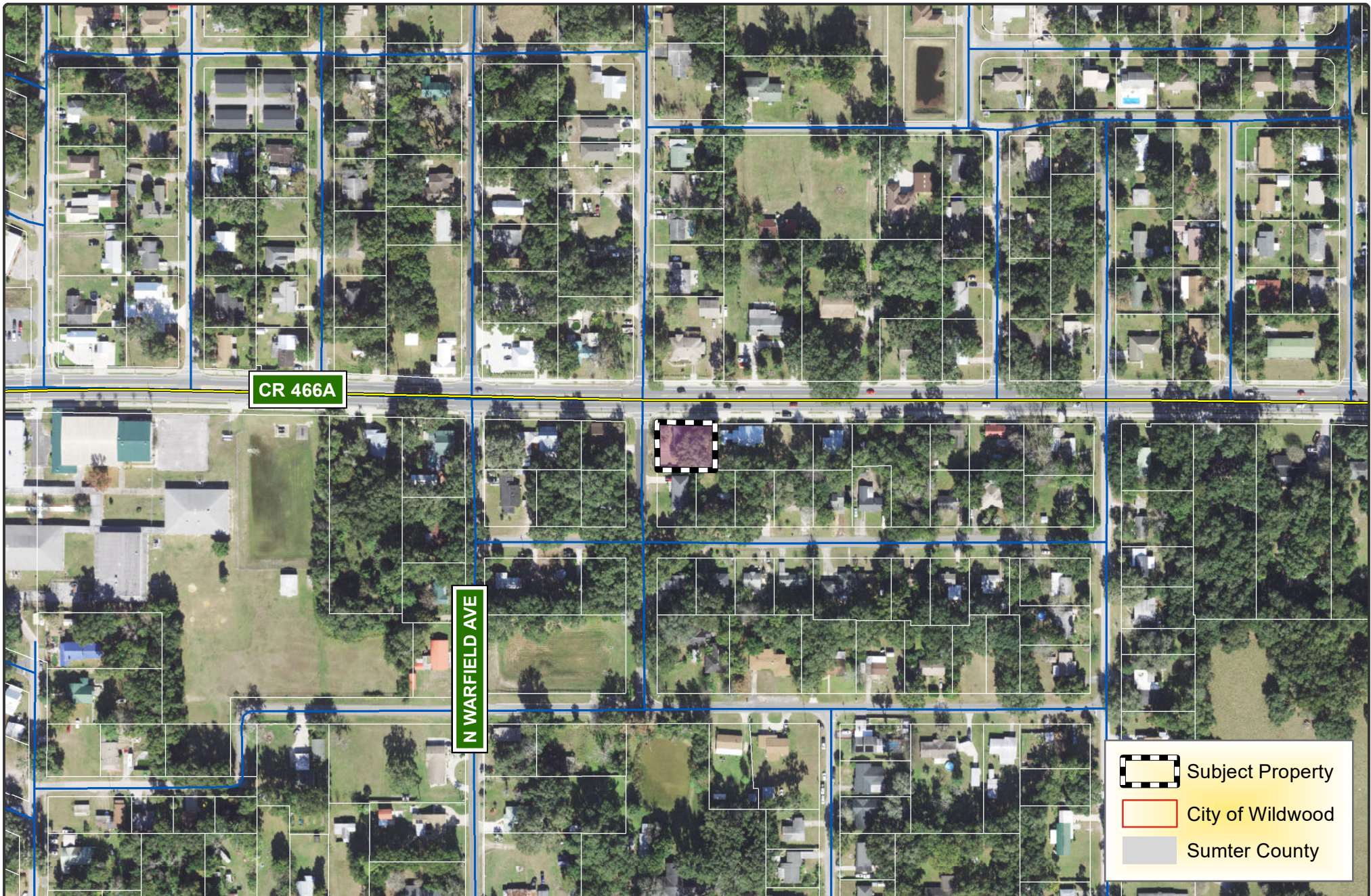
ATTEST: _____
Jessica Barnes, City Clerk

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

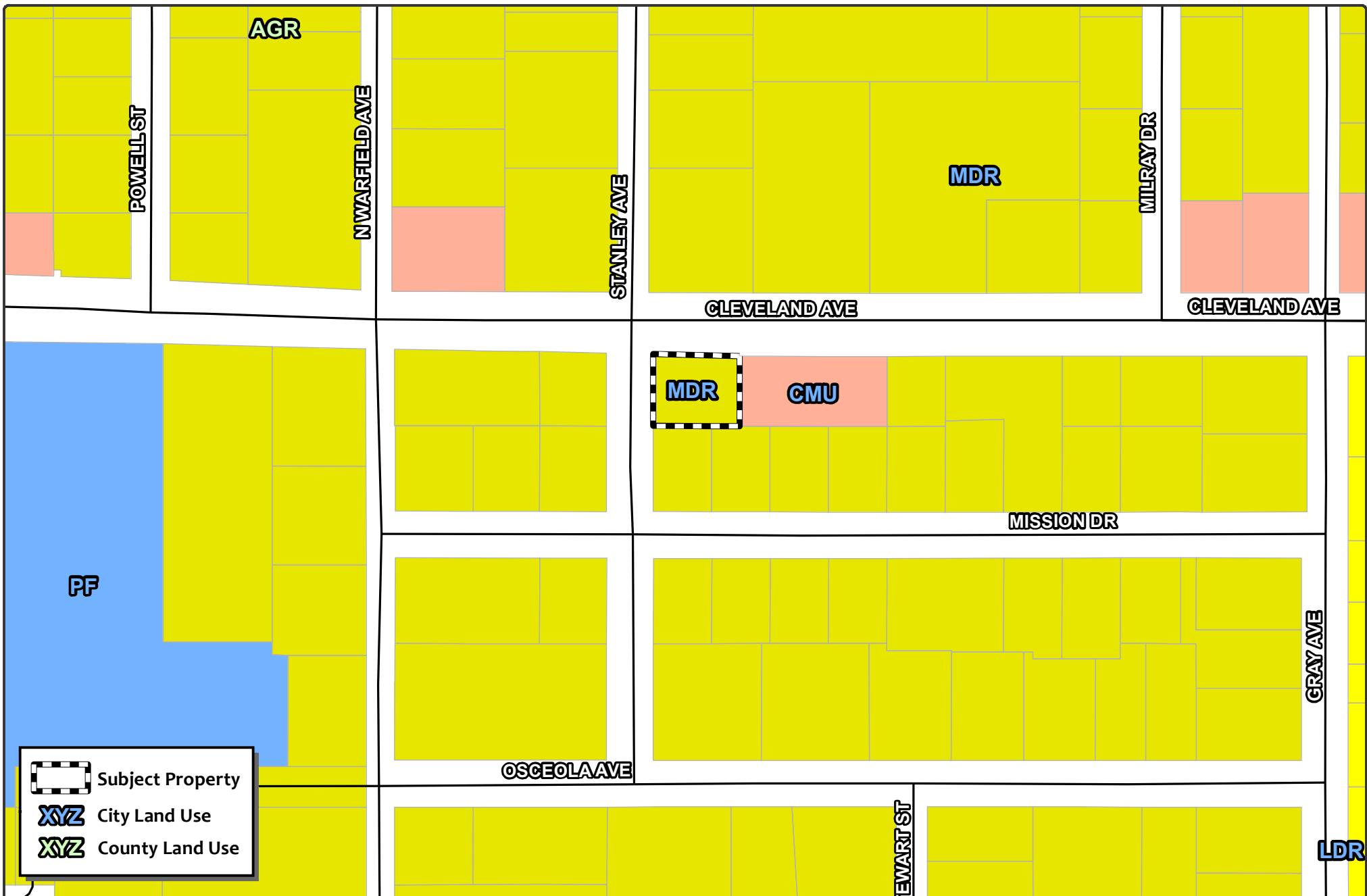
RIGHT AT HOME - 504 STANLEY

PARCEL G05G011

MAP 1B

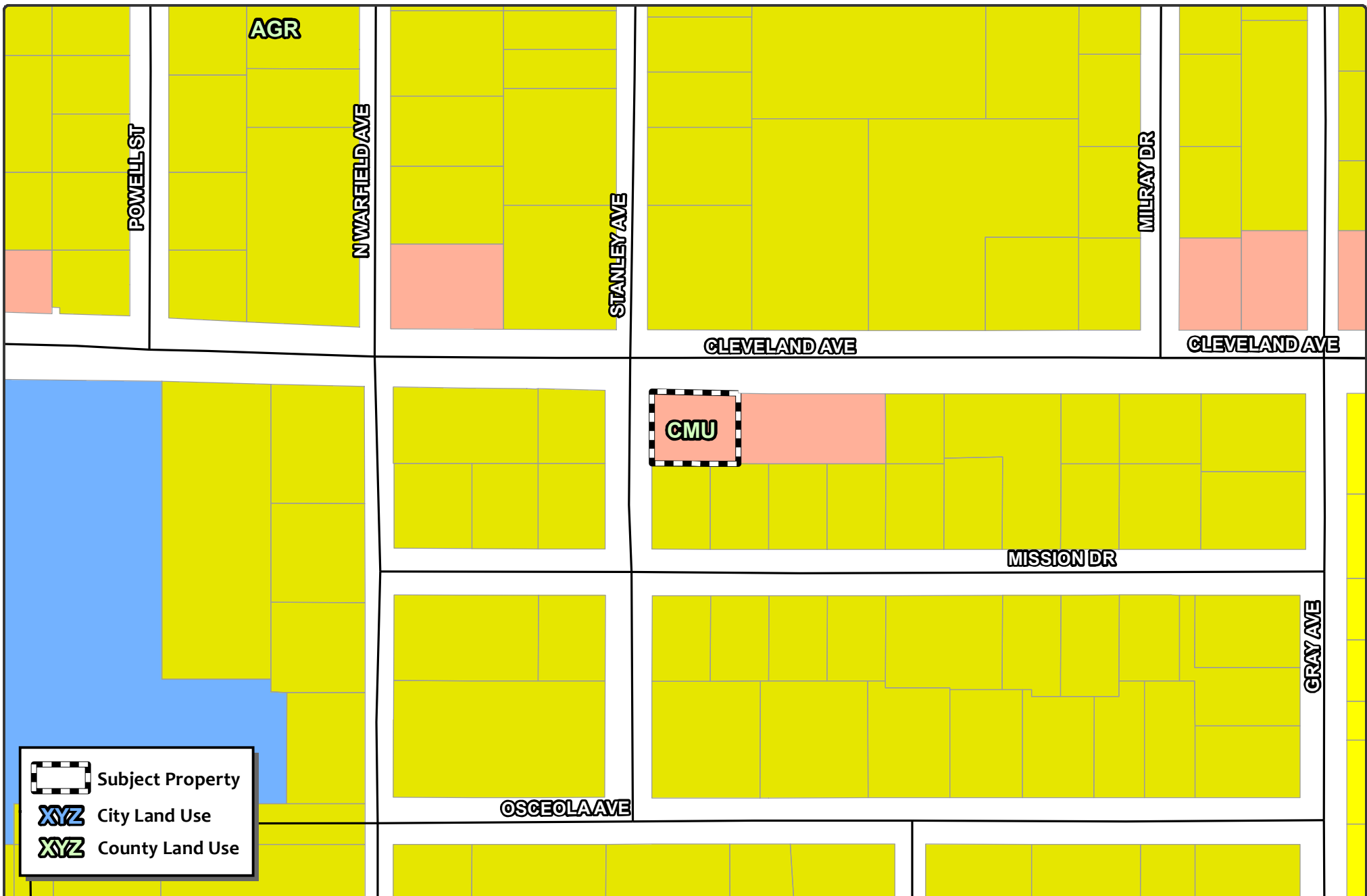
LOCATION
MAP

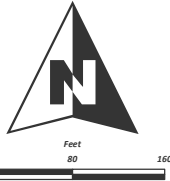
MAY
2023



 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: 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	D18-023
Date	7/2/2023

The applicant, Judit Karpati, seeks 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 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 that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, 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

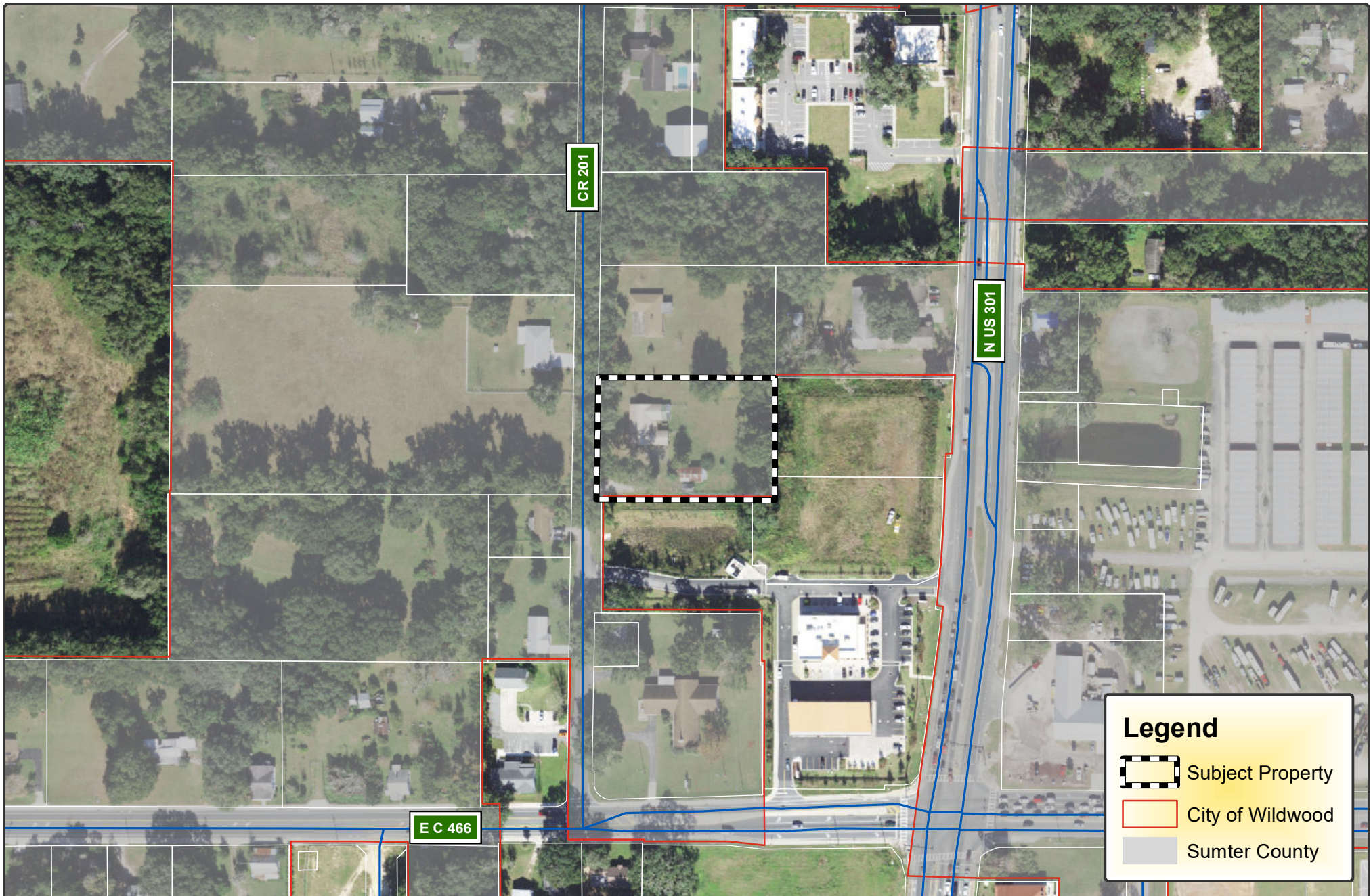
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

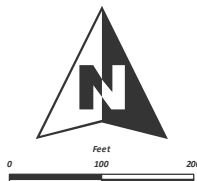
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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

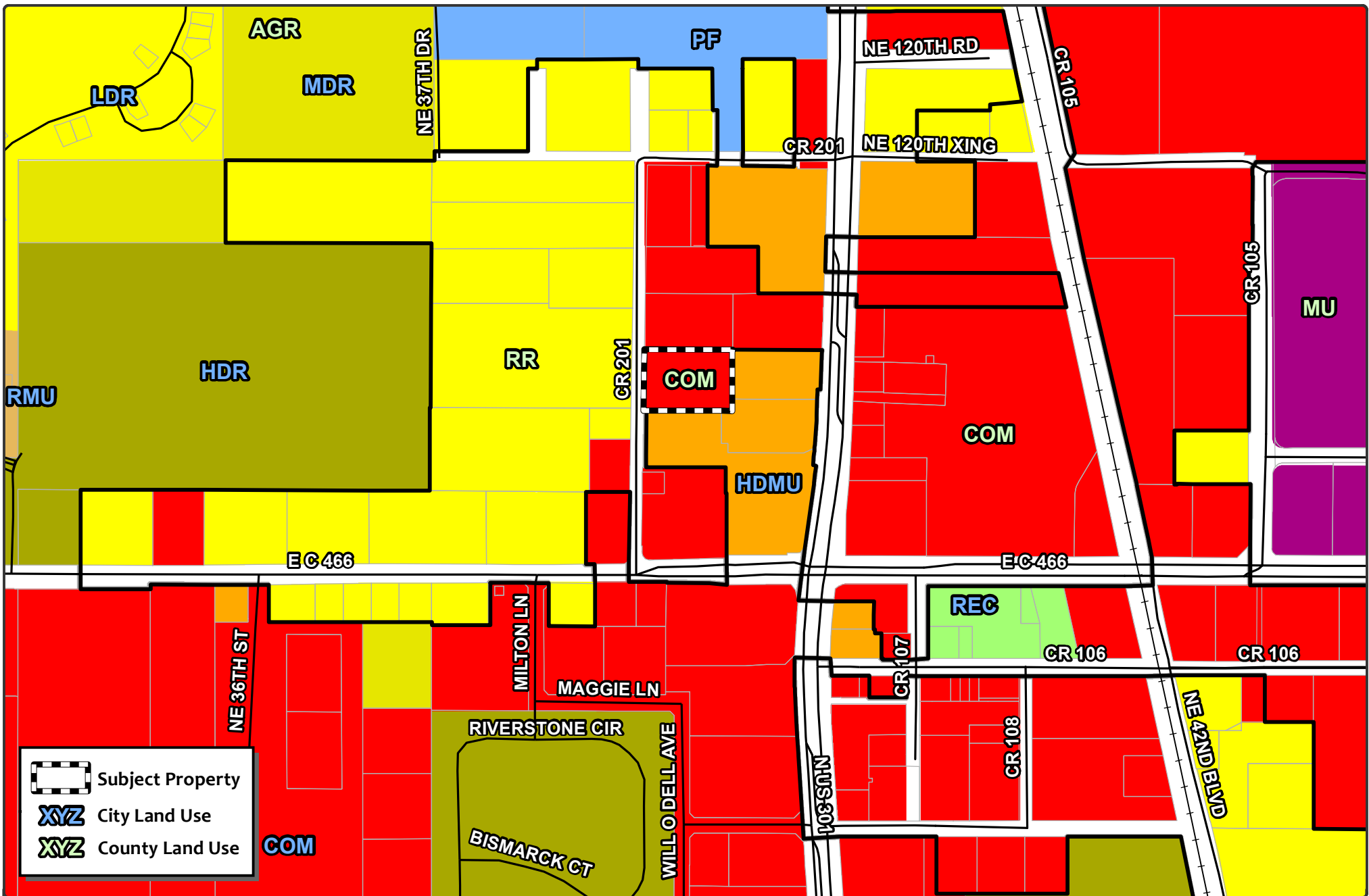


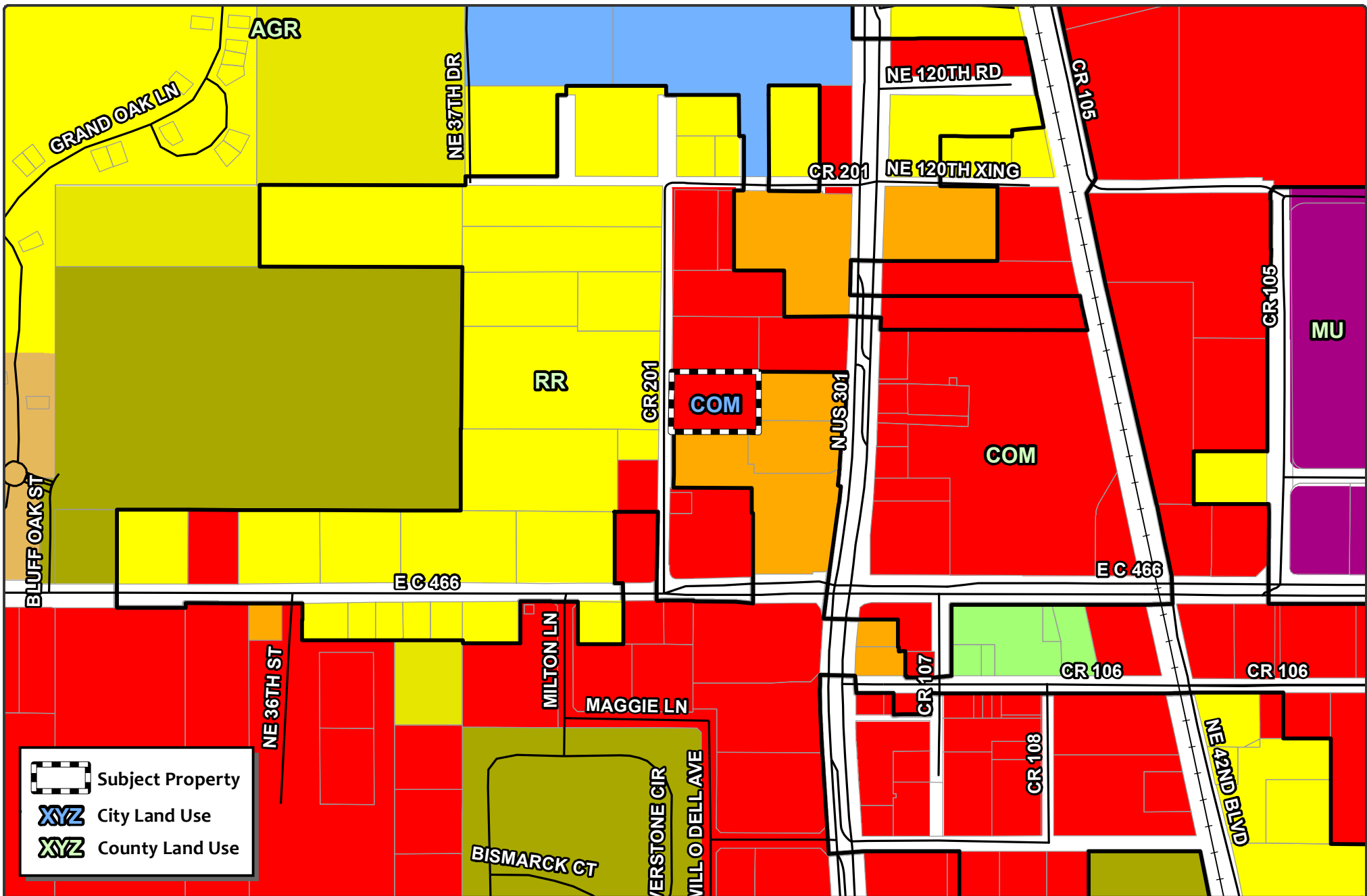
CP 2306-002
KARPATI LAW
PARCEL D18-023

MAP 1B

**LOCATION
MAP**

**JULY
2022**





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



CP 2306-002
KARPATI LAW
PARCEL D18-023

MAP 2B
**PROPOSED
LAND USE**
**JUNE
2023**

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

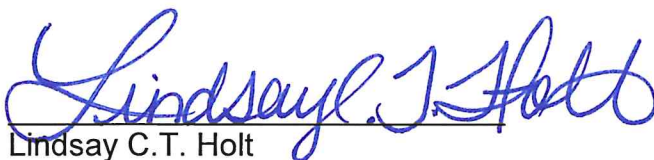
Owner: Judit Karpati

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 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 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).

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;

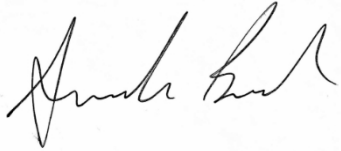
The applicant submitted a transportation impact analysis from Traffic Planning and Design, Inc in June of 2023. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory levels of service.

(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

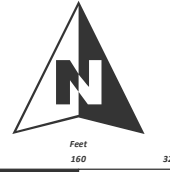
First Reading: _____

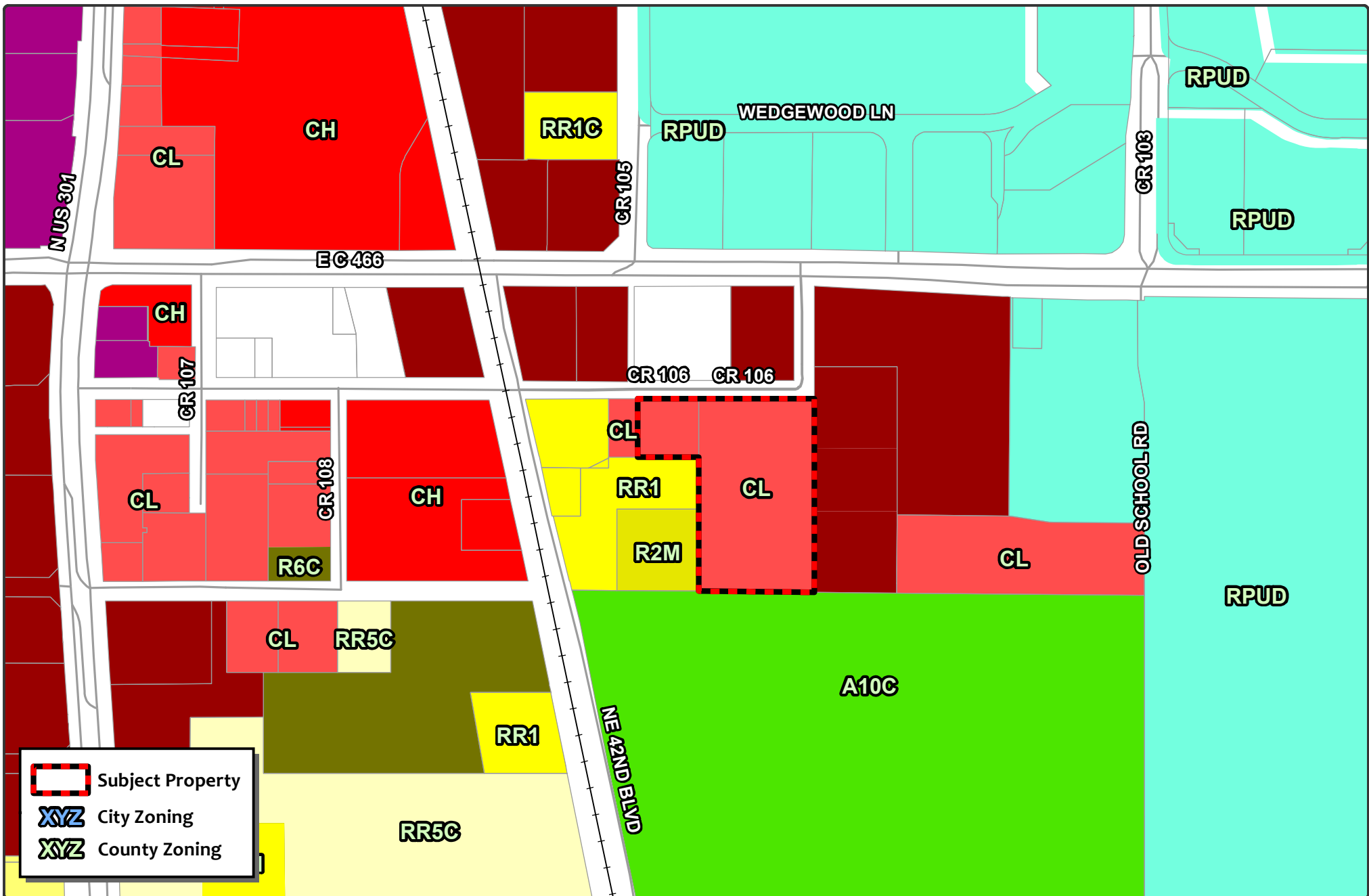
Second Reading: _____

Approved as to form:

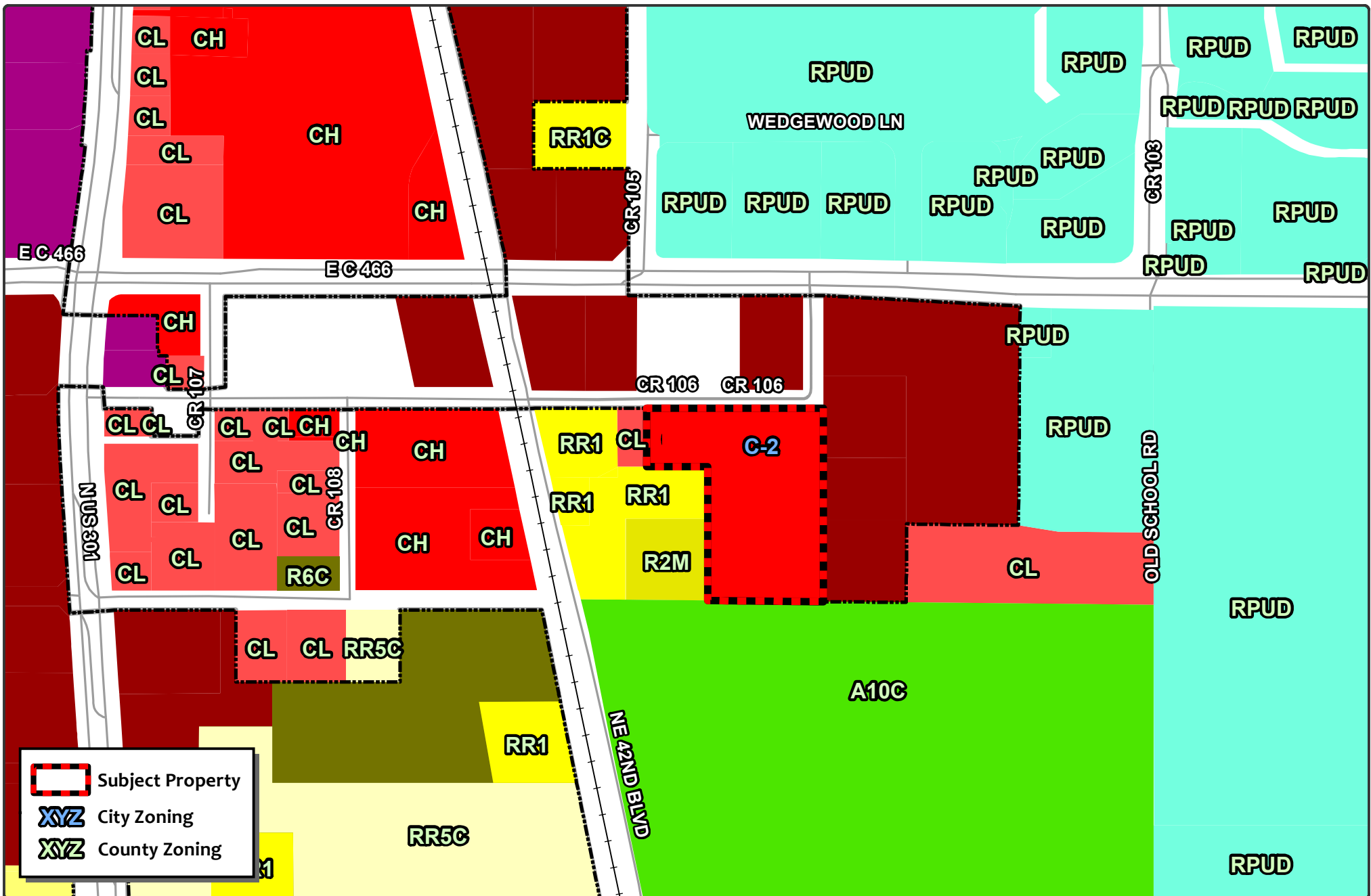
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		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	 Feet 0 160 320	RZ 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	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		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: 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	G05G011
Date	7/2/2023

The applicant, Glenn Fechtenburg of GLEM Properties LLC, is seeking a favorable recommendation from the City Commission 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 II, 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

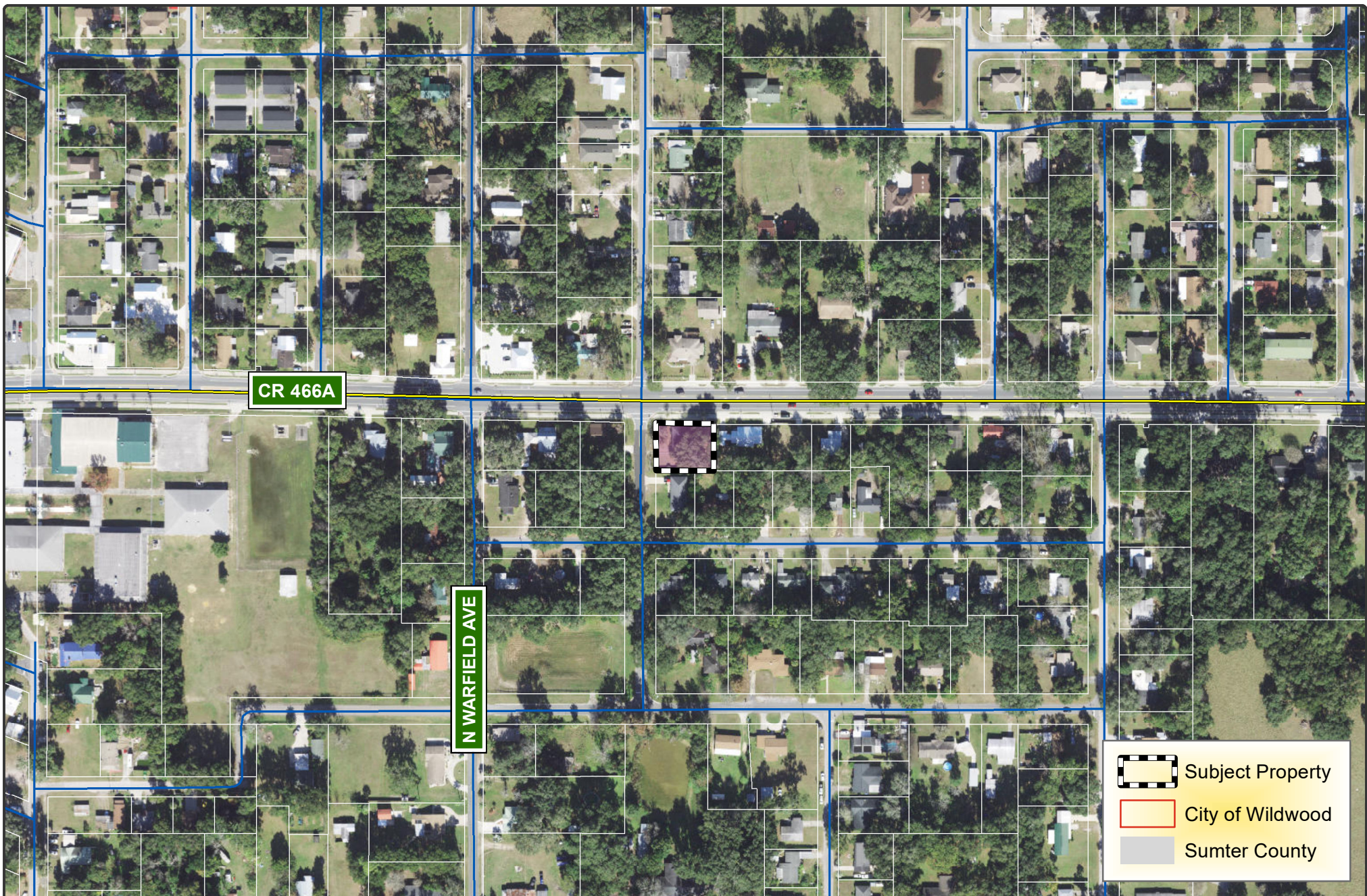
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

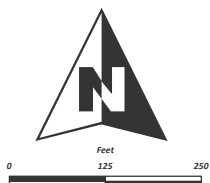
Approved as to form:

City Attorney



CITY OF
WILDWOOD

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



CP/RZ 2304-003

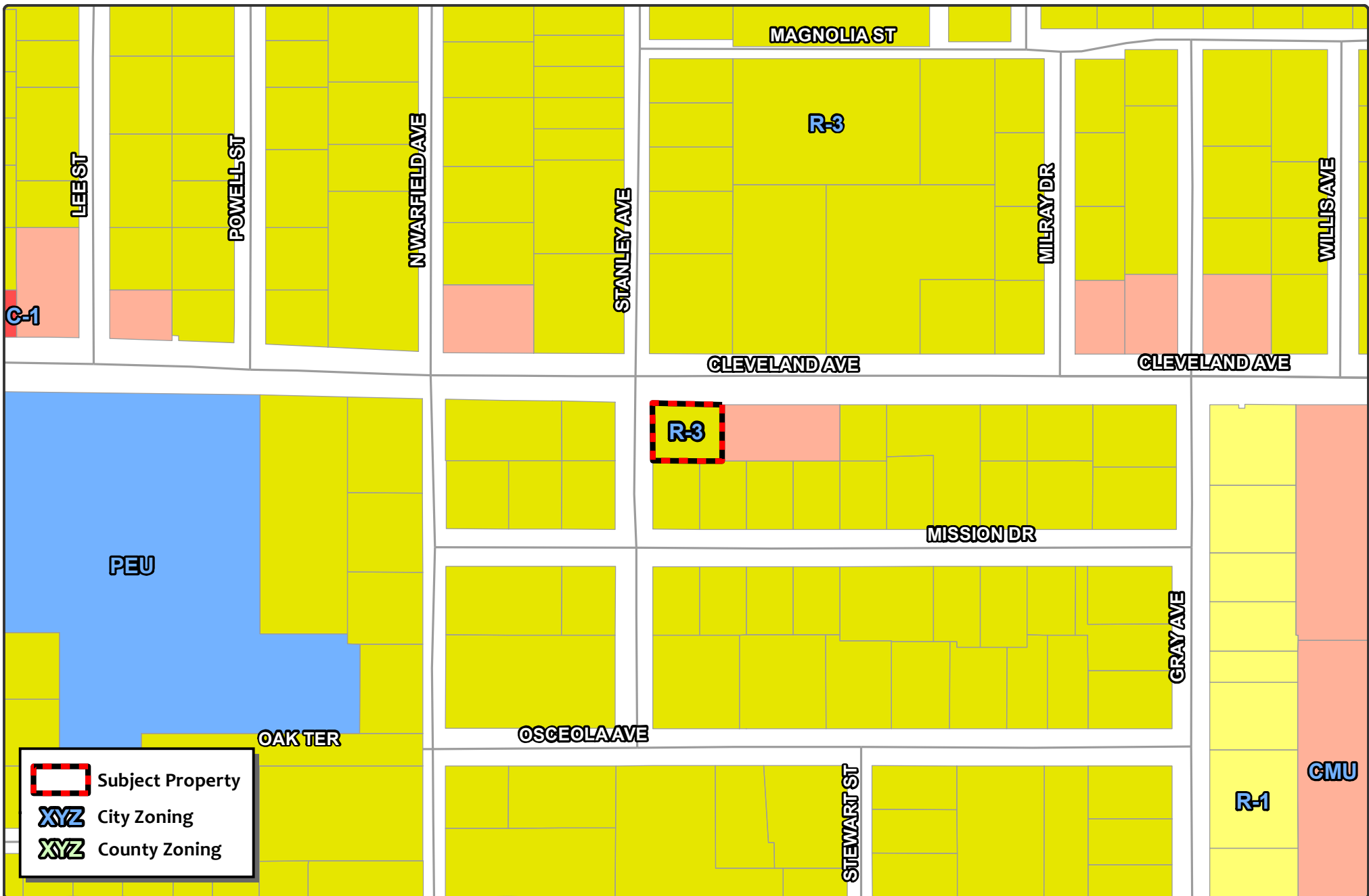
RIGHT AT HOME - 504 STANLEY

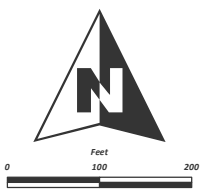
PARCEL G05G011

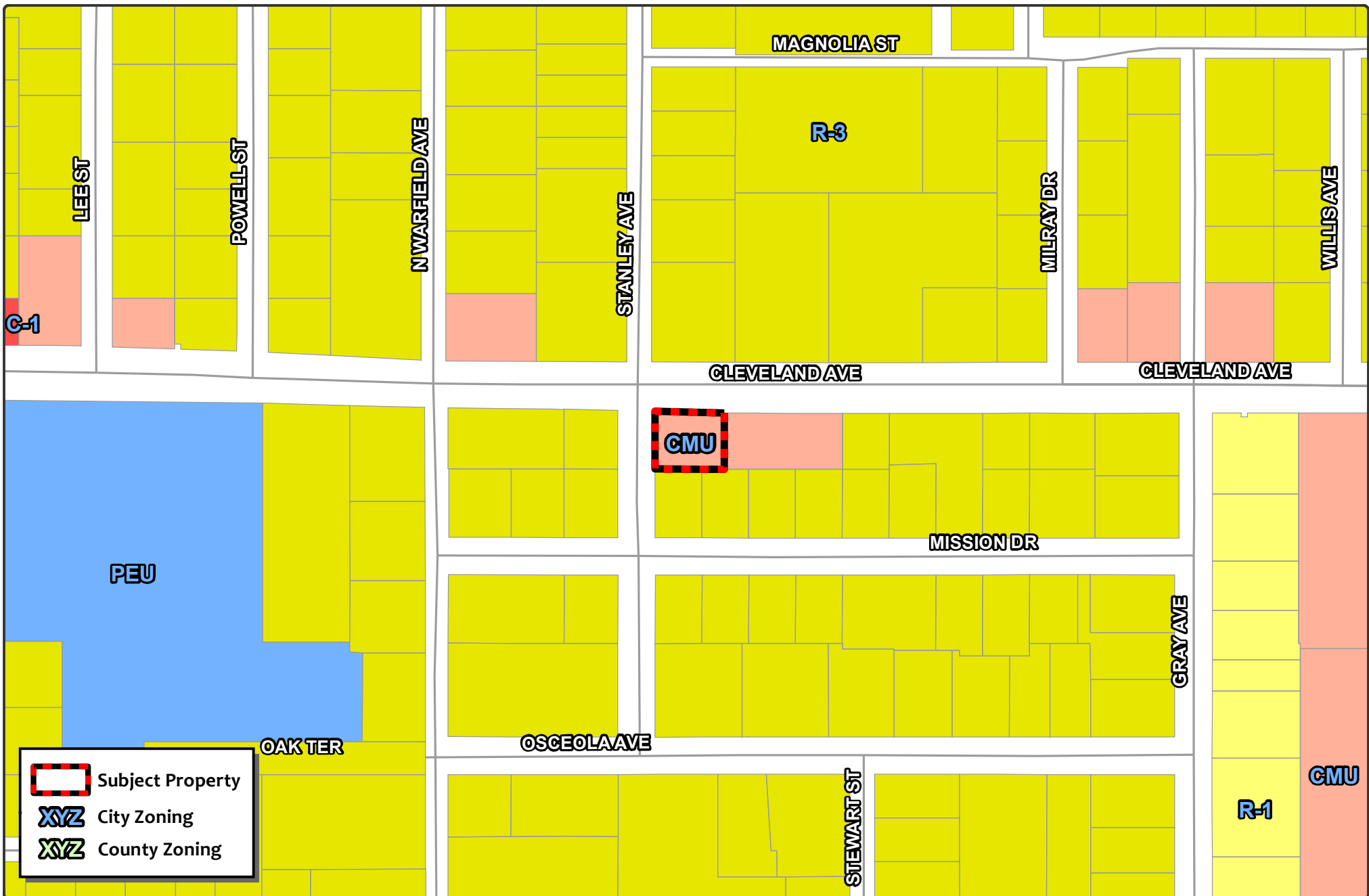
MAP 1B

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	MAP 3A	
			RIGHT AT HOME - 504 STANLEY		CURRENT ZONING
			PARCEL G05G011		MAY 2023



 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: 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	D18-023
Date	7/2/2023

The applicant, Judit Karpati, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 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 II, 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

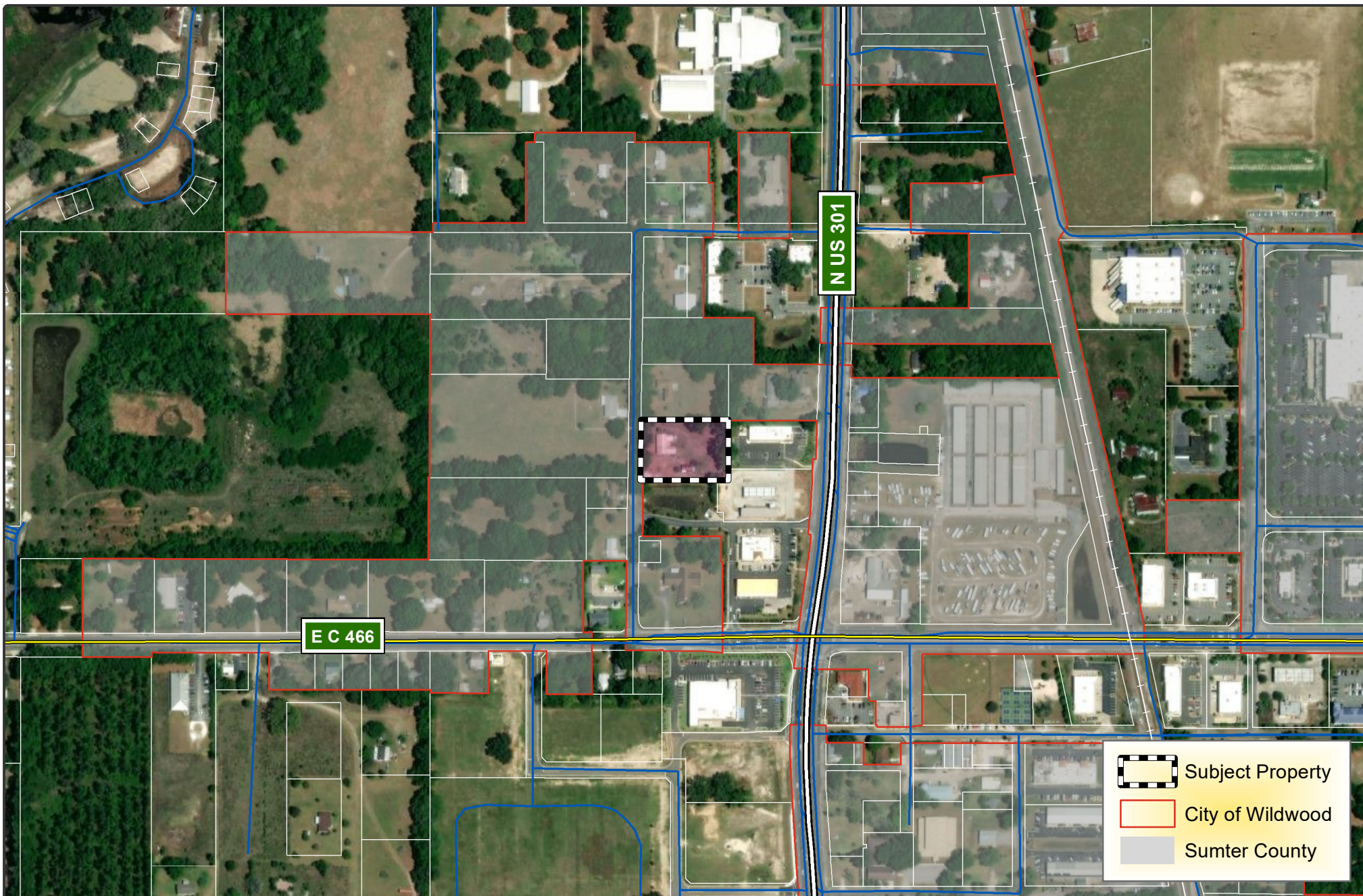
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

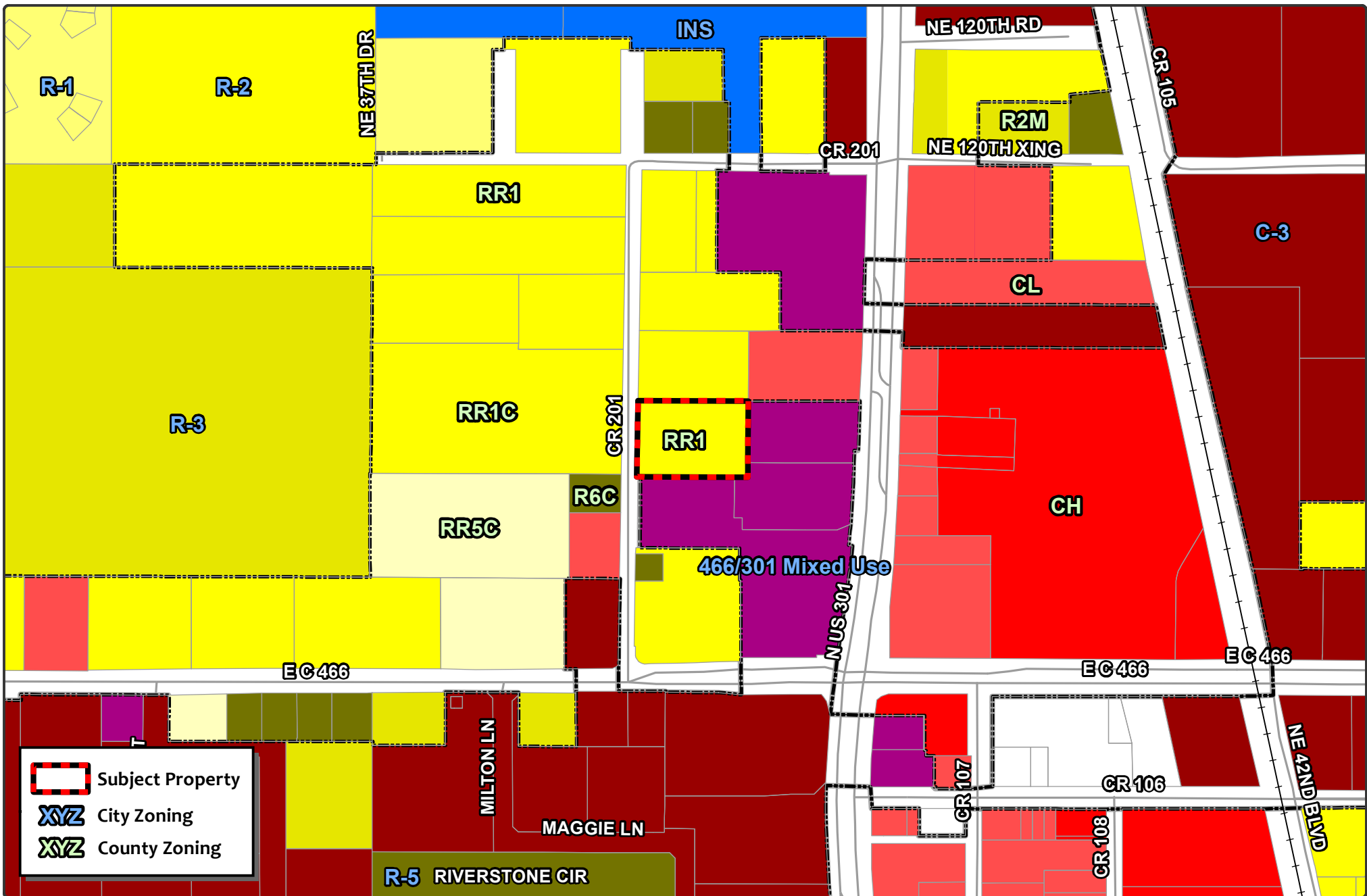
Second Reading: _____

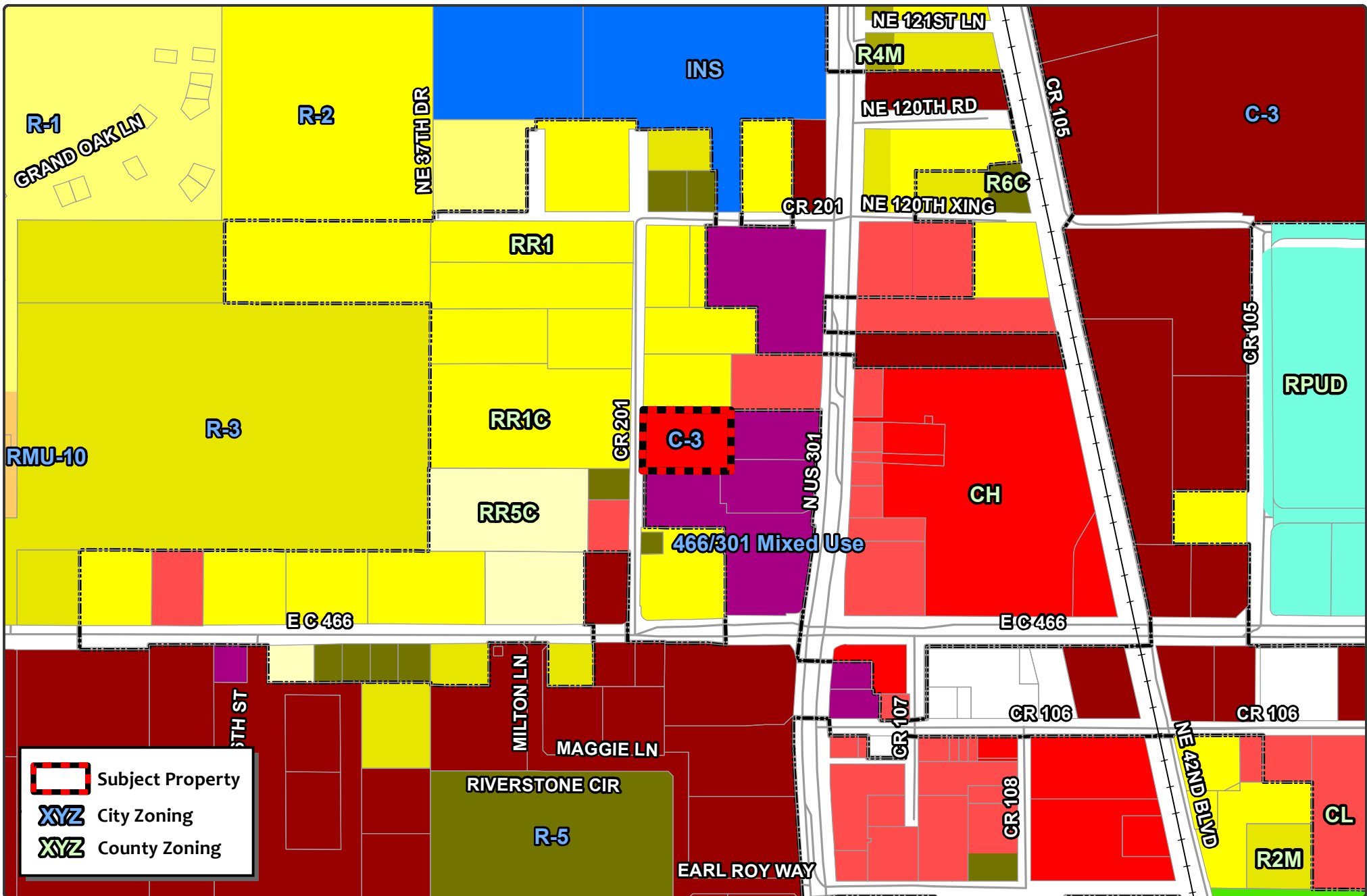
Approved as to form:

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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**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: CP 2304-002 Pen-a-ckle Pickleball Pavilion

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance Number O2023-28 contingent upon Sumter County's acceptance of a full transportation impact analysis (TIA) and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2304-002 Pen-a-ckle Pickleball Pavilion
Ordinance #	O2023-28
Applicant	Lamar Underwood
Owner	MGE Holdings LLC
Property Location	Generally located south along C 44A, approximately 0.14 miles north of E SR 44
Parcel Number	G16-107
Date	8/3/2023

The applicant, Lamar Underwood, representing MGE Holdings LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcel listed above on 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003.

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

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

The applicant proposes the development of an 18.36-acre MOL facility, consisting of a one-hundred twenty (120) room hotel, seventy (70) pickleball courts, five thousand (5,000) square feet of office space, twenty-one thousand two hundred fifty (21,250) square feet of retail space, and ten thousand (10,000) square feet of restaurant space. The proposed amendment of the four (4) acre parcel is necessary to bring the parcel into compliance with the existing parcels within the proposed development. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting primarily Commercial (COM), with some Central Mixed Use (CMU), which conforms with the

desired land use amendment request.

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

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

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

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along C 44A. The existing mix of land use designations is a mix of rural residential (RR1C) and Agricultural (A10C) within the county, and Commercial (COM), with some Central Mixed Use (CMU) within the city. The proposed development would seek to utilize currently vacant land in a way that conforms to Policy 1.4.5. of the Comprehensive Plan, which states that the city shall encourage and support the revitalization of vacant and underutilized retail spaces. The proposed development indirectly combats urban sprawl through its use of compact design principles as stated under policy 1.2.8.b.

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

The proposed amendment will require an Environmental Resource Permit (ERP) issued by the Southwest Florida Water Management District (SWFWMD) as development may alter identified wetlands/surface waters. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc on June 18th, 2020 for the approved Bonita Plaza project. Areas classified as wetland/surface waters were located within the parcel. Additional surveys did not result in the location of any "potentially occupied" gopher tortoise burrows or any other listed wildlife. However, it is recommended that a hundred percent (100%) survey be conducted prior to the initiation of any construction activities.

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

Transportation: Access to the site is proposed via two (2) access driveways, one (1) right-

in/right-out (RI/RO) access driveway via SR 44, and one (1) full access driveway on CR 44A. A TIA methodology was submitted to and accepted by Sumter County, with the proposed development projected to generate approximately 4,718 daily external trips, of which 302 trips occur during the AM peak hour, and 528 trips during the PM peak hour. A full TIA was submitted and accepted on 8/3/2023 by Sumter County with the following conditions:

- A two hundred ninety (290) foot eastbound right turn lane is to be built at the project driveway on C 44A.
- A three hundred forty (340) foot westbound left turn lane is to be built at the project driveway on C 44A.
- Proposed off-site improvements shall be submitted through Sumter County's Right-of-Way Utilization portal for review and comment.

Potable Water & Sewer: The subject properties are within the City of Wildwood's Utility Service Boundary according to the 2019 Utility Master Plan, and the property is within the Central Expansion Area 3 designation. There is a 12" water main on the north side of E CR 44, and an 8" force main on the south side of E CR 44. 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, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services Department

ORDINANCE NO. O2023-28

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

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) G16-107
MGE Holdings LLC (Owner)
4 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S. 00°41'38" W., 871.83 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE S. 68°56'13" E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 249.98 FEET; THENCE N. 21°02'46" E., 686.20 FEET TO A POINT ON THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 3229, PAGE 138, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 21°00'37" E. ALONG SAID EAST LINE, A DISTANCE OF 448.94 FEET TO THE SOUTHERLY LINE OF FORMER S.A.L.R.R. RIGHT-OF-WAY LINE; THENCE S. 51°24'52" E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 542.95 FEET; THENCE S. 38°35'54" W. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.15 FEET; THENCE N. 68°57'55" W., A DISTANCE OF 427.21 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter County) to Commercial (City) and contains 4 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

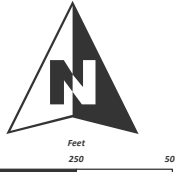
First Reading: _____

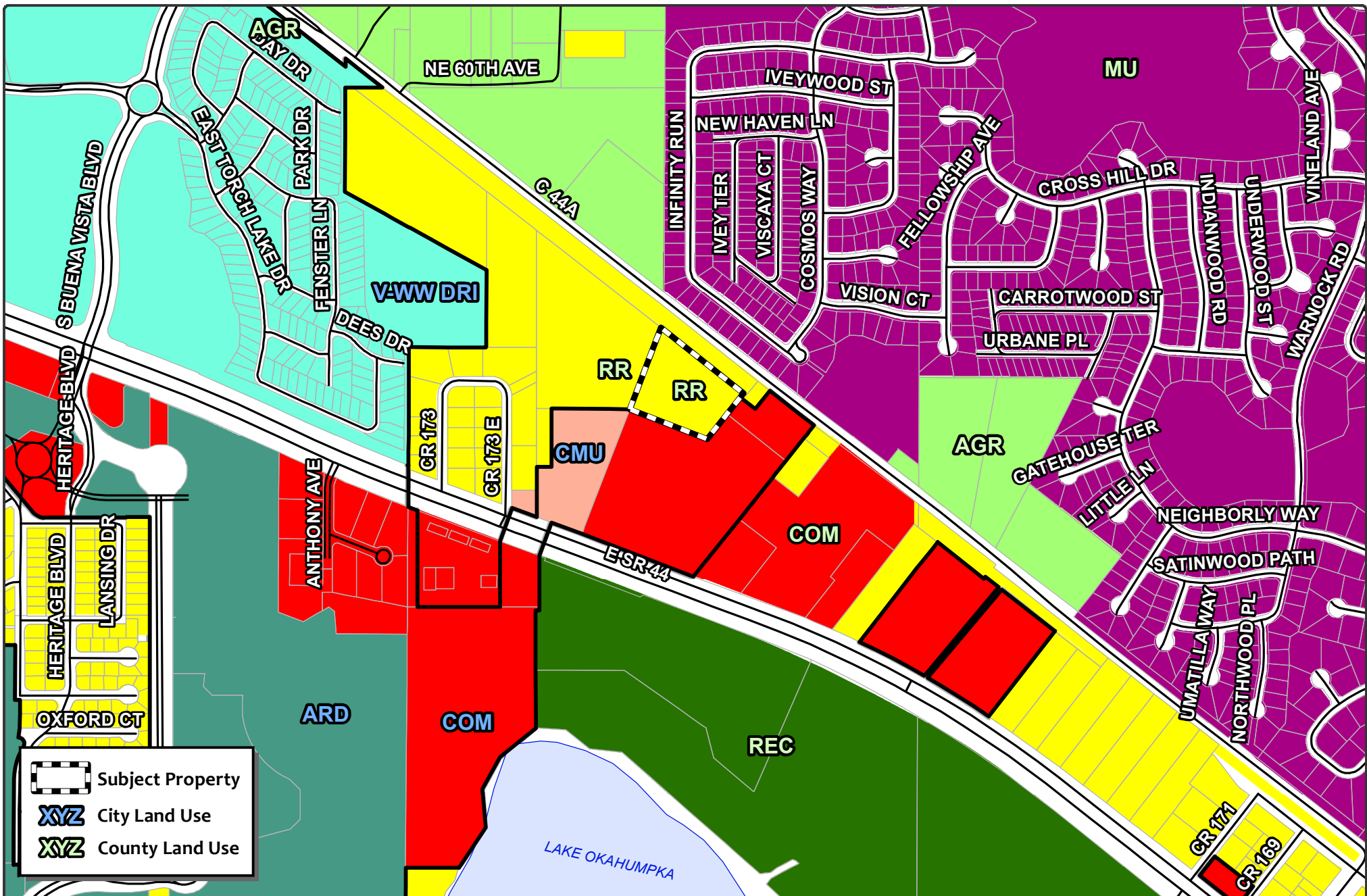
Second Reading: _____

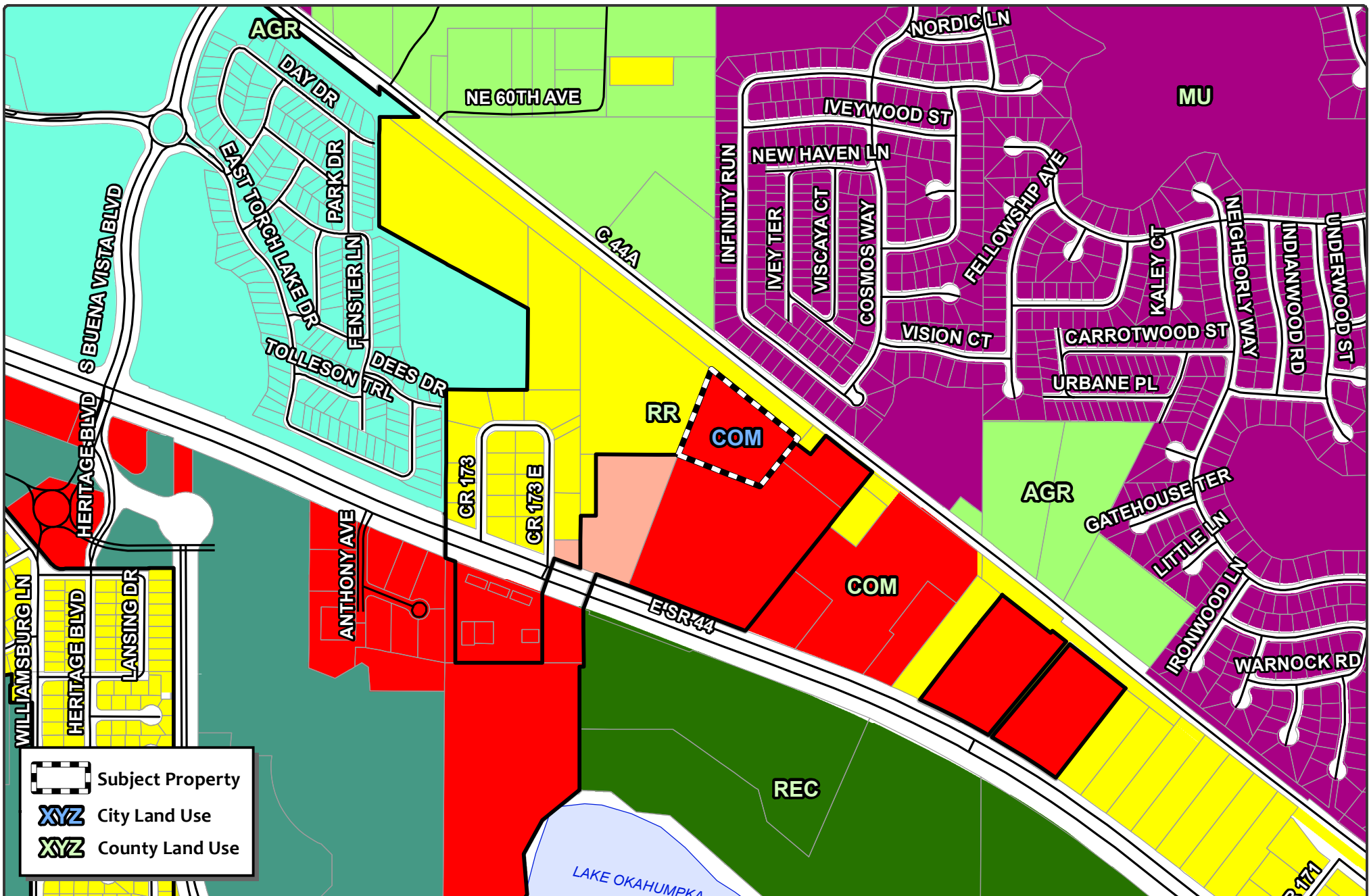
Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	CP 2304-002 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 1B LOCATION MAP 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 Rural Residential (Sumter County) to Commercial (City) on 4 acres MOL.

Case No: CP 2304-002 Pen-A-Ckle Pickleball Pavilion

Applicant: Lamar Underwood

Owner: MGE Holdings LLC

Parcel Number(s): G16-107

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 provides a recommendation of Ordinance O2023-28 to the City Commission for final determination, contingent upon Sumter County acceptance of a full TIA.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2303-003 Pen-a-ckle Pickleball Pavilion

REQUESTED ACTION: Special Magistrate recommends approval of Ordinance Number O2023-33 contingent upon Sumter County's acceptance of a full transportation impact analysis and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2303-003 Pen-a-ckle Pickleball Pavilion
Ordinance #	O2023-33
Applicant	Lamar Underwood
Owners	MGE Holdings LLC
Property Location	Generally located south along C 44A, approximately 0.14 miles north of E SR 44
Parcel Number	G16-107
Date	7/2/2023

The applicant, Lamar Underwood, representing MGE Holdings LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28)

ANALYSIS: The applicant proposes the development of an 18.36-acre MOL facility, consisting of a one-hundred twenty (120) room hotel, seventy (70) pickleball courts, five thousand (5,000) square feet of office space, twenty-one thousand two hundred fifty (21,250) square feet of retail space, and ten thousand (10,000) square feet of restaurant space.

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. The surrounding parcels are a combination of Commercial, Residential, and Agricultural both within the city and the county, which further promotes the requested zoning change to C-3.

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

The land use pattern of the surrounding area is a mix of rural residential, commercial, and agricultural. 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 with 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 is not intended to add any new students to the Wildwood school system.

Potable Water & Sewer:

The subject properties are within the City of Wildwood's Utility Service Boundary according to the 2019 Utility Master Plan, and the property is within the Central Expansion Area 3 designation. There is a 12" water main on the north side of E CR 44, and an 8" force main on the south side of E CR 44. 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 two (2) access driveways, one (1) right-in/right-out (RI/RO) access driveway via SR 44, and one (1) full-access driveway via CR 44A.

(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 Agricultural, and Low-Density residential to commercial and mixed-use properties. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments in the surrounding area.

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

A TIA methodology was submitted to and accepted by Sumter County, with the proposed development projected to generate approximately 4,718 daily external trips, of which 302 trips occur during the AM peak hour, and 528 trips during the PM peak hour. Due to the large number of additional trips, a full TIA is required and must be accepted by Sumter County. It is highly likely that the proposed change will increase traffic congestion. A full TIA was submitted and accepted on 8/3/2023 by Sumter County with the following conditions:

- A two hundred ninety (290) foot eastbound right turn lane is to be built at the project driveway on C 44A.

- A three hundred forty (340) foot westbound left turn lane is to be built at the project driveway on C 44A.
- Proposed off-site improvements shall be submitted through Sumter County's Right-of-Way Utilization portal for review and comment.

(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	RPUD (County)
SOUTH	C-3 (City)
EAST	C-3 (City)
WEST	A10C & CC (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 II, Development Services Department

ORDINANCE NO. O2023-33

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) G16-107
MGE Holdings LLC (Owner)
4 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S. 00°41'38" W., 871.83 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE S. 68°56'13" E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 249.98 FEET; THENCE N. 21°02'46" E., 686.20 FEET TO A POINT ON THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 3229, PAGE 138, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 21°00'37" E. ALONG SAID EAST LINE, A DISTANCE OF 448.94 FEET TO THE SOUTHERLY LINE OF FORMER S.A.L.R.R. RIGHT-OF-WAY LINE; THENCE S. 51°24'52" E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 542.95 FEET; THENCE S. 38°35'54" W. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.15 FEET; THENCE N. 68°57'55" W., A DISTANCE OF 427.21 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from A10C (County) to C-3 (City) containing 4 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: _____

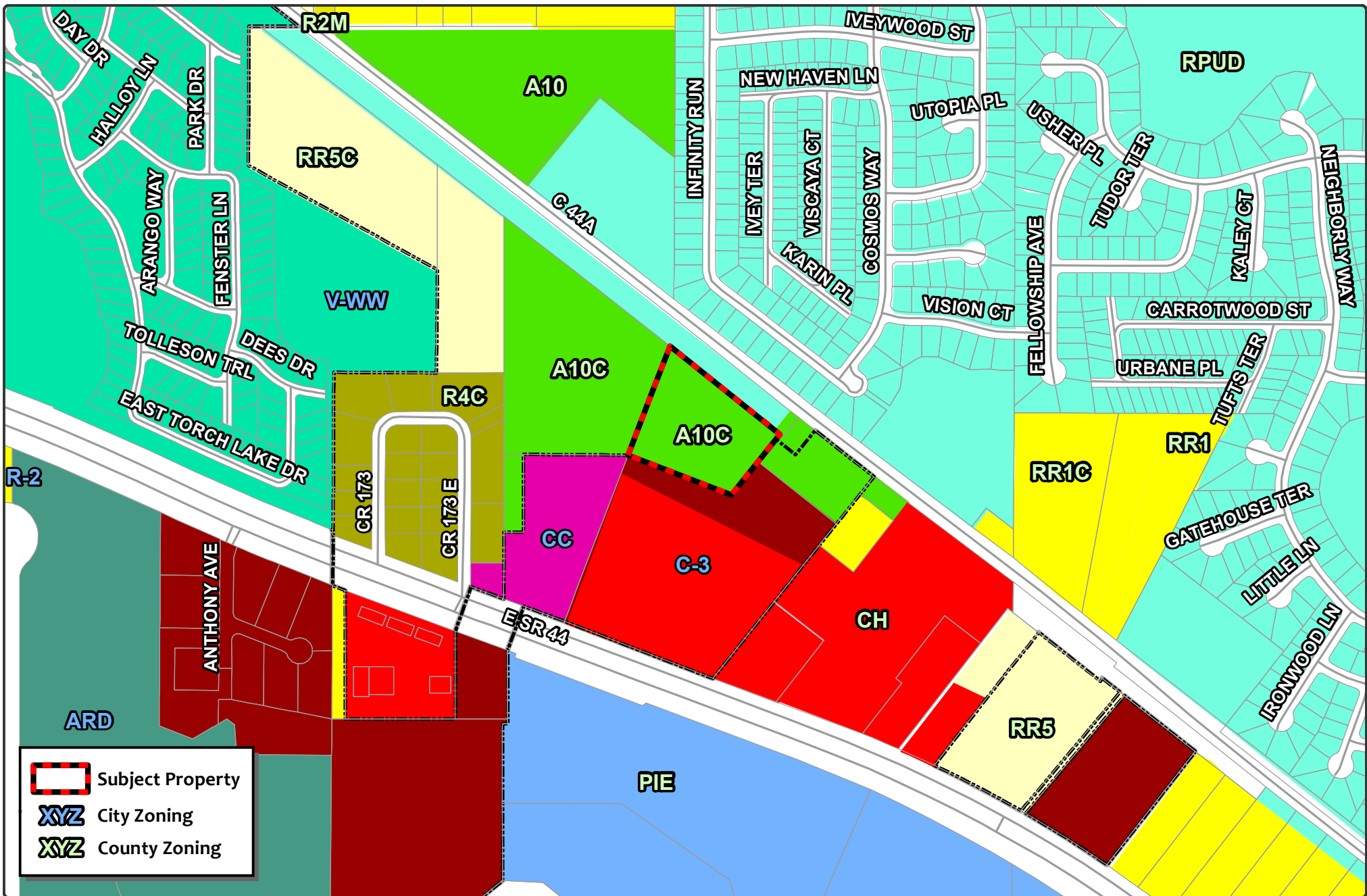
Second Reading: _____

Approved as to form:

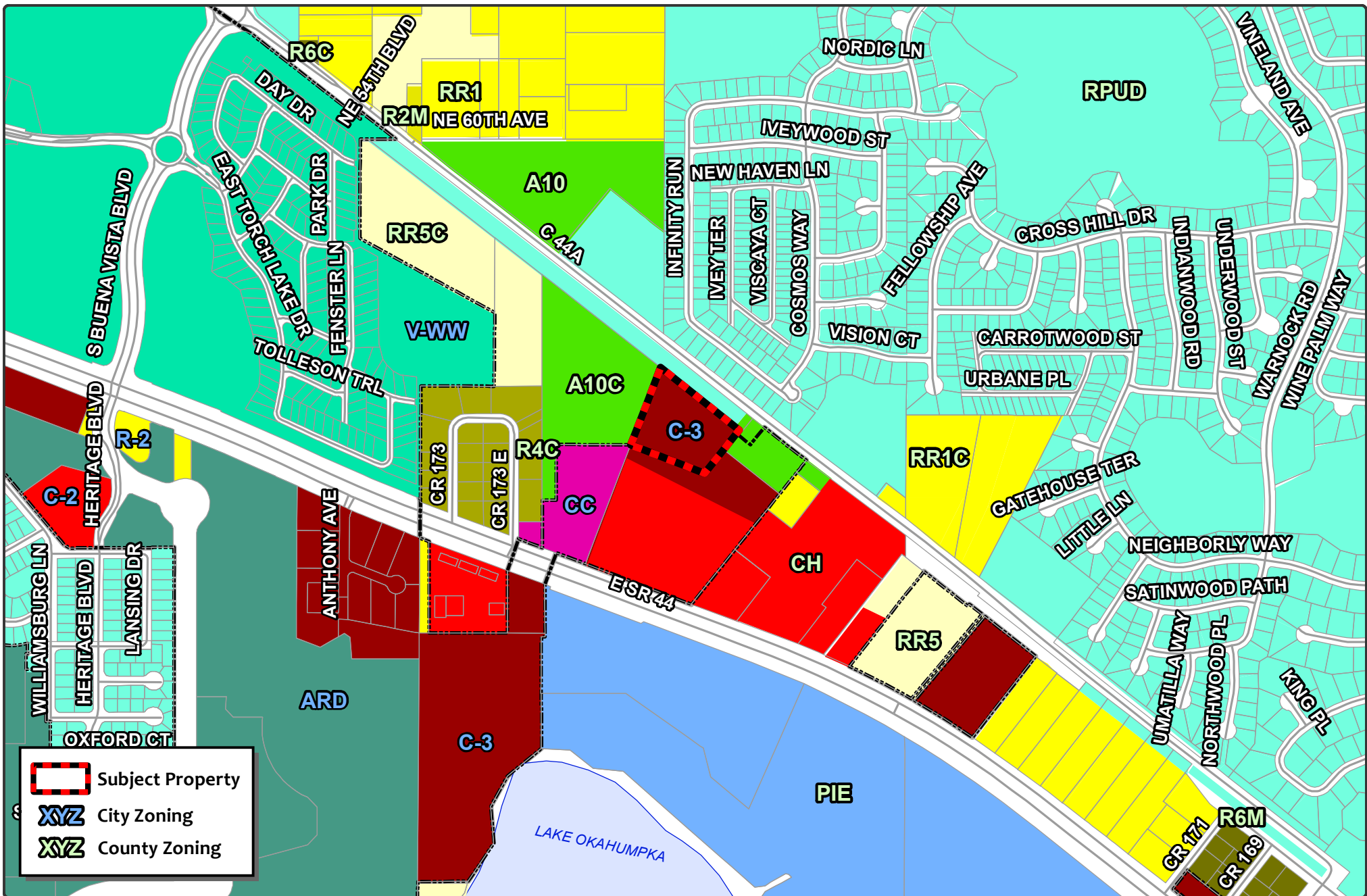
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	RZ 2303-003 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	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 2303-003 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 3A CURRENT ZONING JUNE 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 350 700	RZ 2303-003 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 3B PROPOSED ZONING JUNE 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 A10C (Sumter County) to C-3 (City) on 4 acres MOL.

Case # RZ 2303-003 Pen-A-Ckle Pickleball Pavilion

Applicant Lamar Underwood

Owner MGE Holdings LLC

Parcel Number(s) G16-107

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 provides a recommendation of Ordinance O2023-33 to the City Commission for final determination, contingent upon Sumter County acceptance of a full TIA.

Dated: July 11, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2303-001 Blount Development at Peppertree

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-39 to 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 2303-001 Blount Development at Peppertree
Ordinance	O2023-39
Applicant(s)	LPG Urban & Regional Planners, Inc
Owner(s)	Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
Property Location	The subject property is generally located south along CR 222, approximately 0.38 miles west of N US 301.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	07/13/2023

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (County) to Medium Density Residential - MDR (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by rezoning request RZ 2303-001 (O2023-40).

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

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

The applicant intends to develop a single-family attached development on the subject property, with the maximum potential of 214 dwelling units on 23.79 acres MOL. Justification has been presented to the city to support the proposed development, with a land use of Medium-Density Residential (MDR) in accordance with policy 1.2.1 stating the City shall encourage growth and development in areas where public infrastructure and utilities are already present. Policy 1.2.8 states “that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities” which advances the creation of a diverse housing inventory.

(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 2050 Comprehensive Plan. The Medium-Density Residential (MDR) Future Land Use (FLU) designation within the 2050 Comprehensive Plan allows for a maximum of 214 dwelling units on the subject property. Policy 1.1.1 designates a maximum density allowance of 9 units per acre for the proposed FLU designation, with the accompanied zoning request of Low-Medium Density Residential (R-2) allowing a maximum of 6 units per acre placing the project within acceptable development standards. Policy 1.2.8 states that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities while creating housing diversity. Surrounding parcels have an existing mix of land use designations of Low-Density Residential (LDR), Rural Residential, and Agricultural. 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. With access from CR 222 and Pepper Tree Lane it conforms with Policy 2.5.11 stating “developments provide vehicular connectivity internally, and to surrounding areas where feasible” along with Policy 2.5.12 which states “the City shall require new subdivisions to connect to existing roadways that provide cross-access at their boundaries.”

(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 proposed land use of Medium Density Residential (MDR) transitions well with the existing mix of land use designations of Low Density Residential (LDR), Rural Residential and Agricultural. The proposed development directly combats urban sprawl with policy 1.2.5 as the parcels fall within the Joint Planning Area (JPA) between the City of Wildwood and Sumter County.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc in May of 2023. Wetlands and/or surface waters were present within the southwest portion of the subject property. One area is classified as FLUCFCS 620 – Coniferous Wetland Forests. Any proposed development impacting these wetlands and/or surface water will need to be accounted for in the ERP and permittable by SWFWMD. In

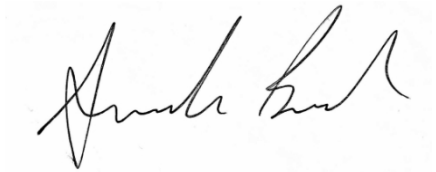
addition, there was one “potentially occupied” Gopher Tortoise burrow that was observed. It is recommended that a 100% gopher tortoise survey is done before construction and if any gopher tortoises are found it will be necessary to apply for a gopher relocation permit with FFWCC.

(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: Access to the property is proposed from both CR 222, a two-lane minor local road maintained by Sumter County, and Pepper Tree Lane a two-lane City of Wildwood maintained road. The proposed development is to generate 998 trips per day, of which 67 trips occur during AM peak hour and 82 trips occur during PM peak hour. Improvements are to be made at the intersection of N US 301 and Pepper Tree Lane with a planned signalization from Sumter County in 2024. The proposed development will not affect the current LOS at the project buildout in 2025.

Potable Water & Sewer: City water and sewer are available to the subject property from Pepper Tree Lane with an 8” gravity sewer and water main. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 75 students to Wildwood Schools, which is an increase of 61 students from the existing future land use. The school district advises that capacity is available.

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. O2023-39

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:

D30-016, D30-043, D30-083, & D30-097

Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
23.79 +/-

LEGAL DESCRIPTION:

W ½ OF THE NW ¼ OF THE NE ¼, LESS BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A.

AND

THE SOUTH 314.43 FEET OF THE EAST 567.42 FEET OF THE N ½ OF THE NW ¼. SUBJECT TO PUBLIC ROAD, ALL IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A; SAID LAND SITUATE, LYING AND BEING IN SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST,

SUMTER COUNTY, FLORIDA; THENCE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST ½, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST ½, A DISTANCE OF 304.00 FEET; THENCE N89°08'15" W PARALLEL WITH THE NORTH LINE OF THE SAID WEST ½, A DISTANCE OF 215.00 FEET; THENCE N00°00'10" E PARALLEL WITH THE EAST LINE OF SAID WEST ½, A DISTANCE OF 304.00 FEET; THENCE S89°08'15" E PARALLEL WITH THE NORTH LINE OF SAID WEST ½, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, BLOCK E, PEPPER TREE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGES 1 THROUGH 1B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PEPPER TREE TRAIL AS DESCRIBED ON AFORESAID PLAT 16, PAGES 1 THROUGH 1B TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF PEPPER TREE TRAIL; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 122.78 FEET ALONG SAID WESTERLY EXTENSION LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 12.00 FEET, THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°10'23" WEST, A DISTANCE OF 19.87 FEET; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°10'23" EAST, A DISTANCE OF 61.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 184.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT AS CONVEYED TO ISRAEL P. DAVES AND LUCINDA K. DAVES IN OFFICIAL RECORDS BOOK 3535, PAGE 272, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (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: _____

Second Reading: _____

Approved as to form:

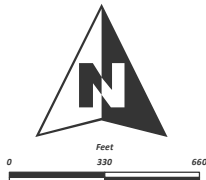
City Attorney

Exhibit A



**CITY OF
WILDWOOD**

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



CP 2303-001

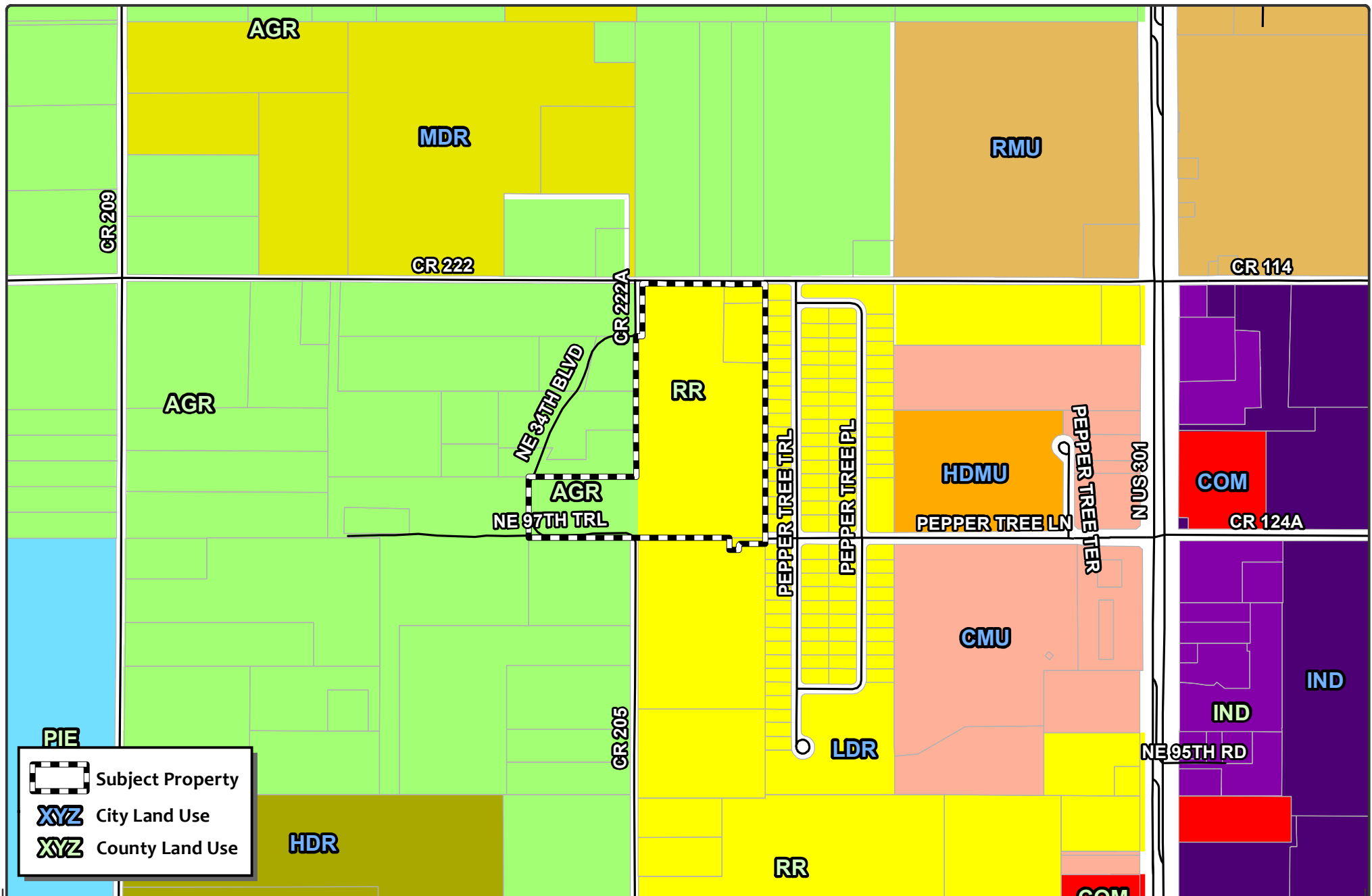
BLOUNT DEVELOPMENT AT PEPPER TREE

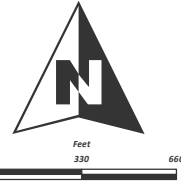
PARCELS D30-016, D30-043, D30-083 & D30-097

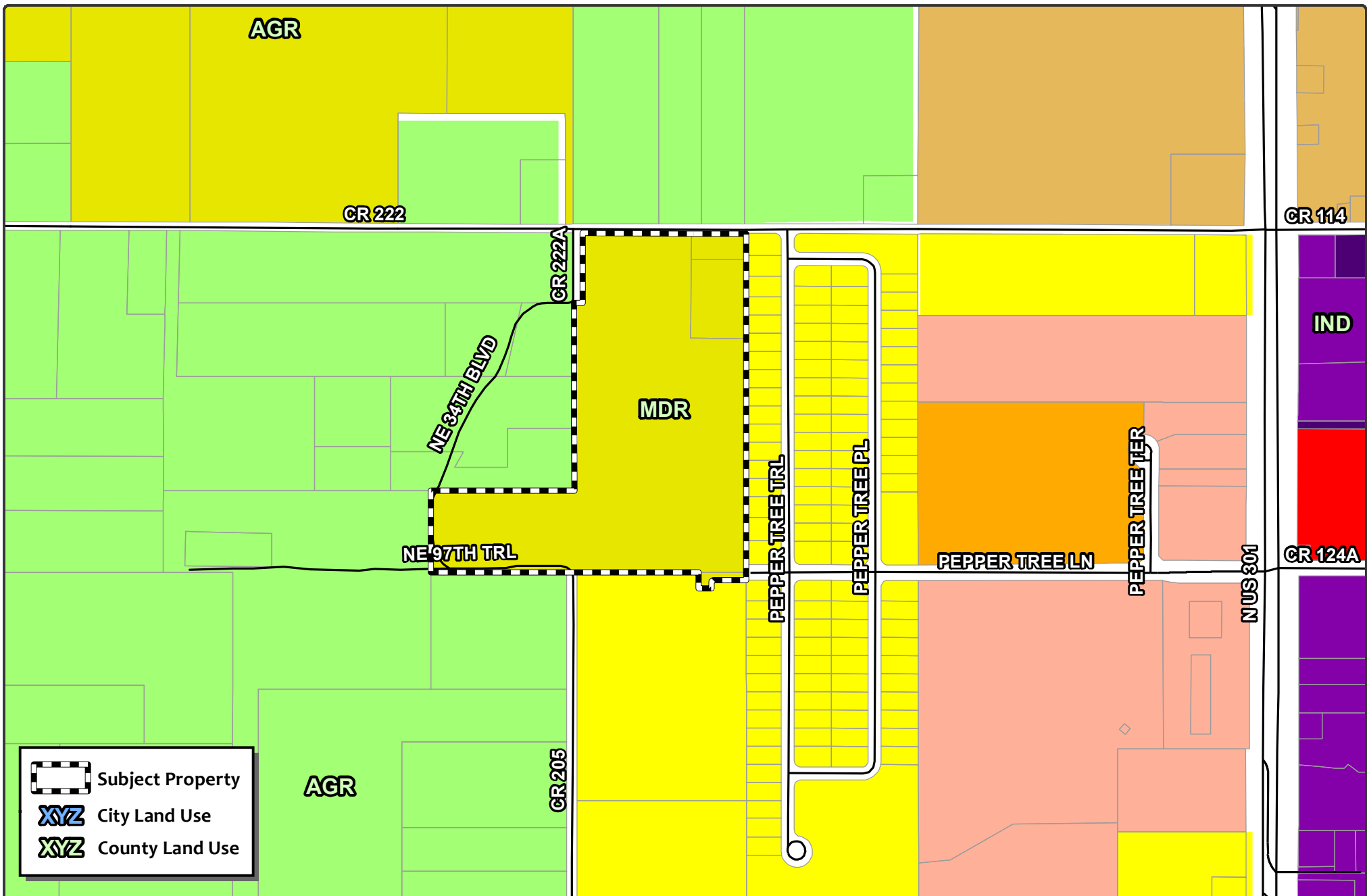
MAP 1B

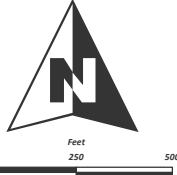
**LOCATION
MAP**

**MAY
2023**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 330 660	CP 2303-001 BLOUNT DEVELOPMENT AT PEPPER TREE PARCELS D30-016, D30-043, D30-083 & D30-097	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 0 250 500	CP 2303-001 BLOUNT DEVELOPMENT AT PEPPER TREE PARCELS D30-016, D30-043, D30-083 & D30-097	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, August 1, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential & Agricultural (Sumter County) to Medium Density Residential – MDR (City) on 23.79 acres MOL. The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

Case Number: CP 2303-001 Blount Development at Peppertree

Applicant(s): LPG Urban & Regional Planners, Inc

Owner(s): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC

Parcel(s): D30-016, D30-043, D30-083, & D30-097

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 O2023-39 to the City Commission for final determination.

Dated: August 1, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood



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

July 13, 2023

WILLIAMS ROBERT E & ELOIS SENN
P.O. Box 308
Oxford, FL 34484

Your Parcel Number(s): D30BF003

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on Monday, August 28, 2023, at 7:00 p.m.

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

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) You may not change my property

but it will definately change my neighborhood. This is an area where children and adults ride bikes and walk on the side walks. We mainly purchased here because of the side walks. The most troublesome part

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

over →

of this is that Construction heavy equipment and vehicles will be using this road. Afterward this added load of so many new homes. We already have apartment complexes on both sides of Pepper Tree Lane and also a gas station on the corner of Pepper Tree and Hwy 301. Surely a more suitable plan could be implemented.



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

July 13, 2023

HOWLETT SCOTT M & JENNIFER L
9788 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE008

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 28, 2023, at 7:00 p.m.**

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

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) *Area is too crowded; increased traffic; destroying naturally occurring agriculture; too many multi-family homes already built in this area (within 5-10 mi radius)*



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

July 13, 2023

REPKA GERALD LAWRENCE & MARLEN
9812 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE002

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) SEE BELOW

- (1) CR 222 NOT DESIGNED FOR INCREASED LOAD OF NEW TRAFFIC
- (2) PEPPER TREE LANE EXTENSION THRU EXISTING NEIGHBORHOOD
MANY SMALL CHILDREN, ADDITIONAL NOISE, HEAVY TRAFFIC
- (3) DISTURBANCE OF QUIET ENJOYMENT, RURAL ATMOSPHERE
OF ADJACENT 100 North Main Street, Wildwood, Florida 34785



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

July 13, 2023

LI JUN & CHEN ZHU H/W
9776 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE011

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.**

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) Maybe there are to many people and apartments around the Neighborhood. And less privacy if they build more apartments or homes they could look into out back yard.

FROM

Jun 6

9776 Pepper Tree Trl

Wildwood, FL 34785

ORLANDO FL

B28

27 JUL 2023

PM 6 L



34785-404700



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2303-001 Blount Development at Peppertree

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, 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 2303-001 Blount Development at Peppertree
Ordinance	O2023-40
Applicant(s)	LPG Urban & Regional Planners, Inc
Owner(s)	Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
Property Location	The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.
Parcels	D30-016, D30-043, D30-083, & D30-097
Date	July 17, 2023

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-39).

ANALYSIS: The applicant is proposing a multi-family residential community that will consist of 144 townhomes. Multi-family housing is encouraged to provide a diverse housing inventory.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change

to R-2 should be granted based on the following criteria:

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

The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium-Density Residential (MDR) and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the surrounding area is residential and agricultural. The proposed R-2 zoning designation will serve as a transition in this area to serve city residents.

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

Schools:

The residential development is proposed to add 75 students to Wildwood Schools, which is an increase of 61 students from the existing County's future land use. The school district advises that capacity is available.

Potable Water & Sewer:

There is an 8" gravity sewer and water main located on Pepper Tree Lane. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant submitted a transportation impact analysis (TIA) from Traffic & Mobility Consultants in February of 2023 which was accepted by Sumter County's Public Works Department. Access to the property is proposed from Pepper Tree Lane and the south side of CR 222. The transportation impact analysis provided will generate 67 a.m. peak hour trips and 82 p.m. peak hour trips, with a total of 998 trips per day from the new development.

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

The proposed future land use of Medium Density Residential – MDR requires compatible zoning. This zoning request of R-2 is compatible with the requested future land use and adjacent parcel zoning.

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

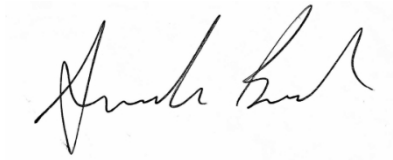
The TIA states improvements will be made at the N US 301 and Pepper Tree Lane intersection with a planned signalization from Sumter County by 2024.

(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	A10C & RR5C (County)
SOUTH	A10C (County)
EAST	R-1 (City)
WEST	RR1 & RR5C (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. O2023-40

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:

D30-016, D30-043, D30-083, & D30-097

Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree,
LLC

23.79 +/-

LEGAL DESCRIPTION:

W ½ OF THE NW ¼ OF THE NE ¼, LESS BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A.

AND

THE SOUTH 314.43 FEET OF THE EAST 567.42 FEET OF THE N ½ OF THE NW ¼. SUBJECT TO PUBLIC ROAD, ALL IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A; SAID LAND SITUATE, LYING AND BEING IN SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST $\frac{1}{2}$, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST $\frac{1}{2}$, A DISTANCE OF 304.00 FEET; THENCE N89°08'15" W PARALLEL WITH THE NORTH LINE OF THE SAID WEST $\frac{1}{2}$, A DISTANCE OF 215.00 FEET; THENCE N00°00'10" E PARALLEL WITH THE EAST LINE OF SAID WEST $\frac{1}{2}$, A DISTANCE OF 304.00 FEET; THENCE S89°08'15" E PARALLEL WITH THE NORTH LINE OF SAID WEST $\frac{1}{2}$, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, BLOCK E, PEPPER TREE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGES 1 THROUGH 1B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PEPPER TREE TRAIL AS DESCRIBED ON AFORESAID PLAT 16, PAGES 1 THROUGH 1B TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF PEPPER TREE TRAIL; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 122.78 FEET ALONG SAID WESTERLY EXTENSION LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 12.00 FEET, THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°10'23" WEST, A DISTANCE OF 19.87 FEET; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°10'23" EAST, A DISTANCE OF 61.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 184.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT AS CONVEYED TO ISRAEL P. DAVES AND LUCINDA K. DAVES IN OFFICIAL RECORDS BOOK 3535, PAGE 272, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1C & A10C (County) to R-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

First Reading: _____

Second Reading: _____

Approved as to form:

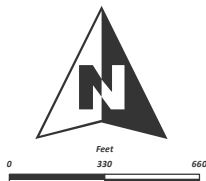
City Attorney

Exhibit A



**CITY OF
WILDWOOD**

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



RZ 2303-001

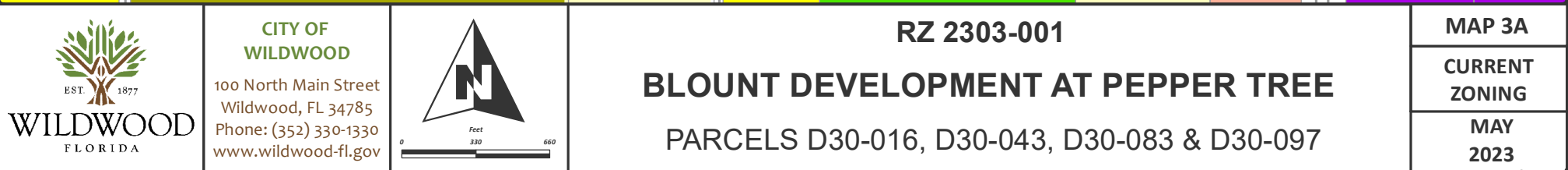
BLOUNT DEVELOPMENT AT PEPPER TREE

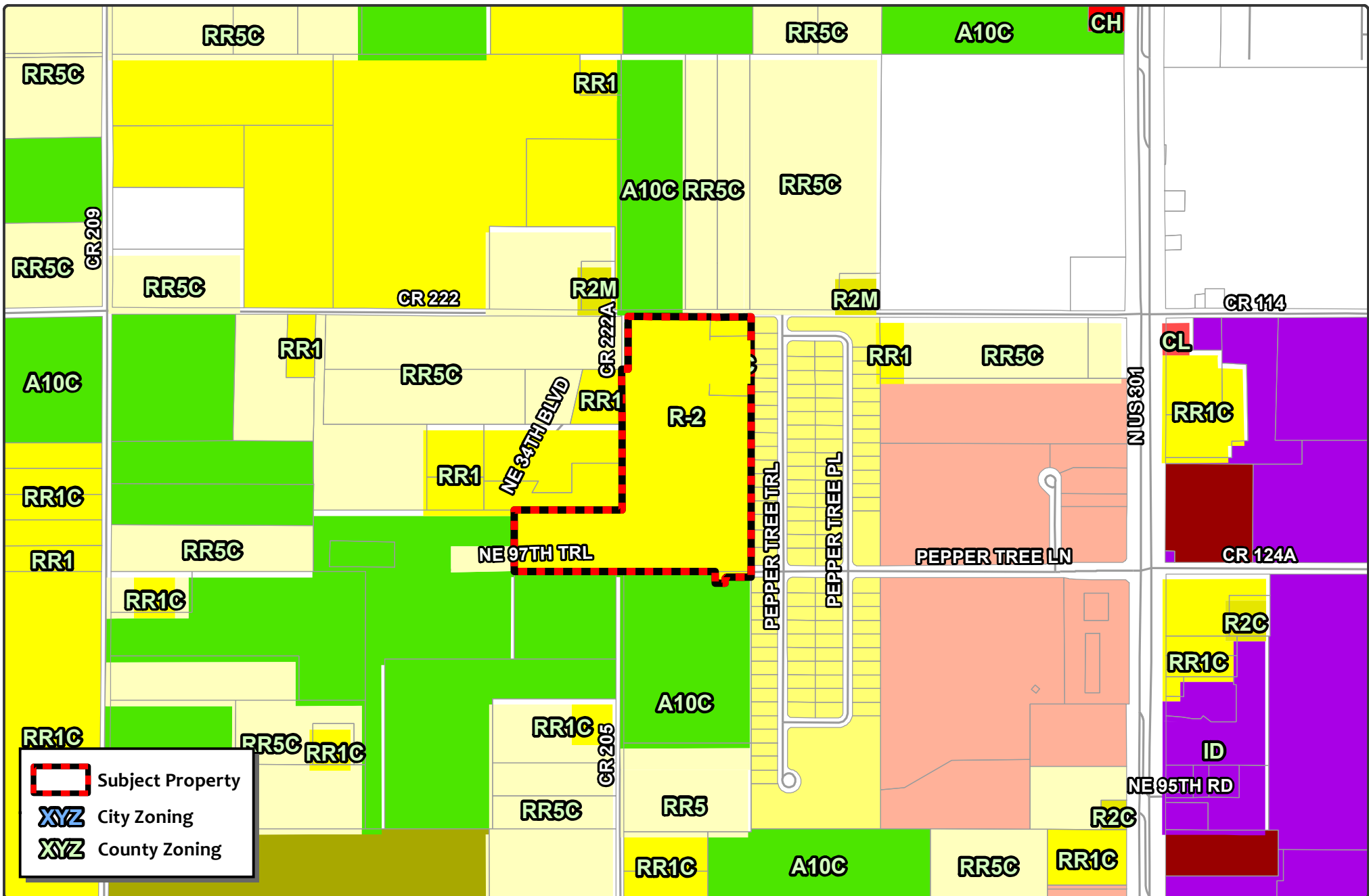
PARCELS D30-016, D30-043, D30-083 & D30-097

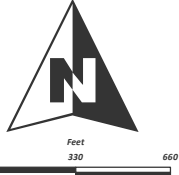
MAP 1B

**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 0 330 660	RZ 2303-001 BLOUNT DEVELOPMENT AT PEPPER TREE PARCELS D30-016, D30-043, D30-083 & D30-097	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, August 1, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C & A10C (Sumter County) to R-2 (City) on 23.79 acres MOL. The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

Case Number: RZ 2303-001 Blount Development at Peppertree

Applicant(s): LPG Urban & Regional Planners, Inc

Owner(s): Lucinda Daves, Rick Blount & Company, Inc & Blount Development Peppertree, LLC

Parcel(s): D30-016, D30-043, D30-083, & D30-097

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 O2023-40 to the City Commission for final determination.

Dated: August 1, 2023

A handwritten signature in black ink, appearing to read 'L. Holt', written over a horizontal line.

Lindsay C.T. Holt
Special Magistrate City of Wildwood



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

July 13, 2023

WILLIAMS ROBERT E & ELOIS SENN
P.O. Box 308
Oxford, FL 34484

Your Parcel Number(s): D30BF003

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

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

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) You may not change my property

but it will definately change my neighborhood. This is an area where children and adults ride bikes and walk on the side walks. We mainly purchased here because of the side walks. The most troublesome part

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

over →

of this is that Construction heavy equipment and vehicles will be using this road. Afterward this added load of so many new homes. We already have apartment complexes on both sides of Pepper Tree Lane and also a gas station on the corner of Pepper Tree and Hwy 301. Surely a more suitable plan could be implemented.



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

July 13, 2023

HOWLETT SCOTT M & JENNIFER L
9788 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE008

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

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TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

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☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) *Area is too crowded; increased traffic; destroying naturally occurring agriculture; too many multi-family homes already built in this area (within 5-10 mi radius)*



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

July 13, 2023

REPKA GERALD LAWRENCE & MARLEN
9812 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE002

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

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APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

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☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) SEE BELOW

- (1) CR 222 NOT DESIGNED FOR INCREASED LOAD OF NEW TRAFFIC
- (2) PEPPER TREE LANE EXTENSION THRU EXISTING NEIGHBORHOOD
MANY SMALL CHILDREN, ADDITIONAL NOISE, HEAVY TRAFFIC
- (3) DISTURBANCE OF QUIET ENJOYMENT, RURAL ATMOSPHERE
OF ADJACENT 100 North Main Street, Wildwood, Florida 34785



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

July 13, 2023

LI JUN & CHEN ZHU H/W
9776 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE011

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 28, 2023, at 7:00 p.m.**

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

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) Maybe there are to many people and apartments around the Neighborhood. And less privacy if they build more apartments or homes they could look into out back yard.

FROM

Jun 6

9776 Pepper Tree Trl

Wildwood, FL 34785

ORLANDO FL

B28

27 JUL 2023

PM 6 L



34785-404700



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2306-003 New Horizon Plaza

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-41 to 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 2306-003 New Horizon Plaza
Ordinance	O2023-41
Applicant(s)	LPG Urban & Regional Planners, LLC
Owner(s)	1200 New Horizon, LLC
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida Turnpike.
Parcel(s)	G18-009
Date	July 13, 2023

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by rezoning request RZ 2304-004 (O2023-42).

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 Industrial and Commercial (City) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment by policy 1.2.8.; the City shall encourage all new development projects by maintaining compatibility with adjacent land uses.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan as policy 1.1.1.c accommodates the proposed mix of commercial and office uses. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years” as utilities are available to the parcel on US 301. By amending the future land use to commercial, it is compatible with the adjacent land uses being consistent with policy 1.2.8.

(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. As the existing mix of land use designations are mainly Commercial (COM) and Industrial (IND), conforming with Objective 1.2 of the 2050 Comprehensive Plan. Objective 1.2 is being met specifically from 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. An environmental survey was conducted by Stillwater Environmental, Inc in July of 2023. The survey showed there is one wetland classification, FLUCFCS #617 – Mixed Wetland Hardwoods that occurs within the project area. ERP permit was reviewed and approved by the SWFWMD, permit #43031149.001. Although no endangered species were observed on the subject property Stillwater Environmental, Inc stated “Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Sumter County.”

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

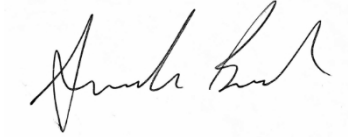
Transportation:

Access to the property is proposed from US 301 also known as S Main St, a four-lane divided road maintained by the FDOT. The proposed development is to generate 7,713 trips per day, of which 736 trips occur during AM peak hour and 671 trips occur during PM peak hour. Improvements are to be made by adjusting signal timing at the US 301 and Cleveland Ave intersections, a recommended signalization at the intersection of US 301 and the project’s northern access driveway, along with FDOT planned improvements at the intersection of US

301 and the Florida Turnpike. The applicant is proposing to add one left and right turn lane at the northern access driveway and one right turn lane at the southern access driveway. With improvements, the proposed development will not affect the current LOS at the project buildout.

Potable Water & Sewer: City water and sewer are available to the subject property from US 301 with a 16" force main and a 12" water main. The applicant/owner will work with City utilities at the improvement plan stage to connect to 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 positioned above the printed name.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-41

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:

Portion of G18-009
1200 New Horizon, LLC
18.01 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE ALONG THE NORTH LINE OF NE ¼ OF THE NW ¼ OF SAID SECTION 18, S 88°30'54" W 88.98 FEET TO THE WEST RIGHT OF WAY OF U.S HIGHWAY 301; THENCE SOUTH ALONG SAID HIGHWAY S 00°43'31" E 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 00°46'31" E 766.39 FEET; THENCE CONTINUE N 82°52'09" E 9.42 FEET; THENCE CONTINUE S 00°46'39" E 543.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY S 89°22'40" W 615.00 FEET; THENCE N 00°00'11" E 1302.34 FEET TO A POINT 20 SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE NE ¼ OF THE NW ¼; THENCE N 88°30'54" E 588.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN SUMTER COUNTY FLORIDA AND CONTAINS 18.01 ACRES +/- .

This property is to be reclassified from Industrial and Commercial (City) 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

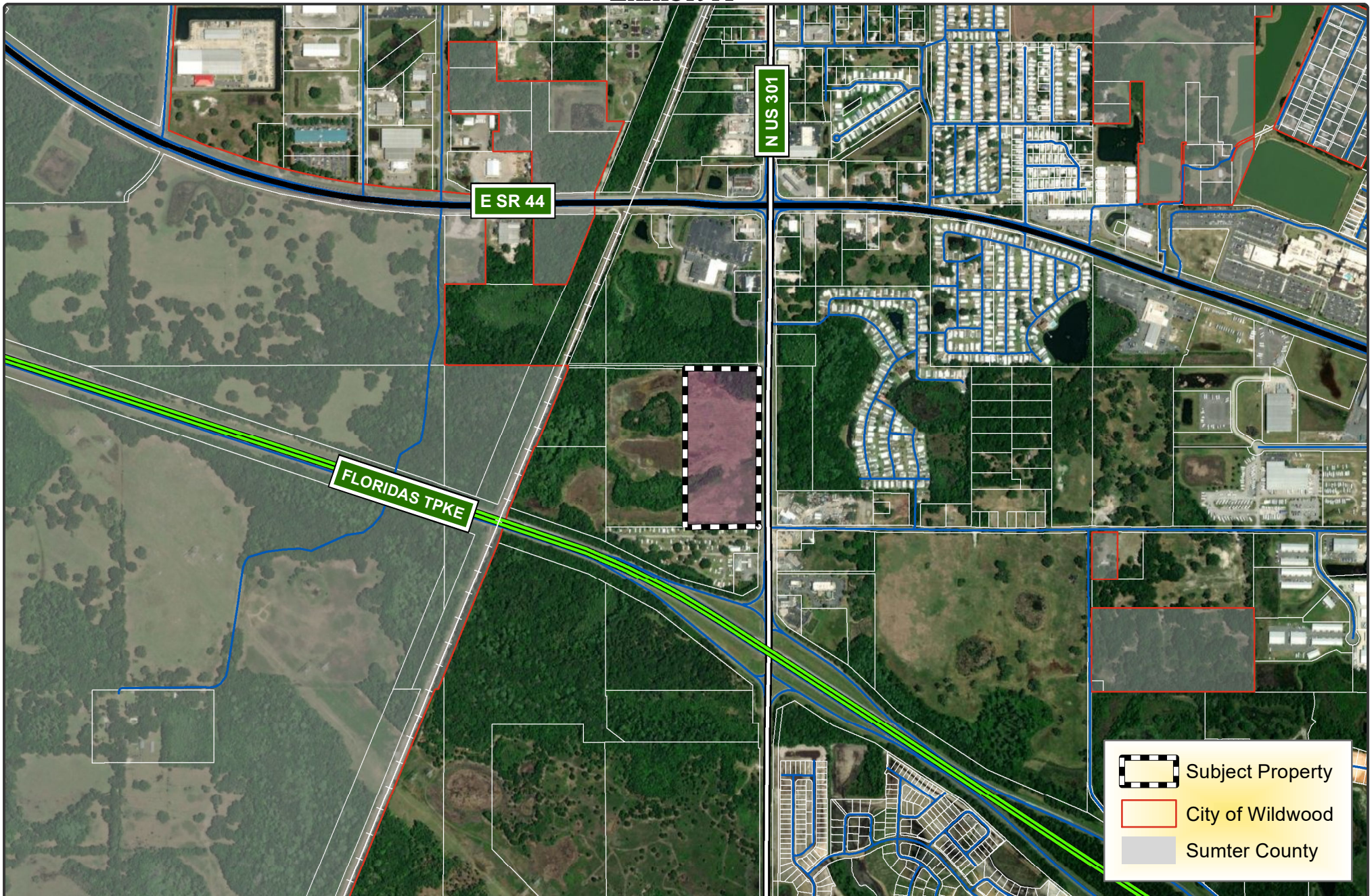
ATTEST: _____
Jessica Barnes, City Clerk

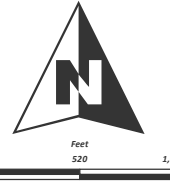
First Reading: _____

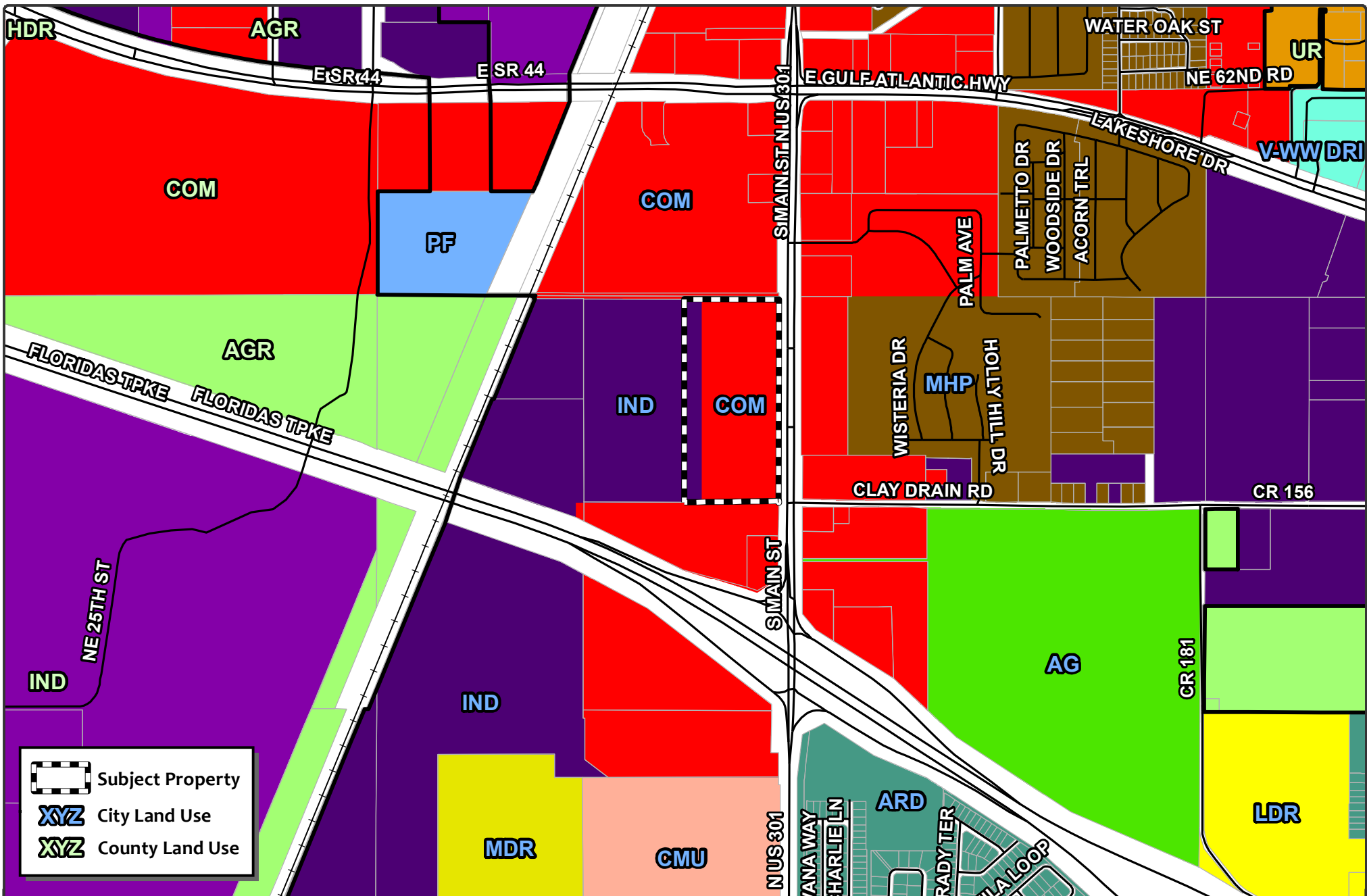
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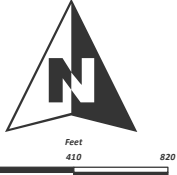
Approved as to form:

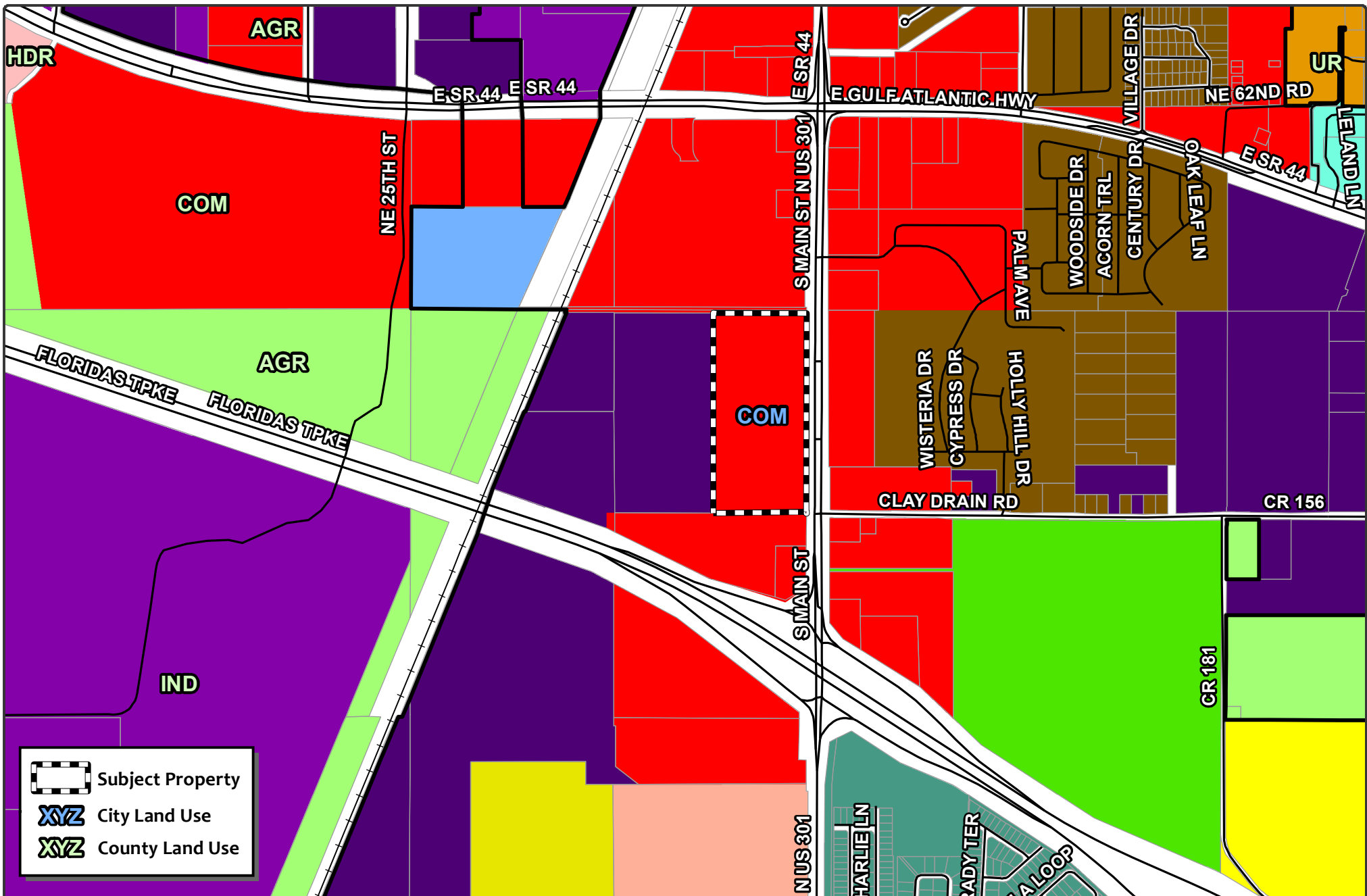
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 520 1,040	CP 2306-003 NEW HORIZON PLAZA PORTION OF PARCEL G18-009	MAP 1B LOCATION MAP JULY 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 0 410 820	CP 2306-003 NEW HORIZON PLAZA PORTION OF PARCEL G18-009		MAP 2A EXISTING LAND USE JULY 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



CP 2306-003

NEW HORIZON PLAZA

PORTION OF PARCEL G18-009

MAP 2B

**PROPOSED
LAND USE**

**JULY
2023**

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

The case below was heard on Tuesday, August 1, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Industrial and Commercial (City) to Commercial (City) on 18.01 acres MOL. The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida's Turnpike.

Case Number: CP 2306-002 New Horizon Plaza
Applicant(s): LPG Urban & Regional Planners, LLC
Owner(s): 1200 New Horizon, LLC
Parcel(s): A portion of G18-009

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 O2023-41 to the City Commission for final determination.

Dated: August 1, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2304-004 New Horizon Plaza

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, 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 2304-004 New Horizon Plaza
Ordinance	O2023-42
Applicant(s)	LPG Urban & Regional Planners, LLC
Owner(s)	1200 New Horizon, LLC
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida Turnpike.
Parcel(s)	G18-009
Date	July 13, 2023

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41).

ANALYSIS: The applicant is proposing a subdivision consisting of 9 commercial lots.

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 and is consistent with the 2050 Comprehensive Plan policy 1.1.4

which stipulates that the City's rezoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the surrounding area is commercial and industrial. The proposed C-3 zoning designation is consistent with adjacent parcel 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 a 16" force main and a 12" water main on US 301. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant submitted a transportation impact analysis (TIA) from Traffic & Mobility Consultants in May of 2023 which was accepted by Sumter County's Public Works Department. Access to the property is proposed from US 301 also known as S Main St, a four-lane divided road maintained by FDOT. The proposed development is to generate 7,713 trips per day, of which 736 trips occur during AM peak hour and 671 trips occur during PM peak hour.

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

The proposed future land use of Commercial requires compatible zoning. This zoning request of C-3 is compatible with the requested future land use and adjacent parcel zoning.

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

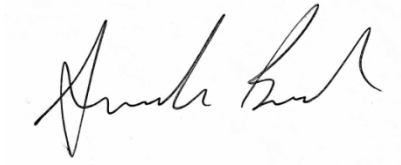
The TIA states that improvements are to be made by adjusting signal timing at the US 301 and Cleveland Ave intersections, a recommended signalization at the intersection of US 301 and the project's northern access driveway, along with FDOT planned improvements at the intersection of US 301 and the Florida Turnpike.

(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)
SOUTH	C-3 (City)
EAST	C-3 (City)
WEST	M-1 (City)

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

A handwritten signature in black ink, appearing to read "Amanda Bush", is positioned above the printed name.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-42

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:

Portion of G18-009
1200 New Horizon, LLC
18.01 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE ALONG THE NORTH LINE OF NE ¼ OF THE NW ¼ OF SAID SECTION 18, S 88°30'54" W 88.98 FEET TO THE WEST RIGHT OF WAY OF U.S HIGHWAY 301; THENCE SOUTH ALONG SAID HIGHWAY S 00°43'31" E 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 00°46'31" E 766.39 FEET; THENCE CONTINUE N 82°52'09" E 9.42 FEET; THENCE CONTINUE S 00°46'39" E 543.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY S 89°22'40" W 615.00 FEET; THENCE N 00°00'11" E 1302.34 FEET TO A POINT 20 SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE NE ¼ OF THE NW ¼; THENCE N 88°30'54" E 588.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN SUMTER COUNTY FLORIDA AND CONTAINS 18.01 ACRES +/- .

This property is to be reclassified from M-1 (City) to C-3 (City)

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

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby

amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

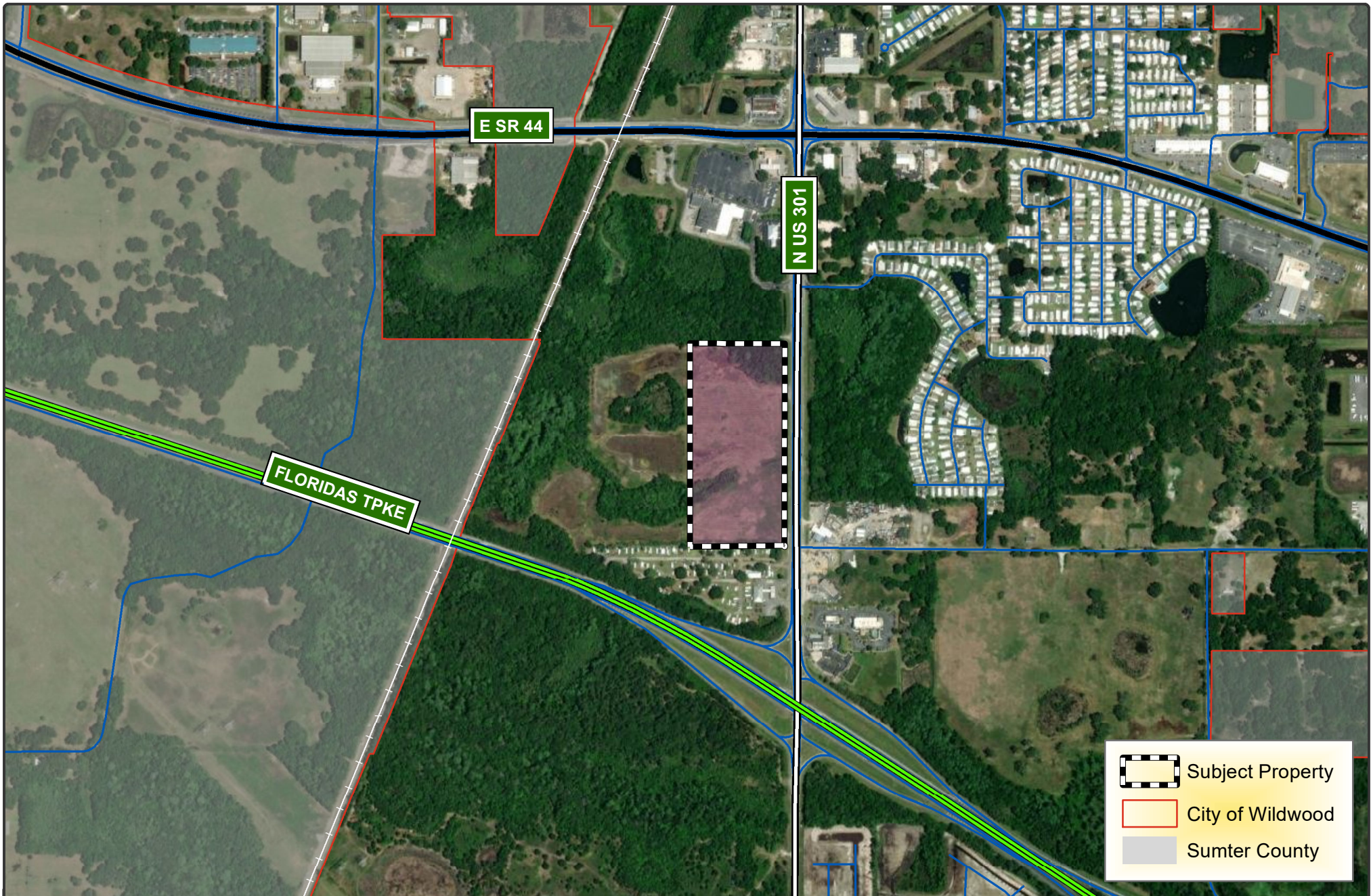
ATTEST: _____
Jessica Barnes, City Clerk

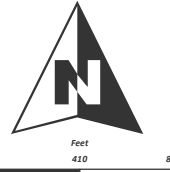
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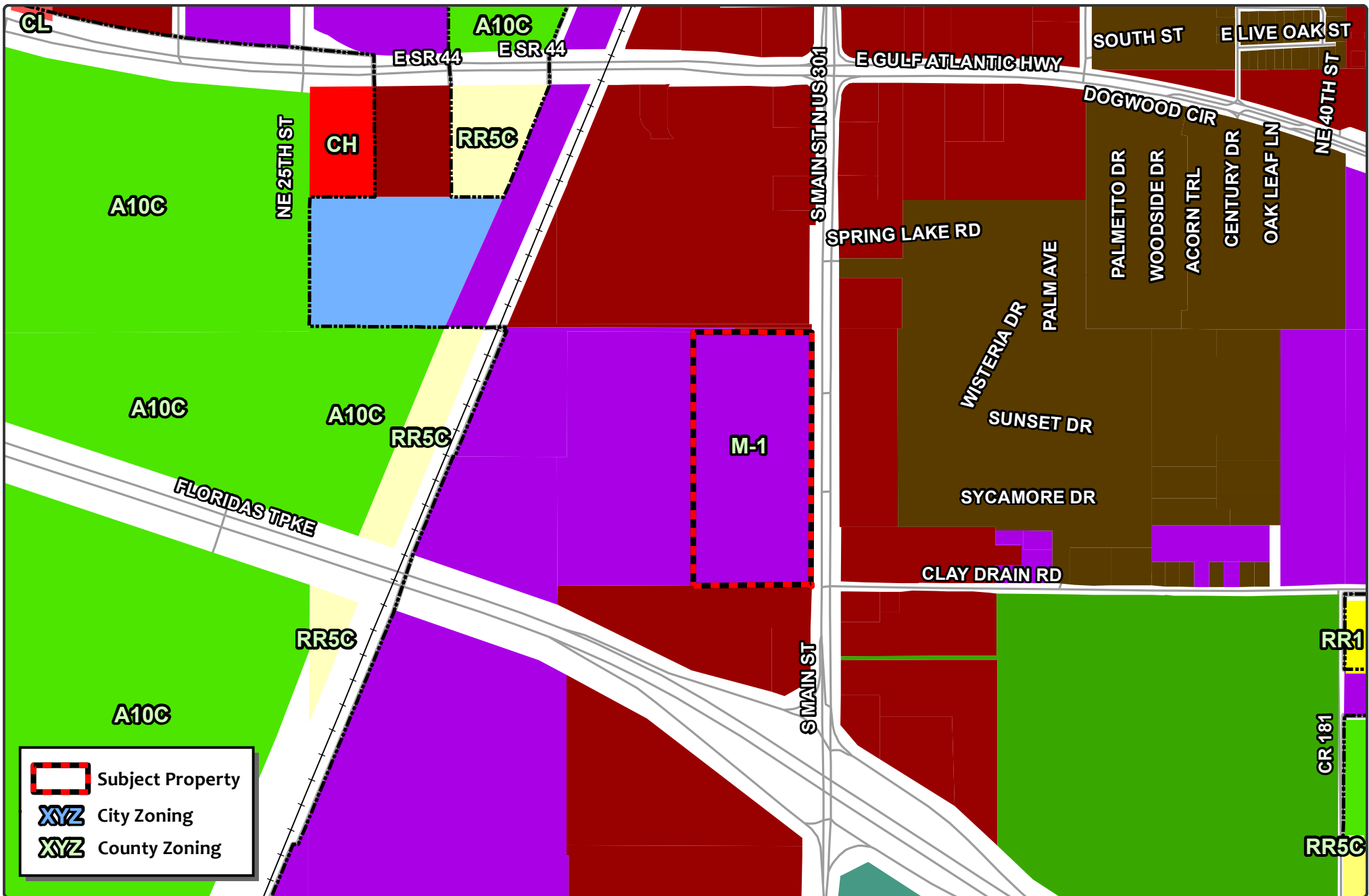
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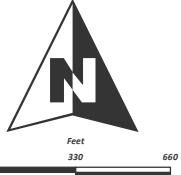
Approved as to form:

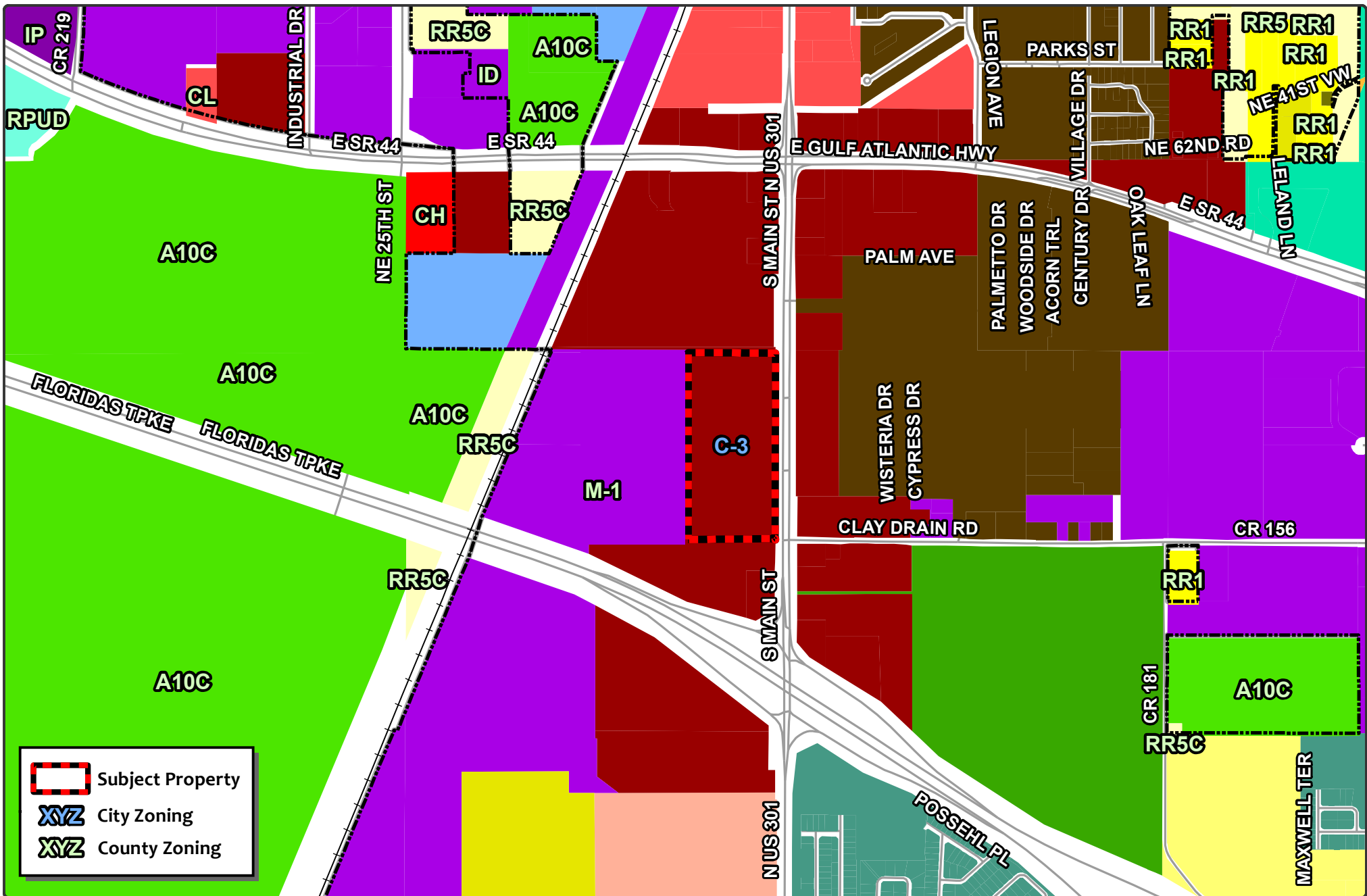
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 410 820	RZ 2304-004 NEW HORIZON PLAZA PARCEL G18-009	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	 Feet 0 330 660	RZ 2304-004 NEW HORIZON PLAZA PARCEL G18-009	MAP 3A CURRENT ZONING MAY 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, August 1, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) on 18.01 acres MOL. The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida's Turnpike.

Case Number: RZ 2304-004 New Horizon Plaza
Applicant(s): LPG Urban & Regional Planners, LLC
Owner(s): 1200 New Horizon, LLC
Parcel(s): A portion of G18-009

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 O2023-42 to the City Commission for final determination.

Dated: August 1, 2023

A handwritten signature in black ink, appearing to read 'L. Holt', written over a horizontal line.

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2305-004 Wildwood Land Company

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-43 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 2305-004 Wildwood Land Company
Ordinance #	O2023-43
Applicant	Wildwood Land Company LLC
Owner	Wildwood Land Company LLC
Property Location	Generally located north at the intersection of Stanley Ave and Cleveland Ave
Parcel Number	G05C090
Date	7/14/2023

The applicant, Wildwood Land Company LLC, seeks approval from the City Commission 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 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004.

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

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

The applicant is proposing a modification to the existing land use and rezoning to enable the current structure's use as a professional 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 matches 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 of 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.d. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage all new development and redevelopment projects to locate development away from environmentally sensitive areas. The proposed development is within an already developed area and does not seek to change existing structures on site. 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 minor improvements alongside the required parking needed and does not detract from existing features of the parcel, abiding by Policy 1.2.8.I., 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 is already developed, and only minimal improvements are shown to be required. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant, in addition to required parking elements being added to fulfill state and federal requirements.

(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 thirty-four (34) total daily trips with a PM peak hour increase of four (4) trips compared to its residential use resulting in less than the fifty (50) daily trip threshold required for a full TIA.

Potable Water & Sewer: The subject property is 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, if necessary.

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 II, Development Services Department

ORDINANCE NO. O2023-43

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) G05C090
Wildwood Land Company LLC (Owner)
0.53 Acres +/-

LEGAL DESCRIPTION:

LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A.

LESS AND EXCEPT

THAT PART OF: LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A. LYING WITHIN THE FOLLOWING-DESCRIBED PARCEL OF LAND: COMMENCE AT A 6-INCH SQUARE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: (SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA); THENCE ALONG THE WESTLINE OF THE NORTHWEST 1/4 OF SECTION 5, RUN S00°02'57"E, A DISTANCE OF 2600.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°02'57"E, A DISTANCE OF 52.64 FEET TO A 1/2 INCH IRON ROD MARKING THE WEST 1/4 CORNER OF SECTION 5; (SAID POINT ALSO BEING THE EAST 1/4

CORNER OF SECTION 6); THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5 RUN S00°03'04"E, A DISTANCE OF 2.20 FEET TO THE CENTERLINE OF SURVEY OF COUNTY ROAD 466-A; SAID POINT ALSO BEING STATION 18+12.57 OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE OF SURVEY RUN S89°58'06"E A DISTANCE OF 2527.43 FEET TO STATION 43+40; THENCE DEPARTING SAID CENTERLINE OF SURVEY RUN N00°01'54"E. A DISTANCE OF 0.97 FEET TO THE EAST-WEST MID-SECTION LINE OF SECTION 5; THENCE CONTINUE N00°01'54"E, A DISTANCE OF 31.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,958.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°30'02"W, 374.93 FEET TO WHICH A RADIAL LINE BEARS N00°28'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'09", AN ARC DISTANCE OF 374.93 FEET TO A POINT OF TANGENCY; THENCE RUN N89°58'06"W, A DISTANCE OF 917.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 22,878.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'40", AN ARC DISTANCE OF 829.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'06", AN ARC DISTANCE 405.97 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Medium Density Residential (City) to Central Mixed Use (City) and contains 0.53 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

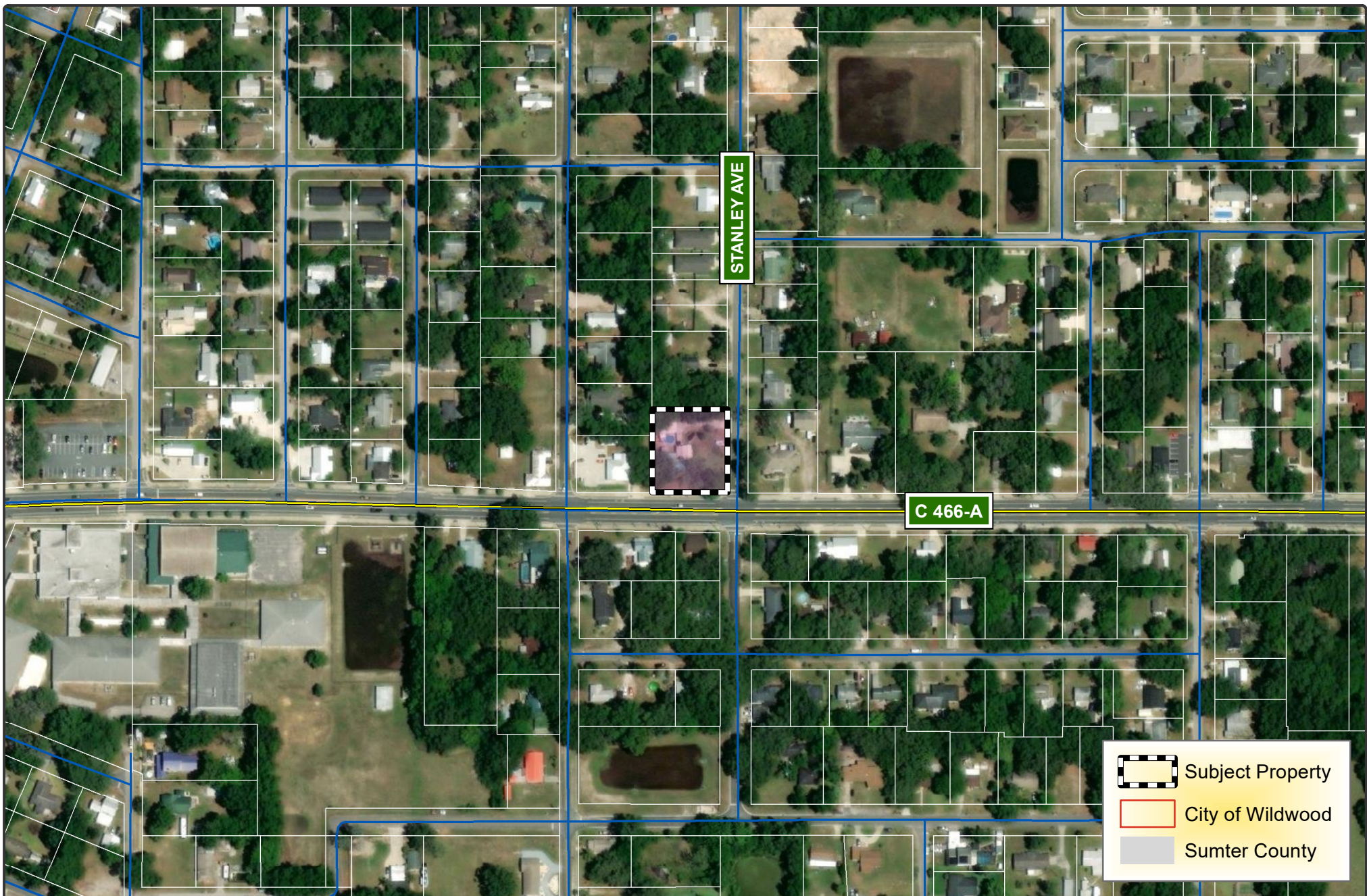
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

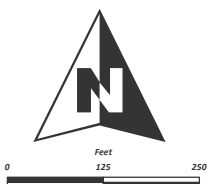
Second Reading: _____

Approved as to form:

City Attorney

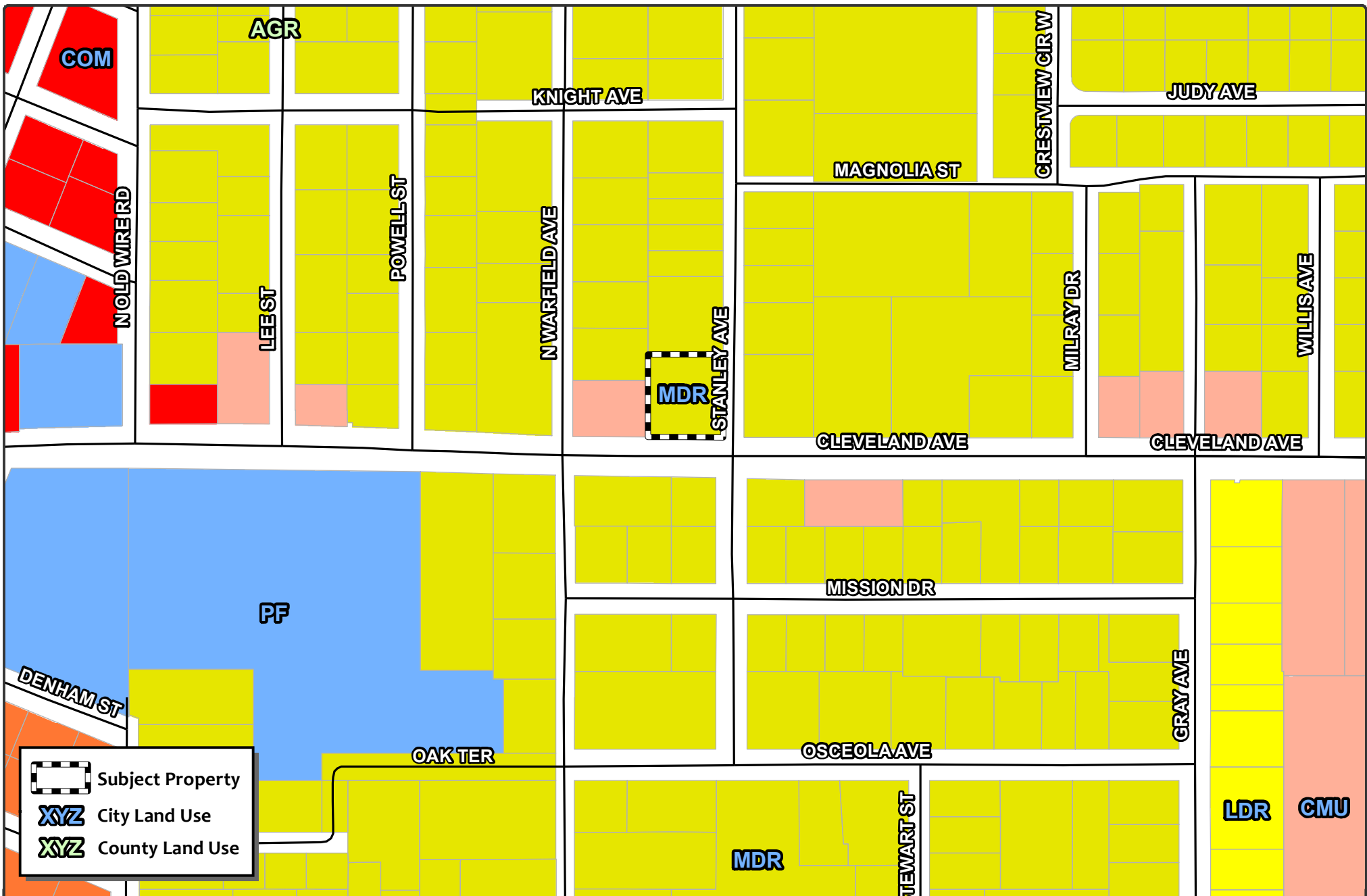


**CITY OF
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100 North Main Street
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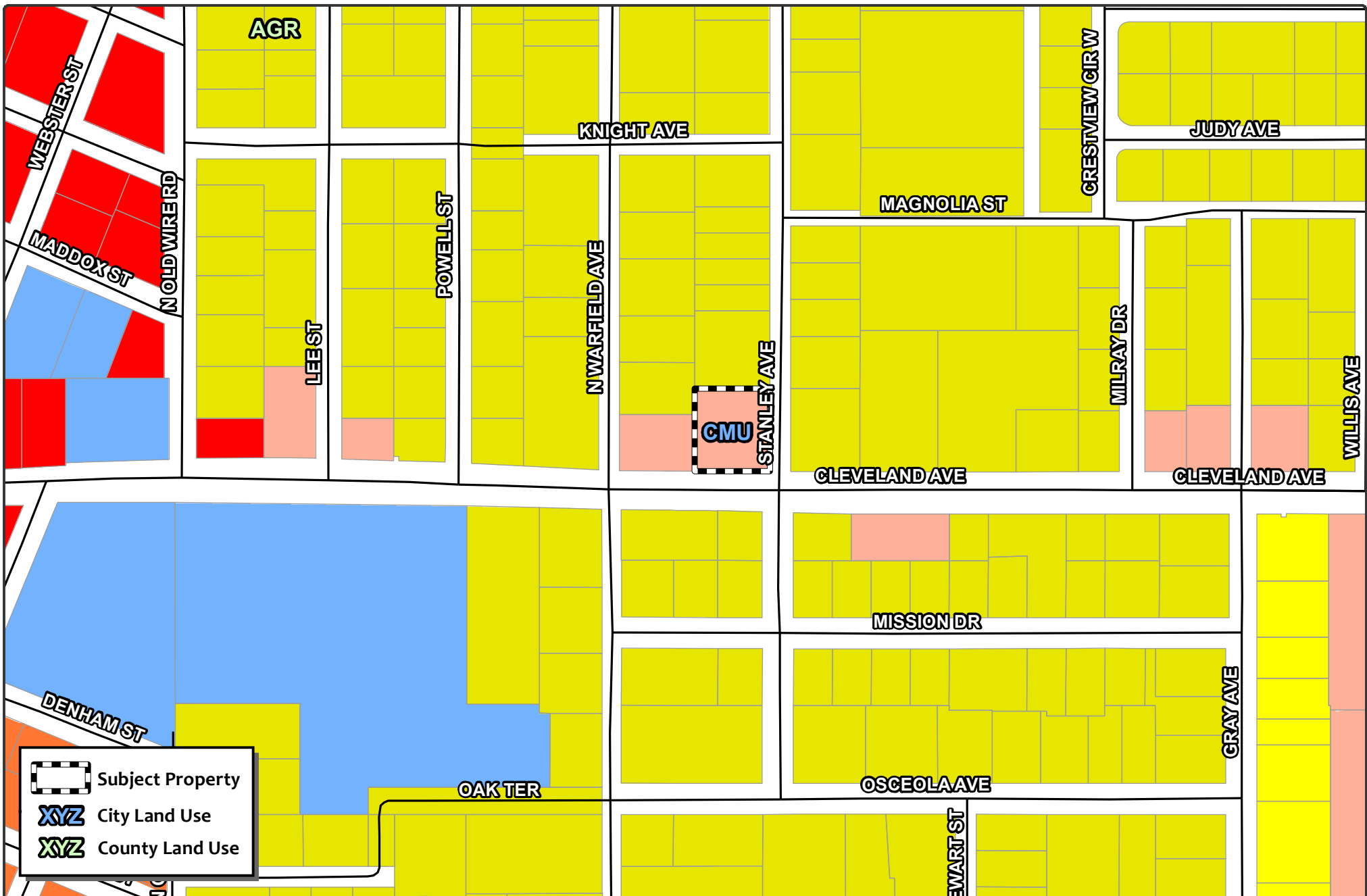


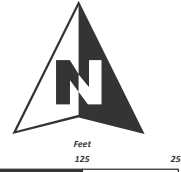
CP 2305-004
WILDWOOD LAND COMPANY
PARCEL G05C090

MAP 1B
LOCATION
MAP
JULY
2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090		MAP 2A
	EXISTING LAND USE				
	JULY 2023				



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 2B PROPOSED LAND USE JULY 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, August 1, 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 0.53 acres MOL.

Case No: CP 2305-004 Wildwood Land Company

Applicant: Wildwood Land Company LLC

Owner: Wildwood Land Company LLC

Parcel Number(s): G05C090

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 O2023-43 to the City Commission for final determination.

Dated: August 1, 2023

A handwritten signature in black ink, appearing to read 'L. Holt', written over a horizontal line.

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2305-004 Wildwood Land Company

REQUESTED ACTION: Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval of O2023-43, 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 2305-004 Wildwood Land Company
Ordinance #	O2023-44
Applicant	Wildwood Land Company LLC
Owners	Wildwood Land Company LLC
Property Location	Generally located north at the intersection of Stanley Ave and Cleveland Ave
Parcel Number	G05C090
Date	7/14/2023

The applicant, Wildwood Land Company LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44).

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 CMU 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 is not intended 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, if not already connected.

Streets:

Access to the site is proposed via Stanley Ave, which is owned and maintained by the city.

(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 thirty-four (34) total daily trips. A PM peak hour increase of four (4) trips compared to its residential use. Fewer than the fifty (50) daily 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	R-3 (City)
WEST	CMU & 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 II, Development Services Department

ORDINANCE NO. O2023-44

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) G05C090
Wildwood Land Company LLC (Owner)
0.53 Acres +/-

LEGAL DESCRIPTION:

LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A.

LESS AND EXCEPT

THAT PART OF: LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A. LYING WITHIN THE FOLLOWING-DESCRIBED PARCEL OF LAND: COMMENCE AT A 6-INCH SQUARE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: (SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA); THENCE ALONG THE WESTLINE OF THE NORTHWEST 1/4 OF SECTION 5, RUN S00°02'57"E, A DISTANCE OF 2600.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°02'57"E, A DISTANCE OF 52.64 FEET TO A 1/2 INCH IRON ROD MARKING THE WEST 1/4 CORNER OF SECTION 5; (SAID POINT ALSO BEING THE EAST 1/4 CORNER OF SECTION 6); THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5 RUN S00°03'04"E, A DISTANCE OF 2.20 FEET TO THE CENTERLINE OF SURVEY OF COUNTY ROAD 466-A; SAID POINT ALSO BEING STATION 18+12.57 OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE OF SURVEY RUN S89°58'06"E A DISTANCE OF 2527.43 FEET TO STATION 43+40; THENCE DEPARTING SAID CENTERLINE OF SURVEY RUN N00°01'54"E. A DISTANCE OF 0.97 FEET TO THE EAST-WEST MID-SECTION LINE OF SECTION 5; THENCE CONTINUE N00°01'54"E, A DISTANCE OF 31.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,958.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°30'02"W, 374.93 FEET TO WHICH A RADIAL LINE BEARS N00°28'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'09", AN ARC DISTANCE OF 374.93 FEET TO A POINT OF TANGENCY; THENCE RUN N89°58'06"W, A DISTANCE OF 917.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 22,878.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'40", AN ARC DISTANCE OF 829.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'06", AN ARC DISTANCE 405.97 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from R-3 (City) to CMU (City) containing 0.53 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

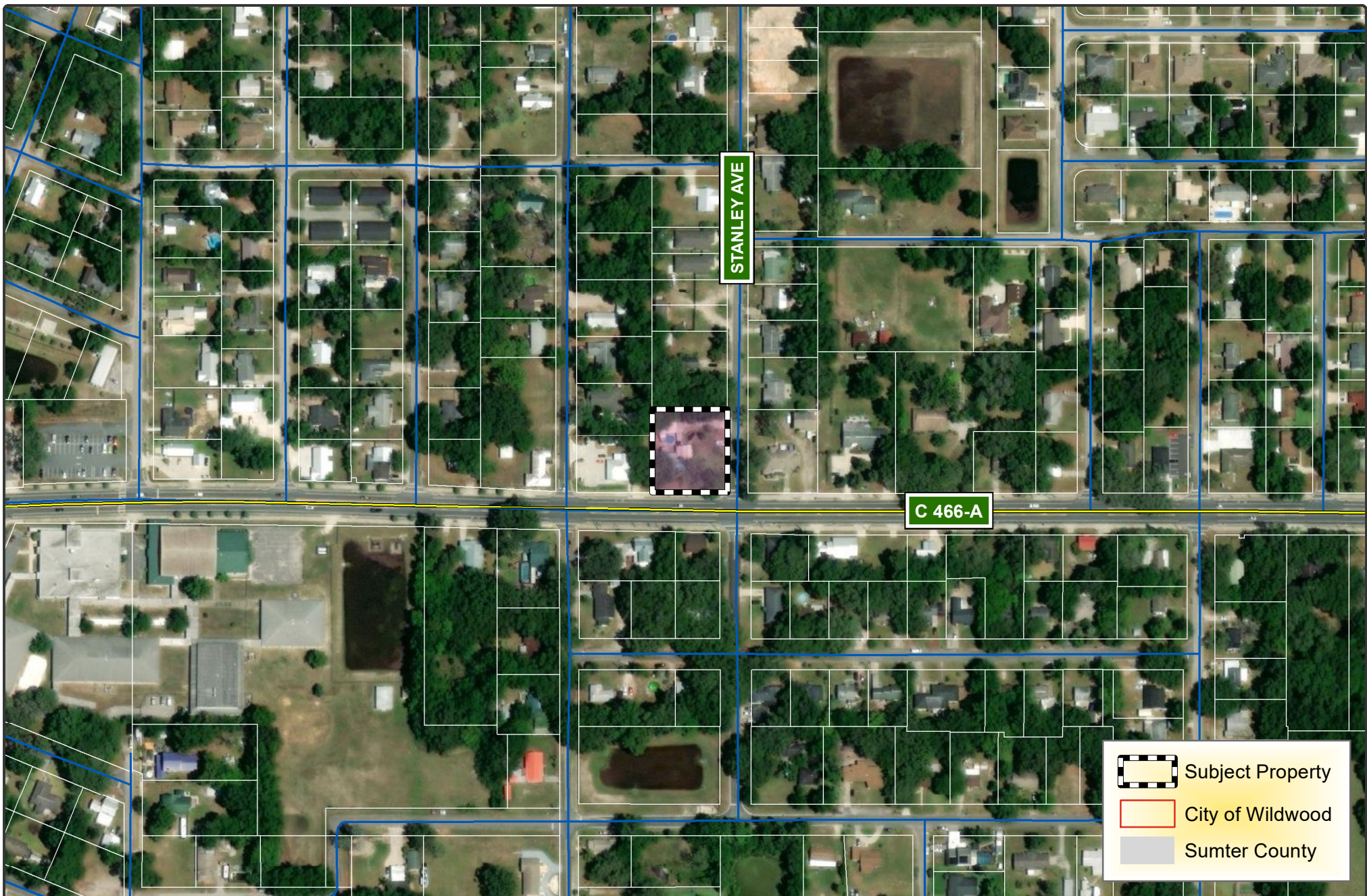
ATTEST: _____
Jessica Barnes, City Clerk

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



RZ 2305-004

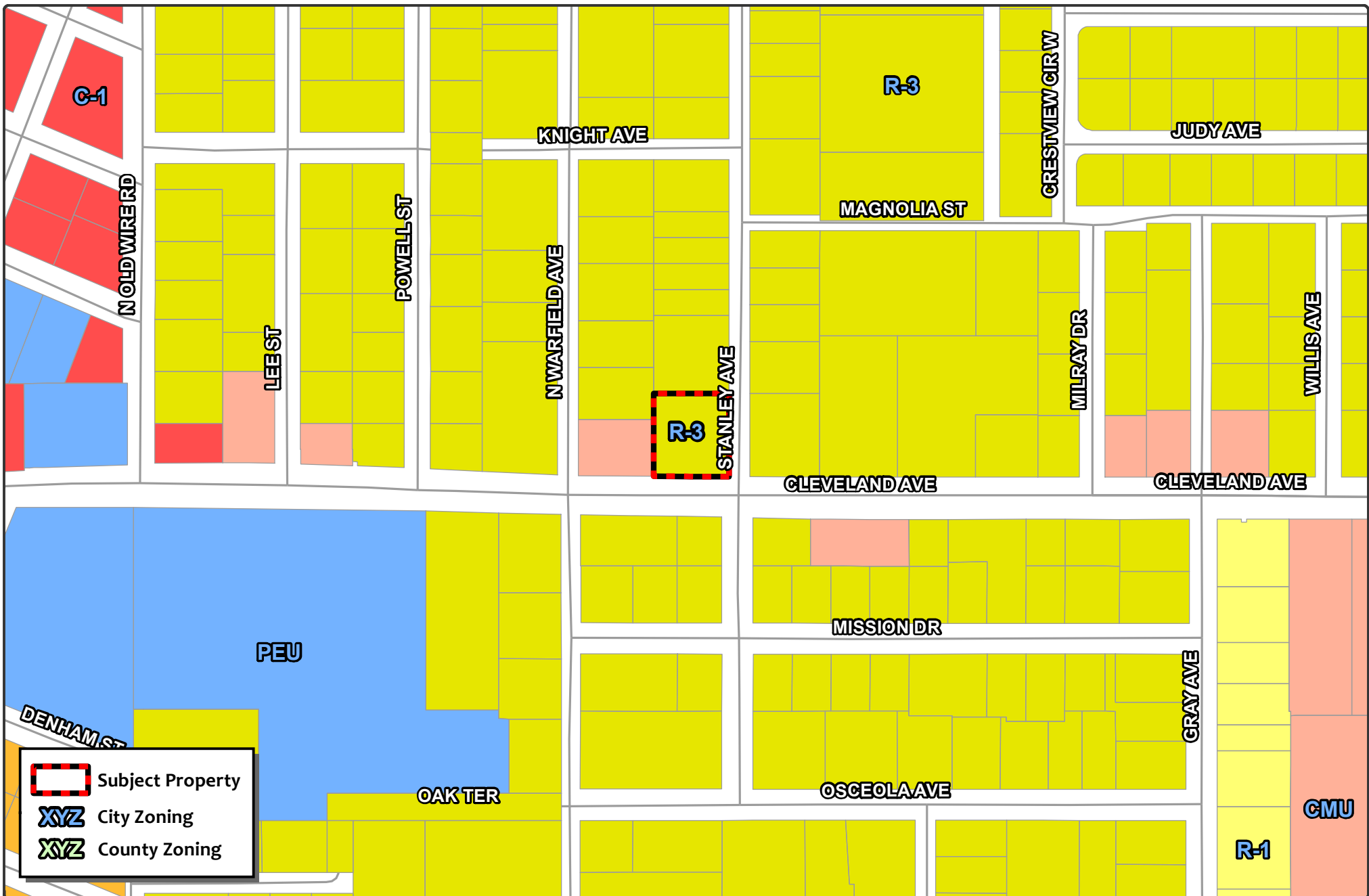
WILDWOOD LAND COMPANY

PARCEL G05C090

MAP 1B

**LOCATION
MAP**

**JULY
2023**

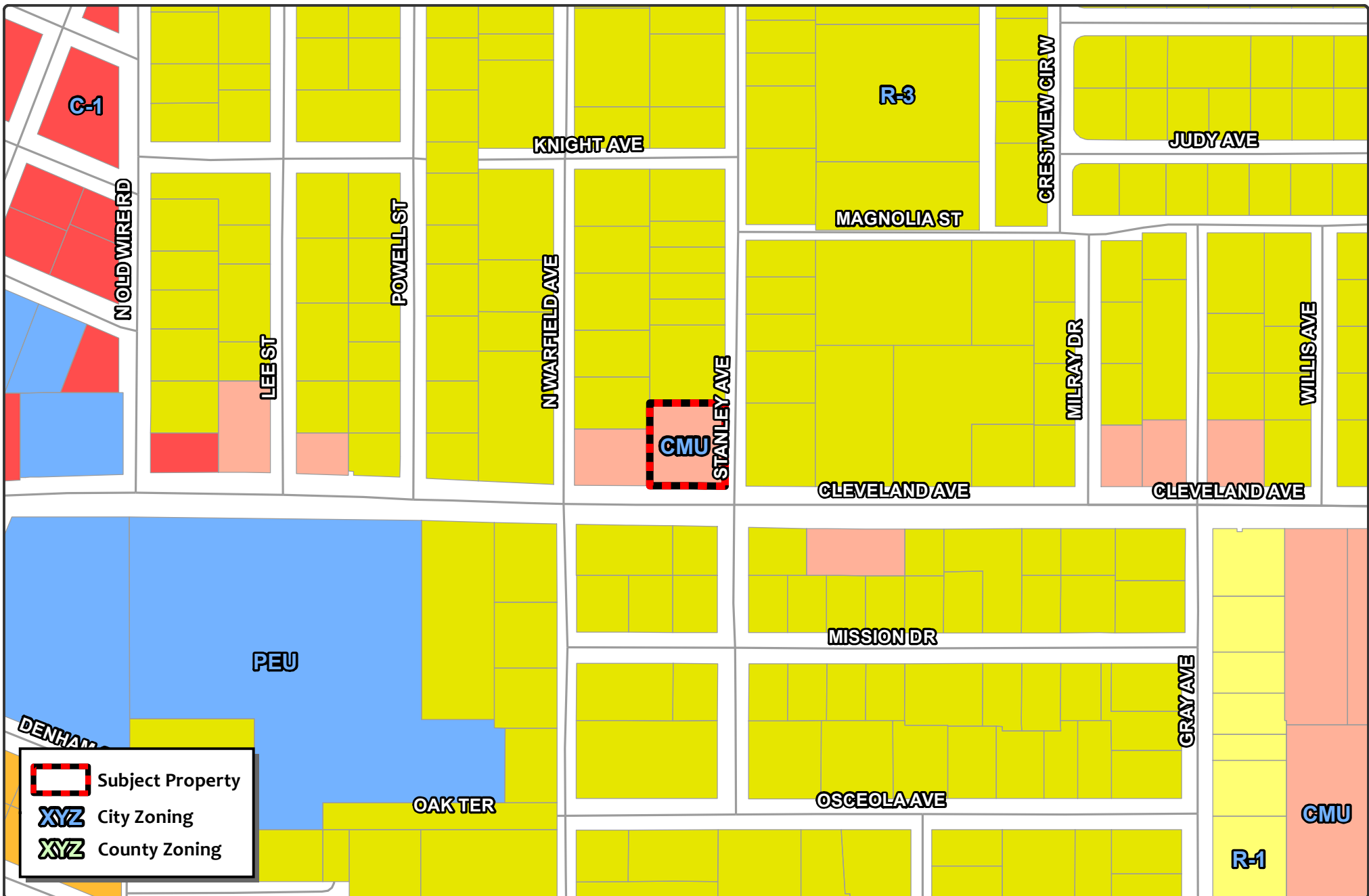


 Subject Property

 City Zoning

 County Zoning

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 3A CURRENT ZONING JULY 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 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 3A PROPOSED ZONING JULY 2023
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City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, August 1, 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 0.53 acres MOL.

Case # RZ 2305-004 Wildwood Land Company

Applicant Wildwood Land Company LLC

Owner Wildwood Land Company LLC

Parcel Number(s) G05C090

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 O2023-44 to the City Commission for final determination.

Dated: August 1, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Tri-County Sanitation Franchise Agreement Amendment

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Tri-County Sanitation
Effective Date: 10/01/2023 Termination Date:
Managing Division/Department:

BUDGET IMPACT: No budget impact to City.

HISTORY/FACTS/ISSUES:

The City passed Ordinance O2017-18 on April 10, 2017, granting Tri-County Sanitation, LLC a non-exclusive franchise for solid waste services within The Villages® development lying south of SR 44.

Section 11 of the ordinance allows for an annual adjustment to fees on October 1st equal to 100% of the Consumer Price Index (CPI), Urban Wage Earners and Clerical Workers, United States, South Urban, Not Seasonally Adjusted, All items less energy Consumers, published by the U.S. Department of Labor, Bureau of Labor Statistics for the preceding twelve (12) month Franchise Agreement period. The CPI index to be used is that of April to April for the previous twelve (12) months. The ordinance further states that in no event shall the increase be less than two percent (2%) and no greater than four percent (4%).

The CPI increase for the period covered by this ordinance was 6.43%; therefore, the franchisee is entitled to request up to a 4% increase in rates. The rates attached to the ordinance represent an increase of 4%. For a residential user, the adjustment amounts to an additional \$.74 per month; however, the fuel adjustment approved in July is being revoked; therefore, the total impact on the monthly residential fee is an increase of \$.37. Additional pricing for commercial customers can be seen in the attachment. These fees are billed and collected by the franchisee to customers within their franchise area.

ORDINANCE NO. O2023-45

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

WHEREAS, the City of Wildwood, Florida (the "City") enacted Ordinance No. O2017-18 on April 10, 2017 (the "Tri-County Solid Waste Franchise Ordinance" or the "Ordinance"), relating to the granting of a non-exclusive franchise for solid waste collection to serve certain specified properties as further set forth in the Ordinance; and

WHEREAS, the franchise was granted to Tri-County Sanitation, LLC, Southeast referred to herein as the ("Franchisee"); and,

WHEREAS, Section 11(2) of the Ordinance indicates that adjustments to the approved rates and fee schedule are based on the change to the Consumer Price Index (CPI) over the previous year and shall not be less than positive two percent (2.0%) or greater than positive four percent (4.0%); and,

WHEREAS, the CPI change from April 2022 to April 2023 was 6.43% which is above the allowed increase range of two percent (2%) to four percent (4%); and,

WHEREAS, the Franchisee is requesting amendments to Exhibits "B" and "C" of the Ordinance to reflect a 4.0% adjustment to the approved rates and fee schedule, which is the maximum increase allowed under the Ordinance; and,

WHEREAS, the City Commission has determined that it is in the best interests of the citizens and residents of the City for the Ordinance to be amended as set forth herein.

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

SECTION 1. FINDINGS AND INTENT. The City Commission finds that the above recitals warrant amendment of the Tri-County Solid Waste Franchise Ordinance.

SECTION 2. AMENDMENT. The Amended and Restated Tri-County Solid Waste Franchise Ordinance is amended as follows:

(a) Exhibits “B” and “C” of the Amended and Restated Tri-County Solid Waste Franchise Ordinance are hereby replaced by amended EXHIBIT B – RESIDENTIAL RATES and amended EXHIBIT C – COMMERCIAL RATES which are attached hereto.

SECTION 3. Except as amended in Section 2 herein, the Amended and Restated Tri-County Solid Waste Franchise Ordinance shall remain unchanged and in full force and effect.

SECTION 4. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective October 1, 2023 upon its adoption 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: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT B – RESIDENTIAL RATES

Tri-County Sanitation

Monthly Solid Waste and Recycling Rates and Charges

- Residential Curbside (Effective 10/1/2023)

	10/1/2022	10/1/2023	% Change
Collection	\$19.18	\$19.94	4.00%
Disposal	\$2.97	\$2.97	0.00%
Fuel Surcharge	\$0.39	\$0.00	-100.00%
Total	\$22.54	\$22.91	1.67%

EXHIBIT C – COMMERCIAL RATES

Tri-County Sanitation

Monthly Solid Waste and Recycling Rates and Charges

- Commercial Curbside (Effective 10/1/2023)

	10/1/2022	10/1/2023	% Change
Collection	\$17.61	\$18.31	4.00%
Disposal	\$2.97	\$2.97	0.00%
Fuel Surcharge	\$0.39	\$0.00	-100.00%
Total	\$20.97	\$21.28	1.50%

- Commercial Dumpster Containers Rates per Month (Effective 10/1/2023)

Size	4	4	4	4	4	4
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$116.86	\$233.73	\$350.59	\$467.45	\$584.33	\$701.20
Disposal	\$37.44	\$74.87	\$112.00	\$149.75	\$187.19	\$224.63
Fuel Surcharge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$154.30	\$308.60	\$462.59	\$617.20	\$771.53	\$925.83
Size	6	6	6	6	6	6
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$167.11	\$278.56	\$417.18	\$556.50	\$696.51	\$835.83
Disposal	\$56.16	\$112.31	\$168.00	\$224.63	\$280.78	\$336.94
Fuel Surcharge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$223.27	\$390.87	\$585.18	\$781.13	\$977.29	\$1,172.77
Size	8	8	8	8	8	8
Pick-Up/Week	1	2	3	4	5	6
Service Charge	\$181.04	\$348.22	\$515.40	\$682.58	\$849.76	\$1,016.94
Disposal	\$74.88	\$149.75	\$224.63	\$299.50	\$374.38	\$449.24
Fuel Surcharge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$255.92	\$497.97	\$740.03	\$982.08	\$1,224.14	\$1,466.18

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Interlocal Agreement with Eastport Community Development District

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Commission approved the creation of the Eastport Community Development District earlier this year to provide services within portions of The Villages of Southern Oaks. The attached Interlocal Agreement between the City and the Eastport Community Development District is consistent with other Interlocal Agreements the City has with other community development districts within The Villages®. The agreement allows the District to exercise the powers delegated to the District such as the ability to staff gate/guardhouses.

**INTERLOCAL AGREEMENT
BETWEEN
CITY OF WILDWOOD, FLORIDA
AND
EASTPORT COMMUNITY DEVELOPMENT DISTRICT**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this ____ day of _____, 2023, by and between **CITY OF WILDWOOD, FLORIDA** (the "City"), and **EASTPORT COMMUNITY DEVELOPMENT DISTRICT** (the "District").

RECITALS

A. The District is a Community Development District authorized by Chapter 190, Florida Statutes (the "Act"), and created pursuant to Ordinance No. O2023-1 duly adopted by the City Commission of the City of Wildwood, Florida on March 27, 2023.

B. The City is a Florida municipal corporation.

C. The District is authorized by the Act to exercise those powers conferred by the Act.

D. Pursuant to the Act, including Sections 190.011(12) and 190.012(1)(g)-(h), Florida Statutes, the Ordinance of the City of Wildwood, Florida relating to the District, and Section 163.01, Florida Statutes, the City and the District may provide by interlocal agreement for the District, in designated places which are within or without the District's geographical boundaries and within the municipal boundaries of the City, to exercise those powers conferred by the Act.

E. Pursuant to those powers conferred by the Act, the District proposes to exercise those powers described herein outside of its geographical boundaries but within that portion of the City lying within the development of regional impact (DRI) known as "The Villages of Southern Oaks".

NOW, THEREFORE, the parties agree as follows:

1. Authority. This Agreement is entered into pursuant to the authority set forth in Chapters 163 Part I and 190, Florida Statutes, and is consistent with the Comprehensive Plan for the City.

2. Definitions. Capitalized terms used and not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act.

3. Additional Powers of the District. In addition to any powers that the District may have pursuant to law, prior interlocal agreement, or otherwise, the City hereby consents to the exercise by the District and further agrees that the District shall have and is hereby granted the right within the boundaries of those portions of the City lying within The Villages of Southern Oaks, the authority to exercise those powers authorized under Section 190.012(2), Florida Statutes, with the exception of those powers described in Section 190.012(2)(f), and to exercise those powers necessary or incidental thereto, including the right to set and collect fees. The powers shall include, but are not limited to, provision of a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses and b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. The foregoing shall not be construed to authorize the District to charge ad valorem taxes or assessments outside the geographic boundaries of the District.

4. Revenue Bonds; City Not Liable. The City acknowledges that the District may issue revenue bonds of the District in accordance with the Constitution and laws of the State of Florida, and the Act, to finance the acquisition, construction, or expansion of a project or facility, which bonds may be secured by and payable from revenues derived from the operation of the facilities, including revenues from service provided within the territory governed by this Agreement. Any such revenue bonds issued by the District shall neither be, nor constitute, the general obligations or indebtedness of the City, the State of Florida, or any political subdivision thereof, within the meaning of the Florida Constitution and other laws applicable to the City, the State of Florida, or any political subdivision thereof, but shall be payable solely from, and secured by a lien upon, a pledge of revenues from the operation of its facilities and all monies in the funds and accounts established under the indenture pursuant to which any such bonds are issued or other security provided by the District, in the manner and to the extent provided in such indenture. No bondholder shall ever have the right to compel the exercise of the ad valorem taxing power of the City, or the State of Florida, or of any political subdivision thereof, or taxation in any form on any real or personal property to pay any such bonds or the interest thereon, nor shall any bondholder be entitled to payment of such principal and interest from any funds of the City, the State of Florida, or any political subdivision thereof, other than from the security pledged by the District in such indenture.

5. Term. This Agreement shall commence upon the date set forth above, and unless earlier terminated or extended by mutual agreement of the parties, this Agreement shall expire ninety-nine (99) years from the date hereof.

6. Amendment. This Agreement may be modified or terminated in writing only by the mutual agreement of both parties in accordance with their respective laws, rules and procedures. Upon termination of the Agreement, the City shall have no duty to operate, maintain or service, and shall have no ownership interest in, any facilities in place pursuant to this Agreement.

7. Severability. If any one or more of the covenants, agreements, or provisions of this Interlocal Agreement shall be held contrary to any expressed provision of law or contrary to any policy or expressed law, although not expressly prohibited, any reason whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void, and shall be deemed separate from the remaining covenants, agreements, or provisions of this Interlocal Agreement.

8. Matters Unaffected. No right or obligation that may currently or subsequently exist respecting the parties and their relationship one to the other shall be deemed waived or otherwise affected by this Agreement, unless such right or obligation is specifically addressed herein. The consents of the City contained herein authorizing the exercise of powers by the District are not intended to create any obligation in the District to exercise such powers.

9. Effective Date. This Agreement shall become effective upon the filing of the fully executed Agreement with the clerk of the circuit court of Sumter County, as required by subsection 163.01(11), Florida Statutes.

10. Amendment. Any amendments to this Agreement must likewise be executed by both parties and filed with the clerk of the circuit court of Sumter County before becoming effective.

11. Miscellaneous. The parties agree that in the event of any litigation related to the construction or enforcement of any of the provisions of this Agreement: (a) each party shall bear and be responsible for its own attorneys' fees and costs; (b) this Agreement shall be construed in accordance with the law of the State of Florida; (c) venue for any action concerning this Agreement shall be in Sumter County, Florida; and (d) because both parties participated in the drafting of this Agreement, the Agreement shall not be construed more favorably toward either of the parties.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representative.

AS TO CITY:

CITY OF WILDWOOD, FLORIDA

ATTEST:

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

FOR THE USE AND RELIANCE OF
CITY OF WILDWOOD, FLORIDA, ONLY,
APPROVED AS TO FORM AND LEGALITY

City Attorney

STATE OF FLORIDA
COUNTY OF SUMTER

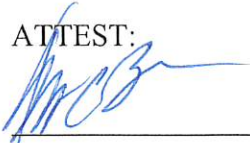
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by _____, as _____, of and on behalf of City of Wildwood, Florida, who did not take an oath and is personally known to me.

Notary Public – State of Florida
Print Name: _____
Commission Number: _____
Commission Expires: _____

AS TO DISTRICT:

EASTPORT COMMUNITY DEVELOPMENT
DISTRICT

ATTEST:

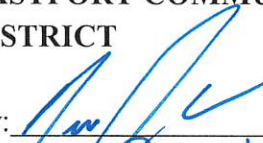


Kenneth C. Blocker, District Manager

By:

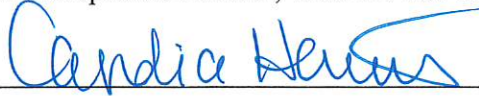
Print Name:

Title:


Roberto Tarquin
Vice Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 28th day of July, 2023 by
Roberto Tarquin as Vice Chairman, of and on behalf of Eastport Community
Development District, who did not take an oath and is personally known to me.

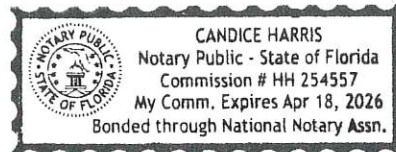


Notary Public – State of Florida

Print Name: _____

Commission Number: _____

Commission Expires: _____



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Access Control - CDVI Replacement System in the Amount of \$40,000

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Security Solutions of Central Florida
Effective Date: 7/24/23 Termination Date:
Managing Division/Department: Police Department / IT

BUDGET IMPACT: Capital Funds are available in the Police Department Budget.

HISTORY/FACTS/ISSUES:

Staff is seeking approval to purchase a new CDVI Access Control system with installation, training, and configuration from Security Solutions of Central Florida, the City's approved security and low voltage wiring contractor, for an estimated amount of \$34,553.00 plus a contingency figure of approximately 15% (\$5,447 for unforeseen circumstances, requiring additional work or parts) in a total amount of \$40,000.

The Police Department is currently using the eMerge 50p system, which was unexpectedly declared End Of Life (EOL) by Nortek, the product manufacturer, in June 2021. However, the successor product, Linear e3, uses a visually outdated interface which causes confusion when adding new users and access control cards.

Therefore, staff worked with our Security and Access Control provider to identify a new access control system that could meet the City's needs and become a new standard for future replacements.

Staff opted for the CDVI system for several reasons:

1. Better functionality and ease of use than e3.
2. Products are readily available.
3. It is less expensive than the e3 alternative.
4. This system has already been implemented at the Parks and Recreation Department for renter building access (instead of issuing traditional keys) and was found to be a superior replacement to e3.
5. This system accommodates encrypted cards and card readers, like the e3 system - so no functionality is being sacrificed by this brand replacement.



SEND TO
Wildwood Police Department

DATE	7/11/2023
PROPOSAL #	1629
PO#	
Terms	Due on Receipt

DESCRIPTION	AMOUNT
Parts & Labor to install a new access control system at the Wildwood Police Dept. The new CDVI control system included in this proposal will replace all existing access panels, power supplies, nodes, & keypads currently in use.	\$34,553.00
<u>Panel 1- Trove 3 Series</u>	
1- Altronix Trove- CDVI Access and Power Integration Enclosure with Backplane, Trove3 Series	
10- CDVI 2 DOOR Controller, Encrypted, Board Only	
4- Altronix 24VDC, 10A Power Supply Charger, Single Fused Output- Board	
1- Altronix Dual Input Power Distribution Module, 16 Fused Outputs- Board	
2- Altronix Dual Input Access Power Controller, 12 PTC Protected Outputs, Board	
1- Altronix 5-Port Hardened Switch Board	
1- Altronix Dual Power ON/OFF Rocker Switches with Mounting Bracket	
2- Altronix Add-On Mounting Bracket	
1- Altronix Magnetic Cable Tie Mounts	
1- Altronix Mounting Magnets for Metal Enclosures and Backplanes	
<u>Panel 2- Trove 2 Series</u>	
1- Altronix Trove- CDVI Access and Power Integration Enclosure with Backplane, Trove2 Series	
4- CDVI 2 DOOR Controller, Encrypted, Board Only	
2- Altronix 24VDC, 10A Power Supply Charger, Single Fused Output- Board	
1- Altronix Power Distribution Module, 8 PTC Outputs up to 28VAC/VDC, Board	
1- Altronix Add-On Mounting Bracket	
1- Altronix Dual Input Access Power Controller, 12 PTC Protected Outputs, Board	
1- Altronix Dual Power ON/OFF Rocker Switches with Mounting Bracket	
1- Altronix Add-On Mounting Bracket, Compatible with Altronix Maximal and Trove Enclosures	
CONTINUED ON NEXT PAGE	

<u>Other Parts Included:</u>	
27- CDVI K1 KRYPTO High Security Proximity Card Reader w/ Mounting Plate	
1- CDVI K3 KRYPTO Bluetooth Proximity Card Reader and Keypad	
1- CDVI KRYPTO Desktop Unit USB Card Enrollment Device	
Conduit, Connectors, Fittings, & Fasteners	
Testing, Training, Labeling, & Labor to Install	
Contingency (Appox 15%)	\$5,447.00

PROPOSAL ACCEPTED: CUSTOMER AGREES TO PAY THE AMOUNT LISTED.

OTHER COMMENTS

Subtotal	40,000.00
Taxable	EXEMPT
Tax rate	0.000%
Tax due	-
Other	-
TOTAL	\$ 40,000.00

Make all checks payable to
Security Solutions of Central FL

If you have any questions about this proposal, please contact
us immediately at 352-303-8313.

Thank You For Your Business!

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Work Authorization No.1 for Halff Engineering to Complete Clean Waterways Act Reports in the Amount of \$59,328.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Halff Engineering
Effective Date: 08/01/2023 Termination Date:
Managing Division/Department: Utility Department Wastewater Division

BUDGET IMPACT: Funds are available in account 401-535-30-3100 (Professional Services).

HISTORY/FACTS/ISSUES:

On June 12th, 2023, the Florida Department of Environmental Protection (FDEP) ordered all local governments within the basin management action plan areas to develop a wastewater treatment plan/onsite sewage treatment and disposal system remediation plan. This plan will identify sources of nutrient pollution in the basin management areas in which the City's service area is located. Staff reached out to Halff, one of the City's consulting engineering firms, to complete this extensive report before the FDEP deadline of February 2024. Attached is the final determination letter from FDEP and work authorization no. 1 from Halff Engineering for the amount of \$59,328.00.

State of Florida
Department of Environmental Protection

IN RE:

Determination Regarding Necessity of Wastewater Treatment
Plans and Onsite Sewage Treatment and Disposal System
Remediation Plans For Certain Nutrient Basin Management
Action Plans, Pursuant to Subparagraph 403.067(7)(a)9, F.S.

OGC Case No. 23-0112 to 0135

Final Order

Subparagraph 403.067(7)(a)9., Florida Statutes, specifies that local governments¹ within a Basin Management Action Plan (“BMAP”) must develop a wastewater treatment plan and/or an onsite sewage treatment and disposal system (“OSTDS”) remediation plan containing certain information, if the Florida Department of Environmental Protection (“Department”) “identifies domestic wastewater treatment facilities or onsite sewage treatment and disposal systems as contributors of at least 20 percent of point source or nonpoint source nutrient pollution or if the Department determines remediation is necessary to achieve the total maximum daily load (“TMDL”).

The Department has determined that the domestic wastewater treatment facilities and/or OSTDS sources within the following BMAPs meet the 20 percent contribution threshold and/or remediation of these sources is necessary to achieve the BMAP for a nutrient TMDL, pursuant to subparagraph 403.067(7)(a)9., Florida Statutes:

Alafia River Basin (23-0112)
Banana River (23-0113)
Caloosahatchee River and Estuary Basin (23-0114)
Central Indian River Lagoon (23-0115)
Everglades West Coast Basin (23-0116)
Lake Harney, Lake Monroe, Middle St. Johns, and Smith Canal (23-0117)
Lake Jesup (23-0118)
Lake Okeechobee (23-0119)
Lower St. Johns Main Stem (23-0120)
Manatee River Basin (23-0121)
North Indian River Lagoon (23-0122)
Orange Creek (23-0123)
St. Lucie River and Estuary (23-0124)
Upper Ocklawaha River Basin (23-0125)
Wekiva River, Rock Springs Run, and Little Wekiva Canal (23-0126)
Crystal River/Kings Bay (23-0127)
DeLeon Spring (23-0128)
Gemini Springs (23-0129)
Homosassa and Chassahowitzka Springs Groups (23-0130)
Silver Springs and River and Rainbow Spring Group and River (23-0131)

¹ As used herein, “local governments” refers to county governments and municipalities.

Upper Wakulla River and Wakulla Spring (23-0132)

Volusia Blue Spring (23-0133)

Weeki Wachee (23-0134)

Wekiwa and Rock Springs (23-0135)

Wastewater Treatment Plans

In cooperation with the Department, water management districts, and public and private domestic wastewater facilities, each local government within the above referenced BMAPs that either contains a domestic wastewater facility within its jurisdictional boundaries, or has a demonstrated need to establish a domestic wastewater treatment facility within its jurisdiction to improve water quality in order to achieve the water quality objectives of the BMAP, must develop a wastewater treatment plan containing the following information for each domestic wastewater facility in the local government's jurisdiction:

- 1) The facility's permitted capacity in average annual gallons per day;
- 2) The facility's permitted TN and TP effluent limits for the facility;
- 3) The annual TN and TP loads (showing both flow and concentrations) discharged from the facility over the past five years, estimated if necessary;
- 4) A capacity analysis for the facility, considering future growth over the next 20 years;
- 5) A list and ranking of facility construction, expansion, or upgrades necessary to meet applicable nutrient water quality requirements (for example, to meet nutrient effluent limits in BMAPs and TMDLs, section 403.064(17), Florida Statutes, requirements, or other statutory or regulatory requirements), and the estimated costs of these facility improvements; and,
- 6) A projected timeline of the dates by which the construction of any facility improvements, including new/extended sewer lines, will begin and be completed and the date by which operations of the improved facility will begin.

Within 30 days of the effective date of this Order, any local government within any of the above referenced BMAPs that does not contain a domestic wastewater facility and does not believe it has a demonstrated need to establish a domestic wastewater treatment facility within its jurisdiction to improve water quality in order to achieve the water quality objectives of the BMAP, shall submit to the Department a written explanation along with any information supporting its contention.

The Department encourages counties and municipalities to file joint wastewater treatment plans where possible. By February 1, 2024, each local government must submit to the Department a draft wastewater treatment plan for the Department's review. By August 1, 2024, the local government must submit to the Department a complete wastewater treatment plan that addresses all Department comments on the draft plan.

OSTDS Remediation Plans

In cooperation with the Department, the Department of Health, water management districts, and public and private domestic wastewater facilities, each local government within the above referenced BMAPs must also develop an OSTDS remediation plan containing the following information:

- 7) An inventory of the OSTDS (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude) within the local government's jurisdiction or service area based on the best information available;
- 8) An estimate of future growth in new OSTDS over the next 20 years in the local government's jurisdiction or service area (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude);
- 9) An inventory of OSTDS that are expected to be eliminated over the next 20 years through connection to central sewer lines of a domestic wastewater facility or other distributed wastewater system with additional nutrient reduction (including locational information, such as GIS shape files, if available, or an excel spreadsheet with address and/or latitude and longitude);
- 10) Identification of deadlines and interim milestones for the planning, design, and construction of new/extended central sewer lines and replacement of OSTDS by connection to the new/extended lines (including locational information, such as GIS shape files, if available, or an excel spreadsheet with address and/or latitude and longitude)
- 11) The estimated costs associated with the projects in 10) above;
- 12) For OSTDS that are not expected to be eliminated over the next 20 years through connection to central sewer lines, an estimate of the number of these OSTDS that will require upgrading to enhanced nutrient-reducing OSTDS or participating in a distributed wastewater treatment system with additional nutrient reduction (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude) within the local government's jurisdiction, in order to meet the water quality objectives of the BMAP;
- 13) The estimated costs associated with upgrading to enhanced nutrient-reducing OSTDS that are identified in 12); and,
- 14) Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for OSTDS in order to meet the water quality objectives of the BMAP with estimated costs, timelines, and locational information.

Within 30 days of the effective date of this Order, any local government within any of the above referenced BMAPs that does not believe it has a demonstrated need to create an OSTDS remediation plan to improve water quality in order to achieve the water quality objectives of the BMAP, shall submit to the Department a written explanation along with any information supporting its contention.

The Department encourages counties and municipalities to file joint OSTDS remediation plans where possible. By February 1, 2024, each local government must submit to the Department a draft OSTDS remediation plan for the Department's review. By August 1, 2024, the local government must submit to the Department a complete OSTDS remediation plan that addresses all Department comments on the draft plan.

Submittals to the Department

All submittals required herein shall be transmitted electronically to Moira Homann at BMAPProgram@floridadep.gov.

Notice of Rights

The action shall become final unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57 of the Florida Statutes, before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the department's proposed agency action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received) in the department's Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions must be filed within 21 days of publication of the public notice or within 21 days of receipt of this order, whichever occurs first. Under Section 120.60(3), Florida Statutes, however, any person who asked the department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57 of the Florida Statutes, or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the department's final action may be different from the position taken by it in this

order. Persons whose substantial interests will be affected by any such final decision of the department on the petition have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation is not available for this proceeding.

A party who is adversely affected by this order has the right to seek judicial review under Section 120.68 of the Florida Statutes, by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the department in the Office of the General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within thirty days after this order is filed with the clerk of the department.

DONE AND ORDERED this 12th day of June, 2023, in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Digitally signed by
Shawn Hamilton
Date: 2023.06.12
14:21:29 -04'00'

Shawn Hamilton
Secretary

FILED ON THIS DATE PURSUANT TO § 120.52,
FLORIDA STATUTES, WITH THE DESIGNATED
DEPARTMENT CLERK, RECEIPT OF WHICH IS
HEREBY ACKNOWLEDGED.

Lea
Crandall
Digitally signed
by Lea Crandall
Date: 2023.06.12
15:55:13 -04'00'

CLERK

June 12, 2023

DATE



Via Email

July 31, 2023

Jason Martin
Assistant Utility Director
City of Wildwood
711 Huey Street
Wildwood, FL 34785

RE: City of Wildwood Clean Waterways Act Wastewater and OSTDS Remediation Plan

PROFESSIONAL SERVICES PROPOSAL/AGREEMENT

Halff Associates, Inc. is pleased to submit this Proposal to the City of Wildwood for professional services related to the preparation of wastewater treatment plant and OSTDS remediation plans in accordance with the requirements of the Clean Waterways Act. The following tasks are proposed as part of the project:

PHASE 100 Wastewater Treatment Plant Remediation Plan

Halff will prepare a remediation plan for the City's wastewater treatment plants, the Wildwood WWTF and the Continental Country Club WWTF. The plan will include the following information as required by the Clean Waterways Act:

1. The facility's permitted capacity in average annual gallons per day.
2. The facility's permitted total nitrogen and total phosphorus limits.
3. The annual total nitrogen and total phosphorus loads discharged from the facility over the past five years.
4. A capacity analysis for the facility, considering future growth over the next 20 years.
5. A list and ranking of facility construction, expansion, or upgrades necessary to meet nutrient water quality requirements within the BMAPs and opinions of probable construction cost for each project.
6. A projected schedule for implementation of the improvements projects.

Halff will submit a draft plan to the City for review and attend a review meeting. Any comments received during the review meeting will be incorporated into the final plan prior to submittal to FDEP.

FEE: \$21,428.00

PHASE 200 OSTDS Remediation Plan

Halff will prepare a remediation plan for onsite sewage treatment and disposal systems (OSTDS) within the City's service area. The plan will include the following information as required by the Clean Waterways Act:

1. An inventory of OSTDS within the service area including locational information.
2. An estimate of future growth in new OSTDS over the next 20 years in the service area.



3. An inventory of OSTDS that are expected to be eliminated over the next 20 years through connection to a centralized sewer system.
4. Identification of deadlines and interim milestones for the planning, design, and construction of central sewer lines and the abandonment of OSTDS.
5. Opinions of probable construction costs for the identified sewer extension and septic tank elimination projects.
6. An estimate of number and location OSTDS that will not be eliminated over the next 20 years that will require upgrading to enhanced nutrient-reducing OSTDS.
7. Opinions of probable construction costs for upgrading existing OSTDS to enhanced nutrient-reducing OSTDS.
8. Identification of any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for OSTDS in order to meet the water quality objectives of the BMAPs.

Halff will submit a draft plan to the City for review and attend a review meeting. Any comments received during the review meeting will be incorporated into the final plan prior to submittal to FDEP.

FEE: \$37,400.00

PHASE 999 Reimbursables

Costs for reimbursables, including printing, copying, blueprints, binding, etc., will be billed at cost.

FEE: \$500.00



SUMMARY FEE SCHEDULE

TASK	AMOUNT
PHASE 100	\$ 21,428.00
PHASE 200	\$ 37,400.00
PHASE 999	\$ 500.00
TOTAL	\$ 59,328.00

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING ITEMS:

- Engineering Design
- Surveying
- Permitting

Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized, and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED:

Engineer: HALFF ASSOCIATES, INC.

Signature: Michael Scullion

Name: Michael Scullion, PE, BCEE, DBIA

Title: Team Leader

Date: July 26, 2023

APPROVED:

Client: CITY OF WILDWOOD

Signature: _____

Name: _____

Title: _____

Date: _____

Exhibit A: Fee Estimate Breakdown

TASK	Officer - Professional Engineer	Senior Professional Engineer	Engineer Intern	Project Technician	Staff Hours By Activity	Total Task Fee
	\$330.00	\$286.00	\$121.00	\$99.00		
Phase 100 WWTP Remediation Plan	8	32	60	24	124	\$21,428.00
Phase 200 OSTDS Remediation Plan	8	40	160	40	248	\$37,400.00
Phase 300 Reimbursables					0	\$500.00
Total Staff Hours	16	72	220	64	372	
Total Staff Cost	\$5,280.00	\$20,592.00	\$26,620.00	\$6,336.00		\$59,328.00

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Wastewater Treatment Plant Expansion Pay Application No. 3 for PC Construction in the Amount of \$529,702.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: PC Construction Company
Effective Date: 08-02-2023 Termination Date:
Managing Division/Department: Utility Department Wastewater Division

BUDGET IMPACT: This project is being funded by the American Rescue Plan Act (ARPA) allocation provided to the City of Wildwood, with an available amount of \$3,358,492.00 (Account Number 402-536-70-7353).

HISTORY/FACTS/ISSUES:

In March 2023, the city awarded the Wastewater Treatment Plant expansion project to PC Construction Co., acting as the project construction manager at risk. Attached is pay application no. 3 for this project.

The city's consultant for this project, CPH, and city staff have reviewed the pay application and recommend approval.

SECTION 00680**APPLICATION AND CERTIFICATE FOR PAYMENT FORM**Application No.: 3Progress Payment: 3Final Payment: CPH Project No.: **W12817.01**Project: **Wildwood WRF - BNR and Treatment Capacity Expansion Improvements**Contractor: **PC Construction Company** Contract Date: 3/15/23Application Date: 7/18/23 For Period Ending: 6/30/23

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by the Owner		<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
TOTAL:			
Change Orders Approved this Month			
Number	Date Approved		
		N/A	N/A
TOTALS:			
NET CHANGE BY CHANGE ORDERS:			

WILDWOOD WRF - BNR AND TREATMENT CAPACITY EXPANSION IMPROVEMENTS
APPLICATION FOR PAYMENT

1	Original Contract Price	\$ 3,000,000.00
2	Net Change by Change Order	\$
3	Current Contract Price (Lines 1 and 2)	\$3,000,000.00
4	Total Completed and Stored to Date	\$ 799,916.00
5	Retainage (Column I and N, Forms 00840 and 00845)	\$ 0
	a. ____ % of Completed Work	\$
	b. ____ % of Stored Material	\$
	c. Total Retainage (Lines 5a and 5b)	\$ 0
6	Total Earned Less Retainage (Line 4 less Line 5)	\$799,916.00
7	Less Previous Certificates for Payment (Line 6 from prior Certificate)	\$ 285,720.00
8	Amount Due this Application (Line 6 less Line 7)	\$ 529,702.00
9	Balance to Finish Project, Less Retainage (Line 3 less Line 6)	\$ 2,184,579.00

A. Contractor's Certification

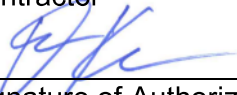
The undersigned Contractor hereby swears under penalty of perjury that: (1) All previous progress payments received from the Owner on account of Work performed under the Agreement referred to above have been applied by the Contractor to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said Agreement, being Applications for Payment (AFP) numbered 1 through 3 inclusive; (2) All materials and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests and encumbrances; (3) all previous progress payments have been applied by the Contractor to pay in full (less retainage) all amounts owed to its Subcontractors, Suppliers, Materialmen and Equipment Suppliers reflected (and listed) in prior Applications for Payments; (4) All Work covered under this Application for Payment is in accordance with the Contract Documents and not defective as the term is defined in the Contract Documents; and (5) All information provided on the Subcontractor and Supplier Listing which is included in this Application for Payment is true and correct.

DATED JULY 18 , 2023.

(Corporate Seal)

PC CONSTRUCTION

Contractor


Signature of Authorized Representative

DENVER KENDREW, SR. PROJECT MANAGER

Printed Name & Title

COUNTY OF SUMTER

STATE OF FLORIDA

Before me on this 18 day of JULY, 2023, personally appeared Denver Kendrew Sr. PM, who is personally known to me, or has produced _____ as identification and who did (did not) take an oath, who being duly sworn, deposes and says that (s)he is the Sr. Project Manager of the Contractor above-mentioned; that he/she executed the above Application for Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

May 11, 2023

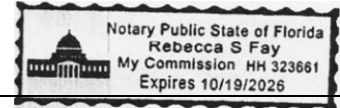
Application and Certificate for Payment Form



(Notary Public in and for the County and State Aforementioned)

SEAL

My commission expires: 10-19-2026

**B. Subcontractor and Supplier Listing**

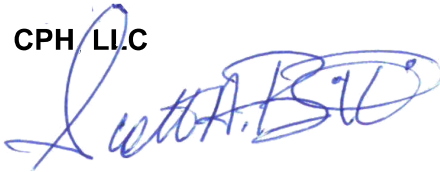
The following is a list of Subcontractors, Suppliers, Materialmen and Equipment Suppliers who have performed Work or provided Materials, Supplies, or Equipment during time period represented by this Application and the dollar amount of the work applied for (add to the table as necessary to provide a complete list).

Name	Address	Value of Work
Sawcross	Jacksonville, FL	\$110,815.97
Electric Services Inc	Leesburg, FL	\$73,131.23
MLK & Associates	York, PA	\$102,233.12

C. Engineer's Recommendation

Payment of the Amount Due this Application is recommended.

CPH LLC



(Authorized Signature)

8-2-2023

DateD. Owner's Approval**City of Wildwood, Florida**

(Authorized Signature)

Date

(Title)

(Account No.)**Required Attachments****Monthly Application for Payment**

1. Updated Project Schedule
2. Contractor's Partial Release of Lien
3. All applicable Subcontractor/Vendor Waivers of Lien (Partial)
4. Construction Photographs and Drone Aerials

Final Application for Payment

1. Contractor's Release of Lien (Final & Complete)
2. All applicable Subcontractor / Vendor Waivers (Final and Complete)
3. Consent of Surety to Final Payment
4. Completed Material and Workmanship Bond
5. Final Construction Photographs and Drone Aerials

END OF SECTION

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APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 5 PAGES

TO OWNER: City of Wildwood

100 N. Main Street
Wildwood, FL
34785

PROJECT: Wildwood WRF Expansion and BNR Improvements - Precon

AIA Document G702

FROM CONTRACTOR: PC Construction Company

193 Tilley Drive
South Burlington, VT , 05403 USA

ARCHITECT:

APPLICATION NO.:3

PERIOD TO :30-JUN-23

PROJECT NOS.:174691

INVOICE NO.1746910003

CONTRACT DATE :15-MAR-23

Distribution to:

- ☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

CONTRACT FOR: Wildwood WRF Expansion and BNR Improv

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	3,000,000
2. Net change by change orders	\$	0
3. CONTRACT SUM TO DATE (Line1 +/- 2)	\$	3,000,000
4. TOTAL COMPLETED & STORED TO DATE	\$	815,421
(Column G on G703)		
5. RETAINAGE:		
Total retainage Column I of G703)	\$	0
6. TOTAL EARNED LESS RETAINAGE	\$	815,421
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)	\$	285,720
8. CURRENT PAYMENT DUE	\$	529,702
9. BALANCE TO FINISH, INCLUDING RETAINAGE .		
(Line 3 less Line 6)	\$	2,184,579

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		0	0
APPROVED THIS MONTH			
Number	Date Approved		
AU00006	18-JUL-2023	0	
AU00007	18-JUL-2023	0	
AU00008	18-JUL-2023	0	
AU00009	19-JUL-2023	0	
CURRENT TOTAL		0	0
Net Change by Change Orders			0

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

Contractor : PC Construction Company

By : [Signature] Date : 7/28/23

State of : Florida

County of : Sumter

Subscribed and sworn to before

me this 28 day of July

Notary Public: [Signature]

My Commission expires: 10-19-2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 529,702.00

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

OWNER :

By : _____ Date : _____

ENGINEER :

By : [Signature] Date : 8/2/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

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This document was produced at 09:20:47 on 07/19/2023 under Order No 8284847382_1 which expires on 01/01/2019 ,and is not for resale.

User Notes:

PC Construction Company

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE: 2

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER : 3

APPLICATION DATE : 07/11/2023

PERIOD TO : 06/30/2023

PROJECT NO : 174691

INVOICE NO
1746910003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-% (G / C)	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
174691	Wildwood WRF Expansion and BNR Improvements - Precon								
00	Miscellaneous								
001200	Project Management	43,701	31,121	12,580	0	43,701	100	0	0
001400	Estimating Labor	38,452	34,929	3,524	0	38,452	100	0	0
001530	Electrical Precon	35,000	0	0	0	0		35,000	0
001550	I&C Precon	65,000	0	0	0	0		65,000	0
001600	Expenses	1,070	965	105	0	1,070	100	0	0
	<i>Miscellaneous Total:</i>	<u>183,223</u>	<u>67,015</u>	<u>16,209</u>	<u>0</u>	<u>83,223</u>	<u>45</u>	<u>100,000</u>	<u>0</u>
01GC2	General Conditions								
013020	Travel Expenses	2,132	1,485	21	0	1,506	71	626	0
014000	Scheduling - 3rd Party	35,000	0	0	0	0		35,000	0
	<i>General Conditions Total:</i>	<u>37,132</u>	<u>1,485</u>	<u>21</u>	<u>0</u>	<u>1,506</u>	<u>4</u>	<u>35,626</u>	<u>0</u>
01GR	General Requirements								
015950	Expendables	3,796	3,796	0	0	3,796	100	0	0
	<i>General Requirements Total:</i>	<u>3,796</u>	<u>3,796</u>	<u>0</u>	<u>0</u>	<u>3,796</u>	<u>100</u>	<u>0</u>	<u>0</u>
18	ALLOWANCES & UNIT PRICES								
180000	Owner Contingency	1,128,451	0	0	0	0		1,128,451	0
	<i>ALLOWANCES & UNIT PRICES Total:</i>	<u>1,128,451</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>1,128,451</u>	<u>0</u>
90	FEE								
900000	Fee (9.5%)	13,490	593	12	0	605	4	12,885	0
	<i>FEE Total:</i>	<u>13,490</u>	<u>593</u>	<u>12</u>	<u>0</u>	<u>605</u>	<u>4</u>	<u>12,885</u>	<u>0</u>
	Wildwood WRF Expansion and	<u>1,366,092</u>	<u>72,888</u>	<u>16,241</u>	<u>0</u>	<u>89,130</u>	<u>7</u>	<u>1,276,962</u>	<u>0</u>

PC Construction Company

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE: 3

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
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APPLICATION NUMBER : 3

APPLICATION DATE : 07/11/2023

PERIOD TO : 06/30/2023

PROJECT NO : 174691

INVOICE NO
1746910003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-% (G / C)	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
174691	Wildwood WRF Expansion and BNR Improvements - Precon								
	<i>BNR Improvements - Precon Total:</i>								
174692	Wildwood WRF Expansion and BNR Improvements Phase 1A								
01GC1	General Conditions - Personnel								
012000	Project Management	402,708	150,186	42,276	0	192,461	48	210,247	0
	<i>General Conditions - Personnel Total:</i>	402,708	150,186	42,276	0	192,461	48	210,247	0
01GC2	General Conditions								
010000	Mobilization	12,688	3,831	8,857	0	12,688	100	0	0
010110	Sanitary Facilities	1,392	1,392	0	0	1,392	100	0	0
013020	Travel Expenses	9,438	7,896	306	0	8,202	87	1,236	0
015520	Field Office	12,567	0	12,567	0	12,567	100	0	0
	<i>General Conditions Total:</i>	36,084	13,118	21,730	0	34,848	97	1,236	0
01GR	General Requirements								
011000	Field Engineering	3,520	3,520	0	0	3,520	100	0	0
011200	OSHA & First Aid	2,299	1,297	1,001	0	2,298	100	0	0
011330	Dumpsters	2,200	1,100	1,100	0	2,200	100	0	0
015300	Loader/Material Handling	14,160	0	14,160	0	14,160	100	0	0
015950	Expendables	54	0	54	0	54	100	0	0
015960	Small Tools	3,742	0	3,742	0	3,742	100	0	0
	<i>General Requirements Total:</i>	25,974	5,917	20,057	0	25,974	100	0	0
02	SITE WORK								
020000	Site Work-Subcontract	292,978	26,000	116,648	0	142,648	49	150,330	0

PC Construction Company

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE: 4

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APPLICATION NUMBER : 3

APPLICATION DATE : 07/11/2023

PERIOD TO : 06/30/2023

PROJECT NO : 174691

INVOICE NO
1746910003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-% (G / C)	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
174692	Wildwood WRF Expansion and BNR Improvements Phase 1A								
02	SITE WORK								
021002	Tree Removal	96,672	0	0	0	0		96,672	0
021120	Erosion Control	3,000	0	2,200	0	2,200	73	800	0
023900	Valves	102,233	0	102,233	0	102,233	100	0	0
025070	HDPE Pipe Material	120,461	1,447	61,757	0	63,203	52	57,258	0
025975	Test Pits Vac Truck Excavation	10,730	10,729	0	0	10,729	100	0	0
	<i>SITE WORK Total:</i>	<u>626,074</u>	<u>38,176</u>	<u>282,838</u>	<u>0</u>	<u>321,014</u>	<u>51</u>	<u>305,060</u>	<u>0</u>
05	METALS								
055450	Pipe Supports	5,816	0	5,816	0	5,816	100	0	0
	<i>METALS Total:</i>	<u>5,816</u>	<u>0</u>	<u>5,816</u>	<u>0</u>	<u>5,816</u>	<u>100</u>	<u>0</u>	<u>0</u>
11	EQUIPMENT								
115020	Aerators	299,500	0	0	0	0		299,500	0
	<i>EQUIPMENT Total:</i>	<u>299,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>299,500</u>	<u>0</u>
151	MECHANICAL-PROCESS								
151772	Tapping Saddles/Valves/Service	18,032	0	18,032	0	18,032	100	0	0
151788	Bolt & Gasket Sets	4,853	0	4,852	0	4,852	100	1	0
	<i>MECHANICAL-PROCESS Total:</i>	<u>22,885</u>	<u>0</u>	<u>22,884</u>	<u>0</u>	<u>22,884</u>	<u>100</u>	<u>1</u>	<u>0</u>
16	ELECTRICAL								
160000	Electrical Subcontract	20,807	0	76,980	0	76,980	370	-56,173	0
	<i>ELECTRICAL Total:</i>	<u>20,807</u>	<u>0</u>	<u>76,980</u>	<u>0</u>	<u>76,980</u>	<u>370</u>	<u>-56,173</u>	<u>0</u>
17	INSTRUMENTATION & CONTROLS								

PC Construction Company

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE: 5

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
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APPLICATION NUMBER : 3

APPLICATION DATE : 07/11/2023

PERIOD TO : 06/30/2023

PROJECT NO : 174691

INVOICE NO
1746910003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-% (G / C)	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
174692	Wildwood WRF Expansion and BNR Improvements Phase 1A								
17	INSTRUMENTATION & CONTROLS								
170100	Instrumentation & Controls	85,369	0	0	0	0		85,369	0
	INSTRUMENTATION & CONTROLS	<u>85,369</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>85,369</u>	<u>0</u>
	<i>Total:</i>								
90	FEE								
900000	Fee (9.5%)	108,691	5,435	40,879	0	46,314	43	62,377	0
	<i>FEE Total:</i>	<u>108,691</u>	<u>5,435</u>	<u>40,879</u>	<u>0</u>	<u>46,314</u>	<u>43</u>	<u>62,377</u>	<u>0</u>
	Wildwood WRF Expansion and BNR Improvements Phase 1A	<u>1,633,908</u>	<u>212,831</u>	<u>513,460</u>	<u>0</u>	<u>726,292</u>	<u>44</u>	<u>907,616</u>	<u>0</u>
	<i>Total:</i>								
PROJECT TOTAL :		3,000,000	285,720	529,702	0	815,421	27	2,184,579	0

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT
THE AMERICAN INSTITUTE OF ARCHITECTS 1735 NEW YORK AVENUE NW WASHINGTON DC 20006



02 - PC Construction Company

JOB COSTING - PROJECT TRANSACTION REPORT

Page: 1 of 8
Date: 07/19/2023
Time: 9:23 AM EDT

Job

Phase

Category

Name

Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
Job	174691								
174691		Wildwood WRF Expansion and BNR Improvements PRECON							
00		Miscellaneous							
001210		Senior Project Manager							
L		Labor							
06/25/2023	31312	Denver Kendrew	06/25/2023	WK			1.00	HR	185.00
06/25/2023	32399	Johnathan Yesalonia	06/25/2023	WK			16.00	HR	2,960.00
06/18/2023	31312	Denver Kendrew	06/18/2023	WK			5.00	HR	925.00
06/18/2023	32399	Johnathan Yesalonia	06/18/2023	WK			24.00	HR	4,440.00
06/11/2023	31312	Denver Kendrew	06/11/2023	WK			3.00	HR	555.00
06/04/2023	31312	Denver Kendrew	06/04/2023	WK			3.00	HR	555.00
Labor TOTAL:							52.00		9,620.00
Senior Project Manager TOTAL:							52.00		9,620.00
001230		Senior Project Engineer							
L		Labor							
06/11/2023	32399	Johnathan Yesalonia	06/11/2023	WK			8.00	HR	1,480.00
06/04/2023	32399	Johnathan Yesalonia	06/04/2023	WK			8.00	HR	1,480.00
Labor TOTAL:							16.00		2,960.00
Senior Project Engineer TOTAL:							16.00		2,960.00
001400		Estimating Labor							
L		Labor							
06/25/2023	32383	Alexander Hango	06/25/2023	WK			4.00	HR	872.00
06/25/2023	34435	Damon Hand	06/25/2023	WK			1.50	HR	247.50
06/18/2023	32383	Alexander Hango	06/18/2023	WK			6.00	HR	1,308.00
06/11/2023	32383	Alexander Hango	06/11/2023	WK			2.00	HR	436.00
06/11/2023	34435	Damon Hand	06/11/2023	WK			1.00	HR	165.00
06/04/2023	34435	Damon Hand	06/04/2023	WK			3.00	HR	495.00
Labor TOTAL:							17.50		3,523.50



02 - PC Construction Company

JOB COSTING - PROJECT TRANSACTION REPORT

Page: 2 of 8
Date: 07/19/2023
Time: 9:23 AM EDT

Job

Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
Estimating Labor TOTAL:							17.50		3,523.50
001600		Expenses							
LP		Local Purchase							
06/30/2023	UNITE002	UPS	07/01/2023	0000020018263A	020018			NA	14.93
06/15/2023	FEDEX001	Fedex	06/12/2023	815826231	0054 - 0020 - 1			NA	74.39
06/15/2023	UNITE002	UPS	06/10/2023	0000020018233A	020018			NA	15.77
Local Purchase TOTAL:									105.09
Expenses TOTAL:									105.09
Miscellaneous TOTAL:							85.50		16,208.59
01GC2		General Conditions							
013020		Travel Expenses							
S		Subcontract							
07/11/2023	PC001	TRAVEL EXPENSES-JUNE	06/30/2023	PC001	TRAVEL EXPENSES-JUNE		1.00	LS	20.76
Subcontract TOTAL:							1.00		20.76
Travel Expenses TOTAL:							1.00		20.76
General Conditions TOTAL:							1.00		20.76
Job	174692								
174692		Wildwood WRF Expansion and BNR Improvements Phase 1A							
01GC1		General Conditions - Personnel							
012005		Senior Project Manager							
L		Labor							
06/25/2023	31312	Denver Kendrew	06/25/2023	WK			6.00	HR	1,110.00
06/25/2023	32399	Johnathan Yesalonia	06/25/2023	WK			6.00	HR	1,110.00
06/18/2023	31312	Denver Kendrew	06/18/2023	WK			3.00	HR	555.00
06/18/2023	32399	Johnathan Yesalonia	06/18/2023	WK			12.00	HR	2,220.00
06/11/2023	31312	Denver Kendrew	06/11/2023	WK			3.50	HR	647.50
06/11/2023	32399	Johnathan Yesalonia	06/11/2023	WK			10.00	HR	1,850.00
Labor TOTAL:							40.50		7,492.50
Senior Project Manager TOTAL:							40.50		7,492.50



02 - PC Construction Company

JOB COSTING - PROJECT TRANSACTION REPORT

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Job

Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
012020		Senior Project Engineer							
L		Labor							
06/25/2023	35624	Alexander Rubio	06/25/2023	WK			24.00	HR	3,000.00
06/18/2023	35624	Alexander Rubio	06/18/2023	WK			25.00	HR	3,125.00
06/11/2023	35624	Alexander Rubio	06/11/2023	WK			6.00	HR	750.00
06/04/2023	35624	Alexander Rubio	06/04/2023	WK			8.00	HR	1,000.00
		Labor TOTAL:					63.00		7,875.00
		Senior Project Engineer TOTAL:					63.00		7,875.00
012060		Project Superintendent							
L		Labor							
06/25/2023	34862	Justin Daily	06/25/2023	WK			40.00	HR	6,240.00
06/18/2023	34862	Justin Daily	06/18/2023	WK			40.00	HR	6,240.00
06/11/2023	34862	Justin Daily	06/11/2023	WK			40.00	HR	6,240.00
06/04/2023	34862	Justin Daily	06/04/2023	WK			24.00	HR	3,744.00
		Labor TOTAL:					144.00		22,464.00
		Project Superintendent TOTAL:					144.00		22,464.00
012130		Senior Field Office Manager - Rebecca Fay							
L		Labor							
06/25/2023	33388	Rebecca Fay	06/25/2023	WK			8.00	HR	808.00
06/18/2023	33388	Rebecca Fay	06/18/2023	WK			12.00	HR	1,212.00
06/11/2023	33388	Rebecca Fay	06/11/2023	WK			8.00	HR	808.00
06/04/2023	33388	Rebecca Fay	06/04/2023	WK			8.00	HR	808.00
05/28/2023	33388	Rebecca Fay	05/28/2023	WK			8.00	HR	808.00
		Labor TOTAL:					44.00		4,444.00
		Senior Field Office Manager - Rebecca Fay TOTAL:					44.00		4,444.00
		General Conditions - Personnel TOTAL:					291.50		42,275.50
01GC2		General Conditions							
010000		Mobilization							



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JOB COSTING - PROJECT TRANSACTION REPORT

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Job

Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
LP Local Purchase									
06/30/2023	HDSUP001	White Cap, LP	06/27/2023	50022731499	147076000			NA	681.94
06/30/2023	HDSUP001	White Cap, LP	06/29/2023	50022775174	147076000			NA	167.91
06/30/2023	RYAN004	Ryan Herco Flow Solutions	06/15/2023	B123251	172590			NA	2,909.30
06/09/2023	WELCH001	Welch Sign	05/15/2023	55044	PC Construction Company			NA	5,098.16
Local Purchase TOTAL:									8,857.31
Mobilization TOTAL:									8,857.31
013020 Travel Expenses									
S Subcontract									
07/11/2023	PC001	TRAVEL EXPENSES-JUNE	07/11/2023	PC001	TRAVEL EXPENSES-JUNE		1.00	LS	306.10
Subcontract TOTAL:							1.00		306.10
Travel Expenses TOTAL:							1.00		306.10
015520 Field Office									
LP Local Purchase									
06/30/2023	WILLI002	Williams Scotsman, Inc.	06/05/2023	9017894867	10078333			NA	11,232.89
06/30/2023	WILLI002	Williams Scotsman, Inc.	07/03/2023	9018153921	10078333			NA	1,333.65
Local Purchase TOTAL:									12,566.54
Field Office TOTAL:									12,566.54
General Conditions TOTAL:							1.00		21,729.95
01GR General Requirements									
011200 OSHA & First Aid									
LP Local Purchase									
06/30/2023	AIRGA006	Airgas USA, LLC	06/06/2023	9138745894	1719630			NA	279.51
06/30/2023	HDSUP001	White Cap, LP	06/27/2023	50022731499	147076000			NA	419.16
06/30/2023	HDSUP001	White Cap, LP	07/05/2023	50022816810	147076000			NA	112.83
06/07/2023	HR001	HRdirect	05/27/2023	INV13861721	State & Federal Compliance Posters			NA	189.80
Local Purchase TOTAL:									1,001.30
OSHA & First Aid TOTAL:									1,001.30



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JOB COSTING - PROJECT TRANSACTION REPORT

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Job

Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
011330		Dumpsters							
LP		Local Purchase							
06/30/2023	BIN003	Bin There Dump That Dumpster R	06/28/2023	27914	PC Construction Company			NA	550.00
06/20/2023	BIN003	Bin There Dump That Dumpster R	06/05/2023	27499	PC Construction Company			NA	550.00
		Local Purchase TOTAL:							1,100.00
		Dumpsters TOTAL:							1,100.00
015300		Loader/Material Handling							
E		Equipment - PC							
06/25/2023	2389	JCB 510-56	06/28/2023	AUTO	Equipment Rate		5.00	DY	4,720.00
06/18/2023	2389	JCB 510-56	06/21/2023	AUTO	Equipment Rate		5.00	DY	4,720.00
06/11/2023	2389	JCB 510-56	06/14/2023	AUTO	Equipment Rate		5.00	DY	4,720.00
		Equipment - PC TOTAL:					15.00		14,160.00
		Loader/Material Handling TOTAL:					15.00		14,160.00
015950		Expendables							
LP		Local Purchase							
06/30/2023	HDSUP001	White Cap, LP	06/27/2023	50022731511	147076000			NA	53.50
		Local Purchase TOTAL:							53.50
		Expendables TOTAL:							53.50
015960		Small Tools							
LP		Local Purchase							
06/30/2023	FERGU001	Ferguson Waterworks	06/29/2023	2018658	67357			NA	2,559.11
06/30/2023	HDSUP001	White Cap, LP	06/27/2023	50022731499	147076000			NA	647.08
06/30/2023	HDSUP001	White Cap, LP	06/27/2023	50022731511	147076000			NA	535.82
		Local Purchase TOTAL:							3,742.01
		Small Tools TOTAL:							3,742.01
		General Requirements TOTAL:					15.00		20,056.81
02		SITE WORK							
020000		Site Work-Subcontract							
S		Subcontract							



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JOB COSTING - PROJECT TRANSACTION REPORT

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Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
07/18/2023	SAWCR001	Sawcross, Inc.	06/30/2023	174691REQ3	174691004			LS	116,648.39
Subcontract TOTAL:									116,648.39
Site Work-Subcontract TOTAL:									116,648.39
021120 Erosion Control									
LP Local Purchase									
06/30/2023	C055	C & C Silt Fencing Corporation	06/12/2023	9512	PC Construction Company			NA	2,200.00
Local Purchase TOTAL:									2,200.00
Erosion Control TOTAL:									2,200.00
023900 Valves									
P Purchase Order									
06/30/2023	MLKAS001	MLK & Associates LLC	06/19/2023	230438	174691009		7.00	LS	51,410.18
06/30/2023	MLKAS001	MLK & Associates LLC	06/19/2023	230439	174691009			LS	50,822.94
Purchase Order TOTAL:							7.00		102,233.12
Valves TOTAL:							7.00		102,233.12
025070 HDPE Pipe Material									
LP Local Purchase									
06/30/2023	GODWI001	Xylem Dewatering Solutions, In	06/25/2023	401261061	00011284			NA	3,806.26
06/30/2023	HDPE001	High Density Poly Enterprises,	06/06/2023	INVFL14015	PC Construction Company			NA	51,616.36
06/30/2023	HDSUP004	Core & Main LP	06/20/2023	T129189	174692			NA	2,822.64
06/30/2023	HDSUP004	Core & Main LP	06/28/2023	T073099	213048			NA	3,196.34
06/30/2023	MCMAS001	McMaster-Carr Supply Company	06/16/2023	99596653	20450100			NA	39.51
06/30/2023	RYAN004	Ryan Herco Flow Solutions	06/27/2023	B130147	172590			NA	275.63
Local Purchase TOTAL:									61,756.74
HDPE Pipe Material TOTAL:									61,756.74
SITE WORK TOTAL:							7.00		282,838.25
05 METALS									
055450 Pipe Supports									
LP Local Purchase									
06/30/2023	HDPE001	High Density Poly Enterprises,	06/30/2023	INVFL14535	PC Construction Company			NA	5,816.44



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Job

Phase

Category	Name								
Post Date	Source	Source Desc	Reference Date	Reference	Reference Desc	Pay Type	Quantity	WM	Cost
Local Purchase TOTAL:									5,816.44
Pipe Supports TOTAL:									5,816.44
METALS TOTAL:									5,816.44
151	MECHANICAL-PROCESS								
151772	Tapping Saddles/Valves/Service								
LP	Local Purchase								
06/30/2023	FERGU001	Ferguson Waterworks	06/01/2023	2007640	67357	NA			8,366.76
06/30/2023	FERGU001	Ferguson Waterworks	06/08/2023	2012103	67357	NA			6,472.54
06/30/2023	FERGU001	Ferguson Waterworks	06/13/2023	2012078	67357	NA			2,251.28
06/30/2023	FERGU001	Ferguson Waterworks	06/16/2023	20121031	67357	NA			642.00
06/30/2023	FERGU001	Ferguson Waterworks	06/29/2023	20120781	67357	NA			32.70
06/30/2023	FERGU001	Ferguson Waterworks	06/29/2023	2018658	67357	NA			266.43
Local Purchase TOTAL:									18,031.71
Tapping Saddles/Valves/Service TOTAL:									18,031.71
151788	Bolt & Gasket Sets								
LP	Local Purchase								
06/30/2023	NEFCO001	The NEFCO Corporation	06/14/2023	S4448351001	80451	NA			4,380.16
06/30/2023	NEFCO001	The NEFCO Corporation	06/14/2023	S4448351002	80451	NA			472.29
Local Purchase TOTAL:									4,852.45
Bolt & Gasket Sets TOTAL:									4,852.45
MECHANICAL-PROCESS TOTAL:									22,884.16
16	ELECTRICAL								
160000	Electrical Subcontract								
S	Subcontract								
06/30/2023	ELECT102	Electric Services, Inc.	06/20/2023	174691REQ1	174691014	LS			76,980.24
Subcontract TOTAL:									76,980.24
Electrical Subcontract TOTAL:									76,980.24
ELECTRICAL TOTAL:									76,980.24



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JOB COSTING - PROJECT TRANSACTION REPORT

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Job

Phase

<u>Category</u>	<u>Name</u>								
<u>Post Date</u>	<u>Source</u>	<u>Source Desc</u>	<u>Reference Date</u>	<u>Reference</u>	<u>Reference Desc</u>	<u>Pay Type</u>	<u>Quantity</u>	<u>WM</u>	<u>Cost</u>
		Wildwood WRF Expansion and BNR Improvements Phase 1A					314.50		472,581.35
		TOTAL:							
		Wildwood WRF Expansion and BNR Improvements PRECON					86.50		16,229.35
		TOTAL:							
Job	174691	Category Summary							
				Labor			85.50		16,103.50
				Local Purchase			0.00		105.09
				Subcontract			1.00		20.76
					Category Total:		86.50		16,229.35
Job	174692	Category Summary							
				Equipment - PC			15.00		14,160.00
				Labor			291.50		42,275.50
				Local Purchase			0.00		119,978.00
				Purchase Order			7.00		102,233.12
				Subcontract			1.00		193,934.73
					Category Total:		314.50		472,581.35
					Grand Total:		401.00		488,810.70

Report Parameters

Company:	02	From Category:		Job Status:	A	Run Date:	07/19/2023
Job Pick List:		To Category:		Transaction Type:	C	Run Time:	9:23 AM EDT
From Job:	174691	From Phase:		Include Subjobs:	Y	Operator:	RFAY
To Job:	174692	To Phase:		From Date:		Report Code:	PCC_JC2000
Cat Pick List:		Batch Number:		To Date:			
From Draw:	3	Sort By:	POST_DATE	Include Backcharges:	N		
To Draw:	3			Include Insurance Claims:	N		

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END OF SECTION

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Millennium Park Reuse Extension Phase 1 Pay Application No. 1 in the Amount of \$174,736.85

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Pave-Rite, Inc
Effective Date: 08/02/2023 Termination Date:
Managing Division/Department: Utility Department Wastewater Division

BUDGET IMPACT: Funds are available in account number 401-535-60-6310 (Millennium Park Project).

HISTORY/FACTS/ISSUES:

In May of 2023, the City awarded Phase 1 of the Millennium Park Reuse project to Pave-Rite, Inc. Attached is pay application no.1 for this project in the amount of \$174,736.85.

The City's consultant for this project, Kimley-Horn, and staff have reviewed the application and recommend approval.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: CITY OF WILDWOOD 100 N MAIN STREET WILDWOOD FL 34785 Attn:	PROJECT: Millennium Park Reuse Extension - Phase 1 APPLICATION NO: 1 PROJECT NO: 2309 PERIOD: 7/1/23-7/31/23
FROM : Pave-Rite, Inc 3411 W Crigger Ct Lecanto, FL 34461 (352) 621-1600	

Application is made for payment, as shown below in connection with the Contract.

1 ORIGINAL CONTRACT SUM	\$	404,414.61
2 NET CHANGE BY CHANGE ORDERS	\$	-
3 CONTRACT SUM TO DATE (Line 1 + 2)	\$	404,414.61
4 TOTAL COMPLETED & STORED TO DATE	\$	183,933.53
5 RETAINAGE: % of Completed Work and Stored Material	5% \$	9,196.68
6 TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$	174,736.85
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior request)		
8 CURRENT PAYMENT DUE	\$	174,736.85
9 BALANCE TO FINISH, INC RETAINAGE (Line 3 Less Line 6)	\$	229,677.76

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved previously		
Total changes approved this pay		
TOTALS: \$	-	-
NET CHANGES by Change Order		\$ -

Kimley»Horn

☒ NO EXCEPTIONS TAKEN

☐ CORRECTIONS NOTED

☐ REJECTED

☐ VERIFY & MAKE CORRECTIONS

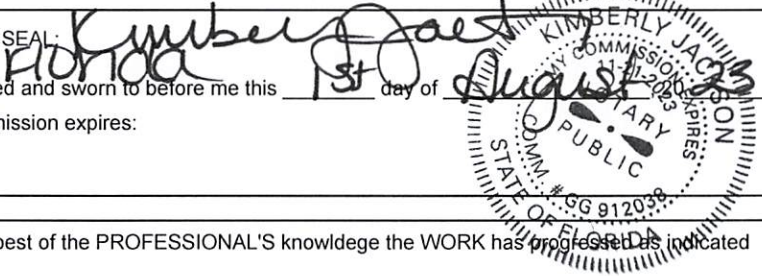
☐ RESUBMIT

☐ FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: HEATH.SMITH Date: 8/1/23

I hereby certify that the work performed and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the undersigned and City of Wildwood relating to the above referenced project. I also certify that payments, less applicable retainage, have been made through the period covered by the previous payments received by the contractor, to: all subcontractors; for all materials and; for all labor used on or in connections with the performance of the Contract. I further certify I have complied with Federal, State and local tax laws, including Social Security laws and unemployment Compensation laws and Worker's Compensation law insofar as applicable to the performance of the contract.

CONTRACTOR:  By: L. Michael Delgado, President Date: 8/1/23	NOTARY SEAL:  State Of: Florida Subscribed and sworn to before me this 1st day of August 2023 My Commission expires: 11/11/2025
---	---

PROFESSIONAL'S RECOMMENDATION FOR PAYMENT:
In accordance with the Contract documents based on site observations and the data comprising the above application to the best of the PROFESSIONAL'S knowledge the WORK has progressed as indicated and this APPLICATION FOR PAYMENT meets the requirements of the Contract and payment is recommended.

Approved By: _____	\$ _____
Title: _____	Amount: _____
	Date: _____

Millennium Park Reuse Extension - Phase 1
OWNER PROJ. NO.

PAYMENT APPLICATION No. 1

FOR PERIOD FROM 7/1/23 TO 7/31/23

ITEM #	DESCRIPTION	QTY	UM	UNIT PRICE	VALUE	PREVIOUSLY COMPLETED		COMPLETED THIS PERIOD		COMPLETED TO DATE		REMAINING	RETAINAGE	0.05
						QUANTITY	VALUE	QUANTITY	VALUE	%	VALUE			
1	MOBILIZATION	1.00	LS	\$ 16,023.16	\$ 16,023.16			0.30	\$4,806.95	30%	\$ 4,806.95	\$ 11,216.21	\$ 240.35	
2	MAINTENANCE OF TRAFFIC	1.00	LS	\$ 2,894.98	\$ 2,894.98			0.25	\$723.75	25%	\$ 723.75	\$ 2,171.23	\$ 36.19	
3	ENVIRONMENTAL PROTECTION	1.00	LS	\$ 3,823.50	\$ 3,823.50			0.90	\$3,441.15	90%	\$ 3,441.15	\$ 382.35	\$ 172.06	
4	SURVEY LAYOUT AND RECORD DRAWINGS	1.00	LS	\$ 9,720.00	\$ 9,720.00			0.50	\$4,860.00	50%	\$ 4,860.00	\$ 4,860.00	\$ 243.00	
5	SITE VIDEO (PRE & POST CONSTRUCTION)	1.00	LS	\$ 1,050.00	\$ 1,050.00			0.50	\$525.00	50%	\$ 525.00	\$ 525.00	\$ 26.25	
6	RESTORATION, COMPLETE	1.00	LS	\$ 9,707.02	\$ 9,707.02			0.10	\$970.70	10%	\$ 970.70	\$ 8,736.32	\$ 48.54	
7	UNSUITABLE SOIL (QTY ARBITRARY)	100.00	CY	\$ 44.09	\$ 4,409.00					0%	\$ -	\$ 4,409.00	\$ -	
8	ROCK EXCAVATION (QTY ARBITRARY)	100.00	CY	\$ 57.65	\$ 5,765.00					0%	\$ -	\$ 5,765.00	\$ -	
9	DRIVEWAY/TRAIL RESTORATION (OTHER)	61.00	SY	\$ 97.96	\$ 5,975.56					0%	\$ -	\$ 5,975.56	\$ -	
10	4" DR 25 C800 PVC RECLAIM MAIN	1,074.00	LF	\$ 25.77	\$ 27,676.98					0%	\$ -	\$ 27,676.98	\$ -	
11	12"DR 18 C800 PVC RECLAIM MAIN	2,649.00	LF	\$ 90.99	\$ 241,032.51			1,546.00	\$140,670.54	58%	\$ 140,670.54	\$ 100,361.97	\$ 7,033.53	
12	4" GATE VALVE	2.00	EA	\$ 2,550.00	\$ 5,100.00					0%	\$ -	\$ 5,100.00	\$ -	
13	4" PLUG WITH 2" TAP	1.00	EA	\$ 494.11	\$ 494.11					0%	\$ -	\$ 494.11	\$ -	
14	4" 22.5 BEND	1.00	EA	\$ 571.15	\$ 571.15					0%	\$ -	\$ 571.15	\$ -	
15	4" 45 BEND	1.00	EA	\$ 571.15	\$ 571.15					0%	\$ -	\$ 571.15	\$ -	
16	4" 90 BEND	1.00	EA	\$ 586.56	\$ 586.56					0%	\$ -	\$ 586.56	\$ -	
17	6" GATE VALVE	1.00	EA	\$ 2,845.32	\$ 2,845.32					0%	\$ -	\$ 2,845.32	\$ -	
18	6" X 12" REDUCER	1.00	EA	\$ 1,420.25	\$ 1,420.25					0%	\$ -	\$ 1,420.25	\$ -	
19	12" X 4" TEE	1.00	EA	\$ 1,818.29	\$ 1,818.29					0%	\$ -	\$ 1,818.29	\$ -	
20	12" RESTRAINED PLUG	2.00	EA	\$ 1,101.74	\$ 2,203.48			1.00	\$1,101.74	50%	\$ 1,101.74	\$ 1,101.74	\$ 55.09	
21	12" GATE VALVE	4.00	EA	\$ 5,794.03	\$ 23,176.12			2.00	\$11,588.06	50%	\$ 11,588.06	\$ 11,588.06	\$ 579.40	
22	12" 22.5 BEND	4.00	EA	\$ 1,191.62	\$ 4,766.48			2.00	\$2,383.24	50%	\$ 2,383.24	\$ 2,383.24	\$ 119.16	
23	12" 45 BEND	7.00	EA	\$ 1,234.00	\$ 8,638.00			5.00	\$6,170.00	71%	\$ 6,170.00	\$ 2,468.00	\$ 308.50	
24	12" TEE	1.00	EA	\$ 1,692.40	\$ 1,692.40			1.00	\$1,692.40	100%	\$ 1,692.40	\$ -	\$ 84.62	
25	ABOVE GROUND AIR RELEASE VALVE	2.00	EA	\$ 3,423.29	\$ 6,846.58					0%	\$ -	\$ 6,846.58	\$ -	
26	REMOVE PLUG AND TIE INTO EXISTING 6" CROSS	1.00	EA	\$ 1,343.21	\$ 1,343.21					0%	\$ -	\$ 1,343.21	\$ -	
27	RECLAIM SERVICE	1.00	EA	\$ 9,263.80	\$ 9,263.80					0%	\$ -	\$ 9,263.80	\$ -	
28	PAYMENT AND PERFORMANCE BOND	1.00	EA	\$ 5,000.00	\$ 5,000.00			1.00	\$5,000.00	100%	\$ 5,000.00	\$ -	\$ 250.00	
TOTALS					\$ 404,414.61	\$ -	\$ 183,933.53	45%	\$ 183,933.53	\$220,481.08	\$ 9,196.68			

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Employment Contract for Police Officer Recruit U. Magee

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Wildwood Police Department recently conducted interviews to select one individual to receive the annual A.J. Johnson Police Scholarship. At the conclusion of the process, the recipient chosen was Umar Magee.

The cost of sending one recruit to the academy is \$5,000, which will be funded by the Police Department training line item 001-521-30-5500.

LAW ENFORCEMENT ACADEMY REIMBURSEMENT AND SUBSEQUENT EMPLOYMENT AGREEMENT

THIS AGREEMENT CONCERNING Law Enforcement Academy Reimbursement and Subsequent Employment (“Agreement”) is entered into effect this **21st day of August, 2023** (even though it may be executed on other dates) by and between:

- o City of Wildwood, a Florida municipal corporation (“City”) and
- o **Umar Magee** (“Employee”), whose address is **1551 Sackett Circle Orlando, FL 32818**

Recitals

- A. WHEREAS, Employee desired to become employed as a sworn officer for the City; and
- B. WHEREAS, City is committed to providing the highest qualified sworn police officers possible to serve the needs of the City’s citizens; and,
- C. WHEREAS, the services to be rendered by the Employee under this Agreement requires special training, skill and education and this Agreement is entered into for the purpose of obtaining, training and employing Employee for such services to the City; and
- D. WHEREAS, this Agreement is entered into, in part, pursuant to Florida Statute, §943.16; and
- E. WHEREAS, City will pay or reimburse Employee the full cost of tuition and other course expenses to attend an approved basic recruit training program; and
- F. WHEREAS, City will reimburse Employee the full cost of the Florida State Officer Certification Examination (“SOCE”) one (1) time only; and
- G. WHEREAS, Payment or reimbursement by the City of Employee’s cost of tuition, other course expenses, and the full cost of the SOCE is considered a Loan Agreement for the purposes of this Agreement.

NOW THEREFORE, in consideration of the matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

1. **Employment.** City hereby employs Employee as a probationary employee with the City of Wildwood Police Department as set forth herein on this **21st day of August, 2023** (“Employment Date”).

2. **Probationary status.** Employee shall be employed on a probationary status with the term of probation to last from the Employee's initial employment date until one (1) year after Employee is sworn in as a sworn law enforcement officer. The initial employment date shall be the Employment Date set forth above in paragraph 1. The probationary period includes the time the Employee is enrolled in the Florida Law Enforcement Academy (the "Academy"), as well as, the time the Employee is engaged in the Wildwood Police Department's Field Training Officer training program. During this probationary period Employee shall be an "at will" employee who may be terminated from employment for any reason at any time not otherwise prohibited by State or Federal law. Upon completion of the probationary period set forth herein, Employee's status shall be that of any other sworn police officer employed by the City consistent with the Employee's rank and time of service, except as otherwise provided for in this Agreement. It is anticipated by the City that the Employee will successfully complete the Academy during the initial term. Following graduation Employee will successfully sit for and pass the Florida SOCE and complete, to the City's satisfaction, the Wildwood Police Department's Field Training Officer training program on schedule. If for any reason Employee fails or falls behind the schedule for completion of these requirements, the City may, at its option, immediately terminate this Agreement.

3. **Salary and Benefits During the Probationary Employment.**

- A. **Salary:** So long as the Employee remains in good standing with the Wildwood Police Department, he or she will be paid in regular bi-weekly intervals as a regular Wildwood Police Department employee. Employee's salary while a student at the Academy at the College of Central Florida will be \$31,200.00. Employee's salary after successfully passing the SOCE and starting the Wildwood Police Department's Field Training Officer training program will be \$51,000.00.
 - B. **Benefits.** Employee shall be entitled to all benefits regular City employees are entitled to during the probationary period. Insurance benefits will commence the first day of the month after 30 days following date of hire.
4. **Basic Recruit Training.** Employee shall attend and complete the Basic Recruiting Training Program at the College of Central Florida for the term starting on **August 28, 2023**.
 5. **Other Course Expenses.** For purposes of the Agreement "other course expenses" includes books, uniforms, ammunition, testing cards, and miscellaneous educational expenses approved by the Chief of Police.

6. **State Officer Certification Examination.** Upon completion of the Academy at the College of Central Florida, Employee shall register for and take the next scheduled SOCE.

7. **Employee Obligation.**

- A. Prior to employment, Employee must meet the minimum eligibility standards for a sworn police officer pursuant to the Criminal Justice Standards and Training Commission.
- B. Prior to employment, Employee must meet the minimum eligibility standards for acceptance into the Academy at the College of Central Florida.
- C. The City will directly purchase tuition and other course materials on behalf of the Employee.
- D. Employee shall be required to take the SOCE within five (5) days of graduation from the Academy. If Employee does not pass the SOCE on the first try, Employee will be allowed one (1) additional opportunity (at employee's expense) to take and pass the SOCE. However, Employee must retake the SOCE within five (5) days of their first attempt of taking the SOCE. Both examinations must be completed no later than ten (10) days after Employee graduates from the Academy.
- E. Employee must maintain an 80% average score or better on course work while attending the Academy.
- F. Employee must maintain 100% attendance in the Academy.
- G. Employee must successfully complete the Wildwood Police Department's Field Training Officer training program within twenty-six (26) weeks of graduation from the Academy.
- H. Employee must remain continuously employed by the Wildwood Police Department for three (3) years from the date that Employee successfully completes the Wildwood Police Department's Field Training Officer training program.
- I. Employee shall devote Employee's full time, attention, energies and best efforts to the Wildwood Police Department.
- J. Employee shall perform all duties assigned to Employee to the best of Employee's ability and in a manner satisfactory to the Wildwood Police Department.
- K. Employee shall abide by and carry out the policies of the Wildwood Police Department as promulgated from time to time.

8. **Loan Agreement.** Employee agrees that payment by the City of Employee's tuition to the College of Central Florida, other course expenses, and/or full cost of the SOCE are a loan between City and Employee creating a loan agreement ("Loan Agreement"). This Loan Agreement shall remain in effect between City and Employee up to and until Employee fulfills the Term of Employment Obligation set forth in paragraph 10 of this Agreement, at which time City shall forgive said loans. Only upon fulfillment of Employee's obligations under paragraph 10 of this Agreement will the City forgive such loans.

9. City Obligations.

- A. As applicable, City will pay either the full cost or the remaining balance of Employee's tuition and other course expenses while attending the Academy at the College of Central Florida if Employee is already enrolled at the time of this Agreement.
- B. City will pay Employee the salary and benefits set forth in paragraph 3 above during Employee's probationary period and thereafter pay Employee pursuant to the City of Wildwood's pay policies.
- C. City will reimburse Employee or pay directly the full cost of the SOCE) one (1) time only. Thereafter, the Employee shall be responsible to pay the cost of the additional SOCE required under paragraph 7D of this Agreement, if necessary.

10. **Terms of Employment Obligations.** Employee shall remain employed with the City of Wildwood Police Department on a continuous full-time basis for three (3) years from the time Employee successfully completes the Wildwood Police Department's Field Training Officer training program. Two (2) years are for the costs of tuition pursuant to Florida Statute §943.16 and one (1) year is for the salary paid by City to Employee while attending the Academy and subsequent training with the Wildwood Police Department's Field Training Officer training program.

11. **Failure to Comply.** If employee fails to comply with this Agreement, including the required employment as a sworn police officer during the three (3) years of service owed herein then:

- A. City may terminate Employee's employment; and
- B. Employee will, upon such termination or failure to comply with this Agreement:

1. Reimburse City for the actual cost for all tuition and other course expense paid by City to, or on behalf of, Employee. The City may make deductions from Employee's wages to recoup these payments pursuant to the Loan Agreement set forth in Paragraph 8 herein;
 2. Reimburse City for 35% of Employee's salary while employed while a student at the Academy. The City may make deductions from Employee's wages to recoup the 35% of Employee's salary, but such deductions shall not reduce the Employee's wages below federal or state minimum wage requirements for all hours worked.
12. **Attorneys' Fees.** If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, court costs and all expenses even if not taxable as court costs (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, administrative costs, and all other charges billed by the attorney to the prevailing party.
13. **Jury Waiver.** In any civil action, counterclaim, or proceeding, whether at law or in equity, which arises out of, concerns, or relates to this agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby, whether sounding in contract, tort, strict liability or otherwise, trial shall be to a court of competent jurisdiction and not to a jury. Each party hereby irrevocably waives any right it may have to a trial by jury. Neither party has made or relied upon any oral representation to or by any other party regarding the enforceability of this provision. Each party has read and understands the effect of this jury waiver provision.
14. **Waiver.** The failure or delay of any party at any time to require performance by another party or any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder. Any waiver by any party of any breach of any provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party of any other or further notice or demand in similar or other circumstances.

15. **Authorization to Release Student information.** Employee agrees to execute and have properly witnessed or notarized the College of Central Florida Student Authorization for Access to Educational Records form attached hereto as Exhibit “A”, authorizing the College of Central Florida to release to the City the following information from Employee’s educational record: GPA, Transcripts/Test Scores, Petitions, Application, Correspondence, Financial Aid Records, Grade for any and all semesters Employee is or was in attendance, Transcripts from other schools, Attendance, Withdrawal forms, and Disciplinary records. In executing the attached Authorization to Release Student Information, Employee authorizes the release of the specified records to the City at any time the City requests the same while Employee is actively enrolled at the College of Central Florida.
16. **Governing Law.** This Agreement is and shall be deemed to be a contract entered into and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied and enforced in accordance with the law of the State of Florida.
17. **Jurisdiction and Venue.** The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Sumter County, Florida. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Sumter County. Each party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding in such court or the right to bring an action or proceeding in any other court. Service of any court paper may be affected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.
18. **Rights of Third Parties.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns.
19. **Amendment.** No amendment to this Agreement shall be effective except those agreed to in writing and signed by all parties to this Agreement.
20. **Assignment.** This Agreement is not assignable by Employee
21. **Severability of Illegal Provisions.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law. Should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions of this Agreement.

22. Entire Agreement. This Agreement, including exhibits (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements, or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this Agreement. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement shall not be relevant or admissible to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity to make objection. No representations, understandings, or agreements have been made or relied upon in making of this Agreement other than those specifically set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

City of Wildwood, a Florida municipal corporation

Jason McHugh, City Manager

Date

Employee

Printed Name: **Umar Magee**

08/04/2023

Date

APPROVED AS TO FORM AND LEGALITY:

Ashley Hunt, Esq.
City Attorney

Date

ACKNOWLEDGEMENT

Pursuant to Florida Statute §943.16 I acknowledge that the City of Wildwood gave written notification to me of the 2-year employment commitment under the statute and the 3-year total employment commitment under this Agreement during the employment screening process for payment of the costs of tuition for my attendance at a basic police officer recruit training program.

magee umar

Employee

08/04/2023

Date

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request to Increase City Attorney Hourly Rates

REQUESTED ACTION: City Manager Recommends Approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT: Increases to the Professional Services line item budgets in FY 24

HISTORY/FACTS/ISSUES:

Please see the attached memo from Hunt Law Firm regarding a request to increase the hourly billing rates for the City Attorney. Should the Commission move to approve the rate increases, the City Manager recommends the rate increases become effective October 1, 2023 to coincide with the new fiscal year.

MEMORANDUM

TO: JASON MCHUGH, CITY MANAGER
FROM: HUNT LAW FIRM, P.A.
DATE: AUGUST 4, 2023
RE: CITY ATTORNEY HOURLY RATE
ATTORNEY: JOSHUA E. BILLS 

1. Introduction

As you are aware, the City of Wildwood entered into a fee agreement with Hunt Law Firm, P.A. in 2014 wherein the City agreed to pay Hunt Law Firm, P.A. an hourly rate of \$160.00. Since that time, no adjustments to the hourly rate have occurred.

2. Survey of Fees

A survey of various local jurisdictions revealed the following:

Local Government	Hourly Rate
Sumter County	*\$240.00 ¹
Leesburg	\$225.00
Umatilla	\$225.00
Minneola	\$220.00
Lake County Schools	\$225.00
Montverde	\$150.00 - Regular \$275.00 – Development ²
Fruitland Park	N/A ³

3. Conclusion

Based upon these rates, we believe an increase in the hourly rate to \$225.00 per hour would be appropriate and consistent with surrounding jurisdictions.

Finally, there are a few jurisdictions where the City Commission has allowed for yearly CPI increases in the hourly fee. At this time, we would respectfully request such consideration to

¹ Per information received, Sumter County has a negotiated flat monthly fee for a specific number of hours followed by the \$240.00 hourly rate. Said fee agreement was adopted approximately 3 years ago.

² A large portion of our current work on for the City relates to development issues.

³ Fruitland Park operates on a monthly retainer which would not be consistent with the amount of work presently required for the City of Wildwood.

ensure that the fee remains consistent with market conditions and does not need to be reconsidered for adjustment every year.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Potential Property Acquisitions

REQUESTED ACTION: City Manager requests direction from City Commission.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Two individuals have reached out to the City Manager to see if there is an interest in acquiring properties that abut city-owned properties. Mr. Jonathan Zier asked if the City may be interested in two duplexes on York Street adjacent to Dr. Martin Luther King, Jr. Community Center. The second individual, Mr. John Christian, asked if the City may be interested in his church (formerly the Martin Theatre) on Main Street adjacent to the City's gazebo and parking lot.

Acquisition of either property may facilitate the continuation of the City's redevelopment plans associated with the Downtown Master Plan. However, no specific use has been identified at this time.

From: [Jason McHugh](#)
To: [Gabriella Ascione](#); [Jessica Barnes](#)
Subject: FW: Property next to community center
Date: Tuesday, August 8, 2023 11:05:09 AM
Attachments: [image001.png](#)

From: Jason McHugh
Sent: Wednesday, July 26, 2023 1:40 PM
To: Jonathan Z <dell_dude_jonathan@yahoo.com>
Cc: Ed Wolf <ewolf@wildwood-fl.gov>; Pamala Bivins <pbivins@wildwood-fl.gov>; Julian Green <jgreen@wildwood-fl.gov>; Joe Elliott <jelliott@wildwood-fl.gov>; Marcos Flores <mflores@wildwood-fl.gov>; Cassandra Smith <CSmith@wildwood-fl.gov>; Melanie Peavy <mpeavy@wildwood-fl.gov>
Subject: RE: Property next to community center

Good Afternoon Jonathan:
Thanks for thinking of us and for your kind sentiments.
I will discuss the possibility of acquiring the property with the City Commission and will report back.

Regards,



Jason F. McHugh, CPM, AICP
City Manager

352.330.1330 x125
jmchugh@wildwood-fl.gov
www.wildwood-fl.gov

From: Jonathan Z <dell_dude_jonathan@yahoo.com>
Sent: Wednesday, July 26, 2023 8:49 AM
To: Jason McHugh <jmchugh@wildwood-fl.gov>
Subject: Property next to community center

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Howdy Jason,

I own two duplexes adjacent to the Wildwood Community Center off of Dr. MLK Jr. Avenue & York Street. I am wondering if the city might be interested in buying, leasing, or even trading my

property? Units 401/403 and 405/407 York Street. It is concrete block construction and almost half an acre. A few single family homes on my block have sold for \$195k. Another single duplex with half the amount of land as mine was listed for 255k a few months ago. The prices keep going up and up for every newly listed property in Wildwood....plus once your downtown projects are completed it may even double the property values. Also, next to my property, across on York Street, there is a vacant mobile home. Adjacent to my property is a single family home that Miss Clara owned. She passed away, and I'm sure her family may be interested in selling too. Then, behind the community center is a church. In all of the years that I've own my property, I have never seen any activity. There is also another empty lot next to that. Those properties would probably total over 2.5 acres. Maybe it would be a good location for a potential fire department, smaller trolley station, gym, library, or community outreach center for disadvantaged youth or families?

Should the city be interested or not, I would still like to thank you for how well the city has developed in the last twenty years. I grew up in Lake and Sumter counties and graduated from Lake-Sumter Community College. I worked over 25 years ago for Mid-Florida Publications (Sumter Shopper, Lake County Shopper, etc.), and Russell Stover Candies. My parents and grandparents are also buried in Bushnell. I am amazed that a small mobile home park of Orange Blossom Gardens developed into a three county development of The Villages that keeps on growing and making everything around it so grand!

I ask that you please respond back to me whichever way you decide within 60 days (September 25th). I want to give you the city the opportunity first to either buy, lease or trade before making any decisions on the property that I own in Wildwood.

Sincerely,

Jonathan Zier

352-217-2855 - dell_dude_jonathan@yahoo.com

1005 Northlake Drive, Sanford, Florida 32773

Summary

Parcel Number G06F043
Site Location 401 YORK ST
City WILDWOOD
Zip 34785
Tax District CITY OF WILDWOOD (2002)
Neighborhood 2233 - G06
Section Twp Range 06-19-23
Legal Description LOTS 43 BARWICKS ADDITION TO WILDWOOD PB 1 PG 74



Owner

[ZIER JONATHAN D](#)
1005 NORTHLAKE DR
SANFORD, FL 32773

Land

Land Use 2201F
Number of Units 10249.54
Unit Type SF
Assessed Value \$5,330

Building Data

Actual Year Built 1981
Effective Year Built 1981
Base (Heated/Cooled) Area 1248
Gross Area 1248
Description BARWICKS/COM (Duplex)
Construction Class Block
Quality Average
Exterior Walls Wall Type 3;Painted
Roof Structure
Roof Cover Shingles
Floor Cover N/A
Interior Walls
Heating Type N/A
Air Conditioning NONE
Frame Type Commercial;
Bath Fixtures

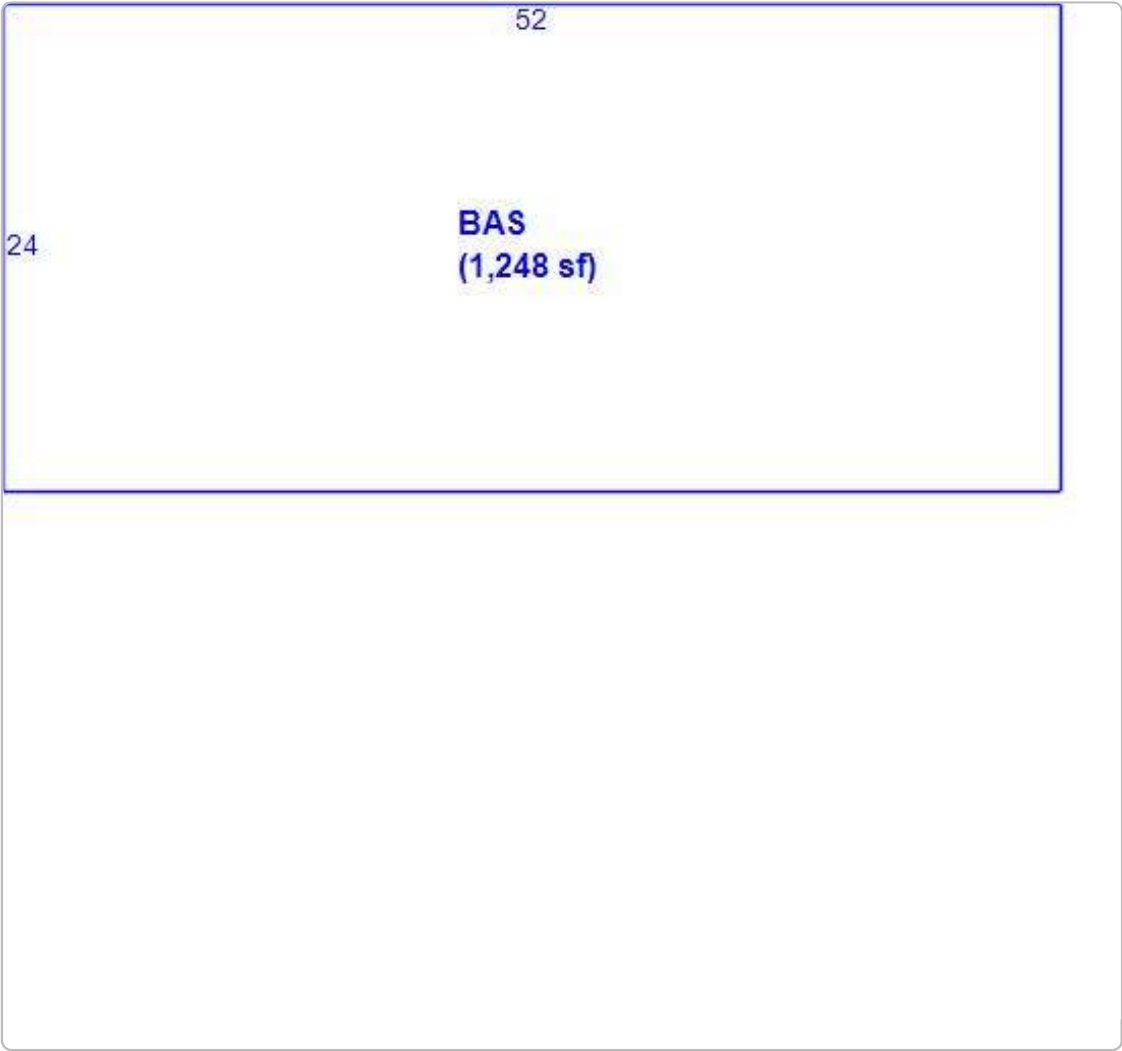
Sales

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
1/1/2013	\$35,000	WARRANTY DEED	2558/141	U	Improved	ZIER JONATHAN D
11/1/2011	\$100	CERTIFICATE OF TITLE	2373/678	U	Improved	FIDELITY BANK OF FLORIDA NA
12/1/2007	\$0	WARRANTY DEED	1876/252	U	Improved	CHASSIE DUANE W
12/1/2003	\$70,000	WARRANTY DEED	1154/190	Q	Improved	CHASSIE DUANE W
12/1/2003	\$100	CORRECTIVE DEED	1154/189	U	Improved	HAMILTON DELORIS
8/1/2003	\$29,000	WARRANTY DEED	1104/159	Q	Improved	HAMILTON DELORIS
1/1/1993	\$100	WARRANTY DEED	484/456	U	Improved	LYALS GWENDOLYN L
12/1/1980	\$7,500	WARRANTY DEED	239/687	U	Improved	LYALS GWENDOLYN L
12/1/1974	\$0	QUIT-CLAIM DEED	161/543	U	Improved	LYALS GWENDOLYN L
12/1/1974	\$10,000	WARRANTY DEED	159/250	U	Improved	LYALS GWENDOLYN L
9/1/1973	\$8,000	WARRANTY DEED	144/360	U	Improved	LYALS GWENDOLYN L

Valuation

Assessed Year	2022	2021	2020	2019
+ Land Value	\$5,330.00	\$7,440.00	\$7,440.00	\$7,440.00
+ Improvement Value	\$24,460.00	\$24,460.00	\$22,150.00	\$22,150.00
+ Total Misc. Value	\$0.00	\$0.00	\$0.00	\$0.00
= Total Market Value	\$29,790.00	\$31,900.00	\$29,590.00	\$29,590.00
- SOH/deferred	\$0.00	\$0.00	\$0.00	\$0.00
= Assessed Value	\$29,790.00	\$31,900.00	\$29,590.00	\$29,590.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00
= Taxable Value	\$29,790.00	\$31,900.00	\$29,590.00	\$29,590.00

Sketch





TRIM Notices

2022 TRIM Notice (PDF)

PRC

PRC (PDF)

Tax Bill

My Tax Bill

Property Valuation Review

Property Valuation Review

Estimate Taxes

Estimate Taxes

No data available for the following modules: Miscellaneous Features, Comp Search (Commercial), Comp Search (Vacant).

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Last Data Upload: 8/8/2023, 12:01:16 AM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

Summary

Parcel Number G06F044
Site Location 405 YORK ST
City WILDWOOD
Zip 34785
Tax District CITY OF WILDWOOD (2002)
Neighborhood 2233 - G06
Section Twp Range 06-19-23
Legal Description LOT 44 BARWICKS ADDITION TO WILDWOOD PB 1 PG 74



Owner

[ZIER JONATHAN D](#)
1005 NORTHLAKE DR
SANFORD, FL 32773

Land

Land Use 2201F
Number of Units 10229.35
Unit Type SF
Assessed Value \$5,320

Building Data

Actual Year Built 1981
Effective Year Built 1981
Base (Heated/Cooled) Area 1248
Gross Area 1248
Description Wildwood (Duplex)
Construction Class Block
Quality Average
Exterior Walls Wall Type 3;Painted
Roof Structure
Roof Cover Shingles
Floor Cover N/A
Interior Walls
Heating Type N/A
Air Conditioning NONE
Frame Type Commercial;
Bath Fixtures

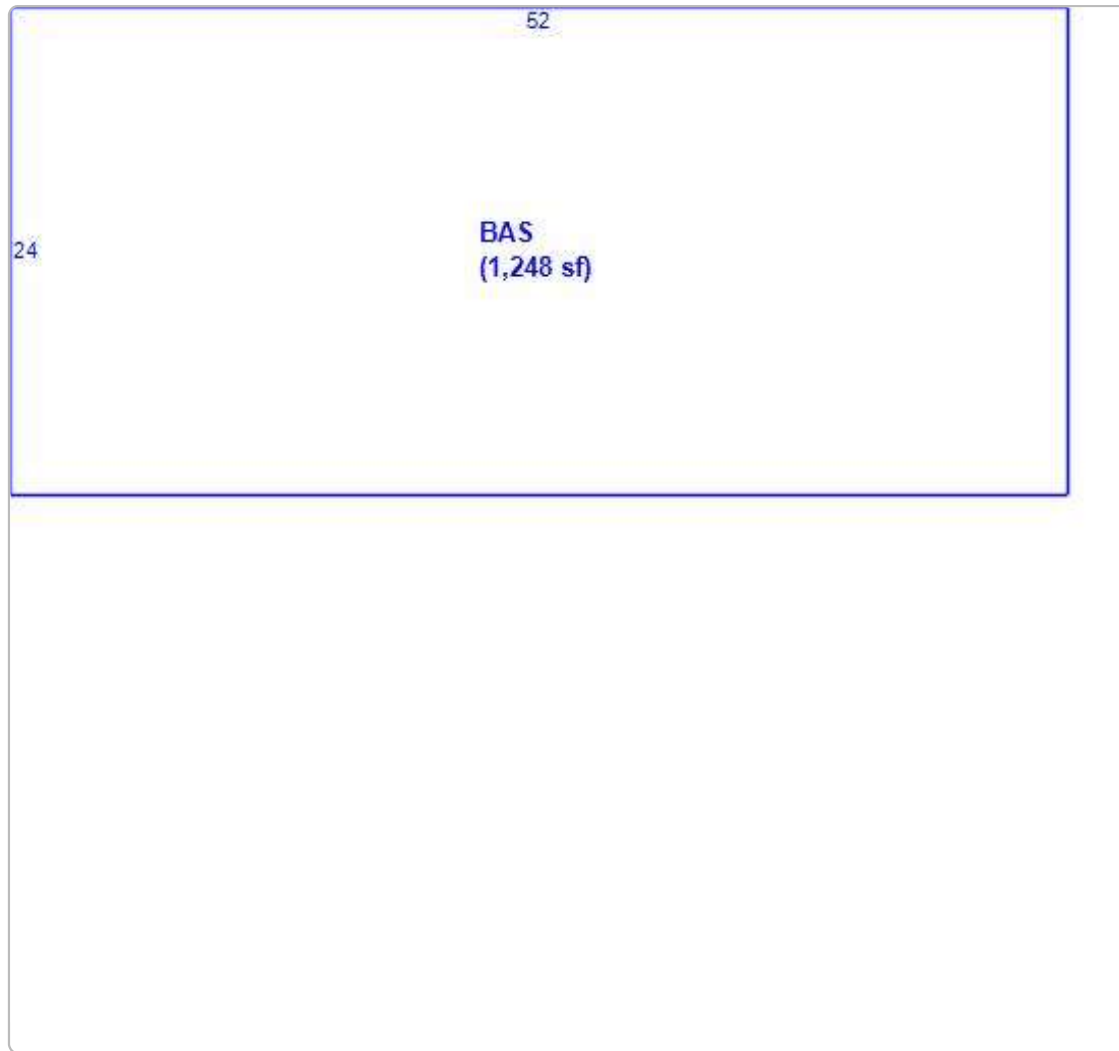
Sales

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
1/1/2013	\$35,000	WARRANTY DEED	2558/141	U	Improved	ZIER JONATHAN D
11/1/2011	\$100	CERTIFICATE OF TITLE	2373/678	U	Improved	FIDELITY BANK OF FLORIDA NA
12/1/2007	\$0	WARRANTY DEED	1876/251	U	Improved	CHASSIE GLORIA

Valuation

Assessed Year	2022	2021	2020	2019
+ Land Value	\$5,320.00	\$5,210.00	\$5,210.00	\$5,210.00
+ Improvement Value	\$24,460.00	\$24,460.00	\$22,150.00	\$22,150.00
+ Total Misc. Value	\$0.00	\$0.00	\$0.00	\$0.00
= Total Market Value	\$29,780.00	\$29,670.00	\$27,360.00	\$27,360.00
- SOH/deferred	\$0.00	\$0.00	\$0.00	\$0.00
= Assessed Value	\$29,780.00	\$29,670.00	\$27,360.00	\$27,360.00
- Exempt Value	\$0.00	\$0.00	\$0.00	\$0.00
= Taxable Value	\$29,780.00	\$29,670.00	\$27,360.00	\$27,360.00

Sketch



TRIM Notices

[2022 TRIM Notice \(PDF\)](#)

PRC

[PRC \(PDF\)](#)

Tax Bill

My Tax Bill

Property Valuation Review

Property Valuation Review

Estimate Taxes

Estimate Taxes

No data available for the following modules: Miscellaneous Features, Comp Search (Commercial), Comp Search (Vacant).

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[Last Data Upload: 8/8/2023, 12:01:16 AM](#)

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

Summary

Parcel Number	G06L078
Site Location	206 N MAIN ST
City	WILDWOOD
Zip	34785
Tax District	CITY OF WILDWOOD (2002)
Neighborhood	2201 - Wildwood
Section Twp	06-19-23
Range	
Legal Description	LOTS 2 4 & 6 BLK 12 WILDWOOD LESS R/W 301 OR 152 PG 260

Owner

CHRISTIAN WORSHIP CENTER OF
CENTRAL FLORIDA INC
903 CR 468
LEESBURG, FL 34748

Land

Land Use	0158C
Number of Units	13347
Unit Type	SF
Assessed Value	\$100,100

Building Data

Actual Year Built	1940
Effective Year Built	1940
Base (Heated/Cooled) Area	5746
Gross Area	5560
Description	Wildwood (Large Gathering Center)
Construction Class	Tile
Quality	Average
Exterior Walls	Wall Type 3
Roof Structure	
Roof Cover	
Floor Cover	N/A
Interior Walls	
Heating Type	N/A
Air Conditioning	NONE
Frame Type	Commercial;
Bath Fixtures	

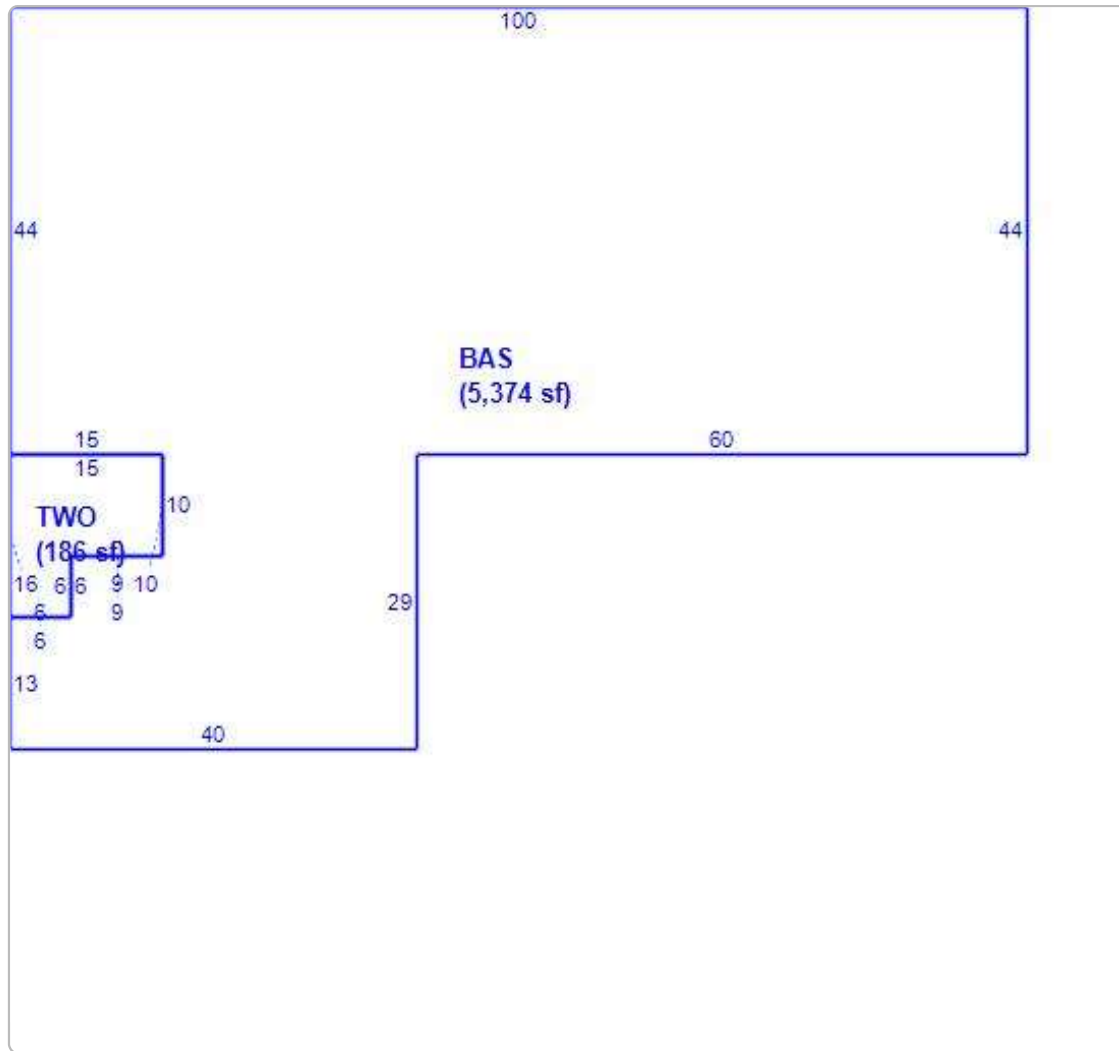
Sales

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
3/23/2018	\$280,000	WARRANTY DEED	3406/41	U	Improved	CHRISTIAN WORSHIP CENTER OF CENTRAL FLORIDA INC
8/1/2005	\$100	CORRECTIVE DEED	1447/654	U	Improved	JAMITAN INC
2/1/2005	\$330,000	WARRANTY DEED	1346/558	Q	Improved	UNKNOWN
9/1/1998	\$146,500	WARRANTY DEED	705/41	Q	Improved	MARANATHA CHRISTIAN CENTERS
7/1/1985	\$22,000	WARRANTY DEED	309/306	U	Improved	MARANATHA CHRISTIAN CENTERS
7/1/1985	\$0	TAX DEED	309/240	U	Improved	MARANATHA CHRISTIAN CENTERS
6/1/1985	\$100	WARRANTY DEED	309/238	U	Improved	MARANATHA CHRISTIAN CENTERS
4/1/1974	\$100	WARRANTY DEED	152/260	U	Improved	MARANATHA CHRISTIAN CENTERS
6/1/1967	\$100	WARRANTY DEED	85/777	U	Improved	MARANATHA CHRISTIAN CENTERS
9/1/1966	\$800	WARRANTY DEED	79/268	U	Improved	MARANATHA CHRISTIAN CENTERS

Valuation

Assessed Year	2022	2021	2020	2019
+ Land Value	\$28,030.00	\$28,030.00	\$28,030.00	\$28,030.00
+ Improvement Value	\$379,240.00	\$379,240.00	\$124,110.00	\$124,110.00
+ Total Misc. Value	\$0.00	\$0.00	\$0.00	\$0.00
= Total Market Value	\$407,270.00	\$407,270.00	\$152,140.00	\$152,140.00
- SOH/deferred	\$223,190.00	\$239,920.00	\$0.00	\$0.00
= Assessed Value	\$184,080.00	\$167,350.00	\$152,140.00	\$152,140.00
- Exempt Value	\$184,080.00	\$167,350.00	\$152,140.00	\$152,140.00
= Taxable Value	\$0.00	\$0.00	\$0.00	\$0.00

Sketch



TRIM Notices

[2022 TRIM Notice \(PDF\)](#)

PRC

[PRC \(PDF\)](#)

Tax Bill

My Tax Bill

Property Valuation Review

Property Valuation Review

Estimate Taxes

Estimate Taxes

No data available for the following modules: Miscellaneous Features, Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant).

DISCLAIMER This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data on file
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 **Schneider**
GEOSPATIAL

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Construction Projects Update

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached construction projects update.

Local Infrastructure Projects
Construction Update
August 2, 2023

Updates Shown in Red

1. City Water Projects

- a. *CR 209 Water Main - Phase 2 and CR 462 Line Relocation*
 - i. Project included in the Developer's Agreement with Twisted Oaks
 - ii. KHA coordinating with Hughes Brothers to include the water line relocation at the intersection of CR 462 and US 301 due to the new intersection alignment
 - iii. *Under construction (99% complete)*
 - iv. *Waiting for results from Bac-T samples*
- b. *US 301/CR-462 Water Main Relocation (Twisted Oaks/Sumter County conflict)*
 - i. Permits received
 - ii. Coordinating easements and Developer's Agreement modification;
awaiting submittal from Kolter
 - iii. Hughes Brothers to complete the installation
- c. *Ashley Well and Water Use Permit Modification*
 - i. Well Pump #2 Installation:
 - a. Sawcross - \$277,00
 - i. Commission awarded contract at the June 26, 2023 Commission meeting
 - ii. Well Construction:
 - a. Awarded to Citrus Well Drilling
 - b. Contractor drilling well; running into yield issues
 - c. *Awaiting results from acid bursting*
- d. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Construction Plans for iron filtration, electrical upgrades, and pump upgrades completed
 - a. KHA water quality improvements recommendation letter received on April 25th
 - b. Moving forward with the project and will program expenditure in FY 24 budget
 - c. *Bid Advertisement – 9/26/2023*
 - d. *Bid Award in November*

2. City Wastewater Projects

a. *Water Reclamation Facility*

- i. CPH designing expansion of the new plant to 8 MGD
- ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
- iii. Contractor submitted ROM pricing of \$38/gallon for 4 MGD plant (does not include effluent disposal)
- iv. Commission approved tentative rate increase of 20% for sewer service and CPI increase for water and reuse water to support future borrowing capacity
- v. Project identified for American Rescue Plan funds
 - a. ARP Agreement with FDEM (\$3.6 million) approved at the August 23, 2021 Commission meeting
 - i. City has received both installments
- vi. Phase 1A (hydraulic bypass)
 - a. Contract with PC Construction approved at the March 6th Special Called Meeting – Establishes a \$3 million owner contingency
 - b. Pay App. No. 2 in the amount of \$85,124 approved at the July 10, 2023 Commission meeting
 - c. Estimated completion – August 24, 2023
- vii. Phase 1B, 2, and Beyond:
 - a. Conversion of digester to achieve 0.48 MGD of capacity
 - b. Back end of the plant – expediting design

b. *Chitty Chatty Bridge*

- i. Commission awarded the contract to RCM in the amount of \$205,840
- ii. Coordinating pre-construction meeting

c. *Millennium Park Reclaimed Water Line Extension*

- i. Pump Station design at RIBS site – 80% complete
 - a. Waiting on final electrical plans
- ii. Reclaimed line design – 60% complete
 - a. Phase 1 (Millennium Park)
 - i. Pave-Rite - \$404,414.61
 - ii. Substantial completion – November 7, 2023
 - iii. Final completion – December 7, 2023
 - iv. 50% complete (ahead of schedule)
 - b. Phase 2: St. Claire Street
 - i. 60% Plans due on May 15, 2023
 - c. Phase 3: Broken Oak Drive
 - i. Commission directed City Manager to not move forward with the roadway project

- ii. Public Works to coordinate with KHA to only include the reuse line extension as the project
 - iii. Project out to bid next week
 - d. Phase 4: Assembly of God/Ed and Irish Wolf Property
 - i. Critical easement needed from C-466A to Broken Oak
 - ii. Awaiting development proposals from either property
 - e. Phase 5: Solamar
 - i. Coordinating with the developer on Easement Agreement to include the reclaimed line in their development;
 - f. Phase 6: Turkey Run Development and North
 - i. Coordinating with The Villas on Easement Agreement to include the reclaimed line in their development; agreement under review
 - ii. Easements needed with D32-093 (Dixon) and D32-069 (Catholic Church)
 - iii. Coordination route through Turkey Run/Inspiration Drive
- d. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
 - i. Buena Vista Boulevard Lift Station
 - a. Nearing completion
 - b. Developer completing punch list
 - ii. West SR 44 Component and CCC Lift Station conversion:
 - a. DB Civil - \$3,434,899
 - b. Pre-construction meeting held August 1, 2023
 - c. Awaiting executed contract documents from contractor

3. City Projects (Other)

- a. *Millennium Park Phase 1 and II*
 - i. CPH finalized construction documents and permitting
 - ii. Project out to bid; anticipate Commission award in September
 - iii. Coordination with Parkview for Stormwater/Reuse pond:
 - a. Joint pond under construction
 - b. Reimbursement reconciliation with developer approved at the February 13, 2023 City Commission meeting
 - c. Coordinating removal of unsuitable material
- b. *Dr. Martin Luther King Jr. Park Improvements*
 - i. Recreation and Outreach Center
 - a. OLC Design contract approved at the 5/22 City Commission meeting
 - b. Design progress – 60% plans under review
 - c. Construction funding programmed for FY 25
 - ii. Concession Stand
 - i. Working on the punch list

- c. *Downtown Master Plan Related*
 - i. Commission approved the Downtown Master Plan on November 15, 2021
 - a. CSX property acquisition (Ayres)
 - i. Coordination ongoing
 - ii. Acquisition of “Y” property looks promising
 - iii. CSX coordination occurring; positive conversations occurring
 - b. US 301 Linear Park (Ayres)
 - i. Workshop with City Commission on 10/31/2022 provided positive feedback on the design
 - ii. Project on hold
 - c. Coordination with Ayres and Tangent Media to implement branding concepts
 - i. Workshop with City Commission on 10/31/2022 provided positive feedback
 - ii. Downtown Website with dashboard is now live
 - d. Coordinating with FDOT on Complete Streets Project
 - i. Development Services Department working directly with FDOT on Complete Street application
 - i. **Included in FDOT’s 5 Year Work Plan**
 - ii. Project may require a 50% match
 - e. Main Street Buildings/Parking Garage
 - i. Contract documents approved
 - ii. Pre-construction work underway (surveying and geo-technical report received)
 - iii. **Design-Build contract for parking garage being finalized; Scheduled for August 14, 2023 Commission meeting**
 - iv. **Coordinating construction schedule; need to inform businesses once received and approved by Commission**
 - v. **Demolition permit for city-owned buildings is complete; Commission approved release of lien**

4. City Road and Drainage Projects

- a. FY 23 Pavement Activities
 - i. Commission approved FY 23 pavement activities; **activities complete**
 - ii. Rejuvenation activities within The Villages will occur in September
- b. Oak Grove Village Drainage Improvement
 - i. Property acquired to facilitate drainage project
 - ii. Trailer removed
- c. *Signature Drive and Clay Drain Road*
 - i. PES adopted by the City Commission on October 11, 2021

- ii. Design activities underway
 - iii. Notice to property owners sent out
 - iv. Additional groundwater sampling needed. Kimley-Horn coordinating and reviewing results
 - v. **KHA submitted 60% plans; under review**
- d. *Pleasantdale Drive Improvements (Road, Utilities, and Drainage)*
 - i. DB Civil Construction for \$1,208,827
 - ii. **Under construction**
- e. *Jackson Street (Utilities, Roadway, and Drainage)*
 - i. KHA design work approved at the November 22, 2021 Commission meeting
 - ii. Slip lining activities (sewer line) complete
 - iii. Determining the best pavement/treatment option (complete reconstruction vs mill-and-resurface vs full-depth reclamation)
 - a. KHA providing options and associated costs
 - iv. Determining appropriate pavement design
 - v. Awaiting 90% design documents (May)
- f. *Barwick Street Improvements:*
 - i. KHA design contract approved at the April 26, 2021 Commission meeting
 - ii. Design work underway
 - iii. Property acquisition needed for stormwater ponds; coordination ongoing
 - iv. KHA Work Authorization for geotechnical work on potential property approved at the March 13th Commission meeting
- g. *Huey Street Improvements(Utilities, Roadway, Drainage)*
 - i. KHA design contract approved at the April 26, 2021 Commission meeting
 - ii. Design underway
 - iii. Coordinating construction schedule to begin the end of the school year
 - iv. Added scope to KHA agreement to account for full depth reclamation construction and added pond locations
 - v. Commission approved agreement with SCSB on 12/12/2022 for shared pond locations

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request Special Called Meeting for August 21, 2023 at 9am

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager is requesting the third budget meeting be set for August 21, 2023 at 9am.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 2022 Annual Crime Data Report

REQUESTED ACTION: Informational Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department: Police Department

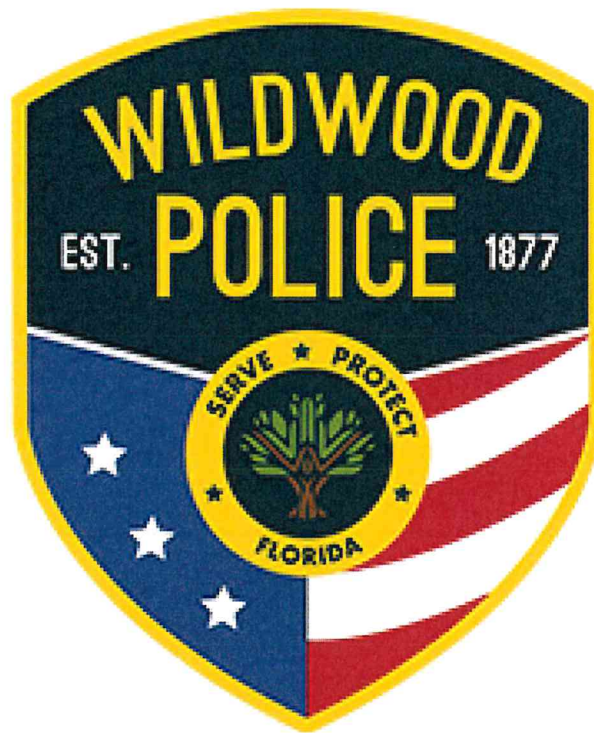
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Attached is the FY22 Crime Data Report.

Wildwood Police Department
Crime Analysis Unit

2022 Annual Crime Data Report



APPROVED FOR PUBLIC USE

Greetings,

It is my pleasure to present the Wildwood Police Department's 2022 Crime Data Report. I hope the following pages provide a glimpse into our organization, city, and commitment to serving our residents.

Our agency has developed a strong foundation of policing and created strong relationships within our community and with partnering agencies. We continue to nurture these relationships and build upon the successes that make Wildwood a great place to live, work, and raise a family.

As you peruse this document, you will notice decreases in several types of criminal offenses. Residential burglaries, assaults, robberies, sex offenses, and weapon-related offenses have all shown a decline. These are trends we celebrate and work to continue.

Wildwood's recent growth has brought tremendous economic activity to our area, but also significant additional traffic. Consequently, we have experienced an increase in traffic infractions and accidents. In 2022, we created a traffic unit specifically dedicated to education and enforcement of our traffic laws to address this challenge. This unit has made a significant impact and will continue its operations to enhance the safety of our streets.

You may notice an increase in property-related criminal offenses for 2022. This category includes thefts, auto thefts, and vandalism. The continuing expansion of our jurisdiction due to land annexation and development brings increased opportunity for this type of criminal activity. To address this challenge, our agency has increased staffing levels to offer additional resources and an increased police presence. We are reconfiguring our zone structure to make better use of our personnel and be more efficient in our efforts to serve and protect our community.

Our accomplishments can be directly attributed to the dedication, professionalism, and loyalty of the men and women of our agency. These individuals work tirelessly, day and night, to provide for the well-being of our community.

As the City of Wildwood continues to grow, we must continue to grow along with it. With additional personnel, equipment, and technology, we will ensure the level of law enforcement services stays commensurate with the increase in population, residences, and businesses.

Our agency's growth and the services we provide are made possible due to the commitment and support of our city government, our community, and the diligent efforts of our personnel. Working together as a team, we will provide for the safety and security of the City of Wildwood and ensure the quality of life that all our residents and visitors deserve and have come to expect.

Thank you for taking the time to review this document and demonstrating your care and concern for our community.

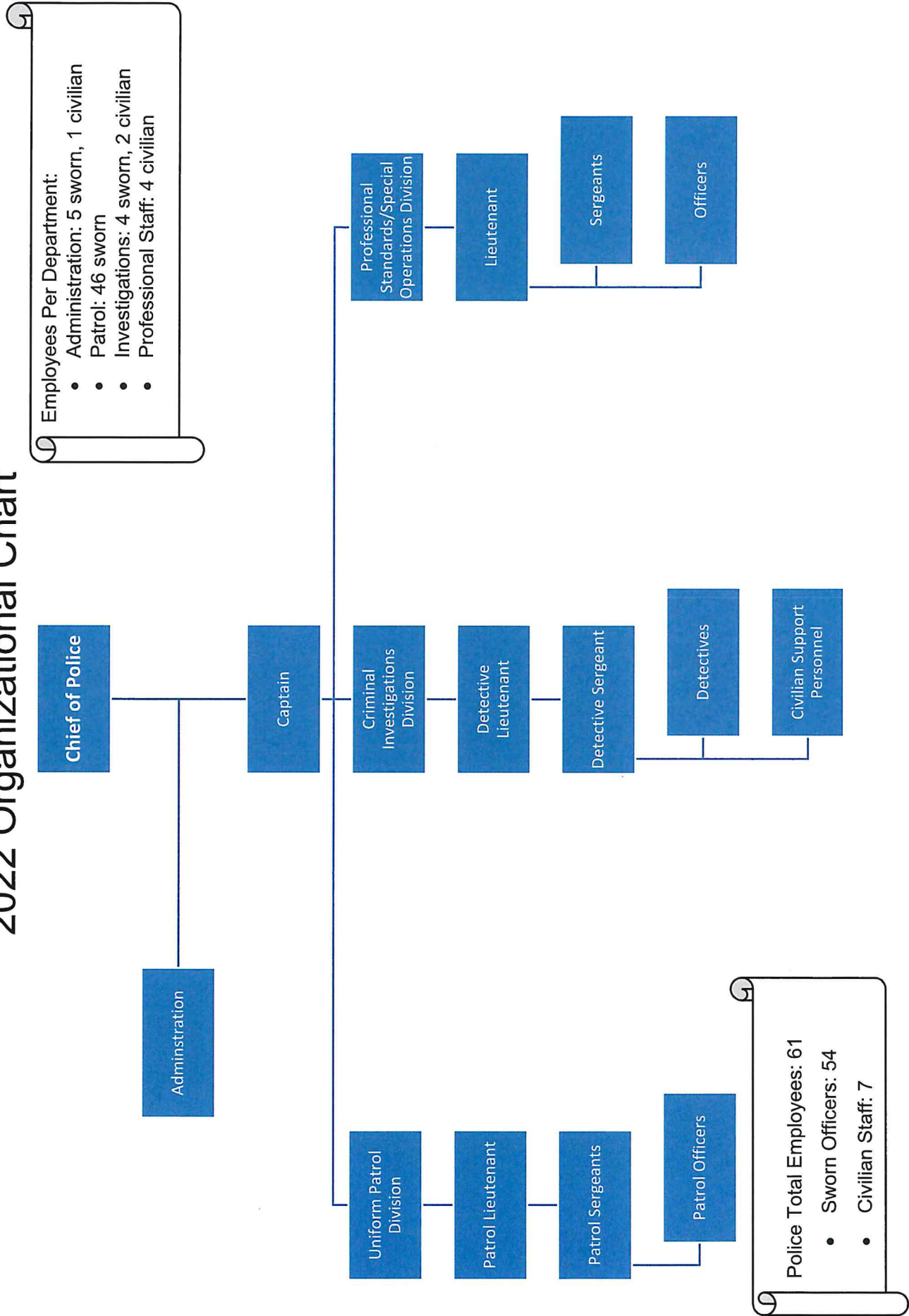
On behalf of myself and the entire staff of the Wildwood Police Department, I want to express our appreciation for your support. It is our privilege and honor to serve you, as well as the City of Wildwood.

Thank you,

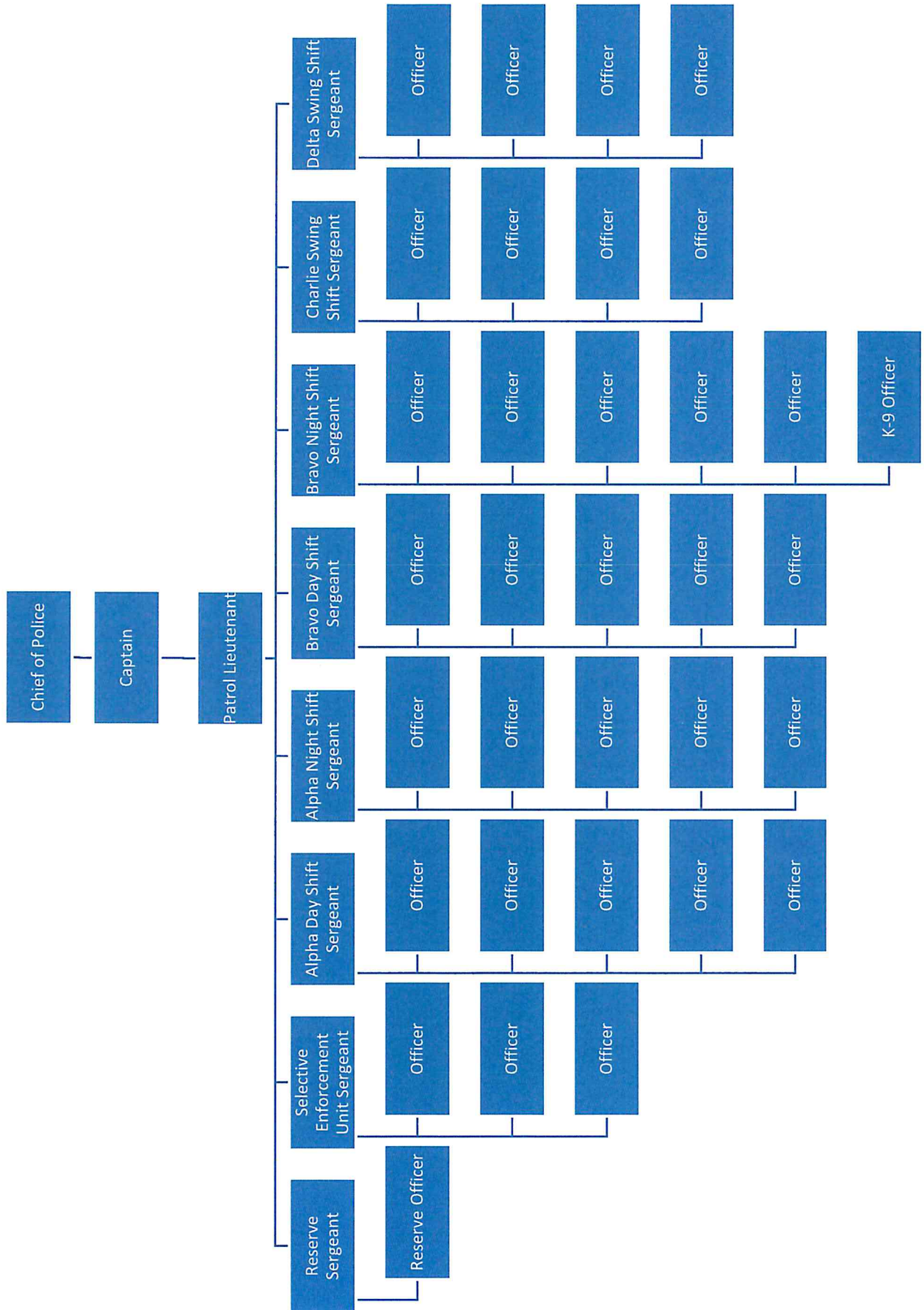
Randy Parmer
Chief of Police



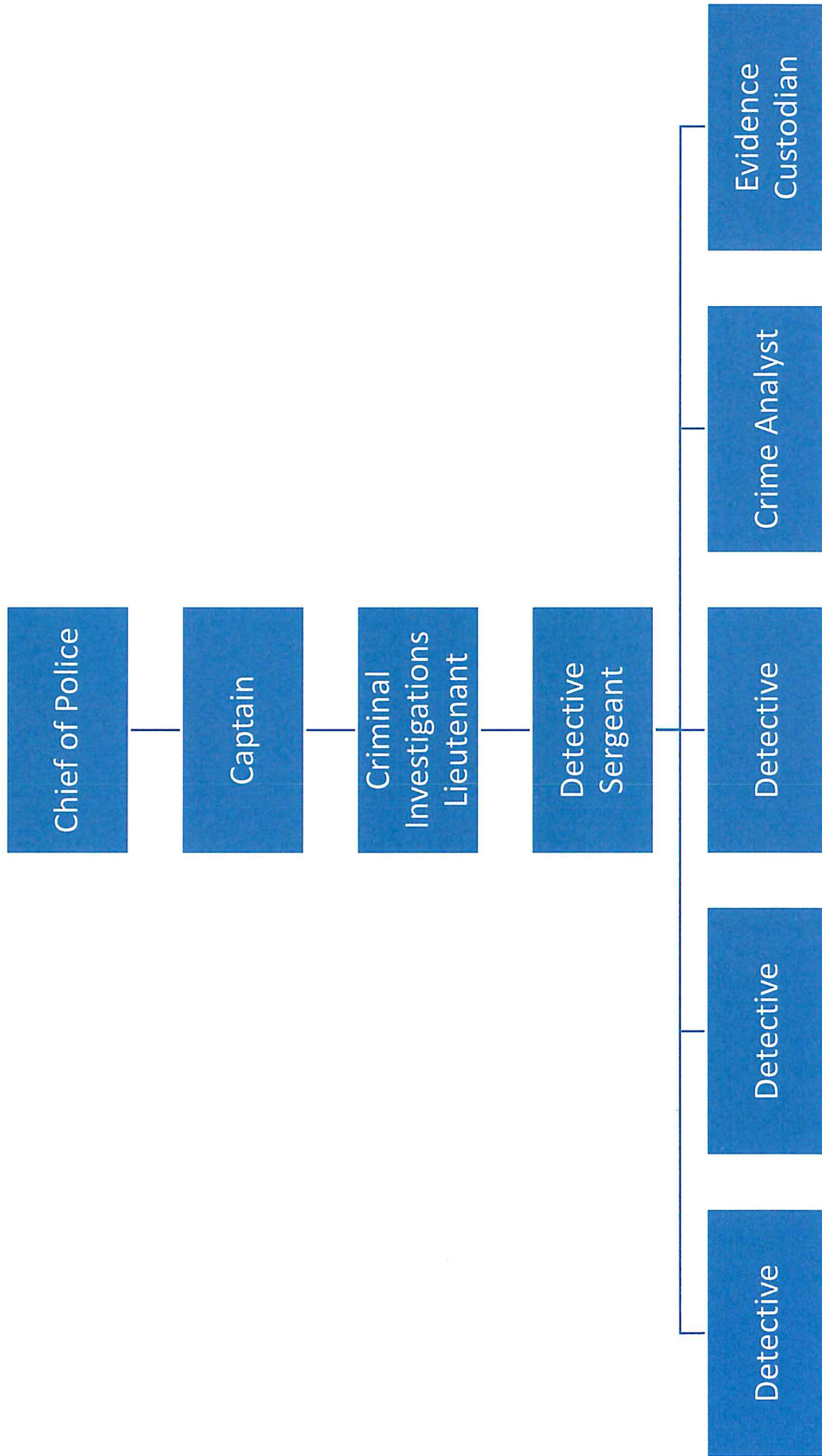
2022 Organizational Chart



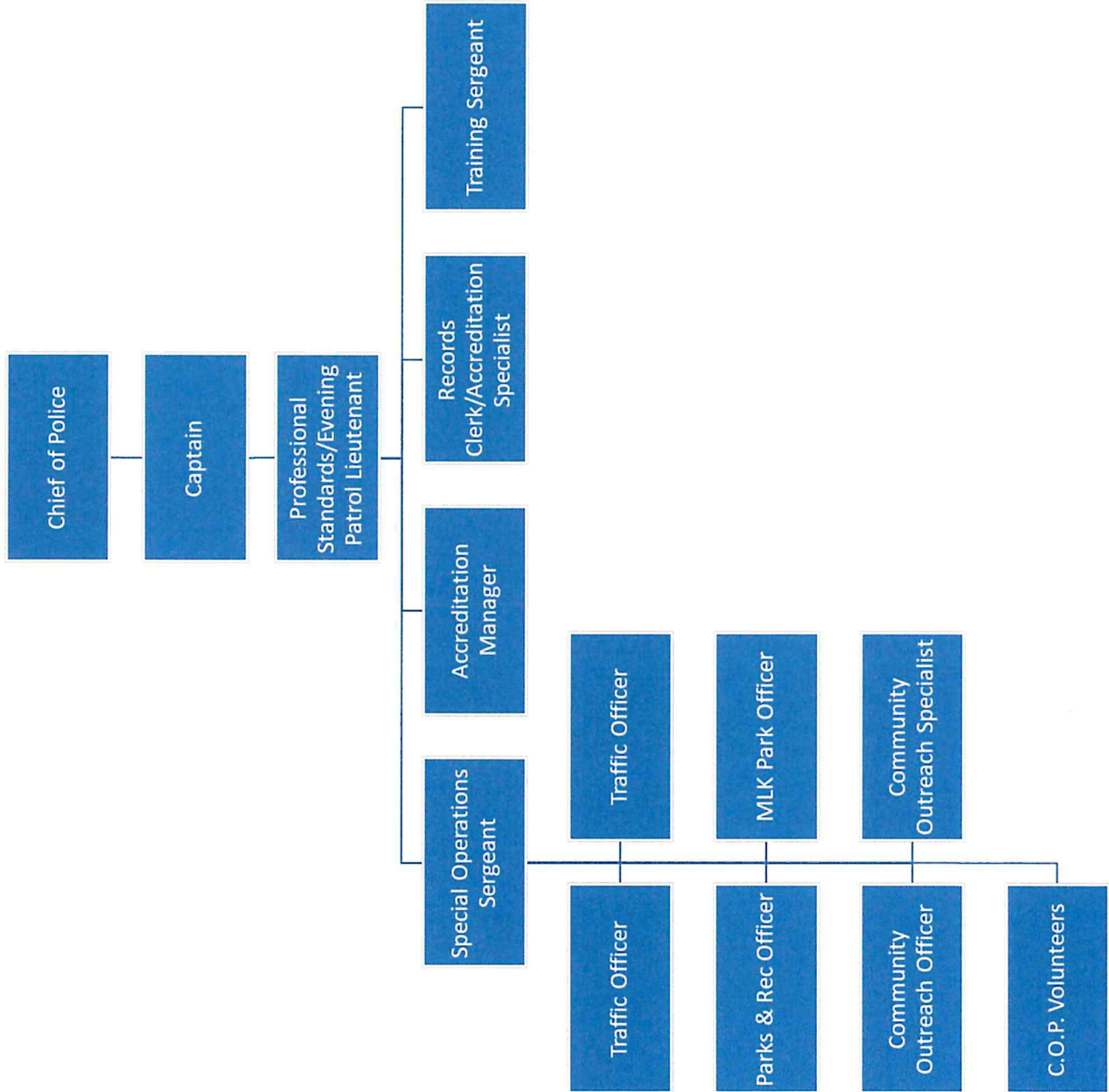
Uniform Patrol Division



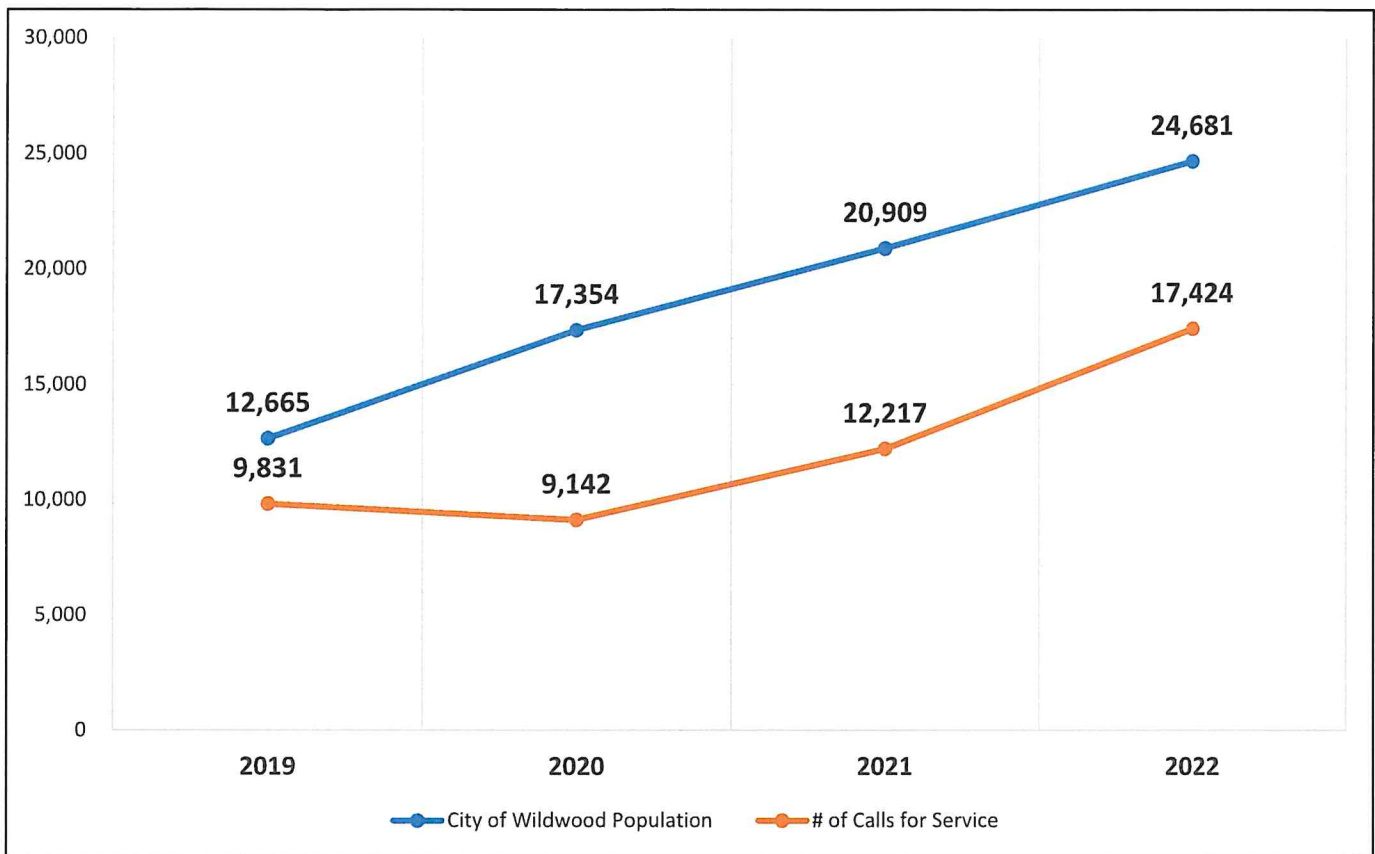
Criminal Investigations Division



Professional Standards/Special Operations Division



Calls for Service Trends



The total number of calls for service has increased substantially in the last 3 years. The City of Wildwood continues its growth with the recent annexations of property throughout Sumter County. With the City growing at a fast rate, the number of calls for service will increase substantially in the coming years. With more residents residing within Wildwood PD jurisdiction, there will be more calls made to law enforcement to render assistance for our citizens.

Calls for Service Changes:

When comparing year...

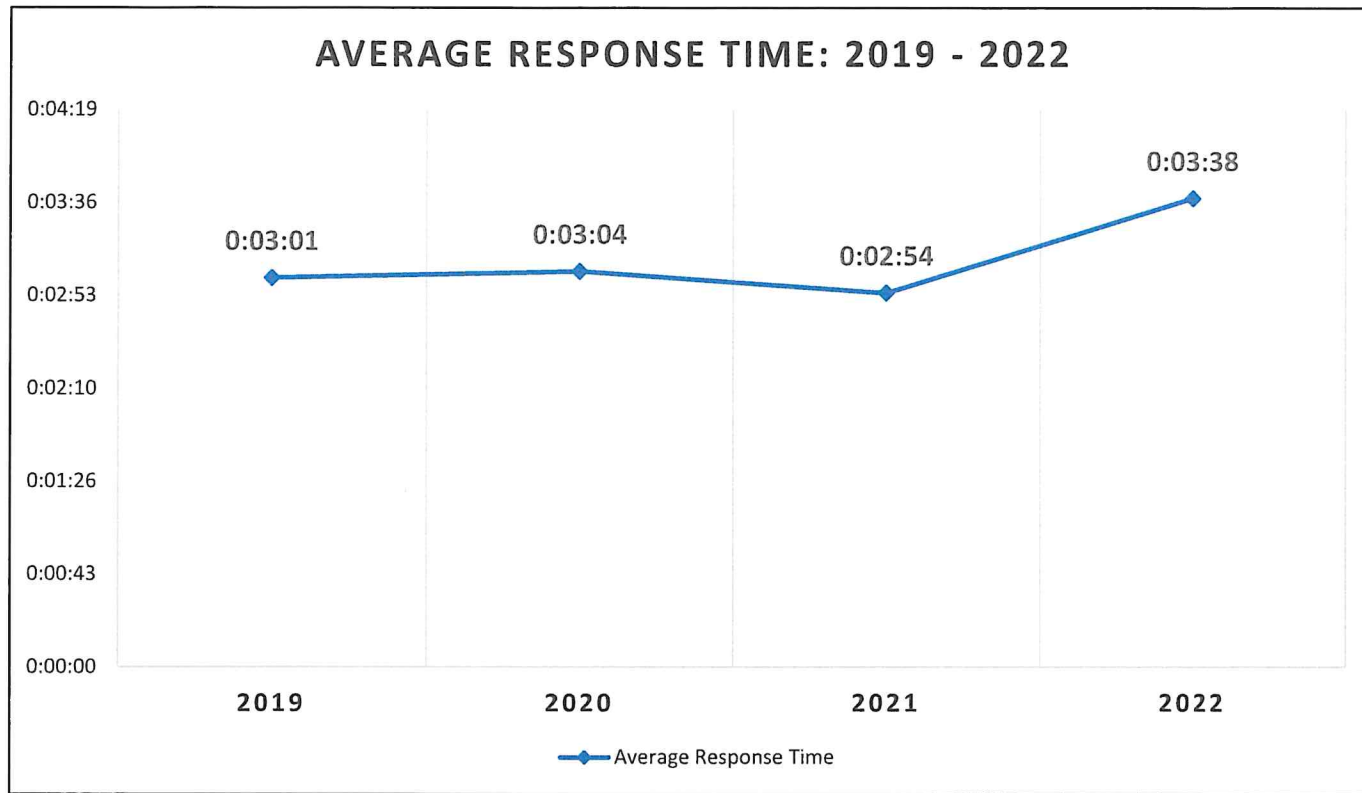
2019 to 2022 – there has been a 77% increase in total number of calls for service

2020 to 2022 – there has been a 91% increase in total number of calls for service

2021 to 2022 – there has been a 43% increase in total number of calls for service

There has been almost double the number of calls for service made to the Wildwood Police Department since 2019

Average Response Time Trends



Average response time has gone up in 2022 from the year prior.

The average response time in 2022 was 3 minutes and 38 seconds.

The average response time in 2021 was 2 minutes and 54 seconds.

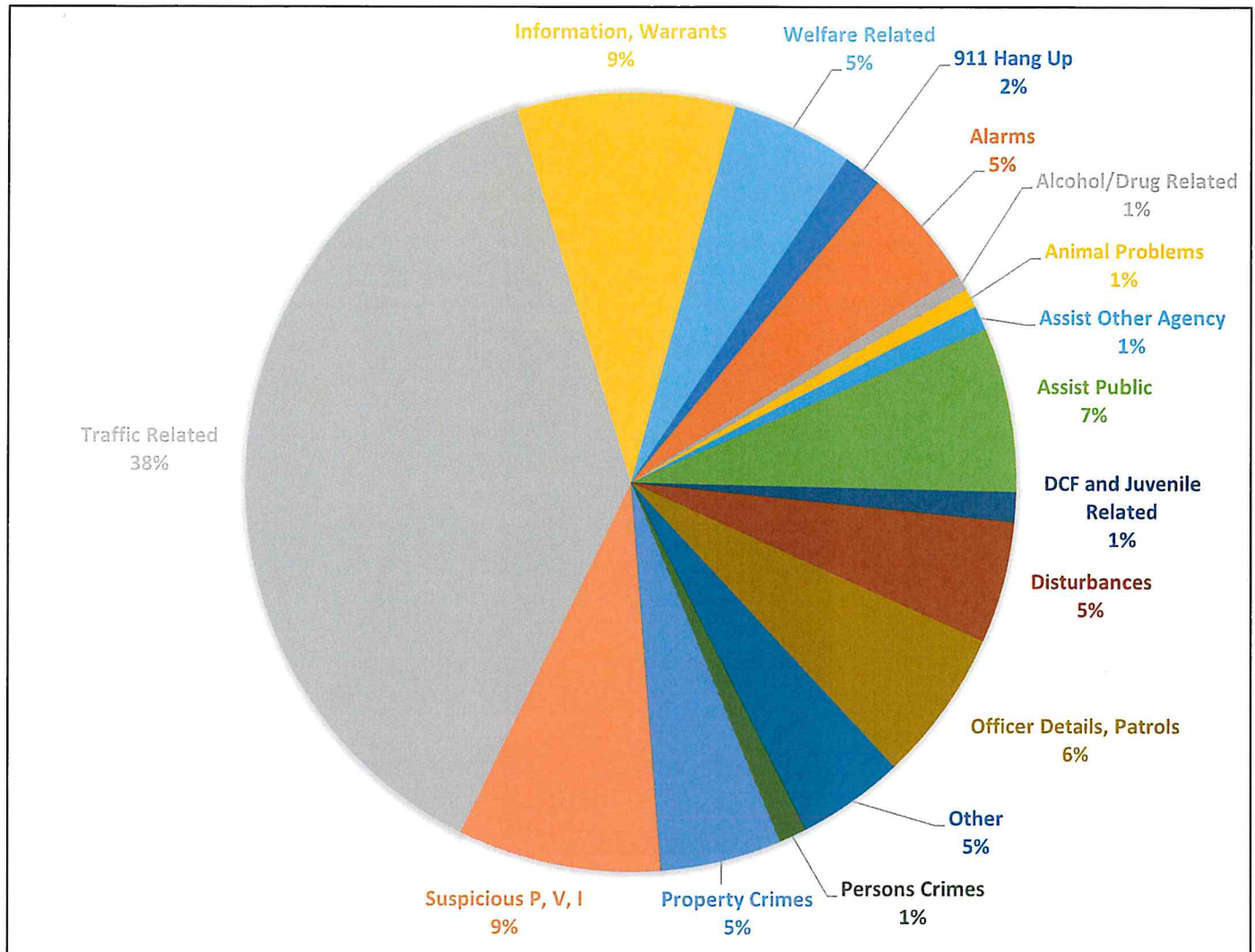
In 2022, the average time it took an officer to respond to a call was 44 seconds longer than it took in 2021.

As mentioned before, the City of Wildwood is growing at a rapid pace. With the constant growth comes the growth of the Department's jurisdiction as well as an increase in calls for service.

Our population is growing as is the demand for law enforcement services. The average response time reflects the growing demand for law enforcement to respond to any situation. Contributing factors include staffing, zone configuration, and call prioritization.

In response to this, we are increasing staffing levels and restructuring our patrol zones to serve our residents more effectively.

2022 Calls for Service by Type



Similar to 2021's breakdown for calls of service, "traffic related" incidents make up the majority of the calls for service that our officers respond to.

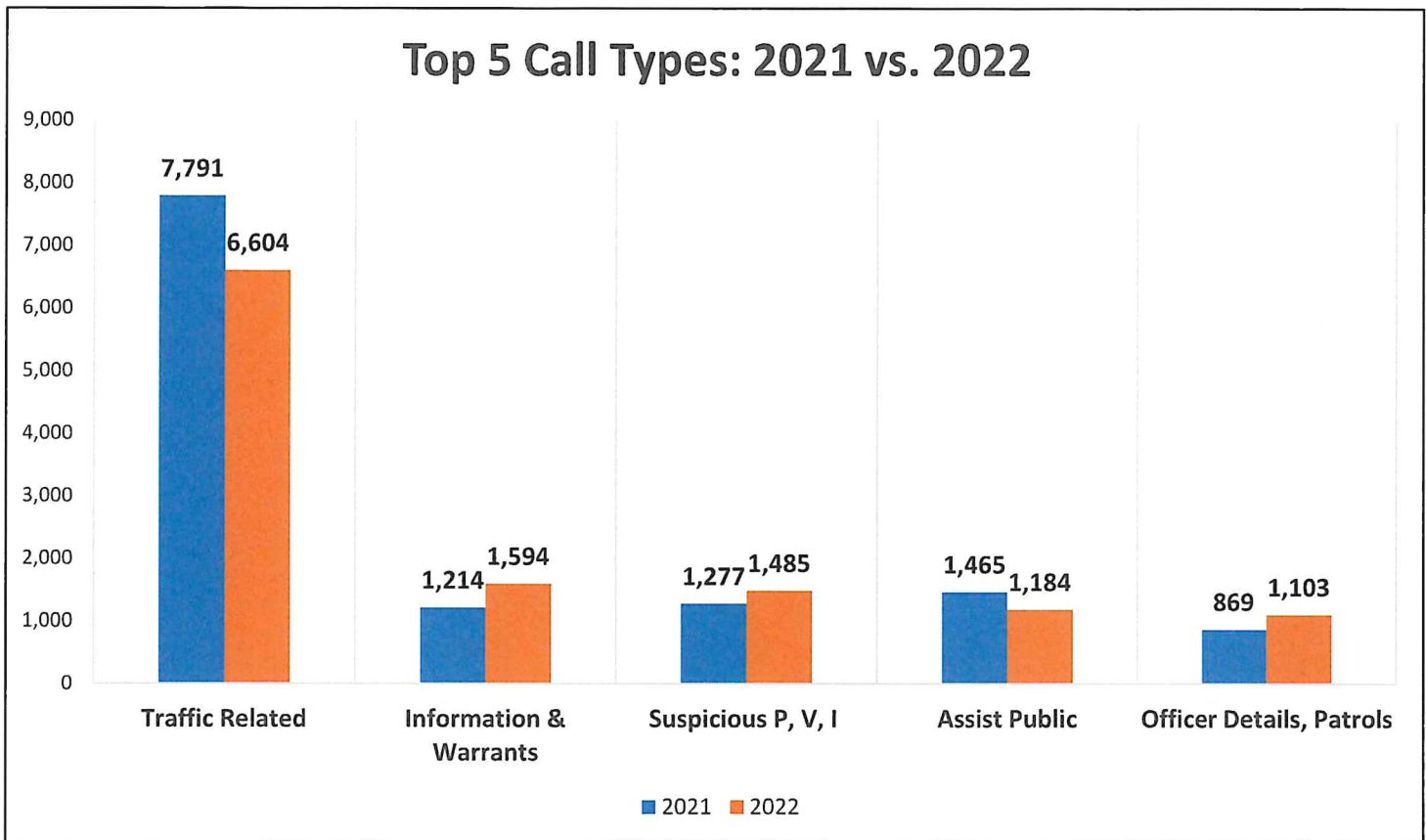
Traffic enforcement has been an ongoing concern voiced by our residents. In an effort to combat speeding and other traffic infractions, the Wildwood Police Department has created a new traffic unit that focuses specifically on enforcing traffic laws throughout the City.

In addition to traffic enforcement calls, our officers have been dispatched to information calls and "suspicious P, V, I" calls more than other types of calls. This is partly due to the fact that our residents are becoming more vigilant and willing to "see something, say something".

Key to above pictured pie chart:

- "Suspicious P, V, I" = Suspicious Persons, Vehicles, and Incidents
- 0% = percentages less than 1% that cannot be represented in decimal format in the pie

Calls for Service: 2021 vs. 2022



In 2022, the top 5 call types that were recorded were Traffic Related, Information & Warrants, Suspicious PVI, Assist Public, and Officers Details/Patrols.

The chart above breaks down the year to year comparison of 2022's top 5 call types to 2021's top 5 call types.

There was no statistically significant change in any category between years. There were less traffic related calls and 'Assist Public' calls when comparing 2021 to 2022. 'Assist Public' calls can range from helping a citizen by answering a question they have for a patrol officers to verifying a VIN number for their vehicle. In many instances, citizens will phone into the non-emergency dispatch line and request a patrolman to respond because they need clarification on laws thus generating an assist public call.

All other categories have gone up in the total number of calls from 2021 to 2022. Citizens are being vigilant with reporting suspicious vehicles, persons, or information that may require law enforcement intervention. This creates a greater demand for police services.

2021-2022 Crime Overview

Wildwood PD Part I Offenses			
Offense	2021	2022	% Change
Aggravated Assault	8	15	88%
Arson	1	0	Down 1*
Auto Burglary	28	24	-14%
Non-Residential Burglary	12	15	25%
Residential Burglary	20	14	-30%
Rape	3	5	67%
Homicide	1	0	Down 1*
Commercial Robbery	1	2	Up 1
Person Robbery	4	3	-25%
Theft	104	185	78%
Motor Vehicle Theft	11	32	191%
Total	193	295	53%

Not statistically significant

The City of Wildwood has experienced a 53% increase in Part I Offenses from 2021 to 2022. Motor vehicle thefts have gone up substantially due to the increase of golf cart thefts in The Villages® area of Wildwood. This pattern not only affected the City but as well as surrounding jurisdictions. The crime analyst developed a patrol plan to deter these thefts from occurring. Additionally, victims were encouraged to park their golf carts inside their garages and to not leave their keys inside the ignition.

Thefts have gone up as well. A majority of the thefts reported to the Wildwood Police Department involve shoplifting. As the City continues to expand, the number of businesses opening up in the City is increasing. Shoplifting reports range from theft of beer at gas stations to theft of clothing from retailers. Businesses have been encouraged to install high quality video cameras in order to deter criminals from committing shoplifting as well as assist Detectives in identifying the individuals responsible for these crimes.

Violent crimes have slightly increased but are not the main reason for the increase of total Part I crimes. The Wildwood Police Department has been actively combatting these issues through better allocation of our resources and increased staffing.

2021-2022 Crime Overview - Continued

Wildwood PD Part II Offenses			
Offense	2021	2022	% Change
Disorderly Conduct	0	0	N.C.**
Drunkenness	2	3	Up 1*
DUI	24	29	21%
Embezzlement	0	0	N.C.**
Family Disturbances/Violence	79	69	-13%
Forgery/Counterfeiting	3	4	Up 1*
Fraud	18	27	50%
Gambling	0	0	N.C.**
Juvenile Runaways	4	5	Up 1
Liquor Law Violations	2	0	Down 2*
Narcotics Related	333	146	-56%
Other Assaults	73	66	-10%
Prostitution	1	0	Down 1*
Sex Offenses	14	4	-71%
Stolen Property	9	8	Down 1*
Vagrancy	0	0	N.C.**
Vandalism	26	53	104%
Weapons Related	32	20	-38%
All Other Offenses	648	733	13%
Total	1268	1167	-8%

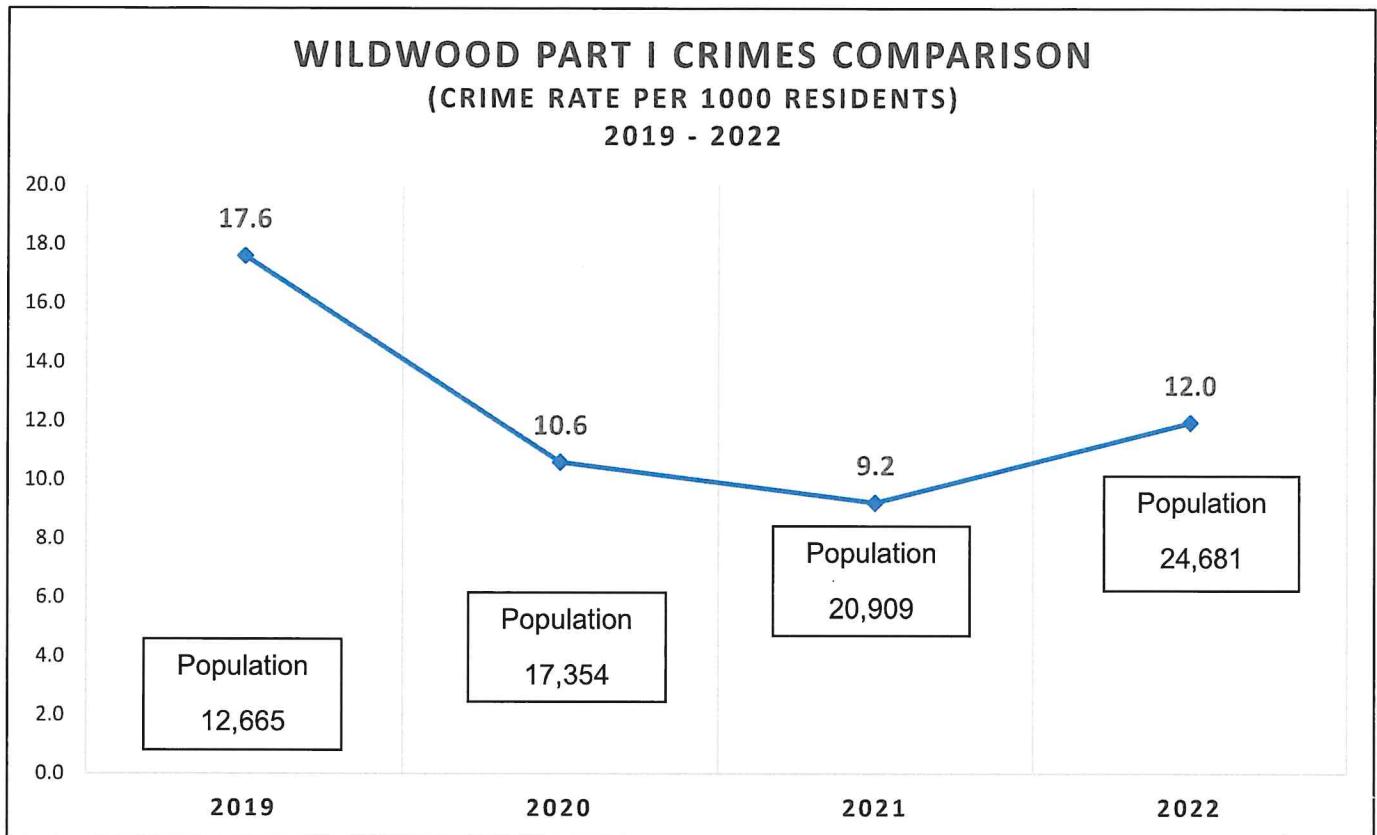
Not statistically significant

N.C. = no change/not calculable

The total number of Part II offenses has gone down 8%, or decreased by 101 offenses

1. Scams and frauds have been targeting the retired population of Wildwood
 - a. In order to address these incidents, our Community Outreach Unit partnered with the State of Florida's Chief Financial Officer and local law enforcement agencies to educate our residents on how to prevent these situations.
2. Narcotics and weapons related incidents, sex offenses, and other assaults have all gone down from 2021 to 2022.
3. Of the 733 "All Other Offenses", 283 reports involved traffic related reports and information reports that cover information received from residents.

Part I Offenses Comparison 2019 - 2022

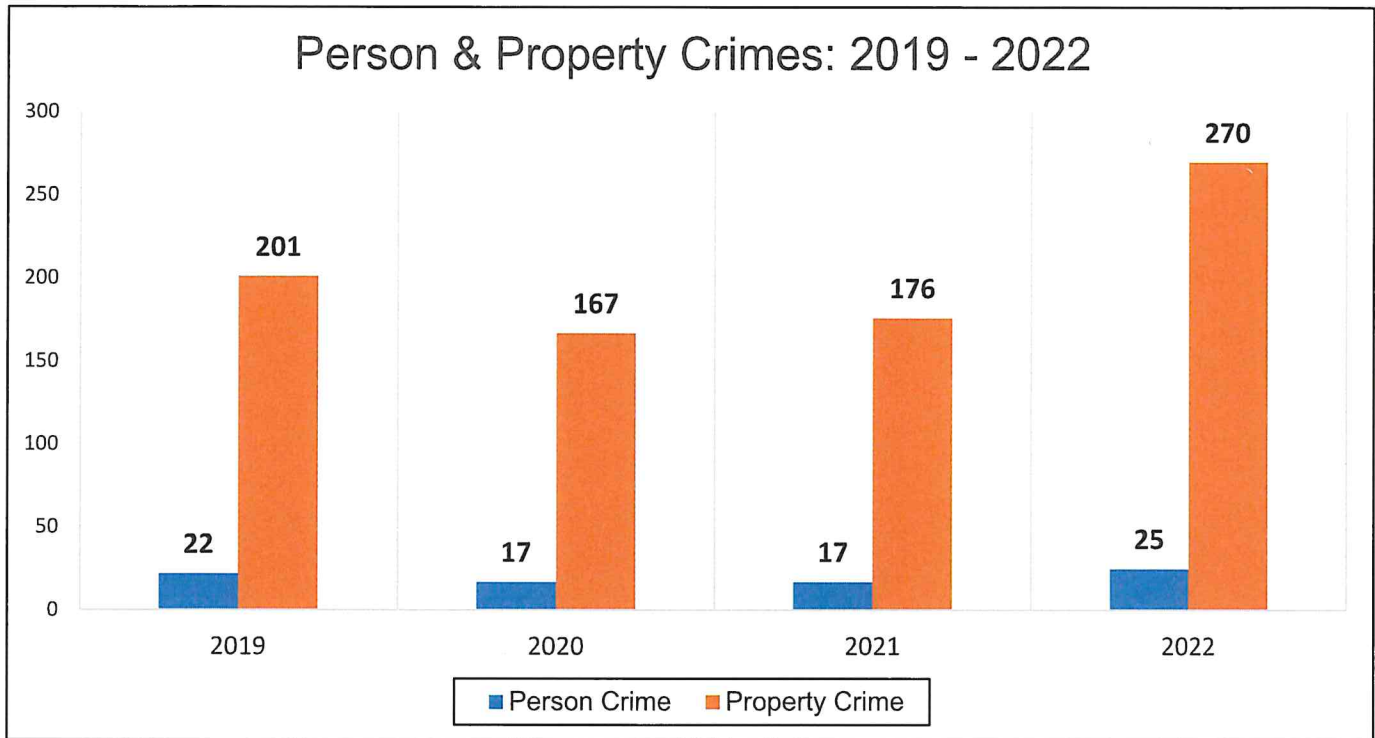


The overall Part I crime rate has gone down despite the fact that the population has increased. In 2022, there were 12 Part I crimes for every 1,000 people in the City. This is important to understand as 3 years ago, the City had half the population and experienced 17.6 Part I crimes for every 1,000 people.

There are several factors that contribute to the City's crime trends:

1. The overall population is increasing at a rapid rate
 - a. Whenever you have a larger population, there is always an expectation that there will be an increase in victimization as well as criminal violations
2. The City continues to annex in more land and property
 - a. The Wildwood Police Department's jurisdiction is rapidly growing. We are patrolling more land mass that includes more residents
3. A nationwide trend in varying staffing levels of police departments
 - a. We are experiencing varying increases and decreases in the number of patrol officers staffed at the police department, a pattern that is seen not only in Wildwood but in agencies across the country. To address this situation, we are constantly recruiting highly qualified individuals.

Part I Offenses by Crime Group



Property Crimes include: Burglary, Larceny-Theft, Arson, and Motor Vehicle Theft

Person Crimes include: Homicide, Aggravated Assault, Rape, and Robbery

The City of Wildwood experienced more property crime than person crime in 2022, a pattern that has been seen in past years.

As discussed previously, the City continues to expand in population and land mass. Any city that introduces new businesses and new residents can expect property and person crimes to increase. The fact remains that the total number of property crimes is disproportionate to the total number of person crimes. This is reaffirmation that Wildwood is a safe place to live in.

Property crime numbers have increased due to a rise in construction site thefts. Criminals have been targeting newly constructed homes for appliances and construction sites for construction materials. In order to address these issues, the Wildwood Police Department conducted directed patrols in all construction sites within our jurisdiction, preventing criminal activity from occurring with a focus on increased nighttime patrols.

2022 Crime Data Breakdown

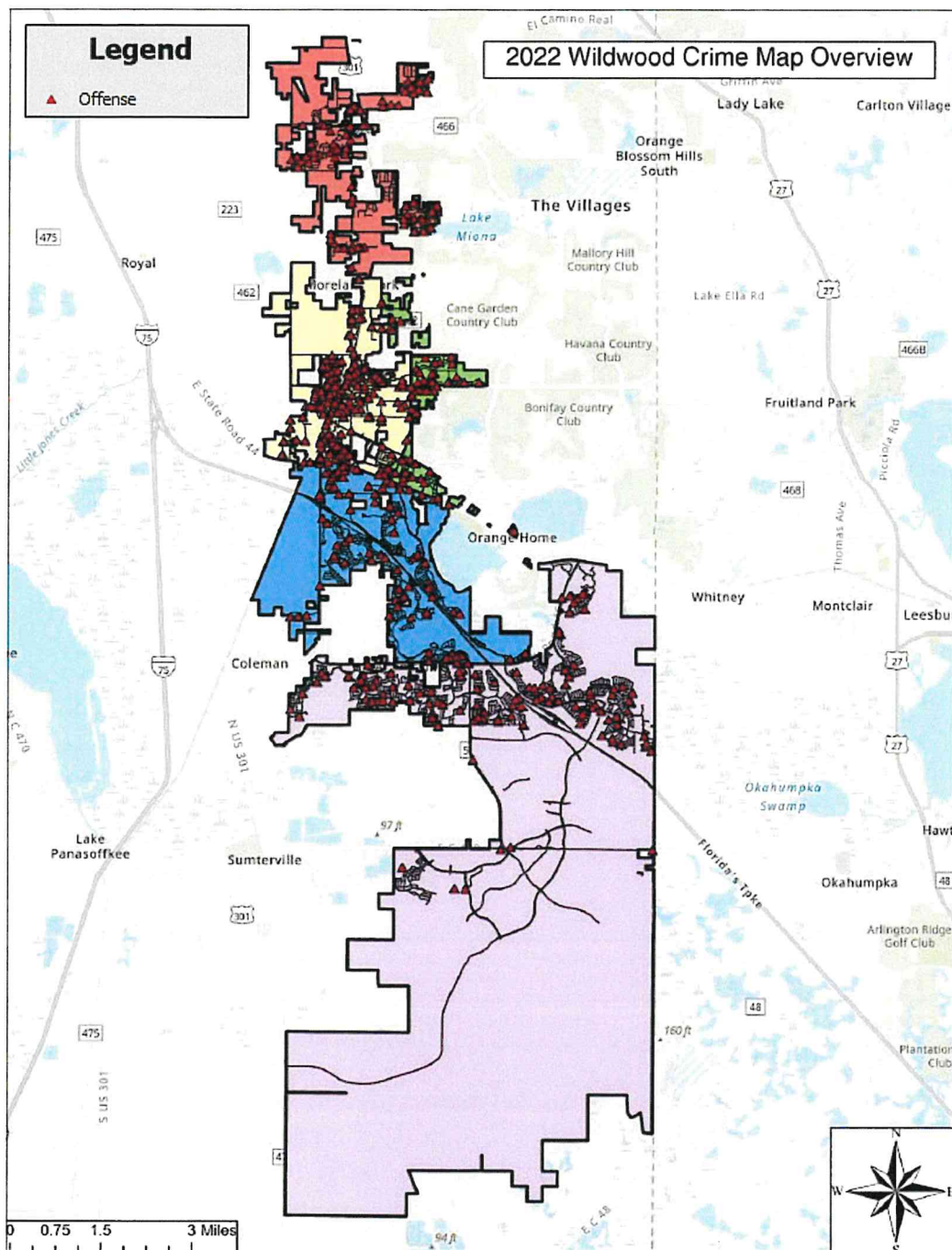
Crime Stats by Zone:

Offense	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Aggravated Assault	2	12	0	1	0	15
Arson	0	0	0	0	0	0
Auto Burglary	1	9	6	6	2	24
Non-Residential Burglary	1	4	5	2	3	15
Residential Burglary	0	10	0	2	2	14
Rape	1	3	1	0	0	5
Homicide	0	0	0	0	0	0
Commercial Robbery	0	0	1	0	1	2
Person Robbery	0	3	0	0	0	3
Theft	25	64	32	35	29	185
Motor Vehicle Theft	9	6	5	9	3	32
Total	39	111	50	55	40	295

Zone 2 experienced the greatest number of criminal offenses in 2022. This zone is made up of the downtown area in which there is a lot of business activity. In many cities, the downtown areas tend to be the central location in which criminal offenses occur, which is comparable to the City of Wildwood.

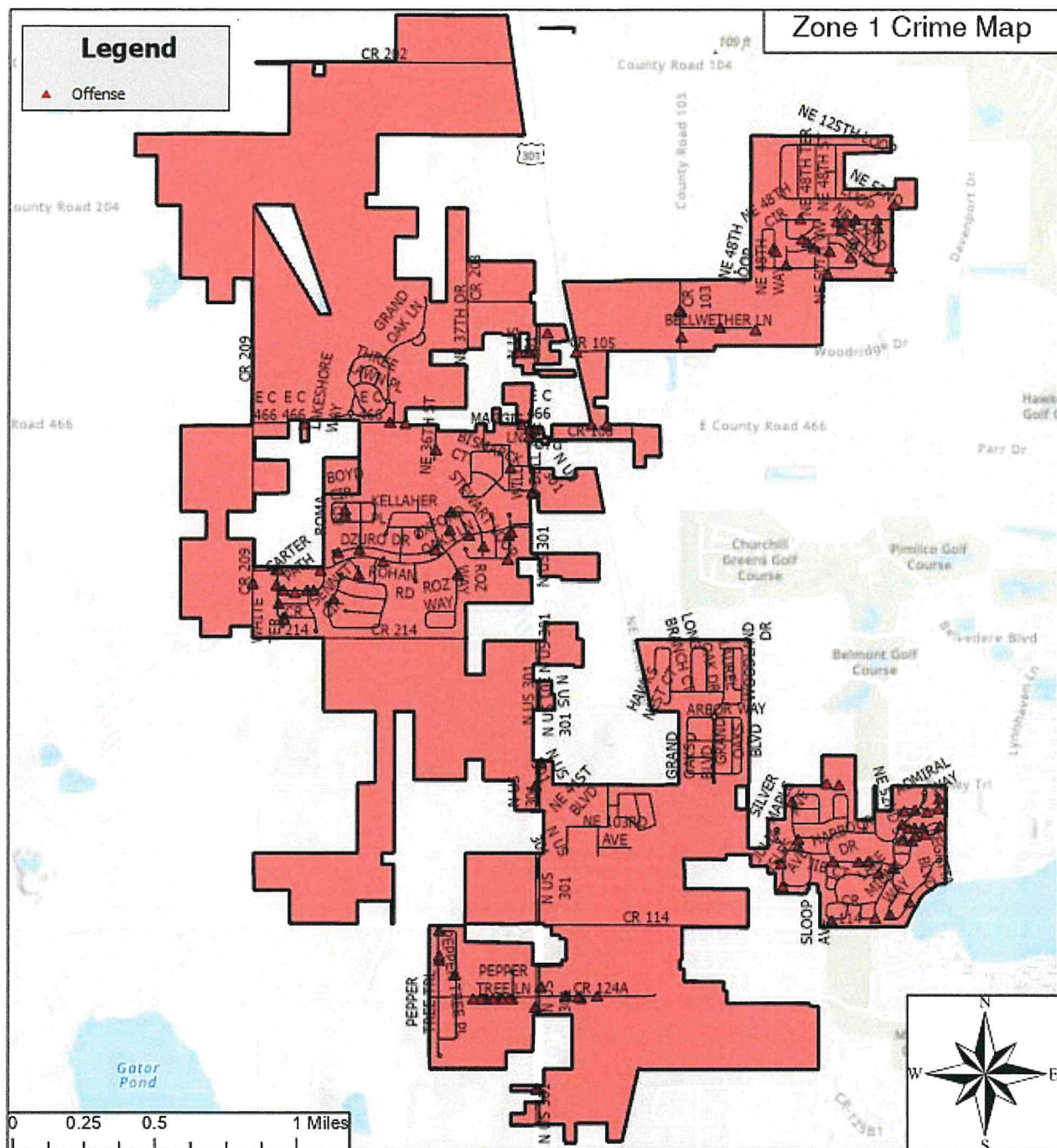
Transportation and socio-economic factors of the downtown area are just a couple of reasons that could explain the concentration of criminal activity within this area. This concentration of criminal activity was the same for the last year in which Zone 2 had the greatest number of criminal offenses.

A breakdown of the offenses, which include graphs and Zone Maps, is provided in additional sections of this report.



Much like last year's crime distribution, most of the criminal offenses are clustered around the Downtown shopping area and surrounding areas including the town squares. The Downtown area of Wildwood and nearby town squares see a lot of citizens conduct business and perform their daily activities. Downtown areas often experience criminal activity due to the influx of residential traffic.

Zone 5 has also experienced a large number of criminal offenses. Crime in this zone is more spatially dispersed due to the large land mass area of the Zone which will have a dispersion crime concentration when compared to Zone 2 whose land mass area is much more compact than that of Zone 5.

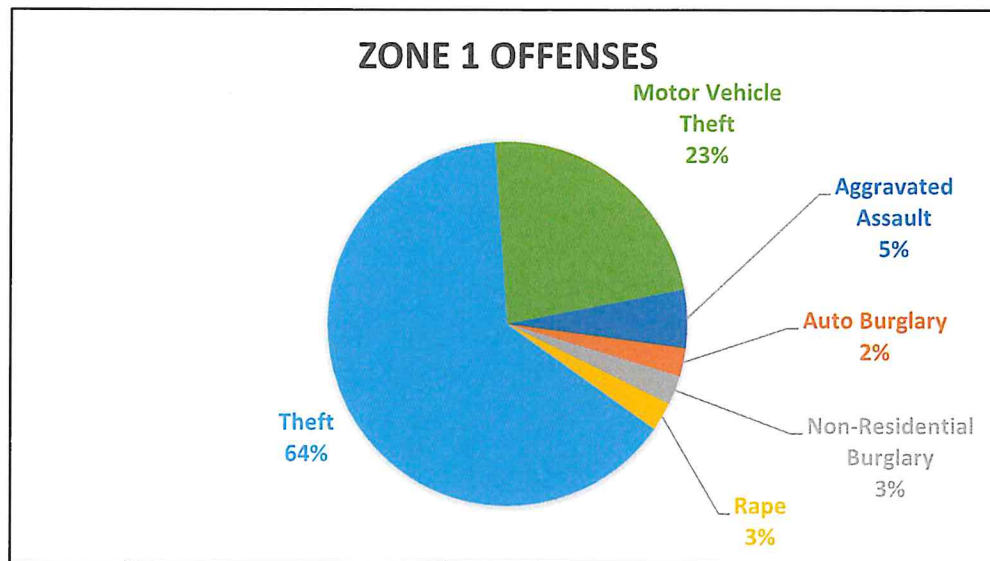


Patrol Zone 1

Zone 1 is primarily residential in nature with some assisted living facilities. There are multiple apartment complexes and limited retail along US 301 and CR 466. Some neighborhoods in Zone 1 include Oxford Oaks, Pepper Tree Apartments, and Lakeside Landings.

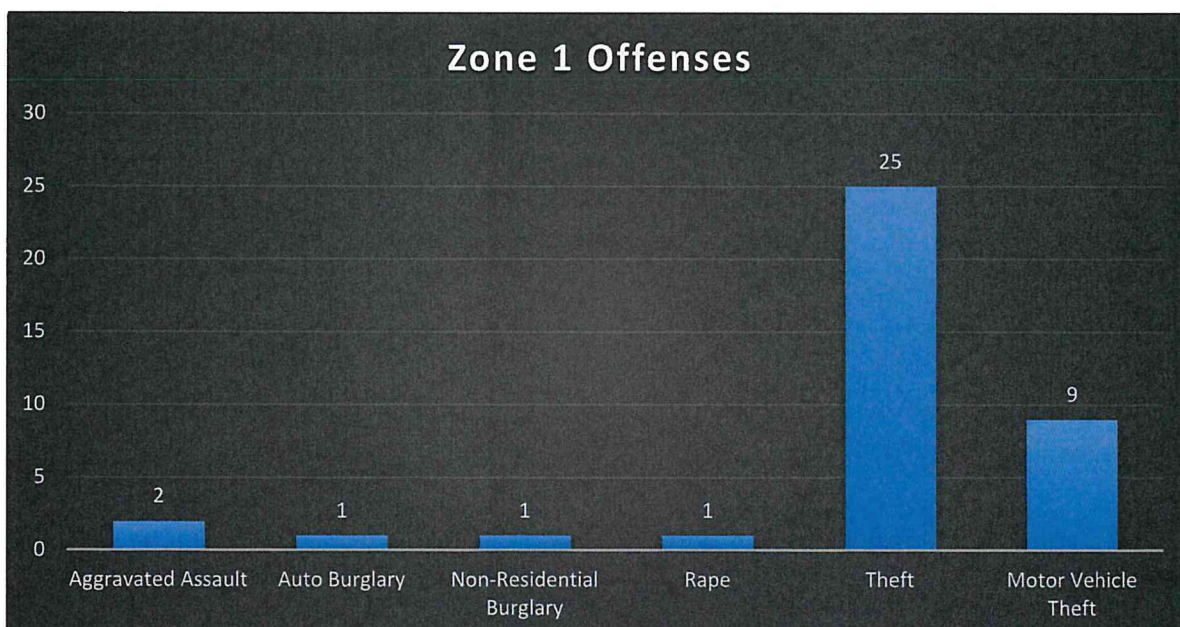
There are currently multiple construction projects underway in Zone 1 including residential apartments.

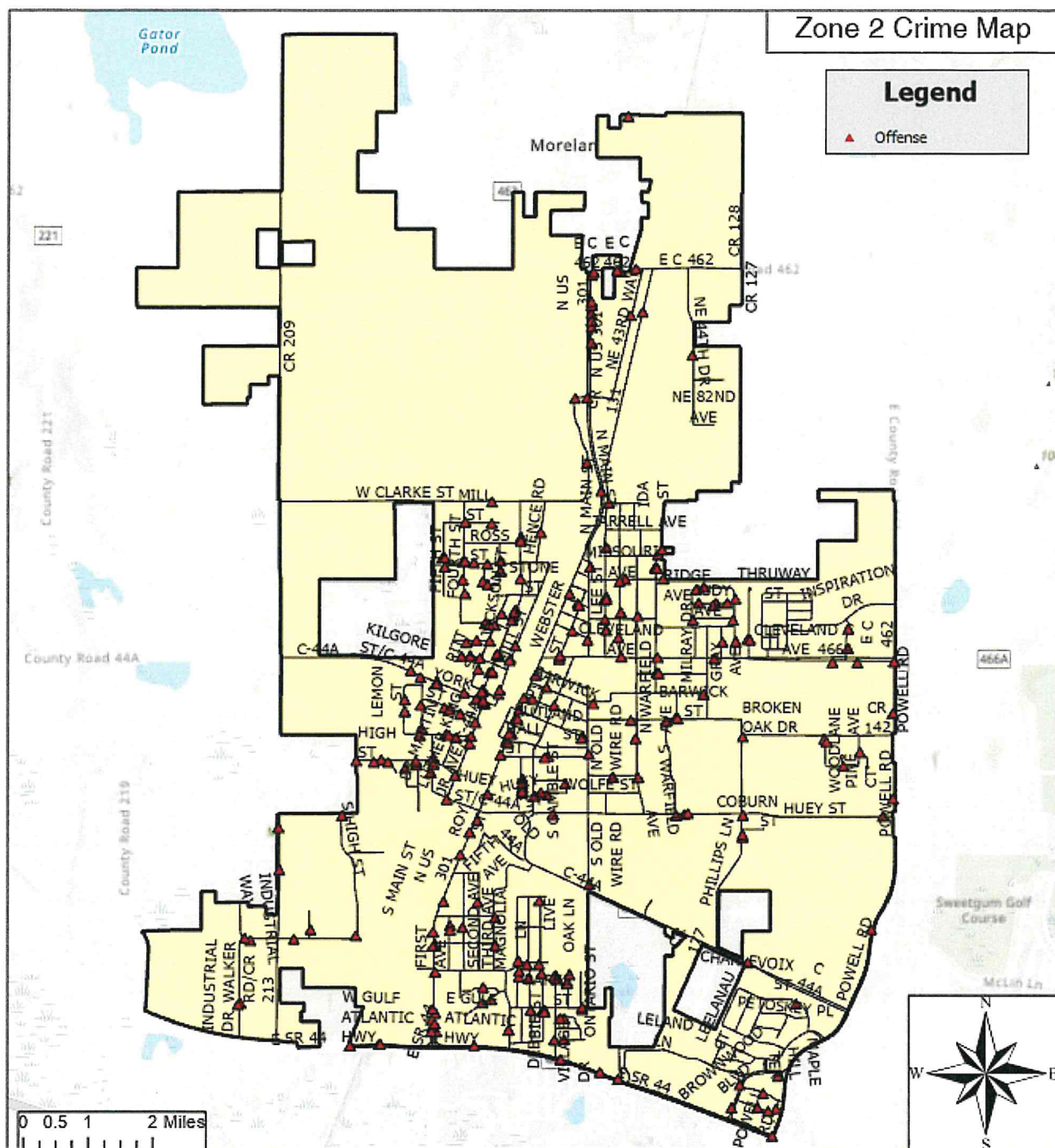
Zone 1 Offense Breakdown



Zone 1 experienced mostly property crimes as this category makes up 92% of all offenses that occurred in this zone in 2022.

There was a low level of violent crime in Zone 1 during 2022, as only 8% of all offenses in this zone were considered violent crimes.





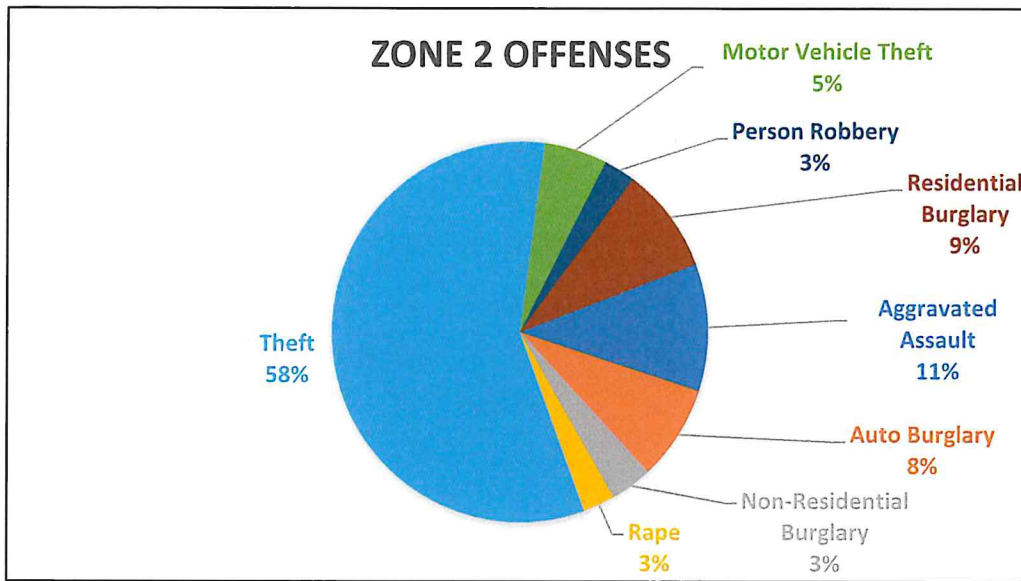
Patrol Zone 2

Zone 2 includes the Downtown area of Wildwood which is primarily residential in nature with a good amount of retail and commercial properties. Retail is prevalent along US 301 in this Zone. Wildwood City Hall and Annex are located here as well.

Zone 2 has several shopping plazas including Grand Traverse Plaza, Freedom Plaza, and Wildwood Shopping Center.

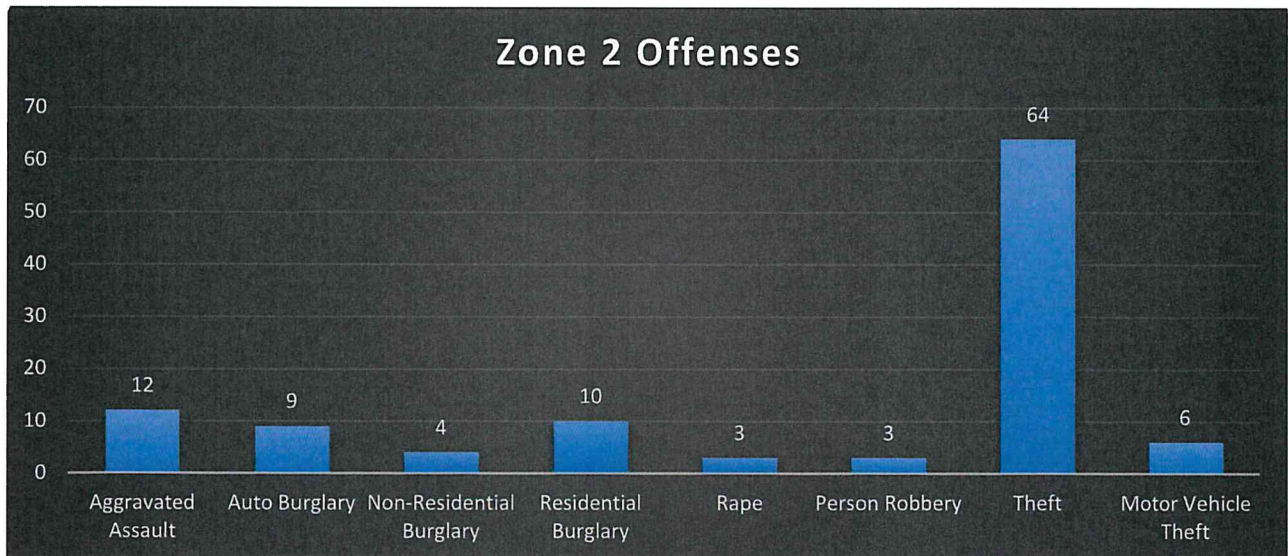
This zone is where most Wildwood residents conduct their business whether through restaurants, retail shops, or other business entities.

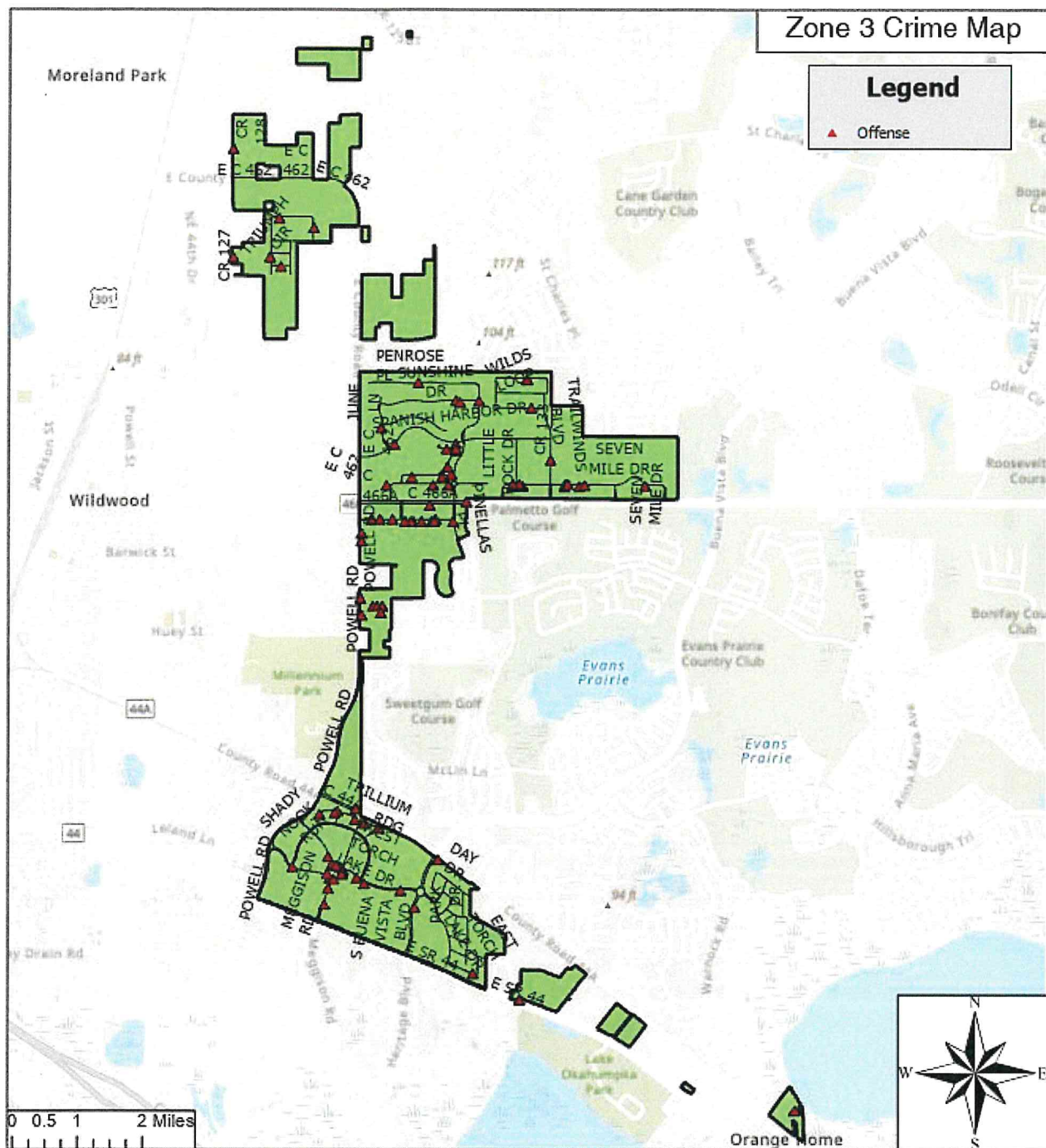
Zone 2 Offense Breakdown



Zone 2 had a mix of crime types during 2022. This is fully expected due to the majority of Zone 2 being mixed residential, commercial, and retail property. Zone 2 includes the Downtown area of the City.

Property crime, as seen in other zones, is the main reason for the increase of crime data in Zone 2. Around 83% of all crimes in Zone 2 were property crimes, a trend that is seen throughout the other patrol zones.



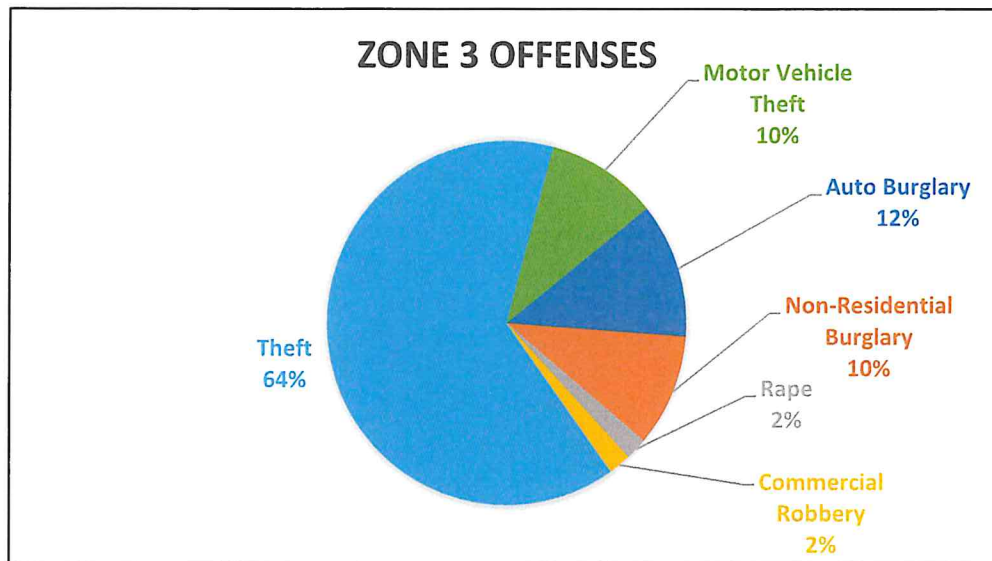


Patrol Zone 3

Zone 3 is a mix of residential and commercial property. There are currently two new housing developments currently under construction in Zone 3 along Spanish Harbor Drive.

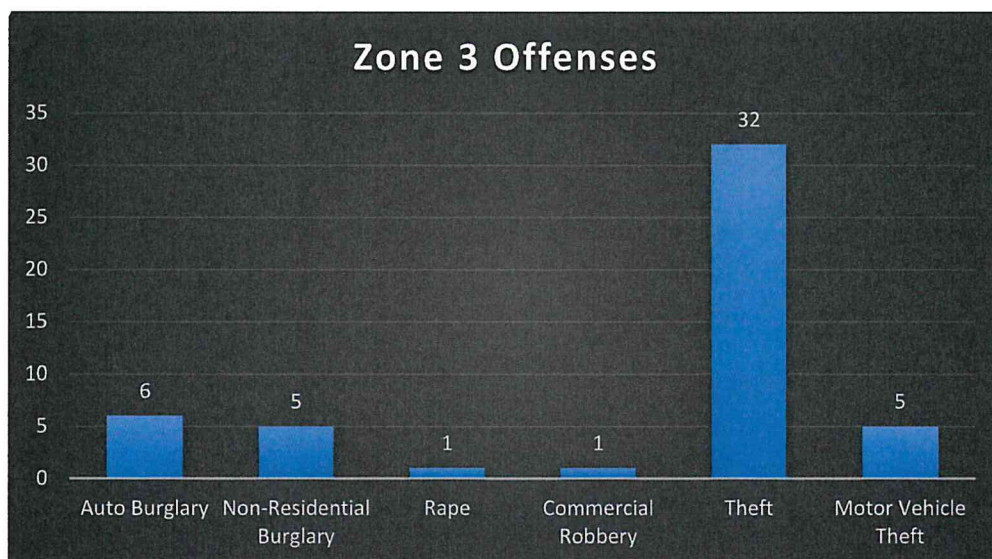
Zone 3 is known to include Brownwood Paddock Square, which is home to a variety of restaurants and shops. Brownwood will hold community events that attract not only people from surrounding residential areas but people from outside the City.

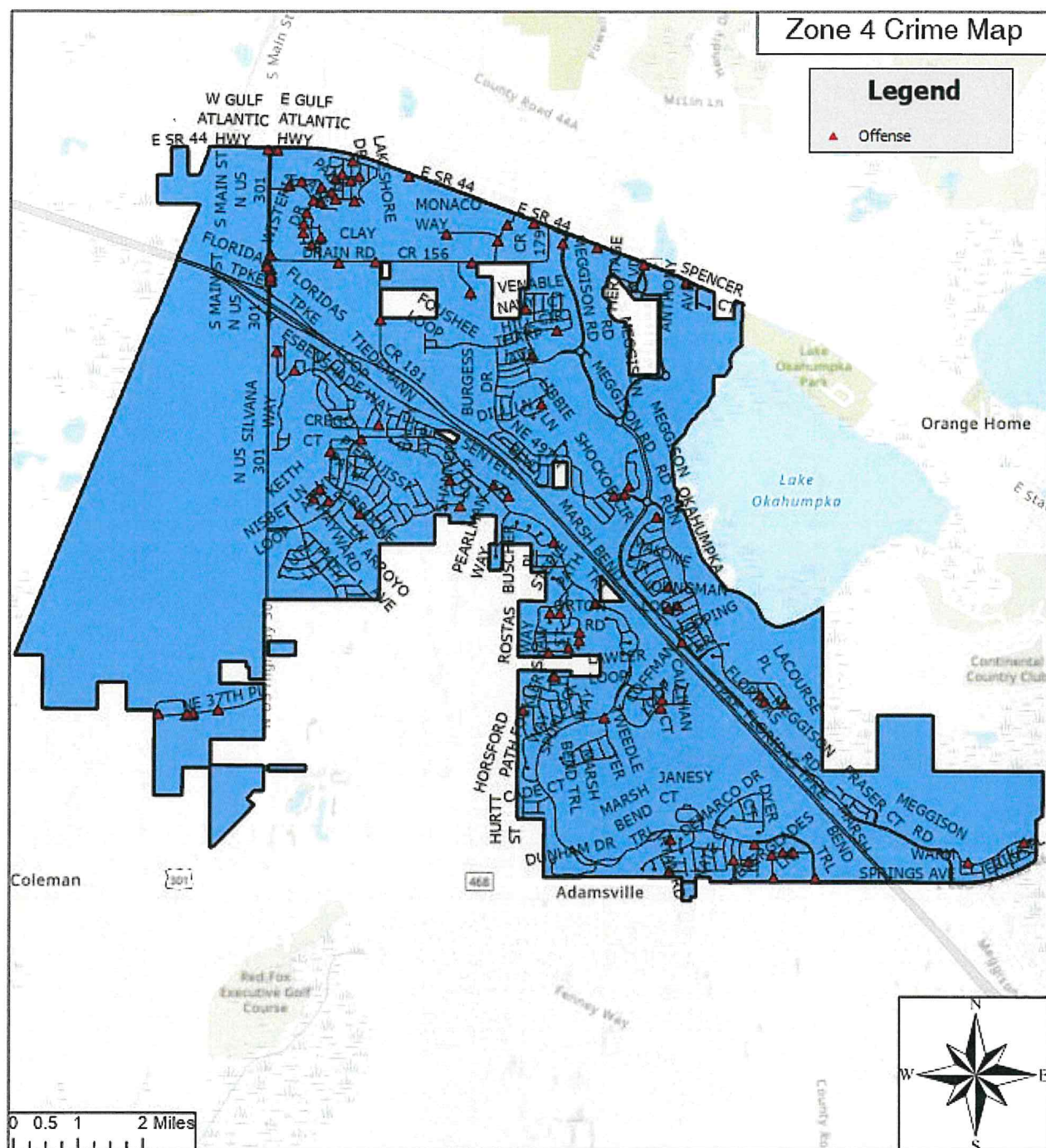
Zone 3 Offense Breakdown



Much like our other zones, Zone 3 has also experienced mostly property crimes. Many of the property crime reports involve shoplifters from local businesses, missing items from vehicles parked at shops and restaurants, as well as burglaries from businesses.

In an area like Zone 3, with lots of businesses, one can expect an increase in property crime in the area. There are lots of opportunities for criminals to steal items. Due to the number of thefts in the area, local shops and restaurants have been urged to acquire high quality security cameras in order to deter criminal activity. Patrol activity has been increased as a deterrent.



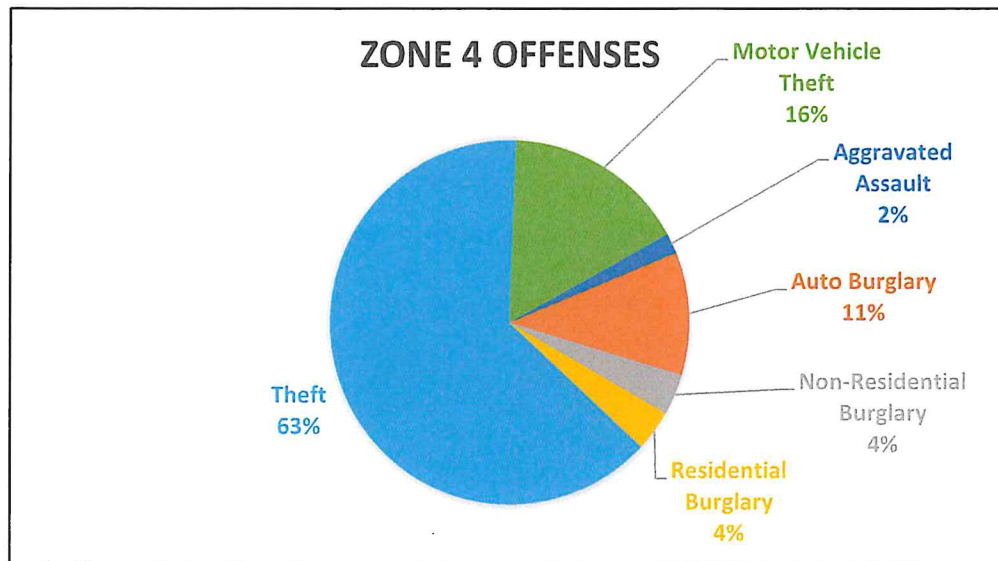


Patrol Zone 4

Zone 4 is predominantly residential, comprised of The Villages® property. There are parts of The Villages® Community Development Districts 12 and 13 in Zone 4.

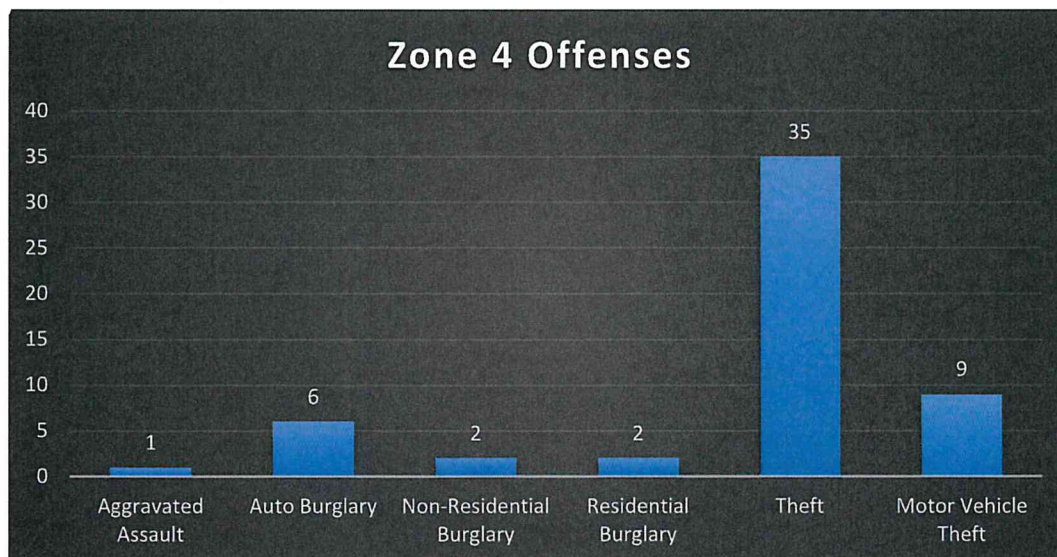
There are few businesses located within Zone 4, when compared to other patrol zones for the City.

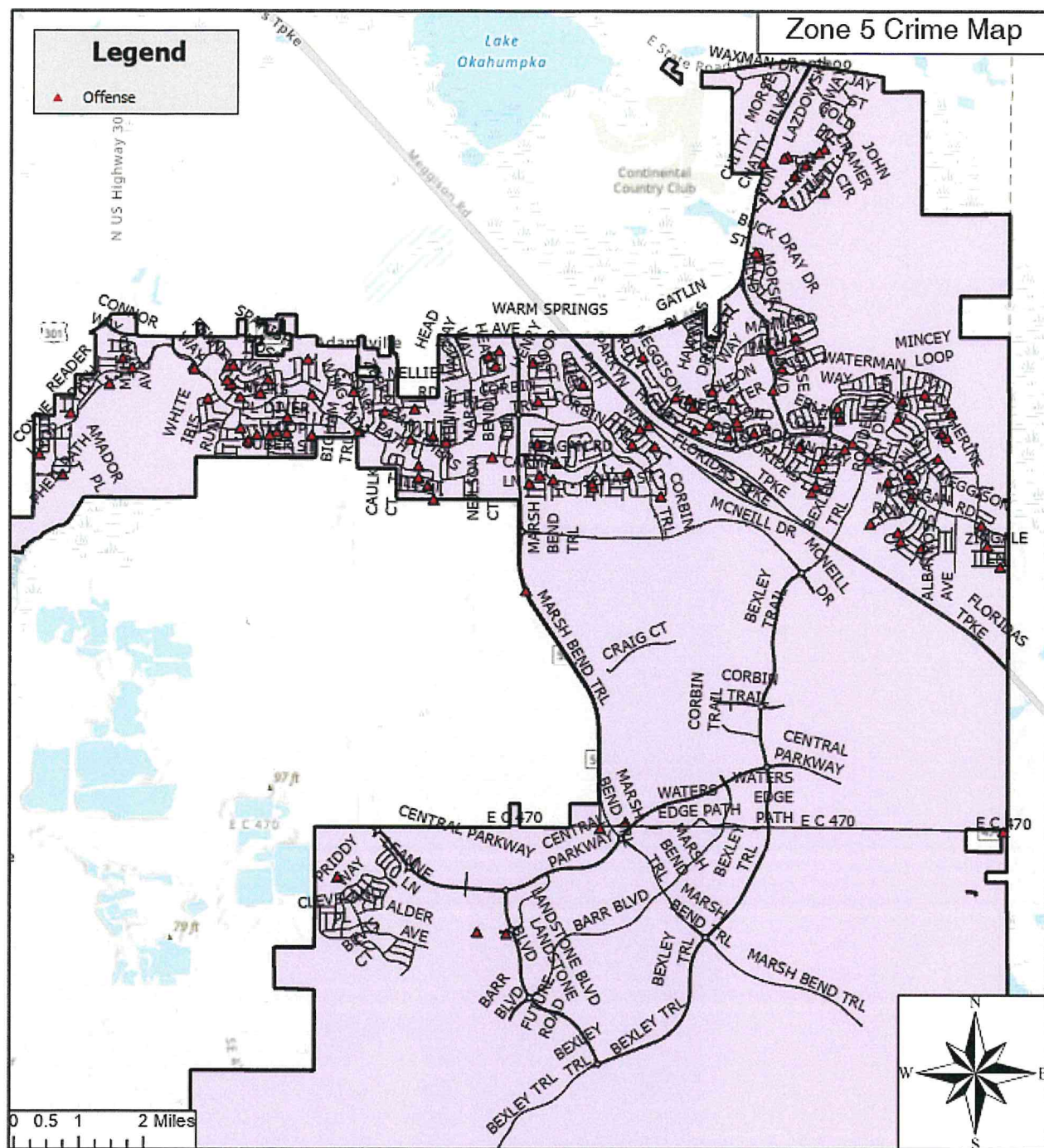
Zone 4 Offense Breakdown



Much like our other zones, Zone 4 has also experienced mostly property crimes. Many of the property crime reports, in this zone, involve thefts from unlocked/unsecured areas. Residents have been encouraged to lock their vehicles immediately after exiting and to not leave their keys in their golf carts.

Motor vehicle thefts in this zone are mostly golf cart thefts – a series of crimes that is not only affecting the City of Wildwood and surrounding jurisdictions.



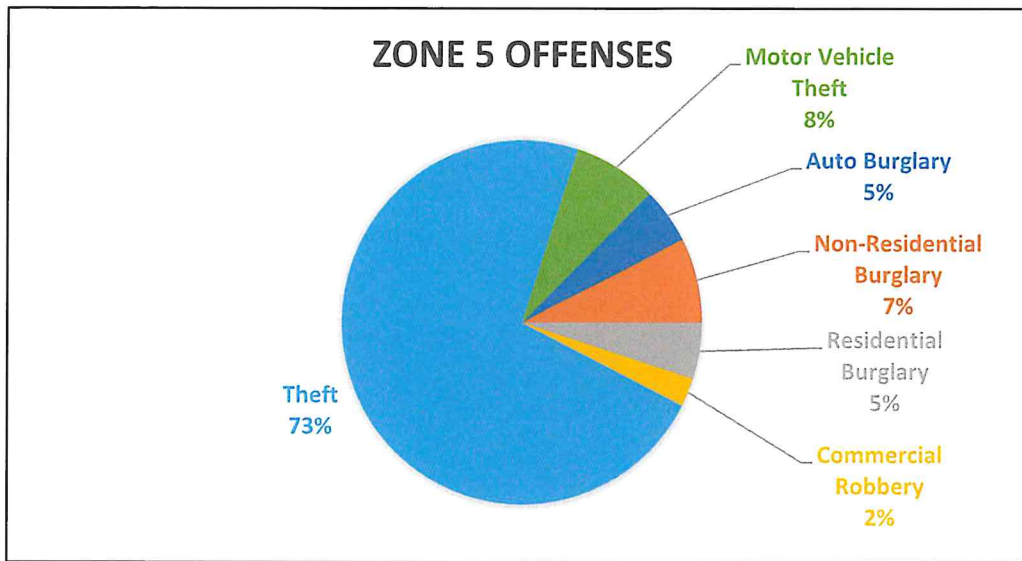


Patrol Zone 5

Zone 5 is predominately residential in nature and comprised of The Villages® property. This zone contains the rest of the parts of The Villages® Community Development Districts 12 and 13.

Zone 5 is where most of our newly constructed homes are and where construction projects are underway with the development of the Middleton neighborhood. With this new development comes new parks, a new high school, and a downtown area.

Zone 5 Offense Breakdown



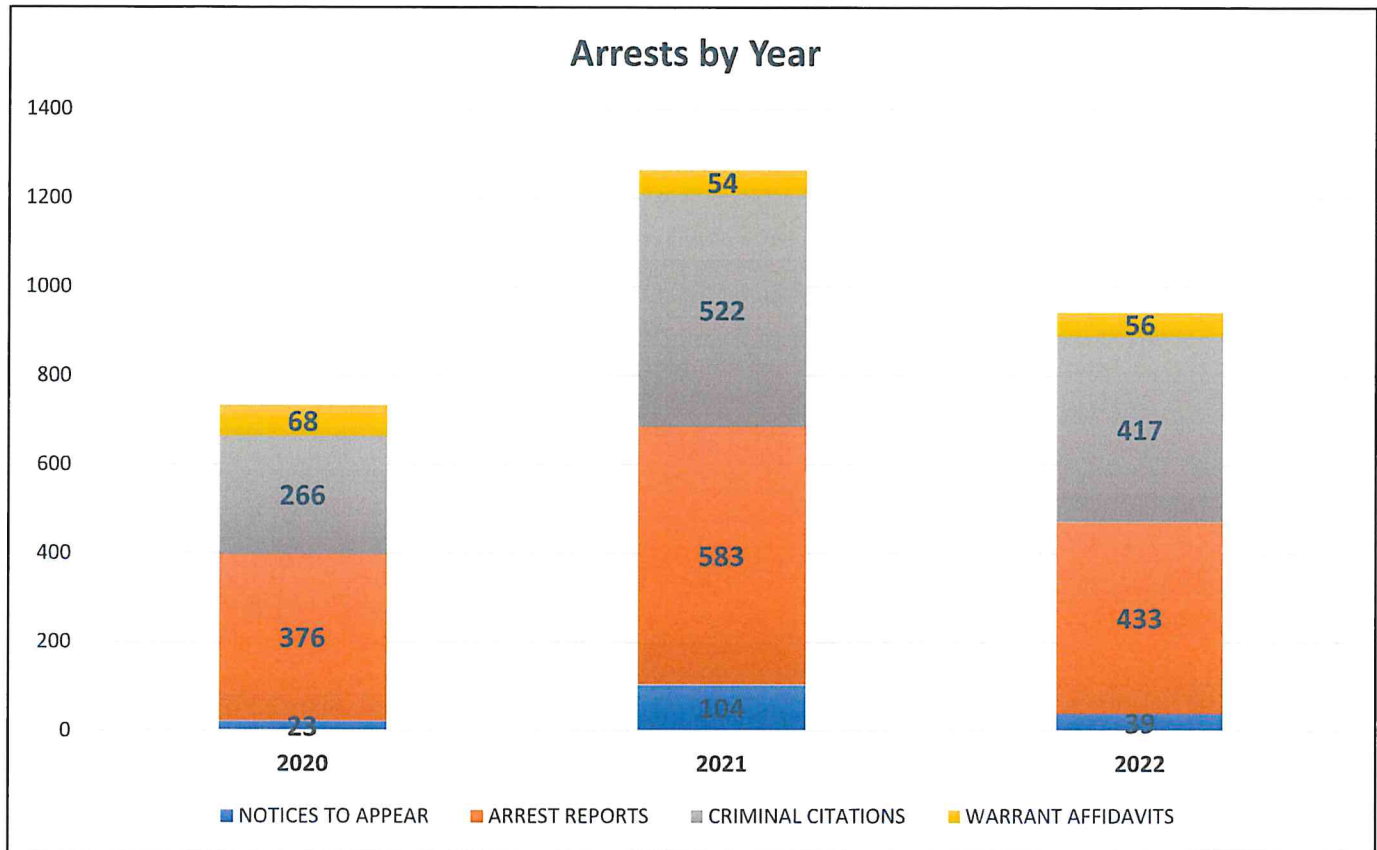
Zone 5 experienced all property crimes and no person crimes. There was a significant number of thefts in this zone due to the amount of construction projects currently underway in the south end of the zone.

Zone 5 is very similar to Zone 4 in that there were a lot of thefts resulting from unsecured/unlocked areas. The motor vehicle thefts in this zone were golf carts that were reported stolen. Oftentimes, reports of stolen golf carts end up being unfounded due to the owner forgetting where they parked the vehicle and finding it later in the day.



Arrest Data Breakdown

2020 – 2022



Data Breakdown:

2020 – 467 arrests

- 23 NTA, 376 Arrest Reports, 68 warrant affidavits

2021 – 741 arrests

- 104 NTA, 583 Arrest Reports, 54 warrant affidavits

2022 – 528 arrests

- 39 NTA, 433 Arrest Reports, 56 warrant affidavits

Criminal Citations (Out of Custody Arrest):

2020 – 255 citations + 11 DUI citations

2021 – 506 citations + 16 DUI citations

2022 – 387 citations + 30 DUI citations

Criminal Investigations Division (CID)

Our Criminal Investigations Division was created to handle all complex investigations of crimes that have occurred within the City’s jurisdiction.

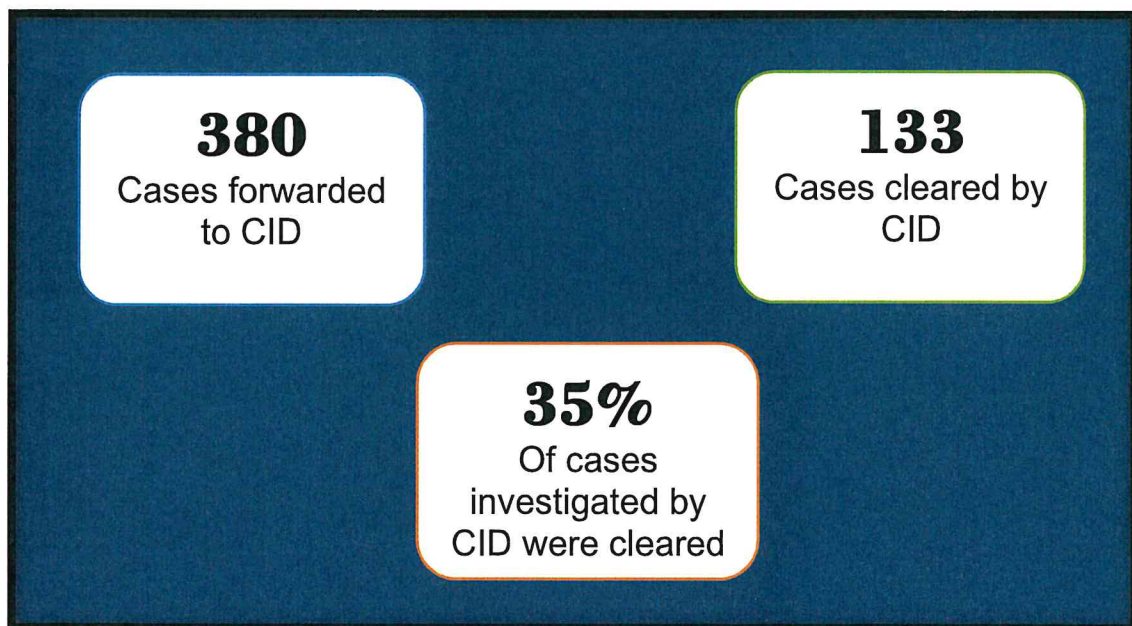
There are three Detectives assigned to this division who handle all sorts of investigations including major crimes and property crimes.

All of our Detectives work very closely with outside agencies such as the Florida Department of Law Enforcement (FDLE), Medical Examiner’s Office, Children’s Advocacy Center, State Attorney’s Office, and other local, state, and national law enforcement agencies.

Below is a chart summarizing the activity of our Detectives in 2022.

2022 Data				
<u>Status</u>	<u>Investigator</u>			<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
CLEARED	58	51	24	133
NOT CLEARED/OTHER STATUS	85	67	95	247
TOTAL	143	118	119	380

Cleared = case closed by arrest or investigation found no crime was committed



Traffic Enforcement



905

Total Number of Citations in
2022

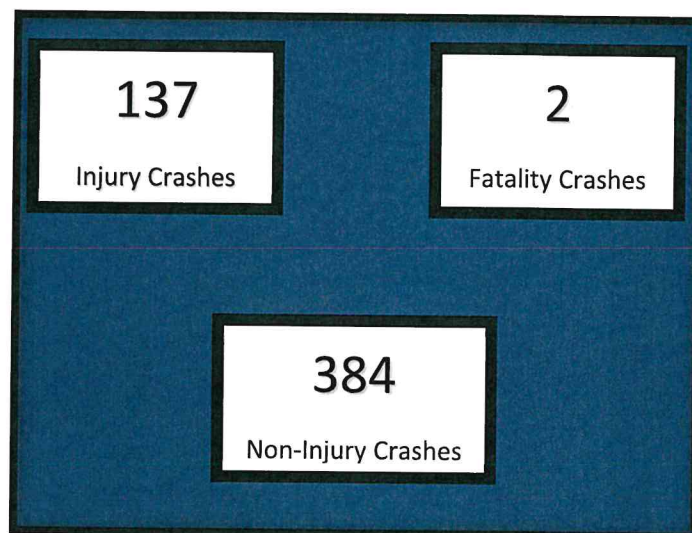
3,222

Total Number of Warnings
in 2022

Top Five Cited Traffic Violations 2022

1. Speeding
2. Driving with Expired Tag
3. Failure to Stop at Stop Sign
4. Driving with Suspended/Revoked License
5. Failure to Provide Valid Insurance

Traffic Crash Data



Traffic crashes have significantly increased over the last 4 years. The City has experienced almost to double the number of traffic crashes in 2022 when compared to 2019. In order to combat traffic issues, a new traffic unit was created that solely focuses on traffic enforcement within the City. The Wildwood Police Department also participates in yearly traffic initiatives such as Click It or Ticket and Operation Southern Slowdown, a joint effort between law enforcement agencies to target speeding and reduce speeding related injuries and fatalities.